CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Non-Public Meeting-Confidential Information per RSA 91-A:3.II(j)
Meeting Location:	2nd Floor Conference Room – City Hall, 288 Central Avenue
Meeting Date:	**Tuesday, November 17, 2015**
Meeting Time:	**6:00 pm**

The Planning Board will meet in a Non-Public Meeting to discuss security related aspects of the proposed Alternative Treatment Center.

NOTE: This meeting is not open to the public pursuant to RSA 91-A:3.II(j), consideration of confidential, commercial, or financial information that is exempt from public disclosure under RSA 91-A:5, IV in an adjudicative proceeding pursuant to RSA 541 or RSA 541-A, as well as **RSA 126-X:8** "Alternative Treatment Centers; Requirements," and **He-C402.24** ATC "Security Requirements."

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, November 17, 2015**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 27, 2015 Regular Meeting Minutes.

3. OLD BUSINESS

A. Public hearing, discussion and possible vote on the City's proposed Capital Improvements (CIP) FY 2017-2022. The CIP can be found on the City Web Site at www.dover.nh.gov, and in the Library, City Clerk's office, and Planning Department.

4. NEW BUSINESS

A. Consideration and acceptance of a Waiver Request (pavement side setback) for B-Team Realty, LLC, (Owner: B-Team Realty, LLC & Joseph M. Gabriel), Assessor's Map 37, Lots 28 & 29, zoned Office, located at 798 & 800 Central Avenue, (Construct 6,700 sq. ft. shared parking lot. Proposal is for 17 total parking spaces, where currently 13 exist between both properties). *(P15-49)

B. Consideration and acceptance of a Conditional Use Permit, for Temescal Wellness, Inc., (Owner: Jewett Commercial Park, LLC), Assessor's Map G, Lot 31-3, zoned I-2, located at 26 Crosby Road. (Proposed operation of an Alternative Treatment Center utilizing 2,500 sq. ft.). *(P15-52)

C. Consideration and acceptance of a Minor Lot Line Adjustment for Arthur Gagnon, Assessor's Map H, Lots 2A-1 & 2A-2, zoned R-40, located at Freshet Road. *(P15-53)

D. Consideration and acceptance of a Conditional Use Permit for Berry Surveying & Engineering, (Owner: Mark and Suzanne Jones), Assessor's Map 11, Lot 14, zoned R-12, located on Arch Street. (Proposal is for a wetland impact of 250 sq. ft. and a 50-foot wetland buffer impact of 8,026 sq. ft.). *(P15-50)

E. Consideration and acceptance of an Open Space Subdivision for Mark & Suzanne Jones, Assessor's Map 11, Lot 14, zoned R-12, located at Arch Street. (13 lots) *(P15-16)

F. Consideration and acceptance of a Conditional Use Permit for the replacement of the Whittier Street Bridge (Owner: City of Dover), Assessor's Map 34, Lot 20B, zoned R-12 and RM-U, located at Whittier Street. (Permanent wetland impact of 4,592 sq. ft. and temporary wetland impact of 6,428 sq. ft.) *(P15-54)

G. Public Hearing to consider and possibly vote on amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include revised parking regulations in section 149-14-D.

5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 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.

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers - City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, October 27, 2015**
Meeting Time:	**7:00 pm**

Members Present: Dennis Ciotti (Chair), William Garrison (Councilor), Frank Torr, Lee Skinner, Tom Clark, Dave White, Catherine Plante, Christopher Lawrence, Gina Cruikshank (Alternate), Maggie Fogarty (Alternate), Curtis J. Pratt (Alternate)

Members Not Present: Kirt Schuman (Vice Chair)

Staff Present: Christopher Parker (Assistant City Manager), Donna Benton (Assistant City Planner), Douglas W Steele (Deputy City Manager)

The Chair called the meeting to order at 7:03 p.m, and appointed M.Fogarty to sit in for K.Schuman.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- September 22, 2015 Regular Meeting Minutes & October 7, 2015 joint Meeting Minutes with City Council

Motion: F.Torr made a motion to approve the September 22, 2015 Regular Meeting & October 7, 2015 joint Meeting Minutes with City Council Minutes. Seconded by W.Garrison. Vote U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Discussion on the City's proposed Capital Improvements (CIP) FY 2017-2022. The CIP can be found on the City Web Site at www.dover.nh.gov, and in the Library, City Clerk's office, and Planning Department.

D.Steele gave an overview of the pavement management system used by the City. Discussed:

- $24.9M backlog in paving
- $91.4M value of all Dover roads
- Goal is to pave roads when the PCI is between 50 and 70
- New automated review system
- Variables used to determine when a road gets paved.

Discussion ensued about improvements needed to Back River Road and Durham Road intersection and need to improve along with High School Construction.

Discussion ensued about delaying the Garrison Elementary School.

Discussion ensued regarding the role of the Planning Board in the process. Members of the Board discussed concerns with the School Debt limits and questioned the financing of the Dover High School project. The Board requested the Finance Director attend to explain at the next meeting.

DRAFT

B. Impact Fee Waiver Request for Mast Landing, LLC & Mast Landing Bond, LLC, Assessor's Map H, Lot 4-3, located at 250 Mast Road. (Waiver of School Impact Fee per 170.23-F-1-a, for Congregate Care Senior residential units).

C.Parker gave an overview of the waiver request and explained the basis for ordinance.

Cyndi Taylor, the applicant, gave an overview of the facility and explained how it won't have any impact on the school system.

L.Skinner questioned requirements to live in the facility, and what services are provided to tenants.

M.Fogarty confirmed that residents have leases and contracts for services.

C.Lawrence has concerns about setting a precedent both in allowing the waiver and in establishing that schools are for youth education only, believes they are a community asset and should be supported by all.

C.Parker gave an overview of impact fees and how they are used and applied.

Discussed ensued about removing the waiver provision from the ordinance and about the use of all of the waiver provisions. Board will discuss at its goal setting in January.

STAFF RECOMMENDATION:
The Planning Department recommends that the waiver for school impact fees be approved with the condition that the existing Development Agreement and property deed be amended to reflect the age restriction of 62 and over, prior to the issuance of a certificate of occupancy.

Motion: F.Torr made a motion to grant the waiver. Seconded by D.White. Vote 5/4

C. Consideration and acceptance of a Minor Lot Line Adjustment for Berry Surveying & Engineering, (Owner: Steven & Briana Hyde), Assessor's Map M, Lots 78 & 79D, zoned R-40, located at 45 Dover Neck Road. *(P15-51)

C.Parker reviewed the history of the application, including the variance granted by the Zoning Board to allow 2 units on one of the lots.

Chris Berry, Berry Surveying & Engineering, represented the applicant and explained the application.

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

Public Hearing Opened

Kathleen Daily, 46 Isaac Lucas Circle, has concerns about the duplex and concerns about bringing more development to the area.

George Daily, 46 Isaac Lucas Circle, shared those concerns and added concerns about the water and sewer system.

Steven Hyde reminded the Board that the zoning ordinance allows for the conversion of a single family to a duplex.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board 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 add the surveyor's stamp and signature to the final plat.
4. The applicant shall revise the plat to include a note regarding the variance (including section number and date granted) with the conditions as listed in the meeting minutes.
5. The applicant shall revise the plat to add a note that minimal tree cutting will occur between lots 78A and 79D and that prior to any tree cutting or construction activity, the wooded buffer shall be staked and labeled.
6. The applicant shall revise note 9 to indicate that both lots 78 & 79D shall tie into municipal water and sewer. Lot 78 shall tie in if the existing septic does not receive State Septic System approval or if it fails.
7. The applicant shall revise the plat to add a note that the new property must meet all Building and Fire Codes (i.e. driveway length and width).

Discussion ensued relative to the existing house connection to the city sewer and being consistent with previously approved plans on the street.

Motion: D.White made a motion to approve subject to staff recommendations. Seconded by T.Clark. Vote 7/2

5. STAFF COMMENTS

C.Parker:

- Reminded the board about the meet and greet on November 10
- Noted one regular meeting in November
- Recapped the therapeutic cannabis meeting NH DHHS held
- Reminded the Board about Board development opportunities
- Congratulated D.Benton on recent marriage.

6. MEMBER COMMENTS

None

7. ADJOURNMENT

Motion: F.Torr made a motion to adjourn at 9:15 p.m. Seconded by D.White. Vote: U/A

DRAFT

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Workshop
Meeting Location:	McConnell Center Cafeteria, 61 Locust Street
Meeting Date:	**Tuesday, November 10, 2015**
Meeting Time:	**6:00 pm**

Members Present: Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), Dave White, Lee Skinner, Christopher Lawrence (Alternate), Gina Cruikshank (Alternate), Frank Torr

Members Not Present: Maggie Fogarty (Alternate) William Garrison (Councilor), Tom Clark, Catherine Plante

Other Boards Present: Community Trail, Conservation Commission, DBIDA, Energy Commission, Open Lands Committee, Recreation Advisory Commission, Zoning Board of Adjustment, Utilities Commission and Parking Commission

Staff Present: Christopher Parker, Assistant City Manager, Steve Bird, City Planner, Dave Carpenter, Community Development Planner, Elena Piekut, Donna Benton, Assistant City Planners, Anthony Blenkinsop (General Legal Counsel); Dan Barufaldi (Economic Development Director)

The Chair called the meeting to order at 6:05 pm.

1. WELCOME

D.Ciotti welcomed the group and explained the goals for the evening.

2. LIGHT DINNER

Food was served from 6 to 6:30, no discussion. This meeting was not recorded due to location and background noise.

3. LAND USE BOARD ACTIVITY UPDATES

C.Parker introduced the new staff to the group.

- J.Mettee updated the group on the activities CWDAC
  - Board members were introduced
- T.Dargin updated the group on the activities DBIDA is undertaking
  - Board members were introduced
- C.Keely updated the group on the activities of the Energy Commission
  - Board members were introduced
- A.Boudreau updated the group on the activities of the Open Lands Committee
  - Board members were introduced
- O.Perry updated the group on the Zoning Board of Adjustment
  - Board members were introduced
- O.Perry updated the group on the Parking Commission
- O.Perry updated the group on the Utilities Commission
- B.Hardwick updated the group on activities of the Community Trail
  - Board members were introduced
- P.Purcell updated the group on activities of the Recreation Advisory Commission
- B.Hunt updated the group on activities of the Conservation Commission
  - Board members were introduced

- D.Ciotti updated the group on the role of the Planning Board
  - Board members were introduced
  - Thanked the volunteers for the time and efforts that Board members put into making Dover a great place, and thanked staff for their efforts in supporting Board members.
- C. Parker updated the group on staff activities.

4. NH RSA 91-1 RIGHT TO KNOW

A.Blenkinsop explained the various components of the NH RSA 91-A right to know law and the importance of open government. Additionally, ethics, recusal and the attendance requirements of Chapter 5 of the City Code was discussed.

5. DOVER'S MASTER PLAN

C.Parker covered the current status of the Master Plan and gave examples of how each of the Boards and Commissions in the room effectuate the recommendations of the plan, through various activities.

6. ADJOURNMENT

Motion: C.Lawrence motioned to adjourn at 7:47 p.m. Seconded by D.White Vote U/A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-49

Application Type:	Waiver for Side Setback Requirement
Applicant(s):	B-Team Realty, LLC
Owner(s):	B-Team Realty, LLC & Joseph M. Gabriel
Location:	798 & 800 Central Ave (Assessor's Map 37, Lots 28&29)

INTENT: To request a waiver to the Site Review requirement that pavement must be setback five feet from a side lot line in order to pave a shared 17 space parking lot that straddles the common property line.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 0.80 Acres

ZONING DISTRICT: O (Office)

EXISTING LAND USE: Law Office and Residential

PROPOSED LAND USE: 17-space shared parking lot (4 new spaces)

SURROUNDING LAND USE: Commercial and residential uses

ATTACHMENT: Waiver application, TRC minutes, Site Plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Yes

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 149-15C

Summary of Request and Background

The applicant wishes to construct a shared parking lot, below the threshold for Planning Board review, for 798 & 800 Central Ave. Since the parking lot straddles the common property line, a waiver is necessary for the 5 foot side setback requirement.

Parking areas above 4,000 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.

Staff has reviewed the parking spaces and they meet the new site regulations.

The applicant met with the Technical Review Committee (TRC) on October 22, 2015 (see TRC minutes).

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.

STAFF RECOMMENDATION:

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

1. The applicant shall revise the plat to include Professional Engineer and Licensed Land Surveyor signatures and stamps.
2. The applicant shall revise the plat to indicate a cross access easement between both lots.
3. The applicant shall revise the plat on Sheet 2 to indicate how many units are in the house to accurately calculate parking maximum.
4. The Stormwater Operations and Maintenance plan for the rain garden along with who will maintain it must be reviewed and approved by the City Engineer.

B-Team Realty and Joesph M. Gabriel



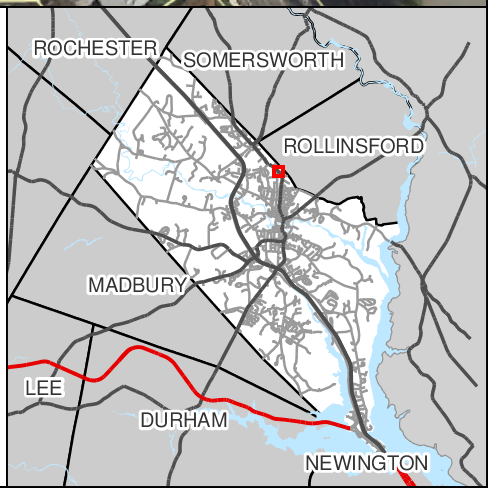
Property Information

Property ID	37028-000000
Location	798 CENTRAL AV
Owner	B-TEAM REALTY 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

TECHNICAL REVIEW COMMITTEE MINUTES - P15-49

Application Type:	Waiver Review
Applicant:	B-Team Realty, LLC
Owner:	B-Team Realty, LLC
Location:	798 & 800 Central Ave (Tax Map 37, Lots 28 &29)
Date:	October 22, 2015

INTENT: Waiver application to pave a shared 17 space parking lot between lots 28 & 29.

LOTS/UNITS PROPOSED: No increase in lots proposed

AGENDA ITEM #: 1

ACREAGE: 0.80 acres

ZONING DISTRICT: O (Office)

EXISTING LAND USE: Law Office and Residential

SURROUNDING LAND USE: Commercial and Residential

ZBA ACTION: None.

PERMITS REQUIRED: None

WAIVERS REQUESTED: None requested although, it appears one will be needed for the side setback since the lot line dissects the proposed lot.

ATTENDANCE:
Members:
Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Thomas Clark, Building/Fire
Dave White, Engineering
Marn Speidel, Police

Others Present:
FX Bruton, Owner
Kevin McEneaney, Surveyor
Paul Connolly, Engineer

Approval of 9/17/15 Meeting Minutes
Motion to approve September 17, 2015 meeting minutes by Tom Clark and seconded by Dave White. Vote U/A.

Planning Comments:
- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- Revise locus map to state Page Avenue
- Indicate access easement between both lots

Sheet 1:
- Add Planning Department File Number: P15-49 to title block
- Please note total parking on each lot

Sheet 2
- Add landscaping between sidewalk and proposed parking lot
- Relabel "House" on the buildings on 798 and 800
- Add "Existing" above sign on plat
- Indicate how many units in house to accurately calculate parking maximum
- Understood that there is no lighting proposed
- Amend plan to indicate new property owner

Police Department Comments:
- Would prefer "one way" signs
- The accessible parking space needs to be van-accessible

Engineering Comments:
- Provide an O&M plan for the rain garden and who will maintain it.
- Cross easements need to be created.
- Provide more detail of the rain garden cross section and planting details. Consider making grades wide to prevent runoff bypassing
- Delineate what the signs at the entrances say.
- Provide landscaping between the parking area and the sidewalk along Central Ave.
- More trees along Central Ave would be appreciated.
- Revise to show a pedestrian connection to #800

Fire/Inspections Comments:
- Where is the accessible parking space?

Economic Development Comments: None

Planning Board Comments: None

DRAFT

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P15-49

Application Type:	Waiver Review
Applicant:	B-Team Realty, LLC
Owner:	B-Team Realty, LLC
Location:	798 & 800 Central Ave (Tax Map 37, Lots 28 &29)
Date:	October 22, 2015

Motion to approve with conditions if it is determined that a waiver from Chapter 149 is not required by Christopher Parker and seconded by Tom Clark. Vote U/A.

Motion to adjourn by Tom Clark and seconded by Dave White. Vote: U/A Adjourned 10:55 am.

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015 TRC\Minutes\10-22-15\2015.10.22_PlanningTechnicalReviewCommittee.P15-49.Minutes.docx

DRAFT

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

RECEIVED
Planning Office
NOV 02 2015
Dover, New Hampshire

[Creation Date: April 23, 2013]

Office Use Only P1549 Amount Paid: #388.00 CK# 3713 Date/Time Received: NOV 02 2015

APPLICANT INFORMATION

Name of Applicant: B-Team Realty, LLC Telephone # 749-4529

Address of Applicant: 798 Central Avenue, Dover, NH 03820 E-Mail fx@brutonlaw.com

Project Name: _____ Project Location: 798 & 800 Central Avenue

Planning File Number: _____ Date of Original Approval _____

File Type: Conditional Use _____ Site Plan Review X 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: Section 145-15 (C)

Justification for waiver request(s) (*attach additional sheets as needed*): To allow a driveway to be paved within five (5) feet of the side property lines

SIGNATURES

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

Signature of Property Owner: _____ Date: 11/2/15

Signature of Applicant (*if different from owner*): _____ Date: 11/2/15

Signature of Agent: _____ Date: 11/2/15

ABUTTER LIST
FOR
B-TEAM REALTY, LLC
Map 37, Lots 28 & 29
798 & 800 Central Ave, Dover, NH

November 2, 2015

MAP/LOT	NAME/ADDRESS
OWNER/APPLICANT:	
Map 37/Lot 28	B-TEAM REALTY, LLC 798 CENTRAL AVENUE DOVER, NH 03820
MAP 37/LOT 29	BSG PROPERTY, LLC 800 CENTRAL AVENUE DOVER, NH 03820
ABUTTERS:	
MAP 37/LOT 1	WENTWORTH DOUGLASS HOSPITAL 789 CENTRAL AVENUE DOVER, NH 03820
MAP 37/LOT 1-A	WENTWORTH HOME 795 CENTRAL AVENUE DOVER, NH 03820
MAP 37/LOT 2	WENTWORTH PROFESSIONAL OFFICE CONDO ASSOCIATION C/O DR. DAVID STAPLES, PRESIDENT 803 CENTRAL AVENUE DOVER, NH 03820
MAP 37/LOT 2A	PUBLIC SERVICE CO. OF NH PO BOX 330 MANCHESTER, NH 03105-0330
MAP 37/LOT 3	NICOLAS & CHRISTIAN KARABELAS ARTHUR KARABELAS PO BOX 600243 NEWTON, MA 02460-0003
MAP 37/LOT 26	BRIAN P CASSIDY, SUCCESSOR TRUSTEE ROSLEA REALTY TRUST 1 WINTER ST PLAZA ROCHESTER, NH 03867
MAP 37/LOT 26A	FRANCIS CASSIDY THERESA CASSIDY 1 WINTER STREET, STE 3 ROCHESTER, NH 03867

ABUTTER LIST
FOR
B-TEAM REALTY, LLC
Map 37, Lots 28 & 29
798 & 800 Central Ave, Dover, NH

November 2, 2015

MAP 37/LOT 27	BRIAN P CASSIDY, SUCCESSOR TRUSTEE ROSLEA REALTY TRUST 1 WINTER ST PLAZA ROCHESTER, NH 03867
MAP 37/LOT 30	BHD REALTY LLC C/O DANIEL DUDLEY, PARTNER 25 DEVONSHIRE LANE LONDONDERRY, NH 03053
MAP 37/LOT 31	KONSTANTINOS SAKKAS PANAGIOTA SAKKAS 160 CENTRAL AVENUE DOVER, NH 03820
MAP 37/LOT 32	806 CENTRAL AVENUE, LLC C/O BLACKMAN CHIROPRACTIC 812 CENTRAL AVENUE DOVER, NH 03820
MAP 37/LOT 47	DEV ATMA KHALSA SHARA KHALSA 140 MOUNT VERNON ST DOVER, NH 03820
MAP 37/LOT 48	PAUL D. TYKODI BETH N TYKODI 3 LOWELL AVE DOVER, NH 03820
MAP 37/LOT 52A	KENNETH COSTELLO AMY COSTELLO 4 PAGE AVENUE DOVER, NH 03820
MAP 37/LOT 52B	DEV ATMA KHALSA SHARA KHALSA 6 PAGE AVENUE DOVER, NH 03820
MAP 37/LOT 54	JAMES L. VEINOTE CAROL A VEINOTE 7 PAGE AVENUE DOVER, NH 03820

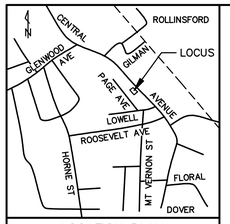
ABUTTER LIST
FOR
B-TEAM REALTY, LLC
Map 37, Lots 28 & 29
798 & 800 Central Ave, Dover, NH

November 2, 2015

MAP 37/LOT 55	TONY G. LAZARUS, TRUSTEE LAZARUS FAMILY TRUST OF 9 17 2002 5 PAGE AVENUE DOVER, NH 03820
MAP 37/LOT 56	BENJAMIN GREGORY ANISSA GREGORY 1 PAGE AVENUE DOVER, NH 03820
MAP 37/LOT 56A	MICHAEL JEFFREY MALONEY AMBER LYNN GORTON 3 PAGE AVENUE DOVER, NH 03820
MAP 37/LOT 57	DANIEL BRIGANDI ALYSSA BRIGANDI 1 LOWELL AVE DOVER, NH 03820
MAP 37/LOT 58	ERIC P. LITTLEFIELD DENISE A. LITTLEFIELD 183 MOUNT VERNON ST DOVER, NH 03820
MAP 37/LOT 64	SCOTT M GOODMAN 792 CENTRAL AVENUE DOVER, NH 03820

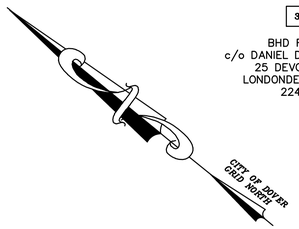
PROFESSIONALS:

ATTORNEY	FRANCIS X. BRUTON, III, ESQUIRE BRUTON & BERUBE, PLLC 798 CENTRAL AVENUE DOVER, NH 03820
SURVEYOR	KEVIN MCENEANEY MCENEANEY SURVEY ASSOCIATES PO BOX 681 24 CHESTNUT STREET DOVER, NH 03820
ENGINEER	CIVILWORKS, INC. PO BOX 1166 DOVER, NH 03821-1166



LOCATION PLAN
(NO SCALE)

No.	Bearing	Distance
L1	S39°23'30"E	8.00'
L2	N39°35'16"W	5.78'
L3	S41°08'30"E	20.00'
L4	N39°35'16"W	17.20'
L5	S50°38'44"W	12.00'
L6	N49°59'21"E	12.00'



37 / 1A
WENTWORTH HOME
795 CENTRAL AVENUE
DOVER, NH 03820

37 / 30
BHD REALTY LLC
c/o DANIEL DUDLEY / PARTNER
25 DEVONSHIRE LANE
LONDONDERRY, NH 03053
2245 / 700

37 / 55
LAZARUS FAMILY REV TRUST OF 9-17-2002
TONY G. LAZARUS, TRUSTEE
5 PAGE AVEREET
DOVER, NH 03820
2586 / 140

37 / 56A
MICHAEL JEFFERY MALONEY
AMBER LYNN GORTON
3 PAGE AVENUE
DOVER, NH 03820
4234 / 981

37 / 56
BENJAMIN GREGORY
ANISSA GREGORY
1 PAGE AVENUE
DOVER, NH 03820
3805 / 52

37 / 57
DANIEL BRIGANDI
ALYSSA BRIGANDI
1 LOWELL AVENUE
DOVER, NH 03820-2706
2909 / 459

37 / 27
BRIAN P. CASSIDY, TRUSTEE
ROSLEA REALTY TRUST
1 WINTER STREET PLAZA
ROCHESTER, NH 03867
3835 / 947

SINGLE WHITE (FOG) LINE
CENTRAL AVENUE {PUBLIC – VARIABLE WIDTH R.O.W.}
DOUBLE YELLOW LINES
SINGLE WHITE LINE
SINGLE WHITE (FOG) LINE
71'± TO NEXT C.B.
I.R.(fnd) UP 1/42
I.R.(fnd)
VGC
SIDEWALK
S39°23'30"E 137.70'
CB #1
UP 1/43
I.R.(fnd) N – 261041.13 E – 710509.18
SIDEWALK
L1
UP 1/44
SIDEWALK
S39°21'16"E 155.00'
12" D RCP S=0.01125'/.
VGC
UP
SIGN (EXISTING)
I.R. (fnd)
L3
PARCEL AREA
17,618 S.F.
0.40 Ac.
37 / 29
ASPHALT DRIVEWAY AND PARKING AREA
GAS
OHU
FIRST FLOOR F.F.ELEV. 156.8
BUILDING #800
GRAVEL PARKING AREA
N50°38'44"E 100.03'
PEASTONE PARKING
FIRST FLOOR F.F.ELEV. 157.9
BUILDING #798
BASEMENT F.F.ELEV. 150.0
HOUSE #798
99.60' S50°59'28"W
100.00' N49°59'21"E
37 / 28
PARCEL AREA
17,427 S.F.
0.40 Ac.
ZONE "O"
ASPHALT DRIVEWAY AND PARKING AREA
BUILDING
STONE BOUND (fnd)
I.R.(fnd)
L6
L5
L4
L2
I.R. (fnd)
N39°36'18"W 139.21'
ZONE "R-12"
I.R. (fnd) N – 260,983.34 E – 710,411.60
N50°38'44"E 33.55'
S50°38'44"W 33.67'
N39°30'16"W 115.60'
ZONE "R-12"
I.R. (fnd)
I.R. (fnd)
N39°21'16"W 41.02'
I.R. (fnd)
I.R. (fnd)

PAGE AVENUE
{PUBLIC – 50' WIDE R.O.W.}
DOVER ROAD BOOK 3, PAGE 197; 9/14/1950

NOTES:

1.) OWNER OF RECORD:

37 / 28
B-TEAM REALTY LLC
37 FIELDSTONE DRIVE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3865, PAGE 347
S.C.R.D. VOLUME 3865, PAGE 350

37 / 29
JOSEPH MICHAEL GABRIEL
800A CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3865 4167, PAGE 973

2.) 37 / 28 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) THE INTENT OF THIS PLAN IS TO SHOW THE PARCEL BOUNDARIES AND MONUMENTS, AND TO SHOW THE LOCATION OF THE EXISTING FEATURES LOCATED ON THE SUBJECT PARCEL.

4.) THE SUBJECT PARCEL IS LOCATED WITHIN THE OFFCE (O) ZONING DISTRICT.

MINIMUM LOT SIZE	= 10,000 S.F.
MINIMUM LOT FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT	= 12 FEET
REAR	= 15 FEET
SIDE	= 10 FEET
MAXIMUM BUILDING HEIGHT	= 45 FEET
MAXIMUM LOT COVERAGE	= 50 PERCENT

5.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY 330145, PANEL 0310, SUFFIX D, MAP NUMBER 33017C0310D, EFFECTIVE DATE: MAY 17, 2005.

REFERENCE PLANS:

1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR BETH BENNETT, TAX MAP 37, LOT No.s 29 & 56A, 800 CENTRAL AVENUE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: OCTOBER 1, 2005; BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 82-66.

2.) LOT LINE ADJUSTMENT PLAN PREPARED FOR DONALD & HELEN METCALF AND BETH BENNETT, TAX MAP 37, LOT No.s 28 & 29, 798 & 800 CENTRAL AVENUE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: OCTOBER 4, 2004, REV. TO 11/4/2004; BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 77-84.

3.) LOT LINE ADJUSTMENT PLAN PREPARED FOR JOSEPH HALEY, CENTRAL AVENUE AND PAGE AVENUE, DOVER, NEW HAMPSHIRE; DATED JANUARY 29, 1998; BY McENEANEY SURVEY ASSOCIATES; RECORDED S.C.R.D. PLAN 51-66.

4.) PLAN OF LOTS – THOMAS MASSINGHAM – RAYMOND F. WENTWORTH, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: AUG. 1968; BY: G.L. DAVIS & ASSOC. RECORDED S.C.R.D. PLAN 27, POCKET 2, FOLDER 17.

5.) SITE DEVELOPMENT PLANS (3 SHEETS) PREPARED FOR F.A.A. INVESTMENT PROPERTIES, LLC, TAX MAP 37, LOT No. 29, 800 CENTRAL AVENUE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 10'; DATED: AUGUST 13, 2005, REV. TO 10/12/05; BY THIS OFFICE. APPROVED BY DOVER PLANNING.

6.) SITE DEVELOPMENT PLANS (4 SHEETS) PREPARED FOR CENTRAL AVENUE 798 LLC, TAX MAP 37, LOT No. 28, 798 CENTRAL AVENUE, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 10'; DATED: APRIL 20, 2006, REV. TO 09/01/06; BY THIS OFFICE.

LEGEND

SCRD	– STRAFFORD COUNTY REGISTRY OF DEEDS
R.O.W.	– RIGHT OF WAY
S.F.	– SQUARE FEET
Ac	– ACRE
S	– SEWER MANHOLE
CB	– CATCH BASIN
	– FIRE HYDRANT
D	– DRAIN MANHOLE
UP	– UTILITY POLE
OHU	– OVERHEAD UTILITIES
VGC	– VERTICAL GRANITE CURB
I.R.(set)	– IRON ROD W/ PLASTIC I.D. CAP (SET)
I.P.(fnd)	– IRON PIPE (FOUND)
I.R.(fnd)	– IRON ROD (FOUND)
152	– EXISTING CONTOUR

EXISTING
STORM DRAINAGE STRUCTURE SCHEDULE

CB #1:
RIM ELEV: = 153.94
INVERT OUT: = 149.94 12" PIPE TO SOUTH

NO.	DATE	REVISIONS	BY	CHK
1	11/6/15	REVISE PER TRC COMMENTS	RJM	KMM

15-1683	SITE DEVELOP	15-04	1-2
PROJECT NO	TYPE	FIELDBOOK & PAGES	

SHEET 1

PARKING LOT

EXISTING CONDITIONS PLAN
LOCATED AT
798-800 CENTRAL AVENUE
TAX MAP 37, LOT Nos. 28 & 29
798-800 CENTRAL AVENUE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

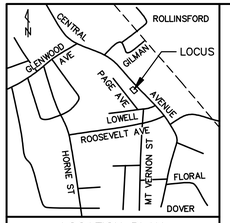
DOVER PLANNING FILE No. P 15-49

DRAWN BY: RJM	FILE: VR CP\1683\15-1683
SCALE: 1" = 20'	DATE: JULY 31, 2015

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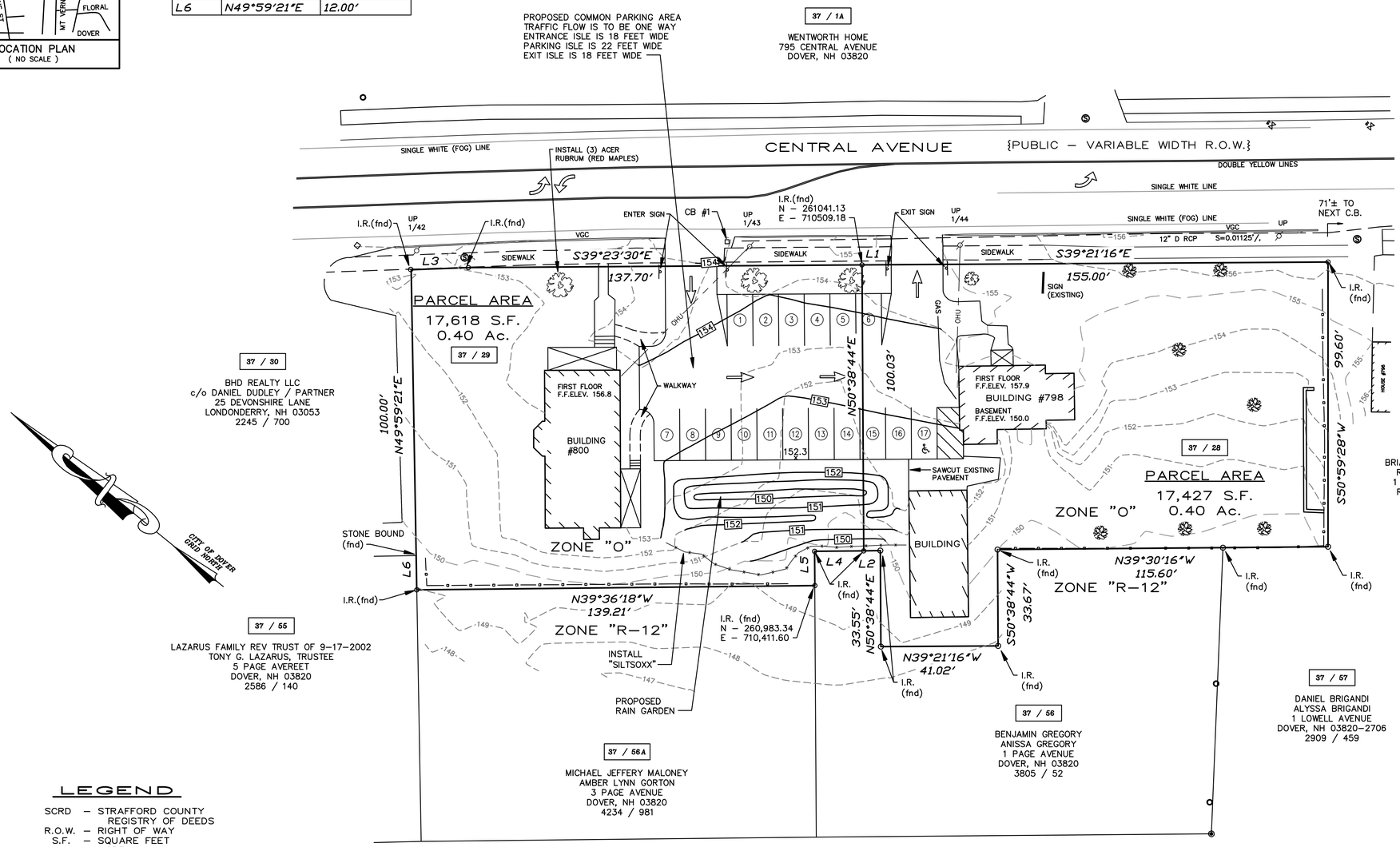
McEneaney Survey Associates
P.O. Box 681 – 24 Chestnut Street
Dover, NH 03820 (603) 742-0911
SURVEYING – PLANNING – CONSULTING

civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443



LOCATION PLAN
(NO SCALE)

No.	Bearing	Distance
L1	S39°23'30"E	8.00'
L2	N39°35'16"W	5.78'
L3	S41°08'30"E	20.00'
L4	N39°35'16"W	17.20'
L5	S50°38'44"W	12.00'
L6	N49°59'21"E	12.00'



NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE CONSTRUCTION / INSTALLATION OF A NEW PARKING AREA AND ASSOCIATED SITE IMPROVEMENTS THAT WILL SERVE THE NEEDS OF THE PROPERTIES AT 798 AND 800 CENTRAL AVENUE.
2. 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.
3. PROPOSED NUMBER OF PARKING SPACES = 17
   PARKING SPACE SIZE: 9' x 18'.
   – SPACES NUMBERED 6, 15–17 ON LOT 37/28
   – SPACES NUMBERED 1–5, 7–14 ON LOT 37/29
4. 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.
5. PAVEMENT / PARKING STRIPING TO BE 4" WIDE / WHITE.
6. THE RAIN GARDEN SHALL BE PLANTED WITH GROUPINGS OF THE FOLLOWING:

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
Aq	AQUILEGIA CANADENSIS	COLUMBINE	15	1 GAL.
Aster	ASTER OBLONGIFOLIUS 'OCTOBER SKIES'	OCTOBER SKIES ASTER	8	1 GAL.
Ech	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	10	1 GAL.
Mon	MONARDA 'RASPBERRY WINE'	WINE RED BEEBALM	10	1 GAL.
Rudm	RUDBECKIA MAXIMA	GREAT CONEFLOWER	12	1 GAL.

LEGEND

SCRD – STRAFFORD COUNTY REGISTRY OF DEEDS
R.O.W. – RIGHT OF WAY
S.F. – SQUARE FEET
Ac – ACRE
S – SEWER MANHOLE
CB – CATCH BASIN
FH – FIRE HYDRANT
D – DRAIN MANHOLE
UP – UTILITY POLE
OHU – OVERHEAD UTILITIES
VGC – VERTICAL GRANITE CURB
I.R.(set) – IRON ROD W/ PLASTIC I.D. CAP (SET)
I.P.(fnd) – IRON PIPE (FOUND)
I.R.(fnd) – IRON ROD (FOUND)
152 – EXISTING CONTOUR
156 – PROPOSED CONTOUR

NO.	DATE	DESCRIPTION	BY	CHK
1	11/6/15	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				

PROJECT NO	TYPE	FIELDBOOK & PAGES
15–1683	SITE DEVELOP	15–04 1–2

SHEET 2

PARKING LOT

PROPOSED SITE DEVELOPMENT PLAN
LOCATED AT
798–800 CENTRAL AVENUE
TAX MAP 37, LOT Nos. 28 & 29
798–800 CENTRAL AVENUE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

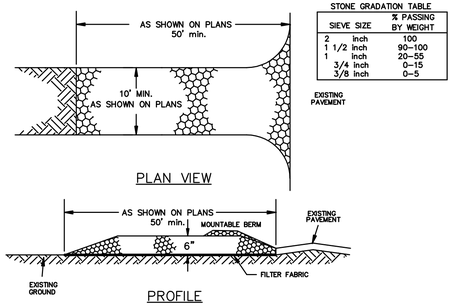
DOVER PLANNING FILE No. P 15–49

DRAWN BY: RJM	FILE: VR CP\1683\15-1683
SCALE: 1" = 20'	DATE: JULY 31, 2015

20 10 0 10 20 40 60 80

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STONE GRADATION TABLE

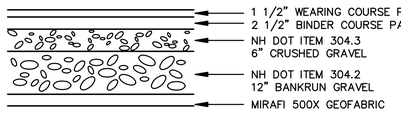
SIEVE SIZE	% PASSING BY WEIGHT
2 inch	100
1 1/2 inch	90–100
1 inch	20–55
3/4 inch	0–15
3/8 inch	0–5

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS. (SEE GRADATION TABLE)
2. LENGTH – DETAILED ON PLANS (50 FOOT MINIMUM).
3. THICKNESS – SIX (6) INCHES (MINIMUM).
4. WIDTH – FULL DRIVE WIDTH (10 FOOT MINIMUM).
5. FILTER FABRIC – MIRAFI 600X OR APPROVED EQUAL.
6. SURFACE WATER CONTROL – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

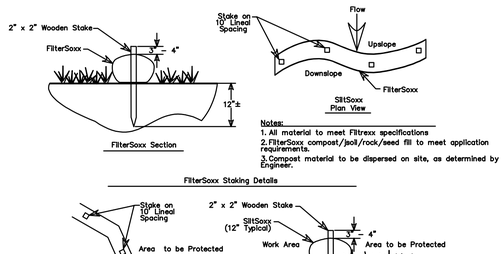
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



PAVEMENT SECTION

NO SCALE



SiltSoxx Details

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	CHK
1	11/6/15	REVISE PER TRC COMMENTS	RJM	KMM
		REVISIONS		

15–1683	SITE DEVELOP	15–04	1–2
PROJECT NO	TYPE	FIELDBOOK & PAGES	

RAIN GARDEN NOTES:

BIORETENTION PLANTING MIXTURE:

NOTE: MIXTURE SHALL BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS SHALL BE MIXED OR DUMPED WITHIN THE AREA THAT MAY BE HARMFUL TO PLANT GROWTH AND/OR MAINTENANCE. THE MIXTURE SHALL BE FREE OF BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, MUGWORT, NUTSEDGE, POISON IVY, CANADIAN THISTLE, TEARTHUMB, OR OTHER NOXIOUS WEEDS. AVOID OVER–COMPACTION OF BIORETENTION SOILS DURING CONSTRUCTION.

MIXTURE:
15% BY VOLUME DOUBLE SHREDDED HARDWOOD MULCH
50% BY VOLUME WASHED SHARP SAND – ASTMC–33
30% TOPSOIL
5% BY VOLUME PEATMOSS

FERTILIZER:

TREES: ONE 21 GM TIGHTLY COMPRESSED, SLOW RELEASE FERTILIZER PER 1/4" TRUNK DIAMETER.

SHRUBS: 21 GM TIGHTLY COMPRESSED, SLOW RELEASE FERTILIZER WITH MINIMUM GUARANTEED ANALYSIS 20–10–5.
3 GAL. CONT. = 2 TABLETS IN BOOTOM OF PIT
5 GAL. CONT. = 3 TABLETS IN BOTTOM OF PIT

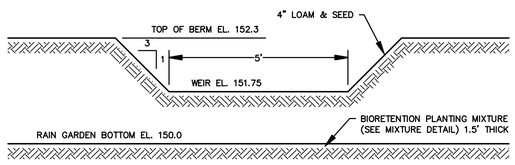
GRASSES: 10–6–4 ANALYSIS FERTILIZER WET APPLICATION AT RATE OF 3 LBS./1,000 S.F.

PLANT INSTALLATION:

1. SHRUB PLANTING PITS SHALL BE 6" WIDER THAN THE DIAMETER OF THE ROOTBALL.
2. ADD FERTILIZER TO SHRUB PITS, INSTALL SHRUBS & BACKFILL WITH TOPSOIL.
3. 1/8TH OF ALL ROOTBALLS MUST REMAIN ABOVE GRADE.
4. PLACE 2" LAYER DOUBLE–SHREDDED, WELL–AGED HARDWOOD MULCH.
5. INSTALL DEGRADABLE EROSION CONTROL NETTING FOR MANU. DIRECTIONS.
6. CUT HOLES & INSTALL GRASS PLUGS THROUGH NETTING & MULCH.
7. FERTILIZE GRASSES.
8. THOROUGHLY WATER ONCE INSTALLATION IS COMPLETE.

THE RAIN GARDEN SHALL BE PLANTED WITH GROUPINGS OF THE FOLLOWING:

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
Aq	AQUILEGIA CANADENSIS	COLUMBINE	15	1 GAL.
Aster	ASTER OBLONGIFOLIUS 'OCTOBER SKIES'	OCTOBER SKIES ASTER	8	1 GAL.
Ech	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	10	1 GAL.
Mon	MONARDA 'RASPBERRY WINE'	WINE RED BEEBALM	10	1 GAL.
Rudm	RUDBECKIA MAXIMA	GREAT CONEFLOWER	12	1 GAL.



RAIN GARDEN OUTLET STRUCTURE DETAIL

NOT TO SCALE

PERMANENT SEEDING:

1. Bedding – stones larger than 1½", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:
   Agricultural Limestone @ 100 lbs. per 1,000 s.f.
   10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.
3. Seed Mixture (recommended):
   Rate:

Type	LBS. per Acre	LBS per 1,000 sf
Tall Fescue	20	0.45
Creeping Red Fescue	20	0.45
Birdsfoot Trefoil	8	0.20
Total	48	1.10

4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook.
   Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water coursed, easily erodible soils (fine sand/silt) etc.
5. Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

PARKING LOT

PROPOSED SITE DETAIL SHEET

LOCATED AT

798–800 CENTRAL AVENUE

TAX MAP 37, LOT Nos. 28 & 29

798–800 CENTRAL AVENUE

CITY of DOVER

COUNTY of STRAFFORD

STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 15–49

DRAWN BY: RJM	FILE: VR CP\1683\15–1683
SCALE: 1" = 20'	DATE: JULY 31, 2015

20 10 0 10 20 40 60 80

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-52

Application Type:	Conditional Use Permit
Applicant:	Temescal Wellness, Inc.
Owner:	Jewett Commercial Park, LLC
Location	26 Crosby Road (Tax Map G, Lot 31-3)

INTENT: To review a Conditional Use Permit application, per Chapter 170, for a 2,500 sq. ft. Alternative Treatment Center.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACRES: 5.01 acres

ZONING DISTRICT: Rural Restricted Industrial (I-2)

EXISTING LAND USE: Commercial units

SURROUNDING LAND USE: Residential, offices, industrial

PROPOSED LAND USE: Alternative Treatment Center

ZBA ACTION: One variance and 3 special exceptions granted to other uses in other units

ATTACHMENTS: Conditional Use Permit Application, Exhibits A & D, Letter from Police Chief Colarusso

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant has submitted a Conditional Use Permit application to permit an Alternative Treatment Center (ATC), licensed under the NH Therapeutic Cannabis Program, in a 2,500-square-foot unit at 26 Crosby Road. The criteria for granting a Conditional Use Permit are laid out in the I-2 Zoning District Table of Use and address:

- Location
- Structure type
- Hours of operation
- Product disposal
- Security
- Use of the product on site
- Fumes, vapors, or odors

City staff met with the applicants several times in the preparation of this application. The Department of Health and Human Services Therapeutic Cannabis Program held a public input forum in Dover on October 26, 2015.

A non-public session is scheduled for 6:00 PM on November 17 to allow the Planning Board an opportunity to review confidential exhibits including floor plans and security measures. Police Captain Terlemezian and City Attorney Blenkinsop will be in attendance.

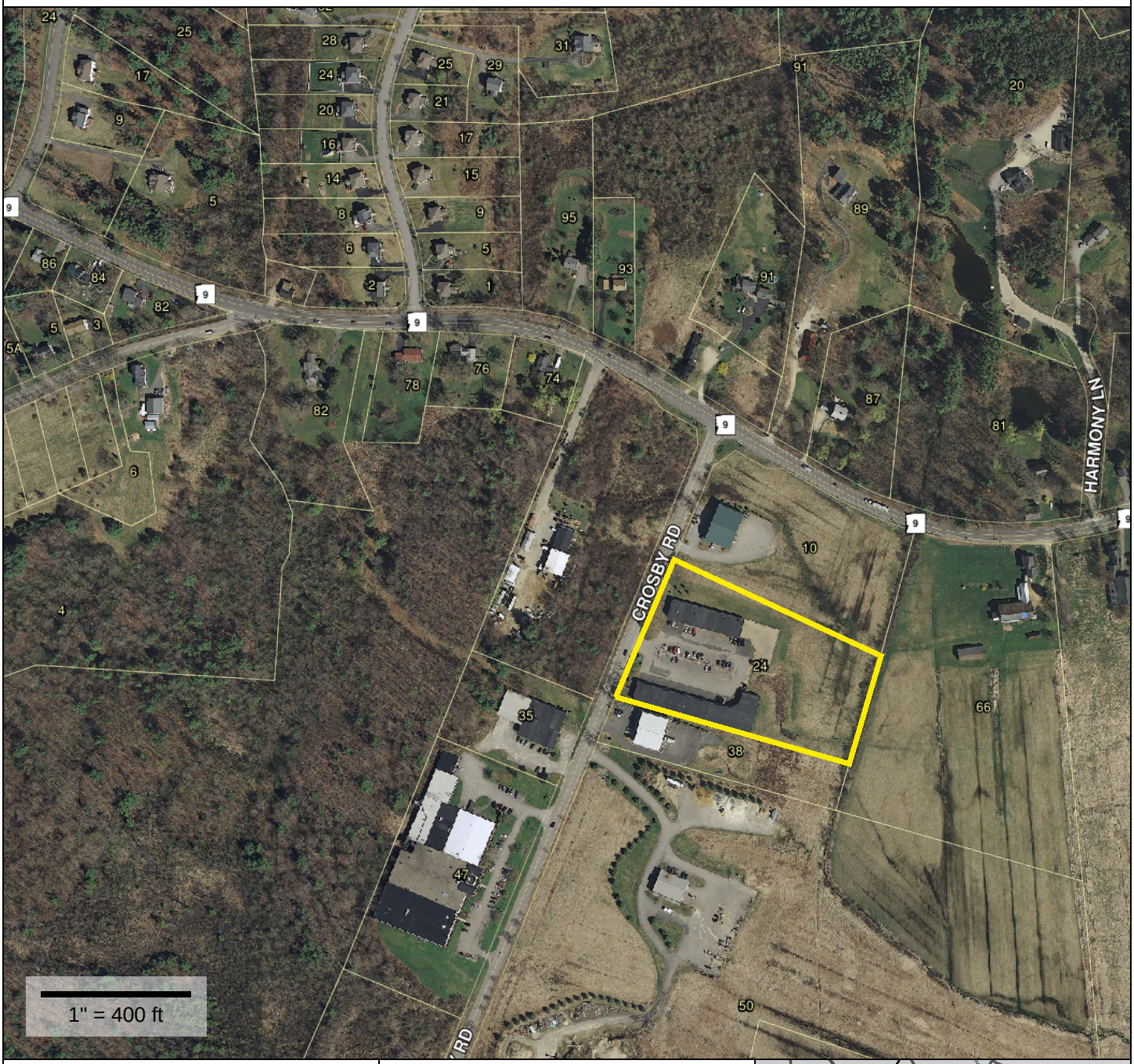
The space that Temescal Wellness plans to occupy is currently under construction as part of the previously approved site plan for Jewett Commercial Park.

Consistency with Land Use Regulations
Chapter 170 provides for conditional use approval for an ATC in the I-2 district if seven criteria are met. The application meets these standards.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board approve the application, with the suggested conditions:

1. Temescal Wellness shall submit actual hours of operation, and days of the week, to the Planning and Police Departments as changes occur.
2. The Police Chief shall confirm that all security measures are in place prior to issuance of the Certificate of Occupancy.
3. Signage shall meet the standards of He-C 402.23 ATC "Advertising Restrictions."

Temescal Wellness



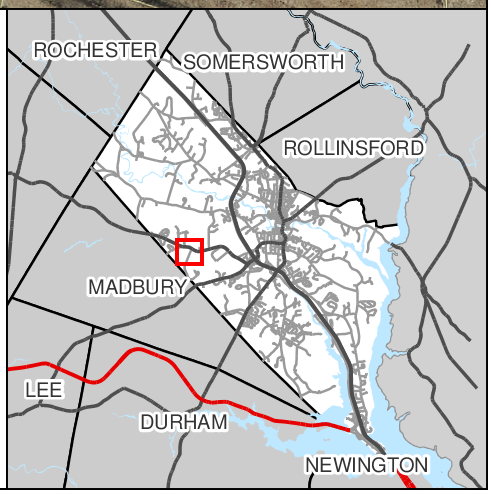
Property Information

Property ID	G0031-003000
Location	24 32 CROSBY RD
Owner	JEWETT COMMERCIAL PARK LL

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
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: September 29, 2015]

RECEIVED
Planning Office
OCT 22 2015
Dover, New Hampshire

Office Use Only	Project #: P15.52	Date Received: OCT 22 2015
	Amount Paid: $313.00 CK# 13206	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Temescal Wellness, Inc. Telephone # (650) 438-7698

Address of Applicant: 645 Harvey Road, Manchester, NH 03103

E-Mail Address: info@temescalwellness.com

Name of Property Owner (*if different from applicant*): Jewett Commerical Park, LLC Telephone #

Address of Property Owner: 32 Harriman Hill Road, Raymond, NH 03077

PROPERTY INFORMATION

Assessor's Map # G Lot(s) # 31- 003000

Address of Property: 26 Crosby Road, Dover, New Hampshire

Zoning District(s) I-2 Overlay District(s)

Existing Use of Property: Applicant's building is new construction, remainder of the Property is commercial.

CONDITIONAL USE PERMIT INFORMATION

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

- ☐ Conservation District
- ☐ Groundwater Protection
- ☐ Wetland Protection District
- ☐ RCM Use Overlay District
- ☐ Off-Street Parking and Loading
- ☐ Central Business District
- ☐ I-1 District Uses
- ☑ Alternative Treatment Center

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

See Attached

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

Name of Professional That Prepared Plans: The High Road Design Studio

Address Phoenix, Arizona Telephone #: 760-641-4998

Professional License #: n/a E-mail address: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 10/29/15

Signature of Applicant (*if different from owner*): _____ Date: 10/22/15

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: 10/29/15

CITY OF DOVER, NEW HAMPSHIRE

POLICE DEPARTMENT

Anthony F. Colarusso, Jr.
Chief of Police

October 30, 2015

City of Dover Planning Board
288 Central Ave
Dover, New Hampshire 03820

To Whom it May Concern:

The Dover Police Department has received and reviewed the security plans provided by Temescal Wellness for their planned Therapeutic Cannabis distribution site at 26 Crosby Road in Dover.

If followed as written, the security procedures appear to meet the requirements outlined in the NH Department of Health and Human Services Administrative Rule He-C 402.24 and Article I of Chapter 58 of the City of Dover Code. As a result of this review, the plans as presented are approved.

Very truly yours,

ANTHONY F. COLARUSSO, JR
Chief of Police

RECEIVED
Planning Office
OCT 30 2015
Dover, New Hampshire

Cc: Temescal Wellness

temescal wellness

EXHIBIT A

RECEIVED
Planning Office
OCT 22 2015
Dover, New Hampshire

October 22, 2015

Mr. Christopher Parker
Assistant City Manager: Director of Planning
and Strategic Initiatives
City of Dover
288 Central Avenue
Dover, NH 03820-4169
C.Parker@dover.nh.gov

Re: Proposed operating activities for Temescal Wellness, Inc.'s Alternative Treatment Center at 26 Crosby Road, Dover, New Hampshire

Mr. Parker,

This letter provides an outline of Temescal Wellness, Inc.'s intended uses for 2,500 sq. ft. of space with a legal address of 26 Crosby Road, Dover, New Hampshire. ("Premises") This information is to be considered in connection with Temescal Wellness, Inc.'s application for a conditional use permit.

Temescal Wellness's intended use of the Premises is to operate a licensed Alternative Treatment Center (ATC) to serve qualified patients under New Hampshire's Therapeutic Cannabis Program. Temescal Wellness has been selected by the New Hampshire Department of Health and Human Services to operate an ATC in Region 1 of New Hampshire, which includes the City of Dover. There will be no cultivation, processing, or consumption of cannabis on site. Our use will be **Outpatient Consultation and Dispensing Services.** As such, there will be no cannabis related fumes, vapors or odors which can be smelled or otherwise perceived from beyond the lot line of the Premises.

Outpatient Consultation Services: Trained, licensed staff will interact with qualified patients. There are two primary activities that take place in our ATC: **Counseling** and **Dispensing**.

Outpatient Counseling: We will always have one of the following professionals, which we call "Patient Treatment Advisors" (PTAs) on site during operating hours to consult with qualified patients on the proper use of therapeutic cannabis for their specific health condition. These individuals will also discuss how to avoid the misuse/abuse of cannabis.

- Advanced Practice Registered Nurse (APRN)
- Certified Recovery Support Worker (CRSW)
- Licensed Drug and Alcohol Counselor (LADC)
- Master Licensed Drug and Alcohol Counselor (MLADC)

These professionals will be trained by our Director of Patient Services (a licensed physician) on the science of treating various symptoms with therapeutic cannabis, to complement their previous medical and substance abuse training.

Waiting Area: When waiting to see a PTA, our patients will be able to relax in our well-lit, secure waiting area. We will provide up to date education materials in this waiting room for patients to learn more about therapeutic cannabis treatment options. No individual is allowed inside our ATC unless they display their state licensed therapeutic cannabis card and a form of valid picture ID to our security associate. The vast majority of individuals coming to our ATC will do so by appointment.

Counseling Rooms: Our patients will be able to confidentially discuss their conditions and treatments with a PTA in a comfortable, private counseling room. The rooms where the outpatient counseling will take place are marked as such on the floor plans.

Therapeutic Cannabis Dispensing: Once a qualified patient has discussed their treatment with a PTA, they are eligible to purchase therapeutic cannabis from Temescal Wellness. A trained staff member will further discuss medicine options with the patient, and will finalize the transaction. Dispensing of medicine takes place at the dispensing area. No individual will be allowed into the dispensing area unless accompanied by a staff member.

In general, we expect patients to spend up to 30 minutes inside Temescal Wellness, though some patients may desire longer counseling sessions, which we will happily accommodate.

Operating Hours: The operating hours of Temescal Wellness at the Premises will be limited to 9 am to 9 pm, Monday through Friday, and 10 am to 6 pm on Saturday and Sunday.

Request – Conditional Use Permit:

We believe our site at the Premises satisfies all zoning requirements the City has in place with respect to ATCs as set forth in Chapter 170 of the Code of the City of Dover entitled "Zoning", Chapter 170-12 entitled "Applicability of Tables of Use and Dimensional Regulations by District" for the Rural Restricted Industrial District Table.

Thank you very much for your time and consideration for our project. All of us at Temescal Wellness look forward to being a valued community member and working with you for years to come.

Sincerely,

Ted Rebholz

President, Temescal Wellness

ETRebholz Jr.

TEMESCAL WELLNESS, INC.

CITY OF DOVER, NEW HAMPSHIRE
SUPPORT STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION

Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations by District" for the Rural Restricted Industrial District Table"

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

The proposed use that requires a Conditional Use Permit is the use by Temescal Wellness, Inc. (the "Applicant") of 26 Crosby Road, Dover, New Hampshire (the "Premises") for the operation of an Alternative Treatment Center (an "ATC") in accordance with the Applicant's right to pursue the ATC license for Region 1 pursuant to New Hampshire RSA 126-X. The Premises are owned by Jewett Commercial Park, LLC (the "Owner") and located in the Rural Restricted Industrial District ("I-2") Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations by District" for the Rural Restricted Industrial District Table" specifically permits the ATC use in the I-2 District by a Conditional Use Permit granted by the Planning Board, which use is defined in said Chapter as an ATC in accordance with RSA RSA 126-X-1:I. Please see the attached letter from the Applicant addressed to Christopher Parker, Assistant City Manager: Director of Planning and Strategic Initiatives dated October 22, 2015, describing in greater detail the Applicant's proposed use of the Premises attached hereto as Exhibit A and incorporated by reference herein.

The City of Dover (the "City") chose the I-2 District as one of two districts in which ATC use was appropriate and permitted by a Conditional Use Permit. In the City's amendment to Chapter 170-12, the ATC use in the City is subject to the following criteria, all of which the Applicant satisfies:

A. *The Alternative Treatment Center shall not be located within one thousand (1,000) feet of the property line of a public or private elementary or secondary school or designated drug free school zone.* The Premises is located more than one thousand (1,000) feet from any of these areas.

B. *The Alternative Treatment Center shall be located in a permanent building and drive-in services are prohibited.* The Premises will have a permanent building, which building is currently under construction in accordance with the Site Plan approval granted by the Planning Board to the Owner for the property located at 24-32 Crosby Road, Dover, New Hampshire. All patients will be required to enter the Premises (after passing through security verifying their state issued Registry Identification Cards), and there will be no drive-in services offered. Please see Exhibit A for further information.

C. *The hours of operation shall be limited to 9 am to 9 pm, Monday through Friday, and 10 am to 6 pm on Saturday and Sunday.* The Applicant has limited the hours of operation at the Premises in accordance with this mandate. Please see Exhibit A for further information.

D. *The Alternative Treatment Center shall provide for the proper disposal of cannabis remnants or byproducts, which remnants or byproducts shall not be placed in the facility's exterior refuse containers.* The Premises will only be used for dispensing therapeutic cannabis, and not for the manufacturing, cultivation or processing of therapeutic cannabis. See Exhibit A. All therapeutic cannabis for waste disposal from the Premises will be securely stored in the vault room at the Premises until it is transported to the Applicant's off-site (not located in the City) manufacturing facility for disposal. No waste products containing cannabis remnants or byproducts will be placed in the Premises' exterior refuse containers.

E. *The Applicant shall provide a detailed narrative and floor plan, as well as any other relevant documentation, describing how the Alternative Treatment Center shall be secured. The security plan must take into account the measures that will be taken to ensure the safe delivery of any product to the facility (including permitted times for delivery), how the product will be secured on site, and how patient transactions will be facilitated in order to ensure safety. The security plan shall be reviewed and approved by the City of Dover Police Department.* The Applicant refers the Planning Board to Exhibit B, which is the detailed narrative relative to the security plan for the Premises, and Exhibit C, which includes the detailed floor plans for the Premises, which Exhibits are incorporated by reference herein. Please note that Exhibit B and Exhibit C have been marked as confidential in accordance with NH RSA 126-X and He-C 402.24, and they are not subject to production by the City pursuant to the NH Right to Know law. The Dover Police Department met with representatives of the Applicant for the purposes of reviewing the security plan for the Premises, and it expects to issue the requisite letter within two weeks. See Exhibit D.

F. *The use of cannabis on the premises is prohibited.* The Applicant shall not allow the use of cannabis on the Premises. See Exhibit A.

G. *The Alternative Treatment Center shall emit no cannabis related fumes, vapors or odors which can be smelled or otherwise perceived from beyond the lot line of the property where the facility is located.* The Applicant shall not allow the use of cannabis on the Premises, and Premises shall also only be a dispensing location. No manufacturing, cultivation or processing will take place at the Premises. See Exhibit A. As such, there will be no cannabis related fumes, vapors or odors emitting from the Premises in violation of this requirement.

In addition to meeting the above criteria, the Applicant specifically chose the Premises due to the fact that it is in a location that is used primarily by businesses and, therefore, the character of the area shall not be adversely affected. Furthermore, the ATC use of the Premises will benefit the general welfare of the City of Dover in that it provides for a new treatment for the illnesses that such Alternative Treatment is beneficial according to the State of New Hampshire Statutes and Regulations.

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

In order to operate an ATC in Region 1, the Applicant is in the process of applying for the requisite ATC license in accordance with NH RSA 126-X. The Applicant was chosen to continue to pursue the State license to operate an ATC, which license will not be issued until all municipal approvals are received.

EXHIBIT D

Rebecca S. Kane

RECEIVED
Planning Office
OCT 2 2 2015
Dover, New Hampshire

From: anthony@temescalwellness.com
Sent: Wednesday, October 21, 2015 11:39 AM
To: Rebecca S. Kane; Ted Rebholz; Brandon Pollock
Subject: Fwd: Temescal Wellness

Begin forwarded message:

From: "Terlemezian, David A." <D.Terlemezian@dover.nh.gov>
Date: October 21, 2015 at 11:38:07 AM EDT
To: "Piekut, Elena" <E.Piekut@dover.nh.gov>
Cc: Anthony Parrinello <anthony@temescalwellness.com>
Subject: Temescal Wellness

Hi Elena-

Anthony Parrinello asked me to send this e-mail to you and copy him regarding the status of the security review. I met with Anthony Parrinello and Brandon Pollock on Friday, October 16th and they provided me with extensive security related documentation. I am currently reviewing that documentation with the goal of drafting a letter for the Chief of Police to review so that Temescal can add it to their application. I expect that to be completed in the next week or two.

Thanks.

Dave

David A. Terlemezian
Captain
Dover Police Department
46 Locust Street
Dover, New Hampshire 03820
Phone: (603) 742-4646
Fax: (603) 749-3956

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the site review application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly within two hundred (200) feet (including land across the street or waterway) of the proposed site under consideration by the Planning Board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association. *(See additional requirement below)*

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
G 31	003000	Jewett Commercial Park, LLC	32 Harriman Hill Rd, Raymond, NH 03077

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Brandon Pollock, VP	Temescal Wellness, Inc.	645 Harvey Road, Manchester, NH 03103

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS
n/a		

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
n/a			

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS
G- 31	002000	Crosby Commons Condominium	14 Hilton Drive, Newmarket, NH 03857
G- 31	000000	Bruce Caswell	68 Littleworth Road, Dover, NH 03820
G- 31	005000	Liege Corporation	P.O. Box 982, Portsmouth, NH 03802
G- 35	A00000	Bruce K. & Carolyn A. Bentham	17 Stroud Lane, Barrington, NH 03825
G- 32	000000	Herbert C. & Elizabeth C. Miesfeldt	28 Spruce Road, Wolfeboro, NH 03894
G- 31	001000	Robert A. McGuire, Trustee	P.O. Box 988, Dover, NH 03821
		Horizon Trust of New Hampshire	
First Class	Mail Only:		
G- 31	002002	Ardent Properties of Dover LLC	12 Crosby Rd, Unit 2, Dover, NH 03820
G- 31	002001	Simply Components, LLC	69 Venture Dr Ste 4, Dover, NH 03820

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-53

Application Type:	Minor Lot Line Adjustment
Applicant(s):	Berry Surveying and Engineering
Owner(s):	Arthur Gagnon
Location:	18A & 18B Freshet Road (Assessor's Map H, Lots 2A-1 and 2A-2)

INTENT: To adjust the lot lines between two existing lots at 18A and 18B Freshet Road. Lot 2A-1 will transfer 2,758 sq. ft. to Lot 2A-2.

LOTS/UNITS PROPOSED: No change in the number of lots

AGENDA ITEM #: 4-C

ACREAGE: 2.27 acres

ZONING DISTRICT: Rural Residential District (R-40)

EXISTING LAND USE: Residential and vacant land

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and vacant land

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 two existing lots. There is no change in the number of lots. These lots were part of a 3 lot open space subdivision approved August 28, 2012. There is a proposed shared driveway between the two lots. The proposed lot line jogs the existing lot line up and then runs parallel to the existing lot line to transfer 2,758 sq. ft. from lot 2A-1 to lot 2A-2.

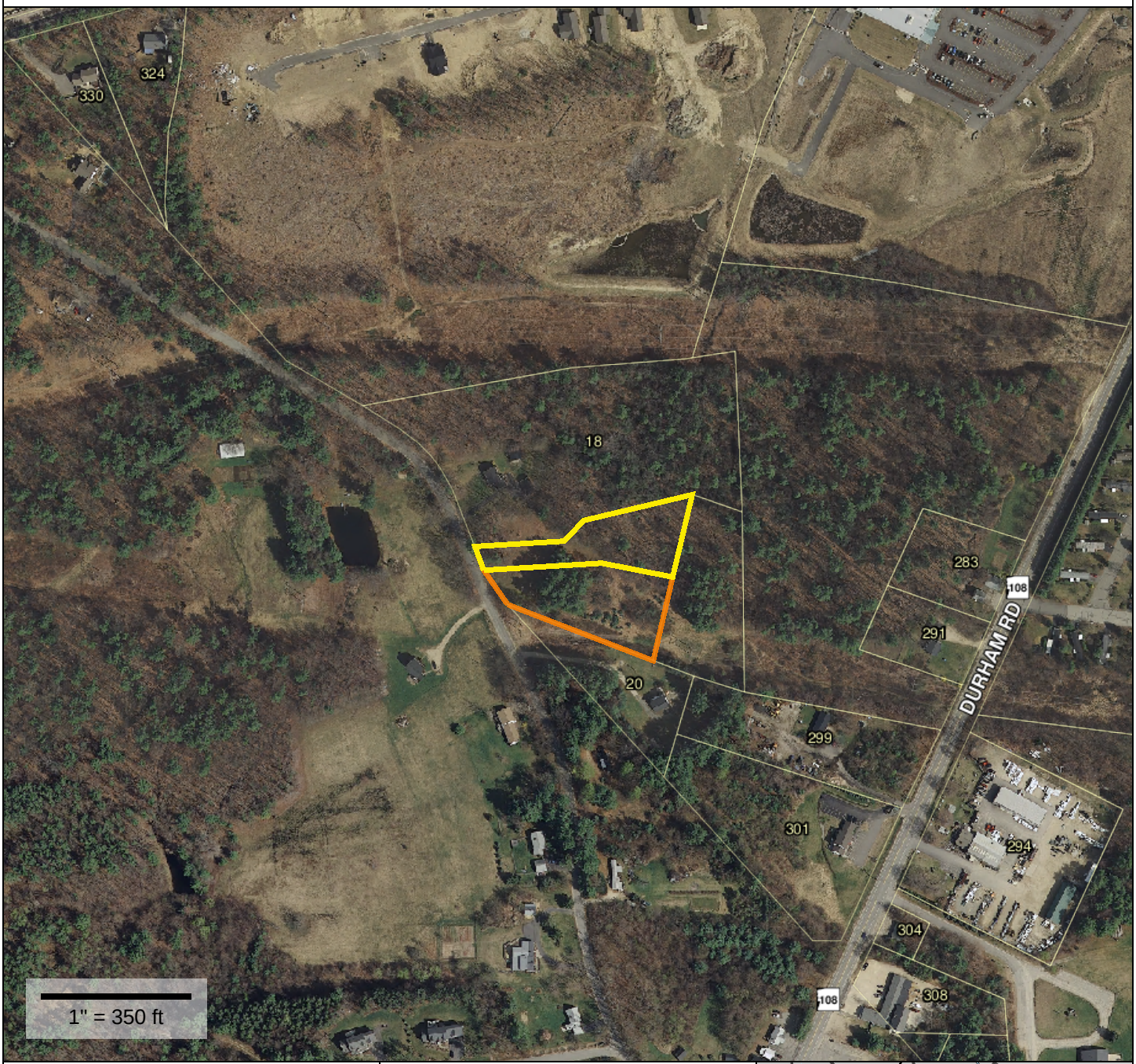
Consistency with Land Use Regulations
Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

Section 155-18.E states that "lots created under the cluster subdivision with lot lines method of open space subdivisions (formerly 155-22.D(3)), shall not be allowed to have lot line adjustments completed if the lot line adjustment would alter the area of the Open Space approved at the time of subdivision". However, this lot line adjustment does not alter the open space lot, and therefore meets the 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 add the surveyor's stamp and signature to the final plat.
4. The applicant shall revise the plat to include the Planning File number P15-53 to the title block.

Arthur Gagnon



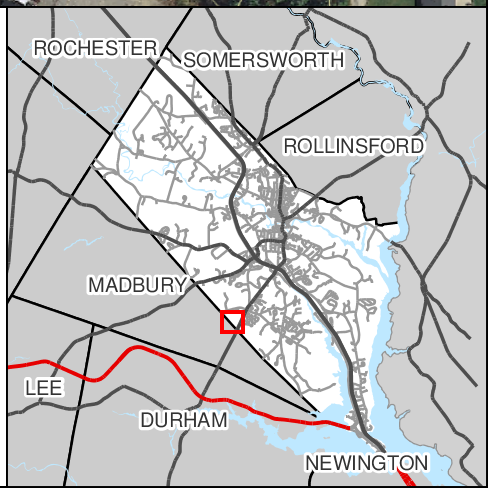
Property Information

Property ID	H0002-A00001
Location	FRESHET RD
Owner	GAGNON ARTHUR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated January 1, 2015



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only	Project #:	PB-53	Date Received:	NOV 02 2015
	Amount Paid:	$339.00 CK#011408	Time Received:	Dover, New Hampshire

Planning Office

APPLICANT INFORMATION

Name of Applicant: ARTHUR GAGNON Telephone # 603-817-8241

Address of Applicant: 188 BLACKWATER ROAD, SOMERSWORTH, NH 03878

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: FRESHET ROAD

Assessor's Map # H Lot(s) # 2A-1

Property Deed: Book 4291 Page: 338

Zoning District(s) R40 Overlay District(s) WETLANDS

Size of Existing Parcel (sq. ft.): 46,899 Size of Proposed Parcel (sq. ft.): 44,141

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): SAME Telephone #_____

Address of 2nd Property Owner: _____

Address of Property: _____

Assessor's Map # H Lot(s) # 2A-2

Property Deed: Book 4291 Page: 341

Zoning District(s) R40 Overlay District(s) NONE

Size of Existing Parcel (sq. ft.): 52,289 Size of Proposed Parcel (sq. ft.): 55,047

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KENNETH A. BERRY 805
BERRY SURVEYING & ENGINEERING

Address 335 SECOND CROWN POINT ROAD Telephone #: 603-332-2863
BARRINGTON, NH 03825

Professional License #: 805 E-mail address: CRBERRY@METROCAST.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.

Signature of First Property Owner: Chad Cram Date: 11-2-15

Signature of Second Property Owner: Chad Cram Date: 11-2-15

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

Signature of Agent: _____ Date: 11-2-15

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Chad Cram Date: 11-2-15

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

October 30, 2015

Abutters List

Owner:

Tax Map H, Lots 2A-1 & 2A-2 & 2A-3

Arthur Gagnon
188 Blackwater Road
Somersworth, NH 03878
Book 4291, Page 338
Book 4291, Page 341

Abutters:

Tax Map H, Lot 2A

Joanne Johnson
18 Freshet Road
Dover, NH 03820
Book 2504, Page 771

Tax Map H, Lot 1B

David Geanoulis
299 Durham Road
Dover, NH 03820
Book 3347, Page 385

Tax Map H, Lot 1A
Madbury Tax Map 9, Lot 73

Riza Pahlevi & Atik Gantini
20 Freshet Road
Dover, NH 03820
Book 4182, Page 165

Madbury Tax Map 9, Lot 21B

Molly Hodgson Revocable Trust
Molly Hodgson Trustee
21 Freshet Road
Madbury, NH 03820

Madbury Tax Map 9, Lot 20a

Hodgson Revocable Living Trust
Robert & Dianne Hodgson Trustees
13 Freshet Road
Madbury, NH 03820

Abutters within 200'

Tax Map H, Lot 2

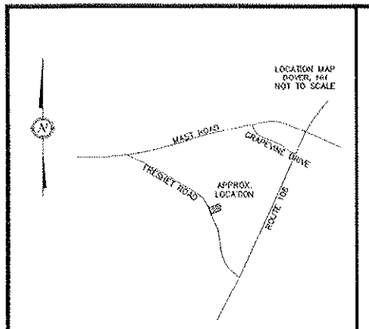
City of Dover
288 Central Ave
Dover, NH 03820

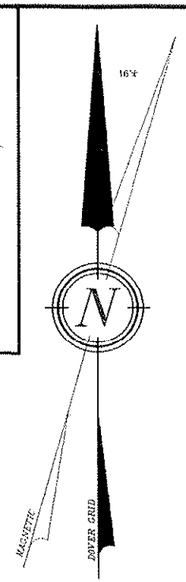
Tax Map H, Lot 1

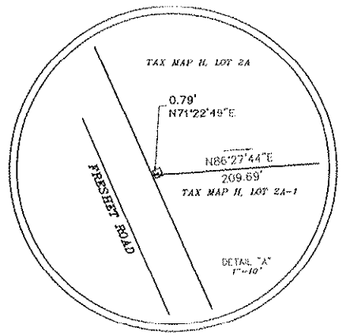
Real McKoy Properties LLC
PO Box 1727
Dover, NH 03821

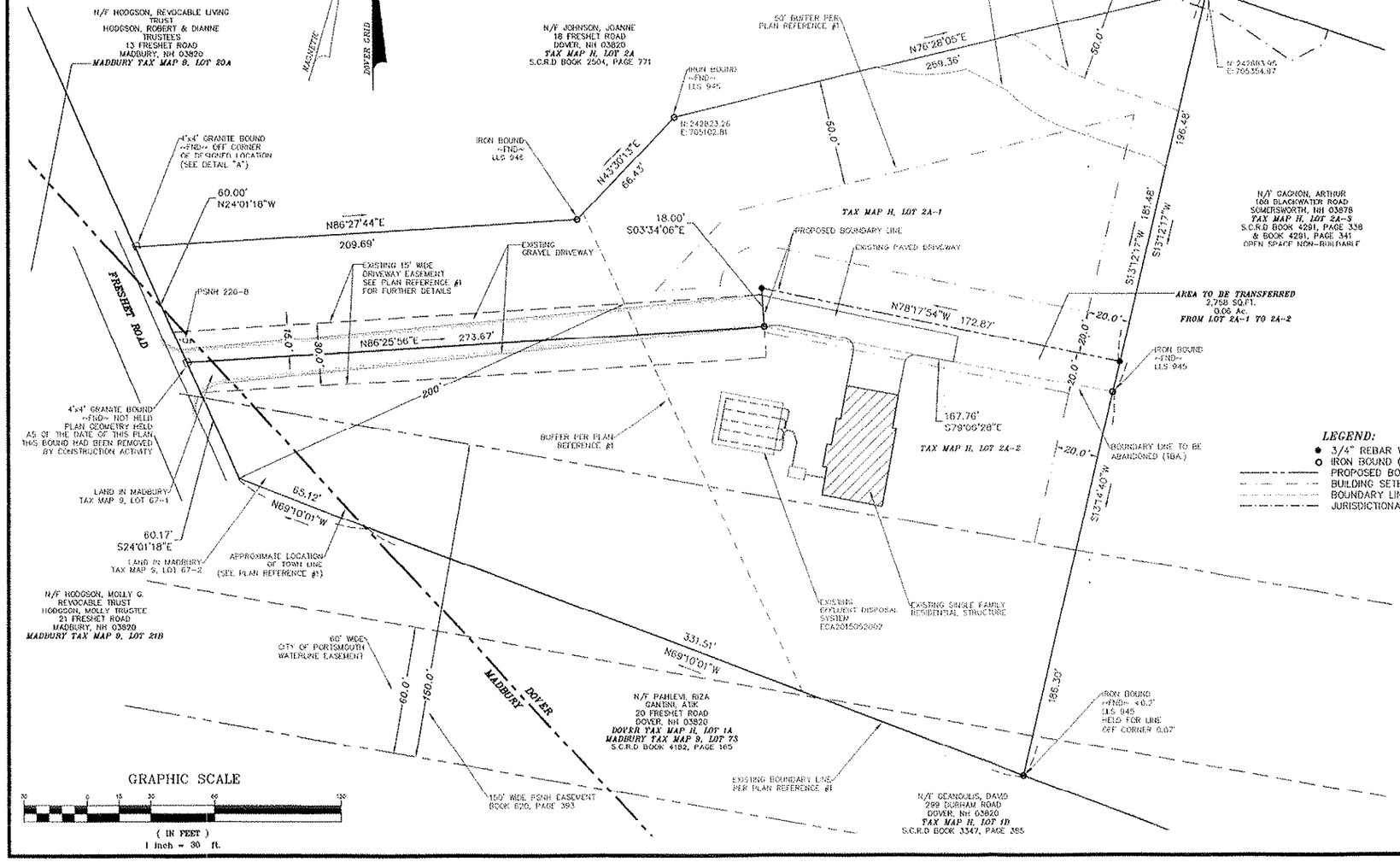
Professionals:

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









GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

NOTES:

1.) OWNER: ARTHUR GAGNON
188 BLACKWATER ROAD
SOMERSWORTH, NH 03878

2.) DOVER TAX MAP H, LOT 2A-1
MADBURY TAX MAP 9, LOT 67-1

3.) S.C.R.D.: BOOK 4291, PAGE 338

4.) DOVER LOT AREA: EXISTING: 46,899 Sq.Ft., 1.08Ac.
PROPOSED: 44,141 Sq.Ft., 1.01Ac.
MADBURY LOT AREA: EXISTING: 185 Sq.Ft., 0.004Ac.

5.) OWNER: ARTHUR GAGNON
188 BLACKWATER ROAD
SOMERSWORTH, NH 03878

6.) DOVER TAX MAP H, LOT 2A-2
MADBURY TAX MAP 9, LOT 67-2

7.) S.C.R.D.: BOOK 4291, PAGE 341

8.) DOVER LOT AREA: EXISTING: 52,289 Sq.Ft., 1.2Ac.
PROPOSED: 55,047 Sq.Ft., 1.26Ac.
MADBURY LOT AREA EXISTING: 1,919 Sq.Ft., 0.044Ac.

9.) ZONING: R-40 (OPEN SPACE)
FRONTAGE ~ 40.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 20'
WETLANDS BUFFER ~ 50.0'
WETLANDS OVERLAY DISTRICT
(ADDITIONAL BUFFERS AS SHOWN ON THIS PLAN AND PLAN REFERENCE #1)

10.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330145, MAP# - 33017C0340D, DATED: MAY 17, 2005

11.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 30,000.

12.) BOTH LOTS ARE SERVICED BY AN ONSITE WELL AND SEPTIC

13.) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

14.) THE INTENT OF THIS PLAN IS TO REMISE THE LOT LINES BETWEEN LOT 2A-1 AND LOT 2A-2 SO THAT RECEIVES ADDITIONAL LAND.

PLAN REFERENCES:

1.) SUBDIVISION PLAN PREPARED FOR JOANNE JOHNSON
18 FRESHETT ROAD, DOVER, NH
DOVER TAX MAP H, LOT 2A
MADBURY TAX MAP 9, LOT 67
BY: BROWN ENGINEERING/SURVEYING
DATED: AUGUST 13, 2012 REVISED 10-24-15
CITY OF DOVER FILE #P12-24
S.C.R.D. PLAN #104-065

LEGEND:

- ● 3/4" REBAR W/ID CAP (TBS)
- ○ IRON BOUND (FND)
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- BOUNDARY LINE (TBA)
- JURISDICTIONAL WETLAND LINE

ADDITIONAL ABUTTERS

N/F CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP H, LOT 2
S.C.R.D BOOK 3406, PAGE 737
ABUTTER WITHIN 200'

N/F REAL MCKOY PROPERTIES LLC
PO BOX 1727
DOVER, NH 03821
TAX MAP H, LOT 1
S.C.R.D BOOK 3563, PAGE 238
ABUTTER WITHIN 200'

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

11-2-15

KENNETH A. BERRY LLS 805 DATE

DOVER PLANNING FILE #2015-

REVISION	DATE	DESCRIPTION

LOT LINE REVISION PLAN
LAND OF
ARTHUR GAGNON
FRESHETT ROAD
DOVER, N.H.
DOVER TAX MAP H, LOTS 2A-1 & 2A-2
MADBURY TAX MAP 9, LOT 67-1 & 67-2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)

SCALE : 1 IN. EQUALS 30 FT.
DATE : OCTOBER 31, 2015
FILE NO. : DB 2015 - 137

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

SHEET 1 OF 1

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-50

Application Type: Conditional Use Permit
Applicant(s): Berry Surveying & Engineering
Owner(s): Mark and Suzanne Jones
Location: Arch Street (Assessor's Map 11, Lot 14)

INTENT: To obtain a Conditional Use Permit for a wetland impact of 250 sq. ft. and a 50-foot wetland buffer impact of 8,026 sq. ft.

LOTS/UNITS PROPOSED: 13 lots

AGENDA ITEM #: 4-D

ACREAGE: 12.08 Acres

ZONING DISTRICT: Medium Density Residential (R-12)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family residential

SURROUNDING LAND USE: Single Family residential and commercial

ZBA ACTION: None

ATTACHMENT: Conditional Use Permit application and Conservation Commission minutes (see plat for agenda item 4-E)

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit
- NH DES Wetlands Permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting a Conditional Use Permit for work in about 250 sq. ft. of wetlands and 8,026 sq. ft. impact in the 50-foot wetland buffer. These impacts would allow access to buildable upland areas for the purposes of constructing 13 single family homes.

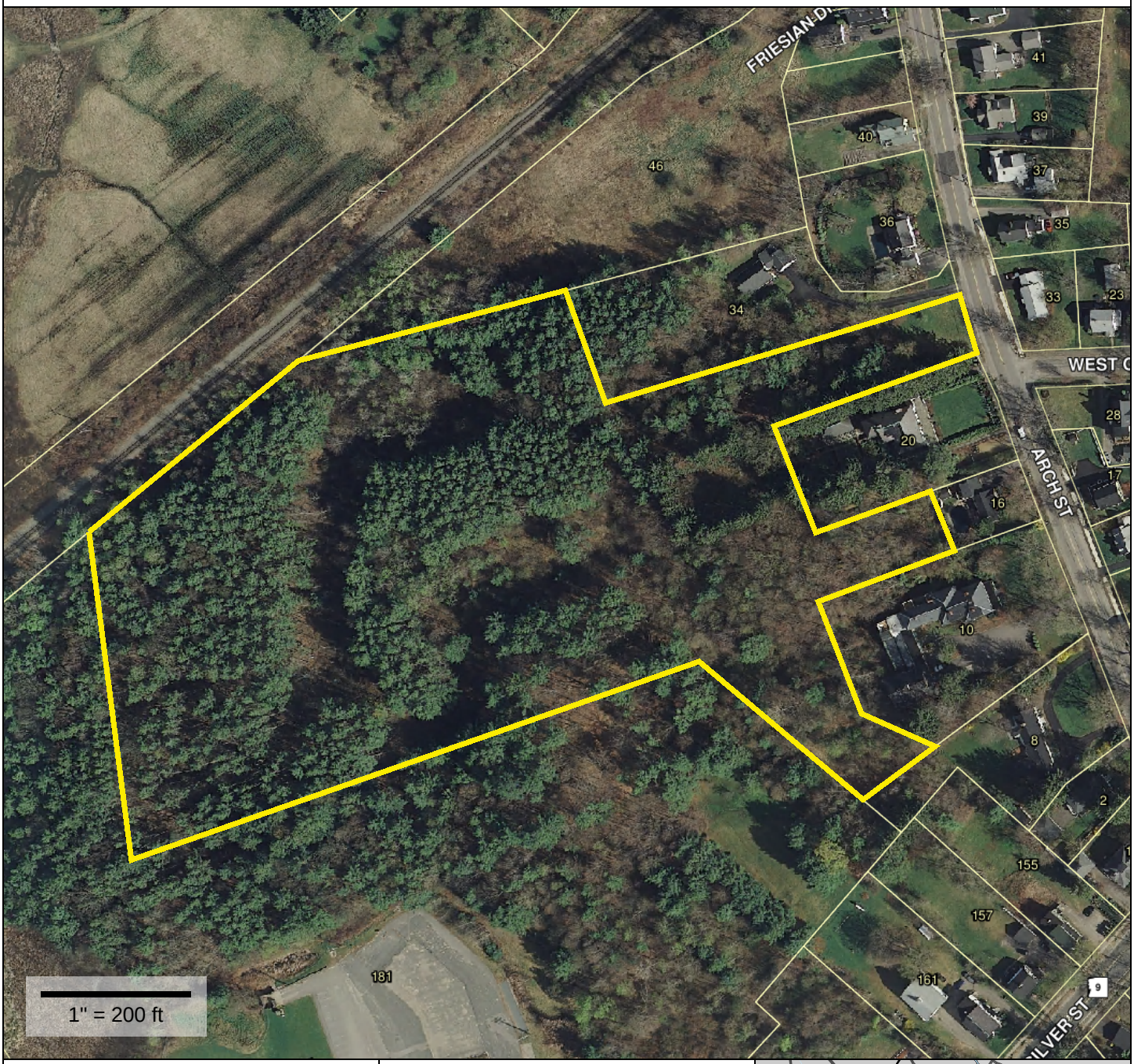
The applicant appeared before the Conservation Commission on October 13, 2015. The Conservation Commission voted to endorse the application (see Conservation Commission minutes).

Consistency with Land Use Regulations
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and areas within 50 feet of wetlands if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board table the application and schedule a site walk.

Arch Street - Jones



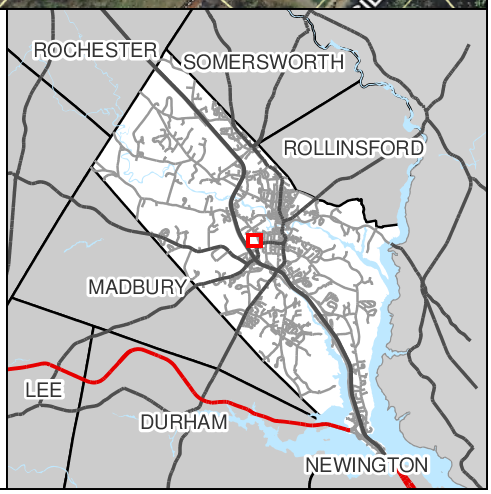
Property Information

Property ID	11014-000000
Location	ARCH ST
Owner	JONES MARK W & JONES SUZANNE M

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

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date:	Tuesday, October 13, 2015
Meeting Time:	5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Cora Quisumbing-King, Richard Erickson (5:42), Tristan Donovan, Michael Joyce

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Janet Gross, Suzi Strange, Chris Wyskiel, Ron Hebert, Chris Berry

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

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the September 14, 2015 minutes, Joyce seconded. Vote: 4-0

2. OLD BUSINESS:

A. Review of Revised Conservation Land Management Plan with Representatives from Washington Highlands Homeowners Association/Morrison Lane

Chris Wyskiel: We are here again looking for you to endorse our plan, which has been endorsed at our recent annual meeting.
Quisumbing-King: Have you captured our discussions from the last meeting?
Wyskiel: I think that we have in the revised plan you received. I did submit an additional letter today addressing the issue of if the West letter needed to have his wetland seal. That is not an issue anymore.
Strange: The plan has been approved previously by the board of directors and we have been making adjustment to address your concerns.

Hunt: I want to let Ron Hebert speak on this so let's move onto the next agenda item and we can come back after.

B. Comments from Ron Hebert on Revised Conservation Land Management Plan for Washington Highlands Homeowners Association

Herbert: I have some handouts.
Hebert distributed a letter outlining his concerns (see file). The letter was read by Hebert.
Hebert: Mr. West took pictures of purple loosestrife but never mentioned it in his letters. I have information here from the US Army Corps of Engineers on invasive species.
Quisumbing-King: What is the main thrust of your concerns?
Hebert: My main concern is the second mowing in the fall and the spread of purple loosestrife that will be caused by that mowing. Two mowing's are a waste. If I have to I will go up further on this. I know you will approve the plans tonight.
Hunt: Are you in favor of just one mowing?
Hebert: Only if one mowing was done properly.
Erickson: Maybe the mowing will help to control the spread of other invasive species.

Hunt: Thank you for your comments. Let's bring it back to a commission discussion.
Quisumbing-King: How would we know the difference between one and two mowing's? Has it always been mowed twice a year?
Hunt: Historically it has been mowed once a year before it was developed.

DRAFT

Hebert: I gave you all information indicating that for a few years it was mowed only once. No harm was done.
Joyce: Their plan does not need to address invasive species management. We made good progress at the last meeting.
Bird: Although a management plan is not required by the easement deed, the city recommended that one be prepared so that the decisions being made on managing the open space was based on a more scientific basis.
Hunt: My suggestion would be that the plan be reviewed in one year to see how things are working.
Joyce: We would pick up on issues during our normal easement monitoring.
Hunt: The chair is open for a motion.

Joyce made a motion to accept the management plan dated September 26, 2015, as submitted, with the condition that the Board of Directors return in one year with an update on the status of the plan. Donovan seconded the motion.

Hunt: Is there any discussion on the motion?
Quisumbing-King: It would nice if there was some data to back up the report, not just one person's opinion.
Strange: Can I speak? There has been only one person that has had a concern. We represent the majority of the residents.
Hunt: I would be satisfied with a one page summary next year. I don't want to have to go through all this again.
Vote: 5 to 0.

3. NEW BUSINESS

A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Mark and Suzanne Jones (Agent: Chris Berry), Assessor's Map 11, Lot 14, located on Arch Street. Proposal is for a 13 lot Open Space Subdivision with a wetland impact of 250 sq. ft. and a 50-foot wetland buffer impact of 8,026 sq. ft.

Berry was present to explain the proposal. It is a 12 acre parcel with one access point. We did a site walk on this since the last meeting. The OSS plan eliminates the major wetland crossing required by a conventional subdivision. There are wetland and buffer impacts. 250 square feet of wetlands impact and 8,026 square feet of buffer impact. We are trying to reduce impacts to abutters. We have prepared the CUP permit application and the State Wetlands Permit application. The wetland fill is for access to uplands not for development, which is different under wetland rules. We would ask that you endorse the applications and allow the Chair to sign the application for expedited review.

Hunt: Three members and Bird attended the site walk. Do any of you have any questions or comments as result of going on the walk?
Donovan: I have none.
Hunt confirmed that the wetland impact in near the first curve in the road.
Bird: The total wetland and wetland buffer impact is fairly small compared to other projects.

Donovan made a motion to endorse the CUP application and the NHDES application as presented, Joyce seconded. Vote: 5-0.

B. Request for expenditures from the Conservation Fund for:

1. Cassily Parcel Field Mowing by Bob Sherwood Landscape Co. - $585
2. OLC Conservation Easement Appraisal – not to exceed $4,500

DRAFT

Bird explained that the Conservation Fund is used to pay for the twice annually field mowing on the Cassily Field that is off Whittier Street. The community Trail runs through the property. The easement appraisal is for a project that has required a third appraisal due to the significant difference between the owners and the city's appraisals.
Quisumbing-King: The OLC Chair would like to attend one of our meetings to explain the conservation easement process and be available to answer any questions we may have.

Quisumbing-King made a motion to approve an expenditure from the Conservation Fund for $585to cover the Cassily field mowing, Erickson seconded. Vote: 5-0.

Donovan made a motion to approve an expenditure from the Conservation Fund not to exceed $4,500 for an appraisal for a conservation easement, Joyce seconded. Vote: 5-0.

4. REPORT FROM THE CHAIR

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

Bird reviewed the following letters from the DES Wetlands Bureau:

1. Notice of invalid permit by notification from NHDES for Wentworth Douglass Hospital at 789 Central Avenue.
2. Response to request for more information from NHDES for dock for Justin Webber at 254A Dover Point Road.
3. Abutter notification of wetlands permit application for Whittier Street Bridge over the Cochecho River on behalf of the City of Dover.

B. Discussion on Planning Board Land Use Board Meet and Greet – November 10, 2015 at McConnell Center Cafeteria

Bird distributed the agenda for the meeting and explained that the meeting is an opportunity to meet folks form other groups and find out what issues they are working on. If members would like to attend please rsvp Elena Piekut in the Planning Department by November 2nd.

5. OTHER BUSINESS:

Bird passed around a flyer about a workshop on forest laws for municipal officials on 11/9/15 in Auburn.

6. ADJOURNMENT

Quisumbing-King moved to adjourn the meeting at 6:42 pm, Erickson seconded. Vote: Unanimous

DRAFT

City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

RECEIVED
Planning Office
NOV 03 2015
Dover, New Hampshire

[Revision Date: February 19, 2014]

Office Use Only	Project #: R15-50	Date Received: NOV 03 2015
	Amount Paid:	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: **Berry Surveying & Engineering** Telephone # **(603) 332-2863**

Address of Applicant **335 Second Crown Point Road, Barrington, NH 03825**

E-Mail Address: **crberry@metrocast.net**

Name of Property Owner (if different from applicant):**Mark & Suzanne Jones** Telephone #**781-2315**

Address of Property Owner: **317 HAROLDSON DR, CORPUS CHRISTI , TX 78412**

PROPERTY INFORMATION

Assessor's Map # **11** Lot(s) # **14**

Address of Property: **Arch Street, Dover, NH 03820**

Zoning District(s) **R-12 Medium Density** Overlay District(s) **Wetlands**

Existing Use of Property: **Open Space**

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Proposed 13 lot subdivision with impacts to 8,026 sq. ft. of buffers, and 250 sq. ft. of wetlands.

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

Name of Professional That Prepared Plans: **Kenneth A. Berry**

Address **335 Second Crown Point Road, Barrington, NH 03825** Telephone #: **603-332-2863**
Professional License #: **LLS #805, PE #14243** E-mail address: **crberry@metrocast.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.

Signature of Property Owner: _____ Date: 10-5-15

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

Signature of Agent: _____ Date: 10-5-15

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 10-5-15

P15-50

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

17

October 30, 2015

RECEIVED
Planning Office
NOV 03 2015
Dover, New Hampshire

Abutter's List

Owner of Record

Tax Map 11, Lot 14

Mark W. & Suzanne M. Jones
317 Haroldson Dr.
Corpus Christie, TX 78412
Book 3257, Page 460

Abutters

Tax Map 11, Lot 16
Salmon Falls Holding, LLC
PO BOX 4300
Portsmouth, NH 03802
Book 3884, Page 0263

Tax Map 11, Lot 14B
John & Sharon Buckley,
John and Sharon Rev Liv Trust
36 Arch Street
Dover, NH 03820
Book 3607 Page 122

Tax Map 11, Lot 14B-1
Richard J & Janis H Yuskaitis
34 Arch St.
Dover, NH 03820-3602
Book 4036, Page 461

Tax Map 11, Lot 2
Profero Management & Holdings, LLC
c/o Career Education Corp-attn.AP
PO BOX 681189
Schaumburg, IL 60168-1189
Book 2126, Page 381

Tax Map 11, Lot 17
Boston & Maine RR Iron Horse Park
High Street
North Billerica, MA 01862

Professionals

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

Peter W. Spear, CWS #103
Natural resource Consulting Services
95 Silver Lake Road
Tilton, NH 03276

Lots within 200'

First class

Tax Map 10, Lot 154
Leighton, Doreen
39 Arch Street
Dover, NH 03820

Tax Map 10, Lot 155
Perry, Janet M.
37 Arch Street
Dover, NH 03820

Tax Map 10, Lot 156
Crawford, Dorthy A. Trustee C/O
Piken, Nancy
1771 Ringling Blvd.
Unit 612
Sarasota, FL 34236

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

Tax Map 10, Lot 161
Maglieozzi, Dennis & Shannon
28 West Concord Street
Dover, NH 03820

Tax Map 10, Lot 161
Carroll, Robert & Nancy
17 Arch Street
Dover, NH 03820

Tax Map 11, Lot 9
Tatro, Partricia & Laurence
2 Arch Street
Dover, NH 03820

Tax Map 11, Lot 7 (Condo Association)
155 Silver St. Condominiums
c/o Richard N. Spagnolia
73 Pine Knoll Vlg.
Lee, NH 03861-6652
Book 3489, Page 243

Tax Map 11, Lot 6
Barbara Call Brock, Trustee
Barbara Call Brock 2006 Rev Trust
157 Silver St.
Dover, NH 03820
Book 3431, Page 775

Tax Map 11, Lot 5
Duffy, Eleanor & Bernard
161 Silver Street
Dover, NH 03820

Tax Map G, Lot 7-1
Washington Highlands Homeowner's Association
PO Box 2253
Dover, NH 03821

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

Tax Map 10, Lot 157
Sharon A Buckley
33 Arch Street
Dover, NH 03820
Book 3568, Page 0057

Tax Map 11, Lot 13
Catherine M Vanderweil, Trustee
Catherine Vanderweil Living Trust
20 Arch Street
Dover, NH 03820
Book 3662, Page 712

Tax Map 11, Lot 12
David D. Ferguson, Trustee
16 Arch St. Realty Trust
16 Arch St.
Dover, NH 03820
Book 3831, Page 925

Tax Map 11, Lot 11
Joseph E & Margaret Jalbert
PO BOX 1454
Dover, NH 03821-1454
Book 3813, Page 718

Tax Map 11, Lot 10
William W & Carol D Boc, Trustees
William E. & Carol D. Boc, Rev. Trust
8 Arch St.
Dover, NH 03820
Book 3368, Page 430

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335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
October 5, 2015

City of Dover
Conservation Commission
Attention: Steve Bird Staff Planner
288 Central Ave
Dover, NH 03850
RE: Narrative
Jones Conditional Use Permit and Wetlands Permit
Off Arch Street

Mr. Chairman, Members of the Dover Conservation Commission and Steve Bird,

On behalf of Mark and Suzanne Jones, Berry Surveying & Engineering (BS&E) is filing an application for a Dover Conditional User Permit for 8,026 Sq.Ft., of buffer impact along with a Jurisdictional Expedited Wetlands Permit for 250 Sq.Ft., of direct impact.

As we discussed last month, these two impacts are to obtain access to buildable upland areas for the purposes of constructing 13 single family homes on their own lots. Given the constraints of the lot, the topographic, and the consideration to the abutting land owners and their buffers, these two impacts are unavoidable. Additionally, storm water drainage and treatment dictate that a proposed rain garden be placed in the position shown. Through the use of constructed steep slopes, retaining wall, reasonable vertical curve, and reasonable horizontal curvature in the centerline of the road, the impacts are reduced to the extent possible and thus minimized. The proposed fill "notch" within the wetland or the buffer will not impede flow in any way, and will allow it to flow as it does in the existing condition.

At the last conservation meeting it was discussed that a site walk was warranted, and that the commission would like to see the placement of the structures on the lots, as well as the driveways to ensure no additional impacts would be required. Since then, we have walked the site with the Commission, where there were no additional questions raised. In the provided packages, please find copies of the submitted site plans which have been reviewed by the TRC. On them you will note there are proposed structures as well as other useful information requested at the last meeting.

Lastly, please note that there will be a wetlands permit application submitted to the planning department. We would appreciate the board's indulgence in authorizing the chairman to sign the application at a future date so that it may be reviewed as a Minimum Expedited Application. At this time we are still waiting for a response from Division of Historical Recourses.

Berry Surveying & Engineering

Christopher R. Berry
Principal, President

Natural Resource Consulting Services

Oct. 7, 2014

Mr. Chris Berry, Project Manager
Berry Survey and Engineering, Inc.
335 Second Crown Point Road
Barrington, NH 03825

RE: Wetland Delineation at Arch Road, Dover, NH

Dear Mr. Berry:

This letter reports on a wetland investigation that Natural Resource Consulting Services (NRCS) performed at the above-referenced site in Dover, NH on July 26-27, 2014. The parcel is on the west side of Arch Road in an undeveloped woodlot. I flagged the edge of jurisdictional wetlands with alpha-numeric plastic ribbon. I faxed you a brief sketch of my delineation, which you surveyed. You sent me the map and I concur with its accuracy.
I located several deciduous-dominated forested palustrine wetlands around the site [PFO1].

WETLAND PARAMETERS

For the Corps of Engineers and the NHDES, three parameters must be simultaneously present for an area to be wetland: The presence of hydric (wetland) soils, a preponderance of hydrophytic vegetation (plants adapted for growth in saturated conditions), and wetland hydrology. For a point to be considered a wetland, all three criteria must be simultaneously met on undisturbed sites like this one.

We consulted the COE's standard on-line reference for determination of whether or not a plant is a wetland species. This report classifies all plants into five indicator categories based upon their frequency of occurrence in various habitat types. New Hampshire and the Army Corps of Engineers define wetlands as "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

VEGETATION

Table 1. Typical Vegetation Observed at Arch Road Site, Dover

Scientific Name	Common Name	Status
UPLAND		
Fraxinus americana	White Ash	FACU
Sassafras albidum	Sassafras	FACU-
Populus tremula	Quaking Aspen	FACU
Fagus grandifolia	American Beech	FACU
Parthenocicis quinquefolia	Virginia Creeper	FACU
Rhus typhina	Staghorn sumac	FACU
Rumex crispus	Curled Dock	FACU
Taraxacum officinale	Common Dandelion	FACU
Solidago canadensis	Canadian Goldenrod	FACU
Pinus strobes	White Pine	FACU

Home Office: 95 Silver Lake Rd. Tilton, NH 03276
Phone/Fax: 603-729-0214

Field Office: 67 West Shore Road, Grand Isle, VT 05458
Phone/Fax: 802-878-4800

Quercus rubrum	Red Oak	FACU
Rhus radicans	Poison Ivy	FAC
Rubus strigosus	Red Raspberry	FAC-
Acer saccharum	Sugar Maple	FACU
Prunus serotina	Black Cherry	FACU
Fraxinus amerianum	White Ash	FACU
Carpinus caroliniana	Muscle Wood	FAC

WETLAND

Impatiens capensis	Jewelweed	FACW
Carex vulpenoides	Fox sedge	OBL
Juncus canadensis	Canada rush	OBL
Onoclea sensibilis	Sensitive Fern	FACW
Acer rubrum	Red Maple	FAC
Betula populifolia	Grey Birch	FAC
Osmunda cinnamomea	Cinnamon Fern	FACW
Ulmus americana	American Elm	FAC
Betula alleghaniensis	Yellow Birch	FAC
Viburnum lentago	Nannyberry	FAC
Alnus rugosa	Speckled Alder	FACW+
Hamamelis virginiana	Witch Hazel	FAC-
Rosa multiflora	Multi-flora Rose	FAC
Viburnum dentatum	Arrowwood	FAC
Ilex verticillata	Black Alder	FACW

Obligate (OBL) - Always found in wetlands under natural conditions (frequency greater than 99%).
Facultative wetland (FACW) - Usually found in wetlands (67-99% frequency) but occasionally found in non-wetlands.
Facultative (FAC) - Sometimes found in wetlands (34-66% frequency) but also occurs in non-wetlands.
Facultative upland (FACU) - Seldom found in wetlands (1-33% frequency) and usually occurs in non-wetlands.
A positive (+) or negative (-) symbol is used with the facultative indicator to more specifically define the regional frequency of occurrence in wetlands. A positive sign indicates a frequency towards the higher end of the category (more frequently found in wetlands), and a negative sign indicates a frequency toward the lower end of the category (less frequently found in wetlands). ** = not classified, NI = no information, NR = not rated

The wetlands were generally undisturbed, although there was a historic farm road fill from the last century [pre-dating jurisdiction] across one wetland, and the area had been previously farmed and logged. Also, it is clear that substantial amounts of surface water has been diverted from the site by City storm water infrastructure [on Silver and Arch Streets]. The main entrance from Arch Street for instance carried more surface water in the past, but it has been diverted from the site. Additionally, water was diverted onto the rear of property by an abutter's [foundation?] drain, and further, someone created a small man-made ditch conveyance to route that water within the site [near flags C-22]. These ditches are manmade conveyance systems and are not jurisdictional because they are stormwater conveyance systems. The wetlands are State and

Federally- jurisdictional. The wetlands also have a City-required buffer, which you should add to the final wetland map. On-site wetland soils ranged from somewhat poorly drained to poorly drained.

We have enjoyed working with you on this phase of the project. Please contact me when you have time to discuss our findings. If the owner would like me to review the wetland delineation with Town, State or Federal officials, I am available to do that on a time and materials basis. If permitting is required at this site in the future, we are keenly interested in helping. Thanking you in advance for your confidence in NRCS, I remain,

Very truly yours,

Peter Spear
Certified Wildlife Biologist (The Wildlife Society)
Professional Development Certificate (The Wildlife Society)
Professional Wetland Scientist (Society of Wetland Scientist)
Certified Environmental Professional (National Association of Environmental Professionals)
Certified in Habitat Evaluation Procedures (US Fish and Wildlife Service)
NH Certified Wetland Scientist #103

New Hampshire Natural Heritage Bureau

To: Christopher Berry
335 Second Crown Point Road
Barrington, NH 03825

Date: 2/6/2015

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 2/6/2015

VALID ONLY FOR NOTIFICTION OR MINIMUM EXPEDITED APPLICATIONS SUBMITTED TO THE NHDES WETLANDS BUREAU

NHB File ID: NHB15-0579

Applicant: Mark & Suzanne Jones

Location: Tax Map(s)/Lot(s): 11-14
Dover

Project Description: 13 lot residential subdivision

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

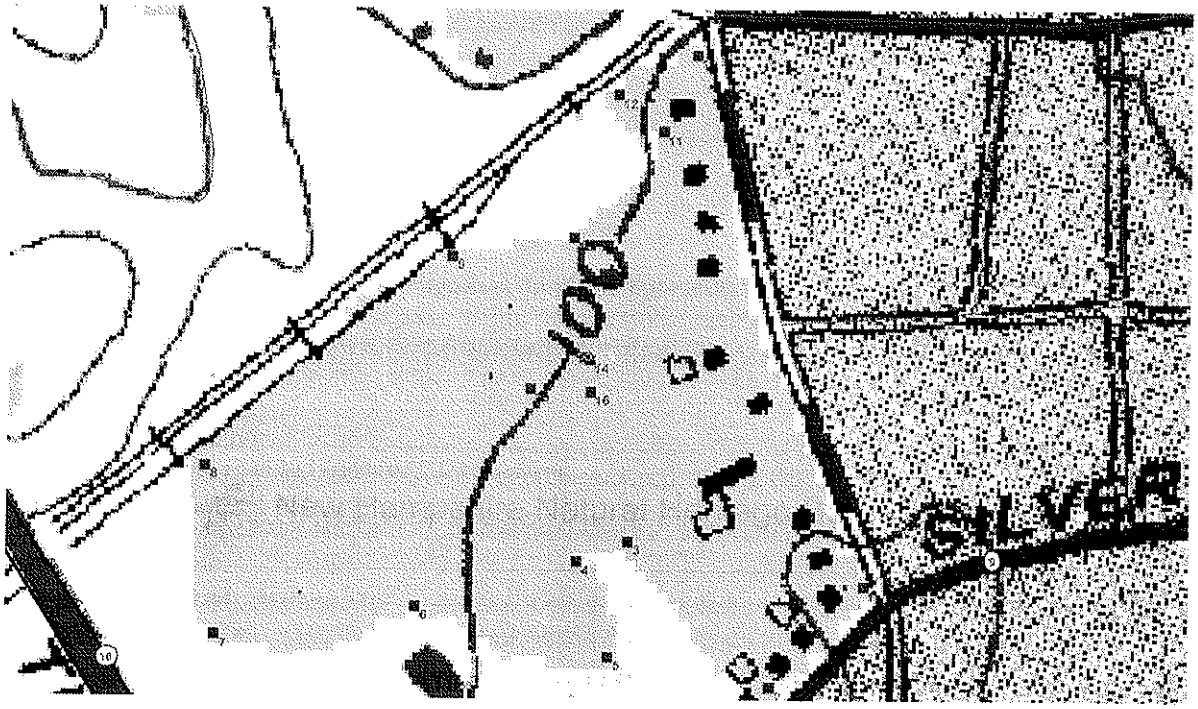
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 2/5/2016.

Department of Resources and Economic Development
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DRED/NHB
PO Box 1856
Concord NH 03302-1856

MAP OF NOTIFICATION POINTS FOR NHB FILE ID: NHB15-0579



Department of Resources and Economic Development
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DRED/NHB
PO Box 1856
Concord NH 03302-1856

BERRY SURVEYING & ENGINEERING

BOUNDARY & TOPOGRAPHIC SURVEYING
CIVIL ENGINEERING
SITE DESIGN
SEPTIC SYSTEM DESIGN
WETLANDS PERMITTING
SHORELAND PROTECTION PERMITTING

October 5, 2015

RE : Wetland Dredge & Fill Permit
Mark W. & Suzanne M. Jones
Arch Street
Dover, N.H. 03820
Tax Map 11, Lot 14

Dear Abutter,

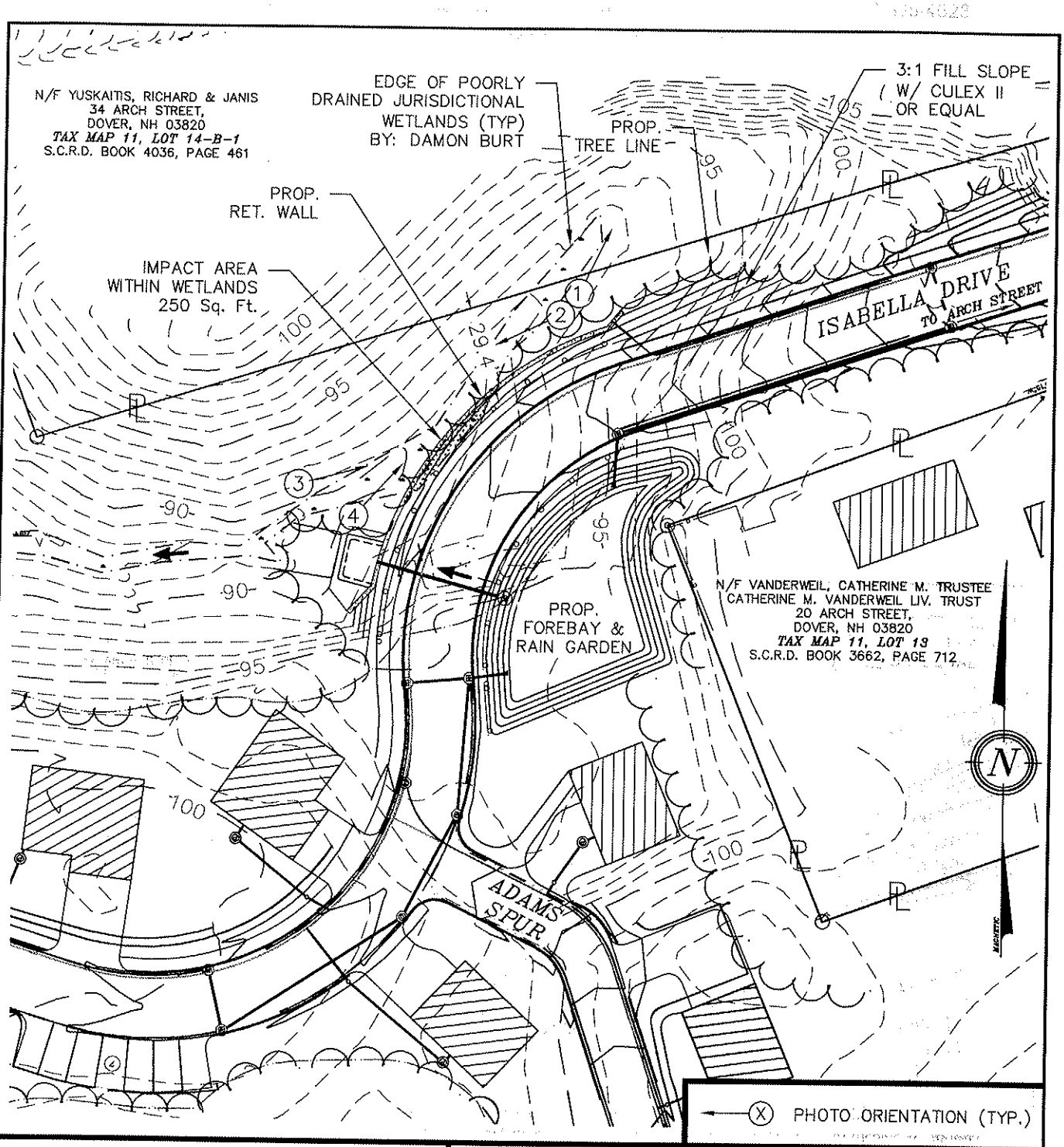
An application is being filed with the NH-DES Wetlands Bureau to request a permit for permanent impacts in the Jurisdictional Wetlands as the result of the construction and upgrading of a roadway to a residential subdivision.

Plans and details of this application will be on file at the City Clerk's office within 5 days for review or this office can be contacted for details. This notice is required under the provisions of The Wetlands Administrative Rules.

Sincerely,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Project Manager

335 Second Crown Point Road, Barrington, NH 03825 **Phone** (603) 332-2863 **Fax** (603) 335-4623
BerrySurvey@berrysurveying.com BerrySurveying.com



WETLAND IMPACT AREA
MARK & SUZANNE JONES
ARCH STREET
DOVER, N.H.
TAX MAP 11, LOT 14

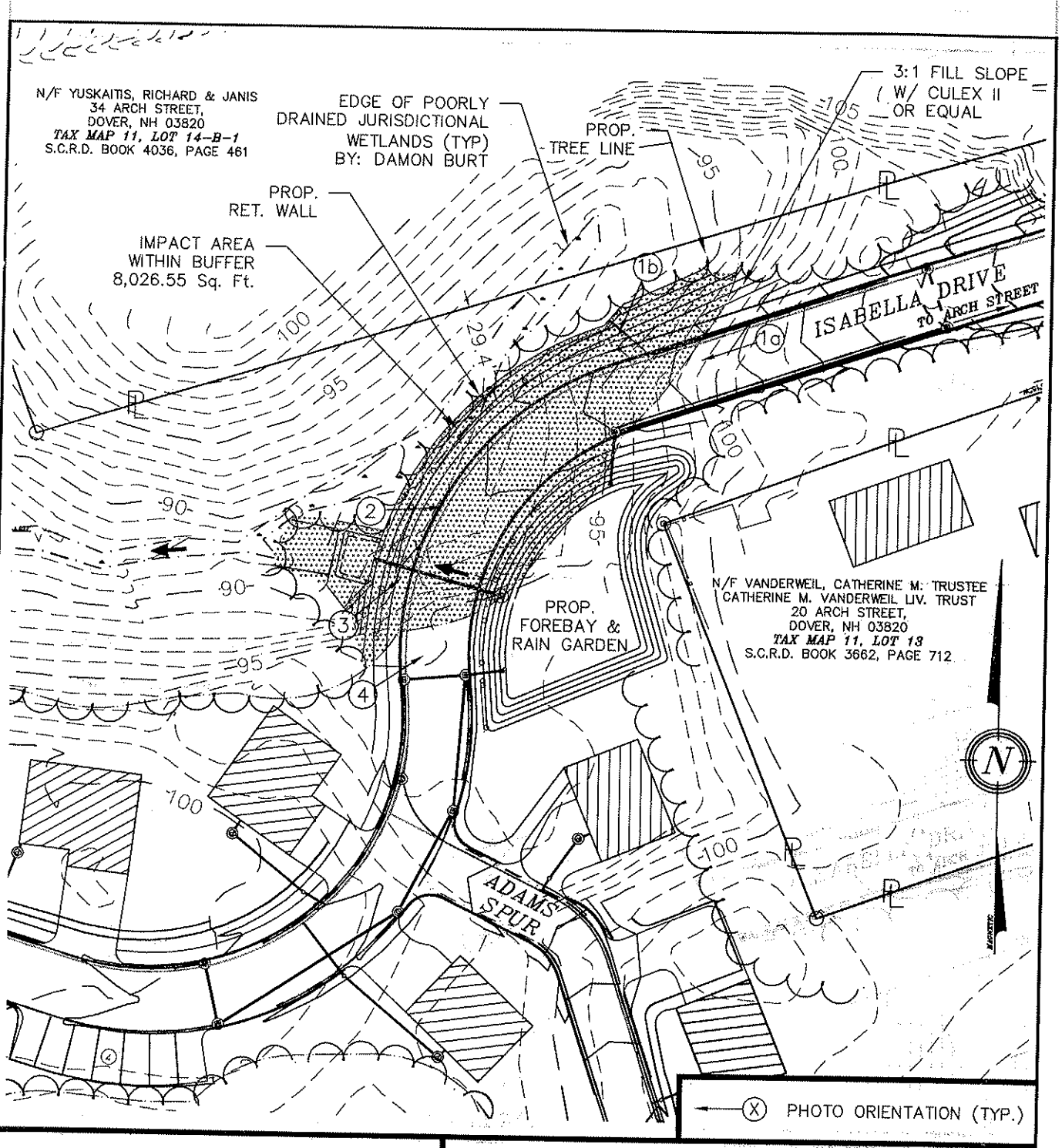
SHEET 1 OF 2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1" = 50'

DATE : OCTOBER 5, 2015

FILE NO. : DB 2013-010



WETLAND BUFFER IMPACT AREA
MARK & SUZANNE JONES
ARCH STREET
DOVER, N.H.
TAX MAP 11, LOT 14

SHEET 2 OF 2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1" = 50'

DATE : OCTOBER 5, 2015

FILE NO : DB 2013-010

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

Site Photos

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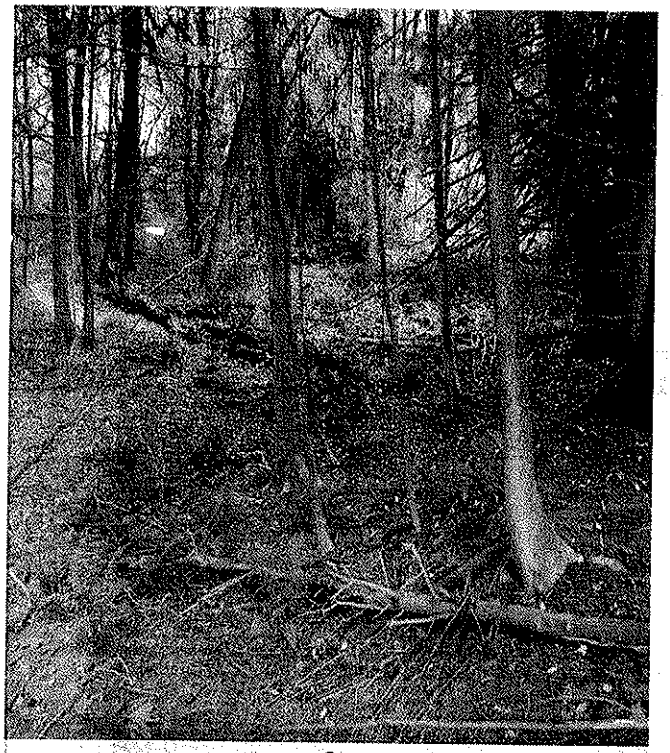
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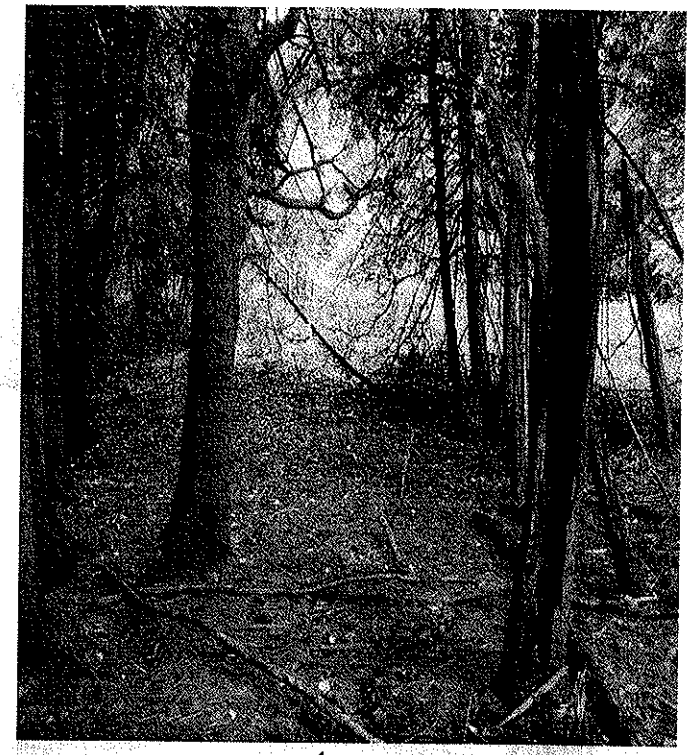
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3



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Wetlands:



1



2

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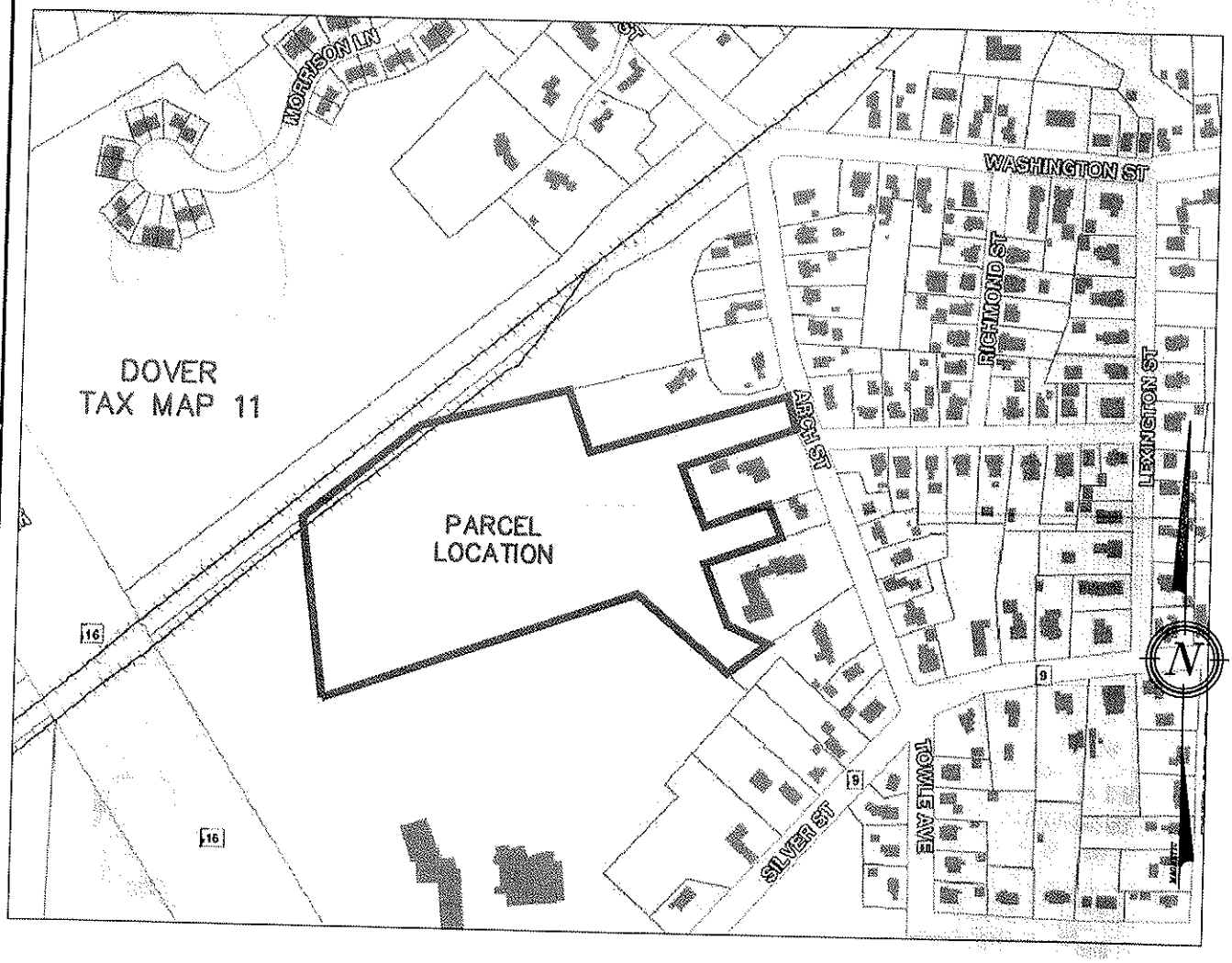


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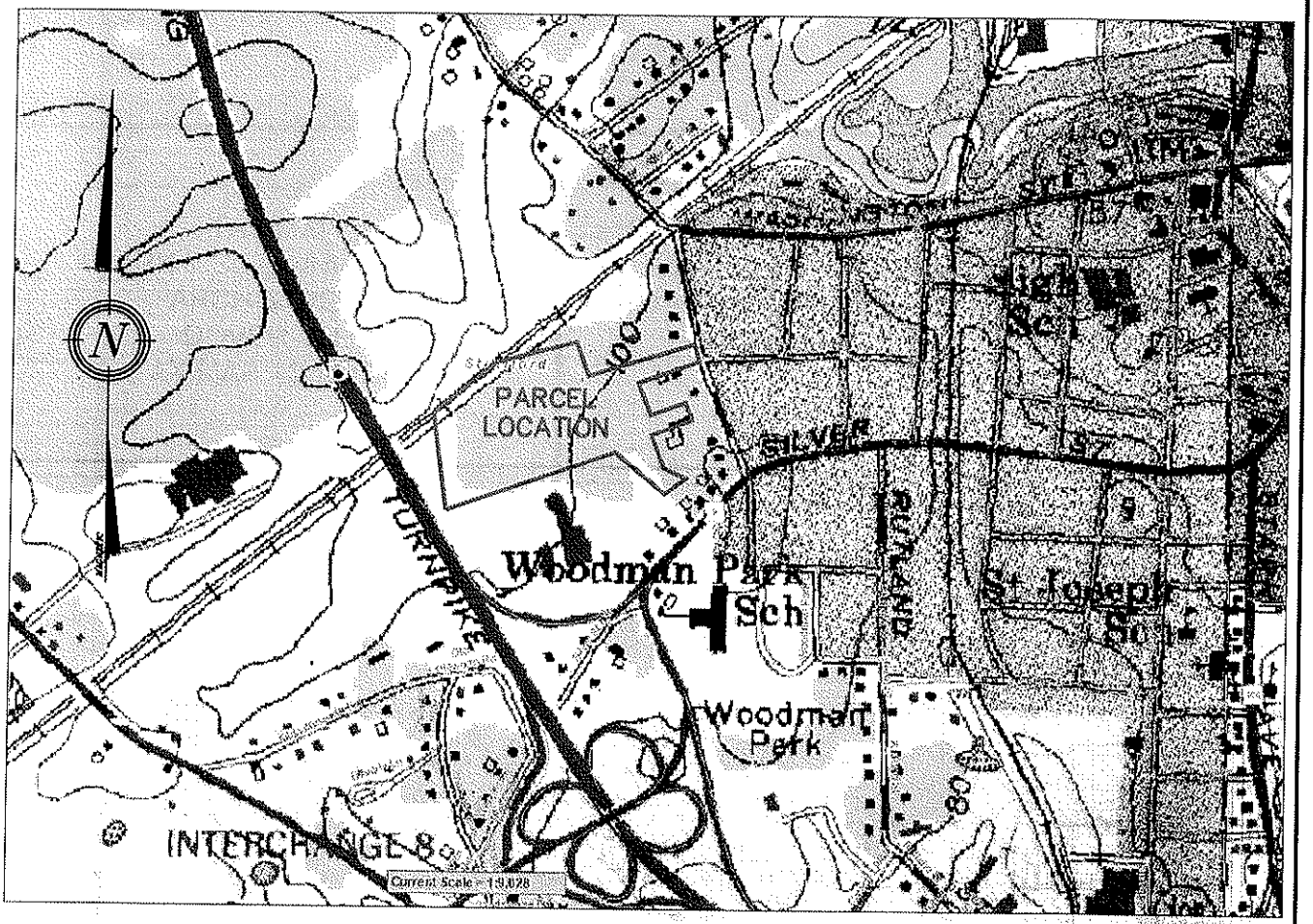
TAX MAP
MARK & SUZANNE JONES
ARCH STREET
DOVER, N.H.
TAX MAP 11, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : OCTOBER 5, 2015

FILE NO. : DB 2013-010



USGS MAP
MARK & SUZANNE JONES
ARCH STREET
DOVER, N.H.
TAX MAP 11, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
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SCALE : NONE

DATE : OCTOBER 5, 2015

FILE NO. : DB 2013-010

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	$0.49
Total	$3.94

0868
09 Postmark Here
10/05/2015

Sent To
Kenneth A. Berry, PE, LLS
Christopher R. Berry, Project Manager
Street, Apt. or PO Box
Berry Surveying & Engineering
335 Second Crown Point Road
City, State
Barrington, NH 03825

PS Form ... Instructions

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Peter W. Spear, CWS #103
Natural resource Consulting Services
Street, Apt. or PO Box
95 Silver Lake Road
City, State
Tilton, NH 03276

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Sent To
Richard J & Janis H Yuskaitis
Street, Apt. or PO Box
34 Arch St.
City, State
Dover, NH 03820-3602

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Total	$3.94

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Salmon Falls Holding, LLC
Street, Apt. or PO Box
PO BOX 4300
City, State
Portsmouth, NH 03802

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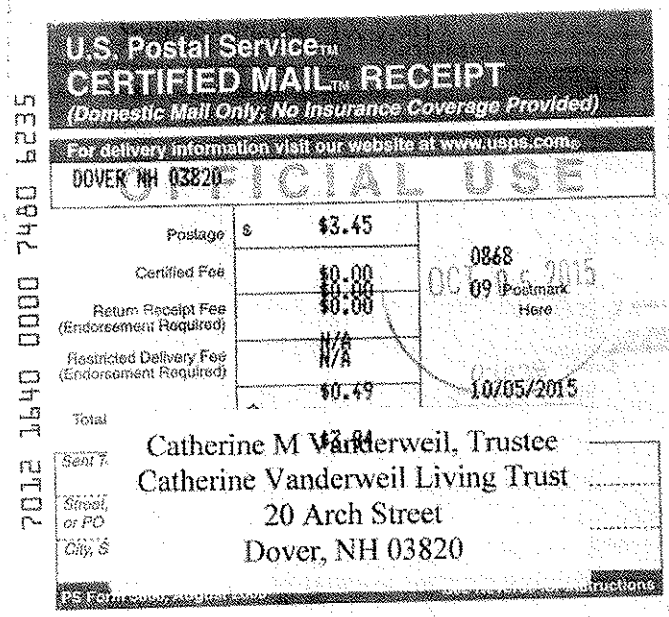
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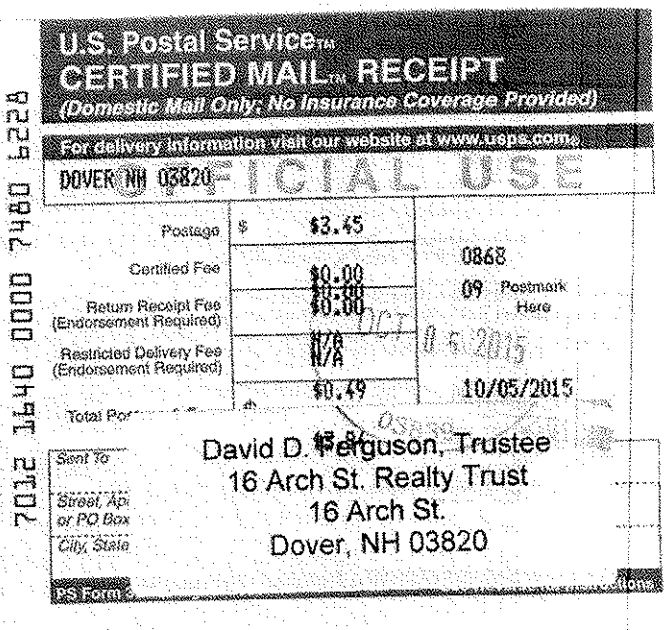
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Sent To
Mark W. & Suzanne M. Jones
Street, Apt. or PO Box
317 Haroldson Dr.
City, State
Corpus Christie, TX 78412

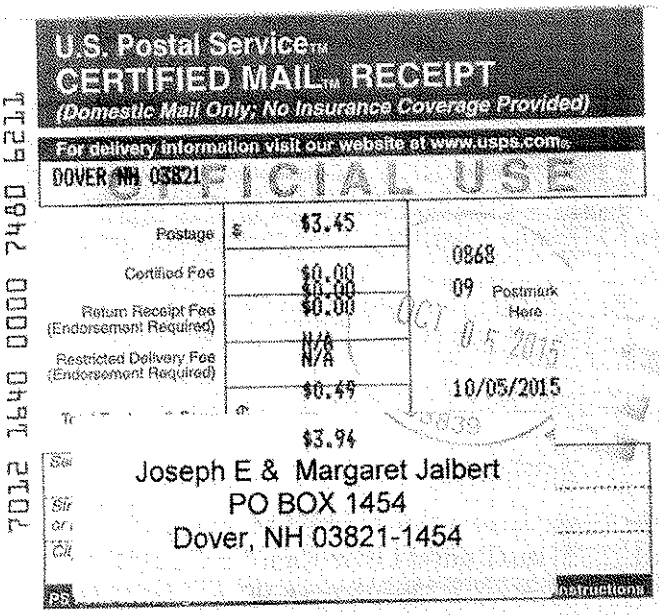
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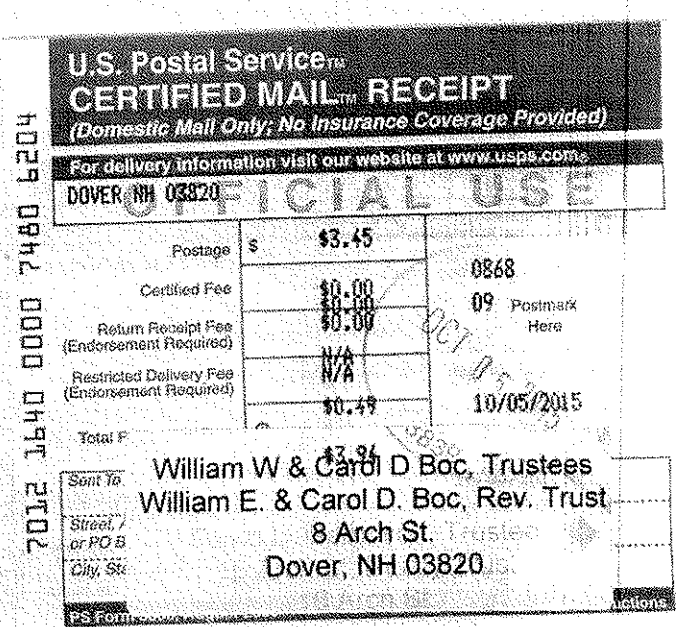
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Catherine M Vanderweil, Trustee
Catherine Vanderweil Living Trust
Street, Apt. No., or PO Box No. 20 Arch Street
City, State, ZIP+4® Dover, NH 03820
PS Form 3800, August 2006 See Reverse for Instructions
7012 1640 0000 7480 6235



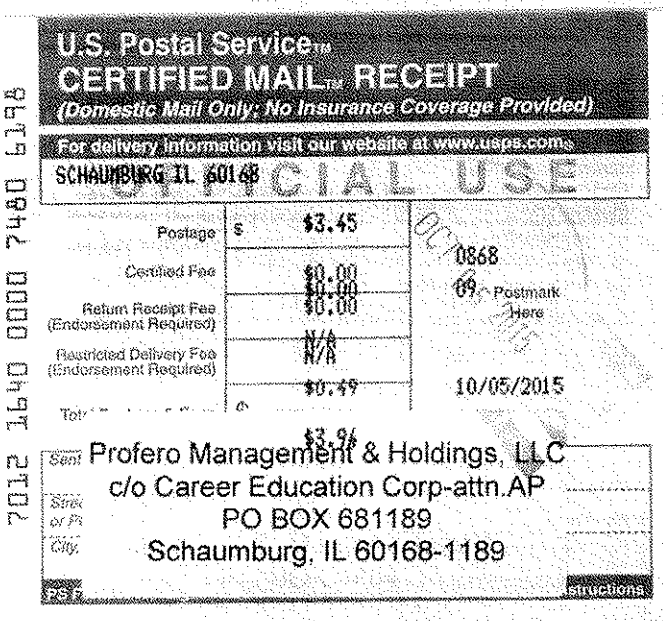
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David D. Ferguson, Trustee
16 Arch St. Realty Trust
Street, Apt. No., or PO Box No. 16 Arch St.
City, State, ZIP+4® Dover, NH 03820
PS Form 3800, August 2006 See Reverse for Instructions
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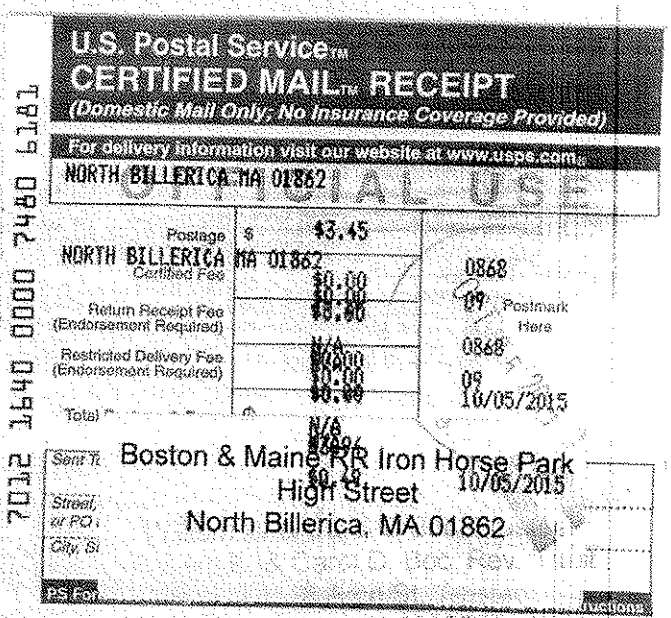
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Joseph E & Margaret Jalbert
Street, Apt. No., or PO Box No. PO BOX 1454
City, State, ZIP+4® Dover, NH 03821-1454
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William W & Carol D Boc, Trustees
William E. & Carol D. Boc, Rev. Trust
Street, Apt. No., or PO Box No. 8 Arch St.
City, State, ZIP+4® Dover, NH 03820
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Restricted Delivery Fee (Endorsement Required) N/A
Total Postage and Fees $0.49
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Profero Management & Holdings, LLC
Street, Apt. No., or PO Box No. c/o Career Education Corp-attn.AP
City, State, ZIP+4® PO BOX 681189
Schaumburg, IL 60168-1189
PS Form 3800, August 2006 See Reverse for Instructions
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Boston & Maine RR Iron Horse Park
Street, Apt. No., or PO Box No. High Street
City, State, ZIP+4® North Billerica, MA 01862
PS Form 3800, August 2006 See Reverse for Instructions
7012 1640 0000 7480 6181

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

Stormwater System Operation and Maintenance Plan

And

Inspection and Maintenance Manual

"The Preserve"
Isabella Drive
Off Arch Street
Mark and Suzanne Jones
Dover, NH

Prepared By

Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
603-332-2863

File Number
DB2013-010
Dover Planning File: 2015-16

This Operation and Maintenance Plan & Inspection and Maintenance Manual was prepared for the Stormwater System to be constructed at The Preserve. It has been prepared in accordance with RSA 485-A:17 and Administrative Rules Env-Wq 1507.08 administered by the NHDES Alteration of Terrain.

Stormwater System Operation and Maintenance Plan

And

Inspection and Maintenance Manual

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Owner Certification ..... Page 8

Site Plans

Introduction

The Best Management Practices (BMP) described in this manual are specified in more detail within the plan set giving design details and specifications. The New Hampshire Stormwater Manual, Volume 2, Post-Construction Best Management Practices Selection & Design (December 2008, NHDES & US EPA) is included by reference to this manual. Additional details, construction specifications, and example drawings are provided within this reference. (http://des.nh.gov/organization/divisions/water/stormwater/)

The BMP's are covered below in the general order in which the storm water flows. Each BMP has a description and maintenance consideration listed. A checklist table is provided after the narrative to summarize the maintenance responsibilities and schedule. A Log Form is also provided for the owners use.

For details regarding the design of the Storm Water System see also Drainage Analysis & Sediment and Erosion Control Plan also published by Berry Surveying & Engineering originally dated March 2015 and site plans prepared for Mark and Suzanne Jones.

Mark and Suzanne Jones, land owner for The Preserve, is responsible for the Stormwater System Operation and Maintenance until such time as it is relinquished to the HAO. A significant step in this responsibility is the Inspection and Maintenance of each component of the system. Ongoing, semi-annual, and annual inspection and maintenance requirements are documented below and must be taken seriously. Failure of any component of the system can result in surface water run-off ponding and/or freezing in the parking lot, leaving the developed site untreated, and/or causing violations to issued permits. The owner must maintain, and have available, plans of the Stormwater System in order properly inspect and maintain the system. (Reduced copies attached.) The homeowners association is responsible to ensure that any subsequent owner, owners association, or subcontractor has copies of the Log Form and Annual Report records and fully understands the responsibilities of this plan. The grantor owner will ensure this document is provided to the grantee owner by duplicating the Ownership Responsibility Sheet which is found toward the back of this document, which will be maintained with the Inspection & Maintenance Logs, provided to the City of Dover Engineering Department with the Annual Report and available to NHDES upon request.

Deep Sump Catch Basins and Drain Manholes

Description: Deep Sump Catch Basins are used throughout the site as a pretreatment measure to remove sediment and debris from storm water runoff. Deep Sump Catch Basins will be designed with a sump that is four times the depth of the discharge culvert and a minimum of four feet. All pretreatment deep sump catch basins will have an outlet pipe hood which extends one-foot below the outlet invert and will include a hood vent. Pretreatment deep sump drain manholes (DMH #3 and DMH #4) are equipped with 45-degree flow deflectors.

Maintenance Considerations: Sediment must be removed from Deep Sump Catch Basins and Deep Sump Manholes on a regular basis, at least twice a year and more often if the sumps become half-full. Inspections should be conducted periodically. At a minimum they should be cleaned after snow-melt and after leaf-drop. Damaged outlet hoods must be replaced. It is recommended that a vacuum truck be utilized as contrasted to a clam-shell method to avoid damage to the hood. Hydrocarbons found to be floating in the basin should be removed by skimming, absorbent materials, or other method. Disposal of all material, sediment, and debris must be done in accordance with state and federal regulations. Drain manholes throughout the site must be inspected and maintained in order to preserve the integrity of the storm water drainage system as a whole.

Bioretention System (Rain Gardens)

Description: Rain Gardens, or bioretention, areas are located close to the source of runoff. They are intended to integrate with the site landscaping and become an aesthetically attractive opportunity to provide highly effective stormwater treatment. The rain gardens associated with this proposed development contribute toward recharge of surface water run-off into the ground. It is important that sediment be removed from run-off prior to discharge into the bioretention area to preserve the mulch and soil mix ratio. During construction it is important that the ground surface not be exposed to traffic or construction equipment to preserve the infiltration capabilities of the existing soil. Construction specifications are included in the plan set and New Hampshire Stormwater Manual, Volume 2, 4-3 Treatment Practices, 4c Bioretention System.

Maintenance Considerations:

Rain Gardens should be inspected at least twice annually and following any rainfall event exceeding 2.5 inches in a twenty-four hour period. Maintenance rehabilitation will be conducted as warranted by each inspection. Trash and debris will be removed at each inspection.

On an annual basis the infiltration capabilities need to be confirmed by evaluation the drawdown time. If the bioretention system does not drain within 72-hours following a rainfall event, a qualified professional will assess the condition of the rain garden to determine measures required to restore the infiltration function. This is normally the direct result of sediment accumulation which will be removed to restore the filter media ratio.

Also on an annual basis, the vegetation should be inspected to ensure healthy condition. Invasive species need to be removed, along with dead or diseased vegetation.

Dry-swales that are equipped with underdrains will have the underdrains flushed annually by running water from a hose into the clean-outs and watching the collection catch basins for discharge. Clean-outs will be located at the ends of the dry-swales. Catch basins used as over-flow devices and collection points for underdrains will be maintained as a deep sump catch basin above.

Annual Report

Description: The owner is responsible to keep an **I & M Activity Log** that documents inspection, maintenance and repairs to the storm water management system, and a **Deicing Log** to track the amount and type of deicing material applied to the site. The original owner is responsible to ensure that any subsequent owner(s) have copies of the Stormwater System Operation and Maintenance Plan & Inspection and Maintenance Manual, copies of past logs and checklists. This includes any owner association for potential condominium conversion of the property. The Annual Report will be prepared and submitted to the City of Dover Engineering Department with copies of both logs and check lists no later than December 15th of each year and made available to NHDES upon request. Upon an ownership change, the Annual Report will include the Transfer of Ownership Responsibility Forms duplicated from the form found below.

Respectfully,
BERRY SURVEYING & ENGINEERING
Kenneth A. Berry, PE, LLS
Principal, VP – Technical Operations

STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN

Inspection & Maintenance Manual Checklist

"The Preserve"
Isabella Drive off Arch Street
Dover, NH 03820

BMP / System	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Pavement Sweeping	Three Times Per Year	N/A	N/A
Litter/Trash Removal	Routinely	Inspect dumpsters, outdoor waste receptacles area, and yard areas.	Parcel will be free of litter/trash.
Deicing Agents	N/A	N/A	Use salt as the primary agent for roadway safety during winter.
Closed Drainage System:			
Drainage Pipes	1 time per 2 years	Check for sediment accumulation & clogging.	Less than 2" sediment depth
Catch Basins	2 times per year	Check for sediment accumulation, blocked hood, and floating debris.	Less than 24" sediment depth. Remove all floating debris.
Deep Sump Drain Manholes	2 times per year	Check for sediment accumulation and clogging.	Less than 24" sediment depth. Remove all floating debris.

Infiltration Basins	2 times per year	Check for sediment accumulation buildup in the drain manhole.	Remove sediment found in the sump.
Rain Garden	2 times per year	Check for sediment and debris accumulation buildup.	Remove sediment & debris when required.
Rain Garden / Dry-Swales	Annually	72-Hour drawdown time evaluation and vegetation evaluation. Underdrain flushing.	Remove dead & diseased vegetation along with all debris, take corrective measures of filtration media if required. Flush underdrain clean-outs with a hose.
Annual Report	1 time per year	Submit Annual Report to Dover Engineering Department and kept on file by the owner.	Report to be submitted on or before December 15th each year. Make copies available to NHDES upon request.

Inspection Checklist: Page 3

Inspection Notes:

STORMWATER SYSTEM OPERATION & MAINTENANCE PLAN CERTIFICATION

Owner	Responsibility
Name: Address: Telephone:	The owner is responsible for the conduct of all construction activities, and ultimate compliance with all the provisions of the Stormwater System Operation & Maintenance Plan and the implementation of the Inspection and Maintenance Manual.

OWNER CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed: _____ Date: _____

Printed Name:

Representing:

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-16

Application Type:	Open Space Subdivision
Applicant:	Berry Surveying & Engineering
Owner:	Mark and Suzanne Jones
Location	Arch Street (Tax Map 11, Lot 14)

INTENT: Subdivision Plan Review to create an open space subdivision containing thirteen (13) lots plus an open space lot.

LOTS/UNITS PROPOSED: 13 lots plus one open space lot

AGENDA ITEM #: 4-E

ACRES: 12.08 acres

ZONING DISTRICT: Medium-Density Residential District – R-12

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Single family residential and commercial

PROPOSED LAND USE: 13 new single family residential lots

ZBA ACTION: None

ATTACHMENTS: Subdivision plan, application and TRC minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
- Conditional Use Permit
- NH DES Wetlands Permit

WAIVERS REQUESTED:
- To Chapter 155-22-F to reduce 30 foot perimeter buffer to varying lengths with the minimum being 15 feet
- To Chapter 155-33-A to allow a right-of-way width of 31' instead of the required 50'

Summary of Request and Background
The applicant has submitted a plan for an Open Space Subdivision to subdivide an existing lot into 13 house lots plus one open space lot. The units would be serviced by municipal water and sewer and be accessed by a private road.

The applicant met with the Technical Review Committee (TRC) on March 26, 2015 (please see attached minutes). After a meeting with Planning Staff on November 3, 2015, it was decided that the plan did not need to go back to TRC before the Planning Board meeting.

Consistency with Land Use Regulations
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

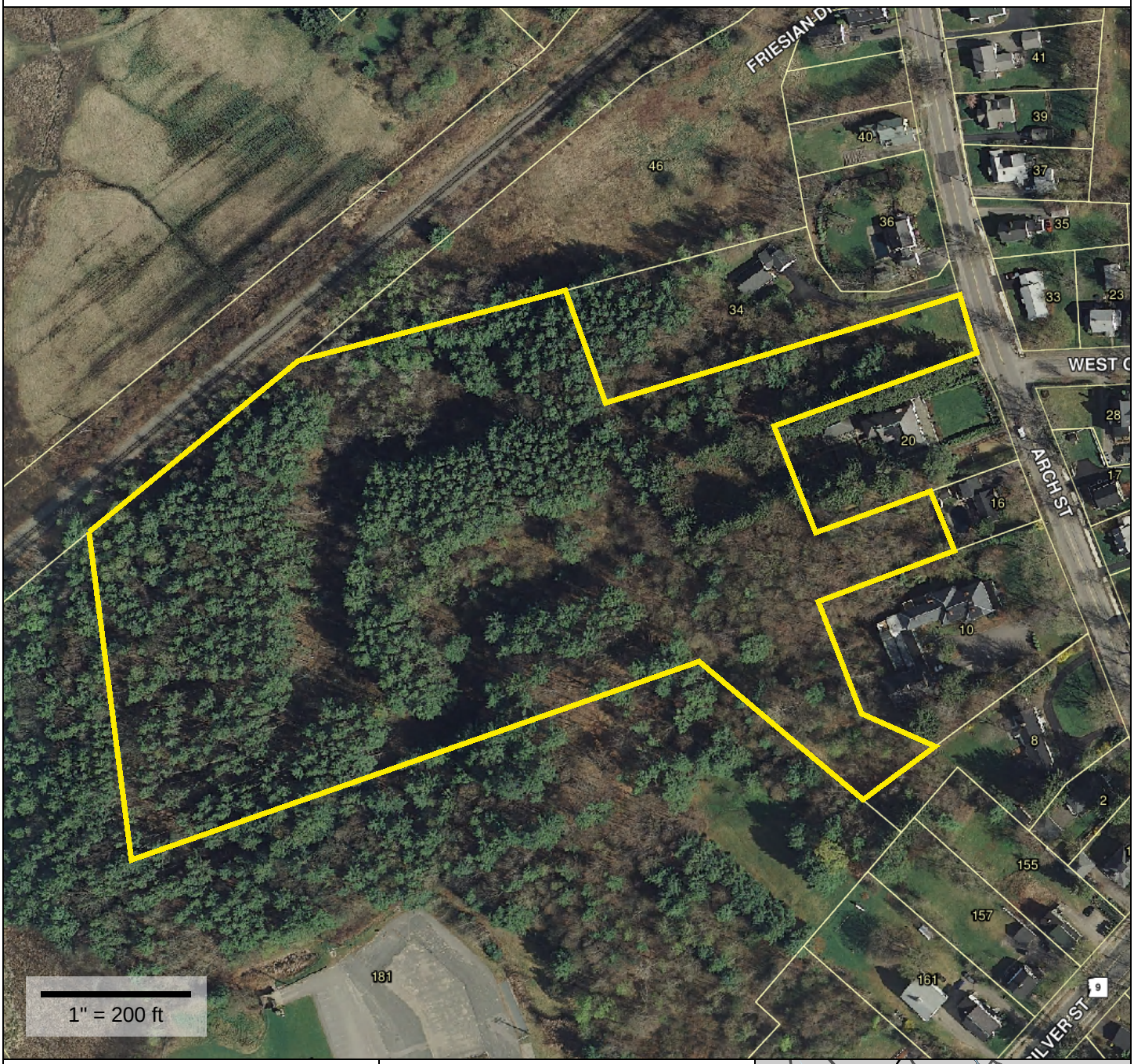
Chapter 155-22 allows an open space subdivision in the R-12 District if the lot is a minimum of five acres.

Waiver Requests:
The applicant is requesting a waiver to Chapter 155-22-F to reduce the 30 foot buffer to 15 feet along. Lastly, a waiver request has been submitted for Chapter 155-33-A to allow a right-of-way width of 31 feet instead of the required 50 feet.

The applicant has submitted a letter that includes the justification for the requests.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board table the application and schedule a site walk.

Arch Street - Jones



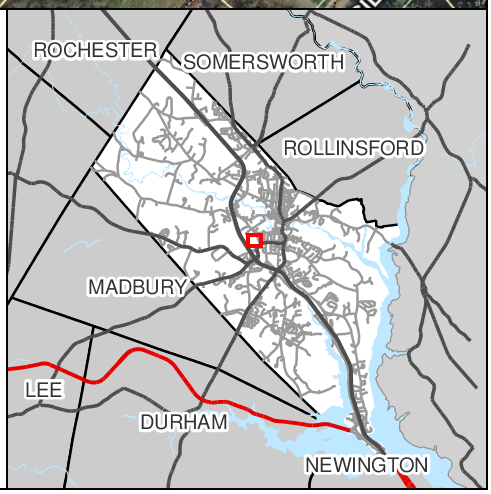
Property Information

Property ID	11014-000000
Location	ARCH ST
Owner	JONES MARK W & JONES SUZANNE M

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

TECHNICAL REVIEW COMMITTEE MINUTES – P15-16

Application Type:	Open Space Subdivision Review
Applicant(s):	Mark & Suzanne Jones
Owner(s):	Mark & Suzanne Jones
Location:	Arch Street (Tax Map 11, Lot 14)
Date:	March 26, 2015

INTENT: Review of proposed 13 lot open space subdivision.

UNITS PROPOSED: Thirteen (13) new residential lots

AGENDA ITEM #: 1

ACRES: 12.07 acres

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

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES Wetlands Permit
- NHDES Alteration of Terrain Permit
- CUP for wetland buffer impact

WAIVERS REQUESTED: Reduction of open space 30 ft. side buffer requirement; waivers from private road minimum right-of-way widths required

ATTENDANCE:

Members:
Christopher Parker (Planning)
Tim Corwin (Planning)
Dave White (Engineering)
Sgt. Marn Speidel (Police)
Dan Barufaldi (Economic Development)
Thomas Clark (Inspection Services)
Dennis Ciotti (Planning Board)

Others:
Christopher Berry
Mark Jones

1. <u>Approval of 3/19/15 Meeting Minutes (for P15-12 and P15-17)</u>

Motion to approve March 19, 2015 meeting minutes by D.White, seconded by D.Ciotti. U/A

2. <u>Plan Review</u>

Planning Comments:

- Impact fees/water and sewer investment fees will be assessed
- Provide traffic study
- Provide fiscal impact analysis
- NHDES Wetlands Permit
- NDES Alteration of Terrain Permit

Sheet 1:

- Provide yield plan fiscal analysis per Section 155-22.H(4)
- For each lot identify lot area, frontage, and size of upland area
- Provide total area of wetland impact, wetland buffer impact, and 20% slope impact
- Provide front build to calculation (update Note 5) and show build to on lots
- Show locations of homes (typical) to demonstrate compliance with build to
- Correct misc. spellings of "McEneaney"

Sheet 2:

- Make lines more readable (use white, if possible)
- Show zoning boundaries

Sheet 4:

- Identify reason for requested waiver from the 30 ft. side buffer along the abutting property (Tax Map 11, Lot 11)
- Wetlands form a continuous ring around the proposed residential lots - clarify how the Lot 15 open space will be accessed
- Note 10 – provide book and page information for recorded easement agreement

Sheet 5:

- Waiver needed from 50 ft. right-of-way requirement for Isabella Dr
- Waiver needed from 30 ft. right-of-way requirement for Adams Dr
- Identify total area of open space provided and % of upland open space

Sheet 6:

- Identify size of each steep slope area shown on the plan
- For utility easement reference, identify where note 10 can be found

DRAFT

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P15-16

Application Type:	Open Space Subdivision Review
Applicant(s):	Mark & Suzanne Jones
Owner(s):	Mark & Suzanne Jones
Location:	Arch Street (Tax Map 11, Lot 14)
Date:	March 26, 2015

Sheet 7:

- Note 33: change "code enforcement officer" to "building official"
- Clarify Note 35

Sheet 8:

- Parking not permitted on open space lot

Economic Development Comments:

- None

Police Department Comments:

- Fire lane signs needed on Adams Drive
- Potential exists for improper boat storage, etc. in the fire turnaround at end of Isabella. Provide adequate signage to discourage use or change this to a cul-de-sac.
- Provide narrative as to how trash collection will be handled
- Any Arch Street road work in 2015 must take into account extra traffic implications. Police officer encouraged.
- Provide a specific note on the plan regarding an identified truck route for earthwork and other construction related work. All trucks must enter/exit via Silver Street.

Fire/Inspections Comments:

- Elaborate on justification for waiver request from 30 ft. side buffer at front of lot
- Reorder plan set so neighborhood plan is correctly placed
- Clarify/correct notes 13, 16, 20, 22 on sheet 4
- Identify the "Adams" road/driveway as "Adams Drive"
- Identify lots 14 & 15 on sheet 5
- Provide plan for Fire Department apparatus turning radius (use T-1)

Engineering Comments:

- See attached memorandum dated March 25, 2015

Planning Board Comments:

- Identify any driveway easements necessary to provide access to the lots at the end of Isabella Drive

2. <u>Adjournment</u>

Motion to adjourn by T.Corwin, seconded by D.Ciotti. U/A

S:\Department\Planning\Planning_Share\Planning Board\TRC\2015 TRC\Minutes\3-26-15\2015.03.26_PlanningTechnicalReviewCommittee.Jones.Minutes.docx

DRAFT

CITY OF DOVER INTEROFFICE MEMORANDUM

TO: *PLANNING*
FROM: *ENGINEERING*
SUBJECT: *ARCH STREET-JONES*
DATE: *3/25/15*

We have reviewed the Plans, dated March 16, 2015, for compliance with the Dover Site Review Regulations. Based on our review we have the following comments and concerns:

1. Please show the building foot print or building area on sheet 4/32.
2. Please show all needed cross easements for driveways and parking on sheet 4 or 5 of 32.
3. The lot frontages for 6,7,12, and 13 are odd.
4. What is the existing 15 ft easement for on lot 13? And in favor of who?
5. Screening may be needed for 33 Arch st.
6. You call out 4.5 ft sidewalks. Our standard is 5 ft wide sidewalks.
7. Remove the note "at the owners discretion bituminous curb may be substituted' on sheet 7 and 8.
8. Correct note 35 on sheet 7 of 32.
9. I foresee issues with the three driveways at the end of the road with maintenance and snow plowing.
10. The 'Adams Spur' driveway may not need to be 20 ft wide the entire length. Revisit the 20 ft width and location of the turnaround.
11. Please submit a drainage study.
12. Due to the slope of the roadway, sand may build up at station 4+50 and cause ponding or ice issues. Double grates may help the situation.
13. I would recommend deleting DMH1 and instead, install a catch basin on the corner of Adams Spur to collect the water.
14. I would also recommend relocating catchbasin 7 to the corner to catch the water from Adams Spur better.
15. Complete the design of the sewer forcemain into Arch st and show the services.
16. Supply the design of the sewer forcemain for review.
17. Will there be an association for joint maintenance of the utilities and grounds?
18. Correct the drafting error of the FM through the catchbasins.
19. Show the underground electric and any gas main on the plan set.
20. I recommend moving the underdrains behind the curb where it overlaps the water or sewer trench.
21. Do not locate the curb boxes in the pavement at the end of the roadway.
22. I believe you could reduce the watermain size on Adams Spur.
23. We have not reviewed the drainage, erosion control plan or detail sheets in depth.
24. Please remove and correct detail sheets as needed.
25. 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.
26. Will the houses have sprinkler systems? Sprinkler systems shall be fed by a separate fire line, so that domestic services can be shut off without compromising fire safety.
27. We would recommend an on-site trash dumpster or private pickup.
28. Please show snow storage areas.

City of Dover, New Hampshire
SUBDIVISION APPLICATION

RECEIVED
Planning Office
NOV 03 2015
Dover, New Hampshire

[Revision Date: April 23, 2013]

Office Use Only	Project #: PS-16	Date Received: NOV 03 2015
	Amount Paid: $4333.58	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: JONES, MARK & SUZANNE Telephone # 603-781-2315

Address of Applicant: 317 CORPUS CHRISTI, TX. 78412

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

Address of Property Owner: _____

E-Mail Address: MRMWJONES@GMAIL.COM

PROPERTY INFORMATION

Address of Property: ARCH STREET

Assessor's Map # 11 Lot(s) # 14

Zoning District(s) R12 Overlay District(s) WETLANDS

Size of Parcel: 12.08Ac. Property Deed: Book 2195 Page: 51

Existing Use of Property: OPEN LAND

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 13

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

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

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

Estimated Length of Proposed Roads: 798 LF feet Public or Private Road? PRIVATE

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: BUFFERS AT ENTRANCE AND REAR

Justification for waiver request(s) (*attach additional sheets as needed*): CONSTRAINTS WITH EXISTING LOT WIDTH AND WETLANDS, AS WELL AS NATURAL DRAINAGE POINTS.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KENNETH A. BERRY

Address 335 SECOND CROWN POINT ROAD Telephone #: 603-332-2863
BARRINGTON, NH 03820

Professional License #: 805 E-mail address: CRBERRY@METROCAST.NET

ENGINEER INFORMATION

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

Address 335 SECOND CROWN POINT ROAD Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: CRBERRY@METROCAST.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.

Signature of Property Owner: _____ Date: 10-30-15

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

Signature of Agent: _____ Date: 10-30-15

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 10-30-15

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 10-30-15

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: 10-30-15

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

RECEIVED
Planning Office
NOV 0 3 2015
Dover, New Hampshire

PLANNING BOARD
APPLICATION CHECKLIST & FEE SCHEDULE

A. If you are submitting an application for Site Review or a Major Subdivision the applicant shall meet with the Technical Review Committee (TRC). Eight (8) copies of the application and preliminary plan must be submitted. _____

B. Prior to the submission deadline for Planning Board, fifteen (15) copies of the application and fifteen (15) sets of plans must be submitted. Four (4) 22" x 34"and eleven (11) 11" x 17" (signed by owner). _____

C. **TOTAL FEE** paid by cash or check made payable to "City of Dover"

1. Application fee for the following:
   - SUBDIVISION $150.00 x # 12 new lots created = $ $1800.00
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # _____ per dwelling unit = $ _____
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # _____ sq. ft. = $ _____
     Additions (new floor space) $.10 per sq. ft. x # _____sq. ft. = $ _____
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # 36,194 = $ $2533.58
   - MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ _____
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # _____ sq. ft. = $ _____
   - CONDITIONAL USE PERMIT $150.00 x # 1 per application = $ _____
   - GRAVEL PIT/ EXTRACTION PERMIT
     Application fee $50.00 = $ _____
     Permit fee $75.00 = $ _____
   - EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN ($150.00 minimum) $50.00 x # _____ per hour of review $ _____
   - REQUEST FOR REZONING $150.00 = $ _____
   - DRIVEWAY WAIVER – $100.00 application fee =
     Letter of rejection from Engineering Department, diagram & letter from owner $ _____

D. **Mailing Labels (Avery 5160)** in triplicate including owner, engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat with names and addresses for notices.

1. Certified letters fee: # of abutters _____ X $8.00 = $ _____
2. Applicant & Owner, engineer, architect, land surveyor or soil scientist Certified letters fee # _____ of x $8.00 = $ _____
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00 = $ _____
4. Creating/Printing Abutter Labels fee per sheet _____ x $10.00 = $ _____

E. **Foster's newspaper public notice fee** $ ~~80.00~~

F. **Digital Version of the Plan** & Archive Fee $1.00 x # _____ per sheet of plan set = $ _____

TOTAL FEE $ $4333.58

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

RECEIVED
Planning Office
NOV 0 3 2015
Dover, New Hampshire

City of Dover Planning Board
Attn: Director Christopher Parker
288 Central Ave
Dover, NH 03820

RE: Response to the Jones TRC Comments,

Director Parker and Members of the Dover, NH Planning Board,

Below are the original TRC Comments in *Italic*, with our reply below. For reference, the plan set has been slightly re-numbered since the original notes.

Planning Comments:
Comments:

- *Impact fees/water and sewer investment fees will be assessed*
  - The Applicant Understands this

- *Provide traffic study*
  - This has been provided to the Planning Department for review and also provided in the submission to the Dover Planning Board

- *Provide fiscal impact analysis*
  - This has been provided to the Planning Department for review and also provided in the submission to the Dover Planning Board.

- *NHDES Wetlands Permit*
  - This has been applied for through NHDES.

- *NHDES Alteration of Terrain Permit*
  - This permit is not required under Env-Wq 1503.12 (b) where the developer intends on building the road to stabilization and then selling or building lots. A note has been added to the site plan to this affect.

Sheet 1:
Comments:

- *Provide yield plan fiscal analysis per Section 155-22.H(4)*
  - This analysis has been provided to the Planning Department for review and also provided in the submission to the Dover Planning Board.

- *For each lot identify lot area, frontage, and size of upland area*
  - This has now been provided on the Yield Plan

- *Provide total area of wetland impact, wetland buffer impact, and 20% slope impact.*
  - These areas have now been provided on the Yield Plan.

- *Provide front build to calculation (update Note 5) and show build to on lots*
  - This no longer applies to this zone.

- *Show locations of homes (typical) to demonstrate compliance with build to*
  - These have been added to the yield plan.

- *Correct misc. spellings of "McEneaney"*
  - This has been corrected throughout the plan set.

Sheet 2:
Comments:

- *Make lines more readable (use white, if possible)*
  - This has been provided on the neighborhood plan.

- *Show zoning boundaries*
  - This has been provided on the neighborhood plan.

Sheet 4:
Comments:

- *Identify reason for requested waiver from the 30 ft. side buffer along the abutting property (Tax Map 11 Lot 11)*
  - A waiver request has been provided with the statutory justifications.

- *Wetlands form a continuous ring around the proposed residential lots – clarify how the Lot 15 open space will be accessed*
  - Access could be from the proposed parking area, down and over the shown wetlands. These wetlands are not wide an can easily be crossed without a formal crossing.

- *Note 10 – Provide book and page information for recorded easement agreement*
  - This has now been provided.

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Sheet 5:
Comments:

- *Waiver needed from 50 ft. right-of-way requirement for Isabella Dr.*
  - A waiver request has been requested with the statutory justifications provided.

- *Waiver needed from 30 ft. right-of-way requirement for Adams Dr.*
  - A waiver request has been requested with the statutory justifications provided.

- *Identify total area of open space provided and % of upland open space*
  - This has now been provided.

Sheet 6:
Comments:

- *Identify size of each steep slope area shown on the plan*
  - This has now been provided

- *For utility easement reference, identify where note 10 can be found*
  - This has now been provided

Sheet 7:
Comments:

- *Note 33: change "code enforcement officer" to "building official"*
  - This has now been modified.

- *Clarify Note 35*
  - This note has been modified

Sheet 8:
Comments:

- *Parking not permitted on open space lot*
  - The proposed open space has been revised.

Economic Development Comments:

- *None*

Police Department Comments:
Comments:

- *Fire lane signs needed on Adams Drive.*
  - A Sign has been added on this Drive.

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- *Potential exists for improper boat storage, etc. in the fire turnaround at end of Isabella. Provide adequate signage to discourage use or change this to a cul-de-sac.*
    - A sign has been added to this area to further discourage storage of any kind.

- *Provide narrative as to how trash collection will be handled*
    - This has been described in the Impact analysis. Road end pick up is provided for.

- *Any Arch Street road work in 2015 must take into account extra traffic implications. Police officer encouraged.*
    - The project is proposed to be built in 2016 and therefore no additional consideration is required.

- *Provide a specific note on the plan regarding an identified truck route for earthwork and other constructions related work. All trucks must enter/exit via Silver Street.*
    - This note has been added to the list on the site plan.

Fire/Inspections Comments:

Comments:

- *Elaborate on justification for waiver request from 30 ft. side buffer at front of lot*
    - Waiver request is included with the statutory justifications.

- *Reorder plan set so neighborhood plan is correctly placed*
    - Neighborhood plan is Sheet 2 of the plan set

- *Clarify/correct notes 13,16, 20, 22 on sheet 4*
    - These notes have been "clarified"

- *Identify the "Adams" road/driveway as "Adams Drive"*
    - This has been corrected.

- *Identify lots 14 & 15 on sheet 5*
    - These have now been identified.

- *Provide plan for Fire Department apparatus turning radius (use T-1)*
    - This template was provided in an email to Thomas Clark on November 2, 2015 as well as the planning department.

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Engineering Comments:

Comments:

- *Please show the building foot print or building area on sheet 4/32*
  - We prefer to keep our building foot print locations on the detailed subdivision sheet.

- *Please show all needed cross easements for driveways and parking on sheet 4 or 5 of 32*
  - This is now provided in an Easement Sheet.

- *The lot frontages for 6,7,12 and 13 are odd*
  - This is an open space subdivision where oddity is encouraged.

- *What is the existing 15 ft easement for on lot 13? And in favor of who?*
  - This is a drainage easement in favor of the abutter, Boc.

- *Screening may be needed for 33 Arch St.*
  - This will be further assessed.

- *You call out 4. 5 ft sidewalks. Our standard is 5 ft wide sidewalks.*
  - This is a private project and in many other cases 4.5' is allowed at the back of the 0.5' curb line. We understand that if this was a public walk, 5' of bituminous material would be required.

- *Remove the note "at the owners discretion bituminous curb may be substituted" on sheet 7 and 8*
  - We prefer not to. This is a private project and allowing the applicant diversity in the construction is an important part of the design. Until pricing for each is compared, the applicant is not willing to commit to one or the other.

- *Correct note 35 on sheet 7*
  - Corrected

- *I foresee issues with the three driveways at the end of the road with maintenance and snow plowing*
  - We will review easements for snow plow issues, and stock piles.

- *The "Adams Spur" driveway may not need to be 20 ft wide the entire length. Revisit the 20 ft width and location of the turnaround*
  - We agree, and will modify for the final design.

- *Please submit drainage study*
  - Submitted and is currently under review by the Assistant City Engineer.

- *Due to the slope of the roadway, sand may build up at station 4+50 and cause ponding or ice issues. Double grates may help the situation*
  - Double grates in the recommended areas have been provided.

- *I would recommend deleting DMH1 and instead, install a catch basin on the corner of Adams Spur to collect the water.*
  - This has been updated per the request.

- *I would also recommend relocating catch basin 7 to the corner to catch the water from Adams Spur better*
  - This has been updated per the request.

- *Complete the design of the sewer force main into Arch St and show the services*
  - This has been completed.

- *Supply the design of the sewer force main for review*
  - We have submitted the design calculations from the E-one design team.

- *Will there be an association for joint maintenance of the utilities and grounds?*
  - There will be, and this will be provided upon approval.

- *Correct the drafting error of the FM through the catch basins*
  - This has been corrected.

- *Show the underground electric and any gas main on the plan set*
  - UGE has been provided. It is unclear if natural gas will be utilized of on site LP. We will clarify with the owner and update plans to show one or the other.

- *I recommend moving the underdrains behind the curb where it overlaps the water or sewer trench*
  - It is unclear in what location this occurs. It is typical to keep the UD in front of the curb line below the concrete at the curb line to keep this area as dry as possible.

- *Do not locate the curb boxes in the pavement at the end of the roadway*
  - We have reviewed this area, and the situation is un-avoidable.

- *I believe you could reduce the water main size on Adams Spur.*

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- We agree and have provided a 2" main to service these houses, with a proposed blow off and conversion to ¾" CTS line.

- *We have not reviewed the drainage, erosion control plan or detail sheets in depth*
  - No comment

- *Please remove and correct detail sheets as needed*
  - Corrected.

- *Please submit a storm water 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.*
  - Submitted

- *Will the houses have sprinkler systems? Sprinkler systems shall be fed by a separate fire line, so that domestic services can be shut off without compromising fire safety*
  - These houses will not be sprinkled.

- *We would recommend an on-site trash dumpster or private pickup*
  - We're recommending road end trash pickup.

- *Please show snow storage areas*
  - Snow storage areas will be handled in the shoulders, and we have noted that the HOA documents need to address storage areas on private lands and that removal will likely be required yearly.

Planning Board Comments:

- *Identify any driveway easements necessary to provide access to the lots at the end of Isabella Drive*
  - Provided.

Very truly yours,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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RECEIVED
Planning Office
NOV 0 3 2015
Dover, New Hampshire

City of Dover Planning Board
Attn: Christopher Parker Chief Planner
288 Central Ave
Dover, NH 03820
RE: Proposed Open Space Development
Jones
Arch Street
Waiver Request #1.

Mr. Chairperson & Members of the Dover Planning Board:

In accordance with to the subdivision standards Article 155-51 following waivers are hereby requested:

1. **Identification of Waiver Request**:
   - 30' Buffer required to perimeter of the proposed development.

2. **Explanation:**

In three locations there is encroachment into the 30' boundary buffer. The first is at the entrance neck to the property, the second is in an around the proposed rain garden, and the third is around proposed lots 12 & 13.

The entrance neck is the only place on the property where access into the developable areas is permitted. The area has been designed to minimize grading and side slopes, and additional buffer trees are proposed in the area of intrusion to remove the impact of the proposed roadway.

The proposed rain garden is designed as a low impact drainage device, and was designed to be as small as possible. This is the only place on the proposed project where this device can collect and treat the majority of the project effectively. The device is nonstructural and is vegetated, and additional plantings are proposed along the abutting land owner's boundary whereas they are the most affected by the de-forestation.

A reduction in buffer is requested on lots 12 & 13 along the shared boundary with land owned by Jalbert and along the B3 Zone. The parcel owned by the Jalbert is a 5 unit building and is located more than 50' from the lot line, and the land in the B3 Zone would eventually be developed commercially. The request allows for a reasonable building envelope for both parcels while maintaining appropriate buffers to single family home owners who abut the development.

3. **Waiver Justification**:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose and intent of the regulation is to appropriately buffer developments from land uses that need buffering to the extent reasonable. In this case, the buffer impact request is either required for the development of the site, or a reasonable request given the abutting land

use. Additional buffering is proposed in sensitive areas, and will act to increase the existing vegetation that exists today.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

In all cases strict conformity would either deny access to the project site and the required drainage infrastructure, or force building envelopes which are tight, yet buildable, in instances where the abutting land use doesn't necessarily require buffering.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING

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City of Dover Planning Board
Attn: Christopher Parker Chief Planner
288 Central Ave
Dover, NH 03820
RE: Proposed Open Space Development
Jones
Arch Street
Waiver Request #2.

RECEIVED
Planning Office
NOV 0 3 2015
Dover, New Hampshire

Mr. Chairperson & Members of the Dover Planning Board:

In accordance with to the subdivision standards Article 155-51 following waivers are hereby requested:

1. **Identification of Waiver Request**:
   - Propose a 31' Right of Way (ROW) where a 50' is typically required on Isabella Drive & having less than a 30' ROW on Adams Drive.

2. **Explanation:**

The proposed development is proposing a 31' ROW where a 50' width is required. In this case the reduction in width provides for nicer and more buildable lots within the subdivision. The required infrastructure is proposed to either fit within this ROW or will be within other commonly held space within the development. The proposed road width or sidewalk installation will not suffer due to this request. On Adams Drive, here again, the infrastructure fits within the shown area, and not additional superfluous space is required.

3. **Waiver Justification**:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose and intent is to allow for a ROW that fits around the proposed infrastructure so that excessive easements running parallel with the ROW are not required. This is typical of infrastructure that will become public, which is not the case with this proposed development. The intent is carried out given the fact that the proposed development fits within this ROW, as it has done in other like developments within the city. Lika Drive being an example of this.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would require the applicant to reconsider developing the other side of the wetlands. The intent of this development is to not cross the second wetland, and preserve that area for larger contiguous open space.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING

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

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RECEIVED
Planning Office
NOV 0 3 2015
Dover, New Hampshire

Yield Plan Analysis

For

"The Preserve"
Tax Map 11, Lot #14

Jones, Mark & Suzanne
Arch Street
Dover, NH

Prepared By

Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
603-332-2863

File Number
DB2013-010

Pursuant to Section 155-22 H (4) we submit the following:

The proposed road length shown on the proposed yield plan, in and around the cul-de-sac is approximately 1400 linear feet. Road Construction costs for a City Street in Dover, NH are approximately $450 per linear foot. This includes, granite curbing on both sides, sidewalks, utility work required proper gravels, and a 24' paved surface. This also includes inspections and testing which is required of all city streets.

The proposed construction cost of the yield plan is $630,000.00. This equates to approximately $49,000 per unit. The marketing price for a similar project in town is $110,000 per lot. There are no additional costs associated with the project such as moving existing infrastructure or housing.

Respectfully submitted,

Berry Surveying & Engineering

Christopher R. Berry
Principal, President

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Planning Office
NOV 0 3 2015
Dover, New Hampshire

Fiscal Impact Analysis

For

"The Preserve"
Tax Map 11, Lot #14

Jones, Mark & Suzanne
Arch Street
Dover, NH

Prepared By

Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
603-332-2863

File Number
DB2013-010

Introduction

Mark and Suzanne Jones have submitted an open space subdivision plan for 13 single family units on Tax Map 11, Lot 14. The design includes a private roadway to a buildable island for the construction of the single family units.

With respect to requirements of a fiscal impact analysis we submit the following:

Attendance at Public Schools: In a study published in June 2012 by New Hampshire Housing Finance Authority (NHHFA) the average rate derived for child per household in a single family detached dwelling unit was 0.64 and is on average declining in the state of New Hampshire between the years of 200 and 2010. Mark and Suzanne Jones are proposing 13 units which fall into the single family detached category. In a study published by the New England School Development Council (NESDEC) Dover is experiencing marginal growth in school enrollment, and is projected to see further marginal growth of approximately 150 enrolled students by 2021. There are no outside forces due to marketing, demographic or the surrounding neighborhood to influence a higher or lower rate than provided in the NHHFA study and therefore the rate provided in the study was used.

$$0.64 \times 13 = 8.32 \sim (8)$$

It should be noted that this number would be dispersed over entire school age system.

Increase in Vehicular Traffic: The 7th Edition of the ITE Manual was used, using Land Use Code 210, Single Family Detached Housing Units to determine the below rates.
AM Peak rate ~ 0.75 x 13 units = **10T**. 25% entering & 75% exiting. 75%/25% right-left split.
PM Peak rate ~ 1.01 x 13 units = **13T**. 63% entering & 37% exiting. 75%/25% right-left split.

Change in Number of Legal Residents: It is anticipated that all occupants would be residents with two people per unit. 26 resident increases. (34 if children are included)

Increases in Municipal Costs: As mentioned above, this is proposed to be a private roadway. The Department of Public Works will not have the responsibility of winter or summer maintenance, or general maintenance typically required as long term expense. Expenses related to the Fire department and Police department are proposed to be the same as any typical development project. The project site will be on public sewer and water system. It should be noted that there are impact and investment fees associated with each residential structure built within the project.

Load on Public Utilities or future demand for them: As noted above, the public utilities are limited to city sewer and water. The proposed structures are to be built using the current building and energy code. The load generated by these new structures is anticipated to be less demand on the system than comparable units within the neighborhood's existing housing stock.

Public Safety: The project will not have an adverse effect on public safety. Normal residential uses, identical to those of the surrounding neighborhood are anticipated.

Changes in Tax Revenue: The existing tax rate is 26.01 dollars per thousand of value. The estimated cost of improvements is in excess of $3,900,000 generating tax revenue of at least $101,400. Currently the assessment of the property is limited to raw land.

Changes in Surface Drainage: Please find drainage analysis submitted and presently under review by the Dover Engineering Dept. Flows and discharge points are not proposed to change under the post development build out. It should be noted that much smaller expanses of pavement and similar impervious surfaces are proposed then would be created through the use of the yield plan, by shortening and narrowing of drive aisles, and condensing of housing.

Increased Consumption of Ground Water: There is no proposed increase in ground water consumption given the public water supply system.

Increased Refuse Disposal: Refuse disposal is to be handled at Arch Street through the user pay system, as is the same with the remainder of Arch Street.

Pollution of Water or Air: Given the detention system and overland flow treatment systems proposed for the storm water system and that there are no known air quality issues related with normal single family uses, there will be no impact to air and water. Uses will be similar to those currently found on Arch Street.

Land Erosion and Loss of Tree Cover: Given the development is proposed to be "Open Space" there is a larger percentage of land that is retained in a natural wooded /meadow state. An erosion control plan and an operation and maintenance plan have been developed and are being reviewed by the City Engineering Department. This plan, as well as the drainage plans, anticipate storm flows associated with the street infrastructure as well as the residential construction. The yield plan would require large expanses of tree removal and larger impervious areas to be managed by a public drainage system. With the buildings set closer to Arch Street, where there are fewer trees, fewer trees will be lost through development.

Disturbance to other aspects of the natural ecology: This parcel of land is situated in very close proximity to down town. The purpose of the open space plan is to keep the rear of the parcel open and free of development, retaining its natural features.

Blocking Views: The buildings are being placed central to the property. There will be minimal impact to the woodland view currently enjoyed by the abutting parties.

Harmony with Surrounding Developments: The surrounding properties are a mix of single family, multifamily and duplex units. The proposed project would be keeping with the development style of Arch Street.

Location of Utilities: All utilities required for this project are either at Arch or are proposed to be private. No utilities are required to be brought to the site. All utilities will be underground to the proposed structures. (one drop pole may be required.)

Respectfully submitted,

Berry Surveying & Engineering

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

October 30, 2015

RECEIVED
Planning Office
NOV 0 3 2015
Dover, New Hampshire

Dover Planning Department
288 Central Ave
Dover, NH 03820

Attn: Christopher G. Parker, AICP
Director: Planning & Community Development

RE: Trip End Analysis & Design Analysis
Mark and Suzanne Jones
13 Residential Single Family Unit Development
Arch Street, Dover, NH

Dear Director Parker:

Pursuant to the Major Subdivision Regulations and Site Plan Review procedure we have conducted a low level traffic analysis. In this analysis we will review the following items as they relate to the difference in development.

- Site Description & Proposal
- Arch Street Description
- Existing Traffic Counts
- Trip Generation & Distribution
- Sight Distances

Site Description & Proposal:

The proposal is to construct 13 units on approximately 12 acres of land off from Arch Street. The twelve acres consists of open woodland with no land use association.

Arch Street Description:

Arch Street is a wide street (30'+) and is considered a collector road / street. The posted speed limit is 30 miles per hour (MPH). The centerline is divided with a Double Yellow line. Edge lines are not provided. Given the curb line, design speed, lighting, straight horizontal geometry and flat vertical alignment edge lines are not warranted. The proposed common Private Roadway is 650 feet from the intersection of Washington Street and Arch Street. This intersection typically operates as a one way stop configuration, with no signalization. Washington Street in this area is posted at 30 MPH. Through traffic on Washington Street is typically un-obstructed.

The southern end of Arch Street is controlled by a signalized intersection with multiple turning bays. This intersection sees more traffic from and to Silver Street while commuters are going to and getting off from the Spaulding Turnpike. As seen in the trip distribution Arch Street carries traffic during peak hours to and from the Silver Street corridor, and is over 1,000 feet from the project site.

Existing Traffic:

During the winter months of 2013 Berry Surveying and Engineering counted the exiting traffic volumes on Arch Street during the AM Peak (7:00 – 9:00) and the PM Peak (4:00 – 6:00) Times. This traffic count timing was driven by the generators published known peak times.

AM Peak North (Washington Street)	AM Peak South (Silver Street)	PM Peak North (Washington Street)	PM Peak South (Silver Street)	
209T 32.35%	439T 67.75%	290T 45.89%	342T 54.11%	

*Average Daily Trips (ADT) was not recorded during this hand count. Only Peak Hours were evaluated.

Proposed Trip Generation:

The 7th Edition ITE Trip Generation Manual was used to determine the volume of trips, as well as the percentage of entrance to exit traffic experienced at the AM & PM Peak hour between 7:00 and 9:00 AM and 4:00 and 6:00 PM.

Code 210 (Single Family Detached Housing) Peak Hour of Adjacent Street Traffic Peak Hour of Street / Unit AM

Units	Average Rate	Total Trip Ends	25% Entering	75% Exiting
13	0.75T	**9.75T**	2T 1T Entering from South	8T 6T Exiting to South 2T Exiting to North

Code 210 (Single Family Detached Housing) Peak Hour of Adjacent Street Traffic Peak Hour of Street / Unit PM

Units	Average Rate	Total Trip Ends	63% Entering	37% Exiting
13	1.01T	**13.13T**	8T 4T Entering from South	5T 3T Exiting to South

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*Total Daily Generation is 124T

Given the multiple distributions of the trips over the site during the peak hours, the nominal increase will not impact surrounding intersection performance. As can be seen in the existing distribution of Arch Street, most of the trips are distributed to and from the South, to a signalized intersection.

Though the queue length during the PM Peak can reach 12 cars at or around 5:30 at Washington Street, the intersection repeatedly cleared within one minute or less, indicating a high level of performance. Given the distribution from this site is limited to 2 trips, no adverse effects will be placed on this queue or intersection. The queue length does not reach the project site under normal operations and therefore there is no adverse impact to the intersection or Arch Street operation by this development. It should be noted that this project is not proposed to be built until 2016 or later and therefore the operation of Arch Street will be normalized, and the impacts of construction on Silver Street will not affect this analysis.

Site Distance & Driveway Placement:

The primary driveway placement was chosen due to remaining land / access availability on the project parcel. This placement allows for clear sight distance to the North and South. There are no vertical obstructions or horizontal challenges.

Pursuant to AASHTO GDHS Exhibit 3-1 stopping sight distance requirements on this type of road with this geometry and speed is calculated to be 196.7' and is rounded to 200' The available sight distance to the intersection is over 600'.

Conclusion:

The increased number of trips to and from the proposed site is very small and does not cause a decrease in the safety or level of service within the two abutting intersections. Sight distance provided to the nearest intersection is more than what is required by the AASHTO GDHS manual.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Kenneth A. Berry PE, LLS
Principal, VP-Technical Operations

Christopher R. Berry, SIT
Principal – President
Project Manager

BERRY SURVEYING & ENGINEERING
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NOTES:

1.) OWNER: MARK & SUZANNE JONES
592 GLENMORE STREET
CORPUS CHRISTI, TX 78412-2729

2.) DOVER TAX MAP 11, LOT 14

3.) S.C.R.D. : BOOK 2195, PAGE 51

4.) TOTAL AREA: 526,182 Sq.Ft., 12.08 AC

5.) ZONING : R-12 (OPEN SPACE)
FRONTAGE ~ 100' **(O.S. ~ 20')**
FRONT BUFFER ~ 0' **(O.S. ~ 100'-WAIVER REQUESTED)**
MINIMUM LOT SIZE ~ 12,000 Sq.Ft. **(O.S. ~ 8,000 Sq. Ft.)**
EXTERNAL BOUNDARIES BUFFER ~ 0' **(O.S. 30'-WAIVER REQUESTED)**
FRONT SETBACK ~ AVERAGE OF LOTS WITHIN 500' **(O.S ~ 10')**

SIDE SETBACK ~ 15' **(O.S. ~ 10')**
REAR SETBACK ~ 30' **(O.S. ~ 10')**
WETLANDS SETBACK ~ 50.0' **(O.S. ~ 50')**

6.) THE PURPOSE OF THIS PLAN IS TO SHOW AN OVERVIEW OF A SUBDIVISION OF TAX MAP 11, LOT 14.

7.) THIS IS A MULTI PAGE PLAN SET WITH ADDITIONAL ENGINEERING INFORMATION PROVIDED AND ON FILE AT THE CITY OF DOVER PLANNING OFFICE.

8.) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PARCEL DO NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE DOVER CITY HALL, 33017C0310D, DATED: MAY 17, 2005

9.) THERE WAS NO OBSERVED LEDGE ON THE LOT.

10.) THERE IS AN EXISTING 15' WIDE UTILITY EASEMENT ATTACHED TO THIS PROPERTY. SEE S.C.R.D. BOOK 3790, PAGE 997.

11.) SUBJECT PARCEL IS NOT IN CURRENT USE.

12.) A 4 ROD WIDTH WAS USED IN DETERMINING THE FRONT BOUNDARY ALONG ARCH STREET (f/k/a TOLEND ROAD). THOUGH THE SPECIFIC LAYOUT WASN'T FOUND, LAYOUTS OF "HOLE-END" MARK REFERENCE TO 4 RODS.

NOTES CONT.:

13.) SUBJECT PARCEL IS ON CITY OF DOVER GRID (NAD27) AND NAVD83 VERTICAL DATUM. COORDINATES GATHERED USING SURVEY GRADE GPS.

14.) THE BOUNDS SHOWN ON THIS PLAN ARE A RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN THE WINTER OF 2013 UNDER SNOW CONDITIONS, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.

15.) SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND..

16.) A SHARED DRIVEWAY ENTRANCE IS REQUIRED BETWEEN LOTS 5, 6, & 7, AND 11, 12, & 13.

17.) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

18.) CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 8AM-5PM, 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.

19.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON A REPRODUCABLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITYS ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

20.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HEREINAFTER REFERRED TO AS THE "CITY OF DOVER STANDARD SPECIFICATIONS"

NOTES CONT.:

21.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50' BUFFER OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

22.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

23.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

24.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

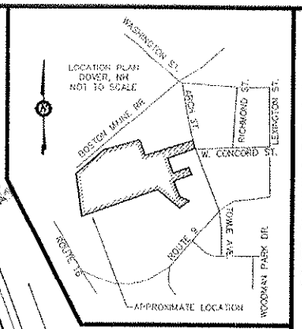
25.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

26.) THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENCES.

PETER W. SPEAR
CWS #103

THE WETLAND DELINEATION WAS COMPLETED SUMMER 2014 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: PETER W. SPEAR CWS # 103

LOCATION PLAN
DOVER, NH
NOT TO SCALE



N/F SALMON FALLS HOLDINGS, LLC
PO BOX 4300
PORTSMOUTH, NH 03802
TAX MAP 11, LOT 16
S.C.R.D. BOOK 3884, PAGE 263

N/F YUSKAITIS, RICHARD & JANIS
34 ARCH STREET
DOVER, NH 03820
TAX MAP 11, LOT 14-B-1
S.C.R.D. BOOK 4036, PAGE 461

N/F BOSTON & MAINE CORPORATION
IRON HORSE PARK
HIGH STREET
BILLERICA, MA 01862
TAX MAP 11, LOT 17

N/F BUCKLEY, SHARON A.
33 ARCH STREET
DOVER, NH 03820
TAX MAP 10, LOT 167
S.C.R.D. BOOK 3568, PAGE 57

N/F CATHERINE M. VANDERWEIL LIV. TRUST
20 ARCH STREET
DOVER, NH 03820
TAX MAP 11, LOT 18
S.C.R.D. BOOK 3682, PAGE 712

N/F 16 ARCH STREET REALTY
16 ARCH STREET
DOVER, NH 03820
TAX MAP 11, LOT 12
S.C.R.D. BOOK 3831, PAGE 925

N/F JALBERT, JOSEPH E. & MARGARET L.
316 PINKHAM RD.
MIDDLETON, NH 03887
TAX MAP 11, LOT 11
S.C.R.D. BOOK 3813, PAGE 718

N/F PROFERO MANAGEMENT & HOLDINGS LLC
C/O CAREER EDUCATION CORP
PO BOX 681189
SCHAUMBURG, IL 60168-1189
TAX MAP 11, LOT 2
S.C.R.D. BOOK 2136, PAGE 381

N/F BOC, WILLIAM
6 ARCH STREET
DOVER, NH 03820
TAX MAP 11, LOT 10
S.C.R.D. BOOK 3368, PAGE 430

ISABELLA DRIVE (PVT.) ~31' R.O.W.~
WEST CONCORD ST.
ARCH STREET

LOT #15 (OPEN SPACE)
NON-BUILDABLE
291,432 SQ.FT.
6.69 Ac.

LEGEND:
- ● 3/4" IRON BOUND W/ID CAP (TO BE SET)
- ○ STEEL STAKE (FND)
- ○ IRON BOUND (FND)
- ⊗ IRON ROD (FND)
- ⊟ STONE BOUND (FND)
- ○ IRON PIPE (FND)
- UTILITY POLE
- JURISDICTIONAL WETLAND BOUNDARY
- WETLAND BUFFER LINE
- EXISTING UTILITY EASEMENT
- EXTERIOR BOUNDARY BUFFER LINE
- SURVEY TIE LINE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PLAN REFERENCES:

1.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR MARK W. & SUZANNE M. JONES AND VIRGINIA & EARLE GOODWIN, JR. TAX MAP 11, LOT # 14 & 14B-1,ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD STATE OF NH"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: JANUARY 18 2007
S.C.R.D. # 88-62

2.) "RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 3495+77 TO STATION 3545+57"
BY: BOSTON & MAINE R.R.
DATED: JUNE 30, 1914

PLAN REFERENCES CONT.:

3.) "PLAN OF SUBDIVISION FOR EARLE GOODWIN JR., ARCH STREET DOVER, NH"
BY: K.E. MOORE & B.D. STAPLES
DATED: MARCH 1968
S.C.R.D. # 29-77

4.) "LOT LINE ADJUSTMENT PLAN FOR EARLE GOODWIN JR. & JOHN BUCKLEY, TAX MAP 11 LOT # 14-B & 14-B-1, 34 & 36 ARCH STREET, DOVER, STRAFFORD COUNTY, NH"
BY: KEM LAND SURVEY, INC.
DATED: MARCH 12, 2002
S.C.R.D. # 66-63

5.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR GAIL V. & ALFRED DEVALFO, JR. TAX MAP 11, LOT # 13 & 14, 28 ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: JULY 25, 2005
S.C.R.D. # 81-33

PLAN REFERENCES CONT.:

6.) "SONOMA BUILDERS, INC. STORY STREET SUBDIVISION,46 & 48 ARCH STEET, DOVER, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: MARCH 18, 2010
JOB # 09151

7.) "FRESIAN ESTATES OPEN SPACE SUBDIVISION FOR SALMON FALLS HOLDING LLC, ARCH STREET, DOVER N.H."
BY: BERRY SURVEYING & ENGINEERING
FILE NUMBER: DR 2011-032
DATED: JANUARY 17, 2013
S.C.R.D. # 105-98

8.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR MARK W. & SUZANNE M. JONES. TAX MAP 11, LOT 11, 11-1, & 14, ARCH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"
BY: MCENEANEY SURVEY ASSOCIATES, INC.
DATED: AUGUST 4, 2009
S.C.R.D. # 97-64

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

11-5-15
KENNETH A. BERRY RLS 805 DATE

DOVER PLANNING FILE: P15-016

#	REVISION	DATE	DESCRIPTION
#1		11/3/15	REVISED PER TRC COMMENTS

OPEN SPACE SUBDIVISION OVERVIEW
FOR
MARK & SUZANNE JONES
ARCH STREET
DOVER, N.H.
TAX MAP 11, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)

SCALE : 1 IN. EQUALS 50 FT.
DATE : MARCH 16, 2015
FILE NO. : DB 2013-010

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

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-54

Application Type:	Conditional Use Permit
Applicant:	City of Dover
Owner:	City of Dover
Location	Whittier Street (Assessor's Map 34, Lot 20-B)

INTENT: To obtain a Conditional Use Permit for wetland impacts associated with the reconstruction of the Whittier Street Bridge over the Cochecho River.

LOTS/UNITS PROPOSED: None

AGENDA ITEM #: 4-F

ACREAGE: N/A

ZONING DISTRICT: Medium-Density Residential District (R-12) and Urban Density Multi-residential District (RM-U

EXISTING LAND USE: Municipal Bridge

PROPOSED LAND USE: Municipal Bridge

SURROUNDING LAND USE: Residential and city-owned conservation land

ZBA ACTION: None

ATTACHMENTS: Conditional use application and Bridge Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
- Conditional Use Permit
- NHDES Wetlands Permit

WAIVERS REQUESTED: None

Summary of Request and Background
The application shows 4,592 sq. ft. of permanent wetland impacts and 6,428 sq. ft. of temporary wetland impact for the replacement of Whittier Street Bridge.

The Conservation Commission voted to endorse the application on November 9, 2015 (see Conservation Commission minutes).

Consistency with Land Use Regulations
The Wetlands Protection ordinance provides for Conditional Use Permits to allow impacts to wetlands if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

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

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

1. The applicant shall obtain a NHDES wetlands permit.

Whittier Street Bridge



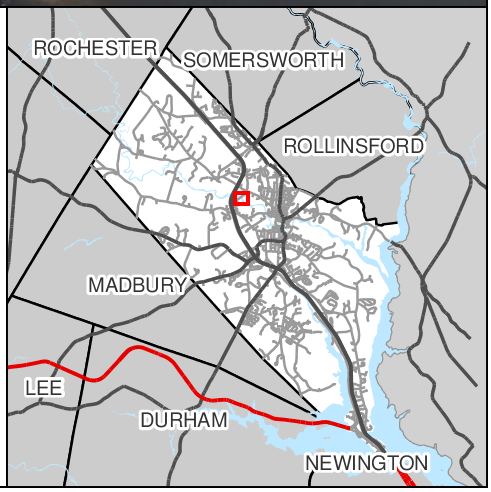
Property Information

Property ID	34020-B00000
Location	WHITTIER ST
Owner	CITY OF DOVER

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated January 1, 2015



DOVER CONSERVATION COMMISSION – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date:	Monday, November 9, 2015
Meeting Time:	5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Marcia Gasses (Vice Chair), Cora Quisumbing-King, Richard Erickson, Tristan Donovan

STAFF PRESENT: Steve Bird (City Planner), Gretchen Young (Assistant City Engineer)

OTHERS PRESENT: Anna Boudreau, Bob Hall

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

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the October 13, 2015 minutes, Erickson seconded. Vote: 5-0.

2. OLD BUSINESS:

3. NEW BUSINESS

A. Presentation on Conservation Easements and the Land Protection Process – Anna Boudreau, Open Lands Committee Chair

Boudreau explained that she would be reviewing the process that the OLC uses when it selects a property for protection and the basics of conservation easements. We talk about the process from "Inquiry" to "The Closing". A conservation easement is different from putting land in current use. Discussed the bundle of rights that a landowner has. The Conservation Commission has the responsibility to monitor easements but that duty was turned over to the OLC. The responsibilities of the OLC were outlined, including monitoring and baseline documentation reports. Discussed the process of creating the criteria for land protection. The criteria are currently being updated. We meet with landowners to understand their objectives. The Conservation Fund is used to pay for transaction costs.

Quisumbing-King: How long does it take to complete a land donation?
Boudreau: It is much less, probably 6 to 12 months because you don't have to have an appraisal or apply for grants.
Boudreau: The Conservation Commission can be more involved in the land protection process if you want.

B. NHDES Wetlands Permit and City of Dover Conditional Use Permit for the City of Dover (Agent: Theresa McAuliffe, The Louis Berger Group, Inc.), Whittier Street Bridge, located on Whittier Street.

Young was present to explain the proposal, which is to replace the entire bridge over the Cochecho River with a permanent wetland impact of 4,592 sq. ft. and a temporary wetland impact of 6,428 sq. ft. The bridge is on the NHDOT Red list and has weight limitations. There is an abutment in the middle of the river that will be removed with the new bridge. The new bridge will be a longer single span and will be wider. Construction will be done during a low flow period and a coffer dam will be used along with a turbidity fence.

Hunt: What is the anticipated start of construction?
Young: We hope to get permits by January, put the project out to bid with a start of construction in the spring or we may wait until school ends because the road will be closed.
Bird: Some of the wetland impact is on the Cassily parcel which is under a conservation easement to LCHIP.
Donovan confirmed that a hydraulic model was done by Louis Berger.

DRAFT

Young: All the engineering on this project has been completed by Louis Berger.
Donovan: What the plans for the coffer dam?
Young: It will be done during low flow and done as quickly as possible to minimize the potential for high water events.
Gasses: There are not really many permanent impacts to wetlands.
Donovan confirmed that there is no wetlands mitigation required.

Gasses made a motion to endorse the CUP application and NHDES application as presented, Erickson seconded. Vote: 5-0.

4. REPORT FROM THE CHAIR

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

Bird reviewed the following letters from the DES Wetlands Bureau:

1. Approval of a permit from NHDES for dock for Justin Webber at 254A Dover Point Road.
2. Approval of a permit from NHDES for dock for the Landings on Dover Point at Landing Way.
3. Appeal of NHDES denial of dock permit from Miles Cook of 22 Isaac Lucas Circle.
4. Approval of a NHDES wetlands permit for Mark and Suzanne Jones on Arch Street.

B. Reminder About Planning Board Land Use Board Meet and Greet – November 10, 2015 at McConnell Center Cafeteria

Bird reminded members about the event.

5. OTHER BUSINESS:

Bird distributed information of the Community Trail clean-up day scheduled for Saturday, November 14th.

6. ADJOURNMENT

Quisumbing-King moved to adjourn the meeting at 6:45 pm, Erickson seconded. Vote: Unanimous

DRAFT

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: September 29, 2015]

RECEIVED
Planning Office

Office Use Only	Project #:	PIS-54	Date Received:	NOV 02 2015
	Amount Paid:	N/A	Time Received:	Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: City of Dover Telephone # 603-516-6450

Address of Applicant: 288 Central Avenue, Dover, NH 03820

E-Mail Address: d.white@dover.nh.us

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 34 Lot(s) # 20-B

Address of Property: Whittier Street

Zoning District(s) R-12 Overlay District(s) Conservation District/Wetlands Protection

Existing Use of Property: Municipal Bridge

CONDITIONAL USE PERMIT INFORMATION

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

☒ Conservation District
☐ Groundwater Protection
☒ Wetland Protection District
☐ RCM Use Overlay District
☐ Off-Street Parking and Loading
☐ Central Business District
☐ I-1 District Uses
☐ Alternative Treatment Center

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

Replacement of Whittier Street Bridge over the Cochecho River. The project will remove the in-water pier and widen the bridge by 8 feet to 36 feet. The permanent wetland impact is 4,592 sq. ft and the temporary wetlands impact is 6,428 sq. ft.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NH Wetlands Permit filed on 10/13/15

Name of Professional That Prepared Plans: Theresa McAuliffe, P.E. - Louis Berger Group

Address 100 Commercial Street, 2nd Floor North, Manchester, NH 03101 Telephone #: 603-644-5200

Professional License #: 14126 E-mail address: tmcauliffe@louisberger.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: 11/3/15

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: 11/3/15

TAX MAP E LOT 66
CEDAR RIVER DEV. LLC
35 THIRD STREEET
DOVER NH 03820

TAX MAP E LOT 67A
STEWART & DENYSE M. ANDERSON
TRUSTEES STEWART & DENYSE M.
ANDERSON REVOCABLE
1 WHITTIER FALLS WAY
DOVER, NH 03820

TAX MAP 33 LOT 1
JEANNINE A. & ROBERT JR. GAGNON
46 WHITTIER STREET
DOVER NH 03820

TAX MAP 34
LOT 20B
CITY OF DOVER

COCHECO RIVER

WHITTIER STREET

N 53°40'25" E
1096.78'

NATURAL WOODLAND BUFFER LIMIT
150FT FROM REFERENCE LINE

WATERFRONT BUFFER
50FT FROM REFERENCE LINE

PROTECTED SHORELAND LIMIT
250FT FROM REFERENCE LINE

CONSERVATION EASEMENT

DRAINAGE EASEMENT

SLOPE EASEMENT

EXISTING
DELINEATED
WETLAND (TYP.)

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

107 L.F.
SHORELINE

87 L.F.
SHORELINE

EXISTING PIER
LOCATION

PSS1E

PSS1E & PEM1E

PF01Y

RUB2(1-3)

19 ELECTRIC METERS

PSNH
67
27
9FP
(4 FEEDERS)

DMH RIM EL. 65.6'
18" HDPE (NE) 57.4'
15" HDPE (SE) 56.5'
18" HDPE (SW) 57.6'

DECK

RAMP

18" HDPE
INV. 55.2'
(W/ FES)

RIPRAP
(TYP.)

TBM "W3"
EL. 58.18'
MAG NAIL
SET 0.6'
HIGH IN
UPOLE

EX. CUT
UTILITY
POLES

PSNH
67
22
12FP
(TRANS)
(LIGHT)

PSNH
67
24

PSNH
67
23

PSNH
67
22
(LIGHT)

BDR101
BDR102
BDR103
BDR104
BDR105
BDR106
BDR107
BDR108
BDR109
BDR110

"WEIGHT LIMIT
13 TONS
15 MPH
SPEED LIMIT"
SIGN

"WEIGHT
LIMIT 13
TONS
15 MPH
SPEED
LIMIT" SIGN

"NO PARKING
THIS SIDE" SIGN

EX. ROW OF BOULDERS

1/2" PIPE
FOUND 0.1' HIGH

GARAGE

CB RIM EL. 57.1'
12" HDPE (N) 52.4'
SUMP 50.3'

WOOD RAIL
FENCE

GAS LINE AS
PER
MARKING

12" HDPE
INV. 56.3'

2+00
3+00
4+00
5+00
6+00
7+00

℄ CONST AND PGL
WHITTIER STREET

1A
EN
EET
20

LEGEND

- G — EXISTING GASLINE
- W — EXISTING WATERLINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- EXISTING TREE
- WV — EXISTING WATER VALVE
- D — EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- EXISTING BOULDER
- EXISTING DRAINAGE LINE
- EXISTING UTILITY POLE
- EXISTING CURBING
- EXISTING GUARDRAIL
- 42 — EXISTING MINOR CONTOUR
- 42 — EXISTING MAJOR CONTOUR
- DW — DELINEATED WETLAND
- TOB — TOP OF BANK
- FW — 100 YEAR FLOODWAY
- FP 100 — 100 YEAR FLOODPLAIN
- EXISTING GRAVEL
- EXISTING EDGE OF PAVEMENT

- BOR110 — BORING LOCATION
- PROPOSED DRAINAGE LINE
- PROPOSED GUARDRAIL
- PROPOSED CATCHBASIN
- 7 — PROPOSED DRAINAGE NOTE
- PROPOSED DRAINAGE FLOW ARROW
- PB — PROPOSED PULLBOX
- PW — PROPOSED WATERLINE
- PT — PROPOSED TELECOMMUNICATION CONDUIT
- PG — PROPOSED GASLINE
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED UTILITY POLE

① – EXISTING PHOTO LOCATION

SCALE IN FEET
20 0 20 40 HORIZONTAL
20 0 20 40 VERTICAL

THERESA D. McAULIFFE No. 11126 LICENSED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE

CRAIG WOOD No. 109 CERTIFIED WETLAND SCIENTIST
STATE OF NEW HAMPSHIRE

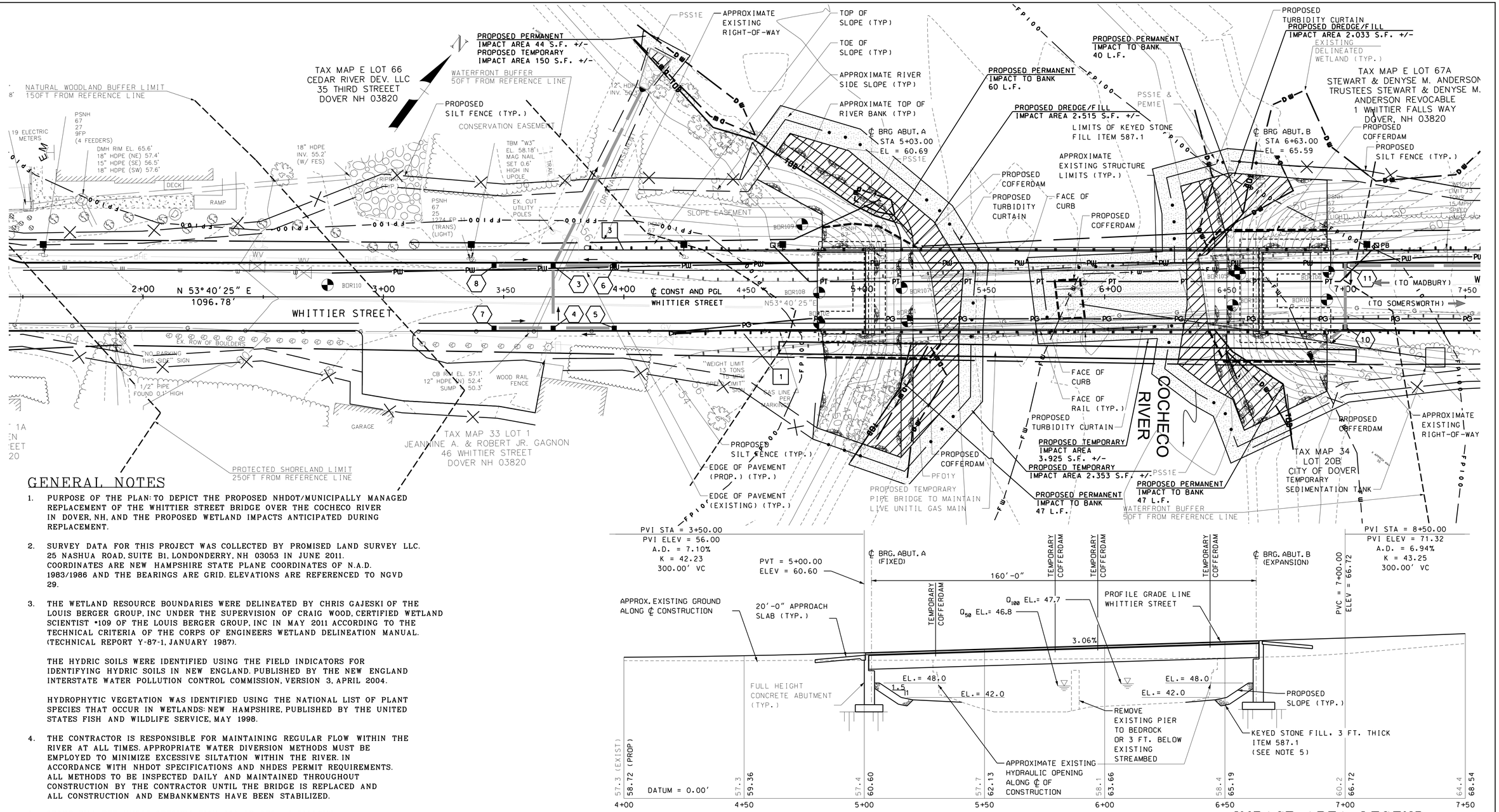
THE Louis Berger Group, INC.
Manchester, New Hampshire
(603) 644 5200

CITY OF DOVER NH
WHITTIER STREET OVER COCHECO RIVER
DREDGE AND FILL PLAN
EXISTING CONDITIONS PLAN

DGN	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
WetImp ExistCond	15402	1	1

NUMBER	DESCRIPTION	STATION	DATE
	REVISIONS AFTER PROPOSAL		

SDR PROCESSED — DATE
NEW DESIGN — TH — DATE 9/24/15
SHEET CHECKED — DATE
AS BUILT DETAILS — DATE



GENERAL NOTES

1. PURPOSE OF THE PLAN: TO DEPICT THE PROPOSED NHDOT/MUNICIPALLY MANAGED REPLACEMENT OF THE WHITTIER STREET BRIDGE OVER THE COCHECO RIVER IN DOVER, NH, AND THE PROPOSED WETLAND IMPACTS ANTICIPATED DURING REPLACEMENT.

2. SURVEY DATA FOR THIS PROJECT WAS COLLECTED BY PROMISED LAND SURVEY LLC. 25 NASHUA ROAD, SUITE B1, LONDONDERRY, NH 03053 IN JUNE 2011. COORDINATES ARE NEW HAMPSHIRE STATE PLANE COORDINATES OF N.A.D. 1983/1986 AND THE BEARINGS ARE GRID. ELEVATIONS ARE REFERENCED TO NGVD 29.

3. THE WETLAND RESOURCE BOUNDARIES WERE DELINEATED BY CHRIS GAJESKI OF THE LOUIS BERGER GROUP, INC UNDER THE SUPERVISION OF CRAIG WOOD, CERTIFIED WETLAND SCIENTIST #109 OF THE LOUIS BERGER GROUP, INC IN MAY 2011 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. (TECHNICAL REPORT Y-87-1, JANUARY 1987).

   THE HYDRIC SOILS WERE IDENTIFIED USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, VERSION 3, APRIL 2004.

   HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.

4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REGULAR FLOW WITHIN THE RIVER AT ALL TIMES. APPROPRIATE WATER DIVERSION METHODS MUST BE EMPLOYED TO MINIMIZE EXCESSIVE SILTATION WITHIN THE RIVER. IN ACCORDANCE WITH NHDOT SPECIFICATIONS AND NHDES PERMIT REQUIREMENTS. ALL METHODS TO BE INSPECTED DAILY AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL THE BRIDGE IS REPLACED AND ALL CONSTRUCTION AND EMBANKMENTS HAVE BEEN STABILIZED.

5. STONE FILL PER NHDOT SPECIFICATION 587 GRADED AS FOLLOWS:
   30% OF MASS 2.5 CU.FT. TO 5.0 CU.FT.
   45% OF MASS 1.0 CU.FT. TO 2.5 CU.FT.
   15% OF MASS 0.2 CU.FT. TO 1.0 CU.FT.
   REMAINING STONES LESS THAN 0.2 CU.FT.

EROSION CONTROL NOTES

1. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN AND AS DIRECTED BY THE RESIDENT ENGINEER PRIOR TO CONSTRUCTION.

2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED, REPLACED AND AUGMENTED AS NECCESARY TO PREVENT SEDIMENTATION BEYOND PROJECT LIMITS THROUGHOUT THE PROJECT DURATION.

3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AFTER EACH RAIN EVENT.

4. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED AND APPROVED BY THE RESIDENT ENGINEER.

HYDRAULIC DATA

1.	DRAINAGE AREA:	171.4 SQUARE MILES
2.	DESIGN FLOOD (Q50):	11,140 CFS
3.	DESIGN VELOCITY:	9.3 FPS
4.	DESIGN FLOOD ELEVATION:	46.8 FT
5.	Q100 ELEVATION:	47.7 FT

IMPACT AREA LEGEND

TEMPORARY IMPACT (TOTAL-6,428 SF +/-)

DREDGE/FILL IMPACT (TOTAL-4,592 SF +/-)

TOTAL AREA DISTURBED WITHIN 250FT -56,109 SF +/-

SCALE IN FEET 20 0 20 40 HORIZONTAL
20 0 20 40 VERTICAL

STATE OF NEW HAMPSHIRE CRAIG WOOD No. 109 CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE THERESA A. McAULIFFE No. 14126 LICENSED PROFESSIONAL ENGINEER

THE Louis Berger Group, INC.
Manchester, New Hampshire
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CITY OF DOVER NH

WHITTIER STREET OVER COCHECO RIVER

DREDGE AND FILL PLAN
PROPOSED CONDITIONS

DGN	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
Wet Imp Plan Prop	15402	1	1

NUMBER	DESCRIPTION	STATION	DATE

REVISIONS AFTER PROPOSAL

		DATE
SDR PROCESSED		
NEW DESIGN	TH	DATE 9/24/2015
SHEET CHECKED		DATE
AS BUILT DETAILS		DATE

PROPOSED PARKING REQUIREMENTS

149-14. Site Development Design Criteria.

D. Parking.

(1) Paved on-site parking shall be provided in accordance with ~~the requirements of~~ the Parking Regulation Table.

A parking PLAN shall be submitted that delineates the number of striped parking spaces and the parking arrangement. Where appropriate utilization of and construction of ~~No~~ on-street parking is ~~encouraged~~permitted. Whenever a USE existing on the effective date of this chapter is changed ~~thereafter~~ to a new USE, parking facilities and access shall be provided as required herein for such new USES. The following parking standards represent ~~minimum~~ maximum requirements and may be increased as part of the approval of a SITE DEVELOPMENT PLAN. During plan review, the Director of Planning shall note a minimum number of spaces required.

~~PARKING REGULATION TABLE~~

~~Columns are cumulative, not exclusive.~~						
	~~Vehicle parking spaces~~					
~~USE~~	~~Per Unit~~	~~Per Seat~~	~~Per Employee on maximum shift~~	~~Per bed~~	~~Per Square footage (GLA)~~	~~Notes~~
~~Adult Day Care~~	~~-~~	~~-~~	~~6~~	~~-~~	~~-~~	
~~Auditorium~~	~~-~~	~~0.25~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Auto Parts Retail~~	~~-~~	~~-~~	~~-~~	~~-~~	~~300~~	
~~Auto Repair~~			~~1~~			~~plus 3 spaces per service bay~~
~~Bar/nightclub~~	~~-~~	~~1~~	~~-~~	~~-~~	~~-~~	~~plus eating and drinking requirement~~
~~Bed and Breakfast~~	~~-~~	~~-~~	~~-~~	~~1~~	~~-~~	~~-~~
~~Car dealership~~	~~-~~	~~-~~	~~-~~	~~-~~	~~1,000~~	~~Square foot is for the total developed area of the lot~~
~~Carpet retailer~~	~~-~~	~~-~~	~~-~~	~~-~~	~~600~~	
~~Child Care~~	~~-~~	~~-~~	~~1~~	~~-~~	~~-~~	~~plus 1 per 3 children at maximum capacity~~

~~Columns are cumulative, not exclusive.~~						
	~~Vehicle parking spaces~~					
~~USE *~~	~~Per Unit~~	~~Per Seats~~	~~Per Employee on maximum shift~~	~~Per bed~~	~~Per Square footage (Gl.A.)~~	~~Notes~~
~~Church~~	~~-~~	~~0.25~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Congregate Care Facility-Apartment style~~	~~1~~	~~-~~	~~1~~	~~-~~	~~-~~	~~-~~
~~Congregate Care Facility-Nursing home style~~	~~2~~	~~-~~	~~1~~	~~-~~	~~-~~	~~-~~
~~Eating and Drinking Establishment~~	~~-~~	~~0.5~~	~~1~~	~~-~~	~~-~~	~~see Bar/nightclub for additional requirement~~
~~Eating and Drinking Establishment—take out~~	~~-~~		~~1~~	~~-~~	~~300~~	~~-~~
~~Education Institution (9-12, College)~~	~~-~~	~~-~~	~~1~~	~~-~~	~~-~~	~~plus 1 per 6 students at maximum capacity~~
~~Education Institution (K-8)~~	~~-~~	~~0.2~~	~~1~~	~~-~~	~~-~~	~~per seat calc. by the largest assembly room~~
~~Elderly Assisted Care Home~~	~~-~~	~~-~~	~~1~~	~~2~~	~~-~~	~~-~~
~~Funeral Home~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~8 spaces per chapel. 10 spaces minimum~~
~~Furniture dealer~~	~~-~~	~~-~~	~~-~~	~~-~~	~~600~~	
~~Gasoline Service Station~~	~~-~~	~~-~~	~~1~~	~~-~~		~~plus 2 spaces per gas dispenser~~
~~Grocery Store~~	~~-~~	~~-~~	~~-~~	~~-~~	~~200~~	
~~Group Home~~	~~-~~	~~-~~	~~1~~	~~0.5~~	~~-~~	~~-~~
~~Hardware store~~	~~-~~	~~-~~	~~-~~	~~-~~	~~600~~	
~~Hospital~~	~~-~~	~~-~~	~~-~~	~~0.5~~	~~-~~	~~-~~
~~Hotel/Motel~~	~~-~~	~~-~~	~~-~~		~~400~~	~~1.1 per guest room; SF is added if meeting space is included~~
~~Laundry~~	~~-~~	~~-~~	~~-~~	~~-~~	~~300~~	~~-~~
~~Manufacturing~~	~~-~~	~~-~~	~~-~~	~~-~~	~~500~~	~~-~~
~~Municipal Building~~	~~-~~	~~-~~	~~-~~	~~-~~	~~400~~	~~-~~
~~Museum~~	~~-~~	~~-~~	~~1~~	~~-~~	~~250~~	~~public floor area~~
~~Nursing Home~~	~~-~~	~~-~~	~~-~~	~~0.5~~	~~-~~	~~-~~
~~Office—General~~	~~-~~	~~-~~	~~-~~	~~-~~	~~325~~	~~-~~
~~Office—medical/dental~~	~~-~~	~~-~~	~~1~~	~~-~~	~~200~~	~~-~~

~~Columns are cumulative, not exclusive.~~

~~USE *~~	~~Vehicle parking spaces~~					
	~~Per Unit~~	~~Per Seats~~	~~Per Employee on maximum shift~~	~~Per bed~~	~~Per Square footage (GLA)~~ †	~~Notes~~
~~Office - Professional~~	-	-	~~5~~	-	-	~~plus 1 space per staff member~~
~~Personal Service Establishment~~	-	-	-	-	~~300~~	-
~~Pharmacy~~	-	-	-	-	~~200~~	
~~Real Estate~~	-	-	-	-	~~300~~	-
~~Recreation (commercial or public)~~	-	-	-	-	~~300~~	-
~~Residential (1 or 2 units)~~	~~2~~	-	-	-	-	-
~~Residential (3 or more units)~~	~~3~~	-	-	-	-	~~plus 1 space per bedroom over three bedrooms. Within the CBD and CWD districts, only 2 spaces per unit are required where the applicant can demonstrate adequate on-street parking exists to accommodate visitor parking~~
~~Retail - General~~	-	-	-	-	~~250~~	
~~Rooming House~~	-	-	-	~~1~~	-	-
~~Self-storage~~	~~0.1~~	-	~~1~~	-	-	-
~~Shopping plaza/center~~	-	-	-	-	~~200~~	
~~Theater~~	-	~~0.25~~	-	-	-	-
~~Wholesale Distribution~~	-	-	-	-	~~800~~	-

~~* = If a USE is not listed, the Director of Planning shall determine the USE. Mixed USES shall be the sum of all USES.~~

~~† GLA = GROSS LEASABLE AREA~~

In Dover, parking is based less on the direct land use and more on the intensity and turnover rate of the use. Efforts are made to understand that not all business are alike and that one commercial use may differ widely from a neighboring one, even if considered the same use. Turnover rate and intensity of use are more important to the provision of parking spaces. High turnover and high intensity use, such as retail, require less spaces than a use which has a low turnover and a low intensity, such as an assembly hall or gathering place. This concept and the table below will guide the Director of Planning in determining the minimum and maximum number of spaces required for a project. Applicants shall meet with staff and review plans, prior to submission to determine parking needs.

Uses located in the Central Business District - General have access to more publicly available parking, whether on-street or in a dedicated facility, as well as mass transit. The intent of off street parking downtown is to provide parking for employees of a business and not for customers. With this in mind, parking calculations for non-residential uses in the Central Business District – General may be solely for employees, upon the discretion of the Director of Planning

PARKING REGULATION TABLE

Columns are cumulative; not exclusive.[1]

USE*	Maximum Number of Vehicle Parking Spaces				
	Per Unit	Per Seats	Per Employee on maximum shift	Per Square footage[2] (GLA)	Notes
Residential[3] (non – CBD-G)	1.4				+ .5 visitor spaces/unit
Residential[3] (CBD-G)	1.25				+ .4 visitor spaces/unit
Educational[4]		.3	1		
Gathering Place[5]		.5	1		
Industrial/Manufacturing[6]				800	
Lodging[7]	1		1		+ 1/500 of common area
Medical[8]	.5		1		Unit = bed or exam room
Office[9]				300	
Retail/Service[10]				275	

* = The Director of Planning shall determine the category of a USE, if unclear.
Where commercial and residential uses are co-located, only the residential parking shall be provided.
[1] Round numbers up, if over a whole number
[2] GLA = GROSS LEASABLE AREA
[3] Dwelling Units designed for extended occupancy.
[4] Facility that provides opportunity for learning and education, may include day care.
[5] Facility that has a large grouping of customers for a longer duration activity.
[6] Facility that has employees but not a high volume of customers, located in 10,000 sf or more.
[7] Facility with overnight units designed for short term occupancy
[8] Facility that provides either medical services with overnight accommodations
[9] Facility that has employees but not a high volume of customers or clients.
[10] Facility that has employees and a high volume of customers or clients.

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(2) In addition to parking spaces for automobiles, any proposed USE that is required to obtain site review approval per Chapter 149-4, shall be required to provide parking for bicycles on bicycle racks. The number of spaces for bicycles shall be equal to five percent (5%) of the number of parking spaces ~~required~~ calculated by the Parking Regulation Table in Chapter 149-14-D) 1).

(3) ELECTRIC VEHICLE CHARGING STATION.

(a) If two percent (2%) or more of the number of parking spaces provided contain an ELECTRIC VEHICLE CHARGING STATION, the applicant shall be eligible for a fifty percent (50%) reduction in the paved area application fee.

(b) For parking spaces containing an ELECTRIC VEHICLE CHARGING STATION, the following minimum criteria shall apply:

(i) ELECTRIC VEHICLE CHARGING STATION equipment shall be maintained by the property owner. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

(ii) The placement of ELECTRIC VEHICLE CHARGING STATION equipment shall not interfere with adjacent pedestrian circulation areas, such as sidewalks or accessible routes to the building entrance.

(iii) Directional signs shall be installed at the parking lot entrance and at other appropriate points to effectively guide motorists to the ELECTRIC VEHICLE CHARGING STATIONs.

(iv) Each ELECTRIC VEHICLE CHARGING STATION is required to include the following:

a. An EV charging unit that meets recognized standards.

b. Signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced.

c. Adequate site lighting, unless charging is for daytime purposes only.

d. Information identifying voltage and amperage levels and any time of use, fees, or safety information.

(4) Notwithstanding the ~~requirements~~ calculations established in D) 1) above, ~~required~~ parking spaces in residential districts shall be upon or adjacent to the LOT upon which they are designed to serve. In all nonresidential districts, such PARKING SPACES shall be provided within a five-hundred-foot radius of the primary STRUCTURE. PARKING SPACES for the Central Business (CBD) - General and Cochecho Waterfront (CWD) Zoning districts are as follows:

(a) Construction of new floor spaces shall be accompanied by a number of parking spaces as ~~required~~ calculated in D) 1) above.

(b) Conversions or changes of USE that result in an increase in residential units shall ~~require~~ provide a number of parking spaces in accordance with D) 1) above.

(c) Parking spaces ~~required~~ in ~~(~~CBD-G~~)~~ and CWD zoning districts may be located off-site anywhere within the CBD-G~~up to one thousand (1,000) feet. The spaces may be located~~ in a municipal parking facility~~lot~~ and leased from the City, or leased from a private landowner.

(5) Conditional ~~USE~~ Use Permit for ~~Reduction~~ Increase in Number of Parking Spaces

(a) A Conditional Use ~~USE~~ Permit may be granted by the Planning Board (RSA 674:21 II) after proper public notice and public hearing for the purpose of altering any provisions of Chapter 149-14-D, Parking Regulation Table, provided that the proposed project complies with the following standards:

(i) The APPLICANT shall submit an analysis justifying a request for ~~reduced~~ increased parking requirements.

(ii) The ~~conditional~~ Conditional Use ~~USE~~ pPermit application shall describe why ~~the limits of any parking area subject to the reduced requirements and the reduction~~ increased parking is essential ~~applicable~~ to each USE.

(iii)~~The APPLICANT shall submit an analysis and/or a parking study substantiating the availability of nearby alternative parking to be used as a credit towards reducing parking requirements.~~ The APPLICANT must show that the use~~USE~~(s) cannot be adequately served by a combination of on and off street parking.

(iv)The APPLICANT shall ~~submit data and/or a transit study that indicates that existing and planned transit service in the vicinity justifies the reduction requested. The Planning Board shall make the determination.~~ design and construct the additional vehicle storage areas, for additional parking requested, using pervious materials. The design of the area shall meet or exceed standards developed and outlined in the New Hampshire Stormwater Manual. The applicant shall also be required to retain the design engineer as an inspector for the duration of construction of the parking area.

(v) The APPLICANT shall include provide one (1) ELECTRIC VEHICLE CHARGING STATION for every ten (10) parking spaces requested over the required cap. ELECTRIC VEHICLE CHARGING STATION spaces shall comply with Chapter 149-14-D) 5) unless determined otherwise by the Planning Board.

~~The APPLICANT shall submit a Traffic Reduction and/or Transportation Management Plan which outlines the measure(s) to be taken to permanently reduce parking demand. The plan may include any/all of the following initiatives:~~

~~(iv) facilitate employee/customer use of mass transit.~~

~~(v) facilitate employee/customer use of ride share/van pool program.~~

~~(vi) establish alternative work hours/flex time program.~~

~~(vii) provide incentives to encourage non-vehicular trips, i.e. pedestrian and bicycle alternatives.~~

~~(viii) provide preferred parking for ride share/van pool participants.~~

~~(ix) create shuttle bus service to/from train/bus stations.~~

~~(x) establish an information center to coordinate ride share/van pool efforts among separate USES within a structure or complex.~~

~~(xi)~~(vi) There shall be no detrimental effects on surrounding properties by any proposal.

(b) A Conditional Use~~SE~~ Permit may also be granted by the Planning Board to allow an ~~decrease~~ increase in the off-street parking requirements for a building or buildings ~~in close proximity~~ serving more than one USE. To obtain such an approval, the APPLICANT must conclusively demonstrate that one or more such USES will generate a demand for parking spaces primarily during periods when the other USE or USES are ~~not~~ in operation. Calculations for parking ~~reduction~~ increase shall be consistent with nationally accepted parking publications such as Shared Parking, (Urban Land Institute, Washington, DC, 1990). The location of all ~~shared~~ parking spaces shall conform with the provisions outlined in Chapter 149-14-D) ~~3~~5) unless determined otherwise by the Planning Board.

(c) Any Conditional Use~~SE~~ Permit approval shall apply only to the application specified at the time of approval and shall not be transferable to a different

application, building expansion, or change of USE regardless of size. Any subsequent change(s) to a project or plan that has a shared parking agreement shall be subject to review by the Director of Planning ~~and Community Development~~. If the proposed parking demand is determined to increase, the project shall be referred to the Planning Board for further review.