CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, May 10, 2016**
Meeting Time: **7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - April 26, 2016 Regular Meeting Minutes
3. **OLD BUSINESS**
   A. Consideration and acceptance of a Conditional Use Permit for Summit Land Development (Owner: Varney Brook Lands, LLC), Assessor's Map K, Lots 19, 19-4, 19-5, zoned ETP (RCM Overlay), located at Pointe Place. (Proposal is to revise the Master Concept Plan for the Pointe Place Development). *(P06-51C)*
   B. Public Hearing to consider amendments to Chapter 170, entitled "Zoning" of the Code of the City of Dover. Amendments include revising and adding definitions, rezoning property to the Heritage Residential (HR) District, adding self-service storage facility as an allowed use via a Conditional Use Permit, revising dimensional regulations, removing obsolete references, revising the Central Business District Administration section, revising the applicability of school impact fee waivers for age restricted properties, revising accessory dwelling unit regulations, revising sign ordinance to remove content-based requirements ensuring neutrality, revising fence setbacks, and removing loading space regulations. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *
   C. Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations"of the code of the City of Dover. Amendments include revising terminology, administrative review process, certificate of occupancy requirements, lighting standards, loading dock requirements, stormwater regulations, and deleting unutilized definitions. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *
   D. Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include revising terminology, administrative review process, open space subdivision requirements, stormwater regulations, bridge and culvert design, certificate of occupancy requirements and deleting unutilized definitions. The full text of the amendments is available in Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Waiver from Site Review Regulations 149-15.G, for VMD Equities DVR, LLC, (Owner: Profero Management & Holdings, LLC), Assessor's Map 11, Lot 2, zoned B-3, (Proposal is to extend the allowed hours of drive-thru for a coffee shop). *(P15-56A)
   B. Consideration and acceptance of a Minor Subdivision for Christopher Berry, (Owner: Knox Marsh Road Development, LLC.), Assessor's Map H, Lot 22, zoned R-20, located at 23 Knox Marsh Road. (One new lot). *(P16-14)
   C. Consideration and acceptance of a Site Plan for Dover School District, SAU #11, (Owner: City of Dover), Assessor's Map H, Lots 11-1 & 12, zoned R-20, located at 25 Alumni Drive. (Proposal is to construct a new 177,840 sq. ft. High School and Career Technical Center including an 8,760 sq. ft. Animal Sciences Building) *(P16-12)
   D. Consideration and acceptance on a Conditional Use Permit for the Dover School District, SAU #11 (Owner: City of Dover), (Agent: Nobis Engineering, Inc.), Assessor's Map H, Lots 11-1 & 12, zoned R-20, at 25 Alumni Drive. (Proposal impacts the wetland buffer for grading for stormwater. There are no new impervious surfaces, rather a reduction of 1,279 square feet of pavement in wetlands buffer) *(P16-11)
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. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, 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 or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning.

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers - City Hall, 288 Central Avenue
Meeting Date:	**Tuesday, April 26, 2016**
Meeting Time:	**7:00 pm**

Members Present: Frank Torr (Chair), Kirt Schuman (Vice Chair), Dennis Ciotti (Councilor), Tom Clark, Dave White, Lee Skinner, Gina Cruikshank, Catherine Plante, Curtis J. Pratt (Alternate), David Landry (Alternate)

Members Not Present: Maggie Fogarty (Alternate)

Staff Present: Christopher Parker (Assistant City Manager), Donna Benton (Assistant City Planner), Dave Carpenter (Community Development Planner)

The Chair recognized D.Landry to sit in for vacant regular position.

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

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- April 12, 2016 Regular Meeting Minutes

Motion: K.Schuman made a motion to approve the April 12, 2016 Regular Meeting Minutes. Seconded by G. Cruikshank.

F.Torr noted the outcome of the vote on page 3 should be noted (Motion failed). K.Schuman and G.Cruikshank agreed to revise their motion to include the correction.

Vote U/A

3. OLD BUSINESS

A. Public hearing and vote on potential amendment on a Citizen's Petition for a Zoning Amendment for Scott Mitchell Real Estate, LLC, Assessor's Map 37, Lots 35, 36, 37, and 38, located on Glenwood Avenue and Central Avenue. (Rezone 5.384 acres from Office (O) and Medium Density Residential (R-12) to Thoroughfare Business District (B-3)*(P16-06)

Motion: K.Schuman made a motion to remove from the table. Seconded by D. Ciotti. Vote U/A

C.Parker gave an overview of the process and the requested amendment to rezone the area at the corner of Glenwood and Central Avenues.

Public Hearing Opened.

Attorney Richard Uchida, Hinckley Allen of Concord represented the applicants Scott Mitchell Real Estate, LLC. Attorney Uchida reviewed the application and updated the Board on the changes made since a neighborhood meeting occurred April 2. He reiterated that no Vehicle Refueling Station is proposed, and that all uses would comply with the Site Regulations and Secondary Groundwater Protection District requirements. He reviewed the requirements listed for consideration of a zoning amendment, including fiscal impact, that the Future Land Use Map in the Master Plan shows retail in this area.

Richard Friberg, TEC Engineering, review the layout shown on the concept plan, and detailed the reduction in curbcuts, wetland's delineation and applicant proposed 50 foot setback along the boundary with homes located on Crescent Avenue.

Scott Mitchell confirmed the reduction of the overall size of the development, and confirmed his commitment to the 50' no cut buffer to be placed between improvements on the site and the abutting residential.

R.Uchida committed to work with the abutters on landscaping and the buffer as the project moves through the site plan review process, should the rezoning be approved. He spoke to the donation of a conservation easement on any land not developed on the site, to ensure that there is protection for abutters in place.

L.Skinner requested a map showing the distances between the homes on Crescent and the proposed improvements and buildings on the site.

D.Ciotti spoke to impacts that residential development might have, including reduced setbacks.

C.Parker confirmed for D.Ciotti that the light at Hannaford and Central Avenue would need to be upgraded, and reviewed uses allowed in the Office zone. He explained the value of holistic review and not encouraging the lots to be developed piecemeal, and the value in codifying the 50' setback.

S.Mitchell agreed that the 50' setback should be codified, if possible.

R. Friberg noted the traffic review required for the site plan to be developed, and believes that the right of way necessary is available to widen Glenwood with minimal impact to the site. He confirmed for D.Landry that there can be improvements to the stacking lane northbound on Central Avenue turning onto Glenwood Ave.

Scott Kelley, 2 Crescent Ave, spoke against the rezoning. Has concerns about neighborhood impact, and long term viability of the continued residential neighborhood in place. Spoke about wildlife and wetlands concerns.

Brian Kelley, 2 Crescent Ave, agreed with Scott. Questions 2 phases of the project, and has concerns about the vermin that are attracted to restaurants. Asked what planning principles does the City use to review projects.

Paul Leblanc, 816 Central Avenue, urged the Board to vote no. Believes that property values will be impacted. Questions impact on quality of life, and believes that the Board should listen to abutters.

Irene Bennett, 5 Crescent Avenue, believes that existing zoning is better than proposed. Urges a no vote.

Ellen Wood, 15 Crescent Avenue, read letter from Elias Kottaridis speaking against rezoning 8 Glenwood Avenue, has no issue with the Central Avenue properties.

Richard Casimiro, 4 Crescent Avenue, believes that the quiet neighborhood they have will be ruined. Concerns about traffic on Glenwood, which is bad today, will be worsened.

Richard Hennessey, 15 Roosevelt Avenue, has concerns about the water plant and the impact this might have on drinking water in Dover.

DRAFT

John O'Connor, Ward 1 Councilor, 48 Horne Street, expressed concerns with existing traffic and understands that development might occur here and urges the Planning Board to codify the buffer and protect the environment and drainage work completed on the Berry Brook.

R.Uchida wrapped up the presentation by the Applicant.

Keith Calderone, 16 Crescent Avenue, urged the applicant to work with abutters.

Public Hearing Closed.

C.Parker recapped the site plan approval process, gave examples of areas where residential and commercial zones abut and how this neighborhood is no different. Reviewed the drainage considerations and the traffic study required.

C.Pratt spoke to engagement that has occurred. Thanked the developer for having the neighborhood meeting.

D.Ciotti thanked the abutters for coming out and sharing their concerns. Discussed how all testimony is valuable and has an impact.

T.Clark asked if the 8 Glenwood lot was necessary for the development, and S.Mitchell confirmed it was.

D.Landry confirmed the front setback on Central Avenue is 50'. Asked about process to offer relief of that.

C.Parker confirmed a variance would be required.

G.Cruikshank asked about the property assessments and how that worked. C.Parker will get letter from City Assessor.

L.Skinner suggested a site walk. Discussion ensued. No action was taken.

C.Parker suggested tabling so staff can work on a map showing area buildings and the 50' buffer language for the Board to review.

Motion: C.Plante made a motion to table. Seconded by K.Schuman. Vote: U/A

The Board took a 5 minute recess.

4. NEW BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Helen Gagnon and Raymond Bardwell, Assessor's Map C, Lot 39A-3, zoned R-40, located on French Cross Road. (Proposal is to construct a driveway with a wetland buffer impact of 1,830 square feet). *(P16-10)

C.Plante recused herself. The Chair recognized C.Pratt to fill her seat.

C.Parker gave an overview of the application and the plans were displayed for viewing.

Raymond Bardwell, represented the applicants and explained the proposed project.

DRAFT

Discussion ensued regarding the shared driveway.

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

Public Hearing Opened. Nobody Spoke. Public Hearing Closed.

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

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

1. The LLS shall sign and stamp the final plan

Motion: K.Schuman made a motion to approve subject to the staff recommended conditions. Seconded by G. Cruikshank. Vote U/A

C.Plante resumed her seat.

B. Consideration and acceptance of a Conditional Use Permit for Summit Land Development (Owner: Varney Brook Lands, LLC), Assessor's Map K, Lots 19, 19-4, 19-5, zoned ETP (RCM Overlay), located at Pointe Place. (Proposal is to revise the Master Concept Plan for the Pointe Place Development). *(P06-51C)
C. Consideration and acceptance of a Site Plan Review for Summit Land Development (Owner: Varney Brook Lands, LLC), Assessor's Map K, Lot 19-5, zoned ETP (RCM Overlay), located at Pointe Place. (Proposal is to construct 132 residential units consisting of 2 mixed use buildings and 4 multi-unit townhouses with a 76,750 sq. ft paved area). *(P16-05)

C.Parker gave an overview of the site plan and Conditional Use request. Explained the Concept Plan is not ready for approval as the Fiscal Analysis must be submitted.

Corey Beldon, Altus Engineering, represented the applicant and explained the request.

C.Plante asked for an explanation of the TDR process and use. Discussion ensued regarding the two different styles of TDR and the use with the project.

C.Parker clarified for F.Torr the two different ball fields being created.

L.Skinner had concerns about the need for commercial development on Dover Point Road. Discussion ensued about the need for commercial to be included on this project and for it not to be a residential project, solely.

Discussion ensued about including tying the walking paths to the development.

Motion: K.Schuman motioned to accept both applications. L.Skinner seconded. Vote: U/A.

Public Hearing Opened.

Marilyn Follansbee, 25 Dover Point Road, spoke against the project. It is not what she envisioned and believes that it is not going to provide the City with the outcomes it expects. Has concerns about the continued commercial growth in the area.

Kelly Nevins, 37 Applevale Drive, expressed concerns about visual impact.

Public Hearing Closed.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board table the Conditional Use Permit, so staff can review the Fiscal Impact Analysis.

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

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The CUP amendment (P06-51C) shall be approved.
2. The owner's signatures shall be added to the final plan.
3. Applicant shall provide a digital version of plan set.
4. The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans.
5. The Storm Water Management Plan and Storm Water Management System Operation and Maintenance Plan be approved to the satisfaction of the City Engineer.
6. The approval includes the granting of the waivers requested for the porous pavement, recreation impact fees, and a reduction to 20% of the school impact fee for units with 55+, for the reasons stated by the applicant. The Board finds that the criteria of Chapter 149-19.A have been met.
7. Provide an updated fiscal impact analysis to the satisfaction of the Assistant City Manager.
8. Revise plan set to:
    a. Address any life safety/fire safety concerns (signage, infrastructure, lane markings, etc.) to the satisfaction of the Fire Chief.
    b. Supply a photometric plan that meets the requirements of 149-14.E(2) which includes the street lamps.
    c. Add the abutters names and addresses to the neighborhood plan.
    d. Indicate the number of bedrooms in the 16 townhouses.
    e. Show the sewer manhole installed at the end of the 8" main in front of unit 6 rather than a clean out.
    f. Parking calculation on sheet N-1, shall be updated to the current regulations.

Conditions to Be Met Prior to Any Construction Activity:

9. The development agreement relative to the City, and Applicant documenting phasing, transfer of development rights, landscaping, the construction of the roundabout and walking paths, and traffic impacts shall be reviewed by the City Legal Counsel, approved by the Assistant City Manager, and recorded at the registry of deeds.
10. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, with 8 AM-5 PM Saturday with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the

contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

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

11. Any new building shall pay the current impact fees in place at the time of building permit application, except specified in condition #6.
12. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

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

D.Ciotti asked C.Parker how to address that not all of the units will be age restricted. C.Parker suggested that condition 9 could be revised as (emphasis added):

> The development agreement relative to the City, and Applicant documenting phasing, transfer of development rights, landscaping, the construction of the roundabout and walking paths, **monitoring of age restricted leases**, and traffic impacts shall be reviewed by the City Legal Counsel, approved by the Assistant City Manager, and recorded at the registry of deeds.

And that a new condition be added prior to the issuance of a building permit as follows:

> The Applicant shall provide a sample lease, to be reviewed by the Assistant City Manager and City Attorney, which documents the restriction of tenants being 55 years or older, for those units, which are age restricted.

C.Plante expressed concerns about the phasing and the townhouses. Developer's Agreement should stipulate that the mixed use buildings be built prior to the townhouses. The consensus was to agree.

Discussion ensued relative to the phasing and the impact fee waiver request.

Condition 9 would now read (emphasis added):

> The development agreement relative to the City, and Applicant documenting phasing **(including that the mixed use buildings shall both be constructed prior to the townhouses)**, transfer of development rights, landscaping, the construction of the roundabout and walking paths, monitoring of age restricted leases, and traffic impacts shall be reviewed by the City Legal Counsel, approved by the Assistant City Manager, and recorded at the registry of deeds.

Motion: K.Schuman made a motion to approve subject to the staff recommended conditions, excepting the waiver for the impact fees. Seconded by C.Plante. Vote passes 8-1.

D. Revision to the CDBG Action Plan for FFY16.

C.Parker gave an overview of the need to reprogram unexpended funds and the need to reappropriate funds previously allocated to the Triangle Club, which is not a CDBG eligible activity.

DRAFT

D.Carpenter distributed a sheet outlining proposed allocations. Reprogramming unexpended funds to the McConnell Center HVAC project. Triangle Club funds will be programmed to ADA accessibility projects.

Discussion ensued about eligible projects.

Motion: C.Plante made a motion to recommend the Council adopt the proposed changes as part of the Action Plan. Seconded by D.White. Vote U/A

5. STAFF COMMENTS

C.Parker addressed:

- The OEP Annual Spring Planning & Zoning Conference
- Changes to Strafford Regional Planning Commissioners
- Planning Board members using parking passes
- Email Spam issues

6. MEMBER COMMENTS

F.Torr thanked Chris Lawrence for his service.

G.Cruikshank spoke about the impact fee waiver.

7. ADJOURNMENT

Motion: C.Plante made a motion to adjourn at 11:17pm. Seconded by K.Schuman. Vote U/A

DRAFT

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P06-51-C

Application Type:	Conditional Use Permit Amendment
Applicant(s):	Summit Land Development
Owner(s):	Varney Brook Lands, LLC
Location:	Pointe Place (Tax Map K, Lot 19-5)
Meeting Date:	May 10, 2016

INTENT: To amend a Conditional Use Permit for a revised Master Concept Plan for Pointe Place Development, a mixed use development in the Residential-Commercial Mixed Use Overlay.

UNITS PROPOSED:
347 residential units (173 age restricted and 174 non-age restricted
106,000 sq. ft. of commercial use
100,000 sq. ft. (use TBD)

AGENDA ITEM #: 4-B

ACREAGE: 40.5 Acres

ZONING DISTRICT: Executive and Technology Park (ETP) and Residential-Commercial Mixed Use (RCM) Overlay

EXISTING LAND USE: Roadways and residential

SURROUNDING LAND USE:
Single family residential, multi-family residential, and manufactured housing park.

ZBA ACTION:
Z13-07: Variance granted for Map K Lots 19-1 & 6 to permit a 20' setback
Z10-02: At a rehearing, special exception granted for Map K, lot 19C to allow a gas station on

ATTACHMENTS: *Please bring your previous material*

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
- Conditional Use Permit
- NHDES Wetlands Permit
- NHDES Alteration of Terrain Permit
- NHDES Sewer Connection Permit

WAIVERS REQUESTED: None

Summary of Request and Background
The original Conditional Use Permit was approved by the Planning Board on December 11, 2007, with an amendment on December 17, 2013.

The applicant has applied to amend a conditional use permit for the proposed development. The applicant prepared a letter dated April 7, 2016 explaining the need for the amended CUP.

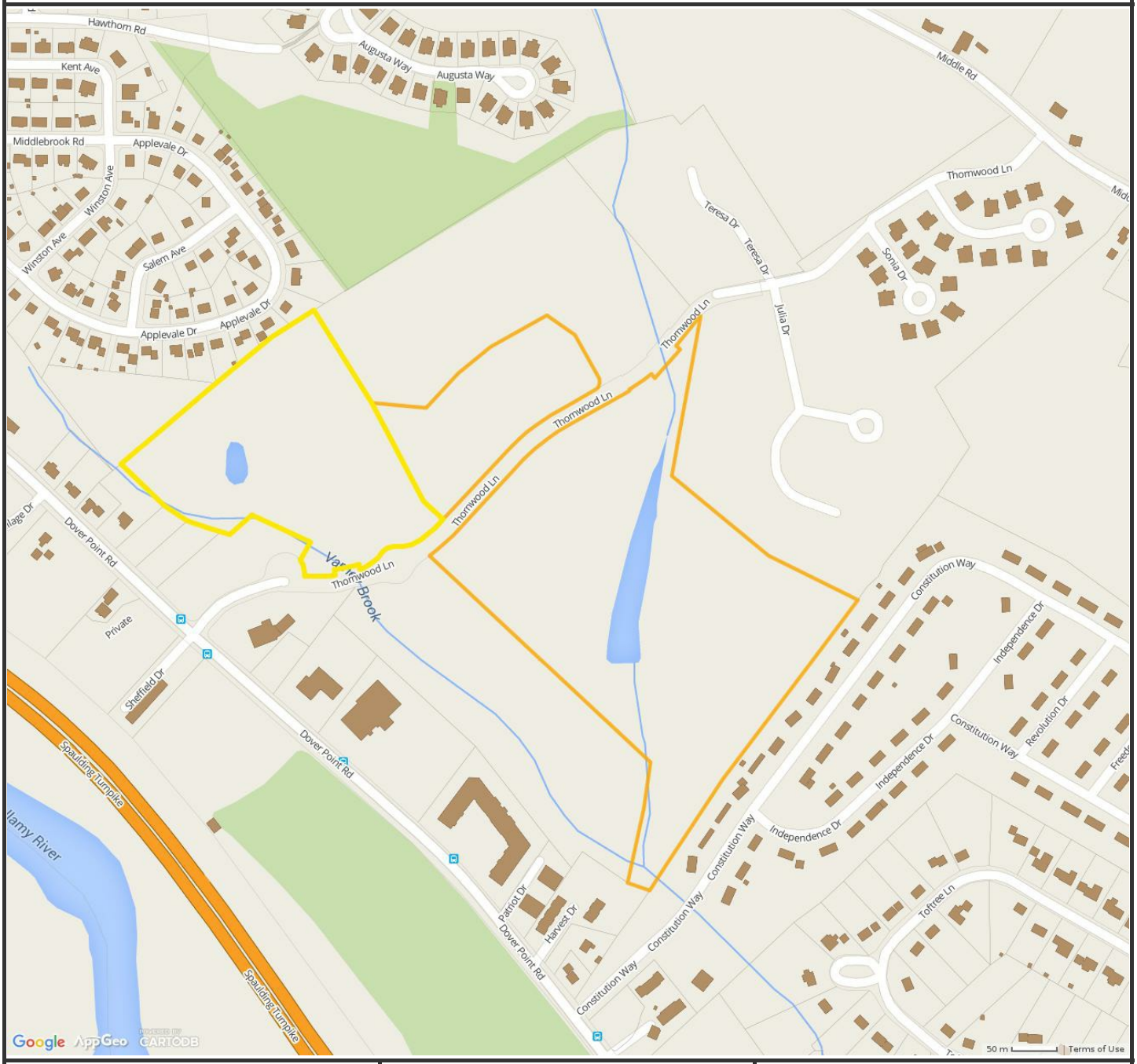
The Board tabled this request at their April 28, 2016 meeting so that staff could review the fiscal impact analysis. The analysis has been reviewed and is consistent with the requirements of the ordinance.

Consistency with Land Use Regulations
This project is located in a Residential-Commercial Mixed Use (RCM) Overlay District, which encourages a mixture of residential and non-residential uses in close proximity to each other. This application meets these standards.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board remove the item from the table, and then approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall prepare a revised development agreement that incorporates the new development plan. Said agreement shall be reviewed and approved by the City Attorney, prior to recording the agreement at the Strafford County Registry of Deeds.
4. The applicant shall submit a site review application and detailed site plans for each of the buildings shown on the revised master plan.
5. All previous conditions from the original and amended approval remain in effect.



Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: April 12, 2016

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Amendments
Chapter: 149

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising the chapter as a whole by replacing any instance of the term "these regulations" with "This Chapter"

AND

Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising the chapter as a whole by replacing any instance of the term "Schedule of Fees" with "Fee Schedule"

AND

Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising the chapter as a whole by replacing any instance of the term "STORM WATER" with "STORMWATER"

2. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by deleting 149-4 "Applicability", Section A, as follows:

"(A) New ~~construction~~ **DEVELOPMENT or REDEVELOPMENT**. Site Review and Planning Board approval will be required ~~for development of land~~ for:

(1) Non-residential USES;

(2) Multi-family dwellings of five (5) or more units; and;

(3) Construction of parking areas larger than 4,000 square feet.

(4) Construction activities that result in a land disturbance of greater than or equal to one acre or less than one acre if part of a larger common PLAN of development that would disturb one acre or more.

(5) ~~Any construction activities that require a conditional use permit for work to be located in or within fifty feet of a wetland or Conservation District.~~"

3. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by deleting 149-4 "Applicability", Sections B, as follows:

"B. Expansions and/or additions. Technical Review Committee review will be required for the following expansion and/or additions to existing development:

(1) Any increase of NONRESIDENTIAL development resulting in an expansion of gross floor area exceeding twenty-five hundred (2,500) square feet.

(2) Any addition to a residential structure resulting in the creation of five (5) or more additional units.

(3) Any accessory structures with floor areas exceeding fifteen hundred (1,500) square feet.

(4) Any expansion of a parking area or paving of a gravel parking area larger than one thousand (1,000) square feet.

(5) Any construction activities that result in a **CONTIGUOUS LAND DISTURBANCE** ~~land disturbance~~ of greater than or equal to ~~one acre~~ **twenty thousand (20,000) square feet**~~, or less than one acre if part of a larger common PLAN of development that would disturb one acre or more.~~

(6) Any construction activities that result in a **CONTIGUOUS LAND DISTURBANCE** ~~land disturbance~~ of greater than or equal to one thousand (1,000) square feet if the activity is located in or within fifty (50) feet of a wetland or Conservation District."

4. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-6 "Application Requirements", Section B(5), to read as follows:

"(5) Include ~~one electronic and~~ fifteen (15) copies of the SITE DEVELOPMENT PLAN as more fully described in Article IV of this Chapter. **Transmit a PDF of the SITE DEVELOPMENT PLAN via e-mail to dover-planning@dover.nh.gov.** (Note: Only six (6) copies of the preliminary PLAN need to be submitted initially for review by the Technical Review Committee. However, fifteen (15) copies are required for submission of the complete application to the Planning Board)."

5. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-9 "Expiration of Planning Board Approval", Section C, to read as follows:

"C. Approved site plans shall be protected from future amendments in regulations and ordinances in accordance with RSA 674:39. In order to be protected under RSA 674:39, the owner shall have completed active and substantial development, which is defined as the construction of basic infrastructure to support the development, including foundation walls and footings, driveway and parking lot construction to a minimum of gravel base, utilities placed in underground conduits, construction of all drainage improvements, and installation of all EROSION and SEDIMENT control measures. Substantial completion shall be **deemed to have occurred when a CERTIFICATE OF OCCUPANCY for all buildings shown on the approved site PLAN has been issued by the Building Official,** ~~defined as the completion of all on-site~~ **any parking lot improvements have been**

completed, and off-site improvements specified in the site PLAN approval **have been completed or a surety has been provided to the City to insure completion of all unfinished off-site improvements**."

6. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-10 "Construction of improvements; CERTIFICATE OF OCCUPANCY", Section B(2), to read as follows:

"(2) A final CERTIFICATE OF OCCUPANCY shall be issued, provided that all **on-site and off-site improvements required by the approved site plan** ~~required roads and utilities servicing the subject parcel~~ have been constructed and/or installed in accordance with city specifications."

7. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-10 "Construction of improvements; CERTIFICATE OF OCCUPANCY", Sections F (2) & (3), to read as follows:

"(2) The APPLICANT shall hold a neighborhood meeting to review the blasting plan and pre-blast survey, with representatives of the Fire and Rescue and the blasting company in attendance, prior to any on-site blasting. ABUTTERS within one thousand (1,000) feet of the external boundary of the project parcel shall be notified by certified mail (paid for by the APPLICANT) of the meeting no less than ten (10) days **and no more than fifteen (15) days** prior to the meeting**. The notice shall state the time and date of the blasting, and contain a map showing the blast area, the one thousand feet (1000') radius area, and five hundred feet (500') radius area.**

(3) Permit holders shall be in compliance with NFPA 495, The Code for the Manufacture, Transportation, Storage, and Use of Explosive Materials, in addition to all other ordinances and codes set forth in the **City of Dover Site Regulations 149.14A STORMWATER Management, EROSION Control, and Flood Hazards and** City of Dover Fire Prevention Code, which specifically prohibits the overnight storage of explosives or blasting agents. Further all storage magazines shall be locked in the open position at the end of the days' operation, for easy inspection by City Officials."

8. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 "SITE DEVELOPMENT PLAN", Section A(1), to read as follows:

"(1) A small-scale location map delineating the project site and its relation to the surrounding area **at an appropriate scale** ~~within a radius of three thousand (3,000) feet~~."

9. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 "SITE DEVELOPMENT PLAN", Section A(5), to read as follows:

"(5) Location of all existing and proposed buildings and structures on the site. **Any details on detail sheets shall be numbered or lettered."**

10. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 "SITE DEVELOPMENT PLAN", Section A(16), to read as follows:

"(16) A neighborhood PLAN **on an aerial photograph**, showing all property lines within a distance determined by the Director of Planning and Community Development during initial consultations, and how the project relates to abutting USES. This sheet should show the proposed impervious surfaces, and zoning boundaries."

11. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 "Site Development Design Criteria", Section A to read as follows:

"A. ~~STORM WATER~~ **STORMWATER** Management, EROSION Control, and Flood Hazards

~~(1) Purpose~~
~~The following are the purposes of these regulations:~~

~~(a) To treat STORM WATER to maintain and protect the quality of receiving waters;~~

~~(b) To reduce the DISCHARGE of pollutants;~~

~~(c) To promote the implementation of Low Impact Development practices;~~

~~(d) To minimize the amount of site disturbance and retain existing vegetation to the extent possible;~~

~~(e) To maintain the natural hydrology of a site to the extent possible;~~

~~(f) To promote the use of nontraditional and nonstructural STORM WATER management measures;~~

~~(g) To promote STORM WATER management systems that require lower maintenance;~~

~~(h) To encourage designs that allow for the containment in the event of a spill;~~

~~(i) To promote a balance between pre-development and post-development flow and volume;~~

~~(j) To properly pre-treat all STORM WATER RUNOFF;~~

~~(k) To promote designs that maintain groundwater recharge volumes;~~

~~(l) To address salt and sand loading~~

~~(2) STORM WATER Management~~

~~STORM WATER management shall comply with the standards contained in Chapter 155 – Land Subdivision Regulations, Section 155-35-B, as amended.~~

~~(3) STORM WATER Management System Operation and Maintenance Plans~~

~~STORM WATER management system operation and maintenance plans shall comply with the standards contained in Chapter 155 – Land Subdivision Regulations, Section 155-35-C, as amended.~~

~~(4) EROSION and Sedimentation Control~~

~~EROSION and sedimentation control measures shall comply with the standards contained in Chapter 155 – Land Subdivision Regulations, Section 155-35-D, as amended.~~

~~(5) Flood Hazards~~

~~Any site PLAN proposed within the federally designated special flood hazard areas, as shown on the Flood Insurance Rate Maps dated May 17, 2005, as amended, shall comply with Chapter 113 of the City of Dover Code, entitled Floodplain Development Ordinance.~~

(1) Purpose and Objective

These regulations establish standards to manage the DISCHARGE of RUNOFF to the City of Dover's municipal storm sewer system and water bodies, in a manner compliant with the requirements of State and Federal law,

including provisions of the Federal Stormwater Management Legislation for MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4), as amended.

These provisions and standards are implemented for the purpose of:

(a) Managing STORMWATER RUNOFF to protect water quality and quantity;

(b) Minimizing the contribution of a POLLUTANT for which a water body is IMPAIRED to the MAXIMUM EXTENT PRACTICABLE (MEP);

(c) Causing no DISCHARGE of RUNOFF to an adjacent property in excess of RUNOFF DISCHARGE in the existing DEVELOPED or undeveloped condition;

(d) Encouraging the use of LOW IMPACT DEVELOPMENT (LID) strategies.

(2) Applicability of the STORMWATER Standards

(a) All projects requiring Site Plan or Major Subdivision approval, shall be subject to the following set of STORMWATER standards according to the amount and type of disturbance. Applicability is as follows:

(i) The minimum protections and management standards shall apply to all projects.

(ii) The STORMWATER management for new DEVELOPMENT standards shall apply to any project that results in a CONTIGUOUS LAND DISTURBANCE more than twenty thousand (20,000) square feet or creates more than four thousand (4,000) square feet of new IMPERVIOUS area.

(iii) The STORMWATER management for REDEVELOPMENT standards shall apply to any project that results in a CONTIGUOUS LAND DISTURBANCE of more than twenty thousand (20,000) square feet or creates more than four thousand (4,000) square feet of new IMPERVIOUS area where the existing land use has been previously DEVELOPED as commercial, industrial, institutional, governmental, recreational, or multifamily.

(b) All projects of such magnitude as to require a permit from the NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) program or the New Hampshire Department of Environmental Services (NHDES) ALTERATION OF TERRAIN (AoT) program shall also comply

with the standards of the Environmental Protection Agency (EPA) and or NHDES permits and this section, whereas the stricter standards shall apply.

(3) Design Standards

(a) Minimum Protections and Management Standards:

(i) Where applicable, all DEVELOPMENT must comply with the EPA Phase II Stormwater Rules and the City's MS4 Permit as amended.

(ii) Existing surface waters, including ponds, rivers, perennial and intermittent streams (natural or channelized), and wetland (including vernal pools) shall be protected by the minimum buffer setback as specified in Chapter 170-27. STORMWATER and EROSION and SEDIMENT control BEST MANAGEMENT PRACTICES (BMP's) shall be located outside the specified buffer zone unless otherwise approved by the Planning BOARD.

(iii) LOW IMPACT DEVELOPMENT (LID) site planning and design strategies shall be used to the MEP in order to reduce the generation of the STORMWATER RUNOFF volume for both new and REDEVELOPMENT projects. An owner/APPLICANT must document why LID strategies are not appropriate if not used to manage STORMWATER.

(iv) All proposed STORMWATER practices and measures shall be installed and maintained in accordance with manufacturers' specifications and performance specifications outlined in the NH Stormwater Management Manual Volume 2 (December 2008 or current revision) a copy of which can be found on the NHDES website.

(v) All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials shall meet the regulations of the NHDES including but not limited to those involving underground storage tanks, above ground storage tanks, hazardous waste and BEST MANAGEMENT PRACTICES for Groundwater Protection (ENV-Wa 401)

(vi) Salt and other de-icing materials shall be stored under cover or located such that no direct DISCHARGEs to receiving waters are possible. Snow storage areas shall be located such that no direct DISCHARGEs

to receiving waters are possible. See NHDES guidance fact sheet on road salt and snow disposal.

(vii) The use of sodium chloride-based materials for winter maintenance shall be the minimum necessary for safety. The use of sodium chloride-based materials is discouraged within the groundwater protection districts.

(viii) IMPERVIOUS surfaces for parking areas and roads shall be minimized to the extent possible.

(ix) STORMWATER RUNOFF from new IMPERVIOUS surfaces shall be directed to a BEST MANAGEMENT PRACTICE for flow MITIGATION, treatment and/or INFILTRATION.

(b) STORMWATER Management for New DEVELOPMENT:

(i) RUNOFF of IMPERVIOUS surfaces shall be treated to provide eighty percent (80%) removal of TOTAL SUSPENDED SOLIDS (TSS), and fifty percent (50%) removal of both total nitrogen and phosphorous. Removal rates shall be determined using approved manufacturers POLLUTANT removal efficiency analysis or the POLLUTANT removal efficacies outlined in the NH Stormwater Management Manual Volume 1 Appendix E (December 2008 or current revision) a copy of which is available from the NHDES website.

(ii) Rainfall amount shall be based on current Extreme Precipitation Estimates obtained from the Northeast Regional Climate Center.

(iii) Measures shall be taken to control the post-DEVELOPMENT peak rate RUNOFF so that it does not exceed pre-DEVELOPMENT RUNOFF for the 2-year, 10-year, 25-year, 50-year, 24-hour storm events.

(iv) Measures shall be taken to control the post-DEVELOPMENT surface water RUNOFF volume so that it does not exceed pre-DEVELOPMENT RUNOFF for the 2-year, 10-year, 25-year, 50-year, 24-hour storm events. For sites where INFILTRATION/recharge is limited or not practicable, the owner/APPLICANT must demonstrate that the project will not cause or contribute to flooding or functional impairments to streets, adjacent properties, and downstream properties.

(v) INFILTRATION rates for designing groundwater recharge practices shall be determined in accordance with Env-Wq 1504.14.

(vi) STORMWATER conveyance practices shall be sized appropriately to convey the 10-year, 24- hour storm event without overtopping or causing flooding on the property.

(vii) For large projects adding greater than or equal to ten (10) acres of IMPERVIOUS cover, or projects located in known areas of flooding concern, or specifically within areas with a one-percent chance of being inundated by water in any given year, the owner/APPLICANT shall submit a supplementary report that describes how the project will not increase the future flooding potential and complies with the AoT requirements pertaining to floodplain impacts as described in Env-Wq 1503.09, regardless of whether an AoT permit is required.

(viii) The design of the STORMWATER management systems shall take into account upstream and up gradient RUNOFF that flows onto, over, or through the site to be DEVELOPED or REDEVELOPED, and provide for this contribution of RUNOFF.

(ix) Seasonal high WATER TABLE elevations must be accounted for in all BMP design criteria.

(x) Access for maintenance of STORMWATER facilities must be included as part of the design, where necessary. Access easements may be required.

(xi) Plantings in treatment areas shall be native grasses, shrubs and/or other native plants in sufficient numbers and density to prevent soil EROSION and to achieve water quality treatment.

(c) STORMWATER Management for REDEVELOPMENT:

In order to determine the STORMWATER requirements for REDEVELOPMENT projects, the percentage of the site covered by existing IMPERVIOUS areas must be calculated. STORMWATER requirements for REDEVELOPMENT will vary based upon the amount of site surface area that is covered by existing IMPERVIOUS surfaces.

(i) For sites meeting the definition of a REDEVELOPMENT project and having less than forty percent (40%) existing IMPERVIOUS surface coverage, the STORMWATER management requirements will be the

same as new DEVELOPMENT projects with the important distinction that the APPLICANT can meet those requirements either on-site or at an approved off-site location (i.e., off-site MITIGATION). The APPLICANT must satisfactorily demonstrate that IMPERVIOUS area reduction, LID strategies and BMPs have been implemented on-site to the MEP.

(ii) For sites meeting the definition of a REDEVELOPMENT project and having more than forty percent (40%) existing IMPERVIOUS surface coverage, STORMWATER shall be managed in accordance with one or more of the following techniques, listed in order of preference:

a. Implement measures onsite that result in MITIGATION and treatment of at least thirty percent (30%) of the existing IMPERVIOUS cover as well as fifty percent (50%) of the additional proposed IMPERVIOUS surfaces and pavement areas through the application of LID; or

b. Implement other LID techniques onsite to the MEP to provide MITIGATION and treatment for at least fifty percent (50%) of the entire site area.

(iii)The owner/APPLICANT may utilize off-site MITIGATION to meet the REDEVELOPMENT requirements when the following standards have been met:

a. The owner/APPLICANT shall demonstrate, to the satisfaction of the Planning BOARD, that on-site treatment has been implemented to the MEP.

b. The owner/APPLICANT shall find an approved, off-site location, within the same WATERSHED as the project site, or within the drainage area of the same receiving waterbody.

c. Off-site MITIGATION shall be equivalent to no less than the total area of IMPERVIOUS cover not treated on-site.

d. The owner/APPLICANT shall submit a full design of the proposed off-site measures for review and approval.

e. The owner/APPLICANT must also demonstrate that there is no downstream drainage or flooding impacts as a result of not providing on-site management.

(d) EROSION Control Standards During Construction:

The following standards shall be applied in project planning and shall be implemented prior to and during construction activity:

(i) All proposed measures shall meet at a minimum the design standards for BEST MANAGEMENT PRACTICES set forth in the NH Stormwater Management Manual Volume 3 (December 2008 or current revision) a copy of which is available from the NHDES website.

(ii) When a project requires a STORMWATER permit from the EPA Construction General Permit (CGP) program, copies of the STORMWATER POLLUTION PREVENTION PLAN (SWPPP) inspections shall be provided to the Community Services Department.

(iii) Stripping of vegetation shall be done in a manner that minimizes soil EROSION. Whenever practical, natural vegetation shall be retained, protected, or supplemented.

(iv) The area of LAND DISTURBANCE shall be kept to a minimum and be limited to an area only large enough to accommodate construction activities for a particular construction phase.

(v) Off-site surface water and RUNOFF from undisturbed areas shall be diverted away from DISTURBED AREAs where feasible or measures to convey STORMWATER through the PROJECT AREA without causing EROSION of SEDIMENT must be included. Integrity of downstream drainage systems shall be maintained.

(vi) Appropriate EROSION and SEDIMENT control measures shall be installed prior to any soil LAND DISTURBANCE and must be reviewed and approved by the Community Services Department.

(vii) Perimeter site controls shall not be placed within wetland areas, stream channels or wetland buffers.

(viii) Disturbed soil areas shall be either temporarily or permanently STABILIZED. In areas where final grading has not occurred, temporary stabilization measures should be in place within seven (7) calendar days for exposed soil areas that are within one hundred (100) feet of a surface water body or a wetland and no more than fourteen (14) calendar days for all other areas. Permanent stabilization should

be in place within three (3) calendar days following completion of final grading of exposed soil areas.

(ix) All temporary EROSION and SEDIMENT control measures shall be maintained in functioning condition until final site stabilization is accomplished. A proposed BMP inspection schedule shall be included in the submittal.

(x) Additional temporary stabilization for the winter season consistent with NHDES guidelines shall be in place for DISTURBED AREAs that are not permanently STABILIZED by October 1st, or at the discretion of the Community Services Department.

(xi) Special stabilization details shall be provided with the submission for any LAND DISTURBANCE on slopes equal to or steeper than 3:1.

(xii) All temporary EROSION and SEDIMENT control measures shall be removed after final site stabilization. Trapped SEDIMENT and other disturbed soil areas resulting from the removal of temporary measures shall be permanently STABILIZED within thirty (30) calendar days unless conditions dictate otherwise.

(xiii) For projects proposing to disturb and expose soils in areas of ten (10) acres or more at one time, a temporary (or permanent) SEDIMENT basin must be provided with storage for a calculated volume of RUNOFF from a drainage area from a 2-year, 24-hour storm, or equivalent control measures, where attainable, until final stabilization of the site. Alternatively, the SEDIMENT basin can be sized to provide thirty-six hundred (3,600) cubic feet of storage per acre of drainage area, until final stabilization of the site. In determining appropriate locations and number of SEDIMENT basin(s) needed, the operators may consider such factors as erodibility of site soils, slope lengths, available area on-site, construction period and other unique site considerations.

(xiv) Use of temporary SEDIMENT basins should avoid any additional vegetation clearing or site LAND DISTURBANCE not otherwise needed for post-construction. SEDIMENT basin locations must be reviewed by the Community Services Department prior to construction and must consider the potential for offsite impacts including public safety, especially as it relates to SEDIMENT movement and/or SEDIMENT basin failure and alternative

SEDIMENT controls must be used where site limitations preclude a safe design.

(e) Installation and Construction Inspections

The owner/APPLICANT shall be responsible for inspection requirements as follow:

(i) The Community Services Department or their designated agent shall have access to the site to complete routine inspections.

(ii) The Community Services Department shall be notified 24-hours prior to installation of a STORMWATER BMP in order to schedule an inspection. These inspections shall be completed during normal working hours.

(iii) The Planning BOARD or Community Services Department may require the design engineer and/or an independent, third-party inspection and oversight of the construction of the STORMWATER management facilities and EROSION and SEDIMENT control at their discretion. Such oversight may be especially important for implementing techniques such as porous pavement or subsurface STORMWATER INFILTRATION systems. The owner/APPLICANT shall be responsible for all fees associated with third-party inspections.

(iv) All SWPPP inspections must be conducted by a qualified professional such as a Professional Engineer (PE), a Certified Professional in Erosion and Sediment Control (CPESC), a Certified Erosion Sediment and Stormwater Inspector (CESSWI), or a Certified Professional in Stormwater Quality (CPSWQ). Inspection reports shall be submitted to the Community Services Department.

(v) The owner is ultimately responsible for the installation, construction, inspection, and disposition of all STORMWATER management and EROSION control measures required by the provisions of these regulations.

(f) STORMWATER MANAGEMENT PLAN (SWMP) Submittal Requirements

At the discretion of the Planning BOARD or Community Services Department, a technical review by an independent third party may be required of any SWMP prepared under these regulations. Such a review

shall be performed by a qualified professional consultant and the expense of which shall be the full responsibility of the owner/APPLICANT.

(i) For project requiring minimum protection standards, a plan including the following information shall be submitted:

a. Description of EROSION and SEDIMENT control measures as well as sequence for final stabilization of the project site.

b. Proposed changes in IMPERVIOUS cover areas and any changes in pre and post-DEVELOPMENT drainage patterns.

c. Description of LID proposed measures.

(ii) For projects requiring New DEVELOPMENT or REDEVELOPMENT standards, a drainage report that contains the following items shall be submitted:

a. Description of construction period and earth movement schedule including anticipated project start and completion dates, sequence and duration of grading and construction activities, sequence and timing of installation and/or application of soil EROSION and SEDIMENT control measures as well as sequence for final stabilization of the project site.

b. Description of the onsite and adjacent wetlands, streams and other water resources including methods used to identify these resources and a description of any buffer setbacks that may apply, steep slopes, critical habitat, existing vegetation, areas with a one-percent chance of being inundated by water in any given year, and whether any downstream water bodies are listed as IMPAIRED according to NHDES' most recent 303(d) list.

c. Soils information for proposed disturbed areas shall be delineated by a Certified Soil Scientist. All other areas that contribute runoff to the project site, soil types may be identified in accordance with NRCS county-wide soil survey.

d. Description of existing drainage patterns, receiving water bodies or drainage infrastructure and soil types for recharge potential.

e. WATERSHED area limits including any offsite and upstream areas contributing flow to shared drainage channels and/or infrastructure.

f. Description of proposed changes in IMPERVIOUS cover areas and any changes in pre and post-DEVELOPMENT drainage patterns.

g. Methods and assumptions used to calculate pre-and post-DEVELOPMENT RUNOFF volume, peak DISCHARGE, and DISCHARGE velocity for the specified design storm events.

h. Methods and assumptions used to calculate the POLLUTANT LOAD removal.

i. Description of LID measures that are proposed to limit the DEVELOPMENT footprint, preserve existing vegetation and mimic existing hydrology to the extent feasible.

j. If not used, provide rationale why LID measures are not practical for the site.

k. Describe measures and calculations for proposed practices used to achieve no net increase in RUNOFF volumes leaving the site.

l. Provide calculations for the INFILTRATION or exfiltration system.

m. If an increase in post-DEVELOPMENT RUNOFF volume is anticipated due to limited applicability for LID measures and site constraints, provide an assessment and supporting calculations to demonstrate no adverse impacts to downstream infrastructure, adjacent properties or aquatic habitat.

n. Descriptions, details, and design criteria and calculations for all structural, non-structural, permanent, and temporary EROSION and sedimentation control measures and BMPs. This information should include seeding mixtures and rates, types of sod, methods of seedbed preparation, expected seeding dates (or limitations on seeding timeframes), type and rate of lime and fertilizer application, and type and quantity of mulching for temporary and permanent control facilities.

o. Where proposed changes are anticipated within mapped limits of the areas with a one-percent chance of being inundated by water in any given year, provide hydrologic and hydraulic analysis to show no net increase in flood elevations.

p. Proposed schedule for the inspection and maintenance of all EROSION control measures onsite prior to achieving final site stabilization.

q. Describe procedures for removing temporary EROSION control measures and removal of accumulated SEDIMENT captured by such measures.

r. Any other specific study, calculation, or investigation as requested by the City.

s. Describe procedures to limit and/or optimize the use of deicing materials and minimize offsite increases in chloride levels in adjacent surface and ground water.

t. Provide a maintenance and inspection plan for post-construction monitoring of STORMWATER BMPs to ensure long-term performance and functionality including details of who will be responsible for inspections and maintenance, proposed schedule, documentation, submittal procedures and contingency plans if future maintenance is required.

u. Provide copies of pertinent State and Federal Permits.

(g) Long Term Operation and Maintenance

The owner shall be responsible for continued inspection and maintenance requirements. An operation and maintenance manual shall be created with the following information:

(i) The names of the responsible qualified professionals who will implement the required reporting, inspections, and maintenance activates.

(ii) An inspection checklist, identifying item or BMP, inspection frequency, and components to be inspected. List shall clearly outline performance thresholds and triggers for maintenance.

(iii) Snow and ice removal shall be performed by a contractor certified by the "Green SnoPro" program, or approved equivalent, following BEST MANAGEMENT PRACTICES for the application of deicing materials.

(iv) Deicing log to track amount and type of deicing material applied.

(v) A site plan clearly identifying the locations of all STORMWATER practices to be inspected and maintained.

(vi) Inspection and maintenance log to be submitted to the City of Dover Community Services Department on an annual basis. Documents shall be submitted no later than December 15th of each year.

(vii) The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved STORMWATER Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting."

12. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by removing 149-14 "Site Development Design Criteria", Section D(6)(f) & (g):

~~(f) Where a proposed parking area exceeds three quarters (¾) of an acre, the APPLICANT shall document that they have investigated utilization of pervious materials to implement the parking area. The APPLICANT shall supply the documentation to the City Engineer to review and approve prior to TRC. Said documentation shall include, design conditions and other such variables to show that the use of pervious materials is prohibitive.~~

~~i. An APPLICANT that constructs a parking lot that exceeds an area three quarters (¾) of an acre with pervious materials shall be eligible for the Fast Track Review provisions outlined in 170-10.1 G). The design of the area shall meet or exceed standards developed and outlined in the New Hampshire Stormwater Manual.~~

~~(g) Where a proposed parking lot or other paved area meets or exceeds an area one and a half (1.5) acres, the APPLICANT shall design and construct the vehicle storage areas 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.~~

13. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 "Site Development Design Criteria", Section E "Outdoor Lighting", to revise Section 2(b) to read as follows:

	Zoning Districts – B-3, B-4, B-5, I-1, I-2, I-4, and ETP	Zoning Districts – O, B-1, CBD, **H,** and CWD, **RCM**	Zoning Districts – RM-SU**,** ~~and~~ RM-U**, LBW and HR**
Mounting Height (Maximum)*	25 feet	20 feet	20 feet
Minimum Illumination Level (at darkest spot of the parking lot)	No less than 0.3 FOOT-CANDLES No more than 0.5 FOOT-CANDLES	No less than 0.2 FOOT-CANDLES No more than 0.4 FOOT-CANDLES	No less than 0.2 FOOT-CANDLES No more than 0.3 FOOT-CANDLES
Uniformity Ratio **	6:1	5:1	4:1

14. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14.2 "Design Standards for Development in the Residential Commercial Mixed-USE (RCM) Overlay District", Section B(7)(h), to read as follows:

"(h) Deciduous trees shall be at least two-inch caliper measured four (4) **feet** ~~inches~~ above the ground except ornamental and flowering trees shall be at least one and one half inch caliper measured four (4) **feet** ~~inches~~ above the ground; multi-trunk trees shall have at least three (3) canes, and shall be six (6) inches measured four (4) **feet** ~~inches~~ above the ground, with a minimum height of five (5) feet."

15. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14.2 "Design Standards for Development in the Residential Commercial Mixed-USE (RCM) Overlay District", Section D(5)(a)(ii), to read as follows:

"(ii) Deciduous trees shall be at least two-inch caliper measured four (4) **feet** ~~inches~~ above the ground, except ornamental and flowering trees shall be at least one and one half inch caliper measured four (4) **feet** ~~inches~~ above the ground,"

16. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14.2 "Design Standards for Development in the Residential Commercial Mixed-USE (RCM) Overlay District", Section D(5)(a)(iv), to read as follows:

"(iv) Multi-trunk trees shall have three (3) or more canes, and be six (6) inches measured four (4) **feet** ~~inches~~ above the ground, with a minimum height of five (5) feet."

17. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14.2 "Design Standards for Development in the Residential Commercial Mixed-USE (RCM) Overlay District", Section D(5)(b)(ii), to read as follows:

"(ii) Deciduous trees shall be at least two (2) inch caliper measured four (4) **feet** ~~inches~~ above the ground except ornamental and flowering trees shall be at least one and one half inch caliper measured four (4) **feet** ~~inches~~ above the ground; multi-trunk trees shall be three (3) or more canes starting from the ground, six (6) inches measured four (4) **feet** ~~inches~~ above the ground, with a minimum height of five (5) feet."

18. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-15 "Physical Arrangements", Section C, to read as follows:

"C. All paving and/or storage shall not be permitted within five (5) feet of any side or rear property line, **except for a shared driveway or parking lot that straddles a common property line,** and no parking or paving, except for entrances/exits, shall be permitted within ten (10) feet of any front property line. These spaces shall be maintained as landscaped area."

19. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-15 "Physical Arrangements", Section E, to read as follows:

"E. **Nonresidential uses that regularly receive or send out shipments of goods shall provide off-STREET loading spaces or loading docks on the same LOT as the use they are intended to serve.** Loading facilities shall be designed to the rear or side of all proposed buildings. **No loading space or dock shall be located within one hundred (100) feet of a residential district boundary, unless sufficient screening is provided to the satisfaction of the Planning Board.** ~~Loading facilities shall be designed in accordance with the rules and regulations of the Zoning Ordinance and shall be off- street or accessible via a public alley.~~"

20. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-21 "Definitions", by inserting or revising the following definitions:

"BEST MANAGEMENT PRACTICES (BMP) means for ~~STORM WATER~~ **STORMWATER** management purposes, structural, nonstructural, and managerial techniques that are recognized to be the most effective and practical means to prevent or reduce nonpoint source ~~pollutants~~ **POLLUTANTs** from entering receiving waters.

CONTIGUOUS means any actual or proposed terrain LAND DISTURBANCE within five (5) years before the terrain alteration activity for which a permit is sought begins or within five (5) years after the terrain alteration activity ends shall be deemed part of the total project and included in the calculation of the amount of CONTIGUOUS area disturbed.

DEVELOPMENT means any construction or LAND DISTURBANCE or grading activities other than for agricultural and silvicultural practices.

DISTURBED AREA or LAND DISTURBANCE means an area where the natural vegetation or existing cover been removed, exposing the underlying soil and, therefore, is susceptible to EROSION.

EROSION means ~~weathering of soil by running water, wind, or ice~~ **the detachment and movement of soil or rock fragments by water, wind, ice, or gravity.**

IMPAIRED means those water bodies not meeting water quality standards as identified by NHDES and listed as impaired and as Category 5 waters on their most current 303(d) list.

IMPERVIOUS means those surfaces that cannot effectively infiltrate rainfall consisting of surfaces such as building rooftops, pavement, sidewalks, driveways, compacted gravel.

INFILTRATION means the process of RUNOFF percolating into the ground (subsurface materials). INFILTRATION practices are STORMWATER treatment practices designed to capture STORMWATER RUNOFF and infiltrate it into the ground.

LOW IMPACT DEVELOPMENT (LID) means a site planning and design strategy intended to maintain or replicate pre-DEVELOPMENT hydrology through the use of site planning, source control, and small-scale practices integrated throughout the site to prevent, infiltrate and manage RUNOFF as close to its source as possible. Examples of LID strategies are pervious pavement, rain gardens, green roofs, bioretention basins and swales, filtration trenches, and other functionally similar BMPs located near the RUNOFF source.

MAXIMUM EXTENT PRACTICABLE (MEP) means the following: (1) all reasonable efforts have been made to meet the standard, (2) a complete evaluation of all possible management measures has been performed, and (3) if full compliance cannot be achieved, the highest practicable level of management is being implemented.

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) means the EPA's Small Municipal Separate Storm Sewer System (MS4) General Permit developed under the Clean Water Act. MS4 applies to municipalities that contain any portion of an urbanized area as defined by the Census. It applies to STORMWATER conveyances owned by a State, city, town, or other public entity that DISCHARGE to 'Waters of the United States'. The MS4 Permit requires operators of small MS4s to develop a STORMWATER Management Program that uses appropriate BEST MANAGEMENT PRACTICEs (BMPs) for six minimum control measures included in the MS4 permit.

NHDES ALTERATION OF TERRAIN (AoT) means the State permitting program applying to earth moving operations.

POLLUTANT means but is not limited to, SEDIMENT, TOTAL SUSPENDED SOLIDS (TSS), phosphorus, nitrogen, metals, pathogens, floatable debris, thermal impacts, and oil and other petroleum products.

POLLUTANT LOAD means an amount of a POLLUTANT that is introduced into a receiving water body measured in units of concentration or mass per time (i.e. concentration (mg/l) or mass (lbs/day)).

PROJECT AREA means the area within the subdivision or site plan boundaries plus any areas with associated off-site improvements.

REDEVELOPMENT means any construction, alteration, or improvement that disturbs area where the existing land use is commercial, industrial, institutional, governmental, recreational, or multifamily residential. Building demolition is included as an activity defined as "REDEVELOPMENT," but building renovation is not provided the footprint of the building or structure to be renovated is not altered or expanded and does not exceed fifty percent (50%) of the current assessed value. Similarly, removal of roadway materials down to the erodible soil surface is an activity defined as "REDEVELOPMENT," but simply resurfacing of a roadway surface is not. Any creation of new IMPERVIOUS area over currently pervious portions of the site will need to comply with new DEVELOPMENT requirements.

STABILIZED means when the soil EROSION rate approaches that of undisturbed soils. Soils which are disturbed will be considered protected when covered with a healthy, mature growth of grass, or a good covering of straw mulch or other equivalent (weed-free) mulch at a minimum rate of two (2) tons/acre with higher rates required for dormant periods. Mulch is only a temporary measure; ultimately, the site needs vegetation.

~~**STORM WATER**~~ **STORMWATER** means RUNOFF from a storm event, snowmelt RUNOFF, and surface RUNOFF and drainage.

STORMWATER MANAGEMENT PLAN (SWMP) means a plan that outlines project features, proposed temporary and permanent EROSION control features, maintenance schedules and practices, and design basis used to establish temporary and permanent STORMWATER design features.

STORMWATER POLLUTION PREVENTION PLAN (**SWPPP**) means a plan ~~developed for a site or property that evaluates potential pollutant sources and designs and implements appropriate measures to prevent or control DISCHARGE of pollutants in STORM WATER RUNOFF.~~ **required by the Environmental Protection Agency (EPA) that clearly describes appropriate pollution control measures that include a description of all pollution control measures (i.e., BMPs) that will be implemented as part of the construction activity to control POLLUTANTs in STORMWATER DISCHARGEs and describes the interim and permanent stabilization practices for the site.**

TOTAL SUSPENDED SOLIDS (TSS) means the total amount of a soils particulate matter which is suspended in the water column.

WATERSHED means all land and water area from which RUNOFF may run to a common (design) discharge point."

21. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-21 "Definitions", by deleting the following definitions:

"~~AXONOMETRIC~~ ~~drawing means a drawing showing a building in three dimensions.~~

~~AWNING WINDOW~~ ~~means a single SASH window that opens outward from the top.~~

~~BARGEBOARD~~ ~~means a board, typically decorated, on the sloping edge of an overhanging GABLE roof.~~

~~BAY~~ ~~means a vertical division of a building FACADE as delineated by some regular recurring feature such as windows or COLUMNS.~~

~~BOARD~~ ~~means the Planning Board of the City of Dover.~~

~~BOND~~ ~~means the pattern formed by bricks in a wall using one or more sides or positions (oblong or upright) of the brick.~~

~~CANTILEVER~~ ~~means a horizontal element projecting from a wall without external support.~~

~~**CAPITAL** means the top portion of a COLUMN or PILASTER crowning the shaft.~~

~~**CASEMENT** means a single SASH window that opens outward from the side.~~

~~**COLONNADE** means a row of COLUMNS supporting a roof, arches, or an ENTABLATURE.~~

~~**DATE OF OFFICIAL SUBMISSION** means an application shall be considered officially submitted only at the regular meeting of the Planning Board following the completion of the appropriate procedure and the receipt of a written memorandum from the Director of Planning and Community Development certifying said application's technical review.~~

~~**DENTILS** means small, rectangular blocks arranged in a tooth-like series under an overhang.~~

~~**DOUBLE HUNG WINDOW** means a window with two vertical sliding SASHES, each closing half of the window opening~~

~~**ENGAGED COLUMN** means a COLUMN which is attached to a wall (rounded in cross section).~~

~~**FALSE FRONT** means a FACADE that extends well above the rest of the building, to give the impression that a building is larger than its actual size.~~

~~**FINIAL** means small vertical ornament at the top of a roof.~~

~~**FRONTISPIECE** means an ornamental portal around the entrance~~

~~**GAMBREL** means a roof form with a double sloped profile – a steep lower plane and a less steep upper plane (differs from a MANSARD in that a GAMBREL is two sided while a MANSARD is four sided; also the angle of the two planes on a MANSARD is closer to 90 degrees).~~

~~**HIERARCH** means the articulation of the importance of a form by its size, shape, or placement relative to the other related forms.~~

~~**HIPPED ROOF** means a roof, which slopes upward from all four sides of a building (it may have a RIDGE or end in a point).~~

~~**LOZENGE** means a diamond shaped ornament applied to a wall.~~

~~**LUNETTE** means a semicircular or half-moon window or other element on a FACADE.~~

~~**MASONRY** means heavy materials including stone, brick, concrete, concrete block, and stucco.~~

~~**MEDALLION** means an ornamental plaque applied to a wall.~~

~~**MODERN ARCHITECTURE** means a style characterized by largely undecorated and simple building forms with relatively large windows and a horizontal emphasis.~~

~~**MOLDING** means architectural detailing applied around a window or door or to the surface of a wall.~~

~~**NEOCLASSICAL** means a formal style of design evoking ancient Greek or Roman architectural forms.~~

~~**ORIEL WINDOW** means a BAY WINDOW projecting from a buildings upper floor.~~

~~**PEDIMENT** means triangular front end of a roof, comparable to a GABLE except a PEDIMENT always has an articulated horizontal side.~~

~~**PERGOLA** means an unenclosed structure with an open wood framed roof, often latticed.~~

~~**PIAZZA** means an open space oriented to pedestrians, usually rectangular in shape, defined by a building or buildings on two or more sides.~~

~~**PORTHOLE WINDOW** means a circular window (also called a bull's eye window).~~

~~**SHED ROOF** means a roof composed simply of one sloping plane.~~

~~**SILL** means the horizontal bottom element of a window or door frame.~~

~~**SITE DESIGN CRITERIA** means Design and performance standards required under the provisions of 149-14.~~

~~**SOFFIT** means the underside of any building part, such as under an EAVE, ARCH, or LINTEL.~~

~~**STEEPLE** means the combined TOWER and spire of a church~~

~~**SYMMETRY** means the balanced distribution of equivalent forms and spaces about a common line (AXIS) or point.~~

~~**TURRET** means a small, slender TOWER usually at the corner of a building.~~

~~**VICTORIAN** means term used to cover all of the various styles of architecture during the reign of Queen Victoria – 1837 to 1901, including Second Empire, Italianate, Gothic Revival, COLONIAL Revival, Queen Anne, Renaissance Revival, and others. (Georgian, Federal, and Greek Revival styles predate the VICTORIAN era.)~~

~~**WATER TABLE** means a thickened and frequently adorned part of the foundation of a building originally designed to make the foundation less permeable to stormwater.~~"

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P15-56A

Application Type:	Site Plan for Mixed Use Project
Applicant(s):	Vitas Management & Development Company, LLC
Owner(s):	Profero Management and Holdings, LLC
Location:	181 Silver Street (Tax Map 11, Lot 2)
Meeting Date:	May 10 2016

INTENT: To request a waiver from Chapter 149-15.G. to extend the hours of operation for the drive-thru at a coffee shop which is part of a mixed-use approved site plan.

UNITS PROPOSED: N/A from this request

AGENDA ITEM #: 4-A

ACREAGE: 19.46 Acres

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Former McIntosh College and Hotel

PROPOSED LAND USE: Mixed Use

SURROUNDING LAND USE:
Commercial and Residential

ZBA ACTION:
- Z15-10: Variances granted to allow a building height of 55 ft. where 40 ft. is allowed and to allow an assisted living facility in the B-3 District
- H84-6: Variance granted from definition of lot to construct an additional building on the existing property
- H79-17: Variance granted for sign height and area

ATTACHMENT: Waiver application and justification and March 22 Planning Board minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
- None for this waiver request

WAIVERS REQUESTED:
- 149-15(G): Drive-thru hours

Summary of Request and Background
The applicant received a CUP and site plan approval on March 22, 2016. Chapter 149 section 15.G allows a drive-thru to operate between 6:00am to 9:00pm. The applicant had requested a waiver to extend the hours of operation for the coffee shop drive-thru to 5 am to midnight. This was not approved by the Planning Board in March.

At this time, the applicant is requesting, 5:00am to 11:00pm.

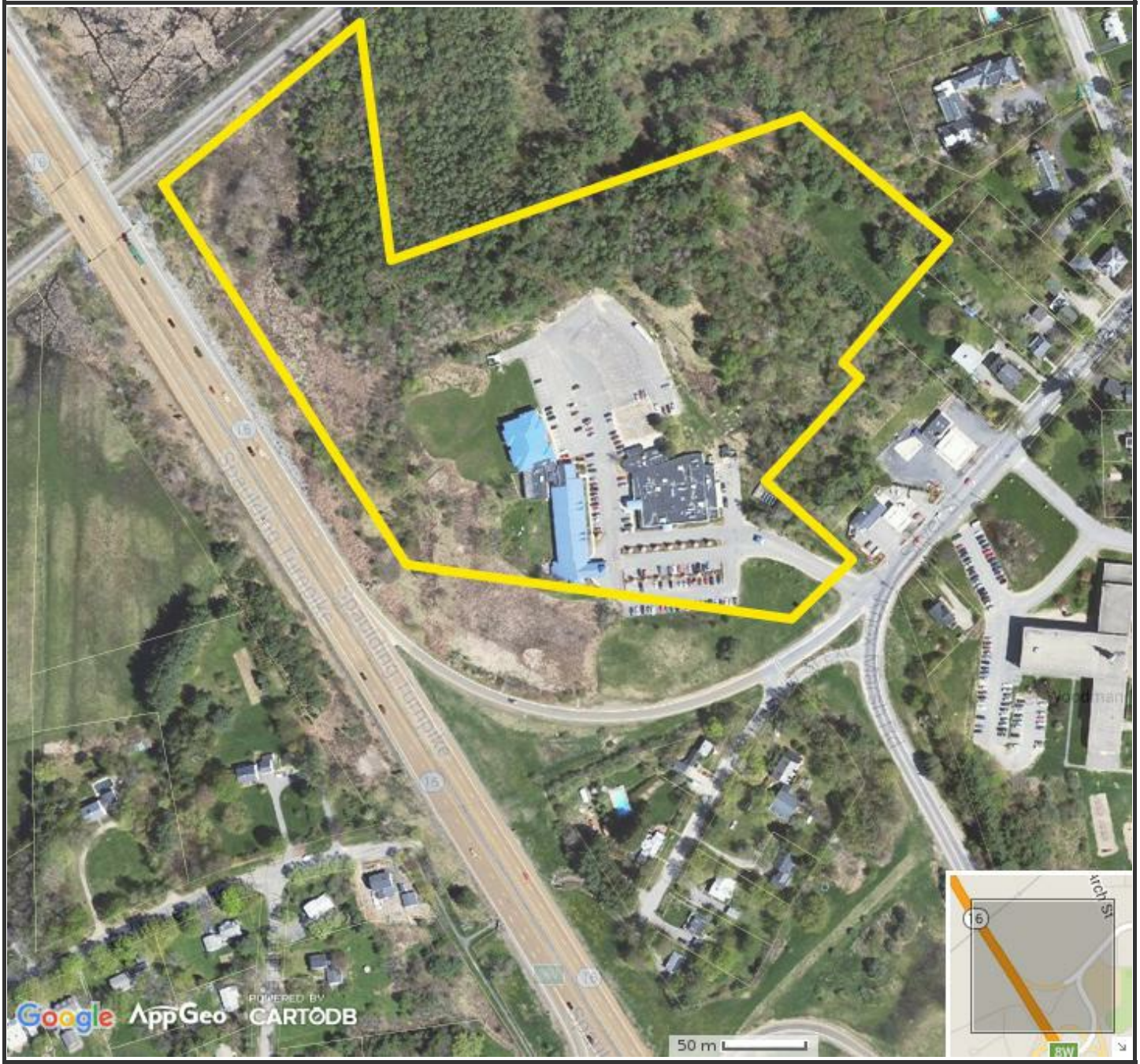
Waiver Request
The applicant is requesting a waiver to allow for the extending hours of operation of a drive-thru. The applicant has submitted a letter dated April 22, 2016 with justification including information from Reuter Associates in a letter dated March 11, 2016 and April 22, 2016.

STAFF RECOMMENDATION:

The Planning Department recommends that the Board accept the application, open the public hearing, and then vote to determine whether the criteria in Chapter 149.19A have been met. Should the Board decide to grant the waiver, Staff recommends approving the waiver request with the following conditions:

Conditions to Be Met Prior to Signing of Plans regarding this particular waiver request only:
1. All Conditions previously approved on March 22, 2016 remain in effect.
2. Applicant shall revise the plan set to indicate any changes required as a result of the approved waiver, including adding a note regarding the waiver, and provide a digital version of plan set.
3. Any representation made by the applicant regarding the special circumstances, or special conditions present, relative to the waiver shall be documented in a Developer's Agreement.

181 Silver Street



Property Information

Property ID	11002-000000
Location	181 SILVER ST
Owner	PROFERO MANAGEMENT & HOLDINGS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

GALLAGHER, CALLAHAN & GARTRELL

ARI B. POLLACK
214 N. Main Street
Concord, NH 03301

Direct Dial: (603) 545-3630
General: (603) 228-1181
Fax: (603) 228-8396
pollack@gcglaw.com

April 22, 2016

RECEIVED
Planning Office
APR 25 2016
Dover, New Hampshire

Christopher G. Parker, City Planner
City of Dover
288 Central Street
Dover, NH 03820

Re: Waiver Request – Silver Square, 181 Silver Street, Dover, NH (Tax Map 11, Lot 2)

Dear Mr. Parker,

This firm represents VMD Equities DVR, LLC (VMD) regarding the Silver Square redevelopment. We write to again request a waiver of Site Review Regulation 149-15.G to allow for expanded hours of operation for the approved 1-story, 26-seat, 2,300 SF coffee shop.[1] The instant application requests permission for three (3) additional drive-thru hours, whereas the prior application sought four (4). Also, unlike the prior application which was presented exclusively by VMD, our discussions with our anticipated coffee shop user have progressed to the stage that an owner's representative will attend the Board meeting and can directly address any questions.

Specifically, SRR Section 149-15. G allows the operation of the drive-thru portion of a business between the hours of 6:00am and 9:00pm. A waiver is herewith requested to extend the allowed hours of drive-thru operation from 5:00am to 11:00pm, an additional hour in the morning and an additional two hours in the evening.

While the interior of the coffee shop is permitted to remain open 24-hours each day, the hours of operation for the drive-thru portion of the shop is restricted by regulation. Allowing for extended hours of drive-thru operation would assist consumers looking for the efficiency and convenience of not having to park and exit their vehicles and carry their orders. Moreover, beyond mere convenience, our intended coffee shop user has made clear that statistically the drive-thru facility is a substantial factor in its overall restaurant revenue and that the site and location is unattractive without the benefit of more robust drive-thru service hours. This, in turn, is of grave concern to VMD as the feasibility of the entire Silver Square project is designed with inter-user synergies and a void creates real doubt for other uses and overall viability.

[1] Silver Square received conditional approval from the Dover Planning Board on March 22, 2016, including an assisted living facility, a bank, a medical office building, a hotel and a coffee shop. This waiver request only pertains to the coffee shop. The revised architectural details of the coffee shop, based upon a Nantucket-styled prototype, were approved on April 13, 2016 by the Planning Staff as being compliant with SRR 149-14.L.

The extra morning hour helps a fast service-oriented business to attract additional early-morning commuters looking for the convenience of a quick coffee and snack stop before entering the nearby highway. In the evening, the 9:00pm cutoff is early for fast service-oriented businesses and inconvenient for customers returning late from work or those returning home from family activities or local sporting events. These customers all seek the convenience and comfort of being served quickly and efficiently from their vehicles, and without the need to park, enter the store, restart vehicles and carry their orders. These customers also want the ability to be served without unloading kids, leaving the car running for pets or passengers, or having to extend their visit by waiting in lines with other customers preparing to sit in the dining room.

Specific to the site layout, please note the following:

1. The drive-thru message board is positioned "behind" the building so as to screen the closest residential abutters with the building itself.
2. Sheet C-4C of the approved site plans locates substantial screen plantings between the coffee shop facility and the residences located to the south.
3. The closest residence is approximately 360' away from the location of the drive-thru message board, with the existing Turnpike entry ramp located between the project and the house.
4. The photometric plan at Sheet L-1 of the approved site plan demonstrated that "fugitive light" would not spill outward from the project site, or coffee shop location, towards abutting properties.
5. Our anticipated coffee shop user modified its previous requests for 24-hour drive-thru service, and for 5AM to midnight hours, in recognition of this request for service hours of 5AM to 11PM.

Reference is made to a sound and acoustical analysis prepared by Eric L. Reuter of Reuter Associates, LLC dated March 11, 2016. In Mr. Reuter's opinion, the ability to quickly and efficiently utilize the drive thru will cause less noise and commotion at the rear of the building than parking, opening and closing doors and restarting of vehicles along the front of the building. In addition, the drive-thru facility will generally create less noise than the nearby and existing highway traffic. Reference is also made to a supplemental study by Reuter Associates, LLC, dated April 22, 2016, wherein Mr. Reuter summarizes field data to conclude that the drive-thru ordering equipment is inaudible at a distance of 360' – the distance to the nearest residence.

Should you have any questions about what is contained herein, please do not hesitate to contact me.

Very truly yours,

Ari B. Pollack
Counsel to the Applicant

Encl: Application for Waivers for an Approved Plan
Letter dated March 11, 2016, Reuter Associates, LLC
Letter dated April 22, 2016, Reuter Associates, LLC

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

[Creation Date: April 23, 2013]

Office Use Only Amount Paid: PB-56A Date/Time Received:

RECEIVED APR APR 25 2016 BY: BY:

APPLICANT INFORMATION

Name of Applicant: VMD Equities DVR, LLC Telephone # 603-235-9441

Address of Applicant: 733 Turnpike St - North Andover, MA 01845 E-Mail jvitas@vmdcompanies.com

Project Name: Silver Square Project Location: 181 Silver Street

Planning File Number: P15-56 Date of Original Approval _____

File Type: Conditional Use X 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: 1. SRR Section 149-15 G

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

To better accommodate the existing commuters which would frequent the facility either before or after the allowable timeframe (see attached).

SIGNATURES

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

Signature of Property Owner: See owner letter of authorization Date: _____

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

Signature of Agent: _____ Date: _____

CITY OF DOVER EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN
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
11	2	Profero Management & Holdings LLC	232 Gulf Road - Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
James Vitas	VMD Equities DVR, LLC	733 Turnpike St - N. Andover, MA 01845

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS
Michael Malynowski	Allen & Major Associates, Inc.	250 Commercial St - Manchester, NH 03101

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS

For projects which meet 149-4A, if a condominium association is an abutter, add all owners of individual units that are located within two hundred (200) feet of the common property line for notification by first class mail.

UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS

November 10, 2015

City of Dover NH
288 Central Ave.
Dover, NH 03820

NH Department of Environmental Services
29 Hazen Drive
Concord, NH 03301

NH Department of Transportation
7 Hazen Drive
Concord, NH 03302-0483

Dear City and State Officials,

Please be advised that I am authorizing Vitas Management and Development Company, LLC ("VMD"), and its agents, Allen & Major Associates, Inc. ("A&M") and necessary sub-consultants to contact and otherwise make an application to the City of Dover and the State of New Hampshire Department of Environmental Services (NHDES) and Department of Transportation (NHDOT) relative to the proposed property located at 181 Silver Street in Dover, NH. The subject property is further identified as Dover Tax Map 11, Lot 2. For questions regarding this authorization, feel free to contact me at (603) 767-5012 or by e-mail at RDeColfmacker@aol.com. If you have any questions regarding any of the applications, please contact Mr. James Vitas at (603) 325-9441 or jvitas@vmdcompanies.com.

Sincerely,

Robert DeColfmacker, Member/Manager
Profero Management and Holdings, LLC
232 Gulf Road
Dover, NH 03820
(603) 767-5012

Reuter Associates LLC
CONSULTANTS IN ACOUSTICS

10 Vaughan Mall, Suite 201A
Portsmouth, NH 03801
603-430-2081

March 11, 2016

James L. Vitas II
V.M.D. Companies, LLC
733 Turnpike St, Route 114
North Andover, MA 01845

SUBJECT: Silver Square, Dover – Reader Board Noise Impacts

Dear Jim,

At your request, I have reviewed the drawings of the proposed Dunkin Donuts restaurant at the Silver Square development, to be located at the Exit 8 interchange along NH Rt. 16 in Dover. I understand that there will be a drive-through reader board, to be located at the northwest end of the building, and that there are concerns about noise impacts from the integral loudspeaker. I understand that the proposed hours of operation for the drive-through will be 5 a.m. to midnight.

The nearest homes are on Silver Street Extension, with the nearest of these being approximately 360 ft from the proposed reader board. See Figure 1 below.

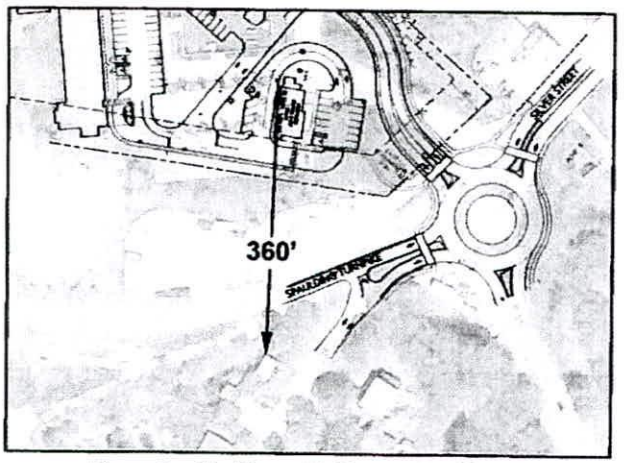


Figure 1 – Site Plan with Nearest Residence

Based on sound levels I have measured on other similar projects, and manufacturer's sound level data for a similar device, I expect that sound levels at this distance would be approximately 38 dBA. However, in this installation, the speaker will be facing away from the homes, and will be further shielded by the building itself. I expect that these factors will reduce the sound level by at least 10 dB, for a maximum of 28 dBA at the nearest home.

The City of Dover does not provide specific limits for noise. However, 30 dBA is the lowest nighttime noise level limit that I have ever seen, and 35 dBA is more common. Even in a quiet, rural environment, the sound from this loudspeaker would generally not be considered a nuisance.

This site is not in a quiet, rural environment. Silver Street Extension is in very close proximity to NH Rt. 16. The home nearest the drive-through is approximately 300 ft from the edge of the highway. A single trailer truck passby would exceed 60 dBA at this distance (16 times louder, perceptually, than 30 dBA), and even light traffic would be well above the estimated reader board sound level. A truck passing the homes on the northbound onramp would exceed 80 dBA. Given these considerations, I do not expect that the reader board will be audible, even outside of the home, under normal circumstances. It would certainly not constitute a nuisance.

In addition to the numerical analysis presented above, there are two additional factors that should be considered:

1. The Dunkin Donuts at 890 Central Ave. in Dover has a similar reader board at a similar angle relative to the nearest residence. The residence at this location is less than 100 ft from the reader board, with several additional homes at 50-ft intervals beyond that. According to the store manager, there have never been any noise complaints at this location. This store's drive-through operated from 5 a.m. to 11 p.m.

2. Having a drive-through at a restaurant significantly reduces the number of patrons who park and walk into the restaurant, elimiating louder noise events such as slamming car doors and cars starting. The overall noise impact is lower with a drive-through than without.

In summary, I do not expect that this reader board will create a nuisance. Further, it is unlikely that it will be audible, even outside of the homes, under normal conditions.

Please feel free to contact me with any questions.

Sincerely,

Eric L. Reuter, INCE Bd. Cert.
Principal

Reuter Associates LLC
CONSULTANTS IN ACOUSTICS

10 Vaughan Mall, Suite 201A
Portsmouth, NH 03801
603-430-2081

April 22, 2016

Christopher Parker
Assistant City Manager
City of Dover
288 Central Ave.
Dover, NH 03820

SUBJECT: Silver Square Dunkin's Donuts – Reader Board Noise Impact

Dear Chris,

As you are aware, on March 11 of this year, I prepared a report for V.M.D. Companies, LLC regarding the potential for noise impacts on nearby residences from the drive-through reader board loudspeaker at the Dunkin Donuts that is proposed for the Silver Square development. My calculations and conclusions at that time were based on file data. While I was able to conclude that impacts would be negligible, that estimate turned out to be more than conservative.

I have subsequently conducted sound level measurements of the proposed equipment and at the proposed project site. Based on the results of these measurements, the proposed site layout, and the relative locations of the closest residences, I am now able to conclude that the reader board loudspeaker will **not be audible** at any time at any of the residences along Silver Street Extension or any of the abutting properties.

It should be noted that I performed these measurements at a nearby Dunkin Donuts store, and the reader board was not audible at a distance of 130 ft. The proposed reader board at Silver Square will be more than 360 ft from the nearest residence.

There will therefore be **no** noise impacts from this device.

Sincerely,

Eric L. Reuter, INCE Bd. Cert.
Principal

ABUTTER LIST

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

Pursuant to RSA 676:7, the State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

"Abutter" is defined in Chapter 170, Dover Zoning Ordinance, as:

> The owner of record of a parcel of land located in New Hampshire and adjoins or is directly within **two hundred (200) feet** (including land across the street or waterway) of the proposed site under consideration by the Board.
>
> **In the case of an abutting property being under a condominium or other collective form of ownership**, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B: 3, XXIII. Additionally, the individual owners of units within the association, which are located within two hundred (200) feet of the common property line shall be notified only by first class mail.

PLEASE NOTE: abutter ownership information for lots located in Dover, shall be obtained through the City's Tax Assessment Office.

Tax Map	Lot No.	Owner(s) of Record	Mailing Address
11	1	Ann & Franklin Torr Rev Trust Ann & Franklin Torr Trustees	1 Old Littleworth Rd. Dover, NH 03820
11	2	Profero Management & Holdings, LLC	C/O Career Education Corp Attn AP PO Box 681189 Schaumberg, IL 60168-1189
11	2A	Ann & Franklin Torr Rev Trust Ann & Franklin Torr Trustees	1 Old Littleworth Rd. Dover, NH 03820
11	3A	North Haverhill Management Corp.	444 East Main Street Newport, VT 05855
11	4	GTY MA/NH Leasing Inc.	125 JERICHO TURNPIKE STE 103 Jericho, NY 11753
11	5	Eleanor K. & Bernard J. Duffy	161 Silver Street Dover, NH 03820
11	6	Brock Barbara Call Trustee Brock Barbara Call 2006 Rev. Trust	157 Silver Street Dover, NH
11	7	155 Silver Street Condominiums	C/O Richard N. Spagnolia 72 Pine Knoll Village Lee, NH 03861-6652

11	8	James M. Mcmanus	145 Silver Street Dover, NH 03820
11	9	Patricia and Laurence Tatro	2 Arch Street Dover, NH 03820
11	10	Boc William E & Carol D Trustees Boc William E & Carol D Rev.Trust	8 Arch Street Dover, NH 03820
11	11	Joseph E. & Margaret Jalbert	PO Box 1454 Dover, NH 03821-1454
11	12	David D Ferguson Trustee 16 Arch Street Realty Trust	16 Arch Street Dover, NH 03820
11	13	Catherine M Vandreweil Trustee Catherine Vanderweil Liv Trust	20 Arch Street Dover, NH 03830
11	14	Mark W. & Suzanne M. Jones	317 Haroldson Drive Corpus Christie, TX 78412
13	4	City of Dover	288 Central Street Dover, NH 03820
13	5	Peter K. & Barbara F. Smith Trustees Barbara F. Smith Living Trust	34 Sandown Road Chester, NH 03036
13	7	Edward D. McIntosh & Teresa E. Picard	192 Silver Street Dover, NH 03820
13	11	Eleanor Morris Feeney & Jeffrey Bernstein	P.O. Box 307 Yankeetown, FL 34498
13	12	Eric B. & Elizabeth S. Hagman	205 Silver Street Dover, NH 03820
13	16	Gail L Bedrosian	2 Old Littleworth Road Dover, NH 03820
G	6C	Storemaster Funding LII, LLC	67 Faulkner Street No. Billerica, MA 01862

CONDO MEMBERS: FIRST CLASS MAIL NOTIFICATIONS

Tax Map	Lot No.	Owner(s) of Record	Mailing Address
11	7-1	Alexander K. Walker & Whitney E. Swaffield	155 Silver Street Unit 1 Dover, NH 03820
11	7-2	Kathleen & William Dibella	5 Hillsboro Circle Milford, NH 03055
11	7-3	Phoenix Asset Group, Inc.	1465 Hooksett Road Unit 50 Hooksett, NH 03106-1827
11	7-4	Phoenix Asset Group, Inc.	1465 Hooksett Road Unit 50 Hooksett, NH 03106-1827
G	7-1-1	Mario & Adriana Eade Trustees Mario & Adriana Eade Rev Liv Trust	10 Morrison Lane Dover, NH 03820
G	7-1-2	Mary A. David Trustee Mary A. David 2003 Revocable Trust	12 Morrison Lane Dover, NH 03820
G	7-1-3	Karen A. Batson	14 Morrison Lane Dover, NH 03820
G	7-1-4	Christopher & Cynthia Wyskiel Trustees Christopher & Cynthia Wyskiel Rev Liv Trust	15 Lexington Street Dover, NH 03820-3603
G	7-1-5	Daniel Mcgary	38 Overlook Drive Dover, NH 03820-4958
G	7-1-6	Ronald A. Hebert Trustee Ronald A. Hebert Rev Trust	20 Morrison Lane Dover, NH 03820
G	7-1-7	John P. Warren	24 Morrison Lane Dover, NH 03820
G	7-1-8	Matthew G. Keene	26 Morrison Lane Dover, NH 03820
G	7-1-9	John F. and Jane N. Romps	38 Morrison Lane Dover, NH 03820
G	7-1-10	Suzanne Strange	40 Morrison Lane Dover, NH 03820
G	7-1-11	Paul N and Helen Goransson	255 Depot Road Eliot, ME 03903
G	7-1-12	Norman A. & Therese Tremblay Tremblay Rev Trust	44 Morrison Lane Dover, NH 03820
G	7-1-13	Charles H. Alty	46 Morrison Lane Dover, NH 03820
G	7-1-14	Peter R & Margaret Beauregard	48 Morrison Lane Dover, NH 03820
G	7-1-15	Gerard Goubert	8 Dolloff Farm Road Exeter, NH 03833-7510
G	7-1-16	Virginia Skinger & Karen Parry Co-Trustees Skinger Living Trust	10 Crescent Ave. Dover, NH 03820

CONDO MEMBERS: FIRST CLASS MAIL NOTIFICATIONS

G	7-1-17	Helen S. Panasis & Charles & Linstrum KT Helen S. Panasis Rev Living Trust	49 Morrison Lane Dover, NH 03820-3654
G	7-1-18	Thomas E. & Margaret A. Murphy	47 Morrison Lane Dover, NH 03820
G	7-1-19	Janet Gross	45 Morrison Lane Dover NH 03820
G	7-1-20	Nigel S. Jordan	1622 E Irving Pl Apt. 42 Milwaukee, WI 53202-1481
G	7-1-21	Pauline L. Calderwood Trustee Pauline L. Calderwood Rev. Trust	23 Morrison Lane Dover, NH 03820
G	7-1-22	Robert & Jean Cannon	21 Morrison Lane Dover, NH 03820
G	7-1-23	Ronald Croce	19 Morrison Lane Dover, NH 03820
G	7-1-24	Shirley S Wilson Trustee Shirley S. Wilson Rev Trust	17 Morrison Lane Dover, NH 03820-3654

YOUR RECEIPT
THANK YOU

Planning and Com Dev
M-T 8:30A 5:30P
603.516.6008

05/05/2016 11:49AM 01
000000#1809 Glidden

COPY
#1556
#1196
1 @ $150.00
Approval Exten $150.00
24 @ $8.00
Certified Mail $192.00
Planning $28.00
1 @ $80.00
Legal Notice $80.00

ITEMS 27Q
CHECK $450.00

P15-56A

PLANNING BOARD
APPLICATION CHECKLIST & FEE SCHEDULE

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

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EE paid by cash or check made payable to "City of Dover"
cation fee for the following:

BDIVISION $150.00 x # _____ new lots created = $ _____

T LINE ADJUSTMENT $200.00 (if more than two lots involved, add 00.00 per lot) = $ _____

TE 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 # _____ = $ _____
- 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. = $ _____
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  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 $ 150.00
- REQUEST FOR REZONING $150.00 = $ _____
- DRIVEWAY WAIVER – $100.00 application fee =
  Letter of rejection from Engineering Department, diagram & letter from owner $ _____

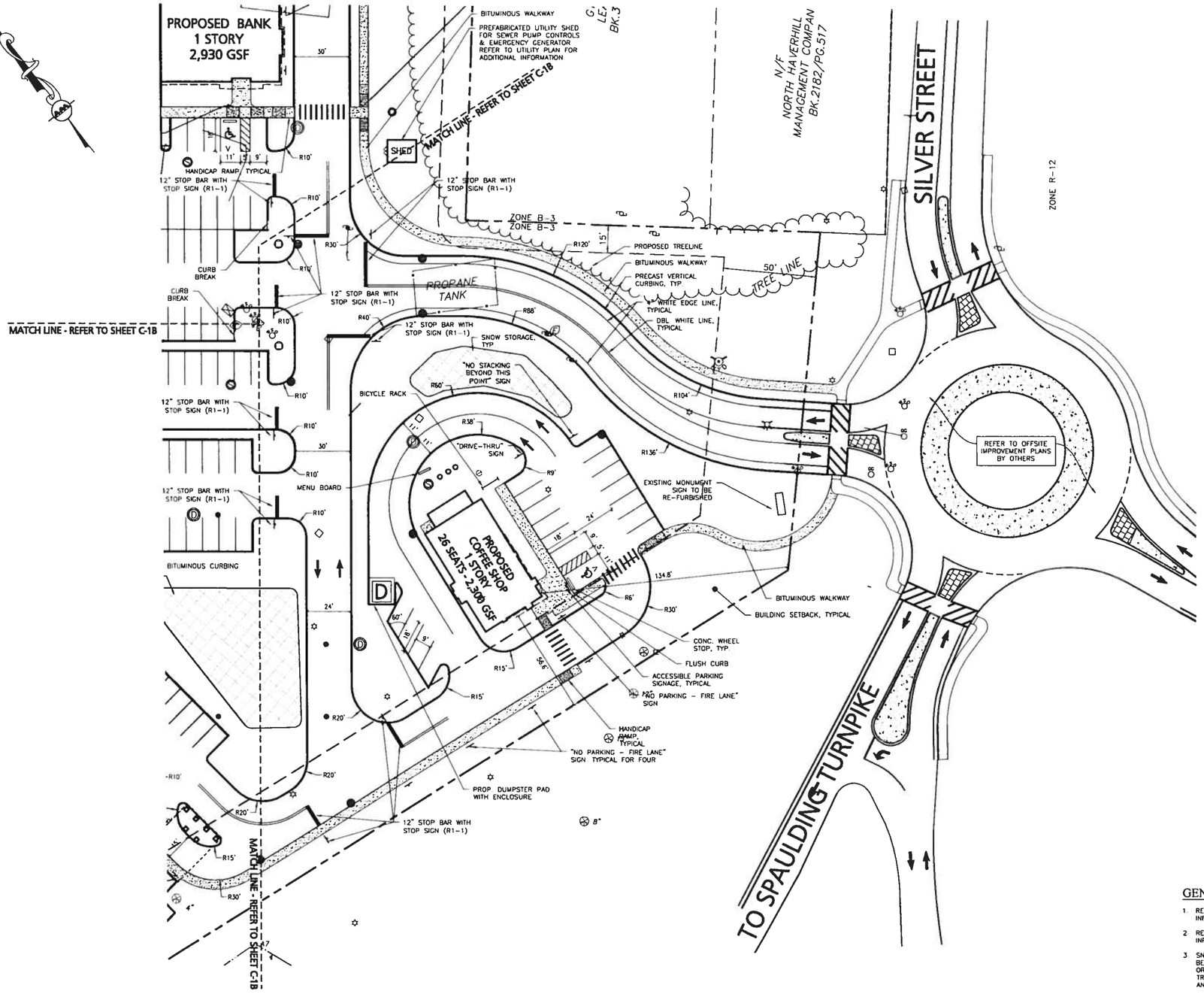
D. Mailing Labels (Avery 5160) in triplicate including owner, engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat with names and addresses for notices.

1. Certified letters fee: # of abutters 22 X $8.00 = $ 176.00
2. Applicant & Owner, engineer, architect, land surveyor or soil scientist Certified letters fee # 2 of x $8.00 = $ 16.00
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters 28 X $1.00 = $ 28.00
4. Creating/Printing Abutter Labels fee per sheet _____ x $10.00 = $ _____

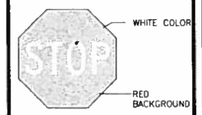
E. Foster's newspaper public notice fee **$ 80.00**

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

TOTAL FEE **$ 450.00**



SIGN SUMMARY



R1-1
30" X 30"

GENERAL NOTES:

1. REFER TO SHEET C-1 FOR PARKING TABULATIONS AND ADDITIONAL INFORMATION.
2. REFER TO SHEET C-1A FOR ZONING SUMMARY AND VARIANCE REQUEST INFORMATION.
3. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH CITY OF DOVER AND NHDES GUIDELINES.
4. CONTRACTOR SHALL PROVIDE ALL-WEATHER ACCESS FOR CITY OF DOVER FIRST RESPONDERS DURING ALL PHASES OF CONSTRUCTION.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

R:\PROJECTS\1689-08\CIVIL\DRAWINGS\CURRENT\1689-08_LINEWORK.DWG

3-10-16

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	03-04-16	ISSUED FOR PB APPROVAL
2	01-29-16	REVS PER TRC MTG. 01-07-16
1	12-21-15	ISSUED FOR TRC/PB APPROVAL

APPLICANT:

VMD EQUITIES DVR, LLC
733 TURNPIKE STREET
NORTH ANDOVER, MA 01845

PROJECT:

SILVER SQUARE
181 SILVER STREET
DOVER, NH

PROJECT NO.	1689-08	DATE:	11-06-15
SCALE:	AS SHOWN	DWG.:	1689-08_LINEWORK
DESIGNED BY:	SM	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
250 COMMERCIAL STREET
SUITE 1001
MANCHESTER, NH 03101
TEL. (603) 627-5500
FAX (603) 627-5501
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:

LAYOUT & MATERIALS PLAN

SHEET No.

C-1C

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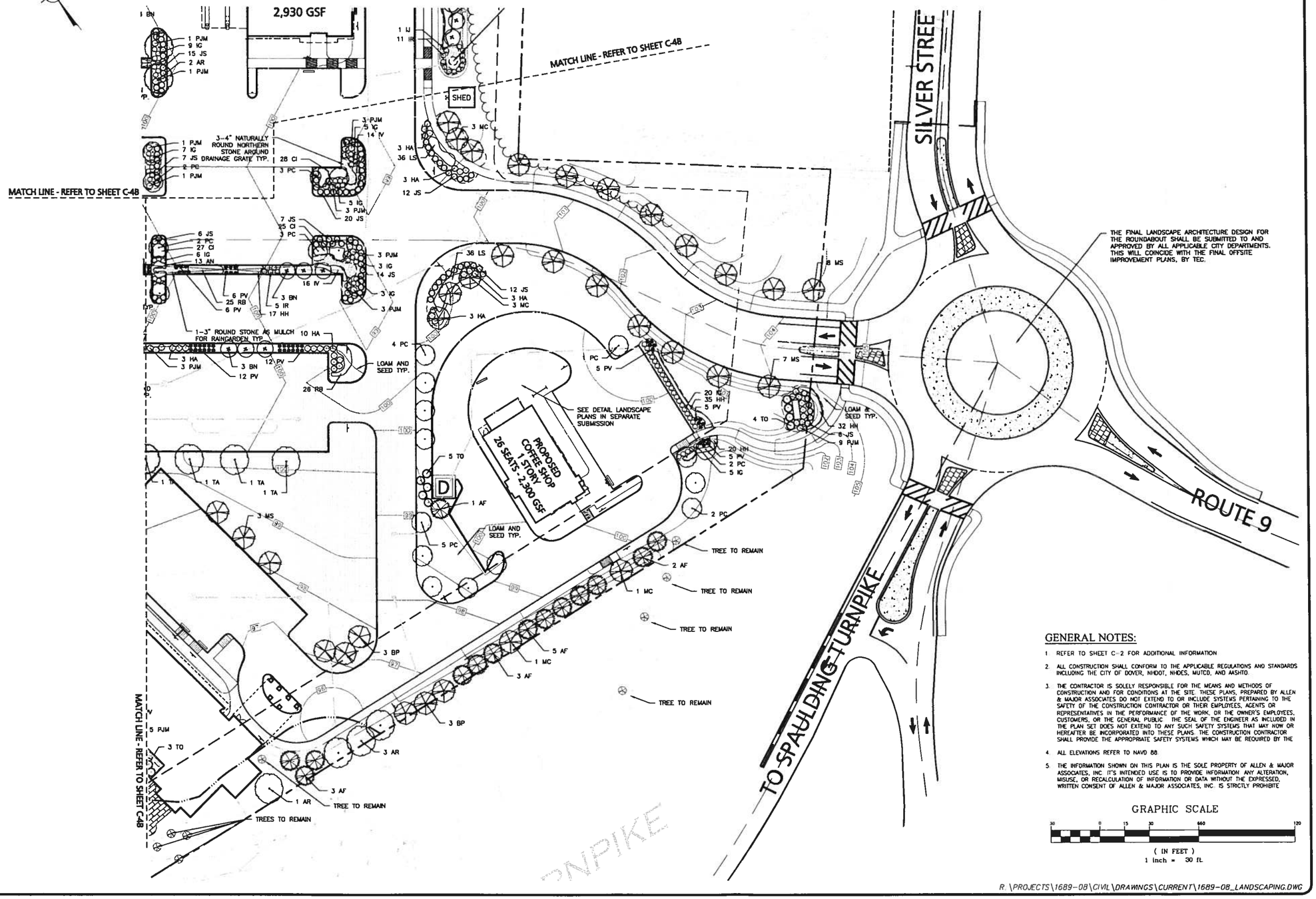
PLANNING BOARD FILE: P15 - 56



GENERAL NOTES:

1. REFER TO SHEET C-2 FOR ADDITIONAL INFORMATION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY OF DOVER, NHDOT, NHDES, MUTCD, AND AASHTO.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE
4. ALL ELEVATIONS REFER TO NAVD 88.
5. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

R:\PROJECTS\1689-08\CIVIL\DRAWINGS\CURRENT\1689-08_LANDSCAPING.DWG

REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	03-04-16	ISSUED FOR PB APPROVAL
2	01-29-16	REVS PER TRC MTG. 01-07-16
1	12-21-15	ISSUED FOR TRC/PB APPROVAL

APPLICANT:

VMD EQUITIES DVR, LLC
733 TURNPIKE STREET
NORTH ANDOVER, MA 01845

PROJECT:

SILVERSQUARE
181 SILVER STREET
DOVER, NH

PROJECT NO.	1689-08	DATE:	11-06-15
SCALE:	AS SHOWN	DWG.:	1689-08_LANDSCAPING
DESIGNED BY:	BCD	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
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MANCHESTER, NH 03101
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: LANDSCAPING PLAN

SHEET No. C-4C

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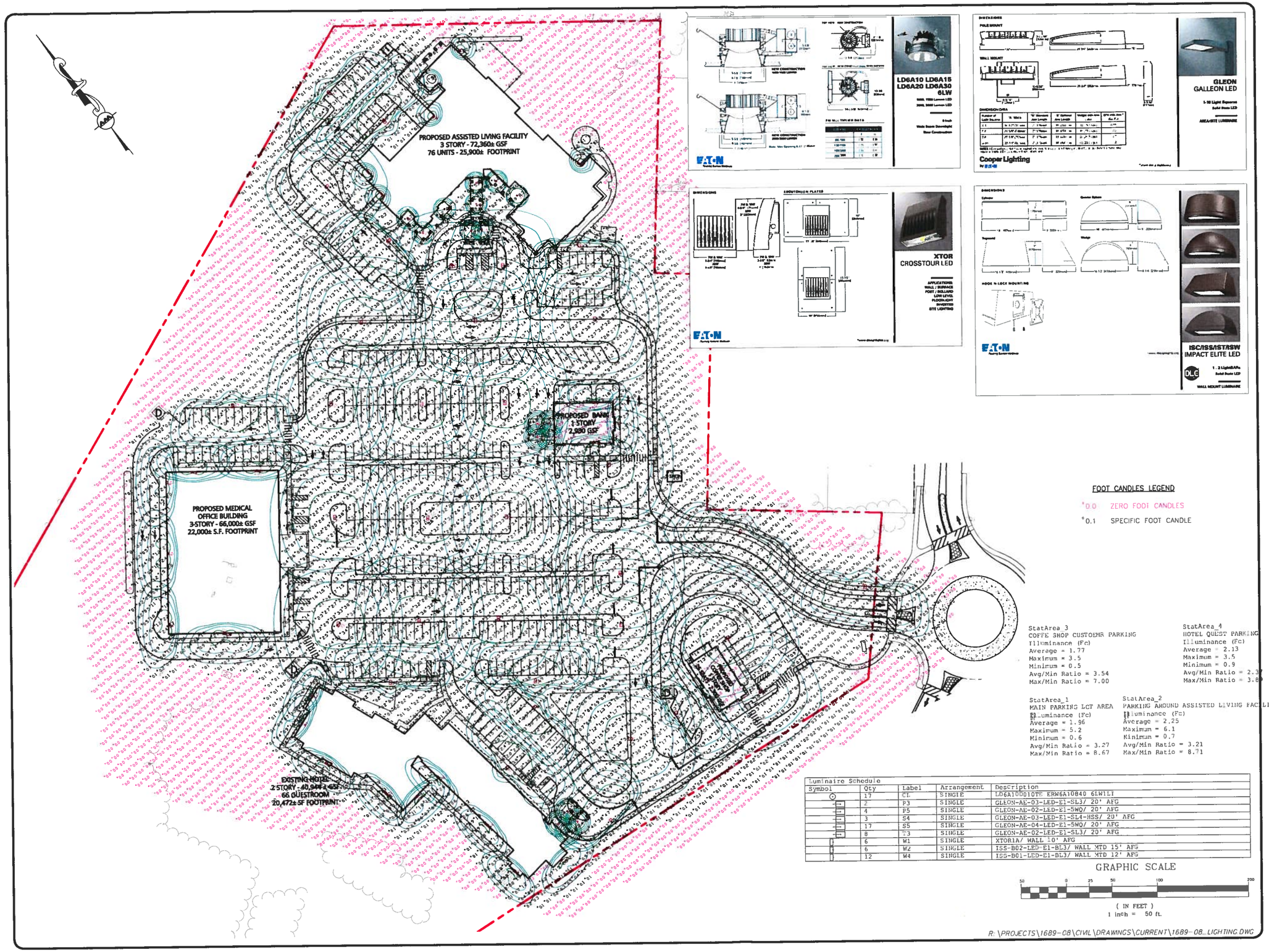
PLANNING BOARD FILE: P15 - 56



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	17	CL	SINGLE	LD6A10D010TE ERW6A10B40 6LWILI
	2	P3	SINGLE	GLEON-AE-03-LED-E1-SL3/ 20' AFG
	4	P5	SINGLE	GLEON-AE-02-LED-E1-SWQ/ 20' AFG
	3	S4	SINGLE	GLEON-AE-03-LED-E1-SL4-HSS/ 20' AFG
	17	S5	SINGLE	GLEON-AE-04-LED-E1-SWQ/ 20' AFG
	8	T3	SINGLE	GLEON-AE-02-LED-E1-SL3/ 20' AFG
	6	W1	SINGLE	XTOR1A/ WALL 10' AFG
	6	W2	SINGLE	ISS-B02-LED-E1-BL3/ WALL MTD 15' AFG
	12	W4	SINGLE	ISS-B01-LED-E1-BL3/ WALL MTD 12' AFG

R:\PROJECTS\1689-08\CIVIL\DRAWINGS\CURRENT\1689-08_LIGHTING.DWG

PHOTOMETRICS PREPARED BY:

CHARRON INCORPORATED
40 LONDONDERRY TURNPIKE
HOOKSETT, NH 03106
PHONE: (603) 624-4827
FAX: (603) 624-9764

REV	DATE	DESCRIPTION
3	03-04-16	ISSUED FOR PB APPROVAL
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733 TURNPIKE STREET
NORTH ANDOVER, MA 01845

PROJECT:
SILVERSQUARE
181 SILVER STREET
DOVER, NH

PROJECT NO.	1689-08	DATE:	11-06-15
SCALE:	AS SHOWN	DWG.:	1689-08_LIGHTING
DESIGNED BY:	SM	CHECKED BY:	RPC

PREPARED BY:

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DRAWING TITLE:
PHOTOMETRIC PLAN

SHEET No.
L-1

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PLANNING BOARD FILE: P15 - 56

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-14

Application Type:	Minor Subdivision
Applicant:	Christopher R. Berry
Owner:	Knox Marsh Road Development LLC
Location	23 Knox Marsh Road (Tax Map H, Lot 22)
Meeting Date:	May 10, 2016

INTENT: Minor Subdivision to subdivide one lot into two.

LOTS/UNITS PROPOSED: One new lot

AGENDA ITEM #: 4-B

ACRES: 0.77 acres

ZONING DISTRICT: Low Density Residential District – R-20

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Residential and commercial

PROPOSED LAND USE: Residential

ZBA ACTION:

- Z16-03: Z16-03: Two variances were granted on April 21, 2016 from Section 170-12.B and the R-20 table to permit a two lot subdivision with non-conforming frontages and lot areas with conditions that the existing house be served by public water and sewer, it never be converted to a duplex and vegetated screening is added.

ATTACHMENTS: Subdivision plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant has submitted a plan for a minor subdivision to subdivide one lot into two. The units would be serviced by municipal water and sewer.

The applicant received two variances on April 21st as described in the left column.

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

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and approve the minor subdivision with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The Licensed Land Surveyor stamp and sign final plans.
3. The applicant shall provide the Planning Department with a digital version of the final plat.
4. The applicant shall revise the plat to:
    a. Add the planning file number (P16-14) to all sheets
    b. Add a note that the lot numbers shall be assigned by the Assessing Office
    c. Indicate abutter information across West Knox Marsh Road
    d. Indicate the water connection
    e. Indicate existing lot area

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

5. Any new building shall pay the current impact fees in place at the time of building permit application.
6. Any new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service and pay the fees before water/sewer services are established.

23 Knox Marsh Road

Property Information

Property ID	H0022-000000
Location	23 KNOX MARSH RD
Owner	KNOX MARSH ROAD DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

City of Dover, New Hampshire
SUBDIVISION APPLICATION

RECEIVED
Planning Office
APR 23 2016
Dover, New Hampshire

[Revision Date: April 23, 2013]

Office Use Only	Project #: P16-14	Date Received: APR 23 2016
	Amount Paid: #392.00 CK#1000	Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Christopher R. Berry Telephone # 603-332-2863

Address of Applicant: 335 Second Crown Point Rd. Barrington, NH 03825

Name of Property Owner (*if different from applicant*): KNOX MARSH ROAD DEVELOPMENT LLC Telephone # 603-742-2121

Address of Property Owner: 242 CENTRAL AVE, DOVER, NH 03820

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: 23 KNOX MARSH ROAD, DOVER, NH 03820

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

Zoning District(s) R-20/Low Density Overlay District(s) _____

Size of Parcel: 33,489 sq ft/0.77 Ac Property Deed: Book 4357 Page: 140

Existing Use of Property: Residential lot

SUBDIVISION INFORMATION

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

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

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

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: _____ feet Public or Private Road? _____

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

_____

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth A. Berry, Berry Surveying & Engineering

Address 335 Second Crown Point Rd. Barrington Telephone #: 603-332-2863

Professional License #: LLS #805 E-mail address: k.berry@berrysurveying.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Kenneth A. Berry, Berry Surveying & Engineering

Address 335 Second Crown Point Rd. Barrington Telephone #: 603-332-2863

Professional License #: PE #14243 E-mail address: k.berry@berrysurveying.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: 4-25-16

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

Signature of Agent: _____ Date: 5-4-16

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 4-25-16

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: 4-25-16

Signature of Applicant (*if different from owner*): _____ Date: 5-4-16

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 4-25-16

Signature of Applicant (*if different from owner*): _____ Date: 5-4-16

YOUR RECEIPT
THANK YOU

Planning and Com Dev
M-T 8:30A - 5:30P
603.516.6008

04/28/2016 12:06PM 01
000000#1802 Glidden

COPY
#1614
#1000
1 @ $150.00
Subdivision $150.00
20 @ $8.00
Certified Mail $160.00
1 @ $80.00
Legal Notice $80.00
2 @ $1.00
Archive Fee $2.00

ITEMS 24Q
CHECK $392.00

PLANNING BOARD
APPLICATION CHECKLIST & FEE SCHEDULE

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lication fee for the following:

UBDIVISION $150.00 x # 1 new lots created = $ 150.00

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100.00 per lot) = $ _____

ITE REVIEW - RESIDENTIAL $100.00 x # ____ per dwelling unit = $ _____

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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 # _____ = $ _____
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  Application fee $50.00 = $ _____
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- 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 20 X $8.00 = $ 160.00
2. Applicant & Owner, engineer, architect, land surveyor or soil scientist
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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 # 2 per sheet of plan set = $ 2.00

TOTAL FEE **$** $392.00

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

March 31, 2016

Abutters List

Owner:

Tax Map H, Lot 22

Knox Marsh Road Development LLC
242 Central Ave.
Dover, NH 03820
Book 4357, Page 140

Direct Abutters:

Tax Map 13, Lot 21
Tax Map 13, Lot 21 A

Hazel M. & Charles R. Chandler
14 Chandler Way
Dover, NH 03820
Book 1173, Page 399
Book 873, Page 228

Tax Map H, Lot 22-A1

Robert D. & Sandra L. Dubois
11 Chandler Way
Dover, NH 03820
Book 2902, Page 75

Tax Map H, Lot 22-A

Douglas Macdonald
79 Calef Island Rd
Barrington, NH 03825-5371
Book 2229, Page 150

Tax Map H, Lot 21

Jeffery H. & Laura L. Rowe
228 Spruce Lane Ext
Dover, NH 03820
Book 2544, Page 324

Tax Map H, Lot 19

Cheri B. Nixon
15 Bellamy Rd
Dover, NH 03820-4357
Book 2957, Page 119

Tax Map 14, Lot 003

Kathryn Weegar
16 Bellamy Rd
Dover, NH 03820-4322
Book 4318, Page 464

Tax Map 14, Lot 001

Aaron B Wensley
2 Hartswood Rd
Dover, NH 03820
Book 3884, Page 172

Abutters 200'

Tax Map 13, Lot 20 B

Ryan T. Dorval & Paige E. Queenan
12 Chandler Way
Dover, NH 03820
Book 4278, Page 819
Tax Map 13, Lot 20

Parker C. & Sunya L. Cook
11 West Knox Marsh Rd
Dover, NH 03820
Book 4146, Page 222

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

Tax Map 13, Lot 20 A

Matthew R. Boyer
10 Chandler Way
Dover, NH 03820
Book 4239, Page 627

Tax Map 13, Lot 19

Daniel C & Beverly F Peduzzi
9 West Knox Marsh Rd
Dover, NH 03820
Book 2125, Page 566

Tax Map H, Lot 23

Claire & Karen Lord
Robert and Claire Lord Revocable Trust
9 Chandler Way
Dover, NH 03820
Book 3688, Page 1001

Tax Map H, Lot 24-A

George E Nicol & Carol E Gifford
7 Chandler Way
Dover, NH 03820
Book 4236, Page 134

Tax Map H, Lot 29-01

Tianhang Hou & Heping Yuan
322 Portsmouth Ave
Greenland, NH 03840-2220
Book 3933, Page 874

Tax Map H, Lot 29-02

Anthony J & Leslie E Alex
4 Beverly Lane
Dover, NH 03820
Book 2024, Page 047

Tax Map H, Lot 23-1

Lakpa Sherpa
9A Chandler Way
Dover, NH 03820
Book 3282, Page 561

Tax Map H, Lot 32

Gloria Michaud
45 Knox Marsh Rd
Dover, NH 03820
Book 1471, Page 597

Professionals:

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Rd
Barrington, NH 03820

Cindy Balcius, CWW, CSS
Stoney Ridge Environmental LLC
229 Prospect Mountain Rd
Alton, NH 03809

FRONTAGE ALONG FRONT SETBACK = 86.43'

BUILD-TO FRONT SETBACK

DUBOIS, ROBERT D. & SANDRA L.
11 CHANDLER WAY
DOVER, N.H. 03820
TAX MAP H, LOT 22 A1
S.C.R.D.: BOOK 2902, PAGE 75

N250605.10
E707002.35
REBAR ~FND~
LLS 683
+0.1'

NT&T 6

N/F QUEENAN, RYAN T. & DORVAL, PAIGE E.
12 CHANDLER WAY
DOVER, N.H.
TAX MAP 13020, LOT B
S.C.R.D.: BOOK 4278, PAGE 819

N/F KNOX MARSH ROAD DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820
TAX MAP H, LOT 22
S.C.R.D.: BOOK 4357, PAGE 140

BUILDING SETBACK LINES (TYP.)

1/4" REBAR ~FND~ +0.4'

170.27' TOTAL N38°28'50"E

N/F MACDONALD, DOUGLAS
17 LITTLEWORTH ROAD
DOVER, N.H. 03820
TAX MAP H, LOT 22A
S.C.R.D.: BOOK 2229, PAGE 150

N250398.76
E706838.30
3/4" REBAR ~FND~ +0.3'

93.34' TOTAL
29.23'
N38°33'27"E
64.11'

20.0'
32.8'
35.0'
20.0'
20.0'

TAX MAP H, LOT 22-1
17,863 Sq.Ft.
0.41 Ac.

EXISTING BARN T.B.R.

70.43'
S35°42'28"W

EXISTING RESIDENTIAL STRUCTURE

82.51'

20.0'

143.36'
S37°20'51"W

77.82'
N54°20'48"W

30.0'

30.0'

160.47'
N54°20'48"W

20.0'

102.65'
N54°20'48"W

TAX MAP H, LOT 22
15,625 Sq.Ft.
0.36 Ac.

23 KNOX MARSH ROAD

94.37'

7.90'
N24°57'15"E

20.0'

168.56' TOTAL
S24°57'15"W

35.0'

20.0'

74.19'
S24°57'15"W

N/F CHANDLER, HAZEL M. & CHARLES R.
14 CHANDLER WAY
DOVER, N.H. 03820
TAX MAP 13021, LOT A
S.C.R.D.: BOOK 873, PAGE 228

SMH
RIM = 99.41
INV. IN = 89.29
INV. OUT = 89.27

85.03'

167.54' TOTAL

3.6'x1.8'SIS

CHANDLER WAY

N/F CHANDLER, HAZEL M. & CHARLES R.
13 KNOX MARSH ROAD
DOVER, N.H. 03820
TAX MAP 13021
S.C.R.D.: BOOK 1173, PAGE 399

NT&T 7

WEST KNOX MARSH ROAD

CALCULATED R.O.W. POINT BASED ON NHDOT HIGHWAY PLAN

PSNH 303/11

SMH
RIM = 100.50
INV. = 88.74

SMH =
RIM = 100.44
INV. = 88.74

GAS VALVE

SSWL

N/F ROWE, JEFFERY H. & LAURA L.
29 KNOX MARSH ROAD
DOVER, N.H. 03820
TAX MAP H, LOT 21
S.C.R.D.: BOOK 2544, PAGE 324

EXISTING GARAGE

EXISTING DRIVEWAY

EX. RESIDENTIAL STRUCTURE 29 KNOX MARSH ROAD

NH ROUTE 9 / LITTLEWORTH ROAD

R.O.W.

BUILD-TO FRONT SETBACK

WEST KNOX MARSH ROAD

PSNH 303/12

PSNH 303/13Y

NHDOT G.B. ~FND~ +0.3'

R.O.W.

VERIZON 146/2

1.5" IRON PIPE ~FND~ FLUSH

FRONTAGE ALONG FRONT SETBACK LINE = 165.40'

NHDOT G.B. ~FND~ +0.2'

NH ROUTE 155 / KNOX MARSH ROAD

SSWL

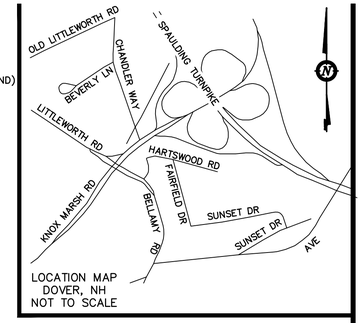
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- ● ¾" IRON BOUND TBS.
- ⊗ PK NAIL
- ○ IRON PIPE (FND)
- × IRON BOUND (FND)
- ⊠ STEEL STAKE OR ANGLE IRON (FND)
- DRILL HOLE (FND OR SET)
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- STONE WALL
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- JURISDICTIONAL WETLAND LINE
- (W) WELL
- UTILITY POLE



LOCATION MAP
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: KNOX MARSH ROAD DEVELOPMENT LLC
242 CENTRAL AVE.
DOVER, NH 03820

2.) TAX MAP H, LOT 22

3.) LOT AREA: 33,489 Sq. Ft., 0.77 Ac.

4.) S.C.R.D. BOOK 4357, PAGE 140

5.) ZONING: LOW DENSITY RESIDENTIAL (R-20) DISTRICT
SETBACKS:
FRONT - BUILD TO LINE 20-35'
SIDE - 20.0'
REAR - 30.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE
20,000 Sq. Ft.
MIN. LOT FRONTAGE
125'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
30%

6.) 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# -330150, MAP# - 33017C0195D, DATED: MAY 17, 2005.

7.) THE PROJECT SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.

8.) A VARIANCE WAS GRANTED BY THE CITY OF DOVER ZONING BOARD ON APRIL 21, 2016 TO ALLOW THE CREATION OF ONE NEW LOT WITH LESS THAN THE REQUIRED FRONTAGE AND ALLOW BOTH LOTS TO BE CREATED WITH LESS THAN THE REQUIRED LAND AREA. CONDITIONS OF THIS APPROVAL ARE:
1.) THE EXISTING HOUSE MAY NOT BE CONVERTED TO A DUPLEX IN THE FUTURE.
2.) A VEGETATED BUFFER BE PLACED ALONG THE COMMON LOT LINE WITH TAX MAP H, LOT 2A-1 ON THE APPLICANTS PROPERTY.
3.) THE EXISTING AND PROPOSED LOTS BE CONNECTED TO MUNICIPAL SERVICES.

PLAN REFERENCES:

1.) "PLAN OF SUBDIVISION OF LAND OF BEVERLY LaPOINTE ROUTE 9 AND BELLAMY ROAD DOVER, NEW HAMPSHIRE PREPARED BY CIVIL CONSULTANTS ENGINEERING PLANNING SOUTH BERWICK, ME" BY: CIVIL CONSULTANTS ENGINEERING SURVEYING PLANNING DATED: JUNE 11, 1986 S.C.R.D.: PLAN # 29-72

2.) "PLAN OF LOTS BEVERLY LaPOINTE DOVER NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES SURVEYING - ENGINEERING DATED: JUNE 1978 S.C.R.D.: PLAN # 17D-111

3.) "STANDARD BOUNDARY SURVEY AND MINOR SUBDIVISION PLAN OF LAND LOT 22A. TAX ASSESSOR'S MAP "H" BELLAMY ROAD EXTENSION & LITTLEWORTH ROAD (A.K.A. N.H. ROUTE 9) DOVER, NEW HAMPSHIRE COUNTY OF STRAFFORD" BY: CIVIL WORKS ENGINEERS - SURVEYORS DATED: MAY 2, 1997 S.C.R.D.: PLAN # 59-23

4.) "SUBDIVISION PLAN MARK C. & JODI STONE BELLAMY ROAD & LITTLEWORTH ROAD DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: FEBRUARY 10, 2004 S.C.R.D.: PLAN # 74-87

5.) "RIGHT-OF-WAY PLANS STATE OF NH NHDOT ROW PLANS CITY OF DOVER COUNTY OF STRAFFORD" DATED: JANUARY 11, 1993 S.C.R.D.: PLAN # 60-93

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, N.H. - 1:10,000-

KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION PLAN
FOR
KNOX MARSH DEVELOPMENT LLC
23 KNOX MARSH ROAD
DOVER, NH 03820
TAX MAP H, LOT 22

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

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : MARCH 31, 2016
FILE NO. : DB 2015 - 134

FRONTAGE ALONG FRONT SETBACK = 86.43'

BUILD-TO FRONT SETBACK

DUBOIS, ROBERT D. & SANDRA L.
11 CHANDLER WAY
DOVER, N.H. 03820
TAX MAP H, LOT 22 A1
S.C.R.D.: BOOK 2902, PAGE 75

N250605.10
E707002.35
REBAR ~FND~
LLS 683
+0.1'

NT&T 6

N/F QUEENAN, RYAN T. & DORVAL, PAIGE E.
12 CHANDLER WAY
DOVER, N.H.
TAX MAP 13020, LOT B
S.C.R.D.: BOOK 4278, PAGE 819

PROP. CURB STOP

PROP. 1" CTS WATER LINE

PROP 4" SEWER SERVICE CAP END. INSTALL 2x4" WITNESS POST AT END & PAINT YELLOW

SMH
RIM = 99.41
INV. IN = 89.29
INV. OUT = 89.27

N/F CHANDLER, HAZEL M. & CHARLES R.
14 CHANDLER WAY
DOVER, N.H. 03820
TAX MAP 13021, LOT A
S.C.R.D.: BOOK 873, PAGE 228

N/F KNOX MARSH ROAD DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820
TAX MAP H, LOT 22
S.C.R.D.: BOOK 4357, PAGE 140

BUILDING SETBACK LINES (TYP.)

1/4" REBAR ~FND~ +0.4'

N/F MACDONALD, DOUGLAS
17 LITTLEWORTH ROAD
DOVER, N.H. 03820
TAX MAP H, LOT 22A
S.C.R.D.: BOOK 2229, PAGE 150

N250398.76
E706838.30
3/4" REBAR ~FND~ +0.3'

TAX MAP H, LOT 22-1
17,863 Sq.Ft.
0.41 Ac.

EXISTING BARN T.B.R.

EXISTING RESIDENTIAL STRUCTURE

N/F CHANDLER, HAZEL M. & CHARLES R.
13 KNOX MARSH ROAD
DOVER, N.H. 03820
TAX MAP 13021
S.C.R.D.: BOOK 1173, PAGE 399

NT&T 7

WEST KNOX MARSH ROAD

23 KNOX MARSH ROAD

CALCULATED R.O.W. POINT BASED ON NHDOT HIGHWAY PLAN

N54°20'48"W 77.82'

S37°20'51"W 143.36'

N54°20'48"W 102.65'

N/F ROWE, JEFFERY H. & LAURA L.
29 KNOX MARSH ROAD
DOVER, N.H. 03820
TAX MAP H, LOT 21
S.C.R.D.: BOOK 2544, PAGE 324

TAX MAP H, LOT 22
15,625 Sq.Ft.
0.36 Ac.

EXISTING GARAGE

EXISTING DRIVEWAY

EX. RESIDENTIAL STRUCTURE 29 KNOX MARSH ROAD

NH ROUTE 9 / LITTLEWORTH ROAD

R.O.W.

BUILD-TO FRONT SETBACK

PSNH 303/11

PSNH 303/12

SMH
RIM = 100.50
INV. = 88.74

PROP. SEWER SERVICE

SMH =
RIM = 100.44
INV. = 88.74

GAS VALVE

SSWL

PSNH 303/13Y

NHDOT G.B. ~FND~ +0.3'

NHDOT G.B. ~FND~ +0.2'

VERIZON 146/2

1.5" IRON PIPE ~FND~ FLUSH

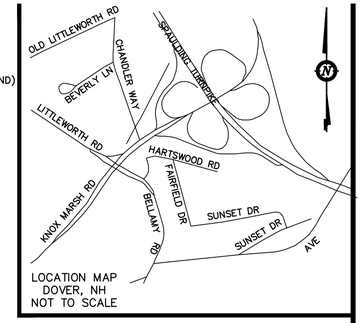
FRONTAGE ALONG FRONT SETBACK LINE = 165.40'

NH ROUTE 155 / KNOX MARSH ROAD

SSWL

LEGEND:

⊗	¾" IRON BOUND TBS.
	PK NAIL
	IRON PIPE (FND)
	IRON BOUND (FND)
	STEEL STAKE OR ANGLE IRON (FND)
	DRILL HOLE (FND OR SET)
TBS	TO BE SET
FND	FOUND
TYP	TYPICAL
	STONE WALL
	PROPOSED BOUNDARY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	JURISDICTIONAL WETLAND LINE
	WELL
	UTILITY POLE



LOCATION MAP
DOVER, NH
NOT TO SCALE

NOTES:

1.) OWNER: KNOX MARSH ROAD DEVELOPMENT LLC
242 CENTRAL AVE.
DOVER, NH 03820

2.) TAX MAP H, LOT 22

3.) LOT AREA: 33,489 Sq. Ft., 0.77 Ac.

4.) S.C.R.D. BOOK 4357, PAGE 140

5.) ZONING: LOW DENSITY RESIDENTIAL (R-20) DISTRICT
SETBACKS:
FRONT - BUILD TO LINE 20-35'
SIDE - 20.0'
REAR - 30.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE
20,000 Sq. Ft.
MIN. LOT FRONTAGE
125'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
30%

6.) 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# -330150, MAP# - 33017C0195D, DATED: MAY 17, 2005.

7.) THE PROJECT SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.

8.) A VARIANCE WAS GRANTED BY THE CITY OF DOVER ZONING BOARD ON APRIL 21, 2016 TO ALLOW THE CREATION OF ONE NEW LOT WITH LESS THAN THE REQUIRED FRONTAGE AND ALLOW BOTH LOTS TO BE CREATED WITH LESS THAN THE REQUIRED LAND AREA. CONDITIONS OF THIS APPROVAL ARE:
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3.) THE EXISTING AND PROPOSED LOTS BE CONNECTED TO MUNICIPAL SERVICES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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, N.H. - 1:10,000-

KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION PLAN TOPOGRAPHY AND UTILITY
FOR
KNOX MARSH DEVELOPMENT LLC
23 KNOX MARSH ROAD
DOVER, NH 03820
TAX MAP H, LOT 22

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

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : MARCH 31, 2016
FILE NO. : DB 2015 - 134

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-12

Application Type:	Site Plan for Mixed Use Project
Applicant(s):	Dover School District, SAU #11
Owner(s):	City of Dover
Location:	25 Alumni Drive (Tax Map H, Lots 11-1 &12)
Meeting Date:	May 10, 2016

INTENT: Site plan to construct a new 305,000 sq. ft High School and Career Technical Center including an 8,760 sq. ft. Animal Science Building.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: 74.83 Acres

ZONING DISTRICT: Low Density Residential (R-20)

EXISTING LAND USE: High School and accessory parking and fields

PROPOSED LAND USE: High School and accessory parking and fields

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENT: Site plan and application; April 21, 2016 TRC minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit
- NHDES AOT Permit
- NHDES Sewer Connection Permit

WAIVERS REQUESTED: None submitted however, the Board should vote on:

- Waiver from Chapter 149.14.C(1) is necessary for the lack of granite curbing and porous walkways
- Waiver from Chapter 149.14.D(6)(f) for the requirement of porous pavement

Summary of Request and Background

The applicant proposes to build a new high school and career technical center including an Animal Science building with accessory fields on their existing lots.

The applicant appeared before the Technical Review Committee on April 21, 2016 (see TRC Minutes attached).

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The site is located in the Low Density Residential (R-20) District, which encourages certain non-residential uses, specifically including high schools. So this specific use is permitted per the regulations.

STAFF RECOMMENDATION - WAIVERS:

The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the waivers with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. A note shall be added to the site plan that the Board has granted the waivers for the reasons stated by the applicant, and the Board finds that the criteria of Chapter 149-19.A have been met.

STAFF RECOMMENDATION – SITE PLAN:

The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The waivers are granted.
2. Conditional Use Permit (P16-11) be approved.
3. The owner's signatures must be added to the final plan.
4. Applicant must provide a digital version of plan set.
5. The Professional Engineer, Licensed Land Surveyor, Certified Wetland Scientist, and Licensed Landscape Architect will need to sign and date final plans.
6. The Stormwater Management Plan and Stormwater Management System Operation and Maintenance Plan must be approved to the satisfaction of the City Engineer.
7. The final plan set must meet the Fire Code and any accessibility concerns to the satisfaction of the Fire Chief.
8. The applicant must revise plan set to:

a. Update the Architectural Renderings to hide roof mechanicals
b. Revise Planting note 3 on sheet L4 to state, "No substitutions of plant species without Assistant City Manager's written approval".
c. Revise note 24 on sheet C-2 to state "Snow Storage Areas are shown on this plan will be addressed in the Stormwater Operation and Maintenance Plan".

Conditions to Be Met Prior to Any Construction Activity:

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

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

10. The new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

11. Traffic study to be completed by City and Sebago Technics including recommend policy changes to improve school traffic flow. The study area will include Route 108 from Central/Stark Avenue to Madbury Town Line, Bellamy Road from Knox Marsh to Durham Road

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-11

Application Type: Conditional Use Permit
Applicant(s): Dover School District, SAU #11
Owner(s): City of Dover
Location: 25 Alumni Drive (Assessor's Map H, Lots 11-1 & 12)
Meeting Date: May 10 2016

INTENT: To obtain a Conditional Use Permit to construct a new high school. The proposal impacts the wetland buffer for grading for stormwater. There are no new impervious surfaces, rather a reduction of 1,279 sq. ft. of pavement in the wetlands buffer.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

ACREAGE: 74.83 Acres

ZONING DISTRICT: Low Density Residential (R-20)

EXISTING LAND USE: High School and accessory parking and fields

PROPOSED LAND USE: High School and accessory parking and fields

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENT: Conditional Use Permit application; April 21, 2016 TRC minutes and April 11, 2016 Conservation Commission minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit
- NHDES AOT Permit
- NHDES Sewer Connection Permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting a Conditional Use Permit for work impacting the wetland buffer for grading for stormwater. There are no new impervious surfaces, rather a reduction of 1,279 sq. ft. of pavement in the wetlands buffer.

The applicant appeared before the Conservation Commission on April 11, 2016. At the meeting, the Conservation Commission endorsed the Conditional Use Permit.

Consistency with Land Use Regulations
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers 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 accept the application, open a public hearing and approve the Conditional Use Permit with the following conditions:

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

1. The site plan (P16-12) shall be approved.
2. The erosion and sediment control features shall be installed prior to any earth disturbance activities.

25 Alumni Drive

Property Information

Property ID	H0012-000000
Location	25 ALUMNI DR
Owner	CITY OF DOVER

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-12

Application Type:	Site Plan Review
Applicant(s):	Dover School District, SAU #11
Owner(s):	City of Dover
Location:	25 Alumni Drive (Tax Map H, Lots 11-1 & 12)
Date:	April 21, 2016

INTENT: Site plan to construct a new 177,840 sq. ft. High School and Career Technical Center including 8,760 sq. ft. Animal Sciences building. The paved area will consist of 352,208 sq. ft.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 44.86 acres

ZONING DISTRICT: Low Density Residential (R-20) and Conservation and Wetland Protection Overlays

EXISTING LAND USE: High School and accessory parking and fields

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

PERMITS REQUIRED:
- Conditional Use Permit
- Wetlands Permit
- NHDES AOT Permit
- NHDES Sewer Connection Permit

WAIVERS REQUESTED: None submitted

ATTENDANCE:
Members:
Christopher Parker, Planning
Elena Piekut, Planning/Zoning
Tom Clark, Building Official
Dave White, City Engineer
Sgt Marn Speidel, Police
Dan Barufaldi, Economic Development
Lee Skinner, Planning Board

Others:
Jim Maxfield, Building Inspector
Tina Stanislaski, HMFH Architects
Erin Lambert, Nobis Engineering
Ethan Cote, Nobis Engineering

Members of the Public:
Jeff Brissette

Approval of 4/7/16 Meeting Minutes
Marn Speidel moved to approve the minutes of April 7, 2016. Tom Clark seconded. Vote U/A.

Planning Comments:
- Please revise the plan set to:
  - include the plan number (P16-12) on all sheets
  - indicate the width of access/egress ways
  - revise typo on sheet titles to "Boundary Survey"
  - call out bike rack locations
  - include aerial image on neighborhood plan (possibly re-use sheet C-2)
  - have a Landscape Architect stamp and sign landscape plan sheets
  - add landscaping along Bellamy Road, between Bellamy Road and Animal Science building
  - clarify increase in radius at Alumni Drive and Bellamy Road
- Please provide:
  - digital version of the revised plan set
  - colored architectural redering
  - colored streetscape plans
- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
- Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- Traffic study to be completed by City and Sebago Technics; will include 108 to from Central Avenue/Stark Road to Durham Town Line and will recommend policy changes to improve school flow

Police Department Comments:
- Relocate 1 ADA space to west side of building
- Add "No Parking" signs to Alumni Drive where necessary
- 48 space row of "compact car parking" is not viable
- "Parent drop-off / parking lane" does not serve traffic approaching from Bellamy Road. Consider eliminating and restore "compact car parking" to normal size

DRAFT

- Improve Durham Road to construct turn lanes
- Consider changing direction of the rear loop road to integrate for parents pick-up and drop-off queue
- Consider widening Daley Drive to accommodate parallel parking on one side
- Add another one way sign in main lot (C-2.1)

Engineering Comments:

- Stormwater treatment appears not to meet new requirements of Ch. 149—work with engineering to comply with posted amendments
- Follow up with Arnie Powers re: industrial pre-treatment
- All water mains should be wrapped with polywrap
- Sheet C-1.2:
  - Use epoxy paint instead of thermoplastic for road painting.
  - Are detectable warning panels being installed at tipdowns?
- Sheet C-2.3: is there a tipdown planned for Bellamy Rd? there is currently a crosswalk there.
- Sheet C-3.1:
  - Please design improvements to the drainage outfalls
  - Recommend paving an apron around the catchbasin by the tennis courts.
  - Recommend adding a catchbasin by cb6204
- Sheet C-3.1A: Address drainage off of the tennis court.
- Sheet C-3.2: Make improvements to the drainage outfalls
- Sheet C-3.3 Address drainage in regard to animal waste
- Sheet C-4.1:
  - Show drainage on utility plans
  - Add gates at tees on water main
  - Ensure proper separation between utilities
  - Add hydrant at entrance to Circle Drive
  - Show underground electric to lights
  - The water main location at the entrance may not be shown correctly
  - Add a hydrant at the end of the old 6" main
- Sheet C-4.2:
  - More separation is needed between the utilities at the back side of the school
  - Do not locate poles or trees over utilities
  - What is the size of the water service to the Animal Services building?
  - There is an irrigation pit off the 4" water main by the dugout
  - Add gates at tees
- Sheet C-4.3: SMH 1829 may need to be replaced
- Sheet C-6.1:
  - Hydrant – note factory sealed drain hole
  - Eddy hydrant
  - All gates open left
  - Domestic water service detail – delete "backfill lightly"
  - Remove cleanout detail
  - Attach gates to tees using anchor tee or Foster adapter
- Sheet C-6.2:
  - Manhole covers to be Pamrex or Neenah liftmate hinge covers
  - Note eccentric opening for catchbasin
- Sheet C-6.3:
  - Use typical City of Dover crosswalk detail
  - Use 7" reveal for VGC
  - Use 2 ½" thickness for bituminous sidewalk (note City standard is for 9" of crushed rather vs. 4/12)
- Sheet C-6.7: Provide detail for each system, i.e. elevation, inverts
- Sheet L-1: Avoid planting trees over utilities

Fire/Inspections Comments:

- Please indicate Truck 1 turning and mobility throughout the site
- Identify fire lanes with adequate signage throughout
- Indicate proposed location and number of Fire Department Connections
- Indicate the location of the sprinkler room(s)
- Review accessibility of the site, such as quantity, van spaces
- Add a note that design has been reviewed for compliance with the applicable accessibility regulations (i.e.'09 IBC Chapter 11 & ANSI standards)

Economic Development Comments:

- Noted that the City's investment in school is one of the best selling tools for economic development

DRAFT

- Concerned about bus/emergency vehicle conflict on access road during construction

Planning Board Comments:

- Sheet C-2: Consider a parking garage, be innovative
- Sheet C-2.3:
  - Address management of manure/dumpster with a note
  - How are the storage shed and riding paddock secured?
  - There are no plans or design for shed or paddock
- Sheet A2.3G: Animal Science Building should be designed for better transition to residential area
- Sheet L-1:
  - More planting between Bellamy Road and Animal Science Building is necessary
  - Prefer traditional brick exterior
  - Indicate snow storage
  - Hide roof mechanicals

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

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DRAFT

B. City of Dover Conditional Use Permit for the Dover School District, SAU #11 (Owner: City of Dover), (Agent: Nobis Engineering, Inc.), Assessor's Map H, Lots 11-1 & 12, located at 25 Alumni Drive.

Erin Lambert of Nobis Engineering was present to explain that this application is related to the new high school and the project has impacts to the wetland buffer for grading for stormwater. There are no new impervious surfaces, rather a reduction of 1,279 square feet of pavement in wetlands buffer.

Ethan Cole pointed out the wetlands buffer impacts on the plan. The parking lot south of Alumni Drive will be removed and replaced be tennis courts. A culvert behind the school will be replaced and that will have some buffer impact.

Lambert: The drainage will now be treated where none is treated today, so that is a substantial improvement. An AOT permit has been submitted to DES so we might have some changes from that review.

Joyce: Has you prepared your SWPPP yet?

Lambert: We have gathered background data but the contractor will be responsible for preparing the SWPPP and will review it.

Joyce: I would like to see phasing of the soil disturbance to limit erosion on such a large site.

Lambert: Yes we are having a meeting tomorrow that will include a phasing plan.

Hunt: What is the timing of the project?

Lambert: We hope to start this fall and construction will take two years. Wetland buffer impacts will be done in different phases.

Donovan: What treatment is proposed in the large parking lot?

Lambert: There is an infiltration gallery in the parking lot and two bio-retention swales.

Joyce made a motion to endorse the Conditional Use Permit application, Erickson seconded. Vote: Unanimous

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. Letter from NHDES to Frank Leichthammer of 15 Cote Drive regarding a request for more information on his wetlands application.

5. OTHER BUSINESS:

Bird distributed invitations from Exeter for a forum on May 4th on Healthy Lawns & Clean Water and from the Open Lands Committee about a Woodcock Walk on April 30th, for each member.

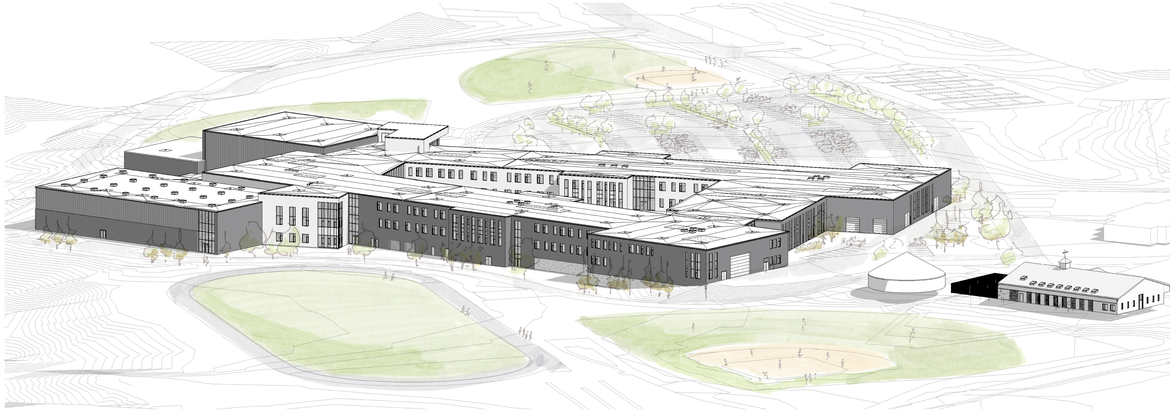
6. ADJOURNMENT

Epstein moved to adjourn the meeting at 6:08 pm, Erickson seconded. Vote: Unanimous

DRAFT

DOVER HIGH SCHOOL and CAREER TECH CENTER

EXTERIOR PERSPECTIVE OF SOUTH FACADE



NORTH AXON

SOUTH AXON

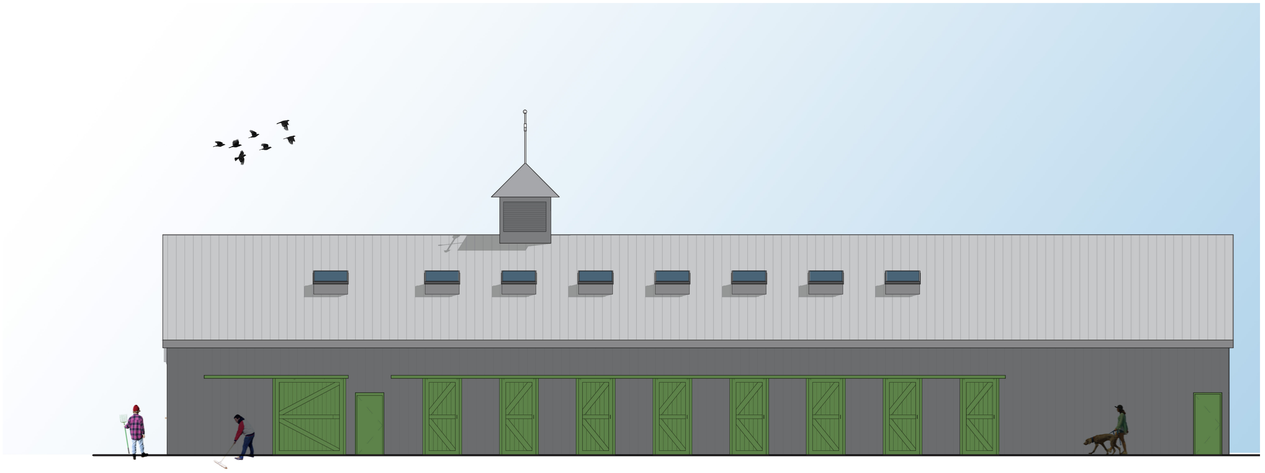
HMFH ARCHITECTS

DOVER HIGH SCHOOL and CAREER TECH CENTER

MAIN ENTRY PERSPECTIVE

HMFH ARCHITECTS

DOVER HIGH SCHOOL and CAREER TECH CENTER

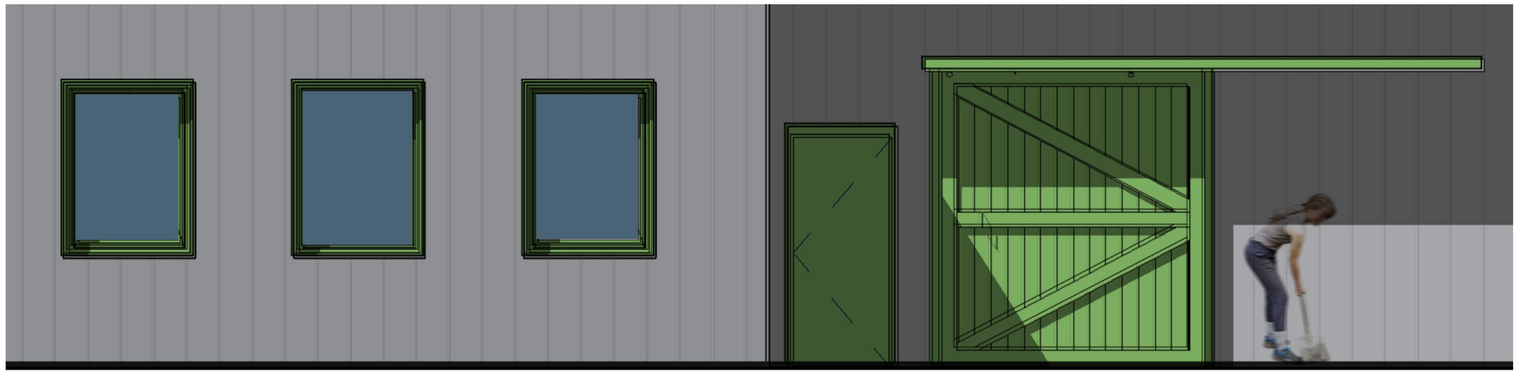


NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION



ENLARGED WINDOW AND DOOR ELEVATION

HMFH ARCHITECTS

Nobis
Engineering a Sustainable Future

MEMORANDUM

To: Dover Planning Department

From: Erin Lambert, PE and Ethan Cote, EIT

Subject: Dover High School & Career Technical Center (P16-12)
Response to Technical Review Committee Comments

Date: April 28, 2016

We revised the Site Plans in response to feedback and comments from the Technical Review Committee. We have indicated our responses in **bold**.

Planning Comments

- Please revise the plan set to:
  - Include the plan number (P16-12) on all sheets
    The plan number has been added to all sheets.
  - Indicate the width of access/egress ways
    The driveways widths have been added to Sheets C2.1, C2.1A and C2.2
  - Revise typo on all sheet titles to "Boundary Survey"
    The Survey Sheets (X1.0 through X1.5) have been revised.
  - Call out bike rack locations
    Bike racks are labeled on Sheet C2.1 to the right of main entrance plaza.
  - Include aerial image on neighborhood plan (possibly re-use sheet C-2)
    G-2 Neighborhood Plan has been added to the plan set.
  - Have a landscape architect stamp and sign landscape plan sheets
    The Landscape Architect will stamp the final plan set.
  - Add landscaping along Bellamy Road, between Bellamy Road and Animal Science Building.
    Landscaping has been added along Bellamy Road at the Animal Sciences Building.
  - Clarify increase in radius at Alumni Drive and Bellamy Road
    A note has been added to Sheet C2.3 to increase the radius of the north corner of Alumni Drive at Bellamy Road.
- Please provide:
  - Digital version of revised plan set
  - Colored architectural rendering
  - Colored streetscape plans
    Enclosed with this memo are revised Site Plans, both hard copies and digital. On or before May 5the we will submit colored architectural renderings, colored streetscape plans, revised photometric plans, and updated planting plans.

Nobis Engineering, Inc.
18 Chenell Drive
Concord, NH 03301
T (603) 224-4182

- The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans. **The site plans are stamped by a Professional Engineer and the survey plans are stamped by a Licensed Land Surveyor.**
- Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
  A revised Stormwater Management Plan will be submitted for review by the City Engineer in the near future.
- Stormwater Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
  A Stormwater Management System Operation and Maintenance Plan is enclosed.
- Traffic Study to be completed by City and Sebago Technics; will include 108 from Central Avenue/Stark Road to Durham Town Line and will recommend policy changes to improve school flow

Police Department Comments

- Relocate 1 ADA space to west side of building
  The majority of the ADA spaces are in the main parking lot near the entrance to the school. One ADA space is located in the west parking lot is for the Animal Science Building, though most teachers, students and visitors to the school will enter through the main entrance.
- Add "No Parking"
  On Sheet C2.1 No parking signs have been added along Alumni Drive.
- 48 space row of "compact car parking" is not viable. Consider eliminating and restore "compact car parking" to normal size
  Compact parking spaces have been incorporated to maintain the number of existing parking spaces within the project area. The compact parking spaces are the width of a standard parking space (9') but they are reduced in length.
- "Parent drop-off / parking lane" does not serve traffic approaching from Bellamy Road.
  This topic has been discussed with the School District and JBC. The School feels the layout will work and they will manage the parent drop-off from Bellamy Rd.
- Improve Durham Road to construct turn lanes
  The traffic study to be performed by Sebago will look at Durham Road.
- Consider changing direction of the rear loop road to integrate for parent's pick-up and drop-off queue
  The combined use of the rear emergency access with parent drop-off/pickup or buses was explored. For security purposes the School District does not want students dropped off or picked up in the back of the school. They want all students to use the main entrance at the front of the school.
- Consider widening Daley Drive to accommodate parallel parking on one side
- Add another one way sign in main lot (C-2.1)
  Additional one-way signs have been added around the bus drop-off on C-2.1.

Engineering Comments

- Stormwater treatment appears not to meet new requirements of Ch. 149work with engineering to comply with posted amendments
  A revised Stormwater Management Plan meeting the new requirements will be submitted for review by the City Engineer in the near future.
- Follow up with Arnie Powers re: industrial pre-treatment
- All water mains should be wrapped with polywrap
  The water detail on Sheet C-6.1.

Nobis

- Sheet C-1.2:
  - Use epoxy paint instead of thermoplastic for road painting.
    The plan has been revised to call for epoxy paint.
  - Are detectable warning panels being installed at tipdowns?
    Detectable warning panels are being installed at tipdowns. They are shown on the curb ramp detail on Sheet L-7.
- Sheet C-2.3: is there a tipdown planned for Bellamy Rd? There is currently a crosswalk there. **Yes, there is a curb ramp in the sidewalk at Bellamy Road and Alumni Drive.**
- Sheet C-3.1:
  - Please design improvements to the drainage outfalls
    Improvements to the drainage outfalls will be included in the revised Stormwater Management Plan revisions.
  - Recommend paving an apron around the catchbasin by the tennis courts
    A paved apron has been added around the catch basin by the tennis courts.
  - Recommend adding catchbasin by cb6204
    A catchbasin CB 18A has been added (on Sheet C3.1)
- Sheet C-3.1A: Address drainage off of the tennis court
  The apron has been added at the catchbasin at the tennis courts. Additionally this will be addressed in the revised Stormwater Management Plan.
- Sheet C-3.2: Make improvements to the drainage outfalls
  Improvements will be incorporated into the revised Stormwater Management Plan.
- Sheet C-3.3: Address drainage in regard to animal waste
  Improvements will be incorporated into the revised Stormwater Management Plan.
- Sheet C-4.1:
  - Show drainage on utility plans **Drainage is added to the utility plan.**
  - Add gates at tees on water main **Gate valves have been added.**
  - Ensure proper separation between utilities **Utility layout, specifically behind the school and water along Alumni Drive, have been revised to provide adequate separation.**
  - Add hydrant at entrance to Circle Drive **A hydrant has been added.**
  - Show underground electric to lights **In consultation with the electric engineer the underground electric conduit has not been added to the site plan. It is shown on the Electric Site Plan. The conduit is small and can be worked around other utilities.**
  - The water main location at the entrance may not be shown correctly
  - Add a hydrant at the end of the old 6" main **The main will be removed back to the existing hydrant which will remain in place.**
- Sheet C-3.1:
  - More separation is needed between the utilities at the back side of the school **The utilities have been adjusted to provide additional separation.**
  - Do not locate poles or trees over utilities **Utility, light poles and plantings**
  - What is the size of the water service to the Animal Services building?
    The water service for Animal Science is 2".
  - There is an irrigation pit off the 4" water main by the dugout **Not at this time**
  - Add gates at tees **Gate valves have been added.**
- Sheet C-4.3: SMH 1829 may need to be replaced
- Sheet C-6.1:
  - Hydrant – note factory sealed drain hole
  - Eddy hydrant
  - All gates open left

These 3 notes have been added to the Hydrant Detail on C-6.1

- Domestic water service detail – delete "backfill lightly"
  The Domestic Water/Fire Detail on C-6.1 has been revised.
- Remove cleanout detail **The detail has been removed.**
- Attach gates to tees using anchor tee or Foster adapter. **The detail on C-6.1 has been revised.**

- Sheet C-6.2:
  - Manhole covers to be Pamrex or Neenah liftmate hinge covers
    The Storm Manhole Detail has been revised on C-6.2.
  - Note eccentric openings for catchbasin
    The Catch Basin Detail have been revised on C-6.2.
- Sheet C-6.3:
  - Use typical City of Dover crosswalk detail **The Crosswalk Detail has been revised.**
  - Use 7" reveal for VGC **The reveal has been revised on all details.**
  - Use 2 ½" thickness for bituminous sidewalk (note City standard is for 9" of crushed rather vs. 4/12) **The sidewalk detail has been revised.**
- Sheet C-6.7: Provide detail for each system, i.e. elevation, inverts **Full layout and details for each gallery have been provided on C-6.7.**
- Sheet L-1: Avoid planting trees over utilities **Plantings have been adjusted to avoid utilities.**

Fire / Inspections Comments

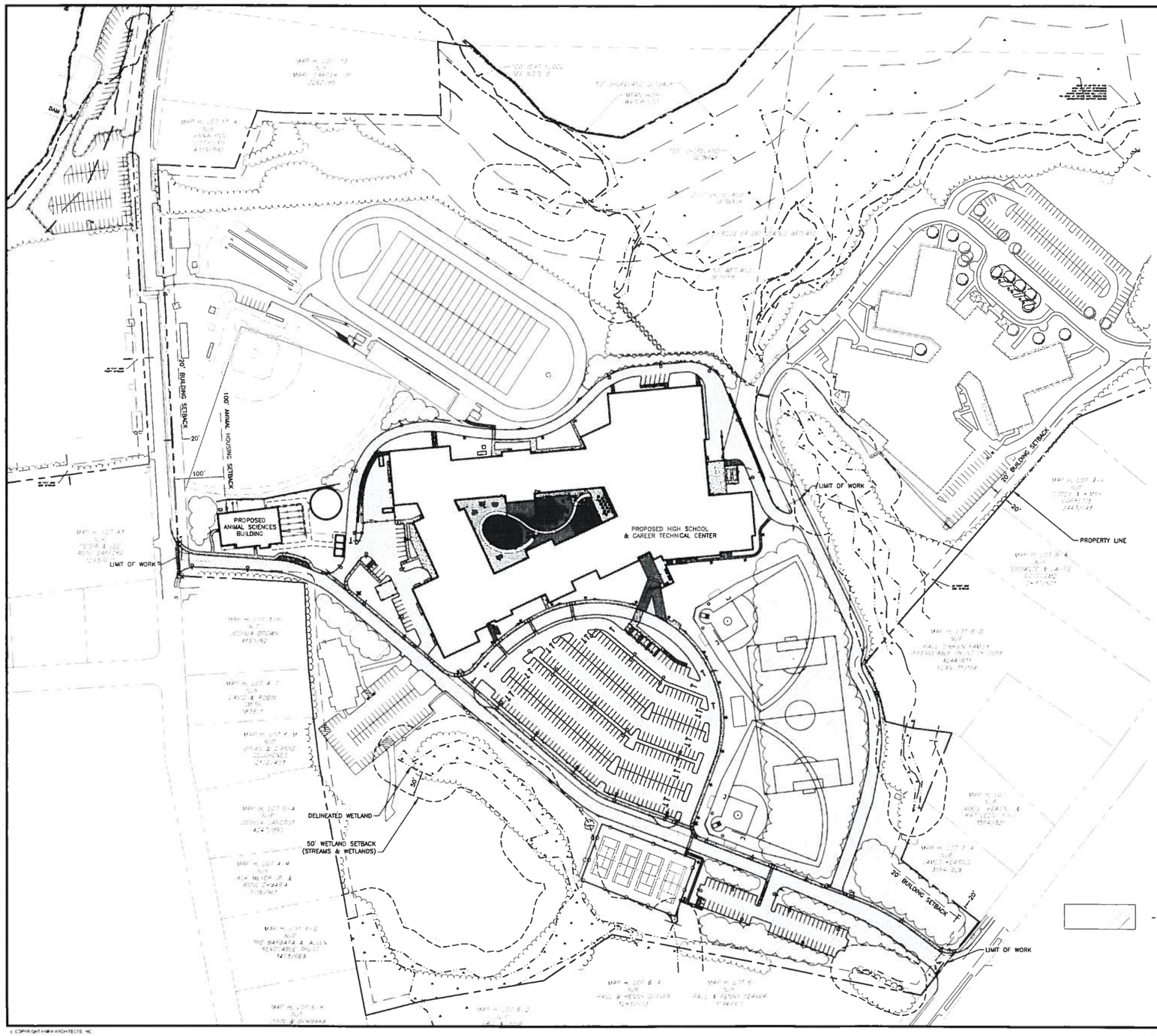
- Please indicate Truck 1 turning and mobility throughout the site **A plan is enclosed that shows the fire truck turning movements throughout the site**
- Identify fire lanes with adequate signage throughout
  Fire Lane signs have been added to Sheet C-2.1 and C-2.2
- Indicate proposed location of the sprinkler room(s)
- Review accessibility of the site, such as quantity, van spaces
- Add a note that design has been reviewed for compliance with the applicable accessibility regulations (i.e. '09 IBC Chapter 11 & ANSI standards)
  To comply with IBC a second van assessable space was added in the main lot.

Economic Development Comments

- Noted that the City's investment in school is one of the best-selling tools for economic development
- Concerned about bus / emergency vehicle conflict on access road during construction

Planning Board Comments

- Sheet C-2: Consider a parking garage, be innovative
- Sheet C-2.3:
  - Address management of manure / dumpster with a note
  - How are the storage shed and riding paddock secured?
  - There are no plans or design for shed paddock
- Sheet A-2.3G: Animal Science Building should be designed for better transition to residential area
- Sheet L-1:
  - More planting between Bellamy Road and Animal Science Building is necessary
  - Prefer traditional brick exterior
  - Indicate snow storage
  - Hide roof mechanicals



PLAN REFERENCES:

1 EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "DOVER HIGH SCHOOL & REGIONAL CAREER TECHNICAL CENTER" DATED FEBRUARY 23, 2015, PROVIDED TO NOBIS ENGINEERING, INC. BY SEBAGO TECHNICS, INC.

NOTES:

1 THE INTENT OF THIS SITE PLAN IS FOR CONSTRUCTION OF A NEW DOVER HIGH SCHOOL AND CAREER TECHNICAL CENTER
2 CURRENT OWNER
DOVER SCHOOL DISTRICT SAU #11
McCONNEL CENTER - 61 LOCUST ST
DOVER, NH 03820-4132
3 THE PROJECT PARCEL(S) IS SHOWN AS LOT NO. 11-1, 12 & 17, MAP H OF THE CITY OF DOVER TAX ASSESSOR'S MAPS
4 THE PROJECT PARCEL(S) CONTAIN 89 ACRES
5 FOR TITLE REFERENCES FOR THE PROJECT PARCEL REFER TO NOTE #11 GENERAL NOTES SUMMARY ON BOUNDARY SURVEY NOTES PLAN
6 PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES ON PLANS TITLED "BOUNDARY SURVEY" DATED FEBRUARY 23, 2015 PROVIDED TO NOBIS ENGINEERING, INC. BY SEBAGO TECHNICS, INC.
7 REFER TO "BOUNDARY SURVEY" DATED FEBRUARY 23, 2015 FOR DETAILS ON WETLANDS DELINEATION
8 AS BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
9 EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON SITE ONLY
10 TOPOGRAPHIC SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN DECEMBER 2015 AND JANUARY 2016
11 ELEVATIONS ARE BASED ON U.S.G.S. DATUM
12 THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2003 STATE BUILDING CODES
13 SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED
14 FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13
15 A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER
16 ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND
17 THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER
18 ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES
19 BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES
20 THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
21 ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS
22 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
23 THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY
NHDES ALTERATION OF TERRAIN, ON APRIL 7, 2016, SUBMITTED
NHDES SEWER CONNECTION PERMIT, TO BE SUBMITTED
24 SNOW STORAGE AREAS ARE SHOWN ON THIS PLAN AND WILL BE ADDRESSED IN THE OPERATIONS & MAINTENANCE PLAN

ZONING ANALYSIS

TAX MAP/LOT	MAP H LOT 11-1 MIDDLE SCHOOL PARCEL MAP H LOT 12-0 HIGH SCHOOL PARCEL
PROPERTY OWNER	DOVER SCHOOL DISTRICT SAU #11 McCONNEL CENTER - 61 LOCUST ST DOVER, NH 03820-4132
ADDRESS	215 LAKE STREET (NH ROUTE 3A) BRISTOL, NEW HAMPSHIRE
ZONING DISTRICT	R-20 LOW DENSITY RESIDENTIAL
MINIMUM LOT AREA 20,000 SF	PROVIDED LOT# H11-1: 25.90 ACRES LOT# H12-0: 48.93 ACRES
MINIMUM LOT FRONTAGE 125'	PROVIDED 189' (ALUMNI DRIVE) 828' (BELLAMY ROAD)
MAXIMUM LOT COVERAGE H11-1: 35% @ 90 ACRES	PROVIDED 9%, (100,296 SF) BUILDING ONLY 16% (184,013 SF) ALL IMPERVIOUS TOTAL: 25%
H12-0: 35%: 17.1 ACRES	10%, (215,583 SF) BUILDING ONLY 19.1% (410,824 SF) ALL IMPERVIOUS TOTAL: 29%
BUILDING SETBACKS FRONT YARD SIDE YARD REAR YARD	REQ'D 25' MIN., 35' MAX. 20' 30'
BUILDING HEIGHT MAXIMUM	REQ'D: 35' PROVIDED: 48'

PARKING SUMMARY TABLE

LOT	EXISTING	PROPOSED
HIGH SCHOOL (ON SITE)	438 SPACES	438 SPACES
ALTERNATIVE SCHOOL	73 SPACES	73 SPACES
BELLAMY LOT	99 SPACES	99 SPACES
DURHAM ROAD LOT	61 SPACES	61 SPACES
TOTAL	671 SPACES	671 SPACES

ADA SPACES	REQ'D	PROVIDED
HIGH SCHOOL (ON-SITE)	9	9

REVISIONS NO	DATE	REMARKS	BY
1	04/26/16	RESPONSE TO CITY COMMENTS	

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www.nobisgroup.com

STATE OF NEW HAMPSHIRE
LEIGH M. LAMMERT
No. 11057
PROFESSIONAL ENGINEER

DESIGN DEVELOPMENT
03/15/2016
CAD DRAWING FILE: 69120.01-C-200-SITE.dwg

Dover HS / CTC
Dover, NH
OVERVIEW PLAN

SCALE: NOT TO SCALE | DRAWN BY: EC | CHECKED BY: ERL

DRAWING NUMBER
C-2

RECEIVED
Planning Office
MAY - 5 2016
Dover, New Hampshire

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