

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, May 24, 2016**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 10, 2016 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing and possible vote 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)
- B. Public Hearing and possible vote on 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 and possible vote on 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 and possible vote on 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

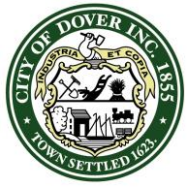
- A. Consideration and acceptance of an Open Space Subdivision of land for Copley Properties, LLC (Owner: Gary & Rae Anne Bernier), Assessor's Map C, Lot 2, zoned R-40, located at 114 Watson Road (7 lots). *(P16-13)

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>.



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

Members Not Present: Maggie Fogarty (Alternate), Tom Clark

Staff Present: Steve Bird (City Planner), Donna Benton (Assistant City Planner), Elena Piekut (Assistant City Planner), Tracy Smith (Recording Secretary)

The Chair recognized D.Landry to sit in for T.Clark, and C.Pratt for the vacant regular position. L.Skinner sat in as Vice Chair.

The Chair called the meeting to order at 6:59 p.m.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- April 26, 2016 Regular Meeting Minutes

Motion: L.Skinner made a motion to approve the April 26, 2016 Regular Meeting Minutes. Seconded by D.Ciotti. Vote U/A

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)*

Motion: L.Skinner made a motion to remove the item from the table. Seconded by D.White. Vote U/A

D.Benton gave the update of the application.

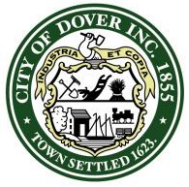
D.Benton confirmed for D.Ciotti that the updated fiscal impact analysis met Staff approval.

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 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.



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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.

Motion: D.Ciotti made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by G.Cruikshank. Vote U/A

- 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. *

D.Benton gave an overview of the process.

S.Bird provided a power point presentation and explained the housekeeping amendments changes, mandated amendments as it pertains to changes to the State law regarding Accessory Dwelling Units, and additions/limitations changes to include Sign Ordinance changes due to a Supreme Court case, and information pertaining to self-service storage facilities and the districts in which these would be allowed. He provided information regarding access to the public for additional questions. He stated there was a City wide mailing on April 25, 2016, and that Staff suggests waiting until after the second public hearing to make any changes.

Public hearing opened.

Chris Wyskiel, Wyskiel, Boc, Tillinghast & Bolduc, P.A., represented Barbara and Peter Smith, 178 Silver Street, and requested the Board to consider amendment #4 to rezone their property from R-12 to B-3. He distributed a packet for the Board members, reviewed exhibits 1& 2, and explained the property owner request as stated in the packet. (Original in file)

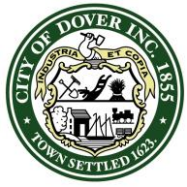
Public hearing recessed until May 24, 2016.

- 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.Benton reviewed the updated information to the Site Review Regulations as distributed to the Board members.

Public hearing opened. Nobody spoke. Public hearing recessed until May 24, 2016.

- 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



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requirements and deleting unutilized definitions. The full text of the amendments is available in the Planning Dept. & at www.dover.nh.gov located under City Documents & View Current City Reports. *

D.Benton provided the updates and changes made to the Subdivision of Land.

Public hearing opened. Nobody spoke. Public hearing recessed until May 24, 2016.

C.Pratt clarified the buffers regarding existing homes and subdivided property buffers with D.Benton.

The discussion was encouraged for May 24, 2016.

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)

D.Benton gave an overview of the application and explained the regulations regarding this waiver.

Ari Pollack, Gallagher, Callahan & Gartrell, P.C., represented the applicant, Jim Vitas, VMD. Eric Reuter, Reuter Associates, LLC was also present. He displayed plans for viewing, provided information regarding the reason for the waiver, and stated the tenant would exit the transaction if the waiver is not granted. He clarified information in his letter dated April 22, 2016 for D.Landry regarding the impact of the waiver to the development of the site.

C.Pratt suggested appropriate plantings to block the sound.

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

Public hearing opened.

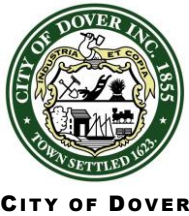
K.Schuman arrived at 7:50 pm.

Dawn Duffy, 163 Silver Street, spoke against the waiver and stated her concerns regarding the comparison of noise of traffic to orders on the speaker.

Jeff Bernstein, 195 Silver Street, spoke against the waiver and stated his concerns regarding the impact to the neighborhood, and the sound testing completed on Central Avenue and not Silver Street. He added the acoustics are different on Silver Street and wants testing there. He stated further concerns regarding the minimal height of the tree planting to block sound, due to the effect it would have on the visibility of the site.

Barbara Trow, 192 Silver Street, spoke against the waiver and stated her concern regarding the noise caused by construction and requested the roundabout be constructed prior to Dunkin Donuts to control traffic.

Eleanor Feeney, 195 Silver Street spoke against the waiver and stated her concerns regarding the impact to their neighborhood.



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Teri Picard, 192 Silver Street, spoke against the waiver and stated her concern regarding the noise and the impact this could have on the sleep/health to her and her neighbors. She read her letter dated March 21, 2016 and submitted a copy to the Board members.

Reese Weston, 68 Portland Avenue, spoke in favor of the waiver and stated she worked at the Dunkin Donuts at the Central Avenue location as shift supervisor for five years, adding there was never an issue with complaints.

Karen Weston, 42 French Cross Road, Mayor and Dover Business Industry and Development Authority member, spoke in favor of the waiver, addressed the abutter concerns, and stated the applicant has addressed other concerns regarding the design and lights and how it would affect the residents. She urged a compromise.

Dennis Duffy, 163 Silver Street, spoke against the waiver and stated his concern regarding the noise and how sound carries at their location, as well as, lighting and the need for the lot being patrolled at night. He further stated his concern regarding the previous statement of the applicant leaving project if they do not get the hours.

Jeff Bernstein, 195 Silver Street, commented that someone needing refreshments at third shift would go in if the speaker was not there. He stated there was no objection to the entire project just these hours.

D.Benton read an email from Diane Stowell stating her opposition to the waiver (original in file).

Public hearing closed.

E.Reuter presented his findings from the study and stated how the information was determined. He provided the information while he addressed the plans displayed for view. He addressed the comments made by the abutters in comparison to his findings and explained the sound direction away from the abutters. He answered questions from C.Pratt regarding options to buffer the noise.

Discussion ensued regarding the spirit of the ordinance and that economic aspects do not apply to the Board's decision, the comparison of the Dunkin Donuts on Central Avenue to Silver Street, reasons for a possible future Change of Use regarding the development, and the difference between traffic and voice noise.

STAFF RECOMMENDATION:

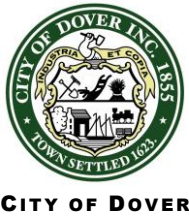
The Planning Department recommends that the Board vote to determine whether the criteria in Chapter 149.19A have been met. Should the Board decide to grant the waiver, Staff recommends approving the waiver request with the following conditions:

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.

Motion: L.Skinner made a motion to reject the application on grounds that the waiver is inconsistent with City regulations and is unrepresented and does not give assurances that there would be no impact to the neighborhood and the request inconsistent with the spirit and intent of the regulation. Seconded by G.Cruikshank. Vote U/A

The Board took a five minute recess at 9:00 pm.



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K.Schuman took his seat. L.Skinner returned to his seat.

- 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)

D.Benton gave an overview of the application.

Christopher Berry displayed the plans for viewing and explained the project plan and the condition of approval regarding the Zoning Board of Adjustment variance and the agreement that was made regarding that condition. He answered questions from the Board members regarding the setbacks of the existing house, the barn removal, vegetation between existing and new lot, and confirmation of the addresses.

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

Public hearing opened.

Robert Dubois, 11 Chandler Way, spoke in favor of the application and stated the owner is working with him regarding screening between properties. He requested the screening be planted 4 ft. apart and 5-6 ft. in height.

Public hearing closed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board 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 to be recorded at the Strafford County Registry of Deeds.
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
 - f. Add minimal/acceptable landscape buffer between lots to the satisfaction of the Assistant City Manager.

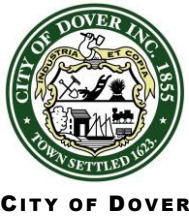
Conditions to Be Met Prior to Issuance of a Building Permit:

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.

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

7. All Zoning Board conditions to the granting of the variances must be met to the satisfaction of the Assistant City Manager.

Discussion ensued regarding screening between R.Dubois' and the applicant's properties and an amendment to the condition. D.Benton amended the condition to add landscaping to the satisfaction of the Assistant City



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Manager. D.Ciotti clarified the condition to add minimal yet acceptable buffering between the existing house and the new house. C.Berry agreed to the condition.

Motion: L.Skinner made a motion to approve with modified conditions. Seconded by K.Schuman. Vote U/A

- 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)

F.Torr stated items 4.C and 4.D would be heard together.

Tina Stanislaski, HMFH Architects and Erin Lambert, Nobis Engineering Inc., represented the applicant. E.Lambert displayed the plans for view on the screen and presented the project plan. Deputy Mayor Bob Carrier, Councilor Jason Gagnon, and Chuck Kozlowski, Halverson Design Partnership, was also present.

Discussion ensued regarding parking, the address of the school, repaving and widening the drive at Alumni Drive and Bellamy Road, widening and location of the parent drop off, pedestrian cross walk locations and the material used and changes to storm water regulations, traffic and impact analysis to the Dover Middle School, the status of the utility building, the type of grass to be used is yet to be determined, no impact fees, and the need for Saturday construction hours and communication with surrounding residents.

C.Kozlowski addressed the displayed plan and presented the plan for landscaping.

Discussion ensued regarding the location of the snow storage to be reconfigured, and that the chain link fence will stay and will be considered for repair, confirming it is not in the budget.

T.Stanislaski displayed plans for view on the screen and presented the projected plan for the exterior buildings.

Discussion ensued regarding the design of the building, location for access of trucks with horses to the Animal Science building, the material of the roof used to melt snow quicker, locations for snow storage. T.Stanislaski distributed images of the riding and storage facility to the Board members.

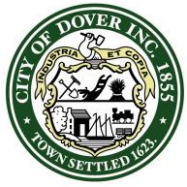
Motion: K.Schuman made a motion to accept the 4.C and 4.D applications. Seconded by L.Skinner. Vote U/A

Public Hearing Opened.

Pete Safford, 35 Bellamy Road, stated his concern regarding the need for additional parking spaces.

D.Benton read an email from May Gloviniski on behalf of James Keating, 89 and 97 Durham Road.

Public Hearing Closed.



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E.Lambert addressed the abutter concern regarding parking. She further stated the location of faculty parking. She addressed the fence as stated in the email, and confirmed no changes have been made in that area and there would be no impact to this abutter.

Discussion ensued regarding the durability and longevity of the materials to be used for the project, the parking lot will function better due to the double loop, and final conversations on conditions regarding construction hours.

STAFF RECOMMENDATION - WAIVERS: (P16-12)

The Planning Department recommends that the Board 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: (P16-12)

The Planning Department recommends that the Board vote to approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The Board finds this plan is in conformity with the land use regulations.
2. The waivers are granted.
3. Conditional Use Permit (P16-11) be approved.
4. The owner's signatures must be added to the final plan.
5. Applicant must provide a digital version of plan set.
6. The Professional Engineer, Licensed Land Surveyor, Certified Wetland Scientist, and Licensed Landscape Architect will need to sign and date final plans.
7. The Stormwater Management Plan and Stormwater Management System Operation and Maintenance Plan must be approved to the satisfaction of the City Engineer.
8. The final plan set must meet the Fire Code and any accessibility concerns to the satisfaction of the Fire Chief.
9. 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".
 - d. Include a lighting plan that meets the Lighting regulations set forth in Chapter 149.14.E.

Conditions to Be Met Prior to Any Construction Activity:

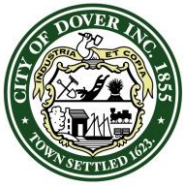
10. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8AM – 5 PM, with no Sunday hours. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer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

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

11. 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:

12. 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



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Discussion ensued regarding the fact that the application was presented to the Planning Board as a courtesy, and that the Board member comments are non-binding. The processed has been reviewed by JBC for over two years.

Discussion continued regarding condition #11, the traffic study and when it should be completed.

Motion: K.Schuman made a motion to approve waivers staff recommended conditions. Seconded by D.White. Vote U/A

Motion: K.Schuman made a motion to approve as amended by Board. Seconded by D.White. Vote U/A

STAFF RECOMMENDATION:

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

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

1. The Board finds this plan is in conformity with the land use regulations.
2. The site plan (P16-12) shall be approved.
3. The erosion and sediment control features shall be installed prior to any earth disturbance activities.

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

5. STAFF COMMENTS

D.Benton addressed:

- The reason for the Board voting on the waiver separately for the Dover School District project.
- The Planning Department received the Planning of the Year Award for the Downtown Pedestrian & Vehicular Access Plan
- Meetings will be changing to once a month in late June.

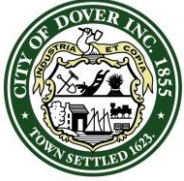
6. MEMBER COMMENTS

D. Benton provided information regarding incoming applications for D.Ciotti.

C.Pratt commented on a conversation he had with Gary Bannon regarding the future in Parks and Recreation.

7. ADJOURNMENT

Motion: C.Plante made a motion to adjourn at 10:56pm. Seconded by G.Cruikshank. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-06

Application Type:	Citizen Petition for Rezoning
Applicant(s):	Scott Mitchell Real Estate, LLC
Owner(s):	Multiple (See attached application)
Location:	Central Ave and Glenwood Ave (Assessor's Map 37, Lots 35, 36, 37, 38)
Meeting Date:	May 24 2016

INTENT: A request by a citizen proposes to rezone four (4) parcels that total approximately 5.38 acres from Office (O) and Medium Density Residential (R-12) to Thoroughfare Business District (B-3).

LOTS/UNITS PROPOSED: None at this time

AGENDA ITEM #: 3-A

ACREAGE: 5.38 acres

ZONING DISTRICT: Office (O) and Medium Density Residential (R-12)

EXISTING LAND USE: Office, residential, and vacant

PROPOSED LAND USE: Commercial and other uses permitted in the Thoroughfare Business District (B-3)

SURROUNDING LAND USE: Residential, office, and vacant

ZBA ACTION:

Lot 35:

H82-17: Variance granted to have professional offices in a residential zone on August 19, 1982

H84-36: Variance granted to move the existing building and garage to the rear of the lot and construct a new office building at the front of the lot on June 21, 1984

Z01-2: Variance granted to install a 12 sq. ft. freestanding sign with the condition that there will be no additional signage on the property that would otherwise be allowed on March 15, 2001

Lot 36

Z00-16: Variance granted to allow a 12 sq. ft. freestanding sign with the condition that it be at least 10 feet from sidewalk and that no additional signs to be permitted on the property on June 15, 2000

Lot 37

Z94-22: Variance granted to allow a 12 sq. ft. freestanding sign and to increase the overall sq. ft. to 36 sq. ft. on October 20, 1994.

H87-47: Variance granted to allow one sign to be 8 sq. ft. and one sign to be 40 sq. ft. on September 17, 1987.

H70-7: Exception denied to rezone lot to commercial from residential

Z94-15: Variance denied to erect a second freestanding sign

ATTACHMENTS: Bring material from 3/22/16 and 4/26/16 meeting

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by first class mail for the April 26th meeting

Summary of Request and Background

The applicant is requesting to rezone four parcels on Glenwood and Central Aves from Office (O) and Medium Density Residential (R-12) to Thoroughfare Business District (B-3).

The process for handling the petitioned amendment is outlined in Chapter 170-53-C-3. On March 22, 2016, the Planning Board voted to post the citizen petition and hold a public hearing. A public hearing was held on April 26th and then tabled so that the applicant could provide additional materials to the Planning Board.

Accompanying this memo are three plans. Two are provided by the developer (a concept residential subdivision, the concept site plan showing neighboring residential). One is from the City (showing distances from the residential to the property lines).

STAFF RECOMMENDATION:

The Planning Board should remove the item from the table, re-open the public hearing, allow the applicant to present any new material rezoning request, receive input from abutters, and make a recommendation to the City Council.

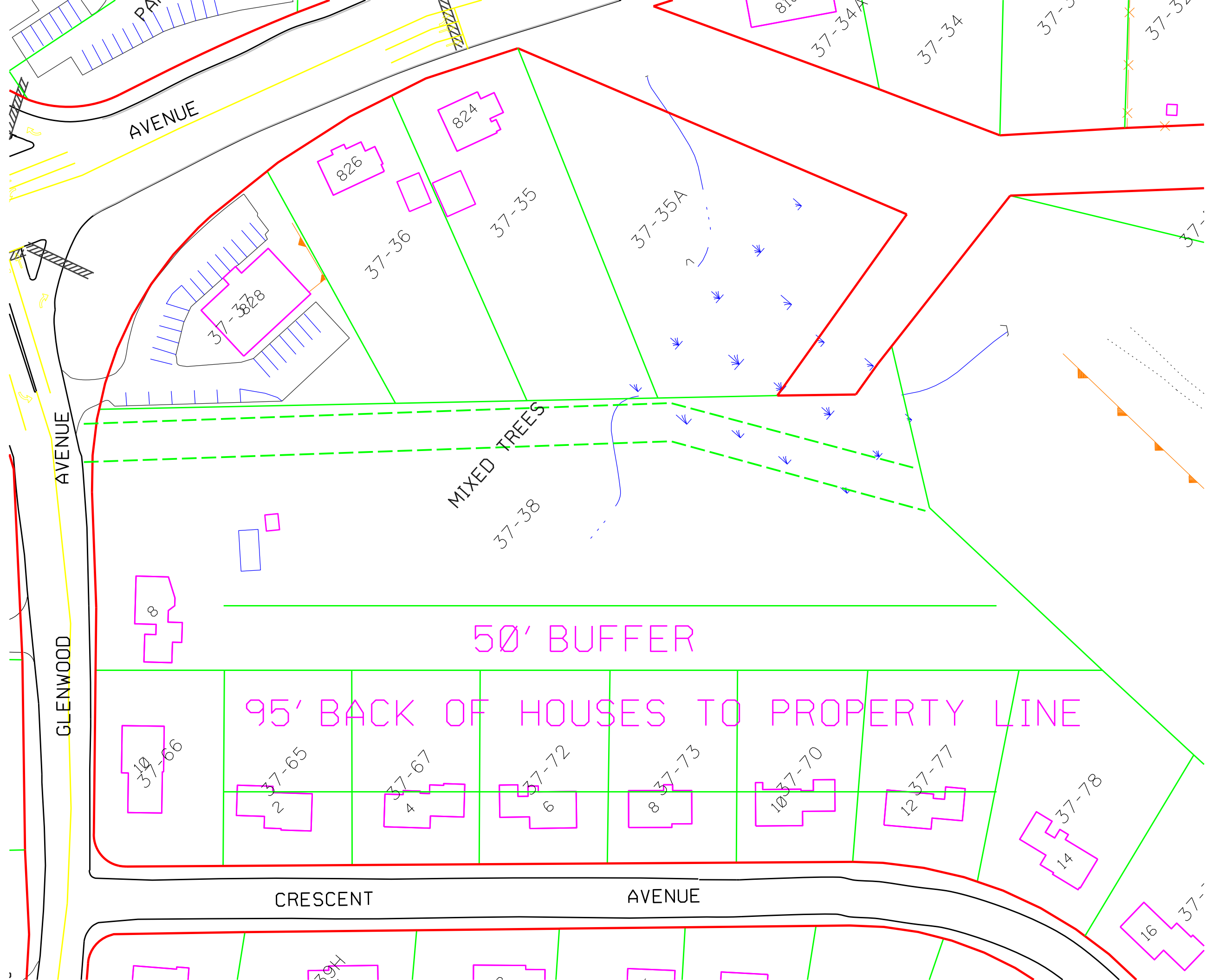
Should the Board seek to forward the amendment to the Council, staff recommends adding the following language, as a footnote to the setback table:

“A vegetated buffer of no less than fifty feet (50') must be established and maintained along the B-3/R-12 zoning boundary abutting the southern property line of the Tax Assessor's Map 37, Lot 38. The buffer must be populated with existing vegetation, where available, and where existing vegetation is not available or not adequate, the buffer shall be improved to provide visual screening on a year-round basis for the benefit of the residential uses abutting the B-3 Zoning District. The buffer may feature new landscaping vegetation and materials, berms, fences, walls and other screening techniques, with a preference toward preserving existing healthy trees, where feasible. Buildings, impervious surfaces, mechanical equipment, parking and storage and display of goods and materials are prohibited in the buffer. Following installation, the buffer must be adequately maintained by the owner(s) of Tax Assessor's Map 37, Lot 38.”



**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.



AVENUE

AVENUE

GLENWOOD

CRESCENT

AVENUE

MIXED TREES

50' BUFFER

95' BACK OF HOUSES TO PROPERTY LINE

826

824

37-328

37-36

37-35

37-35A

37-38

8

10
37-66

2
37-65

4
37-67

6
37-72

8
37-73

10
37-70

12
37-77

14
37-78

16
37-79

37-34

37-34

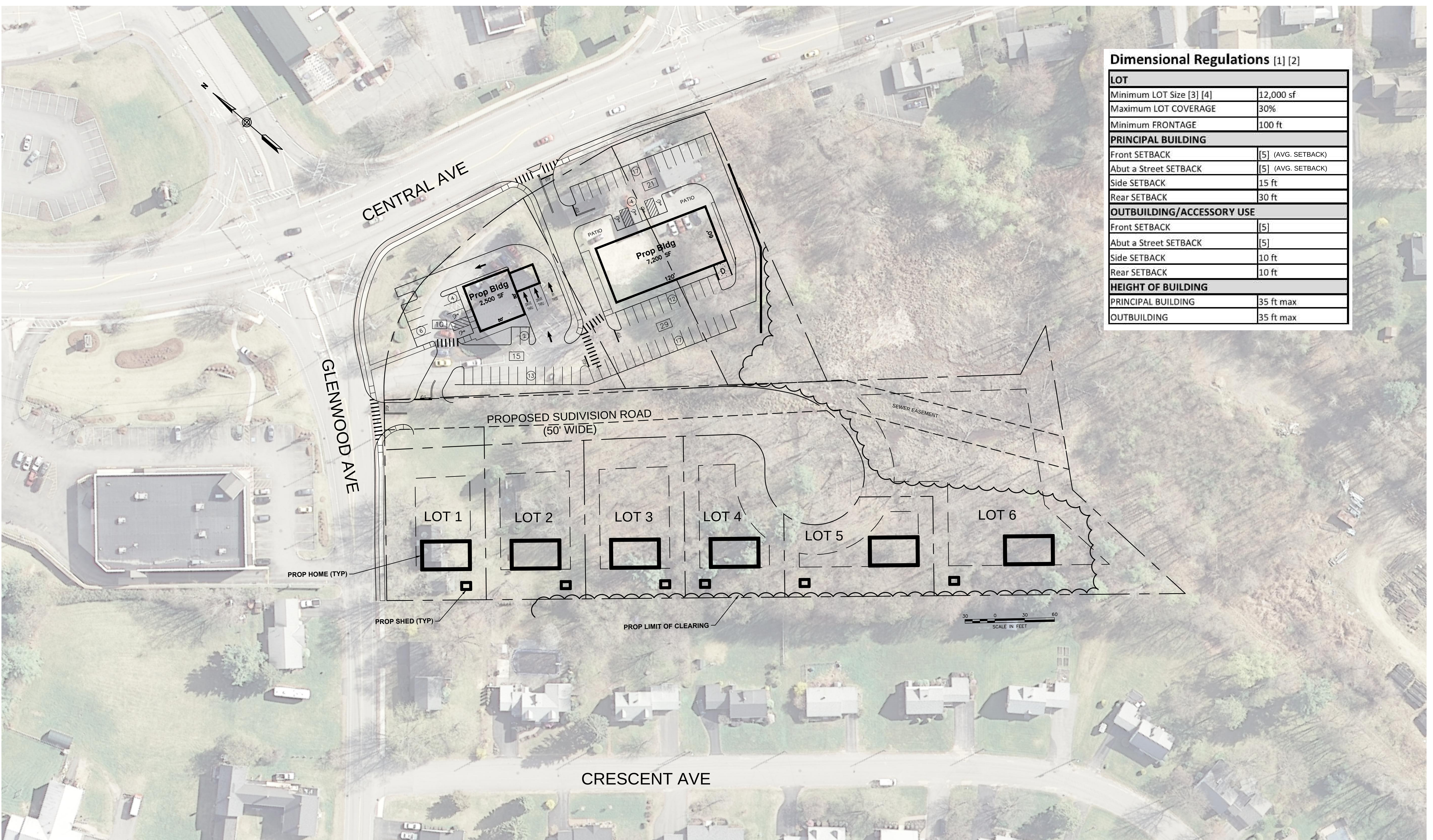
37-34

37-34



May 17, 2016

Scale: 1" = 40'



Dimensional Regulations [1] [2]	
LOT	
Minimum LOT Size [3] [4]	12,000 sf
Maximum LOT COVERAGE	30%
Minimum FRONTAGE	100 ft
PRINCIPAL BUILDING	
Front SETBACK	[5] (AVG. SETBACK)
Abut a Street SETBACK	[5] (AVG. SETBACK)
Side SETBACK	15 ft
Rear SETBACK	30 ft
OUTBUILDING/ACCESSORY USE	
Front SETBACK	[5]
Abut a Street SETBACK	[5]
Side SETBACK	10 ft
Rear SETBACK	10 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	35 ft max
OUTBUILDING	35 ft max

May 17, 2016

Scale: 1" = 40'

Parker, Christopher G.

Sent: Wednesday, May 18, 2016 11:50 PM
Subject: PROPOSED REZONING OF GLENWOOD AVENUE & CENTRAL AVENUE

I am asking each Planning Board member to think really hard when you make your decision regarding your vote on the above subject on May 24th. My request is you deny the rezoning proposal as written and have the developer rewrite his request removing Parcel 4, which is on 8 Glenwood Avenue. This would still allow the developer to build the bank, restaurant and other store fronts on Parcels 1,2, and 3.

The reasons for this request are shown below and all have negative impacts to the abutters and residents in the area. Additionally, would the board please explain the hardship that necessitates the developer to request this rezoning from residential to business (B-3).

- Quality of life for the residents on Glenwood Avenue, Crescent Avenue, as well as Horne, and Glencrest Avenue will greatly be affected.
- Wet Lands – this major development could damage the Vernal Pool and adversely effect the WTP which was just upgraded/improved in the past few years
- Berry Brook – DES did a study on Berry Brook and provided information as to what should be done to improve Berry Brook water quality. DES provided a cost estimate and suggested Federal, State, and City Funds could be secured. The Berry Brook project was completed at a cost of \$1m to \$3m. What future contamination damage to Berry Brook will be caused by this rezoning? Cautions made by DES was “stormwater runoff is the largest contributor to the bacteria and nutrient impairment in the watershed”. Will the development of 8 Glenwood Avenue, for any reason, cause an increase of stormwater runoff adding bacteria and nutrient impairment back into Berry Brook and wasting the millions of dollars already spent for it’s quality improvements.
- Disruption to the wild life that visits the area each year (deer, moose, fox, bats, birds, etc.).
- Traffic increase – traffic already a nightmare. This development will add to an existing problem with Horne Street School, buses, parents taking and picking up children to and from school, WalGreensda customers entering and leaving the exit onto Glenwood, emergency vehicles that use Glenwood Ave. to respond to calls at this end of town and the many cars that use this route to get to and from Liberty Mutual and the Industrial Parks on Sixth Street. This route is also an active route for walkers and runners each day.
- Lighting
- Rodents
- Noise from delivery trucks, trash vehicles, roof top A/C, exhaust fans, etc.
- Fumes
- Dumpster Diving
- A natural noise and visual buffer now exists with the many trees on the properties but will be removed if rezoning is approved.
- Homeless
- Drugs
- Other potential crimes

Please consider the well being of the long standing residents and the impact on this well established 60 plus year neighborhood who pay taxes to the city, constantly improving their property all in an effort to contribute to making Dover the fastest growing city in the State. AT WHAT POINT IS “ENOUGH, ENOUGH”?

So in closing, please consider all of these “issues” prior to your vote and vote to Deny the rezoning of Parcel 4, which is at 8 Glenwood Avenue.

Thank You,
Brian Kelley
2 Crescent Avenue
Dover, NH 03820
Tel: 742-9615
Email: kellybsr@comcast.net

Sent from [Mail](#) for Windows 10th

Parker, Christopher G.

From: Ellen Wood <ewallpe@worldpath.net>
Sent: Wednesday, May 18, 2016 1:27 PM
To: Planning Board - All
Subject: Glenwood and Crescent Avenue Project

Please let this email serve as a Crescent Avenue home owner OPPOSED to the rezoning of #8 Glenwood Avenue. I have written before, as well as spoken at the last meeting. Crescent Avenue development/street is close to 60 years old. We have home owners that have been paying taxes for 30-40-50 years religiously and their quality of life matters. As a group, we DO understand the City of Dover continuing on the economic development growth path, but not at the detriment of their citizens that have chosen to make Dover their home.

Crescent Avenue, as it sits now, is quiet, safe, neighborly and overall one of the most pleasant areas I have ever lived. I have lived in many areas from being in the service, to being married to my ex-husband who was in the service and prior to Dover living in Maine. The woods behind the homes that will directly abut Glenwood Ave property development are a natural buffer from Central Avenue. They prevent noise, promote wildlife, continue the ecologically sound green spaces of Dover (which are slowly disappearing), support the Berry Brook project and are necessary to maintain our current lifestyle. I don't want to come home late and drive down Crescent and see an ugly 6-8-10 foot white fence instead of beautiful trees. I don't want to get the overflow of possible drunks from the proposed restaurants bar come drive down our road. During the day when looking over my right shoulder would I rather see trees or asphalt? I know you know the answer to that.

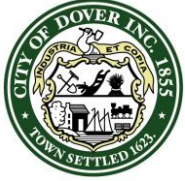
I have been told when Walgreens was being built my neighbors had water pouring into their basements, how are you going to avoid the same thing happening when the woods/wetlands capture the natural unpolluted run off from rain, but it will have nowhere to go except asphalt? If it's nothing but asphalt, that run off will have nowhere to go and then run off will consist of direct pollutants from cars. delivery trucks, garbage etc.

I enjoy my street, my life, my neighbors. I beg you to **reconsider** changing the zoning to business. There is plenty of business space available on Central Avenue that he can develop to his heart's content. I also don't understand if Dover spent 3 million dollars on the Berry Brook project, why would anyone in their right mind jeopardize that project? I would imagine my tax dollars helped to fund that project, I would like not to have to pay to redo a project of that size and/or make that project null and void for money! Thought needs to be for the future and what that will do not only for my neighbors and my property values but also do we want an equivalent of concrete city for Dover?

If you go ahead with this project, will you reassess our properties because now they won't be worth what they were when they had the natural resources surrounding their properties. I bet not, will those hard feelings or those extra few dollars, in the long run, be worth it.

Thank you for your time and reading this opposition to Glenwood/Crescent avenue project.

Ellen Wood
15 Crescent Avenue
Dover, NH 03820
603 498 8358



CITY OF DOVER

PLANNING BOARD - STAFF MEMO AMENDMENTS

Application Type: Zoning, Site and Subdivision Amendments
Applicant(s): Planning Board
Owner(s): City
Location: Citywide
Meeting Date: May 24 2016

INTENT: Annually the Planning Board develops a list of regulation changes it wishes to review.

LOTS/UNITS PROPOSED: None at this time

AGENDA ITEM #: 3-B, C and D

ACREAGE: N/A

ZONING DISTRICT: All

EXISTING LAND USE: Various

PROPOSED LAND USE: None

SURROUNDING LAND USE: Various

ZBA ACTION: None

ATTACHMENTS: Bring material from 4/12/16

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Zoning mailers were sent in April to all property owners. None are required for site and subdivision amendments

Summary of Request and Background

The Planning Board identified elements of the land use regulations at its goal setting session on January 24th. Staff reviewed and added areas of the Code to review and completed a review.

On April 12th the various sections of the code were presented to the Planning Board for review. Each of the areas was posted to allow for public comment.

Agenda item 3B

On May 10th the Board held a public hearing on the zoning amendments. One property owner, through a professional agent, spoke requesting that their property be rezoned from R-12 to B-3.

STAFF RECOMMENDATION:

The Planning Board should re-open the public hearing, receive public input, discuss the amendments and make a recommendation to the City Council, or table for more information. The Board may separate the question and vote on each amendment individually.

Agenda item 3C

On May 10th the Board held a public hearing on the site plan regulation amendments. No one spoke.

STAFF RECOMMENDATION:

The Planning Board should re-open the public hearing, receive public input, discuss the amendments and determine whether to amend the regulations or table for more information. The Board may separate the question and vote on each amendment individually.

Agenda item 3D

On May 10th the Board held a public hearing on the site plan regulation amendments. No one spoke.

STAFF RECOMMENDATION:

The Planning Board should re-open the public hearing, receive public input, discuss the amendments and determine whether to amend the regulations or table for more information. The Board may separate the question and vote on each amendment individually.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-13

Application Type: Open Space Subdivision
Applicant: Copley Properties, LLC
Owner: Rae Anne and Gary Bernier
Location: 114 Watson Road (Tax Map C, Lot 2)
Meeting Date: May 24, 2016

INTENT: Subdivision Plan to create an open space subdivision containing seven (7) single family residential lots plus an open space lot. Lots will be serviced by municipal water and sewer. A new 400' long public road is proposed to provide access.

LOTS/UNITS PROPOSED: Seven (7) new single family dwelling units, and demolishing existing home on parent lot

AGENDA ITEM #: 4-A

ACRES: 10.51 acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Single-Family Residential

SURROUNDING LAND USE:
Residential

PROPOSED LAND USE: 7 Lot open space subdivision

ZBA ACTION: None

ATTACHMENTS: Subdivision plan, application, and April 28, 2016 TRC minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
-NHDES AOT permit

WAIVERS REQUESTED: 155-32 F. – Block length

Summary of Request and Background

The applicant has submitted a plan to subdivide one lot at 114 Watson Road to 7 lots. The lots will be serviced by municipal water and sewer and accessed on a 400' long public road.

The applicant appeared before the Technical Review Committee on April 28th.

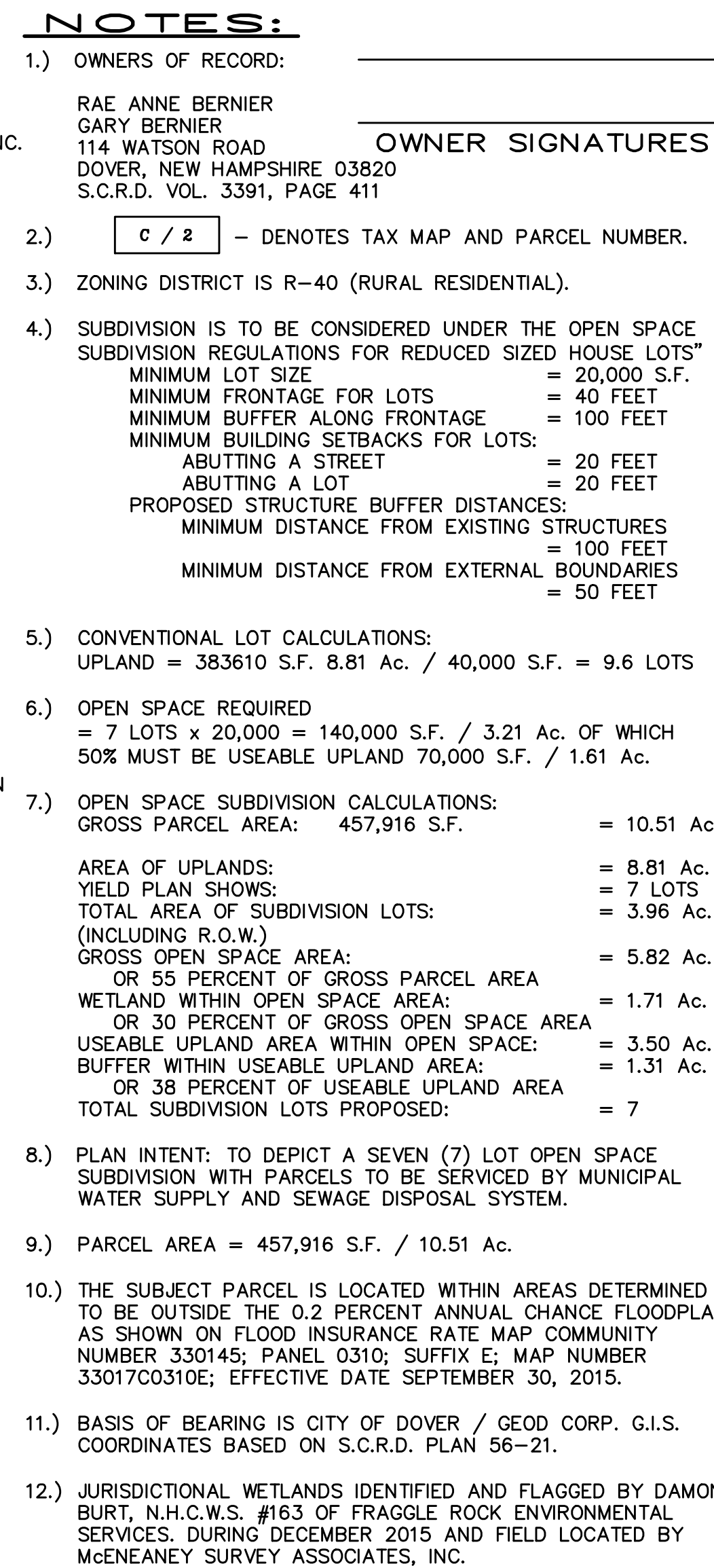
Staff is still reviewing the submitted drainage analysis and traffic assessment.

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 table the public hearing to schedule a site walk.



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	15°05'25"	150.00	39.51	39.39	S57°51'10"E
C2	57°29'07"	65.00	65.21	62.51	S80°33'27"E
C3	58°59'33"	100.00	102.96	98.47	S79°48'14"E
C4	58°15'28"	65.00	66.09	63.28	S22°41'10"E
C5	81°54'28"	65.00	92.92	85.21	S47°23'49"W
C6	41°20'29"	65.00	46.90	45.89	N70°58'43"W
C7	15°05'25"	100.00	26.34	26.26	N57°51'10"W
C8	98°56'47"	30.00	51.81	45.61	S65°07'44"W
C9	81°03'13"	30.00	42.44	38.99	S24°52'16"E

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

P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

1	5/10/16	REVISE PER TRC COMMENTS	RJM	KMM	
NO.	DATE	DESCRIPTION REVISIONS	BY	CHK	
15-2107	SITE DEVELOP	15-07	48-54, 63-76		
PROJECT NO	TYPE	FIELDBOOK &	PAGES		

Plan Review Comments, 5/11/2016

RECEIVED
Planning Office

MAY 13 2016

Dover, New Hampshire

Planning Comments:

- ☐ Impact fees will be assessed - acknowledged
- ☐ Water and sewer investment fees will be assessed acknowledged
- ☐ Please provide a traffic assessment Attached hereto

Counsel Under Separate Cover

- ☐ Provide a stormwater and drainage plans to the satisfaction of the City Engineer Attached hereto
- ☐ Provide a perimeter landscape plan per Chapter 155.36.F Done, added sheet 6

- ☐
- o Add Planning file number (P16-13) to all sheets Done
 - o Add the signature and stamp of the PE and LLS acknowledged
 - o Add soil types Done, sheet 2 & sheet 5, legend sheet 10
 - o Correct the building height on multiple sheets Done
 - o Remove house on sheet 1 if the plan is to remove it Done
 - o Use an aerial photo on the neighborhood plan pending
 - o Clearly indicate common space area Done, sheet 4
 - o Revise leader note on sheet 2 about removing the house to shorten the note Clarification required
 - o On sheet 3: should read sheet 4
- ☐ Use "Pear Drive" instead of proposed 50' wide R.O.W Done,
- ☐ Since it's a public road, remove lot line at intersection Done, Dashed line, required for legal description

envelopes are still adequate in size Lot configuration altered to meet

- ☐ Provide sewer easement to lot C/50C Provided
- o Who will mow/manage landscape in circle? Homeowners association, added to note 49, sheet 10
 - o Deduct utilities and stormwater infrastructure from Open Space calculation Done
 - o If Underground utility easements are occurring, place in easement along front of lots, not in R.O.W. of public road Proposed underground utilities will be located within the Public ROW, sheet 7
 - o Provide street trees and street lights on plan Trees added to new sheet 6, Light shown in Cul-De-Sac, sheet 5
- o On sheet 6, show driveways and cul-de-sac, so snow storage can occur Now sheet 7, driveway locations unknown
 - o On sheet 9: Now sheet 10
 - ☐ revise note 9 to include the minimum lot size and frontage Done
 - ☐ revise note 28, to clarify that the 2" caliber is measured from 4 feet Done

Planning Board Comments:

- ☐ Sheet 4, note 12 the date seems incorrect Corrected
- ☐ Should not have a lot within the 100' setback from road Lot configuration altered to meet
- ☐ Landscape plan for perimeter is required Added sheet 6
- ☐ Lighting should be included Added to sheet 5, detail on sheet 11

Economic Development Comments: None

Engineering Comments:

- ☐ Is there a possibility to extend the sewer to adjoining lots? **Done**

- ☐
 - o Do not use any 90 degree bends **OK**
 - o Show the water gate at the tee/mainline on Watson **Done**
 - o Show the curb boxes at the ROW line **Done**

- ☐
 - o On the detail sheets or notes please specify hinged lids. City of Dover uses either pamrea or Neenah lift mate for both sewer and drain manholes **Note 6, sheet 15 revised. Neenah only**

- ☐
 - o Finish the design with the inverts and elevations **Completed**
 - o You should consider installing underdrain along the roadway due to high water table encountered in Watson Rd. **See typical cross section sheet 13, detail on sheet 11**
 - o Please show more detail of the pond and design a swale at FES 3 **Now FES 2, drainage revised**
 - o There are inherent issues with open drainage and driveways and installing culverts and front lawns. Please consider this in your design **Cul-de-sac will be treated with sloped granite curb**
 - o On sheet 9 note 35. Delete the use of HDPE for driveway culverts **Now sheet 10, deleted**

- ☐ Is there a light at the entrance at Watson? (look into using LED lights from Eversource) **City must coordinate with Eversource for street lamp relocation**

- ☐ Will there be a light at the cul-de-sac or individual house lights? **Added light to cul-de-sac**

Police Department Comments:

- ☐ Indicate on plan that road is to be public as stated on application **Public**

- ☐ Relocate street lamp from PS pole 409/16 to this intersection **City must coordinate with Eversource for street lamp relocation**

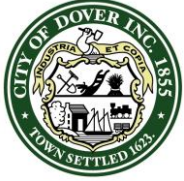
- ☐ Important to keep hydrants in cul-de-sac **Done, moved to far end at Lot 7**

Fire/Inspections Comments:

- ☐ Revise revise note 42 on sheet 9 to read "Building Official" rather than "building inspector" **Now sheet 10, Done**

- ☐ Would like permission to go on property to see if any code enforcement issues are still in place **Ok**

- ☐ Would like Planning to look into whether any other OSS have been a public road **Ok**



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-13

Application Type: Subdivision Plan Review
Applicant(s): Copley Properties, LLC
Owner(s): Gary & Rae Anne Bernier
Location: 114 Watson Road (Tax Map C, Lot 2)
Date: April 28, 2016

INTENT: Subdivision Plan Review to create an open space subdivision containing seven (7) single family residential lots plus an open space lot.

UNITS PROPOSED: Seven (7) new single family dwelling units, and demolishing existing home on parent lot

AGENDA ITEM #: 1

ACRES: 10.51 acres

ZONING DISTRICT: Rural Residential (R-40)
District

EXISTING LAND USE: Single Family Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED: Possibly an AOT if needed

WAIVERS REQUESTED:

-The Minimum Building setback of 100 feet from existing structures (Chapter 155-22.F)

ATTENDANCE:

Donna Benton, Planning
Jim Maxfield, Building Inspector
Elena Piekut, Planning/Zoning
Dave White, City Engineer
Sgt Marn Speidel, Police
Frank Torr, Planning Board

Others:

Dana Lynch, Civil Works
Andrew Goddard, Copley Properties
Tom Clark, Building Official

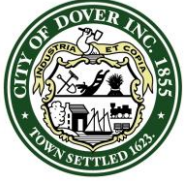
Approval of 4/21/16 Meeting Minutes

Motion to approve April 21, 2016 meeting minutes by
Dave White seconded by Tom Clark. Vote: U/A

Plan Review

Planning Comments:

- Impact fees will be assessed
- Water and sewer investment fees will be assessed
- Please provide a traffic assessment
- Home Owner's Association documents will have to be provided and reviewed by the City's Legal Counsel
- Provide a stormwater and drainage plans to the satisfaction of the City Engineer
- Provide a perimeter landscape plan per Chapter 155.36.F
- Revise plan to:
 - Add Planning file number (P16-13) to all sheets
 - Add the signature and stamp of the PE and LLS
 - Add soil types
 - Correct the building height on multiple sheets
 - Remove house on sheet 1 if the plan is to remove it
 - Use an aerial photo on the neighborhood plan
 - Clearly indicate common space area
 - Revise leader note on sheet 2 about removing the house to shorten the note
 - On sheet 3:
 - Use "Pear Drive" instead of proposed 50' wide R.O.W
 - Since it's a public road, remove lot line at intersection
 - Applicant should consider the buffer as common area instead of individual lots as long as the building envelopes are still adequate in size
 - Provide sewer easement to lot C/50C
 - Who will mow/manage landscape in circle?
 - Deduct utilities and stormwater infrastructure from Open Space calculation
 - If Underground utility easements are occurring, place in easement along front of lots, not in R.O.W. of public road
 - Provide street trees and street lights on plan
 - On sheet 6, show driveways and cul-de-sac, so snow storage can occur
 - On sheet 9:
 - revise note 9 to include the minimum lot size and frontage



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-13

Application Type: Subdivision Plan Review
Applicant(s): Copley Properties, LLC
Owner(s): Gary & Rae Anne Bernier
Location: 114 Watson Road (Tax Map C, Lot 2)
Date: April 28, 2016

- revise note 28, to clarify that the 2" caliber is measured from 4 feet

Planning Board Comments:

- Sheet 4, note 12 the date seems incorrect
- Should not have a lot within the 100' setback from road
- Landscape plan for perimeter is required
- Lighting should be included

Economic Development Comments: None

Engineering Comments:

- Is there a possibility to extend the sewer to adjoining lots?
- Water
 - Do not use any 90 degree bends
 - Show the water gate at the tee/mainline on Watson
 - Show the curb boxes at the ROW line
- Sewer
 - On the detail sheets or notes please specify hinged lids. City of Dover uses either pamrea or Neenah lift mate for both sewer and drain manholes
- Drainage
 - Finish the design with the inverts and elevations
 - You should consider installing underdrain along the roadway due to high water table encountered in Watson Rd.
 - Please show more detail of the pond and design a swale at FES 3
 - There are inherent issues with open drainage and driveways and installing culverts and front lawns. Please consider this in your design
 - On sheet 9 note 35. Delete the use of HDPE for driveway culverts
- Is there a light at the entrance at Watson? (look into using LED lights from Eversource)
- Will there be a light at the cul-de-sac or individual house lights?

Police Department Comments:

- Indicate on plan that road is to be public as stated on application
- Relocate street lamp from PS pole 409/16 to this intersection
- Important to keep hydrants in cul-de-sac

Fire/Inspections Comments:

- Revise note 42 on sheet 9 to read "Building Official" rather than "building inspector"
- Would like permission to go on property to see if any code enforcement issues are still in place
- Would like Planning to look into whether any other OSS have been a public road

Meeting adjourned at 11:28am on a motion by Tom Clark and seconded by Dave White.

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TRC\MINUTES\2016.04.28_PlanningTechnicalReviewCommittee.Copley.Watson.Minutes.docx



City of Dover, New Hampshire SUBDIVISION APPLICATION

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

Office Use Only

Project #:

P16-13

Date Received:

MAY 13 2016

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: COPLEY PROPERTIES, LLC Telephone # 781-706-1531

Address of Applicant: 7 CHARLES DRIVE STRATHAM NH 03885

Name of Property Owner (if different from applicant): GARY + RAE ANNE BERNIER Telephone # _____

Address of Property Owner: 114 WATSON ROAD DOVER NH 03820

E-Mail Address: N/A

PROPERTY INFORMATION

Address of Property: WATSON ROAD

Assessor's Map # C Lot(s) # 2

Zoning District(s) R-40 Overlay District(s) NONE

Size of Parcel: 10.5 ± AC. Property Deed: Book 3391 Page: 411

Existing Use of Property: SINGLE FAMILY RESIDENCE

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 7

City Water? ☒ Yes _____ No _____ How far is city water from the property? AT ROAD

City Sewer? ☒ Yes _____ No _____ How far is city sewer from the property? AT ROAD

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

Estimated Length of Proposed Roads: 400' ± feet Public or Private Road? PUBLIC

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: 155-22 F (4)

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

- see attached waiver request.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATES, INC.
Address 24 CHESTNUT ST DOVER NH 03820 Telephone #: 603-742-0911
Professional License #: KEVIN MCENEANEY E-mail address: Kevin@surveynh.com
NH LLS # 6611

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) CIVILWORKS NEW ENGLAND
Address 181 WATSON ROAD DOVER NH 03820 Telephone #: 603-749-0443
Professional License #: DANA LYNCH E-mail address: dlynch@civilworksne.com
NH P.E. 5745

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: Gary Bernier Date: 04-15-2016
Signature of Applicant (if different from owner): [Signature] Date: April 15, 2016
Signature of Agent: [Signature] Date: 4/15/16

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: Gary Bernier Date: 04-15-2016

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: Gary Bernier Date: 04-15-2016
Signature of Applicant (if different from owner): [Signature] Date: April 15, 2016

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: *Dan Bernier* Date: 04-15-2016

Signature of Applicant (if different from owner): *ADH* Date: April 15, 2016

April 14, 2016

City of Dover
288 Central Avenue
Dover, NH 03820



Attn: Planning Board

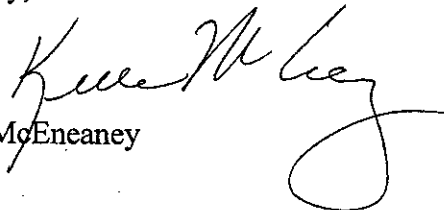
Re: PROPOSED SUBDIVISION: WAIVER REQUEST
Tax Map C, Lot 2 – Watson Road

Per City of Dover Subdivision Regulations, Article IV "Open Space Subdivisions, Chapter 155-22, F) Dimensional Requirements", we are seeking relief, for the above referenced project, from the minimum building setback of 100 feet from existing structures.

The location of the proposed Pear Drive is determined by the alignment with Cardinal Drive, thereby dictating the location of the proposed lots. The existing house located on Tax Map C, Lot 50C is 87 feet from the northerly extent of the 50 foot buffer line. Imposing the 100 foot setback would further reduce the buildable area on the affected lots.

We appreciate your time and consideration of this request.

Sincerely,


Kevin McEneaney

Surveyor	McEneaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820
Engineer	Civilworks New England		181 Watson Road	Dover	NH	03820
Wetlands	Fraggle Rock Environmental Services		38 Garland Road	Strafford	NH	03884
Applicant	Copley Properties, LLC		7 Charles Drive	Stratham	NH	03885
Owner C/2	Gary & Rae Anne Bernier		114 Watson Road	Dover	NH	03820
C / 2A	Charlene S. Wright		126 Watson Road	Dover	NH	03820
C / 2B	Brian Swienton		10 Sandpiper Drive	Dover	NH	03820
C / 2B-1	Gregory M. & Susan G. Rovnak		18 Sandpiper Drive	Dover	NH	03820
C / 2B-2	Aaron D. & Kylie L. Goodwin		26 Sandpiper Drive	Dover	NH	03820
C / 2B-3	Walter & M. Quisumbing King Rev. Trust	Walter & Quisumbing King, Trustees	40 Sandpiper Drive	Dover	NH	03820
C / 2B-4	Geoffrey A. & Patricia L. Kinnicutt		48 Sandpiper Drive	Dover	NH	03820
C / 2B-5	Raymond O. & Lisa J. Johnson		52 Sandpiper Drive	Dover	NH	03820
C / 2B-6	Brian R. & Lisa M. Murphy		56 Sandpiper Drive	Dover	NH	03820
C / 2B-11	Hyatt & Mary Wilson Rev. Living Trust	Hyatt & Mary Wilson, Trustees	35 Sandpiper Drive	Dover	NH	03820
C / 2B-12	Samuel & Alicia Hopkins		29 Sandpiper Drive	Dover	NH	03820
C / 50A	Michael & Cherylee Rosholt		87 Watson Road	Dover	NH	03820
C / 50C	William Mitchell & Mary Malone Rev. Liv. Trust	William Mitchell & Mary Malone, Trustees	102 Watson Road	Dover	NH	03820
E / 35	Douglas Dodd General Contractor, Inc.		15E Hanson Street	Dover	NH	03820
E / 36	Gladys H. Kilcullen		125 Watson Road	Dover	NH	03820
E / 37	Michael & Cherylee Rosholt		87 Watson Road	Dover	NH	03820

**TRAFFIC IMPACT ASSESSMENT AND STANDARD ANALYSIS
PEAR DRIVE SUBDIVISION
114 WATSON ROAD
LOT 2, TAX MAP C
DOVER, NH 03820**

RECEIVED
Planning Office

MAY 13 2016

Dover, New Hampshire

as prepared for:
**Copley Properties, LLC
7 Charles Drive
Stratham, NH 03885**

as prepared by:
Dana C. Lynch, P.E.
Civilworks New England
P.O. Box 1166
Dover, NH 0321-1166

Our Reference No. 1613



INTRODUCTION

In accordance with the requirements of Chapter 155-9.1 of the City of Dover Subdivision Regulations, the following "Standard Traffic Impact Assessment and Analysis" has been prepared in support of the subject project. The project consists of a seven (7) lot Open Space Subdivision with all lots fronting on a proposed 350±ft. cul-de-sac. The existing structure on the parcel is to be removed. The houses to be constructed on the proposed lots will be single family dwellings.

PROJECT LOCATION AND SITE CHARACTERISTICS

The project site consists of 10.51 acres and is shown as Lot 2 on Tax Map "C". Presently, the site is occupied by a single family residence. The parcel is located in the R-40 Zoning District (Rural Residential). The site is generally an open field at the top of a small hill. The site slopes to the west to a wetland which occupies the westerly side of the site. All land surrounding the site is used for residential purposes. Land to the north and west includes the Sandpiper Drive subdivision and land directly across Watson Road includes the Waldron Falls subdivision (a.k.a. Cardinal Drive), a 10-lot Open Space Subdivision.

DESCRIPTION OF ROADWAYS

The proposed Pear Drive subdivision will access Watson Road directly opposite Cardinal Drive, generally in the same location as the existing driveway. Watson Road is a City street with a variable width right-of-way. Watson Road was recently reconstructed by the City (2014) and has two, eleven (11) foot wide travel lanes with three (3) ft. shoulders. The speed limit is posted at 30 miles per hour. There are no designated pedestrian amenities or bike lanes.

SIGHT DISTANCE

Available sight distance was measured from a driver's eye at a point 10 ft. back from the Watson Road edge of pavement and 3.75 ft. above the pavement. The results were as follows:

Looking south (to the right)	=	> 400 ft.
Looking north (to the left)	=	400 ft. (w/8% uphill grade)

TRIP GENERATION

Per the ITE Trip Generation Handbook, Land Use Code 210, Single-Family Detached Housing, the proposed use will generate the following trip ends for seven (7) dwelling units:

Timeframe	Rate	Total	
		IN	OUT
Avg. Weekday Vehicle Trip Ends	9.57	33.5	33.5
Avg. AM Peak Hour Vehicle Trip Ends	0.75	1.4	3.9
Avg. PM Peak Hour Vehicle Trip Ends	1.01	4.5	2.6

Data sheets supporting the above trip generation rates are attached herewith.

TRIP DISTRIBUTION

Generally, Watson Road serves as a connector roadway between Tolend Road and County Farm Road. As such, it is subject to peak hours of traffic coinciding with commuter use. Typically, commuters use Watson Road as a portion of their travel route between Route 9 and points south/west and Sixth Street, Spaulding Turnpike, and other points east.

Based on the above observations, peak hour distribution of 80/20 is assumed, with 80 percent of vehicles traveling northbound in the A.M. peak hour and 80 percent traveling southbound in the P.M. peak hour.

The resulting trip distribution estimates, attributable to the subject project, during the peak hours of traffic on Watson Road are as follows:

Timeframe	Distribution on Watson Road			
	Northbound		Southbound	
	IN	OUT	IN	OUT
A.M. Peak Hour	0.4	3.5	1.0	0.4
P.M. Peak Hour	3.6	0.5	0.9	2.1

PUBLIC TRANSIT

According to recent Coast Bus schedules, this location is not on a designated route. Route 33, Fast Trans, between the Dover Transportation Center and the County Complex is approximately ¼ mile away to the north.

TRIP GENERATION DATA SHEETS

Land Use Code 210 – Single-Family Detached Housing

Source: ITE Trip Generation, 7th Ed.

Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents have a high correlation with average weekday vehicle trip ends. The use of these variables is limited, however, because the numbers of vehicles and residents was often difficult to obtain or predict. The number of dwelling units is generally used as the independent variable of choice because it is usually readily available, easy to project and has a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations and ages. Consequently, there was a wide variation in trips generated within this category. As expected, dwelling units that were larger in size, more expensive, or farther away from the central business district (CBD) had a higher rate of trip generation per unit than those smaller in size, less expensive, or closer to the CBD. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses, because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas and other trip attractors than other residential land uses; and they generally had fewer alternate modes of transportation available, because they were typically not as concentrated as other residential land uses.

The peak hour of the generator typically coincided with the peak hour of the adjacent street traffic.

The sites were surveyed from the late 1960s to the 2000s throughout the United States and Canada.

Source Numbers

1, 4, 5, 6, 7, 8, 11, 12, 13, 14, 16, 19, 20, 21, 26, 34, 35, 36, 38, 40, 71, 72, 84, 91, 98, 100, 105, 108, 110, 114, 117, 119, 157, 167, 177, 187, 192, 207, 211, 246, 275, 283, 293, 300, 319, 320, 357, 384, 435, 550, 552, 579

Single-Family Detached Housing (210)

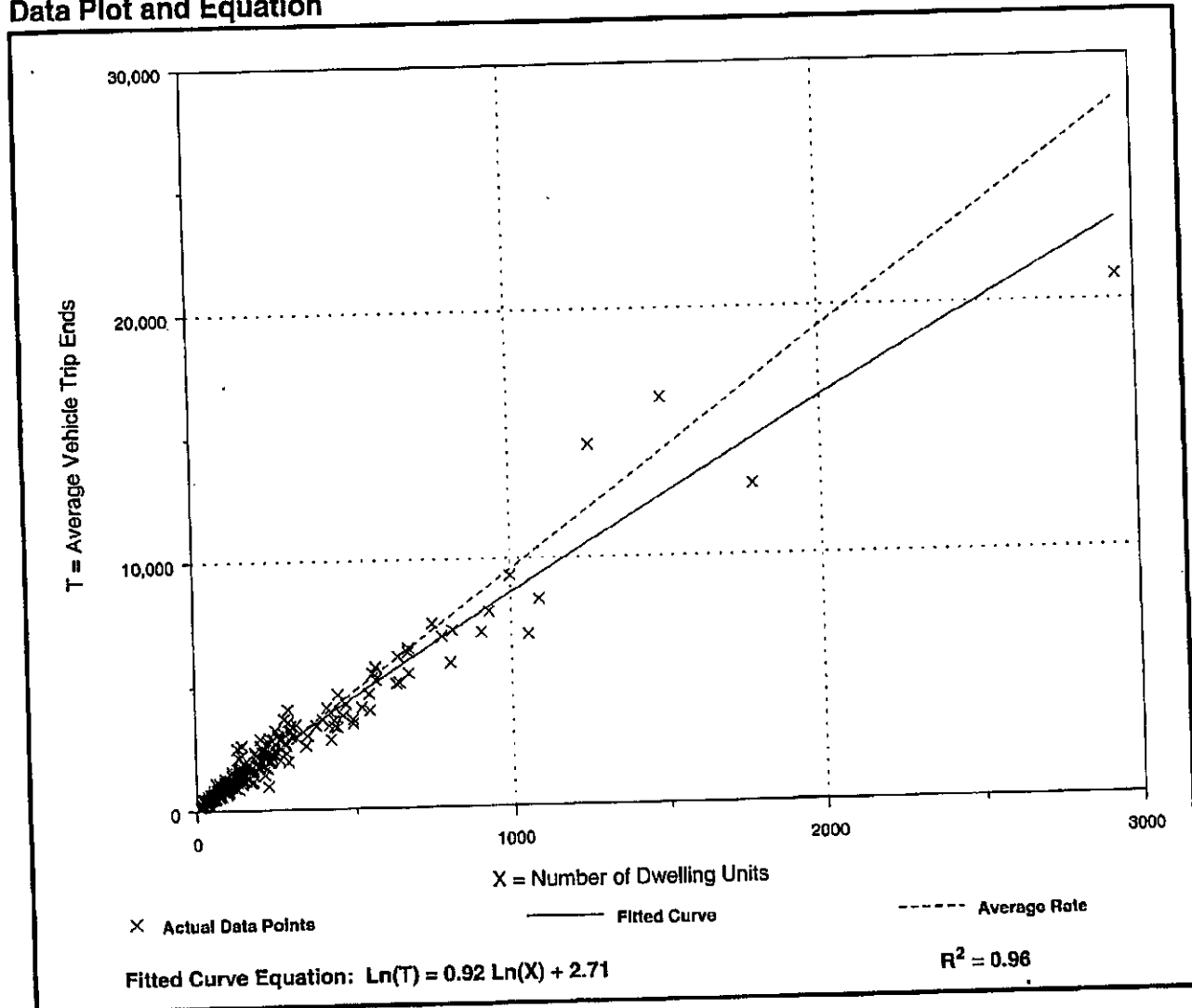
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 350
Avg. Number of Dwelling Units: 197
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.57	4.31 - 21.85	3.69

Data Plot and Equation



Single-Family Detached Housing (210)

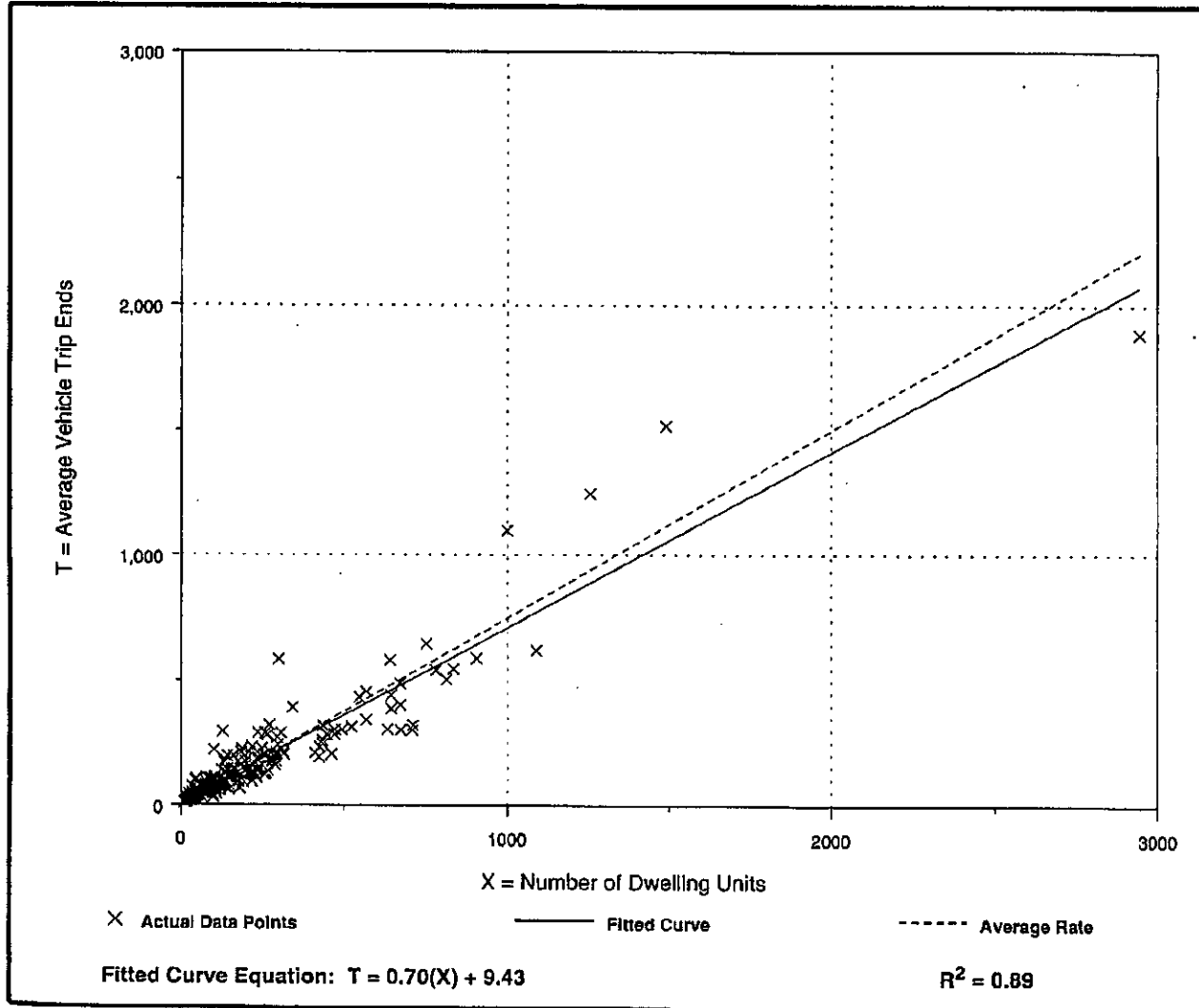
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 274
 Avg. Number of Dwelling Units: 201
 Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Single-Family Detached Housing (210)

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 302
Avg. Number of Dwelling Units: 214
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.01	0.42 - 2.98	1.05

Data Plot and Equation

