

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, September 27, 2016**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 13, 2016 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of a Conditional Use Permit for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (Proposal is to install a 12" HDPE culvert and a 20 ft. common driveway with a 1,505 sq. ft. Forested Wetland impact, and a 4,630 sq. ft. Wetland Buffer impact). *(P16-22)
- B. Consideration and possible vote of an Open Space Subdivision for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (4 lots). *(P16-23)

4. NEW BUSINESS

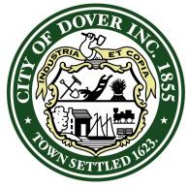
- A. Update and Public Hearing on the Transportation Alternatives Program funded project by CLD Consulting Engineers for Phase III of the Community Trail, to expand the paved section of the trail from Fisher Street to Route 108 and to improve access to the rural section off of Fourth Street. The Community Trail Advisory Committee is invited to hear the update and join the Planning Board's discussion. *

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 DoverPlanning@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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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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Members Present: Frank Torr (Chair), Kirt Schuman (Vice Chair), Dennis Ciotti (Councilor), Tom Clark, Dave White, Gina Cruikshank, Catherine Plante, David Landry

Members Not Present: Lee Skinner

Staff Present: Christopher Parker (Assistant City Manager), Elena Piekut (Assistant City Planner), Tracy Smith (Recording Secretary), Dan Barufaldi (Economic Development Director of Dover Business and Industrial Development Authority (DBIDA))

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

- August 23, 2016 Regular Meeting Minutes

Motion: K.Schuman made a motion to approve the August 23, 2016 Regular Meeting Minutes. Seconded by G.Cruikshank. Vote U/A

3. OLD BUSINESS

- A. Public hearing and possible vote on a proposed amendment to rezone a 16 acre parcel, known as Assessor's Map D, Lot 12, located at 447 Sixth Street and Production Drive from Rural Residential (R-40) to Assembly and Office (I-4) at the request of Dover Business and Industrial Development Authority.

Motion: K.Schuman made a motion to remove item 3.A from the table. Seconded by D.Ciotti. Vote U/A

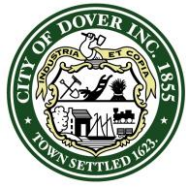
C.Parker gave an overview of the previous meetings involving the project, and provided information regarding the updates and changes made to the Rezoning Analysis report (original located in file) created in response to those meetings. Copies of the report were provided for the public, and distributed to the Board in their packets. He recommended the Board reopen the public hearing to obtain additional feedback from the public.

C.Parker explained the roles of the Planning Board and City Council as it pertains to the rezoning process for K.Schuman.

Public Hearing Reopened.

Chris Triconi, 28 Quail Drive, thanked the Board for the previous meeting, spoke against the proposal and stated his concerns regarding the intention to convert the land, and the need for additional research needed on the parcels.

Jake Banaian, 11 Quail Drive, spoke against the proposal and stated his concern regarding the property DBIDA has acquired on Venture Drive. He distributed a map to the Board members to address the property owned by DBIDA and D.Ciotti showing commercial expansion. He stated further concern regarding the intention that



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residential development will not be built, only a commercial plan, and requested information to access DBIDA records from previous meetings.

Nevin Brown, 7 Quail Drive, spoke against the proposal and his agreement with his neighbors. He stated further concern regarding sustainability of the project and the impact to the surrounding properties.

Brian Frankenfield, 18 Quail Drive, spoke against the proposal and stated his concern regarding woodland and wildlife impact.

D.Barufaldi spoke in favor of the proposal and addressed the abutter concern and provided information for the public to access DBIDA records from previous meetings. He thanked the Planning and DBIDA Board members and their work to stabilize the tax rate. He further thanked the Planning Department and recognized the work and research provided by the Staff. He further thanked the neighbors for their participation and input, and addressed the residential or commercial development options.

Emily Rose, 7 Quail Drive, spoke against the proposal and requested the formula used regarding the school rate. She addressed the comments made about Mrs. Eldridge and stated her preference is to have residential rather than commercial development. She questioned the ownership of surrounding land by D.Ciotti. She stated her agreement with her neighbors and requested residential rather than commercial development and that the trees should remain.

Barbara Civiello, 3 Quail Drive, spoke against the proposal and stated her agreement with her neighbors. She stated further concerns regarding wetland, traffic, neighborhood, and property value impacts, and the need for the residents of Quail Drive to be heard.

Kerry Ellen McLeod, 24 Quail Drive, spoke against the proposal and stated her agreement with her neighbors.

Scott Johnson, DBIDA member, spoke in favor of the proposal and stated the directive of the City Council and the DBIDA objective.

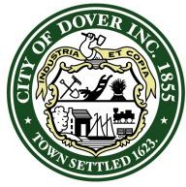
Public Hearing Closed.

F.Torr addressed the abutter concerns and stated no conclusion has been made by the Board members.

C.Parker addressed the abutter concerns regarding land owned by DBIDA, the SAU numbers, the rezoning issue as it pertains to the Master Plan, and clarification regarding how the Board decides on the information presented to them.

Discussion ensued regarding the rezoning project for Production Drive in comparison to the rezoning project on Glenwood Avenue, consideration of the opinion of the property owner of 447 Sixth Street (Beulah Eldridge) as stated by Scott Johnson, why 447 Sixth Street had not been previously included in the surrounding commercial development.

Discussion continued regarding the surrounding areas in conservation easement, and surrounding developable land, property owned by D.Ciotti, consideration to the abutter concerns, surrounding cities that have not addressed the taxes in their area, and the attempt to provide the least impact to the abutters through commercial development.



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D.Landry addressed traffic, safety, and conservation concerns regarding the project, and stated he believed there are better opportunities elsewhere to bolster commercial development.

Motion: D.Ciotti made a motion to forward the recommendation to the City Council to rezone the property from R-40 to I-4. Seconded by G.Cruikshank. K.Schuman stated his view to adhere to the Master Plan and urged the abutters to stay involved. He stated their concerns are valid issues and will be addressed during a site review to protect abutter interest. Vote 7/1 Passed

The Chair announced a recess at 8:22 p.m.

The meeting reconvened at 8:32 p.m.

F.Torr clarified why S.Johnson was allowed to speak after the public hearing was closed and the abutter was not.

C.Parker stated if a site plan were to come forward for industrial use, there would be a neighborhood meeting for an informal look at the plan.

4. NEW BUSINESS

K.Schuman stated items 4.A and 4.B would be heard together.

- A. Consideration and acceptance of a Conditional Use Permit for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (Proposal is to install a 12" HDPE culvert and a 20 ft. common driveway with a 1,505 sq. ft. Forested Wetland impact, and a 4,630 sq. ft. Wetland Buffer impact). *(P16-22)
- B. Consideration and acceptance of an Open Space Subdivision for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (4 lots). *(P16-23)

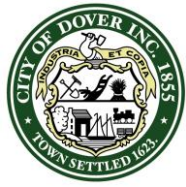
C.Parker gave an overview of the applications and recommended items 4.A and 4.B and the public hearing be tabled for a site walk.

Bob Stowell, TriTech Engineering, represented the applicants, displayed an aerial plan for viewing, and presented the proposed plan. Michael Rosholt was also present.

Public Hearing Opened.

George Lavoie, 96 Watson Road, stated his concerns regarding impacts to wildlife, traffic, as well as, the impact to his well with the proposed additional wells being built with the development.

Apryl Cowper, 94 Watson Road, stated her concerns regarding tree removal, and her agreement with her neighbor. She requested the locations of the proposed houses and the meeting process. F.Torr explained the items would be heard again on September 27, 2016.



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Paula Lavoie, 96 Watson Road, stated her concerns regarding the impact of the development of three additional wells to her well and the aquifer, and requested City water be used in the development. She stated further concerns regarding water/drainage issues resulting with the development, and wildlife impact.

Sherrie Towle, 379 Tolend Road, stated her agreement with her neighbors. She stated further concern with the proximity of the development to her property in conservation easement, and requested the location of the proposed homes and requested a better buffer between the properties on the back lots touching her boundaries, as well as, fencing to protect the open lands for wildlife.

Dalton Jagh, 78 Watson Road, against the 50 ft waiver, stated her agreement with her neighbors.

Michael Rosholt, 84 Watson Road, spoke in favor of the project.

B.Stowell displayed plans for viewing, and addressed the abutter concerns regarding the location of the houses and the buffers abutting the properties, as well as, wetland, and traffic concerns. He explained the Open Space Subdivision concept on this property, and addressed the concerns regarding the wells, wildlife, and tree cutting.

C.Parker clarified the information regarding the land to be placed in conservation easement for S.Towle.

P.Lavoie, requested a visual map of the back left house in conjunction to her property to know what which trees would be cut and the effect to her property.

C.Parker stated he could meet with the abutters to explain the plan privately so they could be informed for the next meeting.

A.Cowper stated her traffic concerns and requested a visual map regarding the development.

B.Stowell stated they worked with the Planning Staff regarding the development and have addressed the concerns brought up by the Planning Technical Review Committee.

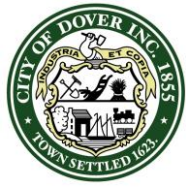
Public Hearing Tabled.

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

C.Parker clarified the excavation process for K.Schman and confirmed Staff is not in favor of the waiver regarding the wells.

Discussion ensued regarding the waiver, tearing up the road to connect to the City water line, the required depth for operating wells, and the impact of the wells in comparison to the road repair.

C.Parker addressed the need to connect projects to the City water and sewer lines in comparison to the minimal impact of tearing up the road. He further addressed the Fire Department concerns regarding the hammerhead driveway layouts, consideration regarding adding trees to the buffer for additional privacy and shield for the driveway, and the need for the waiver for the driveway to access the property. He recommended the Board members schedule a site walk.



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B.Stowell stated he had no objections to T.Clark's suggestion regarding the road name and that a common drive not required but is recommended.

STAFF RECOMMENDATION: (P16-22) (P16-23)

The Planning Department recommends that the Planning Board table the items so that a site walk can take place, and Conservation Commission produce minutes for the Board's review.

Motion: D.White made a motion to table items 4.A and 4.B. Seconded by D.Ciotti. Vote U/A

The site walk was scheduled for Monday, September 19th, 2016 at 5:30 p.m.

The Chair announced a recess at 9:40 p.m.

The meeting reconvened at 9:47 p.m.

- C. Discussion of possible amendments to Chapter 170-32 (Signs), to be in compliance with Reed V. Town of Gilbert.

K.Schuman stated the information regarding the amendment is available on the website.

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

C.Parker gave an overview regarding the information provided at the previous meeting and recommended the Board members have a public hearing, and E.Piekut would provide the suggested changes to be forwarded to City Council.

Public Hearing Reopened.

Paul Gibbons, 7 Nicholas Circle, advocated for the community signs and stated his concern regarding the effect the sign regulation could have on the fundraising efforts of the music department at the Dover High School.

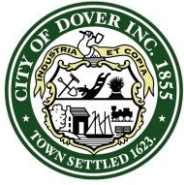
Public Hearing Closed.

C.Parker stated the need to address enforcement issues, and Staff would educate the community regarding the process for both for and non-profit entities.

E.Piekut provided the update regarding the changes to the amendment pertaining to the schedule of the display periods.

C.Parker clarified information regarding the display periods for the locations and the sticker system to be used for the process.

Discussion ensued regarding trying the proposed process, viability and flexibility, changing the ordinances, the current procedure regarding displays in locations for signs, the need to avoid applicants monopolizing all the locations, consideration to accommodate those who want to display signs once a year for their annual fund raisers, and enforcement issues.



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D.Ciotti recommended tabling the issue to further consider the procedure regarding those applicants who need a permit for their annual fund raisers.

Discussion continued regarding the five locations, the current regulation process and enforcement of illegal signs and the proposed process, the original proposal by Staff and changes made in response to the Board recommendations, regulating the signs, the need to be in compliance with the Supreme Court decision, consideration for those applicants and their annual fund raisers, and time limitations for openings for other applicants.

C.Parker stated all signs should be limited to one week window and explained the process.

Motion: D.White made a motion to amend the amendments as proposed by Staff for no more than 12 signs in a 12 month period for how you choose to use them. Seconded by T.Clark. Vote U/A

5. STAFF COMMENTS

C.Parker provided updates regarding the Stewardship Chapter of the Master Plan, thanked L.Skinner for working the voting polls that evening to explain his absence, and upcoming meetings for October 5, 2016 and October 11, 2016 regarding the CIP.

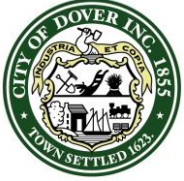
6. MEMBER COMMENTS

D.White provided the work update on the new roundabout at Silver Street. D.Landry commented on all the work completed.

F.Torr addressed the process for podium speakers, and announced open positions on the Planning Board and that applications are being accepted. D.Landry suggested the making the announcement at the beginning of the meeting when the room is full of people.

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 10:26 p.m. Seconded by C.Plante. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-22

Application Type: Conditional Use Permit
Applicant(s): Quantum Real Estate Group, LLC
Owner(s): Michael Rosholt
Location: 84 Watson Road (Assessor's Map C, Lot 50A)
Meeting Date: September 27, 2016

INTENT: To obtain a Conditional Use Permit to install a 12" HDPE culvert and a 20 ft. common driveway with a 1,505 sq. ft. Forested Wetland impact, and a 4,630 sq. ft. Wetland Buffer impact.

LOTS/UNITS PROPOSED: Three (3) new single family dwelling units, and an existing single family home on the parent lot.

AGENDA ITEM: # 3-A

ACREAGE: 15.853 Acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Residential

PROPOSED LAND USE: 5 lot open space subdivision

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS:

- Conditional Use Permit Application and plan
- Conservation Commission September 12 Minutes
- Planning Board September 13 Minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the September 13 meeting

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Wetlands Permit

WAIVERS REQUESTED: None for this case

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to install a 12" HDPE culvert and a 20 ft. wide common driveway with 1,505 sq. ft. Forested Wetland impact, and a 4,639 sq. ft. wetland buffer impact.

The Conservation Commission endorsed this application on September 12, 2016 (minutes attached).

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 re-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. NH DES Wetlands Permit is granted and a copy of the permit submitted to the City.
2. The subdivision plan (P16-23) shall be approved.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, September 12, 2016
Meeting Time: 5:30 pm

MEMBERS PRESENT: Marcia Gasses (Vice-Chair), Michael Joyce, Tristan Donovan, Brian Sullivan, Amy Kramer-Perry (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Bob Stowell, Paula Lavoie, others

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

1. APPROVAL OF THE PRIOR MEETING MINUTES

Kramer-Perry moved to approve the August 8, 2016 minutes, Joyce seconded. Vote: Unanimous

2. OLD BUSINESS: NONE

3. NEW BUSINESS:

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), (Agent: Trittech Engineering Corp.), Assessor's Map C, Lot 50A, located at 84 Watson Road.

Bob Stowell of Trittech Engineering was present to explain the proposal, which is to install a 12-inch HDPE culvert and a 20 foot wide common driveway with a 1,505 sq. ft. forested wetland impact and a 4,630 sq. ft. wetland buffer impact. We are going to Planning Board tomorrow night. We are switching to a RCP pipe due to reducing cover over culvert to reduce wetland impact. This is a forested wetland that is wet part of the year. Due to the limited size of the impact we are able to file an expedited DES permit. I am asking for a positive recommendation tonight.

Gasses: How did you size the 12 inch culvert?

Stowell: There is only a small watershed contributing to the culvert.

Gasses confirmed that the water flows to the south, away from the Lavoie property.

Donovan: I would consider increasing the stone size in the apron.

Stowell: I will take another look at the calculation.

Joyce: Any impacts to wetlands or buffers for the house locations?

Stowell: No there will be no relief needed for the 3 houses. He showed a plan of the houses. We are seeking a waiver from having to tie into city water.

Gasses: I don't have any particular concerns, but the silt fences should be placed at the buffer line.

Stowell: We will be putting wetlands signs along the buffers on all lots. The open space lot will be at the rear and will include land along the river.

Paula Lavoie, an abutter asked if she could ask a question.

Gasses allowed her to ask questions.

Lavoie of 96 Watson Road: The water runs from Tolend Road beside our house. Will that worsen with this development?



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DOVER CONSERVATION COMMISSION – MINUTES

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Stowell: There is a small ridge that will direct the water to the south. There is a no cut, no disturb buffer along the property line.

Lavoie: It is risky to have 3 houses pulling from the aquifer. I would support tying into city water. I am concerned about impact to wildlife.

Bird reviewed the criteria for wetland impacts for CUP applications.

Donovan: This is the least impacting alternative.

Donovan made a motion to endorse the NHDES Wetlands Permit application and Dover CUP, Joyce seconded. Vote: Unanimous

The Chair signed 5 copies of the DES application.

4. REPORT FROM THE CHAIR

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

Bird reviewed the following correspondence:

1. NHDES sent letter closing an enforcement action against First Street at Garrison, LLC at 100 First Street.
2. NHDES sent letter closing an enforcement action against Tam and Nancy Doan at 16 Dover Point Road.
3. NHDES sent letter about possible violations to Karl Leinsing at 77 Spur Road.
4. Nobis Engineering submitted a Routine Roadway Maintenance Activities Notification for adding rip rap to two culvert outfalls at Dover High School.

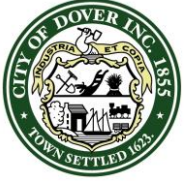
5. OTHER BUSINESS:

Bird informed members about the following items:

1. A flyer from the SFI Implementation Committee for a forestry and sawmill field day on September 23rd in New London.
2. The OLC has submitted a proposal to the New Hampshire Association of Conservation Commissions for the, "Creating Partnerships Between Conservation Commission and Schools". Proposal is to place birdfeeders at the three elementary schools and have the five grade students track the type of birds using them and the frequency of visits.

6. ADJOURNMENT

The Chair declared the meeting adjourned at 6:10 pm.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-23

Application Type: Open Space Subdivision
Applicant: Quantum Real Estate Group, LLC
Owner: Michael Rosholt
Location: 84 Watson Road (Tax Map C, Lot 50A)
Meeting Date: September 27, 2016

INTENT: Subdivision Plan to create an open space subdivision containing four (4) single family residential lots (including one existing) plus an open space lot. Lots are proposed to be served by public water and private septic systems. The proposed road will be private.

LOTS/UNITS PROPOSED: Three (3) new single family dwelling units, and an existing single family home on the parent lot.

AGENDA ITEM #: 3-B

ACRES: 15.853 acres

ZONING DISTRICT: Rural Residential (R-40) District

EXISTING LAND USE: Single-Family Residential

SURROUNDING LAND USE: Residential

PROPOSED LAND USE: 5 Lot open space subdivision

ZBA ACTION: None

ATTACHMENTS: September 13 Planning Board minutes, revised plan set and revised waiver letter

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the September 13 meeting

PERMITS REQUIRED: CUP and NHDES Wetlands

WAIVERS REQUESTED:
155-22.F(4): Perimeter Buffer

Summary of Request and Background

The applicant has submitted a plan to subdivide

one lot at 84 Watson Road to 5 lots. The lots will be serviced public water and septic systems and accessed by an approximately 600' long private drive which will be 20' wide.

The applicant appeared before the Technical Review Committee on August 11th and visited the Conservation Commission on September 12th.

The Planning Board accepted the application at their meeting on September 13, 2016 and tabled for a site walk. The site walk took place on September 19, 2016.

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 let the applicant present any updates to their application, the Board reopen a public hearing, and then close the public hearing for discussion and possible action.

Waiver Request:

The Planning Department recommends that the Board approve the waiver request to allow the driveway in the buffer. The Planning Department recommends adding the following condition:

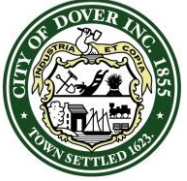
Conditions to Be Met Prior to Signing of Plans:

1. A note shall be added to the subdivision plan that the Board has granted the waiver for the reasons stated by the applicant, and the Board finds that the criteria of Chapter 155-51.A have been met.

The Planning Department recommends approval of the subdivision plat 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 and Professional Engineer 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 include a revised Current Use plan for the property to the Tax Assessor's satisfaction.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-23

Application Type: Open Space Subdivision
Applicant: Quantum Real Estate Group, LLC
Owner: Michael Rosholt
Location: 84 Watson Road (Tax Map C, Lot 50A)
Meeting Date: September 27, 2016

5. The hydrant and drive construction shall be revised to the satisfaction of the Fire Department and Community Services Department.
 6. The applicant must submit proposed Homeowner's Association Documents addressing access to the open space lot, preservation of perimeter landscaping, and ownership and maintenance of common areas including open space, lighting, drainage infrastructure and utilities. These documents must be reviewed by the Planning Department, with consultation by the City Attorney on compliance with conditions.
 7. The Stormwater Management Plan and Stormwater Management System Operation and Maintenance Plan must be approved to the satisfaction of the City Engineer.
- acceptable to the City for any unfinished work.

Conditions to Be Met Prior to Any Construction Activity:

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

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

9. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
10. Any new dwelling unit shall be assessed the current water investment fee in place at the time of application for water/sewer service.

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

11. The applicant shall provide a letter of credit or other form of security

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

September 22, 2016

RECEIVED
Planning Office

SEP 22 2016

Dover, New Hampshire

Ms. Donna Benton
Assistant City Planner
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Subdivision of Land*
Campfire Cove
84 Watson Road
Dover, New Hampshire
Job No. 16106

Dear Donna:

Since our last submission, we have had a Public Hearing with the Planning Board on September 13, 2016 and a Site Walk on September 19, 2016. The enclosed plans address concerns raised by the Board, Abutters or Planning Staff at those meetings.

Condition Use Permit

- Note 11 has been added to Sheet WPA-1 indicating: "The erosion and sediment control features shall be installed prior to any earth disturbance activities."

Waivers

Municipal Water

- The applicant wishes to withdraw their Waiver Request regarding the use of Municipal Water.
- The plans have been revised as follows:
 - a) Note 17 on Sheet S-1 has been revised to indicate that the Subdivision will utilize Municipal Water and it will be installed within the Common Drive Easement.
 - b) Sheet S-3 depicts the location and the specifications for the water services.

Perimeter Buffer

- Note 21 has been added to Sheet S-1.

Other Sign Offs

- A plan amending the current use status of the subject parcel is being submitted to the Tax Assessor for review.
- On September 21, 2016, I spoke with Sgt. Speidel of the Dover Police Department. He indicated that the Dover Police Department had no outstanding Safety Concerns for the project.
- On September 21, 2016, we submitted Stormwater Management documentation to the City Engineering for review.

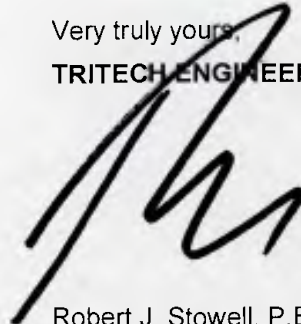
Ms. Donna Benton
September 22, 2016
Page 2 of 2

Enclosed please find the following:

- Eleven (11) full-size copies of the Subdivision Plan set.
- Four (4) half-size copies of the Subdivision Plan set.
- Fifteen (15) copies of this letter.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

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

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

RJS/rms

Enclosures

NOTES

1.) INTENT: TO SUBDIVIDE DOVER TAX MAP C LOT 50A INTO 5 OPEN SPACE LOTS; ONE LOT CONTAINS THE EXISTING HOUSE, THREE LOTS WILL BE DEVELOPED AS NEW RESIDENTIAL CONSTRUCTION AND ONE LOT IS THE OPEN SPACE LOT.

2.) CURRENT OWNER OF RECORD: MICHAEL ROSHOLT
31 MOREY STREET
LOWELL, MASSACHUSETTS

SIGNATURE _____

APPLICANT: QUANTUM REAL ESTATE GROUP
c/o TRITECH ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

3.) TOTAL LOT AREA: 690,575 SQ.FT. - 15.853 ACRES

4.) TAX MAP C LOT 50A.

5.) PROJECT DEED REFERENCE: BOOK 4368 PAGE 165-168

6.) PROJECT PLAN REFERENCE: PLAN OF LAND OF OWEN BRYSON
DOVER, N.H.
T.W. CHESLEY
SCRD PO #2, FO #20, PLAN #58
AUG. 1972

WATSON ACRES
SUBDIVISION OF LAND
DOVER, NEW HAMPSHIRE
FOR EAST COAST ENGINEERING
JOHN W. DURGIN ASSOCIATES, INC.
SCRD 21-53 MARCH 13, 1980

RESUBDIVISION OF LOT 4
"WATSON ACRES"
DOVER, N.H.
OWNER: OWEN R. AND EVELYN M. BRYSON
FREDERICK E. DREW ASSOCIATES
SCRD 28-2 APRIL 1985

RESUBDIVISION OF LAND
"WATSON ACRES"
IN DOVER, N.H.
BRUCE L. POHOPEK
SCRD 28-57 SEPTEMBER 1985

REVISED BOUNDARY PLAN
MICHAEL ROSHOLT AND
OWEN R. BRYSON
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
OCT 1989 SCRD #37A-116

LOT LINE ADJUSTMENT
FOR EVELYN M. BRYSON
WATSON ROAD
DOVER, N.H. 03820
POHOPEK LAND SURVEYORS
SCRD 66-79 MAY 31, 2002

CONSERVATION EASEMENT PLAN
PREPARED FOR
SHERI TOWLE
TOLEND ROAD
DOVER, N.H. 03820
POHOPEK LAND SURVEYORS
NOVEMBER 20, 2003 SCRD #73-96

7.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 15 FT
REAR: 15 FT

OPEN SPACE SUBDIVISION

R-40
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXTERNAL BOUNDARIES: 50 FT
EXISTING BUILDINGS: 100 FT

IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN TWO ZONING

OVERLAY DISTRICTS:
- CONSERVATION DISTRICT
- WETLANDS PROTECTION DISTRICT

8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 15,000, AND WAS ACCOMPLISHED USING A LEICA 703 TOTAL STATION, DURING THE MONTH OF MAY, 2016.

9.) BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION, DIRECTION AND DATUM. ELEVATIONS DEPICTED ARE BASED ON INFORMATION OBTAINED FROM THE CITY ENGINEER'S OFFICE AND WAS DERIVED FROM COORDINATES FOR CONTROL POINTS 199 & 200. THESE COORDINATES HAVE NOT BEEN ADJUSTED TO 1983 DATUM.

10.) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0330D, MAP No. 33017C0310E, DATE: 9-30-2015). (AS SHOWN)

11.) IN APRIL, 2016, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST CONDUCTED AN ON-SITE DELINEATION OF THE SUBJECT PARCEL. WETLANDS UNDER STATE AND FEDERAL JURISDICTION WERE IDENTIFIED BASED ON THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (DEPT. OF THE ARMY, 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN AND NORTHEAST REGION VERSION 2.0, JANUARY 2012. EXCEPT IN SPECIAL CIRCUMSTANCES, THESE CRITERIA REQUIRE THAT INDICATORS OF WETLAND SOILS, VEGETATION, AND HYDROLOGY ALL BE PRESENT FOR AN AREA TO BE CONSIDERED A WETLAND.

12.) THIS PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT, ZONING ORDINANCE 170-27. AREAS SUCH AS THOSE WITHIN 50 FEET OF STREAMS, BROOKS OR OTHER FRESHWATER BODIES, SLOPES IN EXCESS OF 20% AND WITHIN 100' OF THE COCHECHO RIVER ARE PART OF THE CONSERVATION DISTRICT AND THE REGULATIONS OF 170-27 APPLY.

13.) BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155-22.F AND 170-27.1.J.1. AS APPLICABLE, BUFFER AREAS THAT ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS, LAWNS AND FIELDS, WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.

14.) OPEN SPACE LOT MAP C LOT 50A-OPN SHALL BE OWNED IN COMMON BY THE HOMEOWNERS ASSOCIATION.

15.) DENSITY CALCULATION:
LOTS FROM YIELD PLAN = 5 LOTS
TOTAL UNITS ALLOWED = 5 UNITS
TOTAL UNITS REQUESTED = 4 4 UNITS
OPEN SPACE REQUIRED: 4 x 20,000 SQ.FT. = 80,000 SQ.FT. = 1.84 ACRES. (40,000 SQ.FT. UPLAND REQUIRED)
TOTAL OPEN SPACE PROVIDED: 298,629 SQ.FT. - 6.856 ACRES (158,452 SQ.FT. UPLAND PROVIDED)

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

17.) THE NEW LOTS TO BE SERVICED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND MUNICIPAL WATER. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND AND WILL BE INSTALLED WITHIN THE PROPOSED COMMON DRIVE EASEMENT. THE EXISTING HOUSE IS SERVICED BY MUNICIPAL WATER AND AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

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

19.) LOCATION OF APPROXIMATE LEACH FIELD SHOWN HEREON IS BASED ON PLAN FOR OWEN BRYSON, 9-8-1980, BY EAST COAST ENGINEERING, CONSTRUCTION APPROVAL #89611.

20.) THIS AREA OF THE DRIVEWAY TO BE DISCONTINUED (10 FEET WEST FROM THE WATSON ROAD RIGHT-OF-WAY), AND WILL BE LOAMED AND SEEDS.

21.) THE PLANNING BOARD HAS GRANTED A WAIVER TO CITY OF DOVER SUBDIVISION REGULATION 155-22.F (4) PERIMETER BUFFER FOR THE REASONS STATED BY THE APPLICANT, AND THE BOARD FINDS THAT THE CRITERIA OF CHAPTER 155-51.A HAVE BEEN MET.

N

TRITECH
ENGINEERING CORPORATION

MAP C
LOT 3
STEPHEN R. JENSEN REVOCABLE
TRUST OF 2000
P.O. BOX 1186
DOVER, NEW HAMPSHIRE
SCRD 3848-637

MAP C
LOT 47
SHERRI L. TOWLE
378 TOLEND ROAD
DOVER, NEW HAMPSHIRE
SCRD 1896-704

LOT 50A-OPN

MAP C
LOT 50-D
DALTON & MYRA JAGH
78 WATSON ROAD
DOVER, NEW HAMPSHIRE
SCRD 2581-468

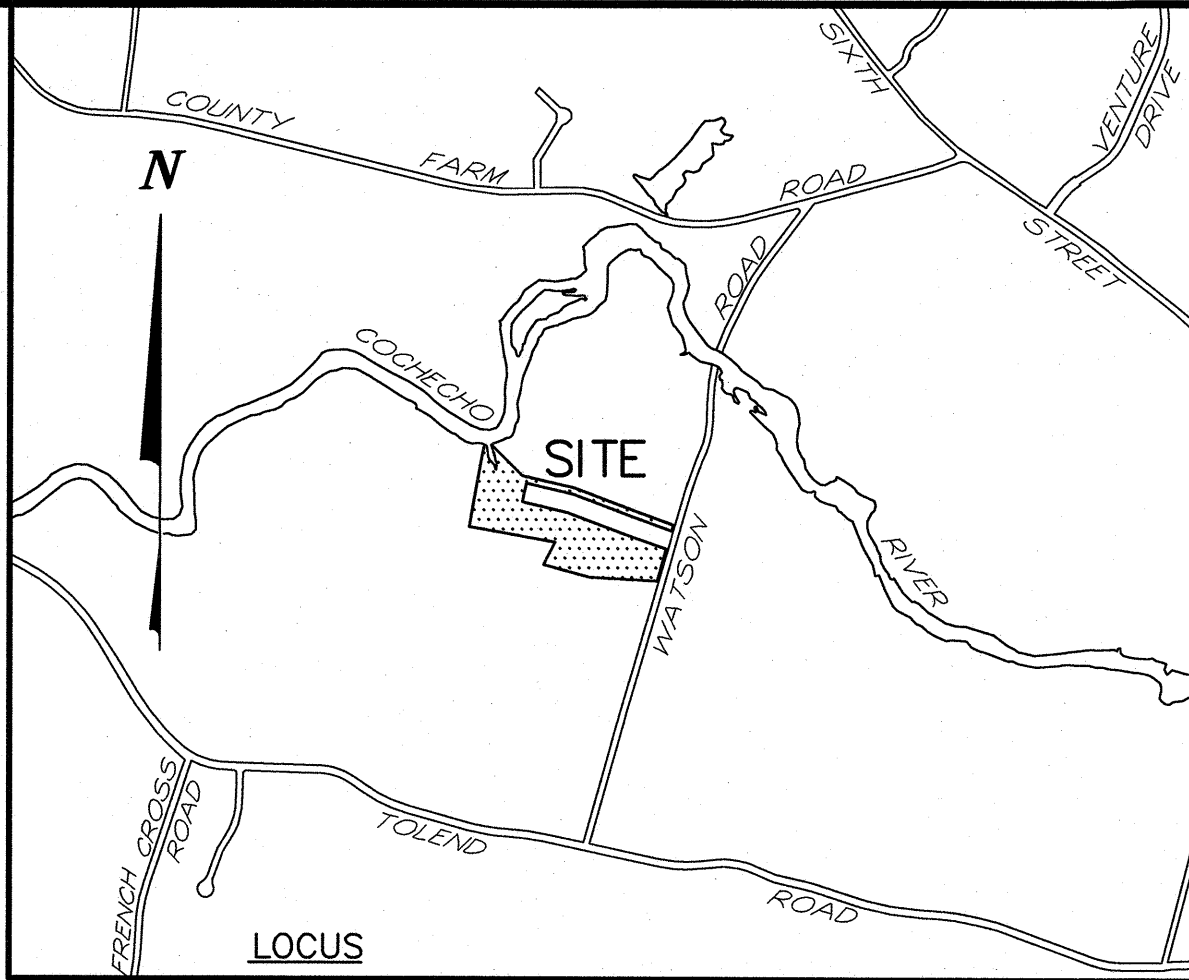
MAP C
LOT 50-C2
LAVOIE FAMILY TRUST
98 WATSON ROAD
DOVER, NEW HAMPSHIRE
SCRD 3370-43

MAP C
LOT 50-C
MITCHELL & MALONE REVOCABLE TRUST
102 WATSON ROAD
DOVER, NEW HAMPSHIRE
SCRD 3916-518

MAP C
LOT 50-B
JOHN & APRYL CONVER
94 WATSON ROAD
DOVER, NEW HAMPSHIRE
SCRD 4224-290

LOT 50A
APPROX.
SETBACK
(SEE NOTE 11)
SEWER
TIE-IN
SHED
TIE-IN

MAP C
LOT 50-D
DALTON & MYRA JAGH
78 WATSON ROAD
DOVER, NEW HAMPSHIRE
SCRD 2581-468



1"=100'

TRITECH

ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:
08-01-16 REVISED PER IRC COMMENTS
09-21-16 REVISED PER PER COMMENTS

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 748 8107
FAX 603 742 8800

SHEET NO. OPEN SPACE SUBDIVISION PLAN

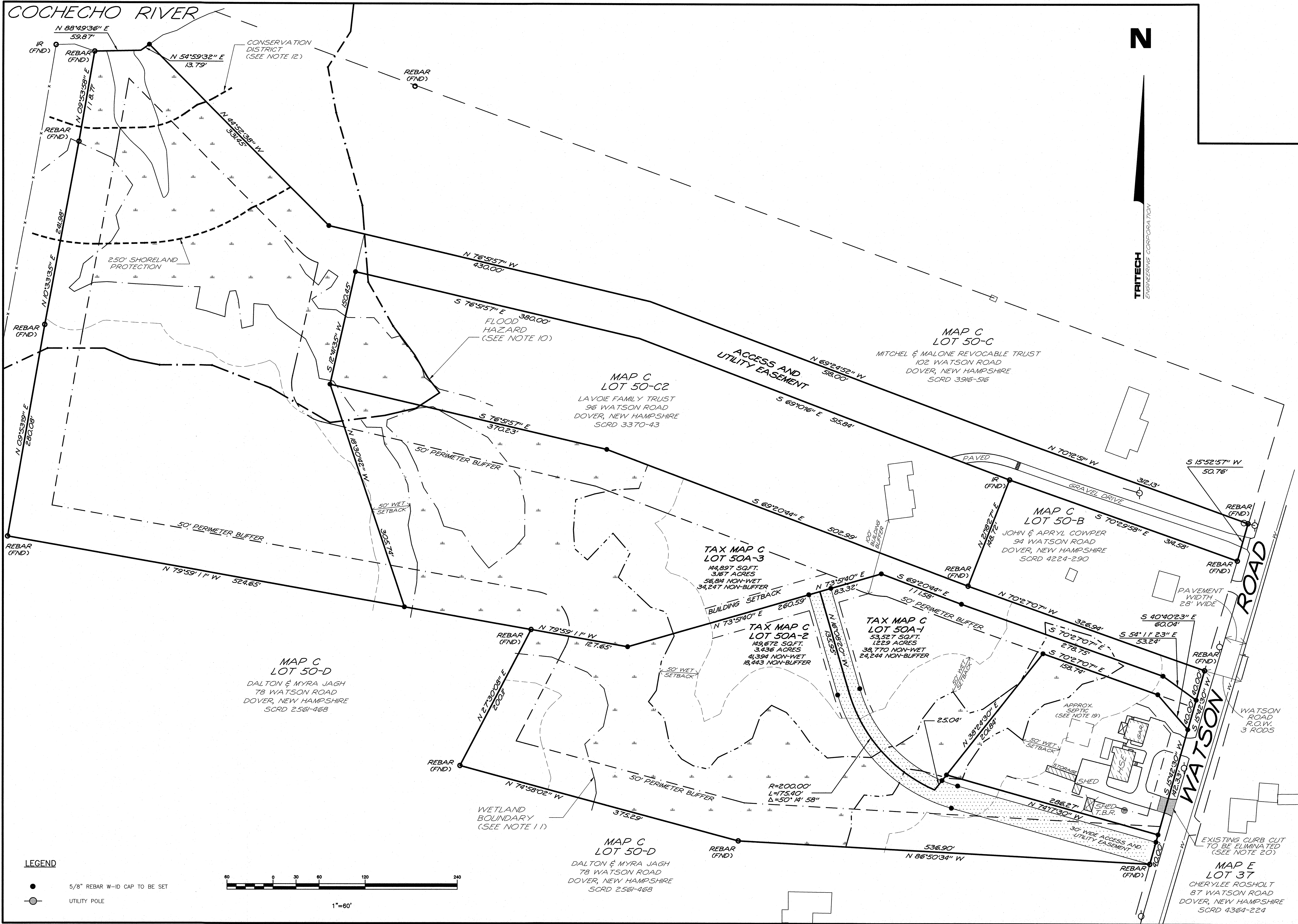
CAMPFIRE COVE

84 WATSON ROAD
DOVER, NEW HAMPSHIRE

8-1

(PLG - 23)

AUGUST 1, 2016 JOB No. 16106
SCALE: 1" = 100'



TRITECH
ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03800
TELEPHONE 603 745 8307
FAX 603 742 5890

REVISIONS

DATE	DESCRIPTION
09-01-16	REVISED PER TRC COMMENTS

OPEN SPACE SUBDIVISION PLAN

CAMPFIRE COVE

84 WATSON ROAD
DOVER, NEW HAMPSHIRE

AUGUST 1, 2016

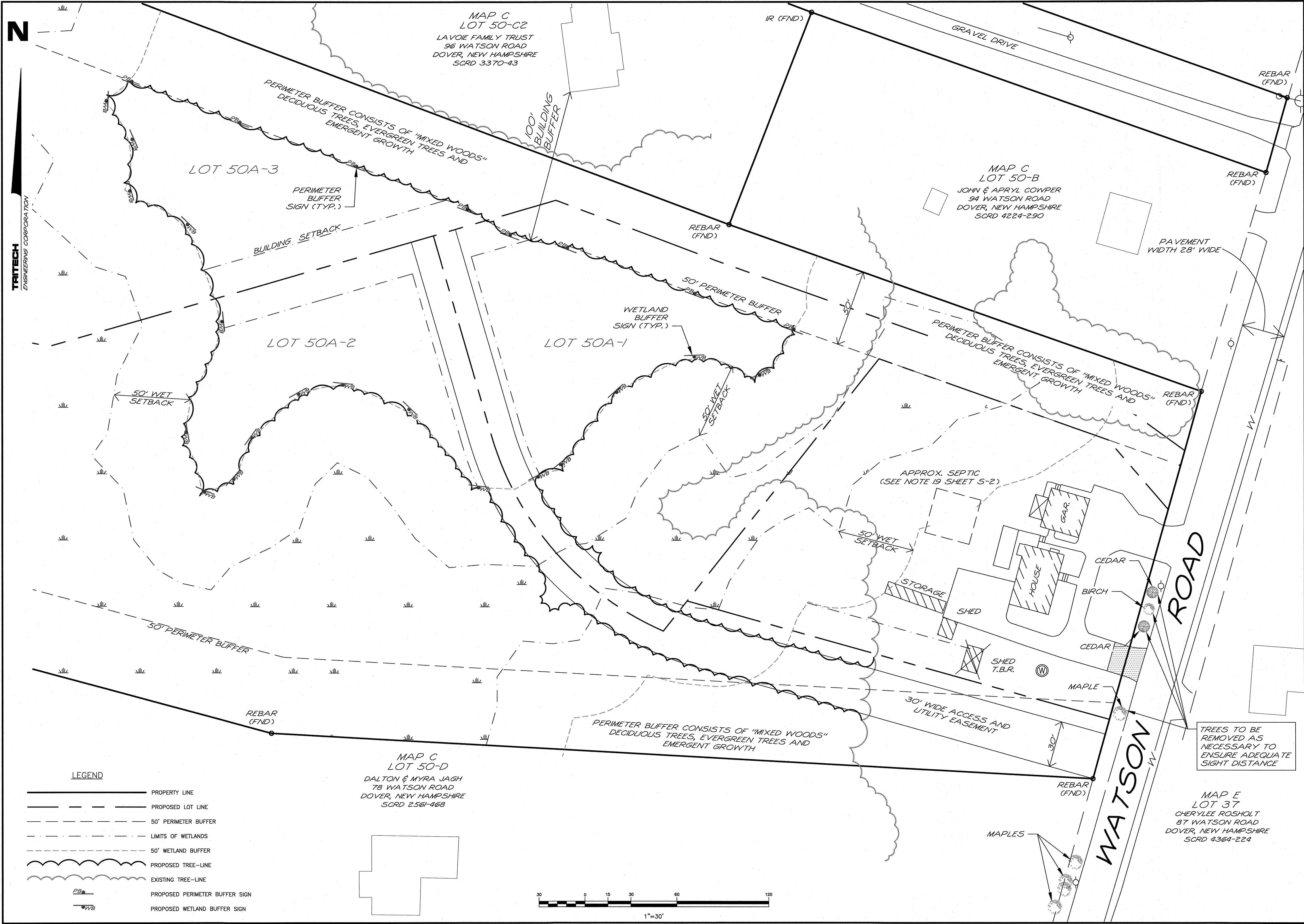
JOB No. 16106

SCALE: 1" = 60'

SHEET NO.

6-2

(PIG - 23)



TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
	09/01/16	ADDED TO PLAN SET

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830

PERIMETER LANDSCAPE PLAN

CAMPFIRE COVE
84 WATSON ROAD
DOVER, NEW HAMPSHIRE
SEPTEMBER 1, 2016
JOB No. 16106
SCALE: 1" = 30'

SHEET NO.

LA-1
(P16 - 23)

To: Planning Board
From: Donna Benton
Date: September 21, 2016
Re: Phase III of the Community Trail

BACKGROUND:

Last year the City of Dover was awarded with Transportation Alternatives Program (TAP) funding to complete Phase III of the Community Trail. This project proposes to expand the existing Community Trail from Fisher Street to Central Ave/Route 108 as well as create a trailhead and better access to the rural section of the trail off of Fourth Street. This past spring, the City contracted CLD Consulting Engineers Inc (CLD) to help facilitate the design and engineering process for this project.

INTENT:

This memo will guide you through an update on the progress thus far for Phase III. The presentation by CLD and the public hearing at the September 27th Planning Board meeting is to introduce the project, provide an update on the budget, timeline, and potential plans, and to provide an opportunity for the Board and public including abutters to give initial feedback.

GOALS:

Succinctly describe the progress thus far on Phase III of the Community Trail as part of the TAP funding received.

The Community Trail Advisory Committee started meeting again in September 2015 and has met monthly since. The City of Dover went out to bid and hired CLD to complete the feasibility, and engineering design for Phase III of the Community Trail. This would extend the pavement from Fisher Street to Central Ave/Route 108 and Rutland Ave to create a small plaza and trailhead. Additional parking and a trailhead would ideally be placed at the rear of the Restoration Church property on Rutland Street as well. The second part of the project would be to get easements and improve the trailhead at Fourth Street and build a ramp to ease access to the rural section of the trail running along the Cochecho River.

The total budget for this project is just over \$400,000. The City is responsible for a 20% match in the amount of \$80,000. This funding has been allocated from the Transportation Revenue Fund. Since this is a partially federally funded project, a specific process needs to be strictly followed.

The project is broken down into different phases (Quality Based Selection, Scope & Fee Negotiations, Feasibility Study, Preliminary Engineering Study, Plans/Specifications/Estimate, Bid for construction, Construction, Final Walk Through, and Final Reimbursement) moving from phase to phase requires a "Notice to Proceed" from the NH Department of Transportation (NHDOT).

We are currently finishing up the Feasibility Study Phase. CLD and their sub-consultants have been busy at work completing conceptual design/alternatives review and environmental review. This phase also included a kick-off/conceptual design review meeting between the City and CLD which took place on August 9 right-of-way and property owner research along with field surveys and base mapping have occurred over the past couple of months. CLD and the City have nearly completed the environmental resource documentation and coordination process, utility coordination and finally subsurface soil investigations. The City and CLD then met to discuss the budget, plans, and timeline for the project on September 6. On September 21, Donna Benton and Rick Lundborn attended the Natural Resource Agency Coordination meeting at NHDOT. All of these parts bring us to this public meeting.

At this stage, we are presenting the Planning Board, CTAC, abutters, and general public with the findings from the Feasibility Study, initial plans, and timeline.

Once we finish the Feasibility Study, we will ask NHDOT for a notice to proceed with the preliminary design.