

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Revised

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, January 24, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 5, 2017 Stewardship of Resources Master Plan Steering Committee Minutes
- January 10, 2017 Workshop Meeting Minutes
- January 10, 2017 Regular Meeting Minutes

3. OLD BUSINESS

- A. Discussion and possible vote on Community Development Block Grant (CDBG) Funding requests for Fiscal Year 2017/2018.

4. NEW BUSINESS

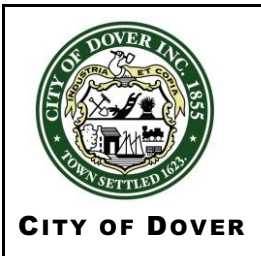
- A. Consideration and acceptance of a Minor Lot Line Adjustment for Brian Stern, Assessor's Map E, Lots 47 & 47-1, zoned R-40, located at 201 Tolend Road and Tolend Road. (*P17-01)
- B. Public hearing and vote on potential Citizen's Petition for a Zoning Amendment for USA Training Centers and Richard & Anna Kay, Assessor's Map G, Lots 19-B, 29, 29-A, 29-B, 29-C, 30-B, located off Littleworth Road, Tolend Road & Columbus Avenue (Rezone 106.45 acres from Assembly and Office (I-4) and Low Density Residential (R-20) to Rural Restricted Industrial District (I-2). (*P16-36)

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>.



STEWARDSHIP OF RESOURCES MASTER PLAN STEERING COMMITTEE MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 305, 61 Locust Street
Meeting Date: **January 5, 2017**
Meeting Time: **5:30 PM**

Members Present: Bob Carrier, Elizabeth Goldman, Cora Quisumbing-King, David Landry, Otis Perry, Lindsey Williams.

Members Absent: None

Staff Present: Christopher Parker, Assistant City Manager; Dave Carpenter, Community Development Planner

Others: Steve Whitman of Resilience Planning and Design LLC; Alison Webb

1. CALL TO ORDER

Meeting called to order at 5:34 p.m.

2. CITIZENS FORUM

No one spoke during the Citizens Forum.

3. APPROVAL OF NOVEMBER 10, 2016 REGULAR MEETING MINUTES

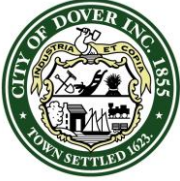
Motion: Bob Carrier made a motion to approve. Seconded by Otis Perry. U/A

4. PRESENTATION OF DRAFT MASTER PLAN CHAPTER

Staff discussed the chapter that was placed on the City Website and the survey that was also posted in order to receive feedback from the public about the latest version of the draft chapter.

The Committee provided thoughts and minor edits related to the current draft of the chapter. The Committee also reviewed the proposed Actions and made minor edits.

Motion: Otis Perry made a motion to recommend to the Planning Board that the Chapter and Actions, with the edits discussed at the meeting, be included in the Master Plan. Seconded by Cora Quisumbing-King. U/A



CITY OF DOVER

**STEWARDSHIP OF RESOURCES MASTER PLAN
STEERING COMMITTEE
MINUTES**

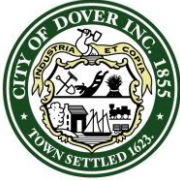
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Meeting Time: **5:30 PM**

5. OTHER BUSINESS

A brief conversation was held about the upcoming Planning Board Meet and Greet workshop. The members of the Committee were invited to attend. Steve Whitman will present the draft chapter at the Workshop

6. ADJOURN

Motion: Otis Perry made a motion to Adjourn. Seconded by Elizabeth Goldman. U/A
The meeting adjourned at 7:14 pm.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop
Meeting Location: McConnell Center Cafeteria, 61 Locust Street
Meeting Date: **Tuesday, January 10, 2017**
Meeting Time: **5:30 pm**

Members Present: Dennis Ciotti, Frank Torr (Chair), Kirt Schuman (Vice Chair), Dave White, Lee Skinner, Gina Cruikshank, Tom Clark, Catherine Plante, David Landry, Haley Harmon (Alternate), Tristen Donovan (Alternate)

Members Not Present: James Burden (Alternate)

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

Staff Present: Christopher Parker, Assistant City Manager, Steve Bird, City Planner, Dave Carpenter, Community Development Planner, Elena Piekut, Assistant City Planner, Dan Barufaldi, Economic Development Director

The Chair called the meeting to order at 5:30 pm.

1. WELCOME/LIGHT DINNER

C.Parker welcomed the group and explained the goals for the evening.

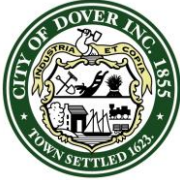
Food was served from 5:30 to 5:45, no discussion. This meeting was not recorded due to location and background noise.

2. STEWARDSHIP OF RESOURCES CHAPTER OF THE MASTER PLAN

C.Parker covered the current status of the Master Plan and introduced Steve Whitman of Resilience Planning Reviewed the Stewardship of Resources.

3. LAND USE BOARD ACTIVITY UPDATES

- S.Reid updated the group on the Zoning Board of Adjustment
 - Board members were introduced
- J.Mettee updated the group on the activities CWDAC
 - Board members were introduced
- T.Dargin updated the group on the activities DBIDA is undertaking
 - Board members were introduced
- B.Hardwick updated the group on activities of the Community Trail
 - Board members were introduced
- I.Ericson and A.Koutles updated the group on the activities of the Open Lands Committee
 - Board members were introduced
- W.King updated the group on the activities of the Energy Commission
 - Board members were introduced
- O.Perry updated the group on the Utilities Commission
- O.Perry updated the group on the Parking Commission
 - Board members were introduced
- P.Purcell updated the group on activities of the Recreation Advisory Commission
 - Board members were introduced



CITY OF DOVER

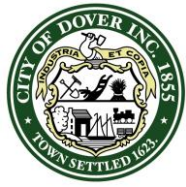
DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop
Meeting Location: McConnell Center Cafeteria, 61 Locust Street
Meeting Date: **Tuesday, January 10, 2017**
Meeting Time: **5:30 pm**

- B.Hunt updated the group on activities of the Conservation Commission
 - Board members were introduced
- K.Weston updated on the activities of the Transportation Advisory Commission
 - Board members were introduced
- F.Torr updated the group on the role of the Planning Board
 - Board members were introduced
- C. Parker updated the group on staff activities.
 - Thanked the volunteers for the time and efforts that Board members put into making Dover a great place, and thanked staff for their efforts in supporting Board members.
 - Thanked C.Quinsbury King for her service and dedication to the Conservation Commission

4. ADJOURNMENT

Motion: C.Plante motioned to adjourn at 6:52 p.m. Seconded by K.Schuman Vote U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Special Meeting
Meeting Location: McConnell Center Room 306, 61 Locust Street
Meeting Date: **Tuesday, January 10, 2017**
Meeting Time: **7:30 pm**

Members Present: Frank Torr (Chair), Kirt Schuman (Vice Chair), Dennis Ciotti (Councilor), Tom Clark, Dave White, Gina Cruikshank, David Landry, Lee Skinner, Catherine Plante, James Burdin (Alternate), Hayley Harmon (Alternate), Tristan Donovan (Alternate)

Members Not Present:

Staff Present: Christopher Parker (Assistant City Manager), Dave Carpenter (Community Development Planner), Tracy Smith (Recording Secretary)

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

1. ELECTION OF OFFICERS

T.Clark made a motion to nominate K.Schuman as Planning Board Chair. Seconded by D.Ciotti. Vote U/A

K.Schuman made a motion to nominate G.Cruikshank as Planning Board Vice Chair. Seconded by L.Skinner. Vote U/A

The Board voted by secret ballot. The votes were tallied and the results were announced by C.Parker. K.Schuman was elected as Chair and G.Cruikshank was elected as Vice Chair.

K.Schuman thanked the Board for the election and F.Torr for his service as Chair.

2. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed.

3. APPROVAL OF THE PRIOR MINUTES

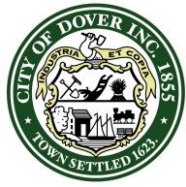
- December 13, 2016 Regular Meeting Minutes

C.Parker addressed the handouts distributed to the Board members (originals in file) as it pertains to documents distributed by citizens at the December 13, 2016 Planning Board meeting. He stated Ted Anglace, 23 Wallace Drive, requested those documents be added to the Regular Meeting Minutes from that meeting, and that the documents have been added to the draft minutes online. He further stated that the addition would require Planning Board approval.

Discussion ensued regarding the availability of the documents to the public in the file in the Planning office, that citizen material to be included with the minutes is not procedure and to include it would set a precedent for similar future requests, the consideration if the procedure were adopted and the need to obtain legal counsel from the City Attorney, and Board member recommendations to keep the standard procedure.

Motion: L.Skinner made a motion to approve the December 13, 2016 Regular Meeting Minutes as originally published. Seconded by F.Torr. Vote U/A

C.Parker confirmed for J.Burdin that the statement "as originally published" referred to the Regular Meeting Minutes to be posted without the additional documents, and stated he would follow-up with the City Attorney regarding this procedure.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Special Meeting
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Meeting Date: **Tuesday, January 10, 2017**
Meeting Time: **7:30 pm**

4. OLD BUSINESS

There were no items for Old Business.

5. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Varney Brook Lands, LLC, Assessor's Map K, Lots 19-5, zoned ETP, located at Pointe Place. (*P16-34)

C.Parker gave an overview of the application.

Kevin McEneaney, McEneaney Survey Associates, Inc, represented the applicant, displayed a plan for viewing, and presented the proposed plan.

Discussion ensued regarding the ratio of residential/non-residential density for the overall project, the additional two building locations and sizes in comparison to the existing buildings and that any changes will require additional Planning Board review, clarification of the frontage, access easement and driveway access for current and possible future development, changes made to the Staff Memo, the three acre requirement in the ETP zone, and item #5 in the conditions regarding when to assess the impact fee.

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

Public hearing opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

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

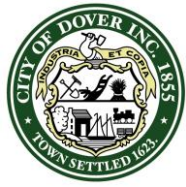
Conditions to Be Met Prior to Signing of Plans:

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 (P16-34)
 - b. Add a note that the lot numbers shall be assigned by the Assessing Office and addressing to be assigned by the Fire Department
 - c. Indicate Information relative to the Zoning Variance granted December 15, 2016
 - d. Indicate setbacks on both lots
 - e. Add a note that topographical information for the parcels is located on the approved site plan

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.

C.Parker compared the original Staff Memo provided to the Board in their packets to the one distributed with the corrections. Discussion ensued regarding conditions 5 and 6. It was determined these items were covered by the Site Plan approval and not required.



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DOVER PLANNING BOARD – MINUTES

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Meeting Date: **Tuesday, January 10, 2017**
Meeting Time: **7:30 pm**

Motion: F.Torr made a motion to approve the Minor Subdivision subject to the staff recommended conditions, to exclude items #5 and #6. Seconded by L.Skinner. Vote U/A

- B. Public Hearing on the CDBG Action Plan for FFY17. All persons wishing to speak on the proposed Action Plan and use of funds are urged to attend.

D.Carpenter addressed Section 4 of the binder and the levels of funding utilized to put the plan together. He gave an overview of the CDBG administrative process, and the economic development. He further addressed corrections needed to be made to the binder.

Discussion ensued regarding changes in the categories in comparison to the previous year, application of funds to the City Hall ADA (Americans with Disabilities Act) bathroom, clarification of the current renovations to City Hall and the code enforcement request for an ADA bathroom with the goal to be handicap accessible, and any additional funding available would be applied to sidewalk improvements.

Public hearing opened.

K.Schuman stated the applications would be heard as they are listed in Section 4.

AIDS Response: \$15,000 Request

Richard Wagner, Executive Director of AIDS Response spoke. Needs of organization: Grant to assist in case management and support services of AIDS Response Seacoast in Rockingham and Strafford counties. AIDS Response provides vital emotional and practical support for people living with AIDS, their families and friends.

Community Partners: \$9,000.00 Request

Needs of organization: Funding for Homeless Assistance Program security deposits and rental assistance for Behavioral Health clientele who are mentally ill and cannot afford security deposits and rental housing.

D.Carpenter provided the information regarding the application.

D.Landry stated his wife, Ann Landry is on the Board of Directors for Community Partners, but does not believe there is a conflict of interest. There was no objection made.

Cross Roads House: \$12,000 Request

Tim Allison, Board member of Cross Roads House spoke. Needs of organization: Funding for the homeless center's operations which serves Dover residents.

Dover Welfare: \$8,500 Request

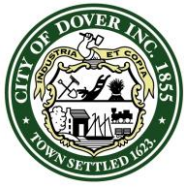
Lena Nichols, Executive Director of Dover Welfare spoke. Needs of organization: Continued funding of Dover Welfare's Security Deposit Assistance Program, which aids people who cannot afford the down payment for rental housing in the City.

Haven (A Safe Place): \$5,000 Request

Lori Waltz-Gagnon, representative of Haven (A Safe Place) spoke. Needs of organization: Grant for shelter and services of abused spouses and their children and victims of sexual assault.

Homeless Center for Strafford County: \$11,118 Request

Needs of organization: Funding for operations at the overflow shelter in Rochester for homeless families.



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D.Carpenter provided the information regarding the application.

My Friends' Place: \$16,000 Request

Susan Ford, Executive Director of My Friends' Place spoke. Needs of organization: Funding for operations and case management services at the City's homeless shelter.

Strafford County CAP: \$25,000 (Weatherization) Request

Kathy Crompton, Program Operation Director distributed two documents (original in file) and spoke. Needs of organization: Weatherization and property rehabilitation program serving very low income Dover residents with housing needs. Zach McDonald, Weatherization Auditor, was also present.

Discussion ensued regarding clarification of the number of households assisted and how they are helped for last year and the current year.

Z.McDonald confirmed for C.Plante that the houses are all owned, not rentals, with proof of ownership.

Annie E. Woodman Institute: \$47,425 Request

Elizabeth Fischer, Executive Director of Woodman museum spoke. She distributed a brochure, flyer, and a business card (original in file) to the Board members. Needs of organization: To provide access for those with disabilities to the museum. David Dupont, Head of Trustees, was also present.

Discussion ensued regarding the work completed at the museum last year, the total project cost at \$92,000 and that a third year request for additional funding is not likely, and the planning option if the money requested is not approved.

Public Hearing closed.

C.Parker explained the process regarding the allocation of the funds and the review for the next meeting on January 24, 2016.

K.Schuman addressed the hard work and stewardship these organizations provide for the community.

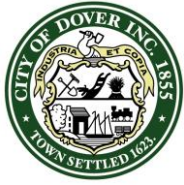
C. Discussion of Land Use Amendments/Goal Setting

C.Parker distributed a spreadsheet of a summary of proposed amendments (original in file) to the Board members, and provided a summary of the Staff suggestions as listed on the document.

Discussion ensued regarding clarification that Open Space Subdivisions issues would be addressed at a workshop discussion, that timing be considered for the Sign Ordinance, and confirmation of items that were already addressed.

Discussion continued regarding items needed to be addressed, such as, the development of new subdivisions that would involve the tearing up of a new road, street and sidewalk repair, and the right of way ordinance.

C.Parker confirmed for C.Plante that impact fees are not an ordinance issue, and clarified the procedure for the Board regarding changing the time of issuance to Certificate of Occupancy. He requested a consensus from the Board, and confirmed how those funds are budgeted. He explained the process of compliance with State law.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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Meeting Date: **Tuesday, January 10, 2017**
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Discussion ensued regarding issuing the impact fee to the time of occupancy and the billing procedure.

Discussion continued regarding consideration of the action plan items for the Stewardship Resource Chapter and confirmation that these are policy and zoning issues, and establishing a timeline for the zoning elements for adoption.

C.Parker explained the impact fee review for C.Plante as it pertains to Pointe Place.

Discussion ensued regarding changing the impact fee procedure, and the State requirements regarding assessing and procedure.

C.Parker obtained a consensus from the Board to evaluate the impact fee procedure, and to establish a Workshop meeting to review Open Space Subdivision issues. He provided a timeline regarding the work pertaining to the goals.

6. STAFF COMMENTS

There were no Staff Comments.

7. MEMBER COMMENTS

K.Schuman stated F.Torr will be representing him at the Planning Technical Review Committee meetings.

8. ADJOURNMENT

Motion: C.Plante made a motion to adjourn at 9:30 p.m. Seconded by L.Skinner. Vote U/A

PROGRAM FUNDING

Source	Amount
Federal Grant (1)	268,665.00
Economic Loan P/I (1)	15,864.17
School St Parking Lot P/I (1)	4,260.00
Housing Loan P/I (1)	15,000.00
Rollover from FY16 (2)	7,299.28
Total Program Funding	311,088.45

ALLOCATION

Organization	Priority Ranking (3)	Amount Requested	Previous Year Funding	Recommended Funding	
Administration					\$69,886.00
General Administration (4)	H	\$62,217.00	\$71,385.60	\$62,217.00	
Public Service ADC	H	\$5,303.00	(6)	\$5,303.00	
Public Facility ADC	H	\$2,366.00	(6)	\$2,366.00	
total		\$69,886.00	\$71,385.60	\$69,886.00	
Public Services					
15% of FY18 Grant and FY16 PI					\$47,417.00
Organization					
AIDS Response	H	\$15,000.00	\$7,900.00	\$6,800.00	
Community Partners	H	\$9,000.00	\$7,500.00	\$5,800.00	
Cross Roads House	H	\$12,000.00	\$9,500.00	\$8,317.00	
Dover Welfare Sec Deposit	H	\$8,500.00	\$7,565.00	\$6,600.00	
HAVEN (A Safe Place)	H	\$5,000.00	\$3,000.00	\$3,000.00	
Homeless Cntr for St Cty	H	\$11,118.20	\$7,500.00	\$6,500.00	
My Friends Place (MFP)	H	\$16,000.00	\$11,500.00	\$10,400.00	
total		\$76,618.20	\$54,465.00	\$47,417.00	
Economic Development					
Economic Loan Pool (5)	H	\$15,864.00	\$79,852.00	\$15,864.00	\$45,927.00
Economic Loan Pool Admin	H	\$30,063.00	\$30,063.00	\$30,063.00	
total		\$45,927.00	\$109,915.00	\$45,927.00	
Public Facilities/Economic Development					
Remainder of funding					\$147,858.45
Organization/Activity					
CAP (Weatherization)	H	\$25,000.00	\$25,000.00	\$25,000.00	
Weatherization ADC	H	\$7,197.00	(6)	\$7,197.00	
Annie E Woodman Inst (6)	M	\$47,425.00	\$45,000.00	\$47,425.00	
City Hall Bathroom ADA	M	\$68,236.45	\$0.00	\$68,236.45	
Additional Economic Loan Pool	H	\$0.00	\$0.00	\$0.00	
total		\$147,858.45	\$70,000.00	\$147,858.45	
Grand Total		\$340,289.65			\$311,088.45

Total Request of CDBG Funds: 340,289.65

Total Allocation of CDBG Funds: 311,088.45

(1) = Anticipated

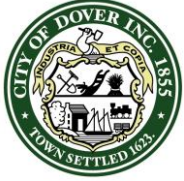
(2) = Rollover from unexpended FY16 allotments

(3) = Per Strategic Plan Chapter of the Consolidated Plan

(4) = 20% of total fund pool

(5) = Minimum allotment per CDBG funding requirement = \$15,864

(6) = Included in FY 17 General Administration Total



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-01

Application Type: Minor Lot Line Adjustment
Applicant(s): Brian Stern
Owner(s): Brian Stern
Location: 201 Tolend Road and Tolend Road (Assessor's Map E, Lots 47& 47-1)
Meeting Date: January 24, 2017

INTENT: To adjust the boundary between two lot lines of existing lots on Tolend Road. Lot E/47 will go from 47.82 acres to 5.91 acres and lot E/47-1 will go from 1.07 acres to 42.99 acres.

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

AGENDA ITEM #: 4-A

ACREAGE 48.9 acres total

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan and application

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant wants to reconfigure the lot lines between two existing lots. There is no change in the number of lots. Lot E/47 will decrease from 47.82 acres to 5.91 acres and lot E/47-1 will increase from 1.07 acres to 42.99 acres.

Consistency with Land Use Regulations

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

Section 155-18 states the requirements for Minor Lot Line Adjustment and Boundary Agreements, this lot line adjustment meets the regulations.

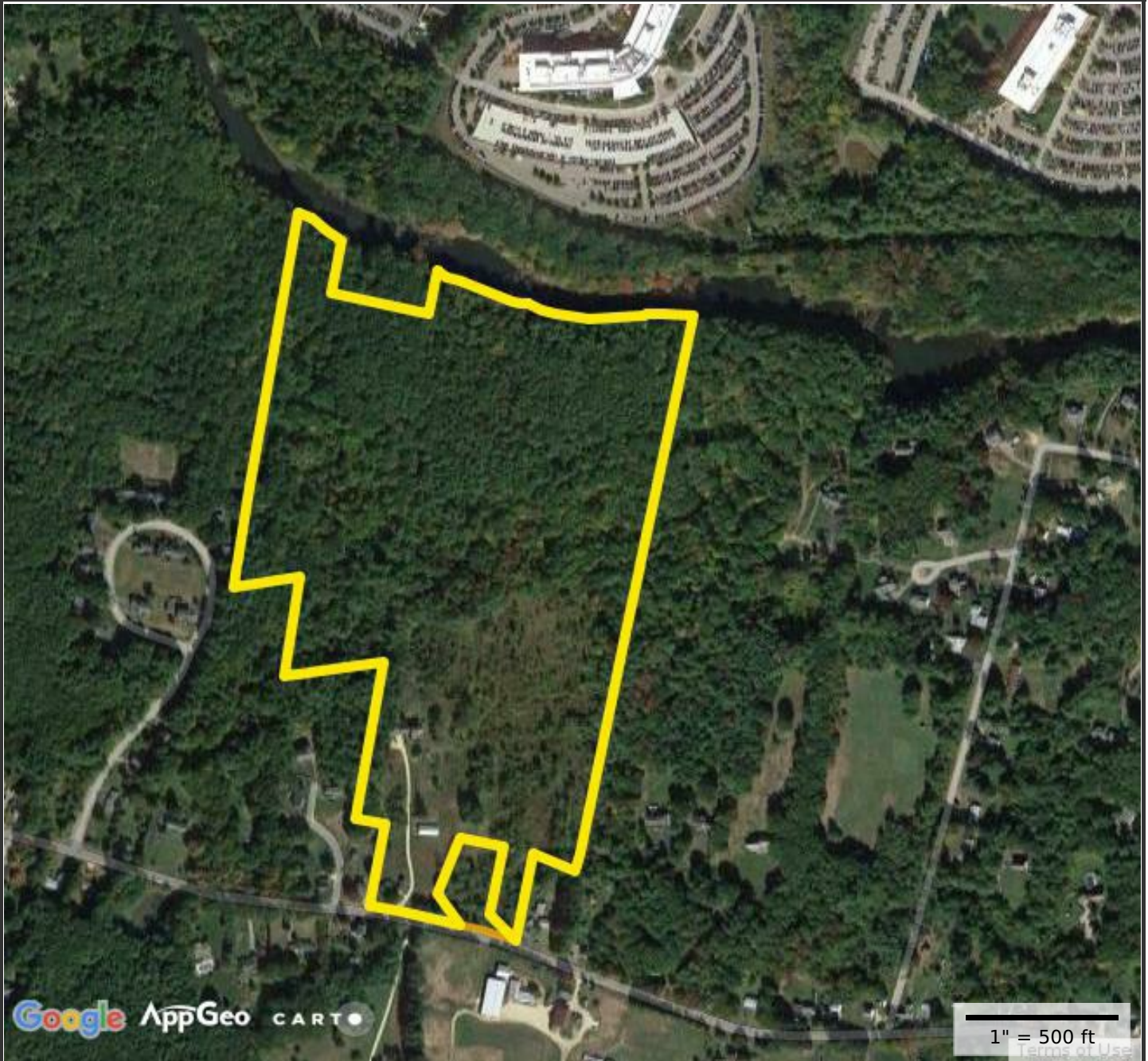
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor's stamp and signature to the final plat.
4. The applicant shall revise the plat to include the Planning File number P17-01 to the title block.
5. The applicant shall provide a revised current use plan to the satisfaction of the Assessing Department.

201 Tolend LLA

**Property Information**

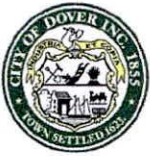
Property ID E0047-000000
Location 201 TOLEND RD
Owner STERN BRIAN



**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.

Parcels updated 01/11/2017
Properties updated 01/17/2017



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only

Project #:

P17-01

Date Received:

JAN 03 2017

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: BRIAN STERN Telephone # 603-767-7789

Address of Applicant: 201 TOLEND ROAD, DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): _____ Telephone # _____

Address of 1st Property Owner: SAME

Address of Property: _____

Assessor's Map # E Lot(s) # 47

Property Deed: Book 2114 Page: 1

Zoning District(s) R40 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 2,083,438 Size of Proposed Parcel (sq. ft.): 257,043

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: SAME

Address of Property: _____

Assessor's Map # E Lot(s) # 47-1

Property Deed: Book 2114 Page: 1

Zoning District(s) R40 Overlay District(s) _____

Size of Existing Parcel (sq. ft.): 46,557 Size of Proposed Parcel (sq. ft.): 1,872,951

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

SURVEYOR INFORMATION

BERRY SURVEYING & ENGINEERING
KENNETY A. BERRY LLS 805

Name of Surveyor and Company (Licensed in N.H.) _____

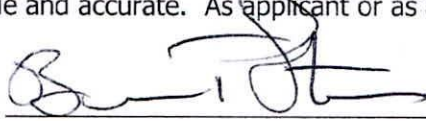
Address 335 SECOND CROWN POINT ROAD Telephone #: 603-332-2863
BARRINGTON, NH 03825

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

SIGNATURES

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

Signature of First Property Owner:



Date:

12/15/16

Signature of Second Property Owner: _____

Date: _____

Signature of Applicant (if different from owner): _____

Date: _____

Signature of Agent: _____

Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:



Date:

12/15/16

ABUTTER LIST: P17-01

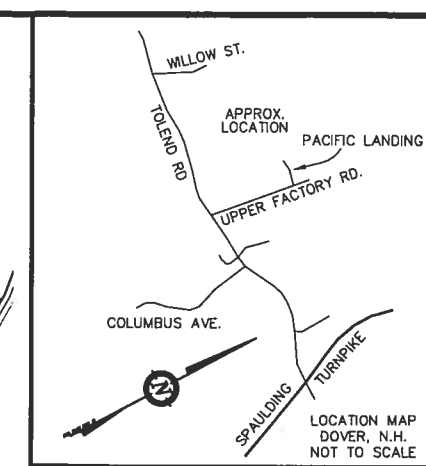
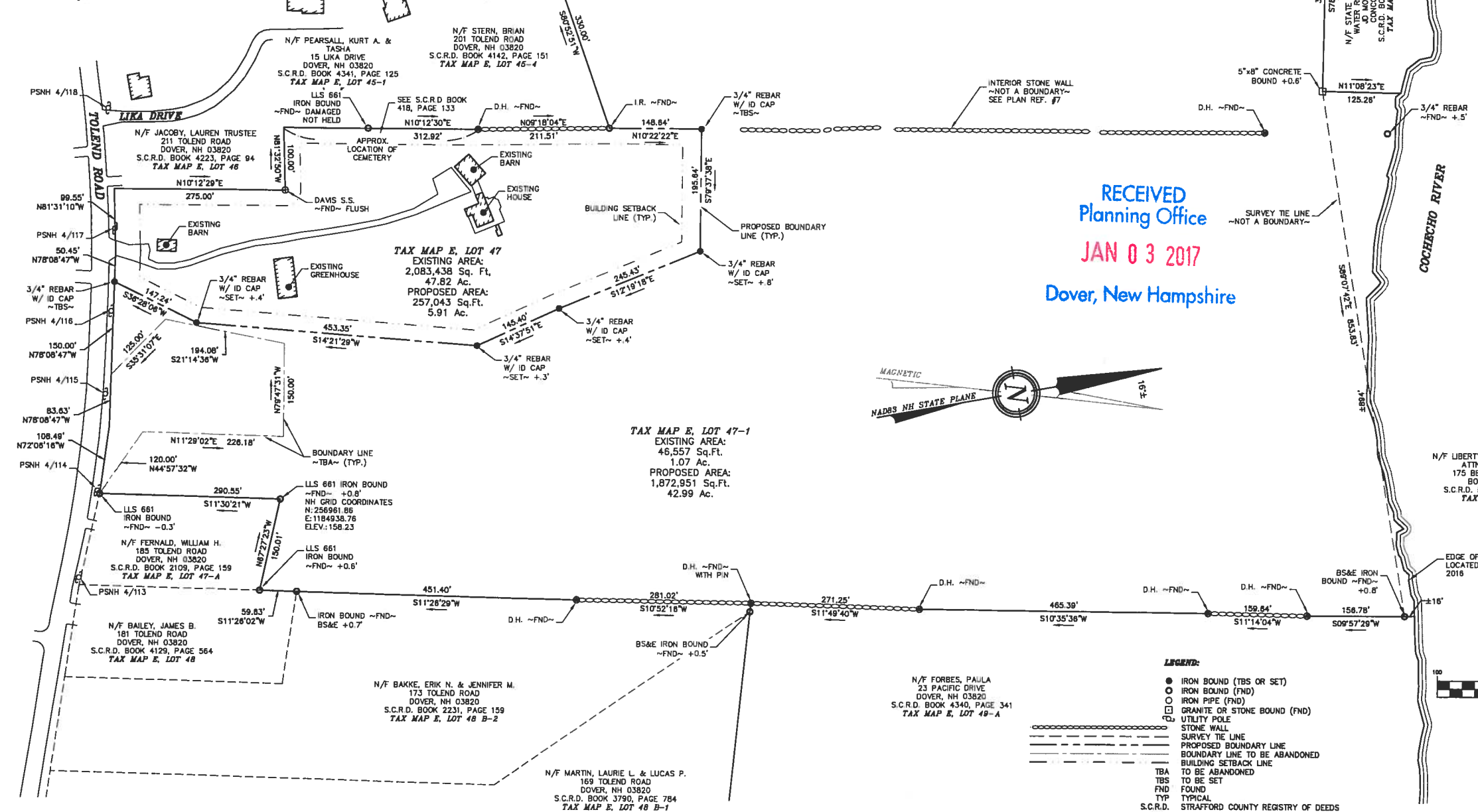
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0024-000000	100 LIBERTY WY	LIBERTY MUTUAL INSURANCE CO	ATTN: JOANNE BRAGG	175 BERKELEY ST MS 03L	BOSTON	MA	02116
E0027-B00000	50 100 EDUCATION WY	171 WATSON RD OF DOVER HOLDING CORP		PO BOX 1217	DOVER	NH	03821-1217
E0042-000000	WILLOW ST	THE WILLOWS MASTER CARD	WILLOWS HOME OWNERS ASSOCIATION	PO BOX 9	DOVER NH	NH	03821-0009
E0042-004000	72 WILLOW ST	LIJOI VINCENT T &	LIJOI KATHRYN M	72 WILLOW ST	DOVER	NH	03820
E0042-015000	46 WILLOW ST	BERRY MATTHEW T &	BERRY KERRY	46 WILLOW ST	DOVER	NH	03820
E0042-016000	45 WILLOW ST	CROSIER JOHN D JR &	CROSIER KRISTEN A	45 WILLOW ST	DOVER	NH	03820-5806
E0042-017000	41 WILLOW ST	BACHRACH DAVID &	BACHRACH ELYSE	41 WILLOW ST	DOVER	NH	03820
E0043-000000	241 TOLEND RD	COTE NORMAND G JR & SALLY A REV LIV TRUS	COTE NORMAND G JR AND SALLY TRUSTEES	241 TOLEND RD	DOVER	NH	03820
E0045-000000	217 TOLEND RD	BRONDOLO ROBERTA &	PUPINO SILVIO	75 PORTSMOUTH AVE	GREENLAND	NH	03840-6205
E0045-001000	15 LIKA DR	PEARSALL KURT A &	PEARSALL TASHA	15 LIKA DR	DOVER	NH	03820
E0045-002000	16 LIKA DR	PARISE RAYMOND D &	PARISE KRISTIN A	16 LIKA DR	DOVER	NH	03820
E0045-003000	20 LIKA DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
E0045-004000	LIKA DR	STERN BRIAN		201 TOLEND RD	DOVER	NH	03820
E0045-005000	TOLEND RD	STATE OF NEW HAMPSHIRE	WATER RESOURCES BOARD	J.D. MORTON BLDG	CONCORD	NH	03301
E0046-000000	211 TOLEND RD	JACOBY LAUREN TRUSTEE		211 TOLEND ROAD	DOVER	NH	03820
E0047-A00000	185 TOLEND RD	FERNALD WILLIAM H		185 TOLEND RD	DOVER	NH	03820
E0048-000000	181 TOLEND RD	BAILEY JAMES B		181 TOLEND RD	DOVER	NH	03820
E0048-B00001	169 TOLEND RD	MARTIN LAURIE L &	MARTIN LUCAS P	169 TOLEND RD	DOVER	NH	03820
E0048-B00002	173 TOLEND RD	BAKKE ERIK N	BAKKE JENNIFER M	173 TOLEND RD	DOVER	NH	03820
E0049-A00000	23 PACIFIC DR	FORBES PAULA		23 PACIFIC DR	DOVER	NH	03820
F0002-000000	180 TOLEND RD	PARADIS LIONEL R JR &	PARADIS KRISTINA L	180 TOLEND ROAD	DOVER	NH	03820
F0003-000000	210 TOLEND RD	AMBROSE RICHARD E	AMBROSE DONNA M	210 TOLEND ROAD	DOVER	NH	03820
F0003-B00000	212 TOLEND RD	MILTON DANIEL L &	WATSON SHERRI H	212 TOLEND RD	DOVER	NH	03820-5511
F0003-C00000	220 TOLEND RD	COYMAN JUDITH A		220 TOLEND ROAD	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING		335 SECOND CROWN POINT RD	BARRINGTON NH		03825

PLAN REFERENCES:

- 1) "SUBDIVISION PLAN, TOLEND ROAD, DOVER, N.H. FOR BRIAN T. STERN"
BY: NORWAY PLANS ASSOCIATES, INC.
DATED: SEPTEMBER 1999
S.C.R.D. PLAN #57-88
- 2) "PLAN OF LOT LINE ADJUSTMENT PREPARED FOR THE HEIRS OF ROBERT DREW, 185 TOLEND ROAD, DOVER, NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES, INC.
DATED: NOVEMBER 17, 1994
S.C.R.D. PLAN #45-78
- 3) "PROPOSED LOT LINE ADJUSTMENT FOR GARY & CAROL ALLEN, TOLEND ROAD & PACIFIC LANDING, DOVER, N.H. TAX MAP E, LOT 48A & 48B"
BY: BERRY SURVEYING & ENGINEERING
DATED: MAY 11, 2013
S.C.R.D. PLAN #105-98
FILE NO. DB 2013-038
- 4) "PROPOSED LOT LINE ADJUSTMENT FOR GARY & CAROL ALLEN, TOLEND ROAD & PACIFIC LANDING, DOVER, N.H. TAX MAP E, LOT 48B"
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 25, 2009
S.C.R.D. PLAN #99-100
FILE NO. DB 2009-069
- 5) "PROPOSED SUBDIVISION FOR GARY ALLEN, TOLEND ROAD, DOVER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: NOVEMBER 18, 1999
S.C.R.D. PLAN #57-78
FILE NO. DB 1999-105
- 6) "OPEN SPACE SUBDIVISION PLAN PREPARED FOR BRIAN STERN, TAX MAP E, LOT NO. 45, TOLEND ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES, INC.
DATED: DECEMBER 2005
S.C.R.D. PLAN #85-1
- 7) "LOT LINE ADJUSTMENT PLAN PREPARED FOR BRIAN STERN, TAX MAP E, LOT NO. 45 & 97, TOLEND ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES, INC.
DATED: DECEMBER 2005
S.C.R.D. PLAN #85-2

PLAN REFERENCES CONT.:

- 8) "LAND OF LOIS DREW, 201 TOLEND ROAD, DOVER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 15, 1995
S.C.R.D. PLAN #48-38
FILE NO. DB 1995-37
- 9) "SUBDIVISION PLAN OF LAND OF THE WILLOWS AT TOLEND ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD"
BY: CIVIL WORKS
DATED: FEBRUARY 20, 1993
S.C.R.D. PLAN #42-24
- 10) "AMENDED SUBDIVISION PLAN, PACIFIC LANDING, PACIFIC LANE & UPPER FACTORY ROAD, DOVER, NEW HAMPSHIRE"
BY: TRITECH ENGINEERING CORPORATION
DATED: OCTOBER 21, 2009
S.C.R.D. PLAN #99-82
- 11) "LOT LINE ADJUSTMENT, LAND OF PAULA FORBES & MPJ DEVELOPMENT, LLC PACIFIC DRIVE & UPPER FACTORY ROAD, DOVER, N.H., TAX MAP E, LOTS 50-1, 50-2 & 50-3"
BY: BERRY SURVEYING & ENGINEERING
DATED: DECEMBER 8, 2010
S.C.R.D. PLAN #101-85
FILE NO. DB 2010-108
- 12) "SUBDIVISION OF LAND FOR EDWARD & ESTELLE DONDRO IN DOVER, N.H."
BY: BRUCE L. POWDER
DATED: NOVEMBER 30, 1981
S.C.R.D. PLAN #23A-22
- 13) "PLAN OF LOTS FOR DONALD ANSWORTH, JOHN ANSWORTH, DOVER, NEW HAMPSHIRE"
BY: E.L. DAVIS
DATED: JUNE 1971
S.C.R.D. PLAN #11, POCKET #1, FOLDER #8



N/F 171 WATSON RD. OF DOVER HOLDING CO.
P.O. BOX 1217
DOVER, NH 03821-1217
S.C.R.D. BOOK 2938, PAGE 889
TAX MAP E, LOT 27B

- NOTES:**
- 1) OWNER: BRIAN STERN
201 TOLEND ROAD
DOVER, NH 03820
 - 2) TAX MAP E, LOT 47
 - 3) EXISTING LOT AREA: 2,083,438 Sq. Ft. 47.82 Ac.
PROPOSED LOT AREA: 257,043 Sq. Ft. 5.91 Ac.
 - 4) S.C.R.D. BOOK 2114, PAGE 1
 - 5) OWNER: BRIAN STERN
201 TOLEND ROAD
DOVER, NH 03820
 - 6) TAX MAP E, LOT 47-1
 - 7) EXISTING LOT AREA: 46,557 Sq. Ft. 1.07 Ac.
PROPOSED LOT AREA: 1,872,951 Sq. Ft. 42.99 Ac.
 - 8) S.C.R.D. BOOK 2114, PAGE 1
 - 9) ZONING: R40
ZONING REQUIREMENTS: R40 ZONE
MINIMUM LOT SIZE: 40,000 Sq.Ft.
MINIMUM FRONTAGE: 150'
SETBACKS: FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
 - 10) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF. FEMA COMMUNITY #330145 - MAP #33017003100, DATED MAY, 2005.
 - 11) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES (NORTH / BASIS OF BEARING) BASED ON NAD83. COORDINATES OBTAINED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 12) THE INTENT OF THIS PLAN IS TO REVISE THE LINES BETWEEN TAX MAP E, LOT 47 AND TAX MAP E, LOT 47-1.
 - 13) PROPERTY LINE INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN NOVEMBER AND DECEMBER OF 2016 UNDER NO SNOW CONDITIONS WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.

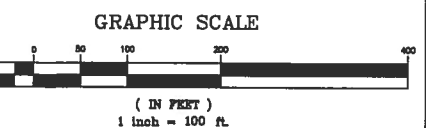
ADDITIONAL ADJUTERS ACROSS TOLEND RD.:

N/F LIBERTY MUTUAL INSURANCE CO
ATTN: JOANNA BRAGG
175 BERKELEY ST. W. 03L
BOSTON, MA 02116
S.C.R.D. BOOK 1364, PAGE 453
TAX MAP E, LOT 24

N/F MILTON, DANIEL L. & WATSON, SHERRI H.
212 TOLEND ROAD
DOVER, NH 03820-5511
S.C.R.D. BOOK 3876, PAGE 421
TAX MAP F, LOT 3-B

N/F AMBROSE, RICHARD E. & DONNA M.
210 TOLEND ROAD
DOVER, NH 03820
S.C.R.D. BOOK 1830, PAGE 630
TAX MAP F, LOT 3

N/F PARADIS, LIONEL R. JR. & KRISTINA L.
180 TOLEND ROAD
DOVER, NH 03820
S.C.R.D. BOOK 1868, PAGE 382
TAX MAP F, LOT 2



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

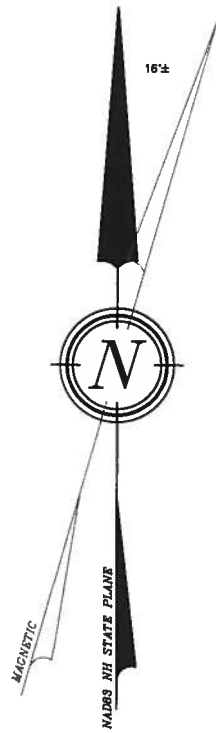
1-3-17

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

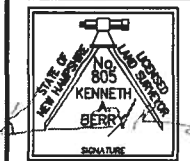
REVISION	DATE	DESCRIPTION

LOT LINE REVISION PLAN
OF
LAND OF
BRIAN STERN
TOLEND ROAD
DOVER, NH
TAX MAP E, LOTS 47 & 47-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : JANUARY 3, 2017
FILE NO. : DB 2016 - 140



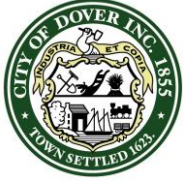
GIS SKETCH
DOVER, N.H.
SCALE: 1" = ±500'



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS-NOTED
DATE : JANUARY 3, 2017
FILE NO. : DB 2016 - 140

3000' NEIGHBORHOOD PLAN
LAND OF
BRIAN STERN
TOLEND ROAD
DOVER, NH
TAX MAP E, LOTS 47 & 47-1

REVISION	DATE	DESCRIPTION



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-36

Application Type:	Citizen Petition for Rezoning
Applicant(s):	USA Training Centers and Richard & Anna Kay
Owner(s):	Multiple (See attached application)
Location:	Littleworth Road, Tolend Road & Columbus Ave (Assessor's Map G, Lots 19-B, 29, 29-A, 29-B, 29-C, 30-B)
Meeting Date:	January 24, 2017

INTENT: A request by a citizen proposes to rezone six (6) parcels that total approximately 106.45 acres from Assembly and Office (I-4) and Low-Density Residential (R-20) to Rural Restricted Industrial (I-2).

LOTS/UNITS PROPOSED: None at this time

AGENDA ITEM #: 4-B

ACREAGE: 106.45 acres

ZONING DISTRICT: Assembly and Office (I-4) and Low-Density Residential (R-20)

EXISTING LAND USE: Residential and Agriculture

PROPOSED LAND USE: Commercial Recreation

SURROUNDING LAND USE: Residential, Industrial, and vacant

ZBA ACTION: None granted

ATTACHMENTS: Application, plan, narrative, rezoning analysis and abutter emails from December 14 to January 18.

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices sent via first class mail for this meeting

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background

The applicant appeared before the Board on December 13. The Board voted to post the amendment and hold a public hearing. While abutters took the opportunity to speak at the Citizen's Forum as part of the December 13th meeting, this is the first public hearing for this application.

The applicant is requesting to rezone six parcels on Littleworth Road, Tolend Road and Columbus Ave Assembly and Office (I-4) and Low-Density Residential (R-20) to Rural Restricted Industrial (I-2).

The process for handling the petitioned amendment is outlined in Chapter 170-53-C-3.

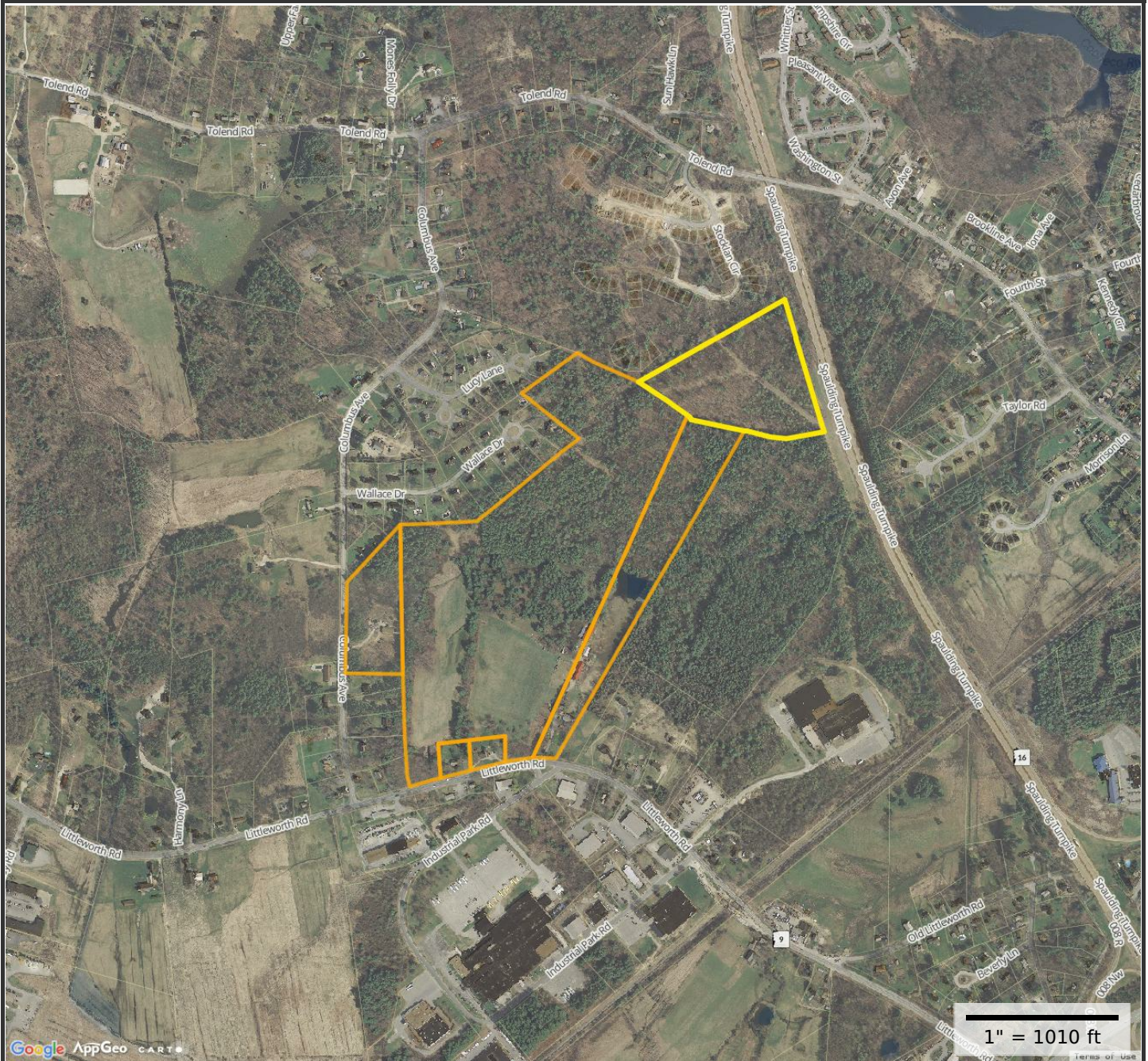
Staff has put together a rezoning report for the Board to help present the information. This report is also available online in the meeting materials.

After tonight's public hearing the Board may schedule a second public hearing or go ahead and vote whether they recommend this zoning change to the City Council or not.

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.

Littleworth Road, Tolend Road, Columbus Avenue

**Property Information**

Property ID G0019-B00000
Location TOLEND RD
Owner CITY OF DOVER



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Parcels updated 11/15/2016
Properties updated 12/07/2016



- ▶ PROPOSED CHANGE .. 1
- ▶ AT A GLANCE..... 1
- ▶ PURPOSE STATEMENT 2
- ▶ STORM WATER 2
- ▶ CONCEPTS..... 3
- ▶ DIMENSIONAL REGS.... 4
- ▶ ALLOWED USES 5
- ▶ ENVIRONMENTAL 7
- ▶ INFRASTRUCURE..... 7
- ▶ BIG PICTURE..... 8

City of Dover Department of Planning and Community Development

Rezoning Analysis

PROPOSED REZONING OF ASSESSORS MAP G
LOTS 19-B, 29, 29-A, 29-B, 29-C, 30-B.

Proposed

Background

In November of 2016, Planning staff received a citizen petition from USA Training and Richard and Anna Kay requesting that the City rezone 63.5 Acres from R-20 (low density residential) to I-2 (Rural Restricted Industrial), and 38.1 Acres from I-4 (Office and Assembly) to I-2 (Rural Restricted Industrial).

Area Description

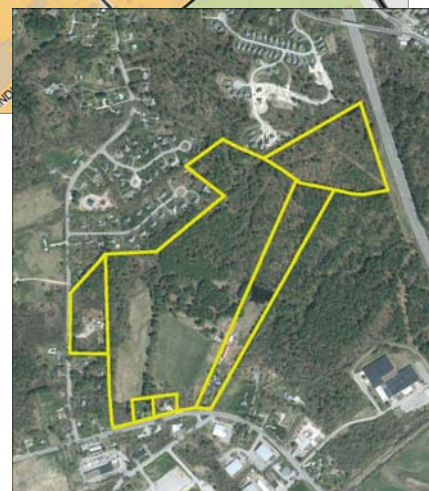
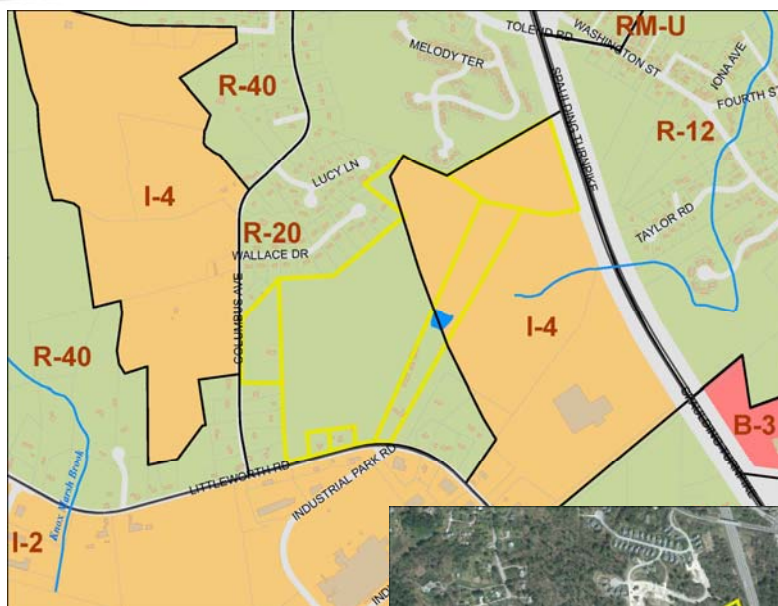
Map G, Lots 19-B, 29, 29-A, 29-B, 29-C, 30-B, contain 101.6 acres of land located between Tolend Road and the Spaulding Turnpike. The area abuts residential neighborhoods off Columbus Avenue and Tolend Road. The surrounding area is a mixture of zoning, with Industrial (I-2 and I-4) along Littleworth Road, and the westerly side of Columbus Avenue. The easterly side of Columbus Avenue is zoned R-20. The area is adjacent to the Crosby Road, Industrial Park Drive industrial land as well as Cambridge Tool and other land within the Office and Assembly (I-4) zone. The area is a mixture of fields and woods. There are topographic changes as one goes northeast towards the Spaulding Turnpike. The property has wetlands along the northerly

portion abutting Wallace Drive and the Wynbrook subdivision.

Amendment

Currently, the boundary between the R-20 and I-2 districts runs along the centerline of Littleworth Road. Furthermore, the boundary between the R-20 and I-4 runs 1,500 feet off the Spaulding Turnpike, shown above.

The proposed change relocates this boundary to include the 101 acres within the I-2 district. This new boundary would be at the northerly property boundaries. It would exchange 63.5 acres between residential and non-residentially zoned land.



AT A GLANCE:

Total Acreage (Land Use):	^{1,2}
Citywide:	15,557
Residential:	8,000
Non-Residential:	3,636
Rezoning Area:	101
Current Unit in area #:	2

Potential Unit # (No zone change):	102
Commercial Development potential	400,000 sf
Public Road Potential? (Y/N):	Y
Open Space Subdivision? (Y/N):	Y
Water (Y/N):	Y
Sewer (Y/N):	Y

Purpose Statements

Purpose statements for each zoning district assist planners and property owners in understanding the spirit and intent of the specific zone. This ensures more efficient and clear use of property.

Low Density Residential (R-20):

The purpose of this residential district is to provide for conventional single-family neighborhoods on lots not less than twenty thousand (20,000) square feet. The homes in this district are likely served by municipal sewer and water, but there are some areas that still have on-site septic systems and wells. These districts are located near major roadways. The development of parcels with at least fifteen (15) acres can be done as open space subdivisions. Agriculture and farming are promoted in this district. Some non-residential uses that are compatible with single-family homes are permitted, including churches, elementary schools, high schools and Child Care Facilities.

Assembly and Office (I-4):

The purpose of this industrial district is to provide appropriate locations for manufacturing, assembly, fabrication, packaging, distribution, laboratory, testing facility, warehousing, wholesaling, publishing and shipping activities that expand the economic base of the city and provide employment opportunities. These areas are located along major collector roads away from the downtown area. The newest industrial park developed by the city is located in this district. The minimum lot size in this district is five acres, which encourages larger industrial users.

Rural Restricted Industrial (I-2):

The purpose of this industrial district is to provide appropriate locations for manufacturing, assembly, fabrication, packaging, distribution, storage, warehousing, wholesaling and shipping activities that expand the economic base of the city and provide employment opportunities. This area is the location of one of the first industrial parks in the city, located off Littleworth Road and Knox Marsh Road in a more rural area. The smaller minimum LOT size of twenty thousand (20,000) square feet also encourages business uses such as publishing, hotels, vehicle refueling/recharging stations, restaurants, car sales, offices, and personal services.

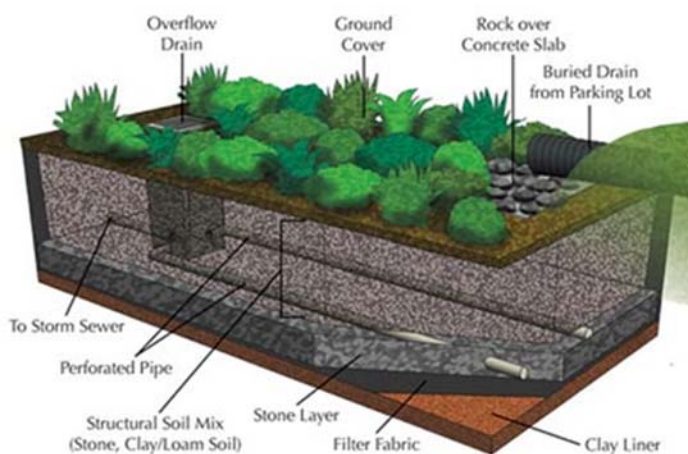
Mitigating Abutter Impact

Dover's zoning and site regulations are sensitive to impacts on residential abutters from commercial development. Examples of protections include, retention of existing trees as a landscape buffer between projects, extensive landscaping and lighting requirements, and requirements that loading facilities, parking and accessory elements be screened and away from abutters. These protections are only regulated for non-residentially zoned property, and not residential, per site plan approval.

During development review, the context of all projects is reviewed, to ensure that impacts are analyzed and mitigated on a site by site basis, understanding that each project and parcel is unique.



Stormwater Management



Dover leads the state with recently amended regulations related to Stormwater Management, within our Site Plan Regulations. The effects of development whether residential, parking lots, or commercial all impact stormwater management. The regulations manage stormwater runoff, protect water quality and quantity, minimize the contribution of a pollutant for which a water body is impaired to the maximum extent practicable, cause no discharge of runoff to an adjacent property in excess of runoff discharge in the existing developed or undeveloped condition, and encourage the use of low impact development strategies.

For new development, runoff of impervious surfaces, total suspended solids, pollutants, infiltration, water table, and plantings are all considered and regulated. The minimum protections and management standards require that all development comply with EPA Phase II stormwater rules and the City's MS4 permit. Existing waters are to be protected by buffers, with best management practices in place, such as low impact development strategies, reduced use of salt and other winter maintenance items, so that no discharge of pollutants to receiving waters is possible. To prevent issues such as pollutants entering the water system, flooding, and more, new developments must go through the City's stormwater regulations.

Development Concept Scenarios^{1,2,4}

Existing Residential/Industrial:

Description



A residential development, similar in style, and layout to that of the Wynbrook subdivision, would be realistic (both are within the R-20 district). Wynbrook encompasses 57 acres, the R-20 land is 63.72 new homes is realistic. A residential developer would seek a variance to allow the 24 remaining Kay acres to be used for residential development. This could bring the unit count to 100 new single family homes, with public roads, off Littleworth Road and Columbus Ave. Similar to Wynbrook homes, the average assessed value of the homes is estimated at \$310,825**.

The remaining I-4 land would be developed similar to Stonewall Kitchen, an 80,000 square foot facility. An approximate assessed value would be \$4,000,000.

Tax Impact

Dover's estimated tax rate is \$26.29. This provides tax revenue of approximately \$8,171 per house. This revenue is applied to the City, School, State School and County taxes. A typical single family home in Dover provides 0.5 students into the public school system. The cost to educate a child is approximately \$15,000.

4 new 1,000 foot public roads would be constructed. There would be cost for maintaining and plowing this roadway and providing other

services.

The manufacturing use would provide tax revenue of approximately \$105,160. In addition the buildings provide approximately 16 jobs to the local economy.

Traffic Impact

The Institute of Transportation Engineers identifies that 1 PM Peak hour vehicle trip per unit is generated for a single family home, resulting in 100 new trips, in the evening.

The manufacturing facility would generate 0.73 PM Peak hour vehicle trips per 1,000 sf of space. This results in 58 vehicle trips per building, in the evening. Trip generation would be more isolated due to shifts and variables such as flextime.

Abutter Impact

As this would be a major subdivision, it would be required to set aside open space, and have a 50 foot no cut buffer along the perimeter. Street trees would be required.

There is no restriction on lighting or placement of sheds/garages, other than 10 feet off a property line.

The manufacturing facility would provide 33% of the parcel as landscaped and open. A 75' setback is required from property lines.

** Lucy Ln/Ct avg is \$343,952 |Wallace is \$347,330

Proposed Rezoning:

Description

A commercial recreation complex is proposed. This would consist of four practice facilities, a 1,500 seat ball park, two hotels, a 60,000 sf indoor facility, a restaurant, and an additional commercial pad. Researching similar complexes and uses, within the City of Dover (Hotels and Restaurants) and similar sized communities, at full build out, the site could have an assessed value of \$20,000,000.

Tax Impact

Dover's estimated tax rate is \$26.29. This provides tax revenue of approximately \$525,800. The complex would provide 100 jobs to the local economy. In addition, the tourism draw this project would have could replicate the tourism draw of the Dover Arena and Outdoor pool, which bring in \$300,000 in tourism dollars each event.

Traffic Impact

The Institute of Transportation Engineers identifies that the hotels generate 0.6 PM Peak hour vehicle trips per unit. The multi-purpose facility generates 5.77 per acre. A sit

down restaurant generates 11.15 trips per 1,000 sf. The concept shows 200 hotel rooms, 4,500 sf of restaurant and there is approximately 11 acres of recreational area. This results in 120 vehicle trips for the hotel, at full occupancy, 50 trips for the restaurant and 63 vehicle trips for the recreational uses, in the evening. Trip generation would be more isolated for the tournaments and other activities where an attendee stayed at a hotel, ate at the restaurant and attended a baseball event.

Abutter Impact

Through the site plan review process, the facility would be required to contain light to the project area, conduct a sound analysis, and mitigate noise through hours of operation or methods. Regulations require that non-residential uses protect against negative impact on residential abutters.



The businesses would have typical hours of operation. Loading facilities, parking and accessory elements would be screened and located away from abutters.

Dimensional Review³

	Rural Residential (R-20)	Open Space Subdivision	Rural Restricted Industrial (I-2)	Notes
LOT				
Minimum LOT Size	20,000 sf	12,000 sf	20,000 sf	R-20 excludes wetlands
Maximum Lot Coverage	30%	10%	50%	R-20 excludes driveway
Minimum Frontage	125 ft	30 ft	100 ft	
PRINCIPAL BUILDING				
Front Setback	20 –35 ft	15 ft	50 ft	R-20 is Build to Line
Abut a Street Setback	20 –35 ft	15 ft	35 ft	R-20 is Build to Line
Side Setback	20 ft	15 ft	10 ft	
Rear Setback	30 ft	15 ft	10 ft	
Distance to existing structures	N/A	75 ft	N/A	
OUTBUILDING/ACCESSORY USE				
Front Setback	35 ft max	35 ft max	35 ft	
Abut a Street Setback	35 ft max	35 ft max	35 ft	
Side Setback	10 ft	10 ft	10 ft	
Rear Setback	10 ft	10 ft	10 ft	
HEIGHT OF BUILDING				
Principal Building	35 ft max	35 ft max	50 ft max	
Outbuilding	35 ft max	35 ft max	40 ft max	

	Office/Assembly (1-4)		Rural Restricted Industrial (I-2)	Notes
LOT				
Minimum LOT Size	5 Acres		20,000 sf	
Maximum Lot Coverage	33%		50%	
Minimum Frontage	400 ft		100 ft	
PRINCIPAL BUILDING				
Front Setback	75 ft		50 ft	
Abut a Street Setback	75 ft		35 ft	
Side Setback	75 ft		10 ft	
Rear Setback	75 ft		10 ft	
Distance to existing structures	N/A		N/A	I-4 buffer does not apply here.
OUTBUILDING/ACCESSORY USE				
Front Setback	75 ft		35 ft	In I-4, parking setback is 25 ft
Abut a Street Setback	75 ft		35 ft	
Side Setback	10 ft		10 ft	
Rear Setback	10 ft		10 ft	
HEIGHT OF BUILDING				
Principal Building	40 ft max		50 ft max	
Outbuilding	55 ft max		40 ft max	

Allowed Uses³

Rural Residential (R-20)

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE ^
- ASSEMBLY HALL
- Bank ^
- Beauty and Barber Shop ^
- BED and BREAKFAST
- CHILD CARE HOME
- CONSERVATION LOT
- Dwelling, 2 Family ^
- Dwelling, 3 To 4 family ^
- DWELLING, SINGLE FAMILY
- EDUCATIONAL INSTITUTION, K-12
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling*
- PUBLIC RECREATION
- ROADSIDE FARM STAND*
- Theater ^
- Veterinary Office, Animal Hospital or KENNEL*

- CHILD CARE FACILITY
- FARM *
- OFFICE ^
- PERSONAL SVC ESTAB ^
- Public Utility*
- Retail Sale of Agricultural or Farm Products Raised on Site

- Clinic
- COMMERCIAL PARKING FACILITY
- COMMERCIAL RECREATION
- Eating and Drinking Establishment*
- EDUCATIONAL INSTITUTION, POST-SECONDARY
- Establishments for the manufacture assembly*
- Fuel, Oil, or Gas Storage
- Helicopter Take Offs & Landings*
- HOTEL/MOTEL
- Industry
- LIGHT INDUSTRY
- Liquor Store
- New Car Sales
- Open Storage*
- PUBLISHING FACILITY
- Trucking Terminal
- WAREHOUSING
- WHOLESALING

Rural Restricted Industrial (I-2)

Common

Rural Residential (R-20)

Uses Permitted by Special Exception*

- ASSISTED LIVING FACILITY
- CONGREGATE CARE FACILITY
- CONTINUING CARE COMMUNITY FACILITY
- EDUCATIONAL INSTITUTION, POST SECONDARY
- ELDERLY ASSISTED CARE HOME
- Helicopter Take Offs & Landings
- NURSING HOME

Rural Restricted Industrial (I-2)

Uses Permitted by Special Exception

- AUTO SERVICE
- VEHICLE REFUELING AND RECHARGING STATION

Rural Restricted Industrial (I-2)

Uses Permitted by Conditional Use

- Alternative Treatment Center
- SELF-SERVICE STORAGE FACILITY*

^ Allowed if Subdivision is greater than 50 acres

* see zoning tables for footnotes.

WORDS IN ALL CAPS are defined in ordinance

Allowed Uses³

Office and Assembly (I-4)

- Computer and data processing
- EXCAVATION
- Laboratories and testing facilities
- Veterinary Office, Animal Hospital or Kennel*

- CHILD CARE FACILITY
- Establishments for the manufacture assembly*
- FARM *
- Helicopter Take Offs/Landing *
- OFFICE
- Public Utility*
- PUBLISHING FACILITY
- Retail Sale of Agricultural or Farm Products Raised on Site
- WAREHOUSING
- WHOLESALING

- Clinic
- COMMERCIAL PARKING FACILITY
- COMMERCIAL RECREATION
- Eating and Drinking Establishment*
- EDUCATIONAL INSTITUTION, POST-SECONDARY
- Fuel, Oil, or Gas Storage
- HOTEL/MOTEL
- Industry
- LIGHT INDUSTRY
- Liquor Store
- New Car Sales
- Open Storage*
- Trucking Terminal

Rural Restricted Industrial (I-2)

Common

Office and Assembly (I-4) Uses Permitted by Conditional Use

- SELF-SERVICE STORAGE FACILITY*

Rural Restricted Industrial (I-2) Uses Permitted by Special Exception

- AUTO SERVICE
- VEHICLE REFUELING AND RECHARGING STATION

Rural Restricted Industrial (I-2) Uses Permitted by Conditional Use

- Alternative Treatment Center
- SELF-SERVICE STORAGE FACILITY*

* see zoning tables for footnotes.

WORDS IN ALL CAPS are defined in ordinance

Environmental Review²



Introduction

Prior to any development of a site, the developer would be required to review and document environmental and topographic constraints that exist on the parcel. This concept review was completed using the City's Geographic Information System Data.

Property Description

The main portion of the 101 acre area is roughly arranged in a rectangular shape. As the crow flies from Littleworth Rd to the City parcel, it is 3,600'. From Columbus Ave to the farm pond is 1,200'. The area is wooded with fields, used by cows today with two homes along Littleworth Road. It has access from both Littleworth Road and Columbus Avenue.

Wetlands/Soils

The area appears to have a few

swaths of wetlands contained within it. The primary area is south of the Wallace Drive subdivision, with another area south of the Wynbrook subdivision. This is consistent with soils found on adjacent parcels. Staff believes that the area of wetlands is under represented on the adjacent image.

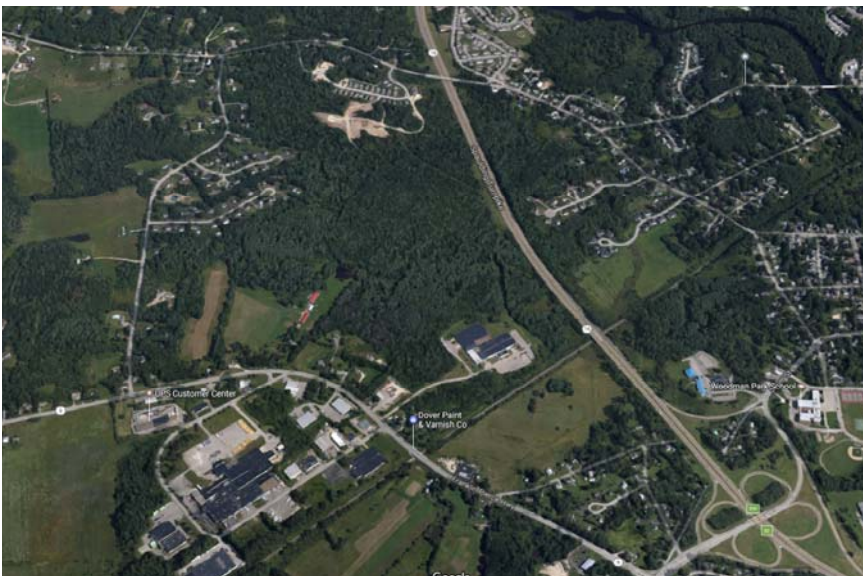
Floodplain Development

There appear to be no major flooding concerns for the area. A review of the FEMA mapping for the area, indicates that the property is 3,000' from the Cochecho River.

Topography

The area is 140' above sea level at Littleworth Road. Wallace Drive is at elevation of 150'. There are hills and valleys within the area. Along the Spaulding Turnpike the elevation is 100', level with the turnpike.

Transportation and Infrastructure²



parcel lies along NH Route 9, and is within approximately a mile of NH Route 16, accessible by Exit 8. The State of NH replaced the bridge over the rail line. It and other infrastructure along Littleworth Road can accommodate multiple modes of transit, including truck traffic and mass transit.

Access is also possible from Columbus Avenue and would be reviewed for proper traffic impacts and mitigation.

any improvements necessary to the road network, especially any intersections with Littleworth Road.

Utilities—Public

A 8" municipal water line, in need of upgrade, is located in Littleworth Road with an additional 12" line in Columbus Avenue. Sanitary sewer is located within the subject parcel in the City's property and runs along the Spaulding Turnpike. The land is vacant, so no tie ins are present.

Utilities—Private

Eversource provides electric power to the parcel via service off Littleworth Road and Columbus Avenue. Natural Gas and Telecommunications lines are located within the ROW of Littleworth Road.

Introduction

When reviewing the appropriateness of developing a parcel, transportation and utility infrastructure are reviewed to under-

stand development costs.

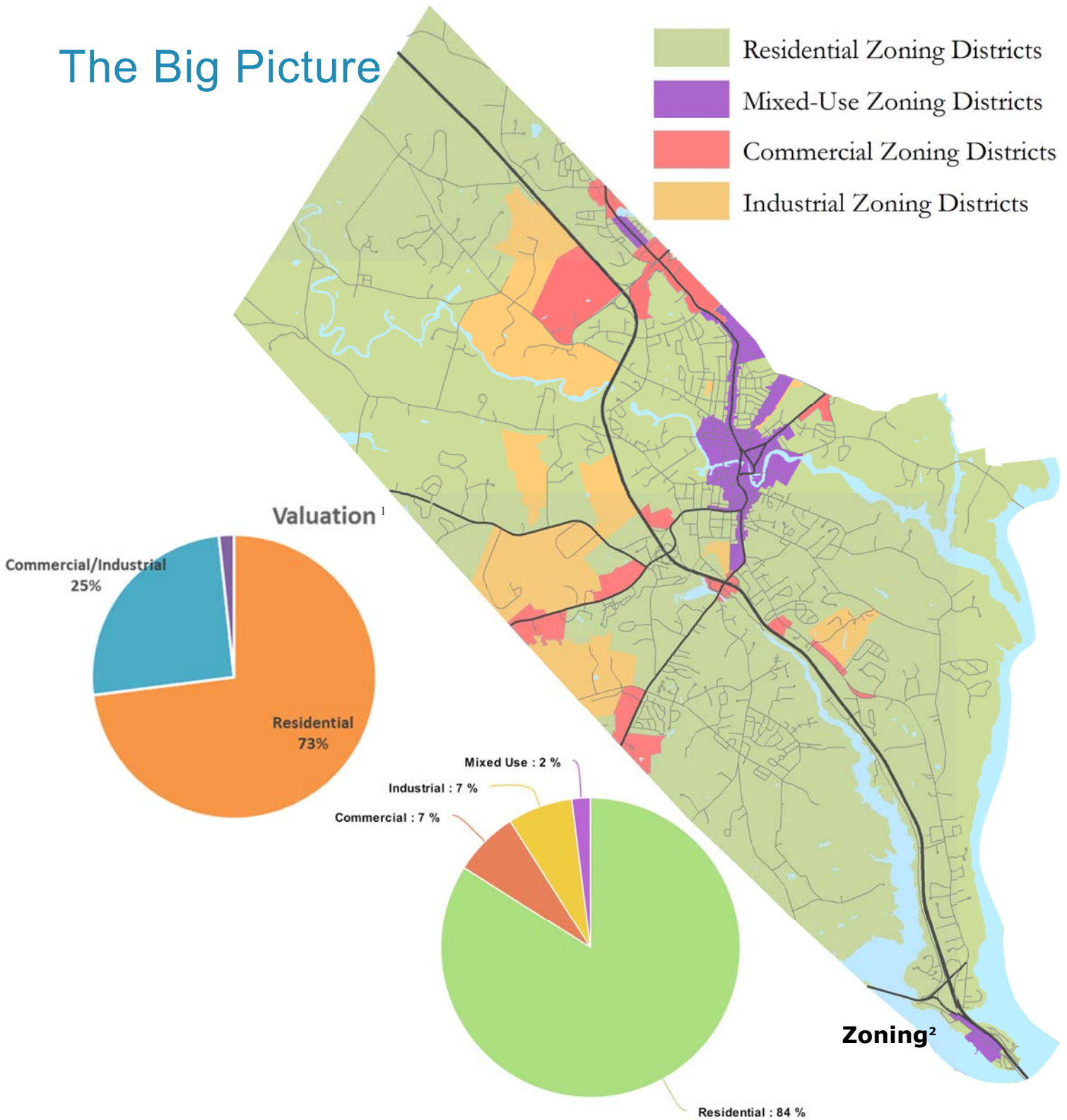
Transportation Network

As seen above, the subject

tion.

Any development of the proposed area would include a traffic analysis, which would look, amongst other things, at

The Big Picture



City Council Goal and Objective:

In Dover, a new City Council will meet and create goals for its term.

The 2016—2017 Council goals include the following:

“Goal: Implement Long-Term Economic Development

Strategic Objective 3: Identify and rezone appropriate property parcels to spur/enhance commercial development to further balance the commercial-to-residential ratio by five percent in 10 years (measured annually)”

Sources

1 = Tax Assessment Data

2 = Planning Department Land Use Data/Analysis

3 = Chapter 170, Zoning, of the City Code

4 = School District Enrollment Data and FY17 Budget



USA Training Centers
117 Gosling Rd
Newington, NH 03801
Phone: 603-431-6700
Fax: 603-431-3351
www.usatrainingcenters.com



www.usamavs.com
www.seacoastmavericks.com

January 12, 2016

VIA HAND DELIVERY

Kirt Schuman, Chairman
Dover Planning Board
City of Dover
288 Central Avenue
Dover, NH 03820

RE: Littleworth Road Zoning Amendment

RECEIVED
Planning Office

JAN 12 2017

Dear Chairman Schuman:

Dover, New Hampshire

We are pleased to present the enclosed Conceptual Master Plan in support of the zoning amendment application submitted by Richard and Anna Kay for properties located on or around Littleworth Road. The enclosed plan has been prepared on behalf of USA Training Centers, and is a conceptual rendering of the proposed use USA Training Centers envisions for a portion of the properties subject to the zoning amendment.

As you may recall, the zoning amendment application was considered by the Dover Planning Board at its December 13, 2016 meeting. At that meeting, USA Training Centers presented a "bubble" plan, which depicts areas of development proposed by USA Training Centers. As stated at the meeting, and within the rezoning amendment application, USA Training Centers intends to develop a safe, state of the art, baseball/softball and sports facility comprised of outdoor multi-purpose playing fields, and an indoor training facility, along with complimentary commercial uses such as hotels, a restaurant and other commercial uses. The bubble plan was presented as a preliminary vision of the development. At the last meeting we were requested, and agreed, to refine the proposal as to the USA Training Centers development. The plan provided herein represents those efforts.

As you may recall, we indicated to the Planning Board and the residents in attendance, that USA Training Centers wants to develop an overall facility that is feasible in terms of the objectives of USA Training Centers, but also respectful of the existing and surrounding residential uses. With that concept in mind, USA Training Centers has refined its preliminary conceptual design in a manner that results in a significant woodland buffer to the existing residential uses. USA Training Centers is willing to work with the City in order that these woodland buffers are placed in a perpetual conservation easement. In addition, in refining the conceptual design, one proposed outdoor playing field has been eliminated, and the indoor training facility has been moved away from the existing residential uses, and now abuts other industrial land. Further, the outdoor Mavericks Ballfield that will support fixed seating and concessions has been designed to be as close to the Spaulding Turnpike as possible, with a proposed hotel adjacent to this field to further serve as a buffer between the Mavericks Ballfield and the existing residential uses.

We believe the enclosed plan better defines the context the actual size of the proposed Mavericks Ballfield, which has otherwise been referred to as the "stadium." The Mavericks Ballfield will be utilized for sporting events and other family and civic oriented events that require fixed seating. The amount of seating is intended to be approximately 1,500 fixed and bleacher style seats. This amount of seating is understood to be far less than that provided for at Dunaway Field at the Dover High School.

As the Conceptual Master Plan depicts, the proposed development will offer an access point to land that is already zoned industrial. We expect, by providing the access point, that when the adjacent industrial parcels are developed, those uses can utilize the access point provided, thus reducing the need for additional industrial access points along Littleworth Road. The use of this access point for other industrial uses would not be possible through the existing residential zone. As a non-residential use, the Planning Board will, through its site plan review process, be in a position to control the traffic flow, as opposed to an unrestricted flow of traffic, should a residential use be developed.

As the development has evolved, USA Training Centers has reached out to Dover High School in order to extend the free use of the Mavericks Ballfield for all home games for both the Dover High School Varsity and Junior Varsity teams. In addition, other sports organizations have expressed an interest in utilizing the playing fields for a fee for sports such as softball, soccer and lacrosse.

The above described local civic and sporting uses are consistent with the overall vision USA Training Centers has for this development. These uses of the proposed facilities will enhance the reputation of Dover as a regional destination location. The facilities will provide increased tax revenue, provide new jobs without being a burden to the City's existing infrastructure or school budget, and will fuel youth and family tourist growth within a safe and fun environment, all located close to the interchange of the Spaulding Turnpike.

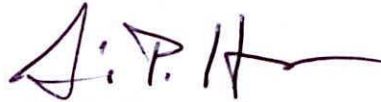
To the extent that the property is re-zoned, USA Training Centers is committed to proceeding with a site plan that will be thoroughly vetted by the City's Technical Review Committee and the Dover Planning Board. As you know, these reviews will study issues that

include civil design, dark star compliant lighting, wetland consideration, buffering to residential uses, noise and traffic. Throughout the process, USA Training Centers will continue to meet with and consider the concerns of the surrounding residential abutters.

We look forward to answering any questions that may arise regarding the plan of development intended by USA Training Centers at the January 24, 2017 public hearing regarding the zoning amendment application.

Sincerely,

USA Training Centers

A handwritten signature in dark ink, appearing to read 'D. P. Hoyt', with a long horizontal flourish extending to the right.

David Hoyt, Owner

Enclosure

cc: Christopher G. Parker, AICP, Assistant City Manager,
Director of Planning and Strategic Initiatives

Richard and Anna Kay
Bruton & Berube, PLLC
Tri-Tech Engineering Corporation

Richard & Anna Kay
45 Littleworth Road
Dover, New Hampshire 03820

RECEIVED
Planning Office

JAN 12 2017

Dover, New Hampshire

January 12, 2016 / 2017

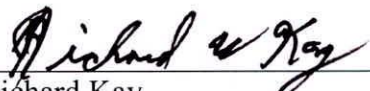
VIA HAND DELIVERY

Kirt Schuman, Chairman
Dover Planning Board
City of Dover
288 Central Avenue
Dover, NH 03820

RE: Littleworth Road Zoning Amendment

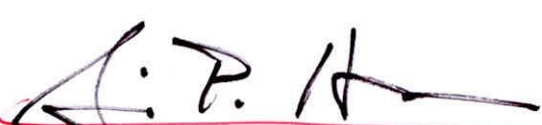
Dear Chairman Schuman:

Please accept this letter as our authorization that we, as Applicants of a certain zoning amendment application, related to parcels located at or around Littleworth Road, Dover, New Hampshire, authorize USA Training Centers, LLC, Tri-tech Engineering Corporation and Bruton & Berube, PLLC to represent our interests with respect to said Application.


Richard Kay


Anna Kay

Witness dated 1/12/2017

x  Janet Houghton,  L.P. Houghton

Dover Planning Board

In the Matter of:

Littleworth Road Zoning Amendment

Proposed by USA Training Centers, Newington, NH

Background: On November 22, 2016, USA Training Centers and Richard and Anna Kay, filed an application (as supplemented on January 12, 2016 (sp)) to rezone several properties in the Littleworth road area of Dover (Application). The purpose of the rezoning request per the Application was to pave the way for the installation of a mega-sports and commercial complex (Project) that would include:

- 1,500 – 2,000 seat Fixed-Seat Baseball Stadium with flood-lights for night games
- Up to 5 full sized Baseball fields with flood lights for night games
- 60,000 sq. ft. indoor Sport Training Facility
- Two Hotels with 200 rooms
- 4,500 sq. ft. Restaurant
- 1.0 acre Commercial PAD site
- Roads, Parking, Lighting, Infrastructure
- Walking Path and Park Development

Of the 104 acres impacted by the Project, 38 acres are currently zoned I4 (Assembly and Office) including 14 acres of land recently provided to the City of Dover with the remaining 68 acres currently zoned R20 “low-density” residential.

As mentioned in the Application’s Narrative, the anchor of the complex will be the fixed-seating baseball Stadium that will utilize the City’s 14 acre parcel that is tucked in at the far end of the complex bordered directly by Rte. 16 and a residential neighborhood. The Stadium, with installed flood-lighting for night events will host night baseball and concerts. Additionally, an 80 room Hotel, and a 4,500 sq. ft. restaurant are proposed to be densely clustered into this relatively small footprint (when compared to the entirety of the site) at the far end of the parcel.

Comments:

Summary

- The Project proponents have failed to provide sufficient data to support their request. Most of the data provided in support and available to the public is unsubstantiated.
- The Project should be rejected for the following reasons:
 - The Project is not proven to be consistent with RSA 674:17
 - The Project is not proven to be consistent with the Dover Master Plan

- The Project proponents have not adequately addressed the Project's impacts on the City's economy, environment, municipal services, municipal facilities and NEIGHBORHOODS
- Success of the Project is predicated on a flawed business plan that requires significant commercial development to subsidize the baseball operations, make the overall project economic and put undue risk onto the City.

Discussion:

- **The Project is not proven to be consistent with RSA 674:17:**
 - Despite the Proponents claims to the contrary, the Hotels, restaurant, sporting events and concerts will add significant congestion to the Littleworth Road area of Dover. Especially when compared to the current conditions in the area as well as if the properties were developed as R20 "low-density" residential uses.
 - The Project's sponsored events will result in periodic overcrowding on the land and undue concentration of population during such events especially at the large Baseball Stadium.
 - Because of the designed "transient" use and dense overcrowding associated with the Project's planned events, there will be increased concerns for safety from fire, panic and other activities when compared to R20 "low-density" residential uses.
- **The Project is not proven to be consistent with the Dover Master Plan:**
 - *"The historic downtown is alive with a variety of retail, dining, entertainment and cultural activities..."* Master Plan, Vision Statement. The Project will compete with the downtown area by siting hotels, restaurants and events that are located away from the downtown area and on the outskirts of the City.
 - *"Rural character is preserved and well-designed development is encouraged in and around the downtown core and waterfront"* Master Plan Vision Statement. This Project will not preserve the rural nature of this area with the proposed construction of two hotels, restaurant, gas station, commercial PAD, and large Stadium. In addition, the Project's location is not near the downtown core or the waterfront areas.
 - *"Facilitate a balanced supply of safe and attractive housing for individuals and families of all incomes"* Master Plan. Land Use Analysis Recommendations. The rezoning of the parcels will eliminate 68 acres of R20 "low-density" residential land from being available to provide safe and attractive housing as required by the Master Plan.
- **The Project has not adequately addressed its impact on the City's economy, environment, municipal services, municipal facilities and NEIGHBORHOODS.**
 - The Project proponents have not adequately provided proof of the benefits to the City's economy and tax base. They have only provided unsubstantiated examples of tax revenue scenarios. Without seeing any of their supporting data, it appears they have not taken into account the impact of lower tax revenues that the surrounding neighborhoods will provide to the City due to reduced property values and valuations. Nor do they take into account the foregone tax revenue that would be garnered from

new homeowners if the property were to be developed as R20 "low-density" residential uses.

- Contrary to their Application, the Project will significantly and negatively impact the natural environment in the area. The siting of hotels, restaurant, parking lots, a large Stadium and a gas station or other PAD uses will have a much more devastating impact on the local environment than R20 "low-density" residential uses would.
- Contrary to their Application, the Project has not adequately addressed how they will mitigate significant negative impacts on the adjoining neighborhoods. The proponents are disingenuous when they state: The Project *"will not create any adverse effects to the current neighborhood..."* Application at P.5. It is just not true. The Project as currently configured will site an 80 Room Hotel, 4,500 sq. ft. restaurant, a large Baseball Stadium with flood-lights for night events and required parking and roads, literally hundreds of feet from a residential area with no meaningful mitigation proposed. In fact, their proposed mitigation for this area, as contained in their January 12, 2016 (sp) supplementary submission, states the *"proposed hotel adjacent to the stadium (will) further serve as a buffer"* for the neighborhood. This design, as a mitigation effort is seriously flawed and should be rejected.
- **Success of the Project is based upon a flawed business plan that requires siting of significant commercial facilities in order to make the Project economically viable and puts undue risk on the City.**
 - *"If I did this for the money I would have sold my franchise a long time ago."* Dave Hoyt Fosters Online.
 - By this quote, the principal proponent of the Project recognized that the baseball business is not a sustainable business model that would make this Project work on its own. Public information shows that Seacoast Mavericks franchise has seen close to a 30% decline in attendance since 2013. In fact the average attendance in 2016 was 300 per game. In addition, baseball and softball are seeing declining youth participation regionally and nationwide (WSJ *"Why Children Are Abandoning Baseball"*. May 30, 2015). Thus, it is apparent that in order to try to subsidize this waning business and as the only vehicle to make this project economically viable (and to deliver on the tax revenue claimed) the proponents need two hotels, a restaurant and a 1acre commercial PAD site as a required component of this Project.
 - At the core, this is the fatal flaw of the Project. The Hotels and restaurant will never survive in the long-term at this location. USA Training's "recreational destination" business will provide only seasonal traffic to the Hotels and restaurant. This would likely be limited to two seasons at best (late spring, summer, early fall). Off season, potential patrons will most likely stay at more convenient locations in Downtown Dover, Portsmouth, Newington or Rochester before this out of the way corner of Dover that has no easy access to Rte. 16 or where there are other commercial attractions like the other regions.

- So who will be responsible for picking up the pieces when, if rezoned, permitted and constructed, these properties fail? Where will the tax revenues come from? It is very apparent that R20 “low-density” residential development will definitely be a less risky, more sustainable option for these properties.
- **Based upon the Discussion above the Project Proponents Have Not Adequately Provided Sufficient Support for their Request and it should be denied.**

ABUTTER LIST: P16-36

USA TRAINING CENTER/KAY

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
F0023-B00000	131 COLUMBUS AV	KAY DUANE		131 COLUMBUS AVENUE	DOVER	NH	03820
F0023-E00000	165 COLUMBUS AV	GOWER PATRICIA A TRUSTEE	ETHYN REALTY TRUST	165 COLUMBUS AVENUE	DOVER	NH	03820
F0023-G00000	155 COLUMBUS AV	SHEEHAN SHERRIE R &	SHEEHAN WAYNE M	155 COLUMBUS AVENUE	DOVER	NH	03820
F0025-A00000	107 COLUMBUS AV	KAY DUANE		131 COLUMBUS AVE	DOVER	NH	03820
F0027-000000	67 LITTLEWORTH RD	RAVELING DAVID L		16 FORD DR	BARRINGTON	NH	03825
F0027-A00000	177 COLUMBUS AV	PICCIRILLI MICHAEL J		177 COLUMBUS AV	DOVER	NH	03820-5506
F0027-A00001	171 COLUMBUS AV	WOLCOTT CYNTHIA A		171 COLUMBUS AV	DOVER	NH	03820
G0003-D00001	52 LITTLEWORTH RD	ROUNDY VICKI S &	ROUNDY EDWARD K JR	48 EDGEWATER DR	BARRINGTON	NH	03825
G0003-D00002	62 LITTLEWORTH RD	IWORX REAL ESTATE LLC		62 LITTLEWORTH RD	DOVER	NH	03820
G0004-F00000	136 INDUSTRIAL PARK RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
G0004-F00001	42 LITTLEWORTH RD	JBMF REAL ESTATE LLC		42 LITTLEWORTH RD	DOVER	NH	03820
G0004-G00000	165 INDUSTRIAL PARK RD	LITTLEWORTH INDUSTRIAL PARK PROPERTIES L		165 INDUSTRIAL PARK RD	DOVER	NH	03820
G0019-B00000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
G0024-J00000	TOLEND RD	WYNDBROOK AT DOVER HOMEOWNERS ASSOCIATIO		PO BOX 1685	DOVER	NH	03821-1685
G0024-J00151	37 SANDRA'S RUN	SUNDRARAM HARI HARA BALAJI KANDHAN MEENA	DEVASENATHYPATHY SUHASHNI	37 SANDRA'S RUN	DOVER	NH	03820-4731
G0024-J00152	39 SANDRA'S RUN	LEMON JONATHAN &	LEMON RACHEL	39 SANDRA'S RUN	DOVER	NH	03820
G0024-J00153	41 SANDRA'S RUN	ST LAURENT ASHLEY L		41 SANDRA'S RUN	DOVER	NH	03820
G0024-J00154	43 SANDRA'S RUN	MACINTIRE ERIN		43 SANDRA'S RUN	DOVER	NH	03820
G0024-J00155	45 SANDRA'S RUN	OCZKOWSKI GARY R		45 SANDRA'S RUN	DOVER	NH	03820
G0024-J00166	28 STOCKLAN CR	FOSTER CAROLYN BRENDA		28 STOCKLAN CR	DOVER	NH	03820
G0024-J00167	26 STOCKLAN CR	DARROW BRIAN &	DARROW MELISSA	26 STOCKLAN CR	DOVER	NH	03820
G0024-J00168	24 STOCKLAN CR	SANDHU JASDEEP SINGH &	SANDHU VANEET KAUR	24 STOCKLAN CR	DOVER	NH	03820
G0024-J00169	22 STOCKLAN CR	HAMEL IAN P &	HAMEL STEPHANIE D	209 TENNYSON DR	MANCHESTER	NH	03101
G0026-001000	5 LUCY LN	NIRO DELIO V &	NIRO MARIE E	5 LUCY LN	DOVER	NH	03820
G0026-002000	11 LUCY LN	ALBIES JAMES F &	ALBIES CAROL E	PO BOX 1704	DOVER	NH	03821-1704
G0026-003000	15 LUCY CT	CHILD MICHAEL P &	CHILD MELISSA M	15 LUCY CT	DOVER	NH	03820
G0026-004000	17 LUCY CT	SKIDDS MATTHEW J &	SKIDDS AIMEE E	17 LUCY CT	DOVER	NH	03820
G0026-005000	19 LUCY CT	GOSSELIN KELLEN P &	GOSSELIN JAMIE	19 LUCY CT	DOVER	NH	03820
G0026-006000	21 LUCY CT	MARAVICH JOHN P &	MARAVICH JESSICA M	21 LUCY CT	DOVER	NH	03820
G0026-007000	23 LUCY LN	TOLAND DANIEL P &	TOLAND KRISTIN M	23 LUCY LN	DOVER	NH	03820-5516
G0026-008000	27 LUCY LN	RICHARDSON JACOB E &	RICHARDSON CORINNE M	27 LUCY LN	DOVER	NH	03820
G0026-009000	33 LUCY LN	BEAUREGARD PETER D &	BEAUREGARD AMY T	33 LUCY LN	DOVER	NH	03820
G0026-010000	37 LUCY LN	MCKAY MICHAEL C		37 LUCY LN	DOVER	NH	03820
G0026-011000	41 LUCY LN	LOOKER SUSAN N &	LOOKER WILLIAM	41 LUCY LN	DOVER	NH	03820
G0026-012000	40 LUCY LN	MOE EROL R &	MOE JENNIFER A	40 LUCY LN	DOVER	NH	03820-5516
G0026-013000	36 LUCY LN	CALHOUN KEVIN T &	CALHOUN KELLY S	36 LUCY LN	DOVER	NH	03820
G0026-014000	32 LUCY LN	TESCH DALE A JR &	BILODEAU JANET	32 LUCY LN	DOVER	NH	03820-5516
G0026-015000	28 LUCY LN	BERUBE SCOTT R &	BERUBE KELLY M	28 LUCY LN	DOVER	NH	03820
G0026-016000	24 LUCY LN	CLARK LAWRENCE &	CLARK DORIS	24 LUCY LN	DOVER	NH	03820-5516
G0026-017000	18 LUCY LN	PALLAZOLA COSMO &	PALLAZOLA MEGHAN E	18 LUCY LN	DOVER	NH	03820-5516
G0027-001000	6 WALLACE DR	MICHAUD VINCENT V &	MICHAUD MICHELE M	6 WALLACE DR	DOVER	NH	03820
G0027-003000	12 WALLACE DR	MAWBAY DONNA M &	FRANK PIETER G	12 WALLACE DR	DOVER	NH	03820
G0027-004000	7 WALLACE DR	WAMSLEY RICHARD D &	WAMSLEY NADINE E	7 WALLACE DR	DOVER	NH	03820
G0027-005000	18 WALLACE DR	KISH WILLIAM A	KILL-KISH EVONNE	18 WALLACE DR	DOVER	NH	03820
G0027-006000	11 WALLACE DR	PROULX DONALD P	PROULX TAMMY J	11 WALLACE DR	DOVER	NH	03820
G0027-A00000	128 COLUMBUS AV	MYERS EVAN B &	MYERS SAMANTHA G	128 COLUMBUS AVENUE	DOVER	NH	03820
G0028-000000	LITTLEWORTH RD	GROSSMAN PENELOPE		132 JACKSON STREET	NEWTON CTR	MA	02159
G0029-000000	LITTLEWORTH RD	RICHARD & ANNA KAY REVOCABLE TRUST		45 LITTLEWORTH RD	DOVER	NH	03820
G0029-001000	24 WALLACE DR	FLEWELLING STEPHEN D & SHERRY E CO-TRUST	FLEWELLING FAMILY REVOCABLE TRUST OF 201	24 WALLACE DR	DOVER	NH	03820
G0029-002000	28 WALLACE DR	ELMSLIE BRUCE T &	KOUNLASA SINTHY	28 WALLACE DR	DOVER	NH	03820
G0029-003000	38 WALLACE DR	CARIGNAN PAUL A	CARIGNAN HEATHER J	38 WALLACE DR	DOVER	NH	03820
G0029-004000	42 WALLACE DR	ZUBKUS ROBERT A	ZUBKUS ELAINE S	42 WALLACE DRIVE	DOVER	NH	03820
G0029-005000	48 WALLACE DR	NOLLET JOHN &	NOLLET LORI	48 WALLACE DR	DOVER	NH	03820
G0029-006000	51 WALLACE DR	ROBERTS FREDERICK R &	CORDES-ROBERTS FLORENCE D	51 WALLACE DR	DOVER	NH	03820-5520
G0029-007000	49 WALLACE DR	ANDRECYK GREGORY PAUL	SMITH JOAN DORIS	49 WALLACE DR	DOVER	NH	03820
G0029-008000	47 WALLACE DR	MCINTYRE JOHN T &	MCINTYRE MEGAN A	47 WALLACE DR	DOVER	NH	03820
G0029-009000	43 WALLACE DR	PARKER CHRISTOPHER W &	PARKER LEANNE	43 WALLACE DR	DOVER	NH	03820
G0029-010000	37 WALLACE DR	JOST JERRY WESTON &	POKROVSKAYA IRINA	37 WALLACE DR	DOVER	NH	03820
G0029-011000	33 WALLACE DR	JERRY GLEN C REVOCABLE TRUST	JERRY GLEN C TRUSTEE	33 WALLACE DRIVE	DOVER	NH	03820
G0029-012000	27 WALLACE DR	VANASCO STEVEN J &	VANASCO LARA B	27 WALLACE DRIVE	DOVER	NH	03820
G0029-013000	23 WALLACE DR	ANGLACE THEODORE F III &	ANGLACE STACY B	23 WALLACE DR	DOVER	NH	03820
G0029-014000	17 WALLACE DR	GRAVES MICHAEL F &	GRAVES BETSY J	17 WALLACE DR	DOVER	NH	03820
G0029-A00000	53 LITTLEWORTH RD	NATHAN RIGGS	CHELSEA RIGGS	53 LITTLEWORTH RD	DOVER	NH	03820
G0029-B00000	45 LITTLEWORTH RD	RICHARD & ANNA KAY, TRUSTEES	RICHARD & ANNA KAY IRREVOCABLE TRUST	45 LITTLEWORTH RD	DOVER	NH	03820
G0029-C00000	49 LITTLEWORTH RD	ANNE E TUCKER, TRUSTEE	ANNE E TUCKER REVOCABLE TRUST	16 THE GARRISON	DOVER	NH	03820
G0030-000000	59 LITTLEWORTH RD	TRICKLING FALLS TRUST	ANDOLINA DONALD C AND MARIE M TRUSTEES	59 LITTLEWORTH RD	DOVER	NH	03820
G0030-A00000	180 COLUMBUS AV	WRIGHT JEREMY S &	STANLEY STACI L	180 COLUMBUS AVE	DOVER	NH	03820
G0030-A00001	174 COLUMBUS AV	ANTONIOLI KATHERINE MICHELLE &	ANTONIOLI RYAN TED	174 COLUMBUS AV	DOVER	NH	03820-5507
G0030-A00002	168 COLUMBUS AV	DUDLEY ANNE MARIE		168 COLUMBUS AVE	DOVER	NH	03820
G0030-B00000	152 COLUMBUS AVE	NICHOLAS MOURGENOS	BECKY MOURGENOS	32 THREE RIVERS FARM	DOVER	NH	03820
G0030-B00002	160 COLUMBUS AV	BOCKMAN SARA J &	BOCKMAN JOHN J II	160 COLUMBUS AVE	DOVER	NH	03820
G0040-000000	61 LITTLEWORTH RD	TATE DAREL CLINTON		61 LITTLEWORTH ROAD	DOVER	NH	03820
		BRUTON & BERUBE	F.X. BRUTON	798 CENTRAL AVE	DOVER	NH	03820
		JEFF WHITE		PISCATAQUA ROAD	DOVER	NH	03820
		NORTH & SOUTH CONSTRUCTION	ANDY TOBIN	55 CALEF HIGHWAY, SUITE 2	BARRINGTON	NH	03825
		TRITECH ENGINEERING CORP	ROBERT STOWELL	755 CENTRAL AVE	DOVER	NH	03820
		USA TRAINING CENTERS	DAVID HOYT	117 GOSLING ROAD	NEWINGTON	NH	03801

From: Ted Anglace [mailto:tanlace@yahoo.com]
Sent: Wednesday, December 14, 2016 11:47 AM
To: Planning Board - All
Subject: Rezoning Map G Lot 29, etc.

Hello.

Thanks for your time and consideration of my presentation last night. Having struggled with rezoning in my area twice before, this is very stressful on me and my family. I think the citizen's petition should have at least been tabled until the owners of the lots who were not part of the petition could be either convinced to state that they support it or oppose it. To me, allowing anyone to petition for the rezoning of another person's land seems morally wrong but of course, it is water under the bridge at this point.

I am writing to ask everyone to PLEASE take the drive I described and see the area for yourselves.

It should not take you more than 10 minutes to complete.

Start at Moore's Crane

Go right on Littleworth

Go right on Columbus

Go right on Wallace, loop back onto Columbus

Go right on Lucy, loop back to Columbus

Go right on Tolend

Go right into the Wyndbrook subdivision which has the most homes and is closest to the proposed stadium but was not shown on the concept drawings last night (nor was Lucy Lane).

If anyone wants to see the rear property line of the 60 acres at the edge of my yard, and very sparsely wooded (David Kay spend 8 months logging that land last summer) I am happy to walk down there with you, just be sure to bring boots.

If anyone has questions about anything I stated last night, I am also glad to discuss. We can disagree without being disagreeable, I am a very non-confrontational person by nature, so please don't worry about that.

Thank you,
Ted Anglace
603-343-5736

Nick and Becky Mourgenos

32 Three Rivers Farm Rd

Dover NH 03820

January 11, 2017

Chris Parker

City of Dover

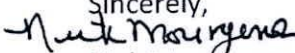
To Whom It May Concern,

The intent of this letter is to state my approval with the current rezoning initiative regarding the property located at 45 Littleworth Rd in Dover, NH. It is my understanding that a current rezoning application has been filed by Richard and Anna Kay on behalf of USA TRAINING CENTERS in Newington, NH to convert the parcels of land effected to I-2 zoning in efforts to implement their Project Plan otherwise known as a Sports facility and complex. I understand that this project will have an emphasis on Baseball and sports training facilities. It is a beneficial development for the city of Dover and I believe will have a tremendous, positive effect for all parties.

I currently fall into the category of an Abutter or interested party and would like to formally state my approval of the rezoning and support the development of the Sports complex as outlined at the Planning board meeting that was held on December 13, 2016 in Dover, NH.

Please accept this letter in support of all the efforts initiated by Richard and Anna Kay and USA Training Centers for the development located at 45 Littleworth Rd, Dover, NH.

Sincerely,

 Nick Mourgenos

 Becky Mourgenos

603-765-7800

Parker, Christopher G.

From: BILL LOOKER <billlooker@comcast.net>
Sent: Friday, January 06, 2017 1:33 PM
To: Planning Board - All
Cc: Parker, Christopher G.; suelooker@comcast.net; City Council - All
Subject: Citizen's Petition for a Zoning Amendment for USA Training Centers and Richard & Anna Kay

We would like to express our concerns over the proposed zoning change to the property off Littleworth Road/USA Training Center/Kay application from Low Density Residential (R-20) to Rural Restricted Industrial District (I-2). This change would impact approximately 150 residential owners. After living on Autumn Street in Dover for over twenty years we decided that we wanted to remain here. We then built our current home over 10 years ago. We specifically investigated whether the area abutting the property was zoned residential. This was to ensure that a business could not be built which would impact our quality of life as well as our property value. It is one thing to purchase a home knowing that the surrounding land is zoned industrial but another to have the rules changed afterwards. It seems extremely unfair to all of the impacted property owners. This is the third time this land has come up for re-zoning with homeowners unanimously against it, including the owners currently trying to sell their land to the USA Training Center. If this change is made other businesses could then build on the land should the USA Training Center proposal not come to fruition. Projects of this sort are infamous for having difficulty remaining solvent (ie. Amesbury, MA Park). Once this zoning change is made there would be no going back as to what could be built on this land as long as it is acceptable under the I-2 designation.

As far as the proposed development - This application appears to include but not be limited to baseball fields, a 2000 seat stadium, an eight story hotel as well as a convenience store/gas station. These structures would change the whole dynamic of this residential area. Noise from concerts/games (especially since Dover does not have a noise ordinance), lights from the fields, as well as traffic congestion would greatly impact us as well as all of the other ~150 homeowners.

In addition, this proposal appears to downplay the level of traffic/impact it would have on surrounding property owners by stating that there would be limited activity during certain times of the day, everything completed by 8:00PM and stadium events would be family friendly. That does not take into account concerts or games that run late or the fact that the hotel and gas station/convenience store would most likely be open 7 days a week, 24 hours a day, 365 days a year.

We understand that the city wants to bring in property taxes without a major impact on schools and other infrastructure but at what cost to so many homeowners who purchased their property with the understanding that they would not have commercial development abutting/surrounding their property.

We would strongly encourage you to vote down this proposed zoning change as it impacts so many residential property owners in a negative way including but not limited to their quality of life and the value of their property.

Thanks you for your consideration.

Sincerely,

William and Susan Looker

41 Lucy LN

Dover, NH

603.742.3743

Parker, Christopher G.

From: Kevin Wilson <kcwilhike@gmail.com>
Sent: Wednesday, January 04, 2017 2:51 PM
To: Planning Board - All
Cc: Kevin Wilson
Subject: Urgent: Strongly Oppose Citizens Petition for Rezoning submitted by USA Training Centers and Richard and Anna Kay, file P-16-36

Date: 1/4/17

To: The Dover Planning Board

From: Kevin C. Wilson, 15 Sandra's Run, Dover, NH 03820

Subject: Open Letter to the Planning Board Regarding the Citizens Petition for Rezoning submitted by USA Training Centers and Richard and Anna Kay, file P-16-36 dated 1/4/17

Re: 1/24/17 Planning Board meeting.

The Planning Board has a legal duty to consider the effect of the proposed amendment on the neighborhood in making its decision. Based on that duty, the Planning Board must reject the USA Training rezoning petition because the underlying rationale does NOT justify the adverse impact in both property values and the quality of life that it will cause to the 100 plus families living adjacent to the project.

While the rationale seems to be that the City sees increased tax revenues of about \$168,000 per year (as cited in the petition), it does not justify it happening at our expense, which would be devastating. It's not a compelling enough public interest to offset the harm it will inflict on the millions of dollars of home values involved.

If approved, this project will disenfranchise a large number of residents, the kind of which the City should want to attract. These residents have professions including scientists, university professor, computer scientists*, engineers, teachers, welder, attorney, sales executives, State Commissioner, State Representative, retirees, home services, doctors, US Military Officers, home makers, HR professionals and clergyman to name a few.

Dover would lose if current and future homebuyers, such as these, believe that the City had taken an action against current homeowners which it knew would harm their investments, but did it anyway for less than \$200k per year in additional tax revenue. The question would be, if one buys a house in Dover, can they be confident that the City will make good decisions that would protect homeowner value.

To take this action, knowing the significant negative impact it will have in degrading the quality and value of our residences, would be negligent and have far reaching implications for the City's reputation and economy.

I urge you to reject the Citizens Petition for Rezoning submitted by USA Training Centers and Richard and Anna Kay, file P-16-36, at the January 24, 2017 Planning Board meeting because the current plan does not do enough to safeguard the financial interests of the affected neighborhood.

Thank you.

Kevin Wilson

* Many of these computer scientists work at Liberty Mutual, a major City taxpayer.

Parker, Christopher G.

From: Mary Malone <mmalone321@comcast.net>
Sent: Wednesday, December 21, 2016 7:56 PM
To: Planning Board - All
Subject: USA Training Center

Planning Board

I am writing with concerns regarding the proposed facility and zoning changes in the Columbus Avenue and Littleworth Road area.

Dover has seen such growth over the past years that any remaining natural areas have become less and less. A large ballpark, 3 story observation deck and other facilities in this area of town would be a huge mistake. The roads are unable to accomodate increased traffic, the Mavericks will never fill a 2000 seat park, it is planned in the middle of a residential area.

This plan will impinge on what is left of any remaining natural areas in Dover. Do we want to become another Portsmouth which now resembles a fortress with all the horrendous buildings surrounding the city?

This proposal is wrong for the city on all accounts. I strongly urge you to listen to the residents of our cily reject this plan.

Mary Malone
102 Watson Road
Dover, NH 03820

Mary Malone
102 Watson Road
Dover, NH 03820

Parker, Christopher G.

From: Michael Mitchell <michael.malone.mitchell@gmail.com>
Sent: Wednesday, December 21, 2016 6:51 PM
Subject: USA Training Ctr.

I am writing to the Planning Department about the proposed zoning change in the Tolend RD, Columbus Ave., and Littleworth RD area to accommodate the USA Training Ctr. As a resident in the area, I do not think that the Planning Department/Board should change the zoning in the area from residential to commercial to accommodate such a large scale project that will effect the "rural" aspect of the area that has drawn much of the residents to the section of the city.

The proposed project that includes the 2,000 seat stadium, several baseball fields, large indoor training facility, and a large covered baseball facility will change the character of the area and bring much traffic to the already heavily traveled roads in the area. The project will have ill effect on the area including light impact from night games, noise impact in a residential area, and effects on wildlife in our city that has seen open land shrink in the past decades. Further the project may also include hotels, restraints, and stores I think a project of this size would be better suited for a area that has already been zoned for commercial and includes little to no residential housing. I think a project such as this would benefit the city however not in the proposed area.

Further, Baseball activity in our area has surely declined in the past decades in a city that once supported two Little League baseball leagues now only has one youth baseball league apart from the rec department. Do you really think that a proposed baseball facility of this size is truly what the city of Dover and the seacoast area needs?

I do think bringing the Mavericks to Dover would be somewhat beneficial for the city, however I do think we could bring the team in without the proposed project/re zoning. I would suggest that the Maverick's use the newly constructed Dover High School's Baseball facility. I know that it is not going to be the 2,000 seat capacity, however I as a baseball fan do not think the team will ever draw a size crowd of 2,000. A recent article in Foster's Daily Democrat stated that the crowds are usually under 500 for home games. Many of the Mavericks games that I have attended have much less in attendance. The Mavericks and USA Training Ctr. worked with the city of Rochester to improve the field at Spaulding High School as well as the city of Portsmouth on the teams current home field.

I would rather see the city of Dover preserve this sizable chunk of open space (likely one of the largest left in the city) and incorporate into the open/green space projects that have seen several large parcels of land preserved from development. Wouldn't it be great to see a city forest, that includes outdoor learning facilities for our schools, walking trails, biking, and cross country skiing. Although I think this is probably highly unlikely I do think it would be a great addition to our wonderful city.

In closing, I do support the Maverick's baseball team moving to the city of Dover. However, the team should use a pre existing field and chip in for the improvements. I do not support the zoning change in the Tolend RD, Columbus Ave, Littleworth RD area to accommodate the project.

Thank You for your time.

Respectfully,
Michael Mitchell

Parker, Christopher G.

From: Briggs, Michael <Michael.Briggs@unh.edu>
Sent: Tuesday, January 17, 2017 9:31 PM
To: Planning Board - All
Subject: USA Training Centers rezoning

I am writing to you to request that you deny the request to re-zone the 100+ acre parcel for USA Training Centers to build a giant sports complex and concert venue. I fully understand the need of the city to balance residential development with industrial and commercial to broaden the taxbase. But this is not the way to do it. The proposed development would cause home values to plummet, not just of the abutters, but for potentially for homes miles away.

My wife and I bought our home on Beverly Road because despite being near downtown, it has a quiet rural feel to it, and is a wonderful neighborhood for raising a family. That is true of most of the land surrounding the proposed development. This is not the place to put a giant complex including a stadium, concert venue, and hotels. Would you want those going up next to your home?

If this proposed development goes through, many of us in the surrounding homes will be selling and moving out of Dover. Of course, we will be lucky to sell our homes for what we have invested in them if this development happens, since "family neighborhoods" are no longer appealing when there is a giant sports complex and noisy concert venue nearby. The plummeting of our property values is likely to offset much of the tax revenue from the proposed development.

There are places in Dover where this sort of venue could fit in - but this is not the area. Putting it in the middle of family neighborhoods would destroy those neighborhoods.

Thank you for your time reading this.

Michael Briggs

Michael S. Briggs, PhD
UNH Physics Department
(603) 862-2828

Parker, Christopher G.

From: Linda Rydin <lrydin@icloud.com>
Sent: Monday, January 16, 2017 7:46 PM
To: Planning Board - All
Subject: Rezoning of land for usa training center

I would like to express my opposition to the rezoning of land for the USA training center.

This area is a very nice residential area with abundant wildlife. I see deer and all sorts of animals on Columbus road as well as Ezras way.

The re-zoning and large proposed training center will disrupt the quiet area, bring in a lot of traffic, drive down our home values and bring in lots of traffic and crime.

I purchased my home in an area that was surrounded by woods and conservation land. I don't want to see that change. This is a residential area and should stay as such.

It seems to me that there are other areas away from residential homes in Dover where this could be built.

I am asking that you not approve the proposal to re-zone. I also request to be notified when any official notifications are sent.

I cannot attend the meeting due to an injury but please let this serve as my voice.

Linda Rydin 24 Ezras Way -603-978-7300.

Thank you

Sent from my iPhone

Raymond Martineau
165 Industrial Park Drive
Dover, NH 03820

January 12, 2017

To whom it may concern,

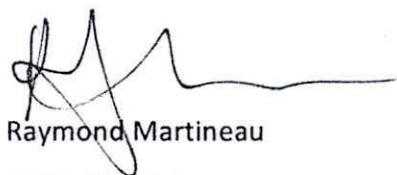
The intent of this letter is to state my approval with the current rezoning initiative regarding the property located at 45 Littleworth Rd in Dover, NH. It is my understanding that a current rezoning application has been filed by Richard and Anna Kay on behalf of USA TRAINING CENTERS in Newington, NH to convert the parcels of land effected to I-2 zoning in efforts to implement their Project Plan otherwise known as a Sports facility and complex.

I understand that this project will have an emphasis on Baseball and sports training facilities. It is a beneficial development for the city of Dover and I believe will have a tremendous, positive effect for all parties.

I currently fall into the category of a Business owner, effected or interested party and would like to formally state my approval of the rezoning and support the development of the Sports complex as outlined at the Planning board meeting that was held on December 13, 2016 in Dover, NH and to be heard in more detail on January 24, 2017.

Please accept this letter in support of all the efforts initiated by Richard and Anna Kay and USA Training Centers for the development located at 45 Littleworth Rd, Dover, NH.

Sincerely,

A handwritten signature in black ink, appearing to be 'Raymond Martineau', with a long horizontal line extending to the right.

Raymond Martineau

603-765-9204

Parker, Christopher G.

From: Lauren McMullen <lauren.mollomo@gmail.com>
Sent: Monday, January 09, 2017 8:44 PM
To: Parker, Christopher G.
Subject: NO to rezoning

Hello,

I live at 17 Stocklan Cir in Dover and I'm writing to you to express my opposition against the proposed rezoning and potential sports complex.

Please DO NOT approve this proposed rezoning.

We built our home and moved here last August. It's our FIRST home and we were drawn to Dover for the quiet and beautiful area. Rezoning would absolutely ruin this.

Please don't approve the rezoning.

Sincerely,
Lauren McMullen
508-254-0808

Parker, Christopher G.

From: Lori Nollet <lnollet@comcast.net>
Sent: Tuesday, December 13, 2016 8:50 AM
To: Planning Board - All
Subject: Proposed Sports Complex- questions

Hi,
I am a resident at 48 Wallace Drive. I am unable to come to tonight's planning board meeting, but have several questions regarding the sports complex that is proposed to abut my (and many others) homes.
In looking at the plans, it appears that there is the likelihood that this will come right up against the fence of my pool. I have no wooded buffer there, and am curious as to what will be done to provide some sort of privacy between my yard and that of the facility? There was mention in the proposal of a hotel at both ends of the parcel, but that visual was not provided. I am very concerned that there could be a hotel essentially overlooking my backyard. What measures will be taken to ensure that there is some semblance of privacy?
I also thought I saw a proposed entrance off Columbus Avenue to the facility. At full capacity, what is the traffic going to look like on Columbus? Will there be the potential that we are literally pinned on our street, unable to exit, due to potential backup similar to that you see at any concert at MeadowBrook Farm in Gilford (which it sounds like the builder would like to see this turn into with concert, plays, etc proposals.) We have a poor enough sidewalk as it is (basically a paved shoulder.) Are there any plans to improve that infrastructure, add lights, and otherwise increase pedestrian safety for those residents who use that for exercise or walking their dogs at night when faced with the increased traffic?
We have also seen a large increase in traffic from the recent uptick in development trying to turn from Columbus onto Littleworth Rd. Will there be any plans to improve safety with a traffic light?
Also, if we are going to be a premiere destination, what rules will be followed for noise ordinances? This is going to literally be in the backyards of our neighborhood. What about lighting? As I mentioned, this lot essentially abuts right next to my swimming pool. Am I going to have commercial spotlights shining down from some hotel or parking lot 24x7? Will there be security fencing to prevent folks from simply wandering off and into the backyards of others?
I agree that a project like this is welcomed in Dover- but I certainly hope there are safeguards and significant buffers put into place to protect the privacy of residents who have been paying their taxes and fair share for close to 20 years. For instance, the builder of Lucy Lane assured us that there would be a significant woodline between our properties- and that did not come to pass at all. I'd like to know that these privacy safeguards are built into any plan and enforced.

Thank you,
Lori Nollet

-LN

Parker, Christopher G.

From: Aimee Skidds <syversona@yahoo.com>
Sent: Wednesday, January 18, 2017 8:35 PM
To: Planning Board - All; Shanahan, Dennis; sgreenshields@dover.nh.gov; Parker, Christopher G.; Carrier, Robert
Subject: Vote against the Team USA training center complex

I would like to voice my opposition to the Team USA training complex to be built. I live in 17 Lucy Court and am opposed to this complex due to the noise, lights, traffic, and likely reduced property values. In addition, I don't think that this complex is in line with the vision that I have of Dover as a small, right knit community. I appreciate your support in voting AGAINST the proposed rezoning and this proposal in general.

Thank you very much for taking the time to read this message.

Aimee Skidds
17 Lucy Court
Dover, NH

January 18, 2017

Christopher G. Parker

Assistant City Manager: Director of Planning and Strategic Initiatives

City of Dover, NH

288 Central Avenue

Dover NH 03820

VIA EMAIL

Re: Littleworth Road Rezoning Petition

Dear Mr. Parker

Please accept the attached comments in opposition to the Petition to rezone the parcels near Littleworth Road (Project). It is apparent that the Proponents have not adequately addressed the required information to warrant the rezoning and the Petition should be denied.

Maintaining the subject properties as R20 "low-density" residential will result in more stable and sustainable tax revenue to the City as well as much less traffic congestion and overcrowding. Further, maintaining the properties as R20 "low-density" residential will serve to preserve the area's rural character as required by the City's Master Plan much more than the mega-sports and commercial complex that is proposed if the properties are rezoned.

Further, the Project's negative impacts to the surrounding Neighborhoods and environment far outweigh any economic benefits that it will provide. Additionally, the purported economic benefits are unsubstantiated and based upon a flawed business model that will put undue risk on the City.

Please include these comments in the Planning Board packets.

Respectfully Submitted

Robert G and Donna M Riga

46 Stocklan Circle, Dover, NH

Parker, Christopher G.

From: Susan Golder <woodsgolder@gmail.com>
Sent: Wednesday, January 18, 2017 3:18 PM
To: Planning Board - All
Subject: Request to oppose rezoning

Hello,

I am writing with serious concerns about the proposed rezoning of land to accommodate a USA Training Center and concert venue in Dover.

I believe the project, if enacted, would have significant negative impact on residents in the Dover community who value quiet, safe and uncongested living spaces.

I live at 11 Sandra's Run in Dover-Wyndbrook. My husband and I bought our home just two months ago. At the time, we were happy to join a quiet Dover residential area. Within a few weeks of our move, we were shocked and disappointed to learn of the potential compromise to the integrity of our neighborhood. We are very aware that the developers behind this proposal have recently revised their plans and have minimally scaled down the scope of the project. The negative impact, however, would be the the same with a 2000 capacity stadium or a 1500 one. I firmly believe any rezoning is unacceptable and should be opposed. This change to zoning in the proposed location would set the stage for significantly increasing the volume of traffic, noise levels, while diminishing the quality of life for those Dover citizens who have invested in the community.

I urge you to join your community stakeholders in opposing this proposed rezoning and upholding your constituents' commitment to maintaining open spaces, wetlands, conservation areas and residential peace and quiet.

Please add my contact information to your files so that I may receive all future updates on this situation.

Susan W Golder
11 Sandra's Run
Dover NH
03820
Mobile: 484-225-8431

Sincerely,
Susan W Golder, Ed.D

Parker, Christopher G.

From: Tracey <tracey.lauder@comcast.net>
Sent: Thursday, January 19, 2017 11:24 AM
To: Shanahan, Dennis; Greenshields, Sarah; Carrier, Robert; "c parker"; Planning Board - All
Subject: Sports Complex

Greetings from Tolend Road,

I'm writing to share my opposition to the proposal you are considering to change land currently zoned residential to industrial/commercial for a proposed sports complex and concert venue.

This area of Dover is clearly designed for residential neighborhoods with Littleworth Road providing a clear dividing line between industrial and residential use. To change that now would not only be a mistake and irresponsible, I believe it would prove dangerous. Exits 8 E and W are not equipped for additional traffic (they are already unsafe to merge on and off with the volume of traffic) and Littleworth and Tolend Roads do not have sidewalks. I believe a venue like the one proposed would cause significant traffic, light and noise pollution and possibly crime.

I choose to live in Dover and on Tolend Road specifically because of its rural nature and strong sense of community. The location proposed is not a good choice for this venue. I hope you will please seriously consider my input when making this important decision.

Best regards,

Tracey Lauder
250 Tolend Road
743-3536

