

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, May 9, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 18, 2017 Workshop Meeting Minutes
- April 25, 2017 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

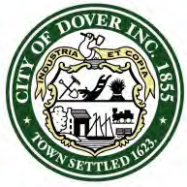
- A. Public hearing and consideration of a request for an excavation permit by Brox Industries, Inc., Assessor's Map C, Lots 12A, 13 & 14, zoned R-40, located on Rochester Neck Road/Tolend Road. *(P17-24)
- B. Public hearing and consideration of a request for an excavation permit by Severino Trucking Co., Inc., Assessor's Map H, Lots 59, 59A, 60, 61 & 62, zoned I-4, located on Mast Road. *(P17-31)
- C. Consideration and acceptance of a Conditional Use Permit for Whitney Scott, Trustee, Assessor's Map G, Lot 9, zoned R-12, located at 334 Washington Street. (Proposal is to build a road and add drainage facilities that impact 1,050 square feet of wetland buffer). *(P17-21)
- D. Consideration and acceptance of an Open Space Subdivision for Whitney Scott, Trustee, Assessor's Map G, Lot 9, zoned R-12, located at 334 Washington Street. (7 lots, convert existing single family to duplex, 1 new duplex, 5 single family dwellings) *(P17-18)
- E. Consideration and acceptance of a Minor Subdivision for Sophie Lane, LLC, (Owner: Charles Arvenitis), Assessor's Map E, Lot 32B, zoned R-40, located at 72 County Farm Road & Watson Road. (2 new lots) *(P17-32)

5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 18, 2017**
Meeting Time: **7:00 pm**

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

Members Not Present: Hayley Harmon (Alternate)

Staff Present: Christopher Parker (Assistant City Manager), Steve Bird (City Planner)

1. CALL TO ORDER

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

2. RESTRICTED INDUSTRIAL DISTRICT REGULATIONS DISCUSSION (I-1)

C.Parker presented the three existing I-1 zones and the proposed changes:

- Maple Street: rezone to RM-U
- Broadway and Rutland/Locust: Rezone to CBD Downtown Gateway

Discussion ensued regarding non-conformities, uses, and dimensions and eliminating the flexible uses section (170-19) of the code. Density and unit count calculations were reviewed.

Staff will reach out to abutters, and place this on an upcoming agenda for posting and public hearings.

3. RURAL RESTRICTED INDUSTRIAL DISTRICT REGULATIONS DISCUSSION (I-2)

C.Parker presented the previous suggested adjustments to the I-2 the proposed Citywide change providing buffer between non-residential and residential uses.

Discussion ensued regarding uses and dimensions, and examples of implementation, and the need to provide buffer for residential uses.

Staff will place this on an upcoming agenda for posting and public hearings.

4. OPEN SPACE SUBDIVISION REGULATIONS DISCUSSION

S.Bird presented an overview and background on Open Space Subdivisions.

Discussion ensued regarding pros and cons on Open Spaces Subdivision.

K. Schuman clarified the concerns are quality of open space, voluntary open space subdivisions and public access.

5. ADJOURNMENT

Motion: G.Cruikshank made a motion to adjourn at 9:46 p.m. Seconded by F.Torr. Vote U/A



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

Members Not Present: Hayley Harmon (Alternate)

Staff Present: Christopher Parker (Assistant City Manager), Donna Benton (Assistant City Planner), Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:00 p.m. He described the process used to hear cases and the opportunities for the public to communicate.

1. CITIZENS' FORUM

Citizens Forum Open.

The Chair confirmed for Jack Mettee, 56 Rutland Street, that there would be a public hearing for the items on the agenda.

Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- April 11, 2017 Regular Meeting Minutes

Motion: D.White made a motion to approve the April 11, 2017 Regular Meeting Minutes. Seconded by D.Ciotti. Vote U/A

The Chair confirmed for F.Torr the April 18, 2017 Workshop Meeting Minutes would be reviewed at the next Regular Planning Board meeting.

3. OLD BUSINESS

- A. Consideration and possible vote to amend the Planning Board Operating Rules (Bylaws).*

C.Parker provided an overview of the background information regarding amending the Planning Board Operating Rules (Bylaws).

Public hearing opened. Nobody Spoke. Public hearing closed.

Motion: D.Ciotti made a motion to approve the amended Planning Board Operation Rules (Bylaws). Seconded by C.Plante. C.Parker verified for K.Schuman that the amendment will take effect at the next Planning Board meeting. Vote U/A

- B. Consideration and possible vote of an amendment to the conditions for a previously approved Site Plan (2/10/2015) for Bradley Commons (Owner: Housing Partnership), Map 27, Lots 2, 3, 4, & 15, zoned CBD, located at 577 Central Avenue (Amended development agreement). (P14-34A)



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The Chair stated this item would remain tabled.

- C. Consideration and possible vote of a Minor Subdivision for Changing Places, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 54A, zoned CBD, located at Third Street (1 new lot). *(P17-20)
- D. Consideration and possible vote of a Site Plan Review for Changing Places, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 54A, zoned CBD, located at Third Street (Proposal is for a 32,534 s.f. mixed use development with a total of 27 parking spaces within the 27,984 sq. ft. paved area). *(P17-02)

G.Cruikshank read items 3.C and 3.D together.

Motion: D.White made a motion to remove items 3.C and 3.D from the table, and accept items 4 A and B.
Seconded by D.Ciotti. Vote U/A

C.Parker provided an update regarding the feedback received from Board members and the public regarding the architectural design to the building. He provided suggestions to the architectural design and recommended an approval with a condition to have an architectural compliance hearing at a later date.

Christopher Berry, Berry Surveying & Engineering, Inc., represented the applicants, displayed a plan for viewing, and addressed the architectural design and updates to the proposed plan. He requested the project be approved with the condition for the compliance hearing for the architectural design. He also addressed the Conditional Use Permits pertaining to the project.

Public hearing Reopened.

Jack Mettee, 56 Rutland Street, spoke in favor of the project and requested the Board consider the architectural design guidelines according to the Waterfront project for a similar quality and look, as well as consideration of a third party architectural firm to evaluate the project.

Public hearing closed.

C.Parker stated the architectural design guidelines and standards for the Planning Board as a reference, and how the standard was used on previous projects. He applied the standard to the feedback received from the public, and provided decision options to the Board as it pertains to the standard. He recommended the Board provide feedback regarding the application of the standard to this and future projects, and addressed the downtown diversity and how this project could blend with the area.

Discussion ensued regarding the background information of the project, the transfer of the property from the City, the architectural design, snow maintenance and snow storage locations, snow removal for the City parking spaces, parking issues and monitored parking in various locations, the planning review process overview in response to the public feedback, comments and the future plan of the intersection on Third and Chestnut Street, consideration of the architectural design from the railroad side for passengers, the challenge of the site from the architectural perspective, consideration of the dormer and the need for a quality structure. There was various Board consensus and consideration regarding the roof design, awnings, mechanicals, colors, brick motif, the compliance hearing, and third party architectural firm review.



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Discussion continued regarding the façade of the building, the color, and changes to the texture and consideration to add windows at the end of the building to break up the façade. There was further discussion regarding the quality of the design for Third Street and the need for more detail, and the consideration for more brick.

The Chair confirmed with C.Parker that items 3.C, 3.D, 4.A, and 4.B are to be reviewed together.

STAFF RECOMMENDATION: (P17-20)

The Planning Department recommends that the Board vote to approve the minor subdivision plan 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 (P17-20).
 - b. better indicate new lots with leader notes

Motion: F.Torr made a motion to approve the Minor Subdivision Plan subject to staff recommended conditions. Seconded by T.Clark. Vote U/A

STAFF RECOMMENDATION: (P17-02) - Waiver

The Planning Department recommends that the Board approve the waivers from Section 149-14.L for the lighting spillover onto street and rail line and from 149-15.C for the 5' pavement setback.

C.Parker addressed the need to eliminate lighting waivers and the 5' pavement setbacks in the downtown district.

Condition to Be Met Prior to Signing of Plans:

1. A note shall be added to the site plan that the Board has granted the waivers for the reasons stated by the applicant, and the Board finds that the criteria of Chapter 149-19.A have been met.
2. Revise Waiver Request Narrative to remove the reasoning regarding the Fire Truck radius.

C.Parker confirmed for D.Ciotti that the lighting spill and 5' pavement setback waivers will be put on the list for Zoning Ordinance review for elimination by the Planning Board.

Motion: D.Ciotti made a motion to approve the waiver subject to staff recommended conditions. Seconded by D.Landry. Vote U/A

STAFF RECOMMENDATION: (P17-02) – Site Plan

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

Conditions to Be Met Prior to Signing of Plans:

1. Subdivision Plan (P17-20) shall be approved
2. Conditional Use Permits (P17-27) and (P17-28) shall be approved.
3. The applicant shall provide:



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- a. Revised architectural renderings meeting 149-14.L demonstrating an urban form and structure, which shall be approved by the Planning Board at a Compliance Hearing.
- b. A digital version of plan set
- c. A drainage report that addresses the requirements of the City of Dover to the satisfaction of the City Engineer.
4. The applicant must revise plan set to:
 - a. Add the owners signatures to the final plan
 - b. Include the Professional Engineer, Licensed Land Surveyor and Licensed Landscape Architect signatures and date.
 - c. Address any outstanding Fire and Engineering TRC comments
 - d. Remove any lights from the remaining parking lot
 - e. Add a note that the site shall be accessible in all weather conditions at all times during construction
 - f. Include the turning template for Truck 1
 - g. Add a note that the building design will be in compliance with applicable accessibility regulations for the complete site certified by a qualified design professional.
 - h. Revise the landscaped islands along the boundary of Map 6 lot 46 so that they are in line with the rear of the parking stalls.
5. The applicant and the Planning Board shall enter into a development agreement which includes:
 - a. Internal and External construction timing in accordance with the Financial Development Agreement
 - b. Relocation of the parking lot kiosk, and installation of wayfinding signs
 - c. Sidewalk installation, including the sidewalk along Third St (noted on sheet 5)
 - d. Installation of landscaping and the wall along the boundaries of the project, including on the lot to remain owned by the City.
 - e. A landscape management and operations plan for all landscaping
 - f. A breakdown of sureties and when they are returned.

Conditions to Be Met Prior to Any Construction Activity:

6. Site Construction sign, approved by the City Engineer or Assistant City Manager, and shall be installed.
7. An abutter meeting as required by the Financial Developer's Agreement.

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

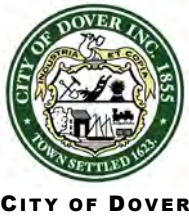
8. The new uses/building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

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

9. All landscaping shall be installed along Third Street
10. Any new construction shall be assessed the current impact fees in place at the time of building permit application and pay by time of Certificate of Occupancy.
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Discussion ensued regarding clarification of the conditions regarding the compliance hearing and the construction hours.

Motion: L.Skinner made a motion to approve the site plan subject to staff recommended conditions, to include the compliance hearing. Seconded by F.Torr. Vote U/A



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4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 54A, zoned CBD, located at Third Street (CUP is to allow minimum lot coverage less than 75%). *(P17-27)
- B. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 54A, zoned CBD, located at Third Street (CUP is to allow a rear setback less than 10 ft.). *(P17-28)

STAFF RECOMMENDATION: (P17-27)

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

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

1. Subdivision Plan (P17-20) shall be approved.
2. The owner's signature shall be added to the final plan.
3. The applicant shall provide a digital version of the final plan to the Planning Department.
4. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

C.Parker stated the information for both Conditional Use Permits and the site plan should be combined into one formal agreement between the Chair and the applicant.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by L.Skinner. Vote U/A

STAFF RECOMMENDATION: (P17-28)

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

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

1. Subdivision Plan (P17-20) shall be approved.
2. The owner's signature shall be added to the final plan.
3. The applicant shall provide a digital version of the final plan to the Planning Department.
4. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

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



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- C. Consideration and acceptance of a Site Plan Review for Jeannette Gestapo, LLC, Assessor's Map 37, Lots 8, 9, 10 & 12, zoned B-3, located at 825 Central Avenue (Proposal is to construct a 15,000 s.f. commercial building with 47 parking spaces within the 25,500 s.f. paved area). *(P16-37)

C.Parker provided an overview of the proposed plan, background information regarding the meetings pertaining to the application, and the work between the Staff and the applicant regarding connectivity of this site with the Hannaford site as it pertains to the traffic light and the high pressure water line.

Attorney Chris Mulligan of Bosen and Associates, PLLC, represented the applicant, displayed a plan for viewing, and presented the proposed plan. Jim Scott and Janet Scott, applicants, Patrick Crimmins of Tighe & Bond, Inc, and Greg Stewart of Jewett Construction were also present.

C.Parker stated the traffic study was coordinated with the Glenwood/Central Avenue project.

P.Crimmins presented the landscaping plan and displayed plans for viewing. He confirmed for K.Schuman that there is no plan to install a fence at this time.

Discussion ensued regarding clarification of the tractor trailer truck loading/unloading location, clarification of certain wording on the plan, and that there is the intent to have only one occupant for the building

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

Public hearing opened.

John Haley, 4 Hall Street, stated his traffic concern and the need for a fence on the residential side of the site.

Greg Lazarus, 5 Gilman Street, addressed the location of the dumpster and requested noise be considered as they are currently awakened at 4:00 a.m. by dumpster pick up from the nearby doctor office.

Noelle Lazarus, 5 Gilman Street, stated her traffic concerns and requested a speed limit sign of 15mph for the area be re-installed. She stated further concerns regarding sight distance on Central Avenue, as well as, dumpster waste smell and concerns that it might attract rodents.

Public hearing closed.

C.Parker addressed the abutter concerns regarding the speed limit sign and stated the lowest speed to post is 25 mph. He requested the applicant address the fence, traffic, dumpster, and solid waste removal.

C.Mulligan addressed the abutter concerns and stated enhanced landscaping could be provided and that the dumpster location currently has heavy vegetation and does not want to disturb this. He stated they could request time restrictions for the dumpsters, and confirmed there would be no toxic/hazardous waste. He further stated they are not in control of traffic concerns regarding Merry Street, and cannot stop people from using this road.

Discussion ensued regarding traffic and easement issues, the consideration to require improvements by the developer regarding Merry Street traffic use, the Statis building and possible problems during development with the lot regarding access, the consideration to impose dumpster hours, confirmation that there is a door for loading only with a call button, clarification of the location of the entrance as it pertains to parking and consideration whether a no parking sign is needed at the delivery area, confirmation that the waiver is needed for



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the driveway entrance locations and without it the parking would be moved closer to the residential areas and the impact to Merry Street, the consideration to add a fence near the residential area with arborvitae screening near the loading zone and the dumpster area to help mitigate the sound, and that Community Services could add a “no outlet” sign on Ridge Street.

STAFF RECOMMENDATION: (P16-37) -Waiver

The Planning Department recommends that the Board approve the waivers from Section 149-14.H for the driveway locations for non-residential uses with the following condition:

Condition to Be Met Prior to Signing of Plans:

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

Motion: F.Torr made a motion to approve the waiver subject to staff recommended conditions. Seconded by T.Clark. Vote 8/1 Passed C.Plante opposed

STAFF RECOMMENDATION: (P16-37) –Site Plan

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

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide a digital version of plan set.
2. The applicant shall provide the City of Dover with the Stormwater Management Plan and Stormwater Management System and Operation and Maintenance Plan that addresses the requirements of the City of Dover to the satisfaction of the City Engineer.
3. Lot merger be approved by the Planning Board and recorded at the registry of deeds.
4. The applicant must revise plan set to:
 - a. Add the owners signatures to the final plan
 - b. Add more landscaping and fencing along the rear property lines and switch out summersweet clethra for a more screening shrubs
 - c. Indicate access easement on the site plan and record easement at Strafford County Registry of Deeds
 - d. Indicate colors on the architectural renderings per 149.14.L
 - e. Revise lighting plan so that there is no spill over onto abutting properties
 - f. The Professional Engineer, Licensed Land Surveyor and Licensed Landscape Architect will need to sign and date final plans.
 - g. Address any outstanding Fire/Building issues to the satisfaction of the Building Official.
 - h. Add a note that the business be alarmed after hours
 - i. Incorporate recommendations from traffic study
 - j. Note alternative to water connection to proposed connection through Hannaford lot should Hannaford not agree to easement.
 - k. Add a note that solid waste removal shall be limited to 8 AM-7 PM
 - l. Add a note that a shim and overlay of Merry Street shall be complete as part of the parking lot construction.

Conditions to Be Met Prior to Any Construction Activity:

5. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, with no Saturday or Sunday hours. Hours of construction must be documented on a site construction sign along with the contact



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information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

6. Confirm water connection option with the Community Services Department and Assistant City Manager.
7. Existing vegetation to remain along Gilman Street and Ridge Street shall be flagged and inspected by the City Engineer.

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

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

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

9. Any new building shall be assessed the current impact fees in place at the time of building permit application and pay by time of Certificate of Occupancy.
10. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Discussion ensued regarding clarification of the screening, and consideration regarding the conditions as it pertained to the addition of fencing, and the construction and dumpster hours.

Discussion continued regarding traffic issues, the architectural renderings, and working with Hannaford regarding the traffic issues.

Motion: F.Torr made a motion to amend the conditions to add Saturday 9 AM-4PM, with no Sunday hours to the construction hours. Seconded by T.Clark. Vote 6/3 Passed D.Landry, D.White, and K.Schuman opposed

Condition 5 now reads:

Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM-4PM with no Sunday hours. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

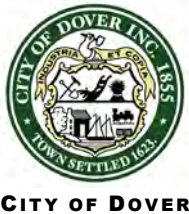
Discussion ensued regarding traffic issues, shimming, and the impact to Merry Street, and the comparison of the traffic analysis and conditions of approval for the Bradley Commons project.

Motion: F.Torr made a motion to amend the condition to remove the shimming and coat condition. Seconded by L.Skinner. F.Torr noted the timing of the shimming and the traffic impact.

Jim Scott addressed the discussion and compared the volume of traffic of the store to Hannaford.

The Chair requested a consensus from the Board regarding shimming. C.Parker provided the voting options and follow-up process regarding the condition. He recommended the developer do the work as part of site cost than pay later and stated the benefits for the developer to shim now.

L.Skinner withdrew his second after clarification to the motion with F.Torr. There was no second to the motion.



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C.Parker confirmed for D.Ciotti that shimming and paving is in the conditions. C.Parker read the condition. D.Ciotti commented on the inconvenience regarding shutting down the road in the future to do the work.

Motion: F.Torr made a motion to approve the site plan subject to staff recommended conditions and revised hours of operation. Seconded by D.White. Vote U/A

The Chair announced a five minute recess at 9:25 p.m.

The meeting reconvened at 9:32 p.m.

G.Cruikshank stated items 4.D, 4.E, and 4.F would be heard together.

- D. Consideration and acceptance of a Site Plan Review for Changing Places, LLC, (Owner: Jason Wood, et al) Assessor's Map 24, Lots 98, 99, 100, zoned CBD, located at 15, 19, & 21 Mechanic Street (Proposal is to develop a mixed use commercial/residential/flex space building with a 26,805 s.f. total building area and 24 parking spaces within the 7,267 s.f. paved area). *(P17-11)
- E. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC, (Owner: Jason Wood, et al) Assessor's Map 24, Lots 98, 99, 100, zoned CBD, located at 15, 19 & 21 Mechanic Street (CUP is needed for minimum building coverage less than 75% and minimum frontage build-out less than 70%). *(P17-29)
- F. Consideration and acceptance of a Conditional Use Permit for Changing Places, LLC, (Owner: Jason Wood, et al) Assessor's Map 24, Lots 98, 99, 100, zoned CBD, located at 15, 19 & 21 Mechanic Street (CUP is needed to allow non-commercial use on the ground floor in units 7-11). *(P17-30)

C.Parker provided an overview of the proposed plan regarding the applications. He addressed the requirements needed regarding the Conditional Use Permit frontage for parking structure to be reconsidered by the Board. He further addressed consideration to widening and improvements to the roads on Mechanic Street and the surrounding streets.

Christopher Berry, Berry Surveying & Engineering, Inc., represented the applicants, displayed and referred to plans for viewing, and presented the proposed plan.

Discussion ensued regarding clarification of the stormwater management process, road widening on Mechanic Street and the surrounding locations, and confirmation of payment of the road widening by the developer.

Discussion continued regarding clarification of the parking and on-site parking regulations, and commercial area locations.

Motion: F.Torr made a motion to accept applications 4.D, 4.E, and 4.F. Seconded by T.Clark. Vote U/A

Public hearing opened.

George Laderbush, 25 Chapel Street, compared this project with the Portland Avenue project and stated his concern regarding the proximity of the project to his home, the lack of vegetation/screening and requested information regarding landscaping or fence installation. He stated further drainage/erosion concerns, lighting spillover to his property, noise concerns pertaining to the hours of operation for the businesses, trash removal,



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traffic concerns, and snow removal/maintenance. He addressed the work done regarding the parking lot extension for St. John's Church and the structural damage done to his home during that construction, and stated his concern regarding the impact of this construction to his house. He requested an evaluation of demolition/construction development to minimize the impact/damage to his home. He requested confirmation of the lot line markers, and the need for additional information to the project.

K.Schuman provided an overview of the abutter notice process, and stated the Planning Department invitation available on the notice for abutters to come to the Planning Department for additional information.

Public hearing closed.

C.Parker addressed the abutter comments and confirmed the 6 ft. fence, and recommended an 8 ft. fence be installed. He explained the decision process for the Board, and recommended the applicant address the remaining concerns.

The Chair requested C.Berry address drainage, architectural renderings, and tree cutting.

C.Parker referred to the site plans and stated the lighting overspill waiver was removed because the lighting issue was corrected. He stated fencing would help with any lighting overspill.

C.Berry addressed the abutter comments and provided the locations for a 6 ft. fence location with additional 6 – 8 ft. arborvitae plantings. He explained the boundary lines information as it relates to the Portland Avenue and this project, the demolition/excavation information, the setbacks, location of the structure, the stormwater management, lighting, snow maintenance, and that refuse disposal would be private pick up. He displayed an architectural rendering for viewing and explained the design.

Public hearing closed.

C.Parker stated the applicant could put a window in the architectural design, but to consider the abutter comment and that he did not want people looking down on his property. D.White recommended the consideration of fake windows.

Motion: C.Plante made a motion to table the item and schedule a site walk due to the proximity of the project to the abutter. Seconded by L.Skinner. Vote 3/6 Failed. D.White, D.Ciotti, G.Cruikshank, K.Schuman, T.Clark, and F.Torr opposed

STAFF RECOMMENDATION: (P17-11) -Waiver

The Planning Department recommends that the Board approve the waiver from Section 149-15.C pavement setback with the following conditions:

Condition to Be Met Prior to Signing of Plans:

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

C.Parker clarified for C.Plante the reason for this waiver.

Motion: F.Torr made a motion to approve the waiver subject to staff recommended conditions. Seconded by D.Ciotti. Vote 8/1 C.Plante opposed



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 25, 2017**
Meeting Time: **7:00 pm**

STAFF RECOMMENDATION: (P17-11) – Site Plan

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

Conditions to Be Met Prior to Signing of Plans:

1. Conditional Use Permits (P17-29 and P17-30) shall be approved.
2. The applicant shall provide:
 - a. revised architectural renderings indicating the colors and materials
 - b. a digital version of plan set
 - c. streetscape on showing the Chapel Street side that meets Section 149-13.A(17)
 - d. A landscape management and operations plan for all landscaping shall be submitted to the satisfaction of the Assistant City Manager
3. The applicant must revise plan set to:
 - a. add the owners signatures to the final plan
 - b. The Professional Engineer, Licensed Land Surveyor and Licensed Landscape Architect will need to sign and date final plans
 - c. Address any outstanding Fire and Engineering TRC comments
 - d. Add coniferous trees to southern landscape area
 - e. Add accessibility code note including design compliance with RSA 155-A:5 to the satisfaction of the Building Official
4. The applicant and City shall enter into a development agreement which covers construction timing, demolition, including internal, exterior construction, snow removal, and sidewalk/street trees. Included in this shall be a breakdown of sureties and when they are returned.

Conditions to Be Met Prior to Any Construction Activity:

5. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM-4 PM, with no Sunday hours. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

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

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

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

7. Any new construction or renovation shall be assessed the current impact fees in place at the time of building permit application and pay by time of Certificate of Occupancy.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

T.Clark addressed additional drainage in the conditions. C.Parker stated this could be added to the conditions to be located at the Laderbush side of the property.

Motion: T.Clark made a motion to add additional drainage as proposed by C.Berry on the Laderbush side of the property. Seconded by F.Torr Vote U/A

Condition 3 was revised to add item f:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 25, 2017**
Meeting Time: **7:00 pm**

- f. Add additional drainage infrastructure on the side of Map 24, Lot 96

Discussion ensued regarding the consideration to change the project to have additional parking, the planning procedure before projects are presented to the Planning Board, and clarification of the regulations for Central Business District. C.Parker provided voting options for the Board and the legalities involved with the project to force another use.

Discussion continued regarding clarification of the regulations for the Central Business District regarding the scale of the building in comparison to the surrounding homes.

D.White recommended additions to the conditions to set monumentation at the corners to determine the property line, and the removal of light C from the plan. The Board, Staff, and the applicant agreed with the amendments. This will be added to the conditions as 3.g and 3.h, as follows:

- g. Set monumentation for boundary survey
- h. Remove lamp C from the lighting plan

Discussion ensued regarding clarification of the voting item on the agenda, and the voting options regarding the 8 ft. fence and the abutter concern regarding the need for a fence. The Board agreed to add an 8 ft. fence to the conditions as condition 3 I, as follows.

- i. Revise the site plan to indicate an 8 ft. fence where a 6 ft. fence is shown.

Motion: F.Torr made a motion to approve the site plan subject to staff recommended conditions as amended. Seconded by T.Clark. Vote 8/1 C.Plante opposed

STAFF RECOMMENDATION: (P17-29)

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

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

1. The owner's signature shall be added to the final plan.
2. The applicant shall provide a digital version of the final plan to the Planning Department.
3. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

Motion: D.Ciotti made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by D.Landry. Vote 8/1 Passed L.Skinner opposed

STAFF RECOMMENDATION: (P17-30)

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

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

1. The owner's signature shall be added to the final plan.
2. The applicant shall provide a digital version of the final plan to the Planning Department.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 25, 2017**
Meeting Time: **7:00 pm**

3. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

Discussion ensued regarding the consideration of the architectural rendering, the lack of commercial use on the first floor for units 7 and 8, and the parking issues in comparison to previous projects.

Discussion continued with clarification of the off-site parking for units 1 through 6, that units 9-15 have commercial on the first floor.

D.Landry recommended an amendment that units 7 & 8 remain with commercial on the first floor. The Chair confirmed the intent of the amendment. C.Parker provided options for the Board to consider.

Motion: D.Landry made a motion to amend the conditions to have the applicant revise the plan and renderings to show non-residential space on the first floor of units 7 & 8 and find parking elsewhere. Seconded by C.Plante. Vote 6/3 Passed D.Ciotti, F.Torr, D.White opposed

New condition 4 is as follows:

4. The applicant shall revise plans and rendering to remove residential uses on the first floor of units 7 and 8.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to staff recommended conditions as amended. Seconded by D.Landry. Vote U/A

- G. Consideration and acceptance of a Conditional Use Permit for Christi Haffner, Assessor's Map 7, Lot 17-A, zoned R-20, located 45 Boston Harbor Road (Proposal is to replace an existing single family house and reconfigure driveway and parking within the 100 ft. Conservation District adjacent to the tidal Little Bay). *(P17-23)

C.Parker provided an overview and background information of the meetings regarding the proposed plan.

Steve Riker of Ambit Engineering, represented the applicant, displayed plans for viewing, and presented the proposed plan. Christi Haffner was also present.

Discussion ensued regarding confirmation that there is no easement on the Casey property for the driveway, concerns with the driveway length and confirmation that the driveway leads to a garage, the two driveways on one lot and the need for a driveway permit or a waiver for the second driveway, that Boston Harbor Road is a Class 5 road which is paved, clarification of the application and the driveway permit needed, the Board voting options, and clarification of jurisdiction over the building height with confirmation that the building is 32 ft. in height.

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

Public hearing opened. Nobody Spoke. Public hearing closed.

STAFF RECOMMENDATION:

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 25, 2017**
Meeting Time: **7:00 pm**

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

1. The applicant revise the CUP plan to indicate the correct Planning File Number (P17-23)
2. The applicant and owner sign the final plan set.
3. The Professional Engineer sign and stamp the final plan set.
4. Applicant must submit a copy of the NH DES Wetlands Permit to the Planning Department
5. Applicant must pay balance of outstanding fees to the Planning Department.

C.Parker clarified the application fees regarding condition #5 for T.Clark.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by L.Skinner. Vote U/A

5. STAFF COMMENTS

C.Parker stated that the Board would be reviewing gravel pit applications at the May 9, 2017 Regular Planning Board meeting.

C.Parker addressed the document regarding the New Hampshire Department of Environmental Services Annual Drinking Water Source Protection conference that was distributed to the Board members in their packet, and requested the Board members notify the office if they are planning to attend.

6. MEMBER COMMENTS

Hayley Harmon could not attend the Planning Board meeting, but requested Staff inform the Board that the first meeting for Climate Adaptation Master Plan Chapter was held on April 24, 2017, and it was a positive meeting.

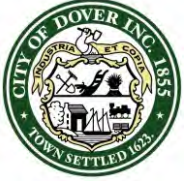
T.Clark stated his agreement and understanding of perspective with Christopher Lawrence, a previous Planning Board member, and his opposition to school impact fees after attending evening events at the school.

The Chair presented a lot merger form to the Board for Wolcott Holdings, LLC, 171 Columbus Avenue, Map I, Lot 73. There were no objections.

Motion: T.Clark made a motion to authorize the document. Seconded by D.Ciotti. Vote U/A
The Chair signed the lot merger.

7. ADJOURNMENT

Motion: G.Cruikshank made a motion to adjourn at 11:11 p.m. Seconded by D.White. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-24

Application Type: Excavation Permit
Applicant(s): Brox Industries, Inc.
Owner(s): Stephen M. Brox Rev. Indenture of Trust
Location: Rochester Neck/Tolend Roads (Tax Map C, Lots 12-A, 13, 14)
Meeting Date: May 9, 2017

INTENT: To obtain an Excavation Permit renewal for an existing excavation operation.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 95.6 acres (contiguous with additional acreage in Barrington and Rochester)

ZONING DISTRICT: R-40

EXISTING LAND USE:
Excavation/vacant

PROPOSED LAND USE: Continued Excavation

SURROUNDING LAND USE:
Excavation, single-family dwellings, City of Dover drinking water wells and groundwater recharge pond

ZBA ACTION: Map C, Lot 12-A: H89-9, granted appeal of administrative decision to consider an asphalt plant an accessory use to a gravel pit with the condition that all aggregate material is extracted on site.

ATTACHMENT:
Excavation Permit application, Excavation Plan, Reclamation Plan

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED:
Excavation

WAIVERS REQUESTED: None

Summary of Request and Background

The subject property is located off of Rochester Neck Road and Tolend Road at both the Barrington and Rochester municipal boundaries. The Applicant has submitted excavation and reclamation plans for each of its three lots in Dover, along with an application for an excavation permit. This constitutes a renewal of the permit approved in May 2015. Planning and Engineering staff performed a site inspection on April 27, 2017. The application materials and plans are complete.

Consistency With Land Use Regulations

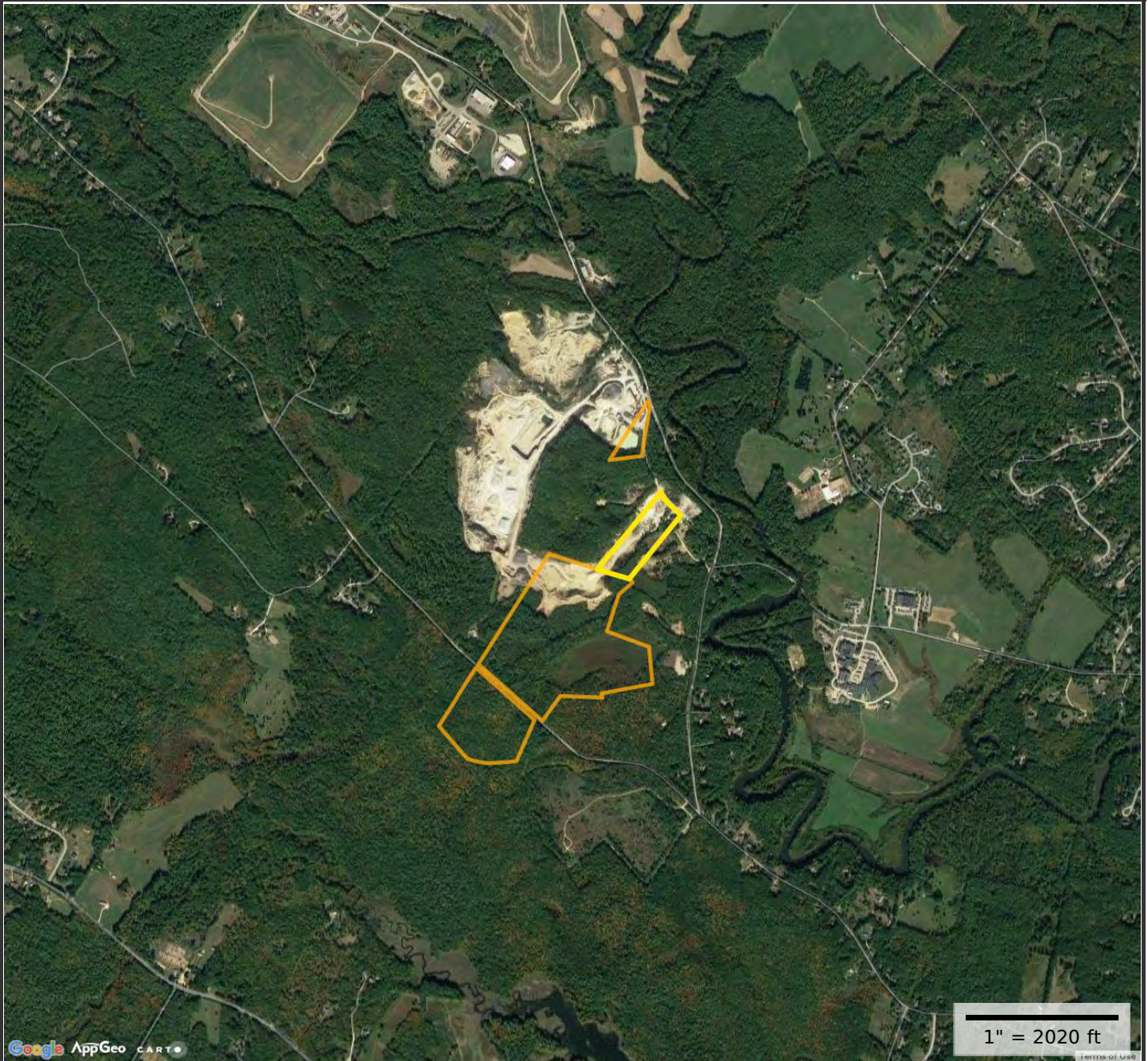
Section 170-29 of the Zoning Ordinance of the City Code governs the excavation of earth in the City of Dover pursuant to the authority granted by NH RSA 155-E, and requires that earth excavations obtain a permit, which is valid for two years. The existing excavation was last approved May 26, 2015.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the Excavation Permit with the following conditions:

Conditions to be Met Prior to Signing of Plans:

1. The Applicant will add a note to the excavation plan(s) that the property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Community Services Department.
2. The Applicant will revise the note on the excavation plan(s) that hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM Saturdays, with gates to the site opening no earlier than 6:30 AM and no Sunday hours.

**Property Information**

Property ID C0013-000000
Location ROCHESTER NECK RD
Owner BROX STEPHEN M REVOCABLE
INDENTURE OF TR



**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 03/20/2017
Properties updated 04/20/2017

Account # P17-24

Application Fee Paid \$50.00

Permit Fee \$75

Date Received RECEIVED
Planning Office

Time Received MAR 27 2017

Dover, New Hampshire

CITY OF DOVER, NEW HAMPSHIRE EXTRACTION PERMIT APPLICATION

Application is hereby made for an extraction permit pursuant to the procedures set forth in the City of Dover's Zoning Ordinance.

(FOR OFFICE USE ONLY)

This application is hereby approved (disapproved) and permission is hereby granted (refused) to the applicant. This approval is good for one year from the date specified. Once approved by the Planning Board, a permit fee of \$75.00 shall be paid prior to the permit taking effect.

SUBJECT TO THE FOLLOWING CONDITIONS:

APPROVED BY: _____ DATE: _____

(FOR APPLICANT TO FILL OUT)

1. GENERAL INFORMATION

Date: 03-27-2017 Project Number: 1-2017 Telephone #: 603-332-4262

Name of Applicant: BROX INDUSTRIES INC.

Address of Applicant: 1471 METHUEN ST. DRACUT, MASS.01826

Name of Property Owner: STEPHEN M. BROX REV INDENTURE OF TRUST

Address of Property Owner: SAME AS ABOVE

Address of Property Being Excavated: ROCHESTER NECK ROAD/TOLEND ROAD

Assessor's Map # C Lot #: 12-A, 13, 14

Acres of Land: 4.8, 10.8, +80 Zoning District: R-40

Depth of Excavation: ELEV. +50' Finished Elevation: 121+/-

Elevation of Highest Annual Average Groundwater Table: 115+/-

Projected Length of Excavation Project: COMPLETION OF REMOVAL OF ALL MATERIALS

2. PROFESSIONAL SIGNOFF

Name of Professional (Licensed in NH) ROBERT TARDIF

Check One: Engineer: XX Land Surveyor _____ Architect _____

Address: DUNBARTON, N.H.

License No. 10022 Telephone # 603-332-4262

PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING OFFICE:

1. List of abutters within 200 feet
2. 16 copies of sketch of the location with boundaries (one sent to Conservation Commission)
3. 16 copies of restoration plan (one sent to Conservation Commission)
4. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
5. Surety Bond or other form of performance guarantee
6. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
7. **An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services**
8. Check made out to the City of Dover for fees listed below:
 - \$75.00 PERMITFEE
 - \$50.00 APPLICATION FEE
 - \$80.00 Foster's ad
 - \$8.00 per abutter & applicant for certified mail notification
 - \$6.00 digital
 - \$243.00 total

Sub System	Bill Number	Billed	Paid	Balance Due	Late Charges	Total Due	1st Due	2nd Due
Real Property Tax	RE161170	\$2,387.13	\$1,193.57	\$1,193.56	\$0.00	\$1,193.56	\$0.00	\$1,193.56

☒ Balance Forward
 ☐ Balance Forward Detail
 ☐ Applied Records
 ☐ Cash Flow

DETAILS	Entry Date	Installment	Trans Type	Class Code	Amount	Balance Due	Amount Billed	Posted	Posting Stamp
	12/13/2016	1 st	Payment	ben00239133	(\$1,193.57)	\$1,193.56		Yes	12/14/2016 11:27:49 AM
	11/17/2016	2 nd	Billed	Real Estate Tax - TY 2016	\$1,193.56	\$2,387.13		Yes	11/10/2016 10:34:04 AM
	11/17/2016	1 st	Billed	Real Estate Tax - TY 2016	\$1,193.57	\$1,193.57	\$2,387.13	Yes	11/10/2016 10:34:04 AM
TOTALS					\$1,193.56	\$1,193.56	\$2,387.13		

Refresh

Search

Inquiry

Reverse Sort

Re-Apply

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APR 11 2017

Dover, New Hampshire

Summary

Detail

Notes

Payment Plan

Sub System	Bill Number	Billed	Paid	Balance Due	Late Charges	Total Due	1st Due	2nd Due
Real Property Tax	RE161171	\$2,350.33	\$1,175.17	\$1,175.16	\$0.00	\$1,175.16	\$0.00	\$1,175.16

☒ Balance Forward
 ☐ Balance Forward Detail
 ☐ Applied Records
 ☐ Cash Flow

DETAILS	Entry Date	Installment	Trans Type	Class Code	Amount	Balance Due	Amount Billed	Posted	Posting Stamp
	12/13/2016	1 st	Payment	ben00239134	(\$1,175.17)	\$1,175.16		Yes	12/14/2016 11:27:49 AM
	11/17/2016	2 nd	Billed	Real Estate Tax - TY 2016	\$1,175.16	\$2,350.33		Yes	11/10/2016 10:34:04 AM
	11/17/2016	1 st	Billed	Real Estate Tax - TY 2016	\$1,175.17	\$1,175.17	\$2,350.33	Yes	11/10/2016 10:34:04 AM
TOTALS					\$1,175.16	\$1,175.16	\$2,350.33		

Refresh

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Inquiry

Reverse Sort

Re-Apply

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 Planning Office

APR 11 2017

Dover, New Hampshire

Summary		Detail		Notes		Payment Plan			
Sub System	Bill Number	Billed	Paid	Balance Due	Late Charges	Total Due	1st Due	2nd Due	
Real Property Tax	RE161172	\$4,682.25	\$2,341.13	\$2,341.12	\$0.00	\$2,341.12	\$0.00	\$2,341.12	
☒ Balance Forward ☐ Balance Forward Detail ☐ Applied Records ☐ Cash Flow									
DETAILS	Entry Date	Installment	Trans Type	Class Code	Amount	Balance Due	Amount Billed	Posted	Posting Stamp
	12/13/2016	1 st	Payment	ben00239135	(\$2,341.13)	\$2,341.12		Yes	12/14/2016 11:27:49 AM
	11/17/2016	2 nd	Billed	Real Estate Tax - TY 2016	\$2,341.12	\$4,682.25		Yes	11/10/2016 10:34:04 AM
	11/17/2016	1 st	Billed	Real Estate Tax - TY 2016	\$2,341.13	\$2,341.13	\$4,682.25	Yes	11/10/2016 10:34:04 AM
TOTALS					\$2,341.12	\$2,341.12	\$4,682.25		

RECEIVED
Planning Office

APR 11 2017

Dover, New Hampshire

Summary		Detail		Notes		Payment Plan			
Sub System	Bill Number	Billed	Paid	Balance Due	Late Charges	Total Due	1st Due	2nd Due	
Real Property Tax	RE161167	\$4,282.64	\$2,141.32	\$2,141.32	\$0.00	\$2,141.32	\$0.00	\$2,141.32	
☒ Balance Forward ☐ Balance Forward Detail ☐ Applied Records ☐ Cash Flow									
DETAILS	Entry Date	Installment	Trans Type	Class Code	Amount	Balance Due	Amount Billed	Posted	Posting Stamp
	12/13/2016	1 st	Payment	ben00239137	(\$2,141.32)	\$2,141.32		Yes	12/14/2016 11:27:49 AM
	11/17/2016	2 nd	Billed	Real Estate Tax - TY 2016	\$2,141.32	\$4,282.64		Yes	11/10/2016 10:34:04 AM
	11/17/2016	1 st	Billed	Real Estate Tax - TY 2016	\$2,141.32	\$2,141.32	\$4,282.64	Yes	11/10/2016 10:34:04 AM
TOTALS					\$2,141.32	\$2,141.32	\$4,282.64		

Refresh	Search	Inquiry	Reverse Sort	Re-Apply
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Planning Office

APR 11 2017

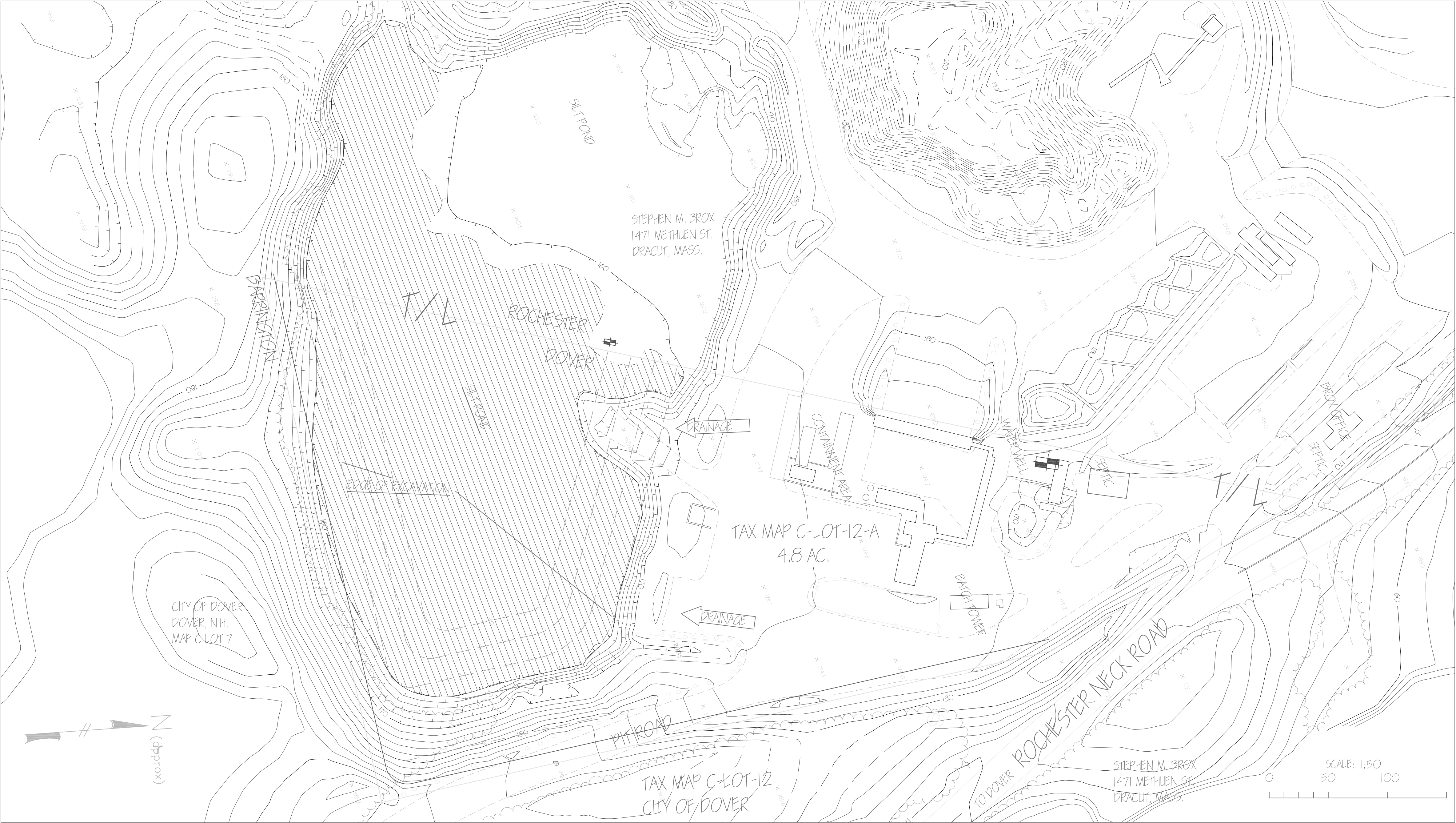
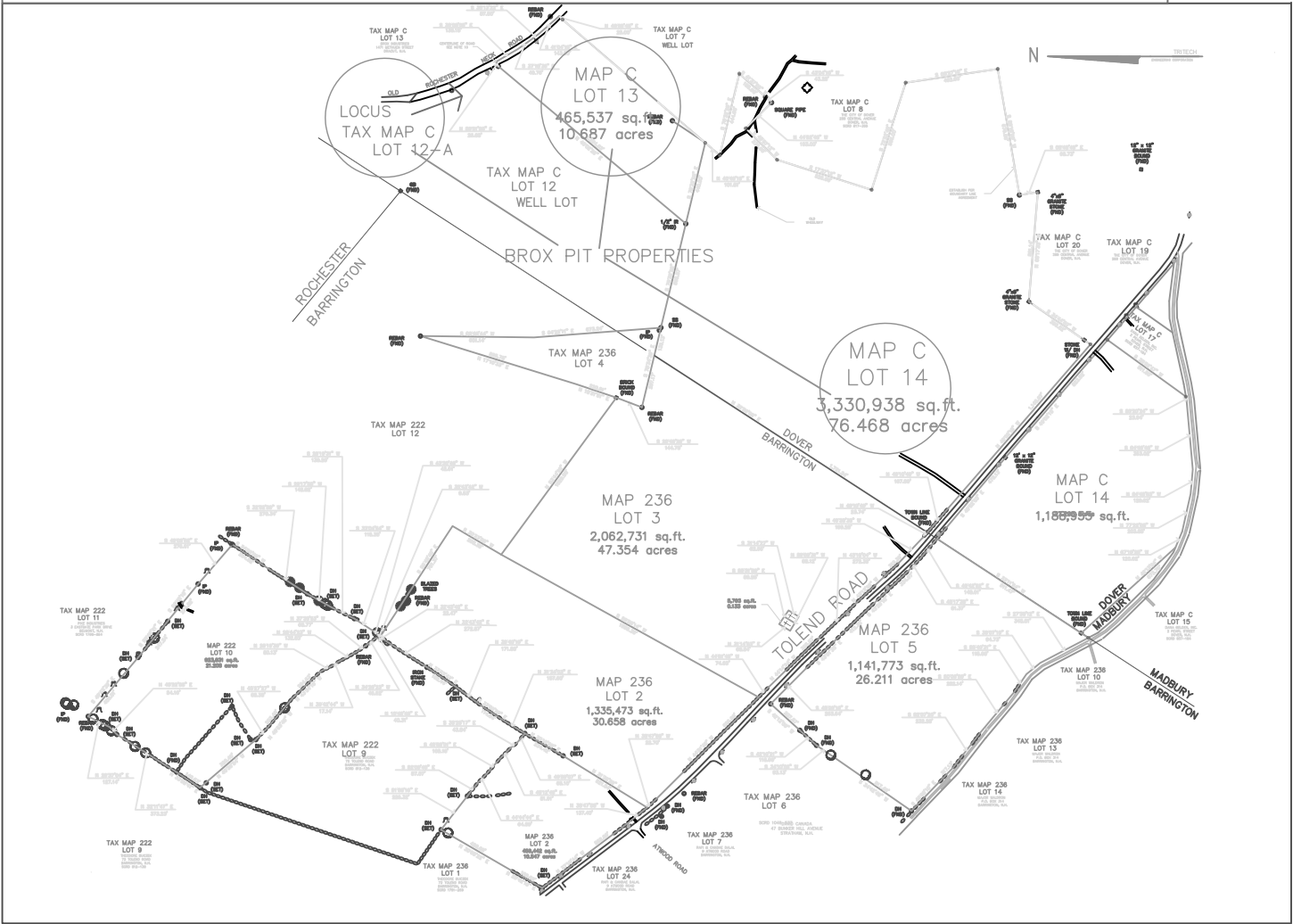
Dover, New Hampshire

ABUTTER LIST: P17-24**BROX INDUSTRIES INC****ROCHESTER NECK RD/TOLEND RD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0010-000000	ROCHESTER NECK RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1471 METHUEN ST	DRACUT	MA	01826
C0011-B00000	38 ROCHESTER NECK RD	SUNSET ROCK LLC		1471 METHUEN ST	DRACUT	MA	01826
		ROBERT TARDIF		46 CLIFFORD FARM RD	DUNBARTON	NJ	03242
C0012-000000	ROCHESTER NECK RD	CITY OF DOVER ***NO FEE ASSESSED***	SEAVEY CHARLES	288 CENTRAL AVE	DOVER	NH	03820

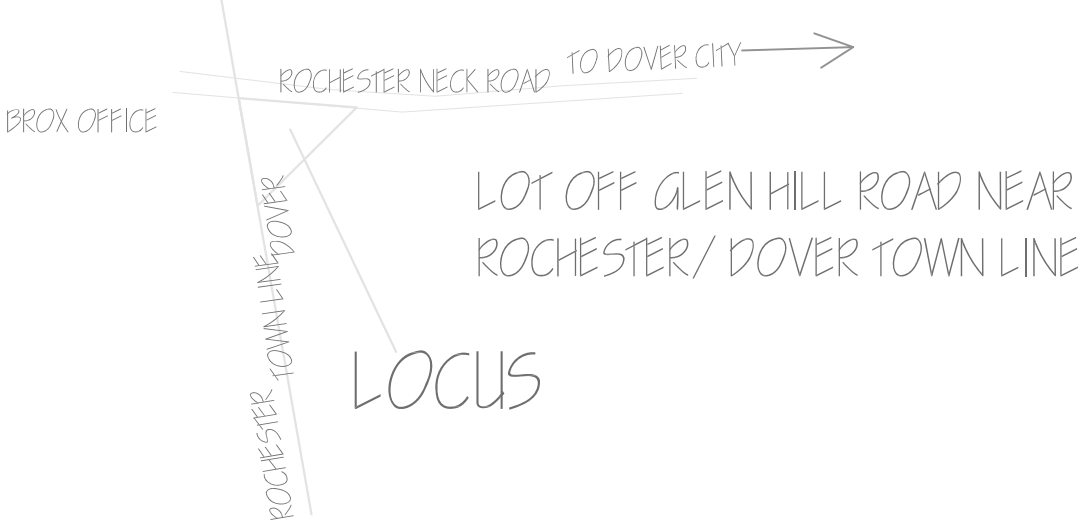
GENERAL NOTES

- 1) ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170; ARTICLE VIII.
ALL REQUIRED STATE OF N.H. AND FEDERAL PERMITS IN PLACE AND CURRENT.
- 2) SLOPES TO BE LEFT AT 2:1 MAXIMUM
- 3) NO HANDLING OR STORAGE OF PETROLEUM OR HAZARDOUS WASTE OF ANY KIND ON THIS PARCEL.
- 4) EXCAVATION AMOUNT FOR 2017-2018; 2000 C.Y.±
- 5) HOURS OF OPERATION ARE GENERALLY 6:30 TO 6:00 P.M. BUT COULD VARY DUE TO JOB REQUIREMENTS
- 6) PIT FLOOR GRADE AT ELEVATION 120± WHEN COMPLETELY EXCAVATED AND RECLAIMED.
- 7) SETBACKS FLAGGED FOR DOVER OFFICIALS.
- 8) ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS, WITH NO DISCHARGES OFF SITE. NO STANDING WATER.
- 9) SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, TO BE SEEDED TO ASSURE STABILIZATION.
- 10) ABUTTERS TO THIS PROPERTY RECOGNIZED AS APPROVING THUS ONLY A 10' SETBACK TO THEIR PROPERTY LINES
- 11) LOT AND ABUTTERS IN DOVER ZONING ZONE-R-40
- 12) FINISH PIT FLOOR -+ 6' ABOVE WATER TABLE
- 13) ALL BUILDINGS AND SEPTICS WITHIN 200' OF BOUNDARIES SHOWN. ROW TO CITY OF DOVER ON PIT ROAD.
- 14) AREA OF EXCAVATION 72228 S.F.(1.66 AC.)
- 15) ALL TRAFFIC USES ROCHESTER NECK ROAD.(PAVED ENTRANCE)
- 16) RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.



SCALE: 1"=50'

LOCATION MAP



TEST PIT DATA



WATER WELL (GRAVEL PACK)
PIEZOMETER READING 2017 =ELEV. 115±
FINISH PIT ELEVATION =ELEV. 130±

MAP#C LOT# 12-A



ROBERT TARDIF, PE (# 10022)
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03046

EXCAVATION PLAN

OWNER:
STEPHEN M. BROX REV. INDENTURE OF TRUST
1471 METHUEN ST.
DRACUT, MASS. 01826

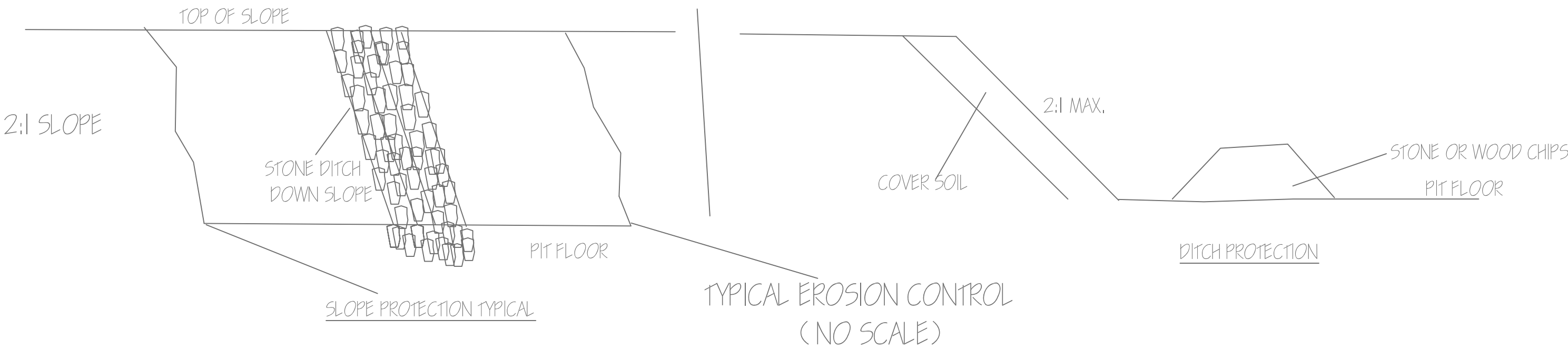
DRAWN BY: D.CLUFF
03-20-17
CHKD BY: R. TARDIF
03-17

TOPOGRAPHY FROM 2014 FLYOVER AND PLAN BY EASTERN TOPO
CURRENT CONTOURS UPDATED 03- 2017

SCALE AS NOTED

GENERAL NOTES

- 1) RECLAIM FINISH SLOPES TO MAX, 2:1 OR LESS,
- 2) APPLY HEAVEY COVER OF SOIL SUITABLE FOR ESTABLISHING VEGETATION ON ALL COMPLETED EXCAVATION AREAS,
- 3) SEED AND FERTILIZE SLOPES PER NH DOT STANDARD SPECIFICATIONS- SECTIONS 641-647,
- 4) CONTROL EROSION AREAS WITH STONE OR TREE GRINDINGS AS NESSACARY,
- 5) CONSTRUCT DETENTION PONDS AS NESSACARY TO SPREAD RUNOFF EVENLY AS TO PREVENT HEAVEY PONDING,
- 6) TRACK SLOPES AS NESSACARY TO STABILIZE FOR PLANTING,
- 7) STUMPS ONLY BURIED 75' FROM SURFACE WATER AND MIN. 4' ABOVE SEASONAL HIGH WATER TABLE,
- 8) NO SETBACK REQUIREMENTS AS ABUTTING LAND ALL PROPERTY OF OWNER,
- 9) SLOPE RECLAMATION TO BE COMPLETED AT AREAS WITH NO FUTURE EXCAVATION EXPECTED,



SCALE: 1"=50'

MAP# C LOT# 12-A



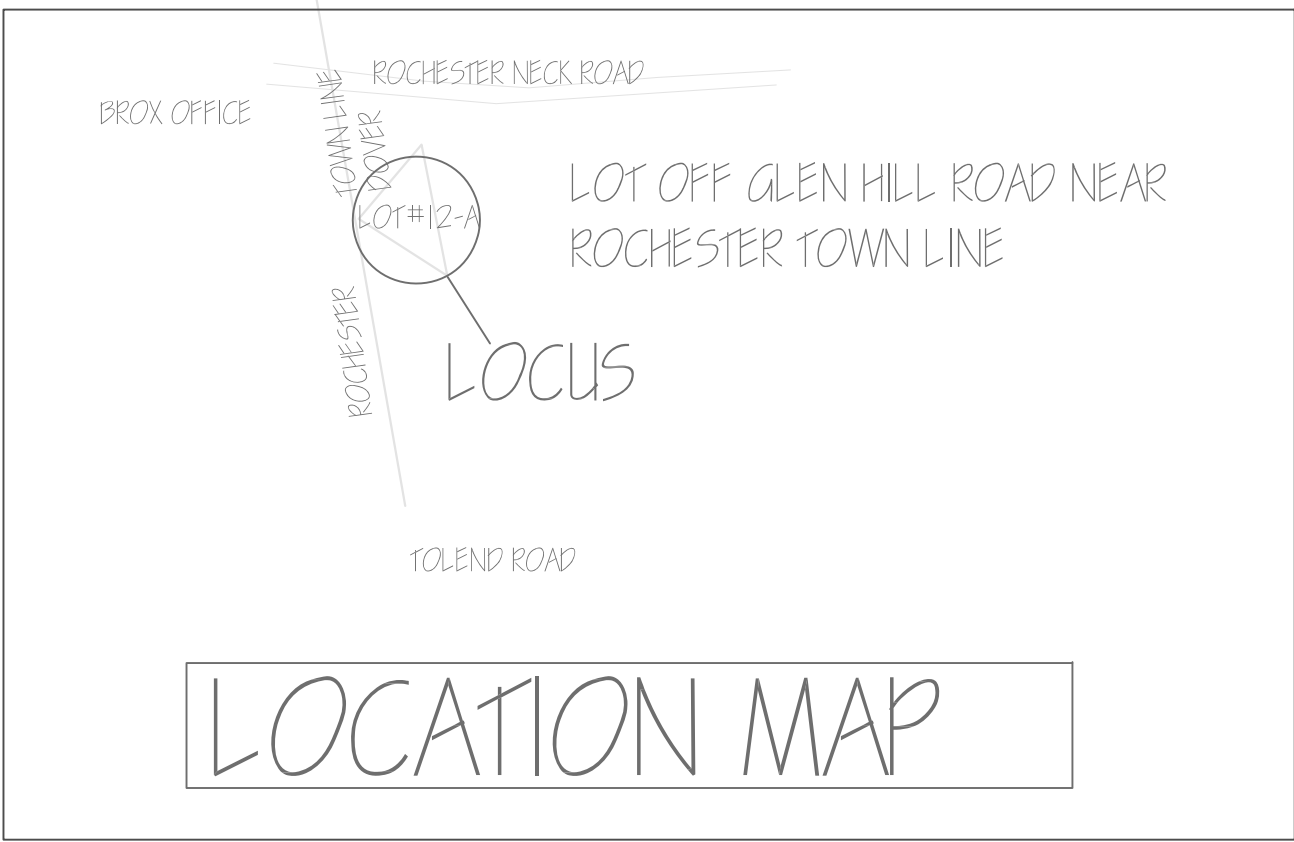
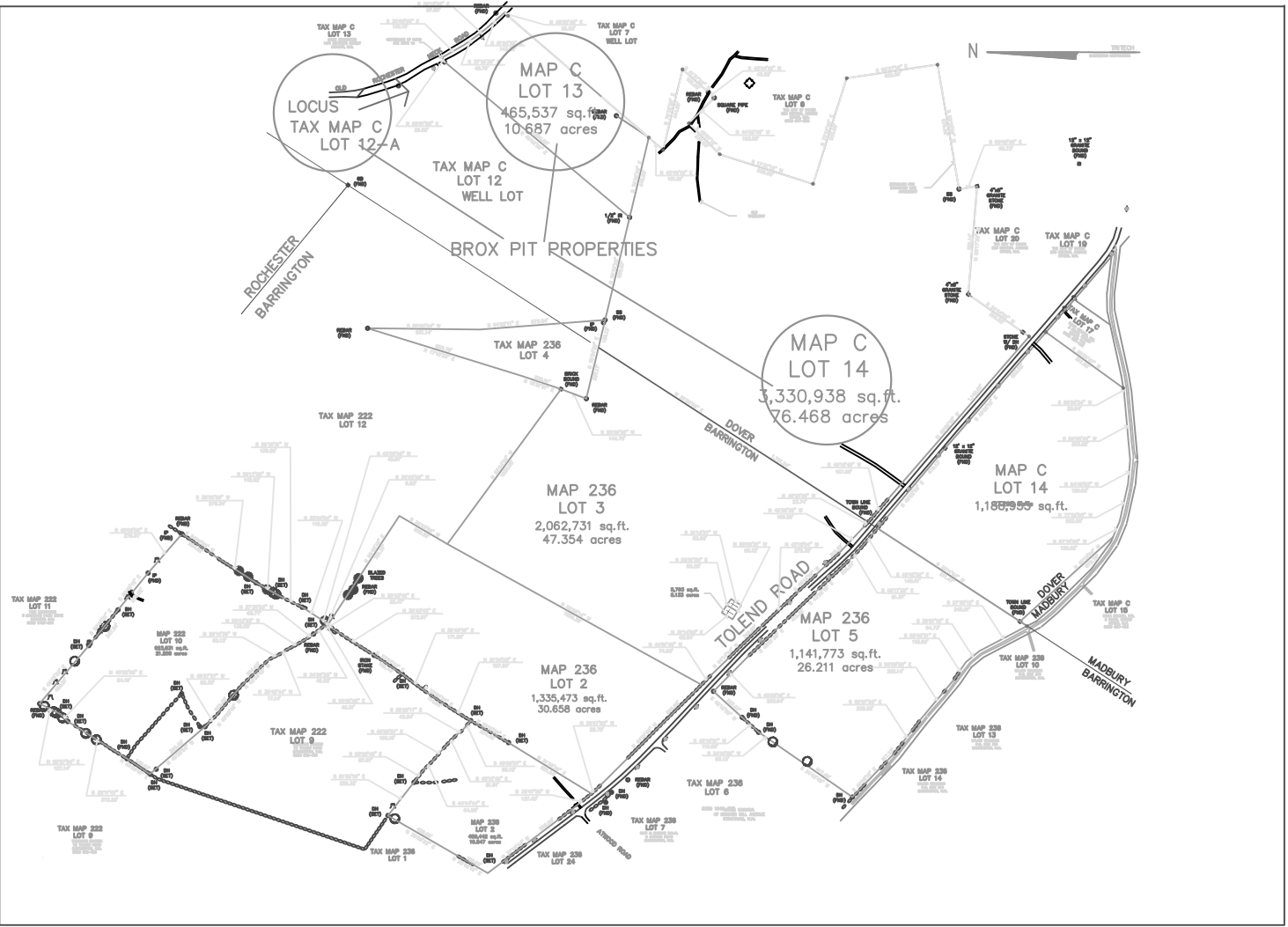
ROBERT TARDIF, PE (#10022)
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03242

RECLAMATION PLAN

OWNER:
STEPHEN M. BROX INDENTURE OF TRUST
1471 METHUEN ST,
DRACUT, MASS. 01826

DRAWN BY: D.CLUFF 02-07 CHKD BY: R. TARDIF
03-26-17 03-17
TOPOGRAPHY FROM 2014 FLYOVER BY EASTERN TOPO
CURRENT CONTOURS UPDATED 03-2017.

SCALE AS NOTED

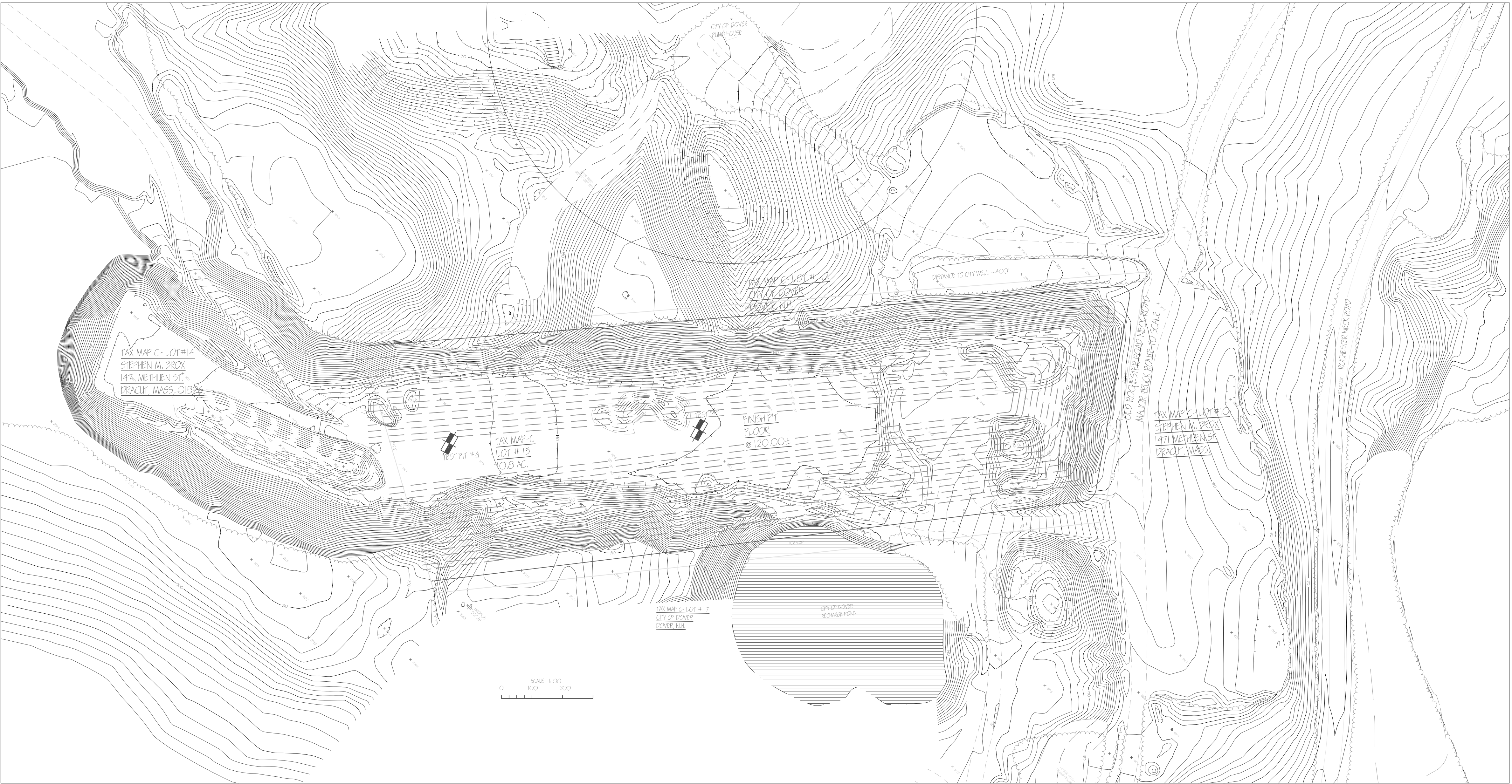
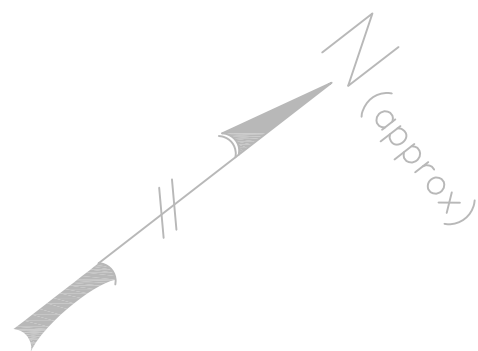


GENERAL NOTES

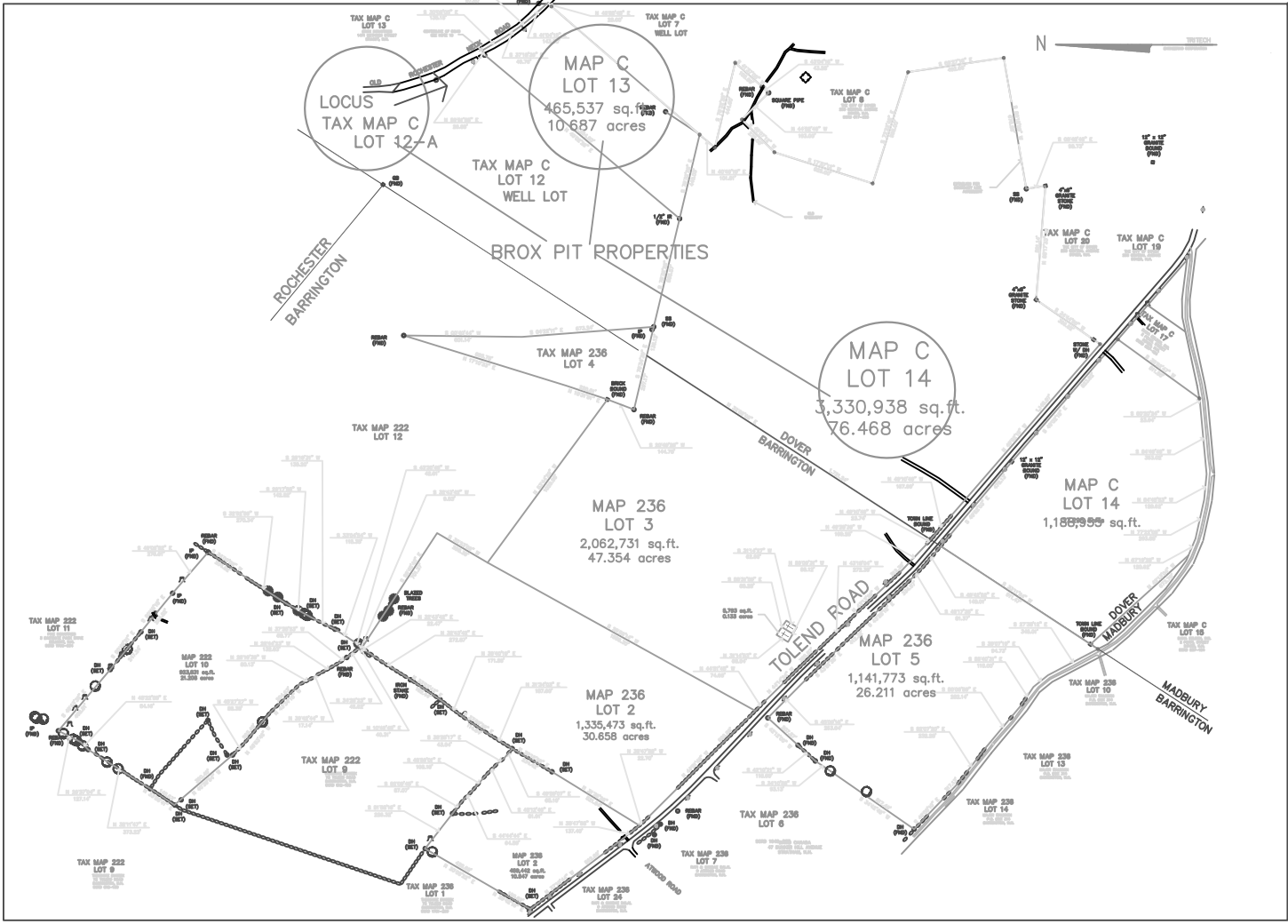
- 1) ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170; ARTICLE VIII.
ALL REQUIRED STATE OF N.H. AND FEDERAL PERMITS IN PLACE AND CURRENT.
- 2) FINISH SLOPES TO BE GRADED TO 2:1 MAXIMUM.
- 3) NO STORAGE OR HANDLING OF HAZARDOUS WASTE OF ANY KIND ON THIS PARCEL.
- 4) EXCAVATION AMOUNT FOR 2017 AND 2018: 3000 C.Y.±
- 5) HOURS OF OPERATION ARE GENERALLY 6:30 TO 6:00 P.M. BUT COULD VARY DUE TO JOB REQUIREMENTS.
- 6) PIT FLOOR GRADE AT ELEVATION 120± WHEN COMPLETELY EXCAVATED AND RECLAIMED.
- 7) SETBACKS FLAGGED FOR DOVER OFFICIALS.
- 8) ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS, WITH NO DISCHARGES OFF SITE, NO STANDING WATER.
- 9) SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, TO BE SEEDED TO ASSURE STABILIZATION.
- 10) ABUTTERS TO THIS PROPERTY RECOGNIZED AS APPROVING THUS ONLY A 10' SETBACK TO THER PROPERTY LINES.
- 11) LOT AND ABUTTERS IN DOVER ZONING CODE ZONE-R-40.
- 12) FINISH PIT FLOOR @ 5'± ABOVE WATER TABLE.
- 13) ALL BUILDINGS AND SEPTICS WITHIN 200' OF BOUNDARIES, SHOWN, ROW TO CITY OF DOVER ON PIT ROAD.
- 14) AREA OF EXCAVATION 392040 SF.(9 AC.)
- 15) ALL TRAFFIC USES ROCHESTER NECK ROAD.(PAVED ENTRANCE)
- 16) RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.

TEST PIT DATA

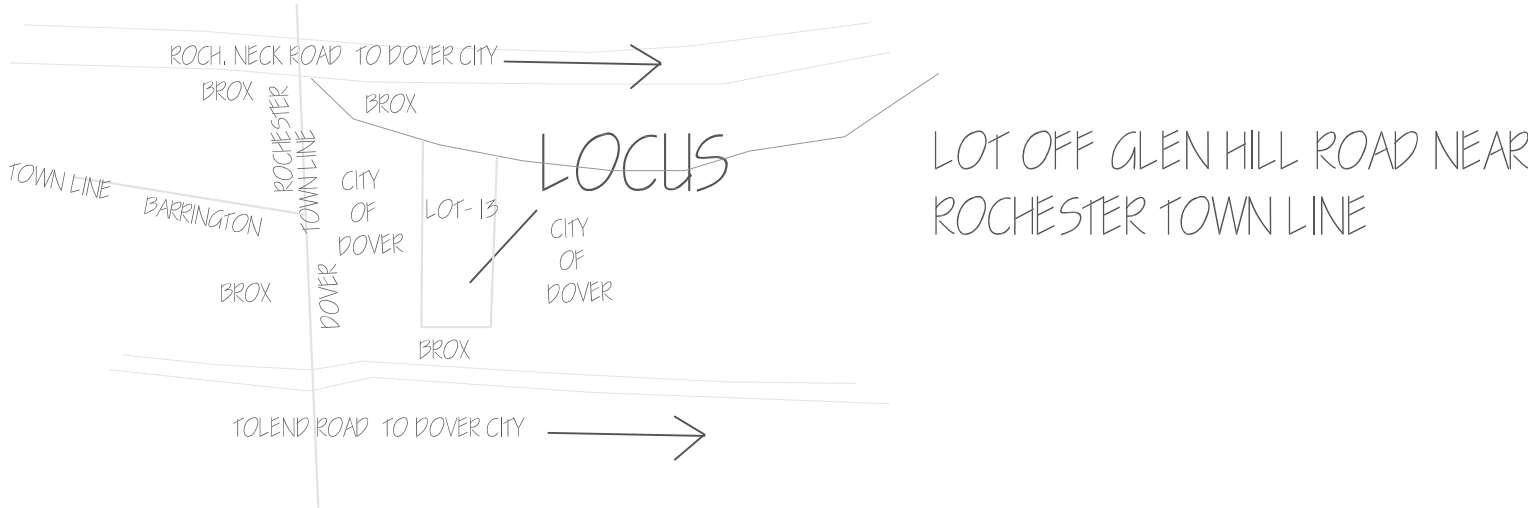
TEST PIT #4(PITS ALL SIMILAR)
GROUND WATER ELEVATION AT PIT FLOOR
=ELEV. 115±
FINISH FLOOR OF PIT = ELEV. =120



SCALE: 1"=100'



LOCATION MAP



MAP# C LOT# 13



ROBERT TARDIF, PE (# 10022)
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03242

EXCAVATION PLAN

OWNER:
STEPHEN M. BROX REV INDENTURE OF TRUST
1471 METHUEN ST.
DRACUT, MASS. 01826

DRAWN BY: D.CLIFF 03-20-17
CHKD BY:R. TARDIF 03-17

TOPOGRAPHY FROM 2014 FLYOVER AND PLAN BY EASTERN TOPO
CURRENT CONTOURS UPDATED 03-2017

SCALE AS NOTED

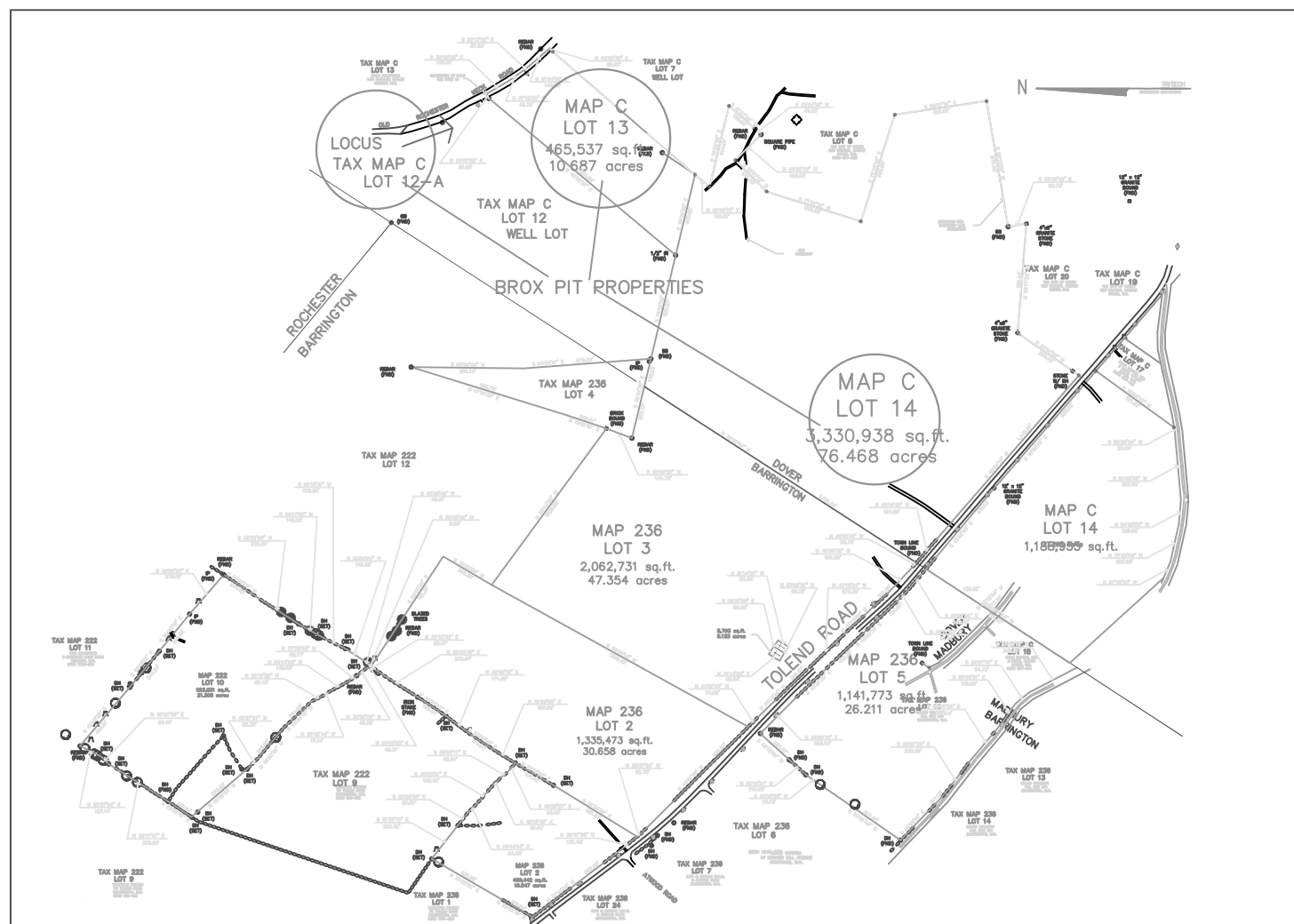
GENERAL NOTES

- 1) GRADE RECLAIMED SLOPES TO MAX. 2:1 OR LESS,
- 2) APPLY HEAVY COVER OF SOIL SUITABLE FOR ESTABLISHING VEGETATION.
- 3) SEED AND FERTILIZE SLOPES PER NHDOT STANDARD SPECIFICATIONS SECTIONS 641-647.
- 4) CONTROL EROSION AREAS WITH STONE OR TREE GRINDINGS AS NECESSARY.
- 5) LOT AND ABUTTERS IN DOVER ZONING ZONE R-40.
- 6) TRACK SLOPES AS NECESSARY TO STABILIZE FOR PLANTING.
- 7) STUMPS MAY ONLY BE BURIED 75' FROM SURFACE WATER AND MIN. 4' ABOVE GROUND WATER TABLE.
- 8) RECLAMATION TO OCCUR AT CESSATION OF EXCAVATION AREAS THAT ARE NOT TO BE REDUG AT LATER DATE.

- 1) GRADE RECLAIMED SLOPES TO MAX. 2:1 OR LESS.
- 2) APPLY HEAVY COVER OF SOIL SUITABLE FOR ESTABLISHING VEGETATION.
- 3) SEED AND FERTILIZE SLOPES PER NHDOT STANDARD SPECIFICATIONS SECTIONS 641-647.
- 4) CONTROL EROSION AREAS WITH STONE OR TREE GRINDINGS AS NECESSARY.
- 5) LOT AND ABUTTERS IN DOVER ZONING ZONE R-40.
- 6) TRACK SLOPES AS NECESSARY TO STABILIZE FOR PLANTING.
- 7) STUMPS MAY ONLY BE BURIED 7.5' FROM SURFACE WATER AND MIN. 4' ABOVE GROUND WATER TABLE.
- 8) RECLAMATION TO OCCUR AT CESSATION OF EXCAVATION AREAS THAT ARE NOT TO BE REDUG AT LATER DATE.



SCALE: 1" = 100'



LOCATION MAP

DOVER

ROCH. NECK ROAD TO DOVER CITY

ROCHESTER TOWNLINE

LOCUS

LOT #13

TOLEND ROAD TO DOVER CITY

LOT OFF ROCHESTER NECKL ROAD
NEAR ROCHESTER TOWN LINE

LOT OFF ROCHESTER NECKL ROAD
NEAR ROCHESTER TOWN LINE

OWNER:
STEPHEN M. BROX REV INDENTURE OF TRUST
1471 METHUEN ST.
DRACUT, MASS. 01826

DRAWN BY: D. CLUFF
03-26-17

CHKD BY: R. TARDIF
03-17

TOPOGRAPHY FROM 2005 FLYOVER AND PLAN BY
EASTERN TOPO CURRENT CONTOURS UPDATED 03-2017.

SCALE AS NOTED

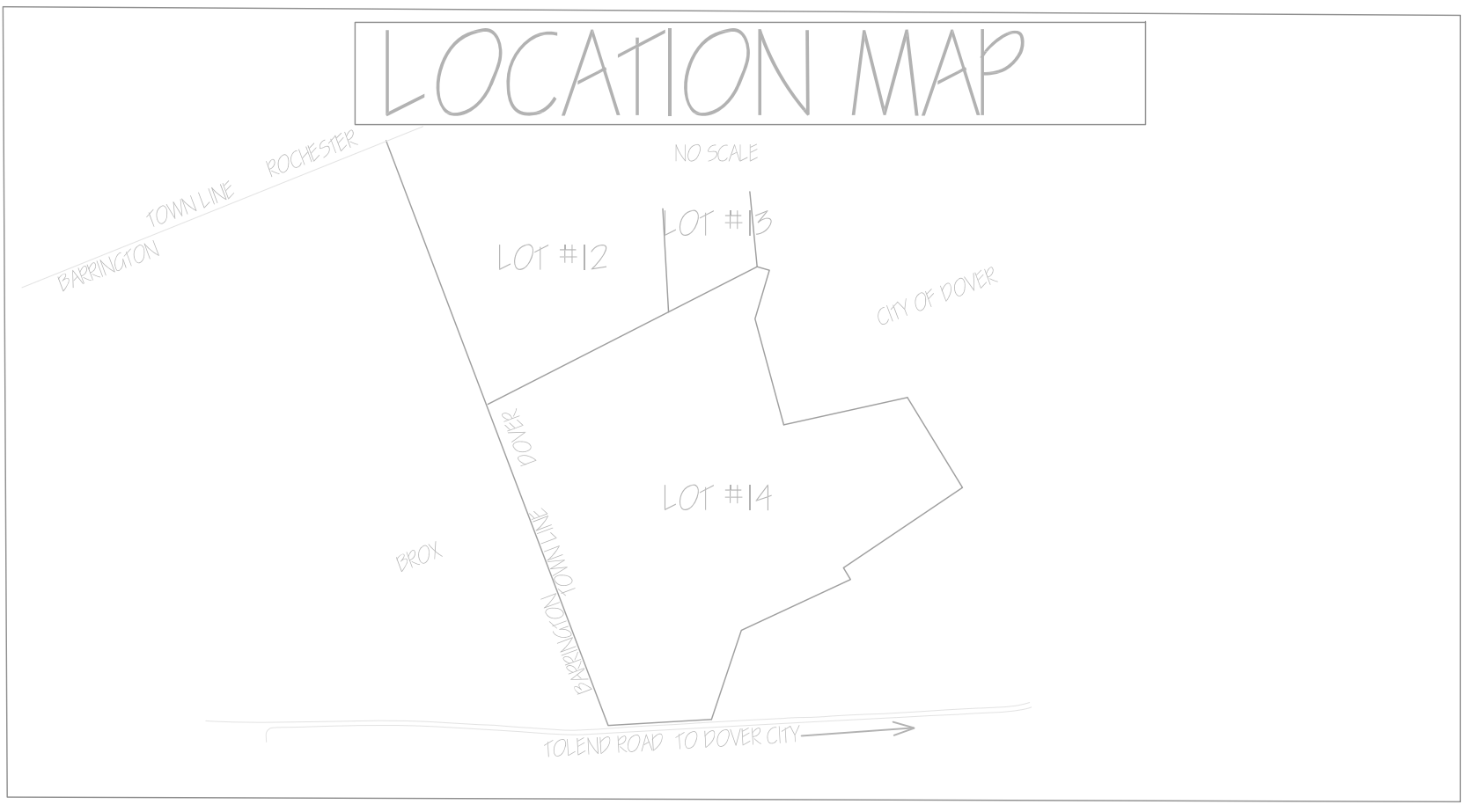
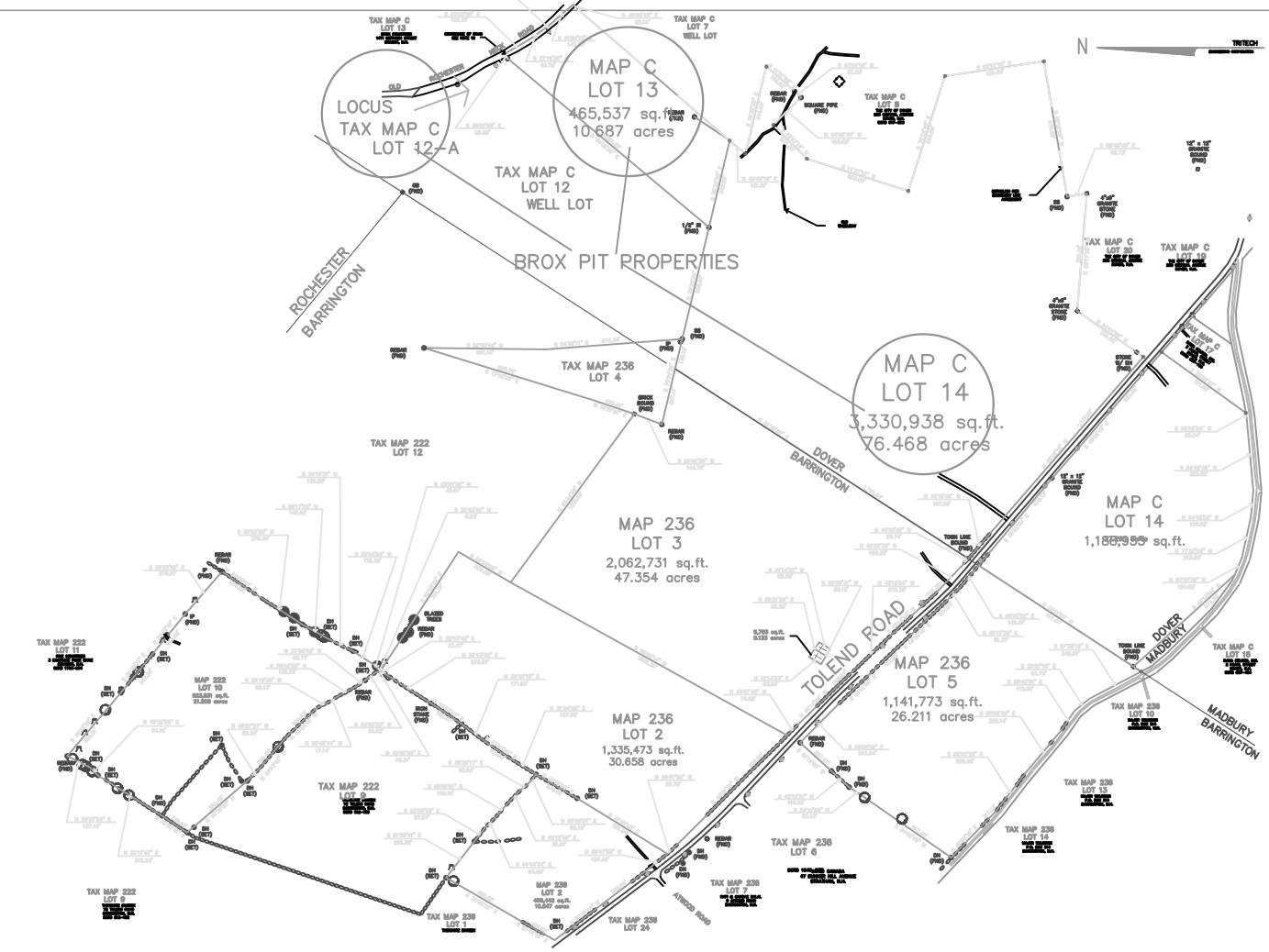


ROBERT TARDIF, PE (10022)
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03242

MAP# C LOT#13

GENERAL NOTES

- 1) ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170; ARTICLE VIII., ALL REQUIRED STATE OF N.H. AND FEDERAL PERMITS IN PLACE AND CURRENT.
- 2) FINISHED SLOPES TO BE LEFT AT 2:1 MAXIMUM.
- 3) NO STORAGE OF HAZARDOUS WASTE OF ANY KIND ON THIS LAND.
- 4) EXCAVATION AMOUNT FOR 2017 AND 2018: 10000 C.Y.±
- 5) HOURS OF OPERATION ARE GENERALLY 6:30 TO 6:00 P.M., BUT COULD VARY DUE TO JOB REQUIREMENTS.
- 6) PIT FLOOR GRADE AT ELEVATION 120± WHEN COMPLETELY EXCAVATED AND RECLAIMED.
- 7) SETBACKS FLAGGED FOR DOVER OFFICIALS.
- 8) ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS, WITH NO DISCHARGES OFF SITE. NO STANDING WATER.
- 9) EXCAVATED SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, ARE SEEDED TO ASSURE STABILIZATION.
- 10) ABUTTERS TO THIS PROPERTY RECOGNIZED AS APPROVING THIS ONLY A 10' SETBACK TO THEIR PROPERTY LINES.
- 11) LOT AND ABUTTERS IN DOVER ZONING ZONE-R-40.
- 12) FINISH PIT FLOOR @ MIN. OF 5' ± ABOVE ESTIMATED SHWT.
- 13) ALL BUILDINGS AND SEPTICS WITHIN 200' OF BOUNDARIES SHOWN.
- 14) AREA OF POSSIBLE EXCAVATION APPROX 40 AC.±
- 15) ALL TRAFFIC USES ROCHESTER NECK ROAD (PAVED ENTRANCE)
- 16) RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.
- 17) WETLANDS TO SOUTH OF PARCEL FLAGGED BY JAMES LONG CERTIFIED SOIL SCIENTIST/ WETLAND SCIENTIST



TEST PIT DATA

TEST PIT #3(ALL SIMILAR)
GROUND WATER ELEVATION AT PIT
FLOOR =ELEV. 115±
FINISH FLOOR ELEV. @ 120±

MAP# C LOT# 14



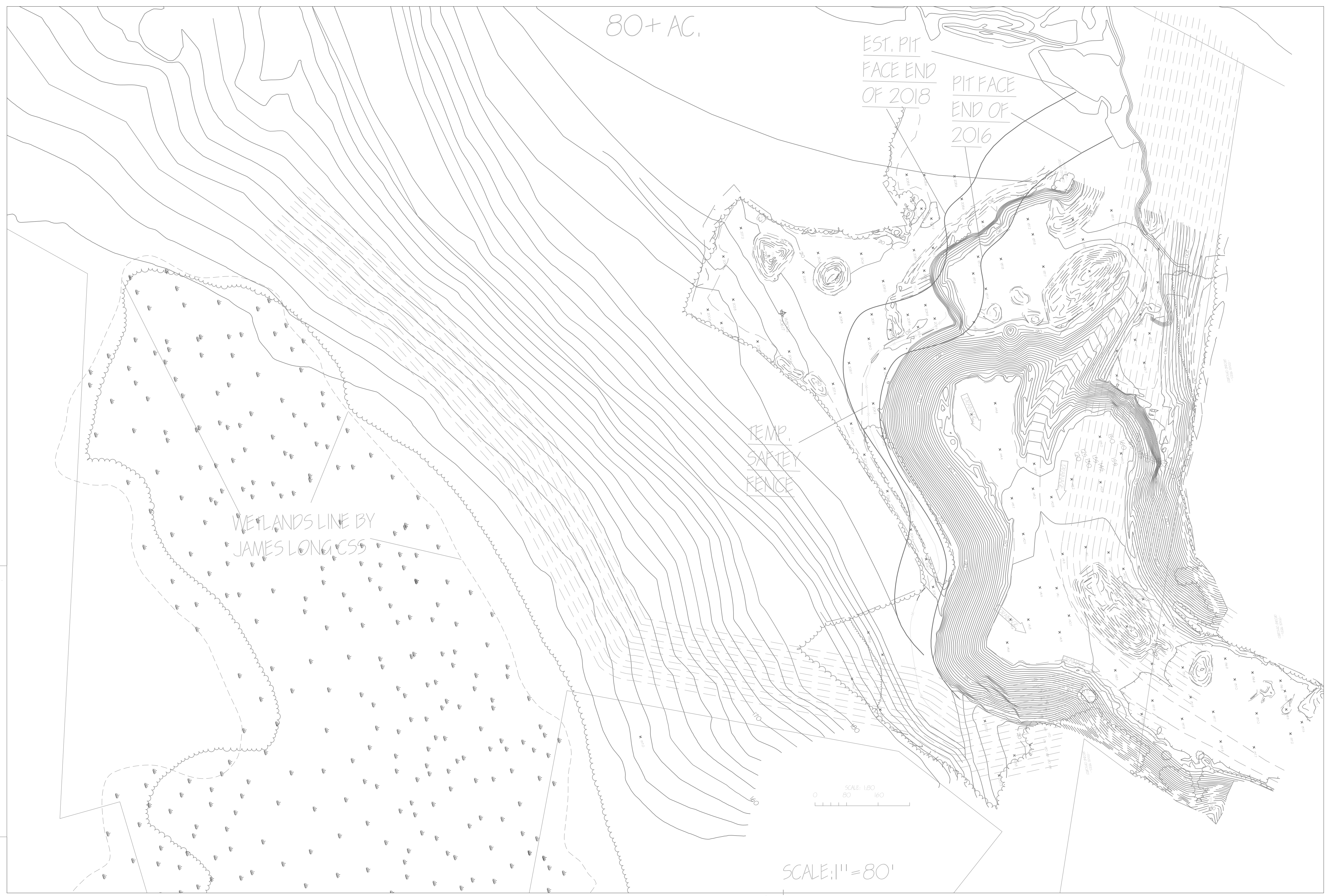
ROBERT TARDIF, PE (# 10022)
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03242

EXCAVATION PLAN

OWNER:
STEPHEN M. BROX REV INDENTURE OF TRUST
1471 METHUEN ST.
DRACUT, MASS. 01826

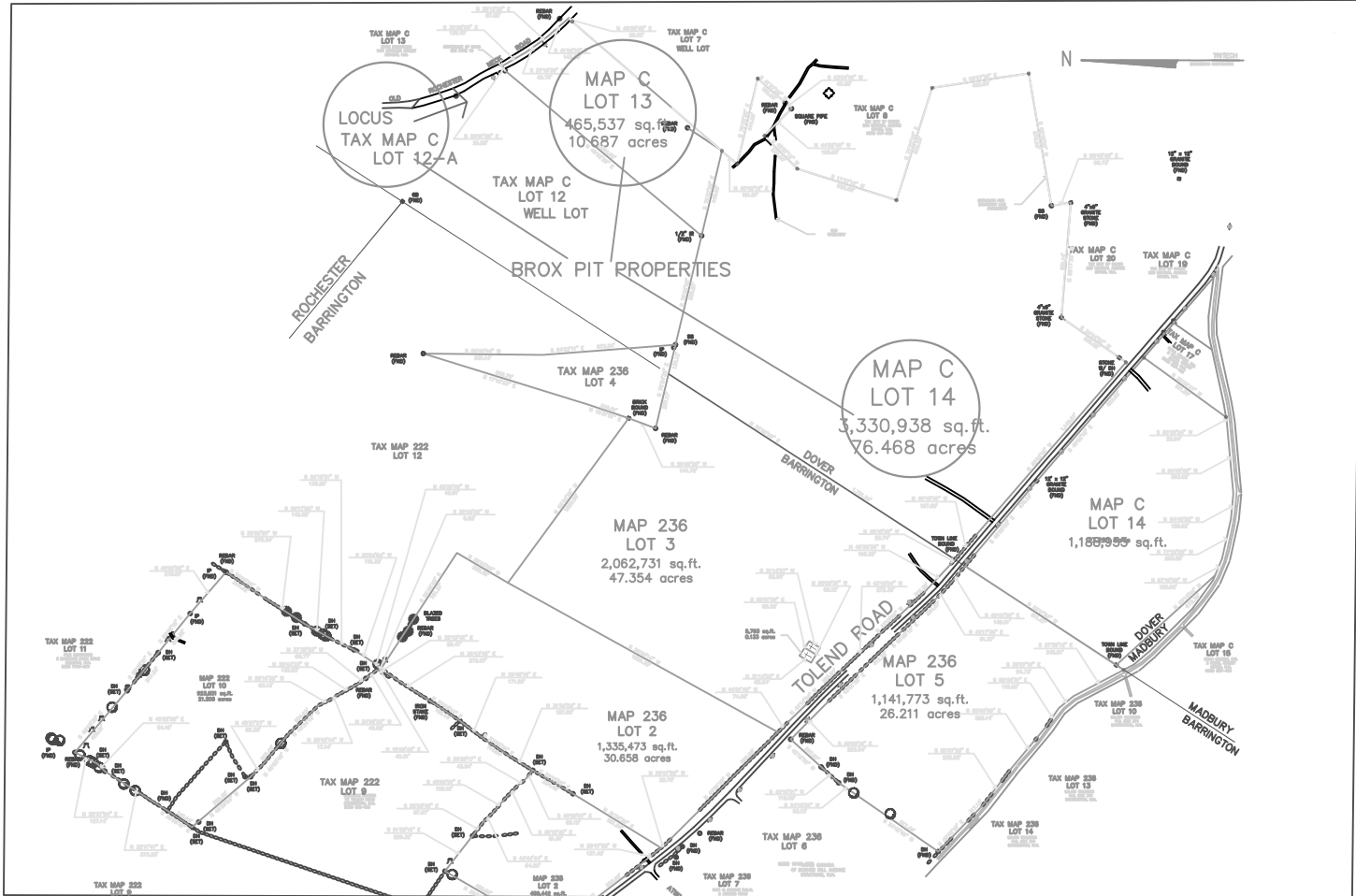
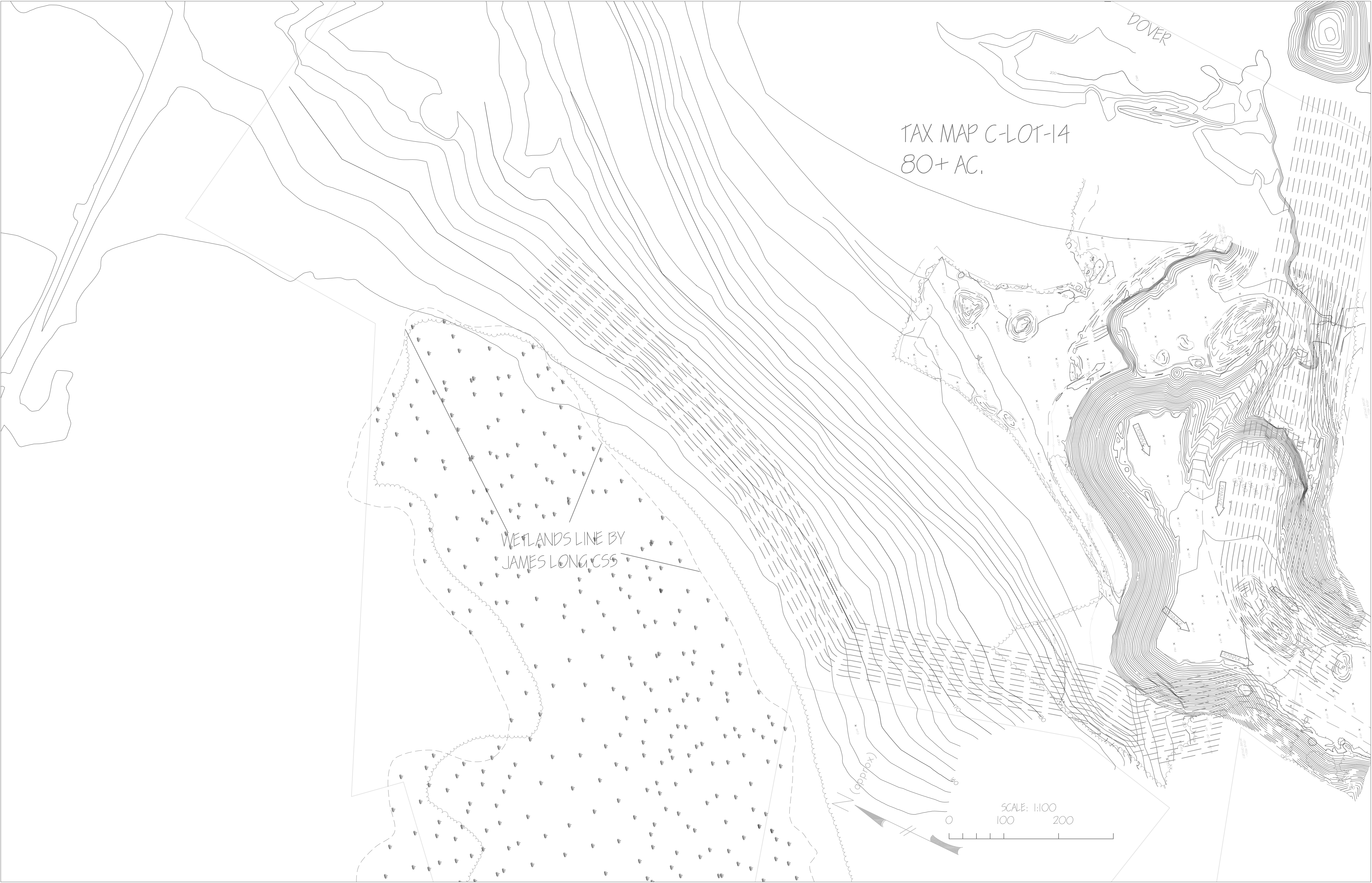
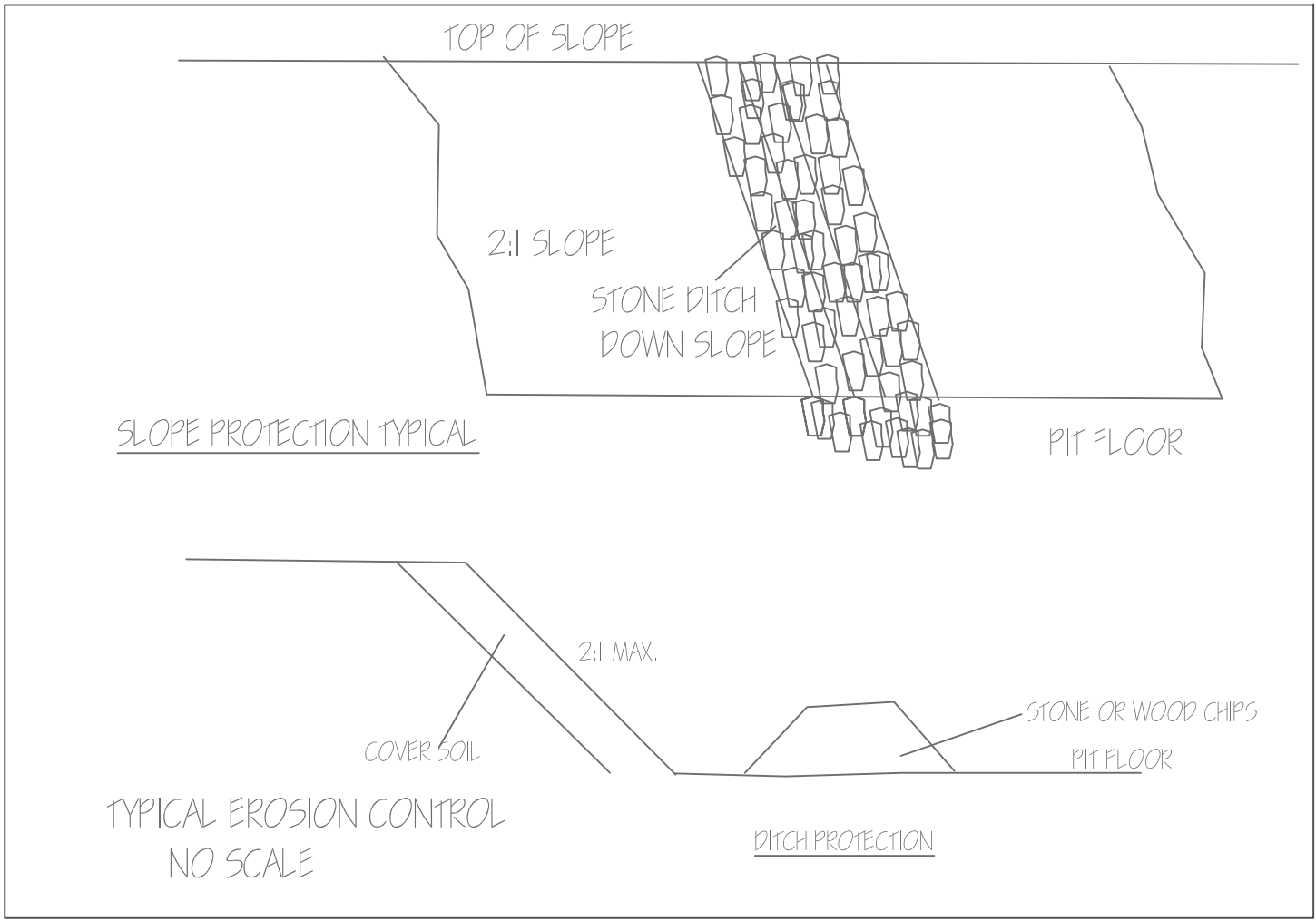
DRAWN BY: D.CLUFF
03-28-17
CHKC. BY R. TARDIF
03-17
TOPOGRAPHY FROM 2014 FLYOVER AND PLAN BY EASTERN TOPO
CURRENT CONTOURS UPDATED 03-2017.

SCALE AS NOTED



GENERAL NOTES

- 1) CUT FINISH SLOPES TO MAX. 2:1 OR LESS.
- 2) APPLY HEAVEY COVER OF SOIL SUITABLE FOR ESTABLISHING VEGETATION.
- 3) SEED AND FERTILIZE SLOPES PER NHDOT SPECIFICATIONS SECTIONS 641-647.
- 4) CONTROL EROSION AREAS WITH STONE OR TREE GRINDINGS AS NECESSARY.
- 5) LOT AND ABUTTERS IN ZONE : R-40.
- 6) TRACK SLOPES AS NECESSARY TO STABILIZE FOR PLANTING.
- 7) STUMPS ONLY BURIED 75' FROM SURFACE WATER AND MIN. 4' ABOVE GROUND WATER TABLE.
- 8) ALL RUNOFF REMAINS ON BROX PROPERTY, NO DISCHARGE FROM THIS PARCEL.
- 9) RECLAMATION TO OCCUR AT CESSATION OF ALL EXCAVATION.



SCALE: 1"=100'

MAP # C LOT #14



ROBERT TARDIF, PE (# 10022)
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03242

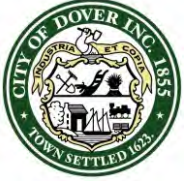
RECLAMATION PLAN

OWNER:
STEPHEN M. BROX REV INDENTURE OF TRUST
1471 METHUEN ST.
DRACLIT, MASS. 01826

DRAWN BY: D. CLUFF 03-17 CHKD BY: R. TARDIF 03-17

TOPOGRAPHY FROM 2014 FLYOVER BY EASTERN TOPO
CURRENT CONTOURS UPDATED 03-2017

SCALE AS NOTED



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-31

Application Type: Excavation Permit
Applicant(s): Severino Trucking Co., Inc.
Owner(s): Candia South Branch Brook Holdings, LLC
Location: Mast Road (Tax Map H, Lots 59, 59A, 60, 61, 62)
Meeting Date: May 9, 2017

INTENT: To obtain an Excavation Permit renewal for an existing excavation operation.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 72 ± acres

ZONING DISTRICT: I-4

EXISTING LAND USE:

Excavation/vacant

PROPOSED LAND USE: Continued

Excavation

SURROUNDING LAND USE:

Excavation, single-family dwellings, City of Dover land, Community Services, and drinking water wells

ZBA ACTION: Map H, Lot 59: H69-20 granted to permit a storage bin
Map H, Lot 59 or 61: H85-21 denied request to construct a "hot top plant"
Map H, Lot 60: H85-22 denied request to permit excavation within 20' of lot lines
Map H, Lot 59 or 61: H85-23 denied request to permit excavation within 20' of lot lines
Map H, Lot 62: H85-24 denied request to permit excavation within 20' of lot lines

ATTACHMENT:

Excavation Permit application, Excavation Plan, Reclamation Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

Excavation

WAIVERS REQUESTED: None

Summary of Request and Background

The subject property is located on Mast Road between Community Services/City-owned land, the Town of Madbury, and the Bellamy River. The Applicant has submitted excavation and reclamation plans for its five lots along with an application for an excavation permit. This constitutes a renewal of the permit approved in May 2015. Planning and Engineering staff performed a site inspection on April 27, 2017. The application materials and plans are complete.

Please note that the concrete batch plant currently operated by Redimix on Map H, Lot 59 has existed in that location since 1950, does not obtain its materials from this excavation site, and cannot be considered under the Planning Board's review of an excavation permit renewal.

Consistency With Land Use Regulations

Section 170-29 of the Zoning Ordinance of the City Code governs the excavation of earth in the City of Dover pursuant to the authority granted by NH RSA 155-E, and requires that earth excavations obtain a permit, which is valid for two years. The existing excavation was last approved May 26, 2015.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the Excavation Permit with the following conditions:

Conditions to be Met Prior to Signing of Plans:

1. The Applicant will add a note to the excavation plan that the property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Community Services Department.
2. The Applicant will add a note to the excavation plan that hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM Saturdays, with gates to the site opening no earlier than 6:30 AM and no Sunday hours.
3. The Applicant will add a note to the plan regarding the schedule of regular access roadway water wash-downs.

**Property Information**

Property ID H0062-000000
Location MAST RD
Owner CANDIA SOUTH BRANCH BROOK HOLDINGS LLC



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

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

Parcels updated 03/20/2017
Properties updated 04/20/2017

Account # P17-31

Date Received RECEIVED
Planning Office

Application Fee Paid \$50.00

Permit Fee \$75.00

Time Received

Cko #18546/#18523

APR 18 2017

Dover, New Hampshire

CITY OF DOVER, NEW HAMPSHIRE EXCAVATION PERMIT APPLICATION

Application is hereby made for an extraction permit pursuant to the procedures set forth in the City of Dover's Zoning Ordinance.

(FOR OFFICE USE ONLY)

This application is hereby approved (disapproved) and permission is hereby granted (refused) to the applicant. This approval is good for two years from the date specified. Once approved by the Planning Board, a permit fee of \$75.00 shall be paid prior to the permit taking effect.

SUBJECT TO THE FOLLOWING CONDITIONS:

APPROVED BY: _____ DATE: _____

1. GENERAL INFORMATION

Date: 4-18-17 Project Number: 17-1964 Telephone #: 603-483-2133

Name of Applicant: SEVERINO TRUCKING CO., INC.

Address of Applicant: P.O. Box 202 CANDIA, NH 03034

Name of Property Owner: CANDIA SOUTH BRANCH BROOK HOLDINGS, LLC

Address of Property Owner: PO Box 410 CANDIA, NH 03034

Address of Property Being Excavated: MAST ROAD

Assessor's Map # H Lot # 59, 59A, 60, 61, 62

Acres of Land: 72 ± Zoning District: I-4

Depth of Excavation: 100' Finished Elevation: 100'

Elevation of Highest Annual Average Groundwater Table: 96'

Projected Length of Excavation Project: 10 yrs ±

2. PROFESSIONAL SIGNOFF

Name of Professional (Licensed in NH) KEVIN MCENEANEY

Check One: Engineer _____ Land Surveyor ☒ Architect _____

Address: 24 CHESTNUT STREET DOVER NH 03820

License No. 661 Tele # 603-742-0911

3. SIGNATURES

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

Signature of Property Owner: [Signature] Date: 4-18-17

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

4. AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the 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, excavation phase, and reclamation phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: [Signature] Date: 4-18-17

PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING OFFICE:

1. 16 copies (five 22" x 34" and eleven 11" x 17") of excavation plan prepared in accordance with 170-30.3.A (one full-size plan sent to Conservation Commission)
2. 16 copies (five 22" x 34" and eleven 11" x 17") of reclamation plan prepared in accordance with 170-30.3.B (one full-size plan sent to Conservation Commission)
3. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
4. Surety Bond or other form of performance guarantee
5. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
6. A written statement from the Tax Collector that all current property and excavation taxes levied against all properties in the operation have been paid in full and that there are no unreleased tax liens encumbering said properties
7. Digital Version of the Plan in PDF/A format
8. An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services
9. Check made out to the City of Dover for fees calculated below

From: Lavertu, Karen [mailto:K.Lavertu@dover.nh.gov]
Sent: Tuesday, April 18, 2017 12:49 PM
To: Sue Sheridan <ssheridan@severinotrucking.com>
Subject: RE: Tax Collector's Statement

To the Planning Board for the City of Dover, NH

Property Map H lot 59 has an excavation tax in the amount of \$1873.82

Property Map H lot 61 has an excavation tax in the amount of \$882.02

Properties map H lot 59, 59 A, 60, 61 and 62 have the second half of TY 16 property tax still owed which will be due on 6/1

Karen S. Lavertu

City Clerk/Tax Collector

P.603-516-6020

F.603-516-6666

k.lavertu@dover.nh.gov

M-T 8:30 am- 5:30 pm

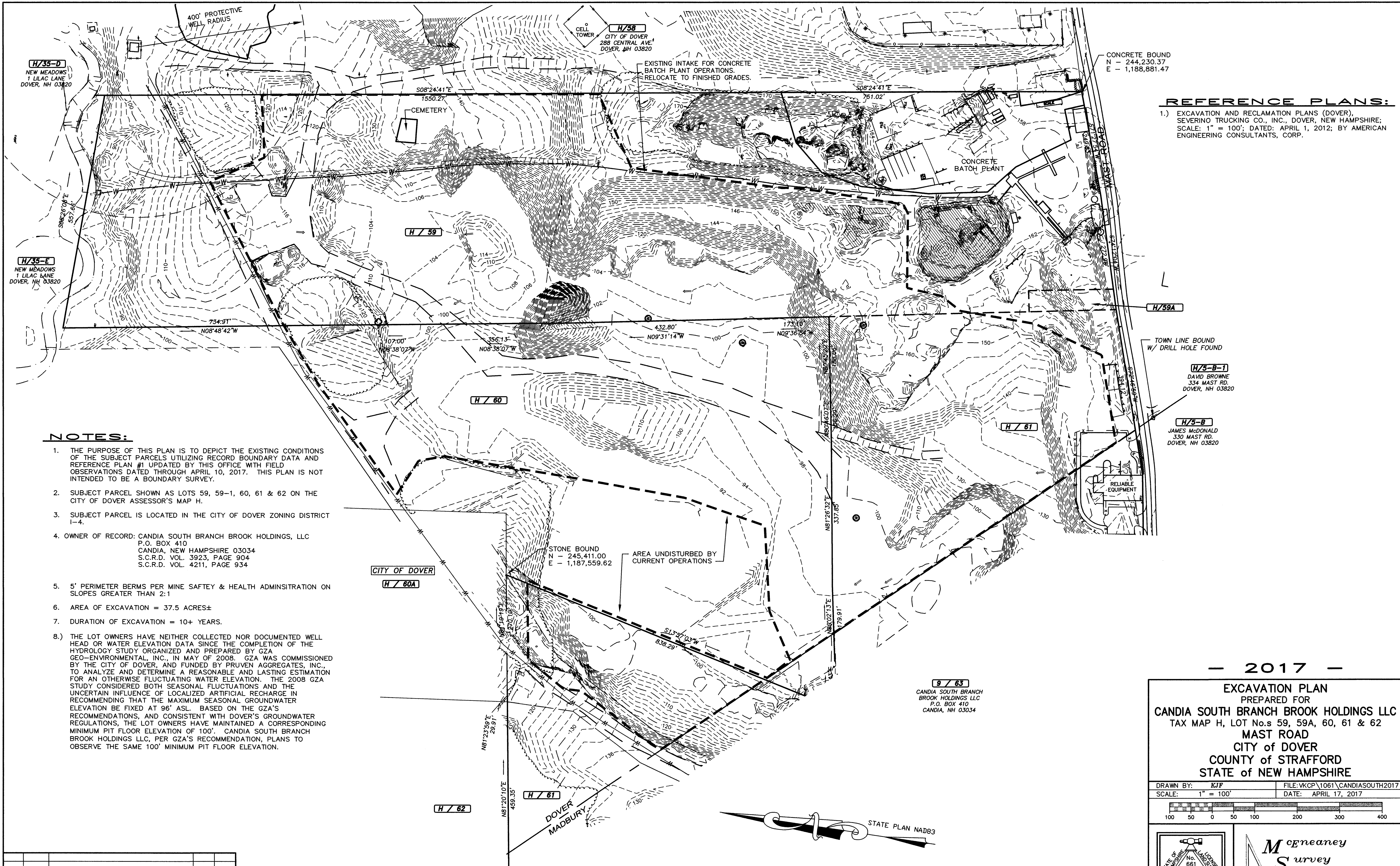
F 8:30 am- 4:00 pm

ABUTTER LIST: P17-31

SEVERINO TRUCKING CO INC

MAST ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0004-000000	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000029	29 CIELO DR	STEARNS CHARLENE		29 CIELO DR	DOVER	NH	03820-4146
H0004-000031	31 CIELO DR	BAKER FAITH B TRUSTEE	BAKER FAITH B REVOCABLE TRUST	31 CIELO DR	DOVER	NH	03820
H0004-000033	33 CIELO DR	SCHULTEN CAROLYN H & STEPHEN B CO-TRUSTE	SCHULTEN STEPHEN BREWER REVOCABLE TRUST	18 COTE DR	DOVER	NH	03820
H0004-000035	35 CIELO DR	THEORET ROGER A & PAULINE C TRUSTEES	THEORET FAMILY REVOCABLE TRUST	35 CIELO DR	DOVER	NH	03820-5608
H0005-B00000	330 MAST RD	TARANTO AGNES M		330 MAST RD	DOVER	NH	03820-5489
H0005-B00001	324 MAST RD	BROWNE DAVID D JR	BROWNE PAMELA R	324 MAST ROAD	DOVER	NH	03820
H0035-D00000	LILAC LN	LILAC GARDEN LLC		21 CONTINENTAL BLVD STE 101	MERRIMACK	NH	03054
H0058-000LS1	MAST RD	SEVERINO TOM	SEVERINO TRUCKING CO INC	PO BOX 202	CANDIA	NH	03034
H0058-000LS2	273 MAST RD	OMNIPOINT HOLDINGS INC	ATTN PROPERTY MANAGEMENT	4 SYLVAN WAY	PARSIPPANY	NJ	07054
H035D-000LIL	LILAC LN	MONUMENT GARDEN LLC	CONDOMINIUMS AT LILAC LN BLDG 12 1/5TH	21 CONTINENTAL BLVD STE 101	MERRIMACK	NH	03054
H035D-012000	1211 -38 LILAC LN	THE CONDOMINIUMS AT LILAC LANE	HOME OWNERS ASSOC. - BLDG 12	PO BOX 4579 DEPT 125	HOUSTON	TX	7721-4579
		KEVIN MCENEANEY	MCENEANEY SURVEY ASSOCIATES, INC	24 CHESTNUT ST	DOVER	NH	03820
H0063-000000	MAST RD	CITY OF DOVER ***NO FEE ASSESSED***		288 CENTRAL AVE	DOVER	NH	03820



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCELS UTILIZING RECORD BOUNDARY DATA AND REFERENCE PLAN #1 UPDATED BY THIS OFFICE WITH FIELD OBSERVATIONS DATED THROUGH APRIL 10, 2017. THIS PLAN IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. SUBJECT PARCEL SHOWN AS LOTS 59, 59-1, 60, 61 & 62 ON THE CITY OF DOVER ASSESSOR'S MAP H.
3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER ZONING DISTRICT I-4.
4. OWNER OF RECORD: CANDIA SOUTH BRANCH BROOK HOLDINGS, LLC
P.O. BOX 410
CANDIA, NEW HAMPSHIRE 03034
S.C.R.D. VOL. 3923, PAGE 904
S.C.R.D. VOL. 4211, PAGE 934
5. 5' PERIMETER BERMS PER MINE SAFETY & HEALTH ADMINISTRATION ON SLOPES GREATER THAN 2:1
6. AREA OF EXCAVATION = 37.5 ACRES±
7. DURATION OF EXCAVATION = 10+ YEARS.
- 8.) THE LOT OWNERS HAVE NEITHER COLLECTED NOR DOCUMENTED WELL HEAD OR WATER ELEVATION DATA SINCE THE COMPLETION OF THE HYDROLOGY STUDY ORGANIZED AND PREPARED BY GZA GEO-ENVIRONMENTAL, INC., IN MAY OF 2008. GZA WAS COMMISSIONED BY THE CITY OF DOVER, AND FUNDED BY PRUVEN AGGREGATES, INC., TO ANALYZE AND DETERMINE A REASONABLE AND LASTING ESTIMATION FOR AN OTHERWISE FLUCTUATING WATER ELEVATION. THE 2008 GZA STUDY CONSIDERED BOTH SEASONAL FLUCTUATIONS AND THE UNCERTAIN INFLUENCE OF LOCALIZED ARTIFICIAL RECHARGE IN RECOMMENDING THAT THE MAXIMUM SEASONAL GROUNDWATER ELEVATION BE FIXED AT 96' ASL. BASED ON THE GZA'S RECOMMENDATIONS, AND CONSISTENT WITH DOVER'S GROUNDWATER REGULATIONS, THE LOT OWNERS HAVE MAINTAINED A CORRESPONDING MINIMUM PIT FLOOR ELEVATION OF 100'. CANDIA SOUTH BRANCH BROOK HOLDINGS LLC, PER GZA'S RECOMMENDATION, PLANS TO OBSERVE THE SAME 100' MINIMUM PIT FLOOR ELEVATION.

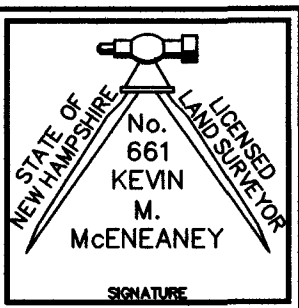
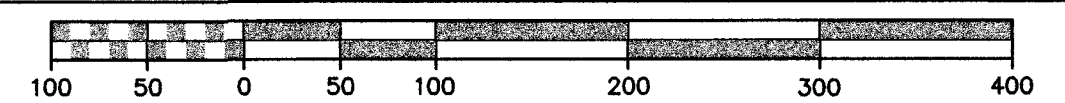
REFERENCE PLANS:

- 1.) EXCAVATION AND RECLAMATION PLANS (DOVER), SEVERINO TRUCKING CO., INC., DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 1, 2012; BY AMERICAN ENGINEERING CONSULTANTS, CORP.

— 2017 —

EXCAVATION PLAN
PREPARED FOR
CANDIA SOUTH BRANCH BROOK HOLDINGS LLC
TAX MAP H, LOT No.s 59, 59A, 60, 61 & 62
MAST ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJP FILE: VKCP\1061\CANDIASOUTH2017
SCALE: 1" = 100' DATE: APRIL 17, 2017

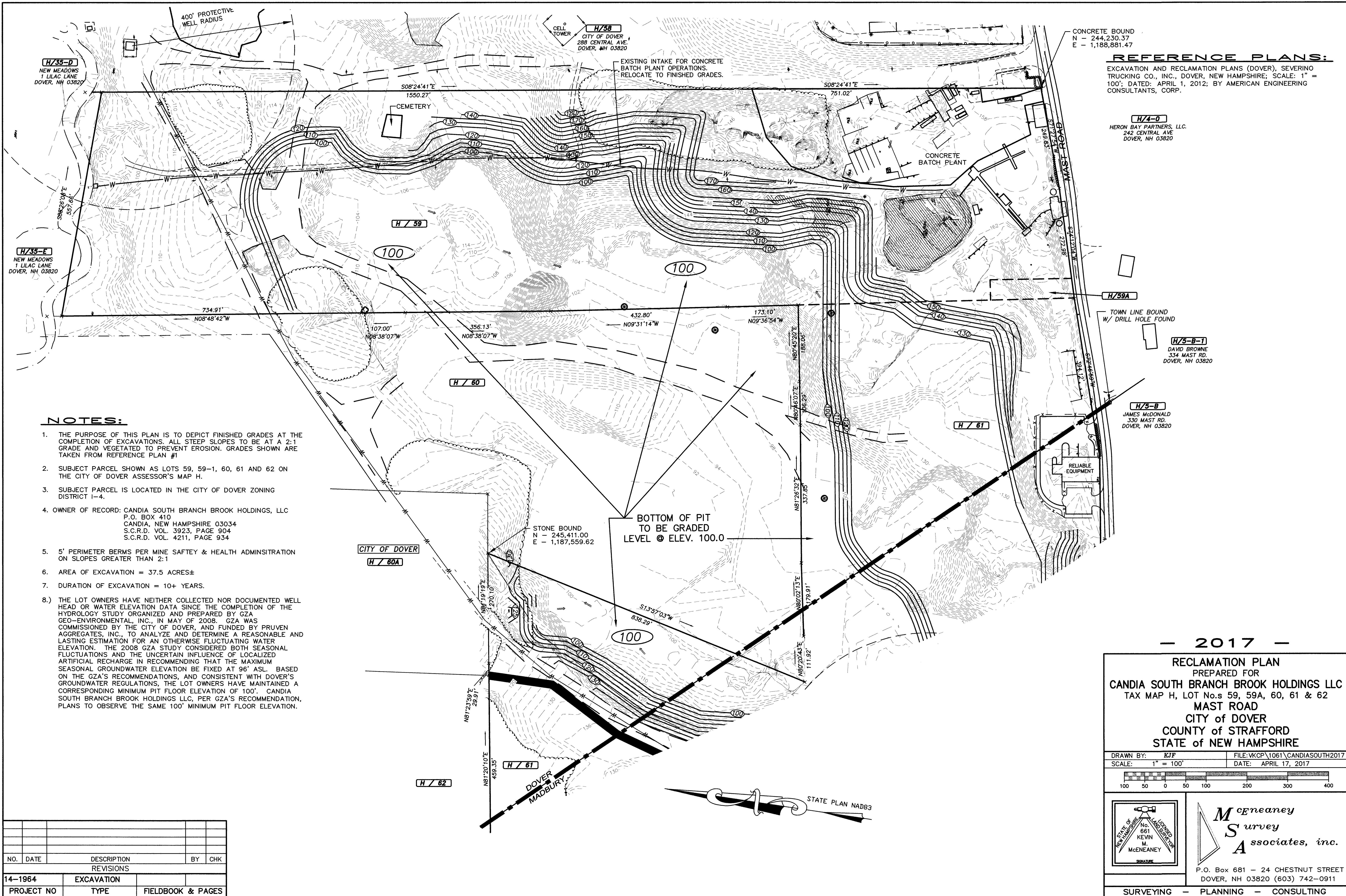


McEneaney
Survey
Associates, inc.

P.O. Box 681 — 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING — PLANNING — CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-1964		EXCAVATION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	



H/35-D
NEW MEADOWS
1 LILAC LANE
DOVER, NH 03820

H/35-E
NEW MEADOWS
1 LILAC LANE
DOVER, NH 03820

H/58
CITY OF DOVER
288 CENTRAL AVE.
DOVER, NH 03820

CONCRETE BOUND
N = 244,230.37
E = 1,188,881.47

REFERENCE PLANS:
EXCAVATION AND RECLAMATION PLANS (DOVER), SEVERINO TRUCKING CO., INC., DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 1, 2012; BY AMERICAN ENGINEERING CONSULTANTS, CORP.

H/4-0
HERON BAY PARTNERS, LLC
242 CENTRAL AVE
DOVER, NH 03820

H/5-B-1
DAVID BROWNE
334 MAIST RD.
DOVER, NH 03820

H/5-B
JAMES McDONALD
330 MAIST RD.
DOVER, NH 03820

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT FINISHED GRADES AT THE COMPLETION OF EXCAVATIONS. ALL STEEP SLOPES TO BE AT A 2:1 GRADE AND VEGETATED TO PREVENT EROSION. GRADES SHOWN ARE TAKEN FROM REFERENCE PLAN #1
2. SUBJECT PARCEL SHOWN AS LOTS 59, 59-1, 60, 61 AND 62 ON THE CITY OF DOVER ASSESSOR'S MAP H.
3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER ZONING DISTRICT I-4.
4. OWNER OF RECORD: CANDIA SOUTH BRANCH BROOK HOLDINGS, LLC
P.O. BOX 410
CANDIA, NEW HAMPSHIRE 03034
S.C.R.D. VOL. 3923, PAGE 904
S.C.R.D. VOL. 4211, PAGE 934
5. 5' PERIMETER BERMS PER MINE SAFETY & HEALTH ADMINISTRATION ON SLOPES GREATER THAN 2:1
6. AREA OF EXCAVATION = 37.5 ACRES±
7. DURATION OF EXCAVATION = 10+ YEARS.
- 8.) THE LOT OWNERS HAVE NEITHER COLLECTED NOR DOCUMENTED WELL HEAD OR WATER ELEVATION DATA SINCE THE COMPLETION OF THE HYDROLOGY STUDY ORGANIZED AND PREPARED BY GZA GEO-ENVIRONMENTAL, INC., IN MAY OF 2008. GZA WAS COMMISSIONED BY THE CITY OF DOVER, AND FUNDED BY PRUVEN AGGREGATES, INC., TO ANALYZE AND DETERMINE A REASONABLE AND LASTING ESTIMATION FOR AN OTHERWISE FLUCTUATING WATER ELEVATION. THE 2008 GZA STUDY CONSIDERED BOTH SEASONAL FLUCTUATIONS AND THE UNCERTAIN INFLUENCE OF LOCALIZED ARTIFICIAL RECHARGE IN RECOMMENDING THAT THE MAXIMUM SEASONAL GROUNDWATER ELEVATION BE FIXED AT 96' ASL. BASED ON THE GZA'S RECOMMENDATIONS, AND CONSISTENT WITH DOVER'S GROUNDWATER REGULATIONS, THE LOT OWNERS HAVE MAINTAINED A CORRESPONDING MINIMUM PIT FLOOR ELEVATION OF 100'. CANDIA SOUTH BRANCH BROOK HOLDINGS LLC, PER GZA'S RECOMMENDATION, PLANS TO OBSERVE THE SAME 100' MINIMUM PIT FLOOR ELEVATION.

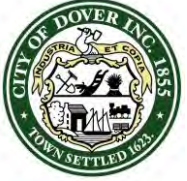
NO.	DATE	DESCRIPTION	BY	CHK
14-1964		EXCAVATION		
PROJECT NO		TYPE		FIELDBOOK & PAGES

RECLAMATION PLAN
PREPARED FOR
CANDIA SOUTH BRANCH BROOK HOLDINGS LLC
TAX MAP H, LOT No.s 59, 59A, 60, 61 & 62
MAIST ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: KJP
SCALE: 1" = 100'
FILE: VKCP\1061\CANDIASOUTH2017
DATE: APRIL 17, 2017

100 50 0 100 200 300 400

McEneaney
Survey
Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-21

Application Type: Conditional Use Permit
Applicant(s): Whitney Scott, Trustee
Owner(s): Whitney Scott, Trustee
Location: 334 Washington (Tax Map G, Lot 9)
Meeting Date: May 5, 2017

INTENT: To obtain a Conditional Use Permit to build a road and add drainage facilities that impact 1,050 square feet of wetland buffer.

LOTS/UNITS PROPOSED: 5 Single Family and 2 duplexes totaling 9 units

AGENDA ITEM: # 4-C

ACREAGE: 6 acres

ZONING DISTRICT: Medium Density Residential (R-12)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Single and Duplex Residential

ZBA ACTION: None

ATTACHMENTS:

CUP application, Conservation Commission Minutes from 3/13/17

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Notice of Intent
- NHDES Sewer Permit
- Conditional Use Permit

WAIVERS REQUESTED:

- 100' Frontage Buffer
- 30' External Buffer
- 40' wide ROW

Summary of Request and Background

The applicant is requesting a Conditional Use Permit for the 1,050 s.f impact of wetland buffer.

The Conservation Commission endorsed this project at their March 13 meeting with the condition that wetland buffer signs be installed on lot #6 (minutes are attached).

Consistency with Land Use Regulations

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards. best management practices and the City's regulations.

STAFF RECOMMENDATION:

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

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

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The Licensed Land Surveyor, Professional Engineer, and Wetland Soil Scientist shall 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 plan set to require wetland buffer signs where the wetland buffer intersects the property lines of lot #6.

334 Washington

**Property Information**

Property ID G0009-000000
Location 334 WASHINGTON ST
Owner SCOTT WHITNEY TRUSTEE

**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 03/20/2017
Properties updated 05/03/2017



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, March 13, 2017
Meeting Time: 5:30 pm

- E. City of Dover Conditional Use Permit for Whitney Scott, Assessor's Map G, Lot 9, zoned R-12, located at 334 Washington Street.

Chris Berry was present to explain the proposal to build a new subdivision road and drainage facilities that impact 1,050 square feet of wetland buffer. We have submitted a drainage analysis. The yield plan requires a box culvert to cross the stream to access the rear of the lot. By using the Open Space Subdivision design we are able to group the lots without crossing the brook. The only thing in the wetlands buffer is the level spreader. We have minimized the wetlands buffer as much as possible.

Bird: Do any lots have wetland buffers on them?

Berry: Only lot #6 and we can install buffer signs.

Joyce made a motion to endorse the City of Dover CUP, with the condition that wetland buffer signs be installed on lot #6, Donovan seconded. Vote: Unanimous

4. REPORT FROM THE CHAIR

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

1. Letter from Nobis Engineering to DES responding to a request for more information for Wetlands Permit for City of Dover for Dover High School.

5. OTHER BUSINESS:

Bird distributed the following items:

- A handout for the Saving Special Places conference on April 8th in Alton.
- A copy of the NH Coastal Risk and Hazard Commission Final Report dated November of 2016.
- A book from NHDES entitled "Beyond the Beaver Dam: The Success of the NHDES Aquatic Resource Mitigation Fund", which includes an article on the Berry Brook restoration project in Dover.
- A summary of the February activities of the Dover land use boards which the Planning Department compiled.
- Copies of the relevant chapters of the Zoning Ordinance that the Conservation Commission deals with – Conservation District, Wetlands Protection District, and Groundwater Protection District.

Bird stated that they are looking for volunteers to serve on a steering committee for the new Climate Adaptation chapter of the master plan and to let him know soon if you are interested.

6. ADJOURNMENT

The Chair declared the meeting adjourned at 7:45 pm.



City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 10, 2016]

RECEIVED
Planning Office

Office Use Only

Project #:

P17-21

Date Received:

APR 28 2017

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Whitney Scott, Trustee Telephone #

Address of Applicant: P.O. BOX 298 - MIDDLEFIELD, MA 01243

E-Mail Address: whitneyscott@hughes.net

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # G Lot(s) # 9

Address of Property: 334 WASHINGTON STREET-DOVER, NH 03820

Zoning District(s) R12-OPENSOURCE Overlay District(s)

Existing Use of Property: SINGLE FAMILY HOME

CONDITIONAL USE PERMIT INFORMATION

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

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

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

ROUGHLY 1050 SQ. FT. WILL NEED TO BE UTILIZED IN THE WETLAND BUFFER AREA

TO CONSTRUCT A LEVEL SPREADER TO TREAT RUN OFF FROM PROPERTY.

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

EPA / NOI / SWPPP

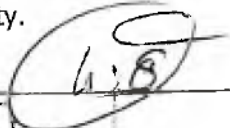
Name of Professional That Prepared Plans: BERRY SURVEYING & ENGINEERING

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

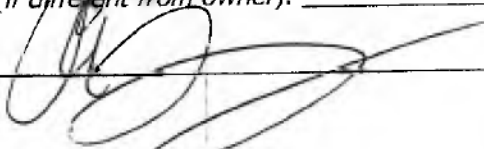
Professional License #: PE 14243 E-mail address: CRBERRY@METROCAST.NET

SIGNATURES

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

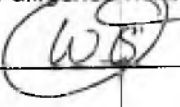
Signature of Property Owner:  Date: 3-6-17

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

Signature of Agent:  Date: 3-6-17

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 3-6-17



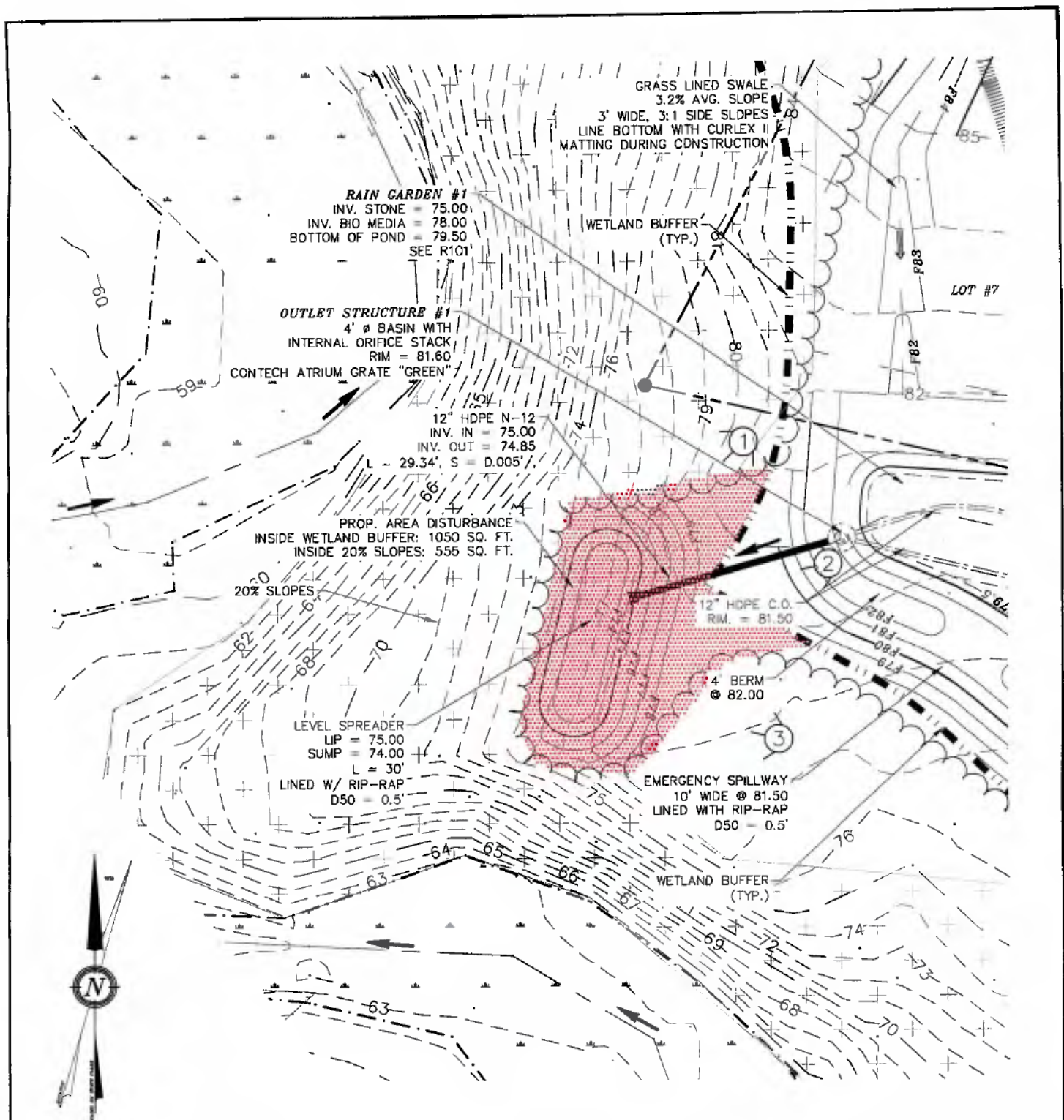
CONDITIONAL USE PERMIT PLAN
FOR
WHITNEY SCOTT, TRUSTEE
334 WASHINGTON STREET TRUST
334 WASHINGTON STREET, DOVER, N.H.
TAX MAP C, LOT 9

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

SCALE : 1 IN. EQUALS 20 FT.

DATE : MARCH 2, 2017

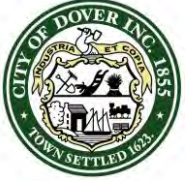
FILE NO. : DB 2016 — 072



CONDITIONAL USE PERMIT PLAN
FOR
WHITNEY SCOTT, TRUSTEE
334 WASHINGTON STREET TRUST
334 WASHINGTON STREET, DOVER, N.H.
TAX MAP G, LOT 9

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : MARCH 2, 2017
FILE NO. : DB 2016 - 072



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-18

Application Type: Open Space Subdivision
Applicant: Whitney Scott, Trustee
Owner: Whitney Scott, Trustee
Location: 334 Washington Street (Tax Map G, Lot 9)
Meeting Date: May 9, 2017

INTENT: Subdivision Plan Review to create 7 lots with 5 single family dwellings and 2 duplexes

LOTS/UNITS PROPOSED: 5 Single Family and 2 duplexes totaling 9 units

AGENDA ITEM #: 4-D

ACRES: 6 acres

ZONING DISTRICT: Medium Density Residential (R-12)

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Single and duplex residential

PROPOSED LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Subdivision plan, application, and March 23, 2017 TRC minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Notice of Intent
- NHDES Sewer Permit
- Conditional Use Permit

WAIVERS REQUESTED:

- 100' Frontage Buffer
- 30' External Buffer
- 40' Wide ROW

Summary of Request and Background

The applicant has submitted a plan to subdivide one lot at 334 Washington to 7 lots. The lots will be serviced by municipal water and sewer and accessed on an approximately 460' long private road.

The applicant appeared before the Technical Review Committee on March 23rd.

The applicant appeared before the Conservation Commission on March 13 (minutes are attached).

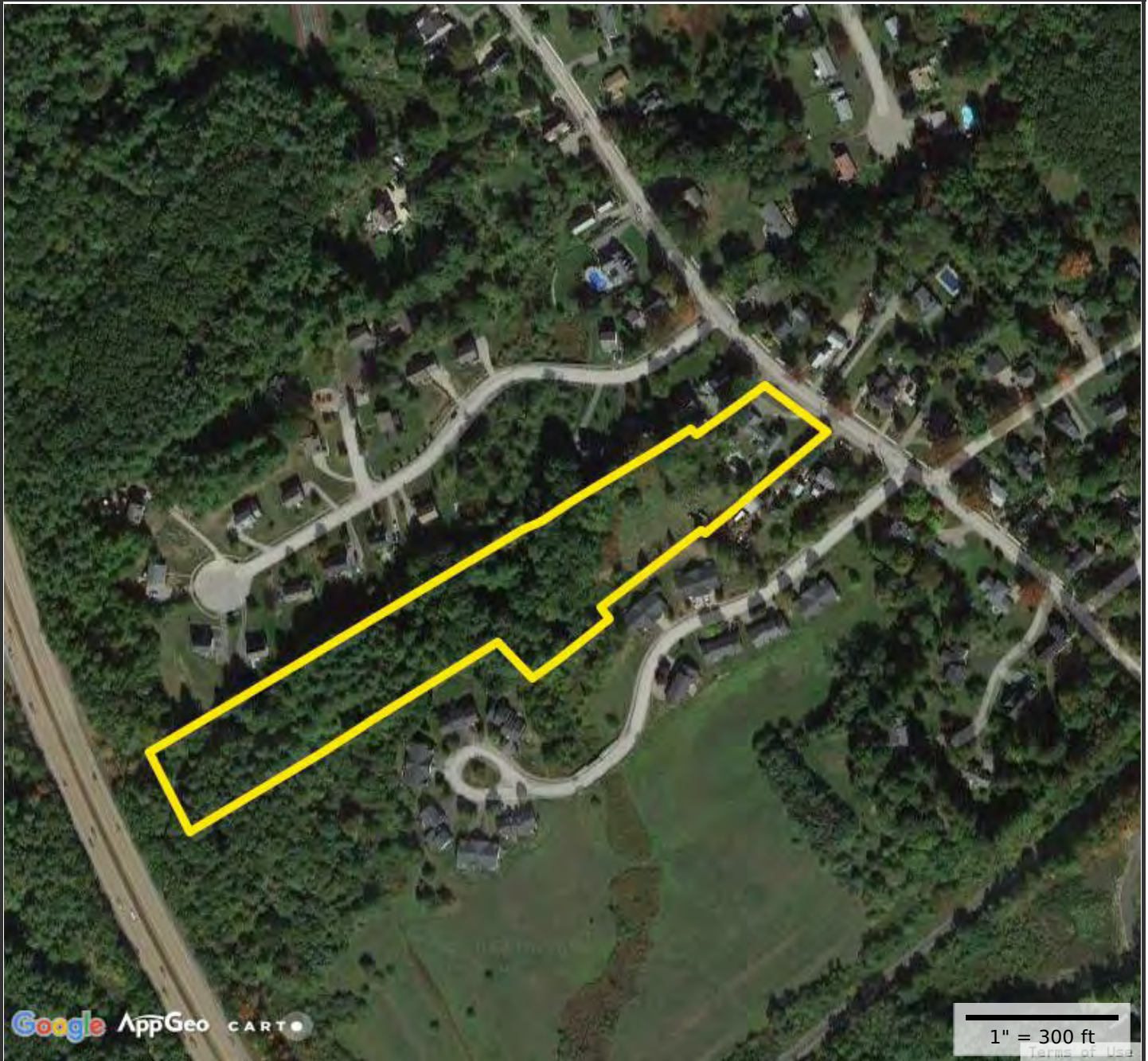
Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and vote to table the item to schedule a site walk.

334 Washington

**Property Information**

Property ID G0009-000000
Location 334 WASHINGTON ST
Owner SCOTT WHITNEY TRUSTEE



**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 03/20/2017
Properties updated 05/03/2017

RECEIVED
Planning Office

MAY 01 2017

**City of Dover, New Hampshire
SUBDIVISION APPLICATION**

Dover, New Hampshire

[Revision Date: April 23, 2013]

Office Use Only

Project #:

217-18

Date Received: _____

Amount Paid:

\$2581.00

Time Received: _____

APPLICANT AND OWNER INFORMATIONName of Applicant: Whitney Scott, Trustee Telephone # _____Address of Applicant: PO Box 298, Middlefield, MA 01243

334 Washington

Name of Property Owner (if different from applicant): Street Trust Telephone # _____Address of Property Owner: Same as above

E-Mail Address: _____

PROPERTY INFORMATIONAddress of Property: 334 Washington StreetAssessor's Map # G Lot(s) # 9Zoning District(s) R-12 Overlay District(s) WetlandsSize of Parcel: 6.21 Ac. 270,938 SF Property Deed: Book 4383 Page: 909Existing Use of Property: Residential**SUBDIVISION INFORMATION**Subdivision Type: Major (4 + net new lots): x Minor (3 or fewer lots): _____ Open Space: xExisting Number of Lots: 1 Proposed Number of Lots: 7City Water? x Yes _____ No How far is city water from the property? At streetCity Sewer? x Yes _____ No How far is city sewer from the property? At streetHighway Access (check where applicable): x City Street _____ State HighwayEstimated Length of Proposed Roads: 497.33' feet Public or Private Road? Private**WAIVER REQUESTS**Subdivision Regulations section(s) to be waived: Side buffer, Front Buffer and Right of Way widthJustification for waiver request(s) (attach additional sheets as needed): Existing Lot width

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Berry Surveying & EngineeringAddress 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 332-2863Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Berry Surveying & EngineeringAddress 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 332-2863Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com**SIGNATURES**

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

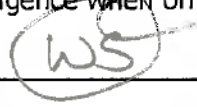
Signature of Property Owner:  Date: 5-1-17

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 5-1-17**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 5-1-17

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

CERTIFICATION OF FEES

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

Signature of Property Owner: WS Date: 5-1-17

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

April 28, 2017

Planning Board
Planning Department
City of Dover
288 Central Avenue
Dover, NH 03820

**RE: 16-072, Open Space Subdivision for Whitney Scott Trustee, 334 Washington Street
Trust, Tax Map G Lot 9**

Dear Members of the Planning Board,

As a group we the undersigned would like to express our deep concern for the Open Space Subdivision located on Tax Map G Lot 9, 334 Washington Street, being presented to you.

We understand that there will, undoubtedly, be a project of some kind on this property, as is the applicant's right under the ordinance and regulation of the City of Dover. We appreciate that Mr. Scott purchased the property as an investment, to be subdivided, thus maximizing his investment; we ask that the Planning Board respect the investments that we have all made in our homes when reviewing this application.

We do, however, take exception with the density of the development being compacted into the front 1/3 of Lot 9, using the justification that if the whole 6.21 Acres was used and conversion of the existing home to a duplex, the 7 lots and 9 units would be possible.

Currently the Application as submitted has applied for two waivers one to the Open Space Subdivision (OSS) Regulations with regard to the required buffer to the existing street the development is proposed to intersect, Washington Street in this case, and one to the required Right of Way width for a new road in the City of Dover. However, upon our review of the submitted plans and materials, there appear to be a total of eight (8) waivers that would be required for this plan as currently proposed.

The following is a brief discussion of the waivers that are required:

**Article VII, 155-33(A) Street Design, Widths of Rights of Way:
(Waiver Requested to reduce Right of way to 40-ft versus the required 50-ft)**

Per the Table a proposed street serving 6 to 20 new lots is required to have the following:

TYPE OF STREET	MINIMUM RIGHT-OF-WAY	MINIMUM PAVEMENT	
		RESIDENTIAL	NONRESIDENTIAL
LOCAL STREETS -6 TO 20 LOTS	50	24**	28

**The PLANNING BOARD may allow a reduction to twenty-four (24) feet if the SUBDIVISION is designed to provide a one hundred (100) foot SETBACK from the existing public RIGHT-OF-WAY for any structures on the CORNER LOTS created at the intersection(s) of the proposed SUBDIVISION STREET and the existing PUBLIC STREET.

The applicant is requesting a waiver to the required 50-ft Right of Way Width, reducing it to 40-ft. This will be a non-standard situation and preclude the new road from ever being adopted by the City. The home owners will have to bring their trash to the end of the street for pick up and will have to pay for plowing in perpetuity. The new road would be a private road forever.

While the applicant did request a waiver for the reduction to the Right of Way to 40-ft, they did not submit any requests that supports the 24-ft pavement width they are proposing.

The table clearly states the PLANNING BOARD may allow a reduction of pavement width to 24-ft, IF all structures are setback a minimum of 100-ft from the public street the new street intersects. Due to the second waiver requested, asking for the 100-ft buffer to be waived, this requirement allowing 24-ft of pavement width cannot be met.

Taylor Road a relatively new subdivision just to the north of this proposal is 28-ft wide curb to curb with a 5-ft grass panel and a 5-ft sidewalk. The Right of Way is 50-ft.

Morrison Lane an Open Space Subdivision just to the south of this proposal is 24-ft wide curb to curb with a 5-ft grass panel and a 5-ft sidewalk. Morrison Lane also has adhered to the 100-ft buffer required by the OSS regulations and Article VII, 155-33(A). The Right of Way is 50-ft. The road also terminates in a large cul-de-sac.

When curbed, wider roads are easier to park on and get around the parked vehicle. What happens when one of the occupants of these small lots has a number of guests or a party? The driveways on these small lots will not be able to accommodate many additional vehicles. Will Fire Apparatus still be able to get by?

This developer should not be allowed to do less than the previous developers had to do with regard to Right of Way width or pavement width.

**Article VII, 155-48, Private Roads. [Amended per Planning Board on 03-23-2010]:
(Waiver Requested to reduce Right of way to 40-ft versus the required 50-ft)**

Per the Table a proposed Private Road is required to have the following:

	3 or 4 PARCELS	5 or more PARCELS in R2012, R-20, RM-SU, RM-U or Nonresidential Districts
RIGHT-OF-WAY Width (feet)	30	50
Road Width (feet)	16	24-32*
Base Course	12-inches Bank Run Gravel (A)	12-inches Bank Run Gravel (A) 6-inches chorused gravel (B) 3-ft gravel shoulder (D) (a road profile shall be submitted with SUBDIVISION applications. Said profile shall be rendered by a qualified REGISTERED ENGINEER)

*Notes: The width of the roadway shall be determined by the SITE's physical characteristics and the layout and density of the proposed development.

However, the Definitions state:

155-60. Definitions. PRIVATE ROAD [Amended per Planning Board on 09-2008-87, 08-11-92 by PUBLIC HEARING, [08-26-2008, 04-22-2003, 02-2010-2004, 03-23-2010, 01-24-2012, 12/18/2012, and 05/24/2016]
(NO Waiver Requested)

PRIVATE ROAD means a road constructed and maintained by a private OWNER or OWNERS, to be used for either public or private use which provides access to a public STREET. **PRIVATE ROADS may service three (3) or four (4) adjacent PARCELS of land and shall be constructed in accordance with the specifications of this Chapter.**

The Definitions were last amended 05/24/2016. It would appear by definition Private Roads are only allowed to serve up to 4 parcels of land since that date.

In the event a Private Road were allowed under Article VII, 155-48, Private Roads. [Amended per Planning Board on 03-23-2010], which they do not appear to be for more than 4 lots due to the definition; It would be required to have a 50-ft Right of Way and the width of pavement would be dependent upon the site's physical characteristics, such as dimensions, slope, proximity to other structures etc., and density of development. By definition this development is not allowed to be served by a Private Road.

155-22(F) Dimensional Requirements:
(Waiver requested to Minimum Buffer Along Frontage)

Per the first an Open Space Subdivision is required to have the following:

ZONING DISTRICT	MINIMUM LOT SIZE FOR SUBDIVISION LOTS	MINIMUM FRONTAGE FOR SUBDIVISION LOTS	MINIMUM BUFFER ALONG FRONTAGE ¹
R-12	8,000 SF	20	100

¹ Does not apply to an existing house on the lot, if part of the total yield.

As discussed above The Planning Board may consider allowing a road width of 24-ft IF a 100-ft buffer to the City Street the subdivision intersects is maintained between the City Street and any structures in the proposed subdivision. Approval of the waiver requested would be counter to both the Open Space Subdivision regulation that requires it and the applicants implied request to have the road be 24-ft wide.

Article VII, 155-33(A) requires a 100-ft SETBACK from the existing public RIGHT-OF-WAY for any structures on the CORNER LOTS created at the intersection(s) of the proposed SUBDIVISION STREET and the existing PUBLIC STREET. The 100-ft buffer/setback is something the applicant is expressly requesting a waiver to. Therefore the road width of 24-ft, as proposed, cannot be considered.

155-22(F)(4)Dimensional Requirements:
(NO Waiver requested to Minimum Buffer Along EXTERNAL BOUNDARIES)
(NO Waver Requested to Minimum Distance From Existing Structures Or Dwelling Units)

Per the Table an Open Space Subdivision is required to have the following:

ZONING DISTRICT	MINIMUM DISTANCE FROM EXISTING STRUCTURES OR DWELLING UNITS	MINIMUM DISTANCE FROM EXTERNAL BOUNDARIES
R-12	50 feet	30 feet

The above applies to STRUCTURES and DWELLING UNITS.

Minimum Distance From External Boundaries: (No waiver requested)

The proposed road and sidewalk does not maintain a 30-ft buffer to the lots to the south, Map G, lot 7-1 Washington Highlands, lot 8 Jeanne Mathes Rev. Trust. The back of the sidewalk appears to be approximately 5-ft from the external boundary to these properties. The Mathes property will now have Morrison Lane along its southern border and the proposed Lipizzan Drive to the north just 5-ft from the property line.

Minimum Distance From Existing Structures Or Dwelling Units: (No waiver requested)

It appears that the buffer to the existing structures on Map G Lot 10-2 is less than the 50-ft required. The required buffer should be provided.

155-22(H)(4) Additional Considerations. Fiscal Analysis.

(NO Waiver Requested, no fiscal Analysis appears to have been provided.)

Per 155-22(H)(4) A fiscal analysis is required that demonstrates that the YIELD PLAN as submitted is realistic. This is to require:

- (a) Potential road cost (presumably of the YIELD PLAN);
- (b) Potential Utility cost (presumably of the YIELD PLAN);
- (c) Potential miscellaneous costs (to include the cost of moving existing structures.)(presumably to include the cost of constructing a large wetland crossing at least the same dimensions as the Washington Highlands/Morrison Lane wetland crossing and/or the Taylor Road wetland crossing).

When our group requested the submitted information, this was not among the provided information. There are only 3 proposed lots on the other side of the creek in the YIELD PLAN. Was a fiscal analysis performed that demonstrates the YIELD PLAN is actually something that someone would construct? Is the construction and permitting of what is essentially a bridge, something the applicant would really do for only 3 lots?

155-23(A). Common Open Space.

(NO Waiver Requested)

(A) General COMMON OPEN SPACE shall be set aside for the use and benefit of the residents in an OPEN SPACE SUBDIVISION, or dedicated to a public or non-profit organization. Generally the open space shall be useable for recreation and integrated into the layout and design of the SUBDIVISION. The location and configuration of the open space shall be at the discretion of the PLANNING BOARD.

The Open Space, as proposed, is entirely encompassed by stormwater control structures or on the other side of a 14-ft deep ravine and stream. It could hardly be described as usable for recreation or as being integrated into the layout and design of the SUBDIVISION.

155-23(C)(1). Common Open Space, Open Space Requirements:

(NO Waiver requested)

- (1) The COMMON OPEN SPACE for an OPEN SPACE SUBDIVISION that contains SUBDIVISION LOTS shall be depicted on the SUBDIVISION PLAT as bounded by property lines and as being exclusive of: house LOTS; STREETS, DRIVEWAYS and parking LOTS; STORMWATER collection ponds; land area dedicated to septic systems, and; EASEMENTS and RIGHTS-OF-WAY for STORMWATER**

drainage ways, STREETS or and utilities. The COMMON OPEN SPACE for an OPEN SPACE SUBDIVISION that contains DWELLING UNITS in cluster arrangements on a single PARCEL shall be depicted on the SUBDIVISION PLAT as land area exclusive of: DWELLING UNITS and accessory structures; STREETS, DRIVEWAYS and parking lots; areas required for minimum buffers around DWELLING UNITS; land area required for septic systems; area covered by EASEMENTS or RIGHTS-OF-WAY for STORMWATER drainage systems, STREETS or utilities, and; STORMWATER collection ponds. The legal and spatial disposition of such open space is at the sole discretion of the PLANNING BOARD.

As stated above, the limited amount of Open Space on the east side of the stream and wetland is entirely occupied by stormwater control structures, which is expressly prohibited by the Common Open Space Requirements.

No waiver is requested to this. Granting a waiver to this would be counter to the intent of the OSS regulations.

The following is a statement of the Minimum Standards for waivers as outlined in the Dover Subdivision Regulations.

155-31. Minimum Standards; Waiver.

In considering application for the SUBDIVISION of land, the PLANNING BOARD shall be guided by the standards set forth hereinafter. Said standards shall be considered to be minimum requirements and shall be waived by the PLANNING BOARD only under circumstances set forth in 155-51 herein.

- A. Character of land. Land to be subdivided shall be of such character that it can be used safely for BUILDING purposes without danger to health or peril from fire, flood, soil failure or other hazard.**
- B. Specifications for required IMPROVEMENTS. All required IMPROVEMENTS shall be constructed or installed to conform to the City's specifications.**

Both of these criteria can be satisfied without waivers, yet the applicant is requesting waivers to the City Specifications. Not only are they requesting waivers to the City's specifications but, waivers to an already relaxed section of the City subdivision regulations, Open Space Subdivision, which allows for denser development on shorter roads with less utility infrastructure.

Following is the City of Dover criteria for Wavers under the Subdivision Regulations:

155-51. Waivers. [Amended per Planning Board on 03-23-2010]

A. The PLANNING BOARD may waive specific provisions of this Chapter. The PLANNING BOARD may only grant a waiver if the PLANNING BOARD finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the APPLICANT and the waiver would not be contrary to the spirit and intent of the regulations;

It is unclear to the neighbors of this property what the hardship to the applicant, who recently bought the property as an investment, would be if they had to follow the City of Dover Regulations without waiver. No one made the applicant buy the property. The regulations and ordinance are readily available on the City website, as are property deeds and plans at the registry of deeds.

or

(2) Specific circumstances relative to the SUBDIVISION, or conditions of the land in such SUBDIVISION, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The applicant has presented a YIELD PLAN to justify the density being proposed on roughly 1/3 of a 6.21 Acre lot, compacting all 7 proposed lots and 9 proposed dwelling units into a narrow area between existing homes. The area is so narrow that the applicant is proposing the road up against existing homes along an external property line. This is contrary to the Open space Subdivision regulations which require a 30-ft buffer to external property lines. The sidewalk and road are approximately 5-ft from the southern abutters property lines.

Again, the applicant chose to buy the property as an investment. The property dimensions, and City regulations are all readily available. A single home has existed on this property since 1952. It is unclear what conditions of the land would suddenly justify waivers that would more properly carry out the spirit or intent of the regulations.

B. In granting waivers, the PLANNING BOARD may require such conditions as will in the BOARD'S judgment, secure substantially the objectives of the standards or requirements of this Chapter.

It is not clear, how any conditions added to the granting of the requested waivers would help substantially secure the objectives of the standards of the Subdivision or Open Space Subdivision regulations.

The requested waivers to the Right of Way width appear to be to a required dimension. Either you are providing the dimension as required or you are not.

The requested waiver to the 100-ft buffer required by the Open Space Subdivision Regulations, is to a requirement that allows the applicant to reduce the lot size and increase the lot density. It

is unclear how granting the waiver secures the objective of the regulation. Without the buffers an Open Space Subdivision, is not an Open Space Subdivision; it is a subdivision with higher density.

C. Procedures. A petition for any such waiver shall be submitted in writing by the APPLICANT at the time when the application is filed for consideration by the PLANNING BOARD. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the petitioner. The basis for any waiver granted by the PLANNING BOARD shall be recorded in the minutes of the PLANNING BOARD.

We did not receive written waiver requests when we requested the submission. However the two applied for waivers discussed above were listed on the application.

In conclusion, we the neighbors to Tax Map G Lot 9, ask that the Planning Board not consider the waivers requested as they appear to be to standard dimensions that the City of Dover requires for all development whether it be a Public or Private Street in the case of the Right of Way reduction and to an integral requirement of the Open Space Subdivision regulations in regard to the waiver request to the 100-ft buffer.

Further, we would ask that the Planning Board respect our investments in our properties and not consider any of the other waivers for this project that we see would be necessary to allow the applicant to gain more density on a smaller section of road at the expense of our privacy and safety. We the current homeowners in the neighborhood should not be required to be saddled with undue burden so that the applicant can make more money than they would be able to under the regulations without waiver.

Thank you for your consideration.

The signatures on this page represent the concerned citizens of Dover immediately abutting and surrounding the proposed plan for the property existing at 334 Washington St. All parties signed below agree with the contents of this letter.

Name

Address

Roer

337 Washington St.

Ann M. Roemer

337 Washington St

Margaret W. Grant

331 Washington St

Robinson Eaden

10 Morrison Lane

Ronald Crowe

19 Morrison Lane

Linda G. Gikil

18 MORRISON LANE (rent)

Don O. Zurek

43 Morrison Ln over

Karen Duff

325 Washington St. (rent)

Jack + John Romps

38 Morrison Lane

George King

40 Morrison Lane

William King

49 Morrison Lane

Margaret A. Mugh

47 Morrison Lane

James Brown

45 Morrison Lane

Shen Parnassis

49 Morrison Lane.

The signatures on this page represent the concerned citizens of Dover immediately abutting and surrounding the proposed plan for the property existing at 334 Washington St. All parties signed below agree with the contents of this letter.

Name

Address

Lauren W. Katz

309 Washington St.

Shelley K.

309 Washington St.

L.J.

339 Washington St

Myra A.

339 WASHINGTON STREET

Dan Smith

330 Washington St

Quakeria Lewis

303 Washington St.

MBWA

1 Meadow Ln.

AB

3 Meadow Ln

Paul Drexler

5 Meadow Lane

Kirk Boomer

343 Washington St.

Lana G. Winger

335 Washington St.

Mal Port

40 Taylor Rd.

Kristin McCallough

338 WASHINGTON ST.

Mike Winger

335 Washington St.

The signatures on this page represent the concerned citizens of Dover immediately abutting and surrounding the proposed plan for the property existing at 334 Washington St. All parties signed below agree with the contents of this letter.

Name

Address

Jennifer Tracey

2 Gina Way Dover NH

Yvonne Doughty

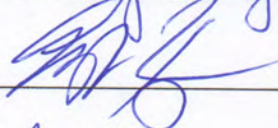
26 Taylor Rd Dover NH

Peter Doughty

26 Taylor Rd Dover NH

Tanya Regia

32 Taylor Rd Dover NH



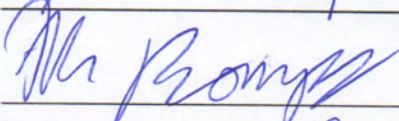
32 Taylor Rd Dover NH

B. May

30 Taylor Rd Dover NH

Jackie Romps

42 Taylor Rd Dover NH



42 Taylor Rd Dover NH

Richard Ruger Jr

43 Taylor Rd Dover NH

Mike Knight

342 Washington St Dover NH

Andreza A. Crowder

344 Washington St. Dover, NH

Ryan Crowder

344 Washington St. Dover, NH

Carl m Rowley

36 Taylor Road

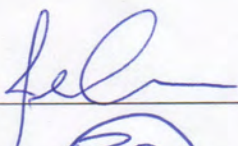
Kristie Rowley

36 Taylor Road

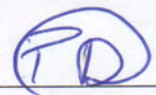
The signatures on this page represent the concerned citizens of Dover immediately abutting and surrounding the proposed plan for the property existing at 334 Washington St. All parties signed below agree with the contents of this letter.

Name

Address

Jen Coffin 

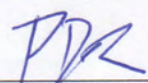
336 Washington St. Dover

PATRICK DAVIS 

5 TAYLOR RD DOVER

KRISTIN DAVIS 

5 TAYLOR RD DOVER

Patrick Rice 

3 Gina Way Dover

Cynthia Christie

6 Taylor Rd, Dover

Michael Christie

6 Taylor Rd, Dover

 David Coffin

336 Washington St. Dover

Erica Rice

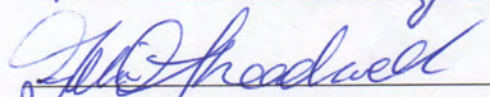
3 Gina Way Dover

Janet Cunningham

341 WASHINGTON ST Dover

Jack M. Queney

341 WASHINGTON DRIVE



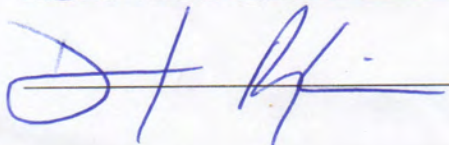
6 Gina Way Dover NH
Rd

Brene Bougrain

17 TAYLOR

David J. Mount

10 Taylor Rd Dover, NH



21 Taylor Rd Dover, NH

The signatures on this page represent the concerned citizens of Dover immediately abutting and surrounding the proposed plan for the property existing at 334 Washington St. All parties signed below agree with the contents of this letter.

Name

Address

Robert Lane
John Farmer
Jon McClellan

240 Washington St

340 Washington St.

338 Washington St

Mary David

12 Morrison Lane

Al Loh

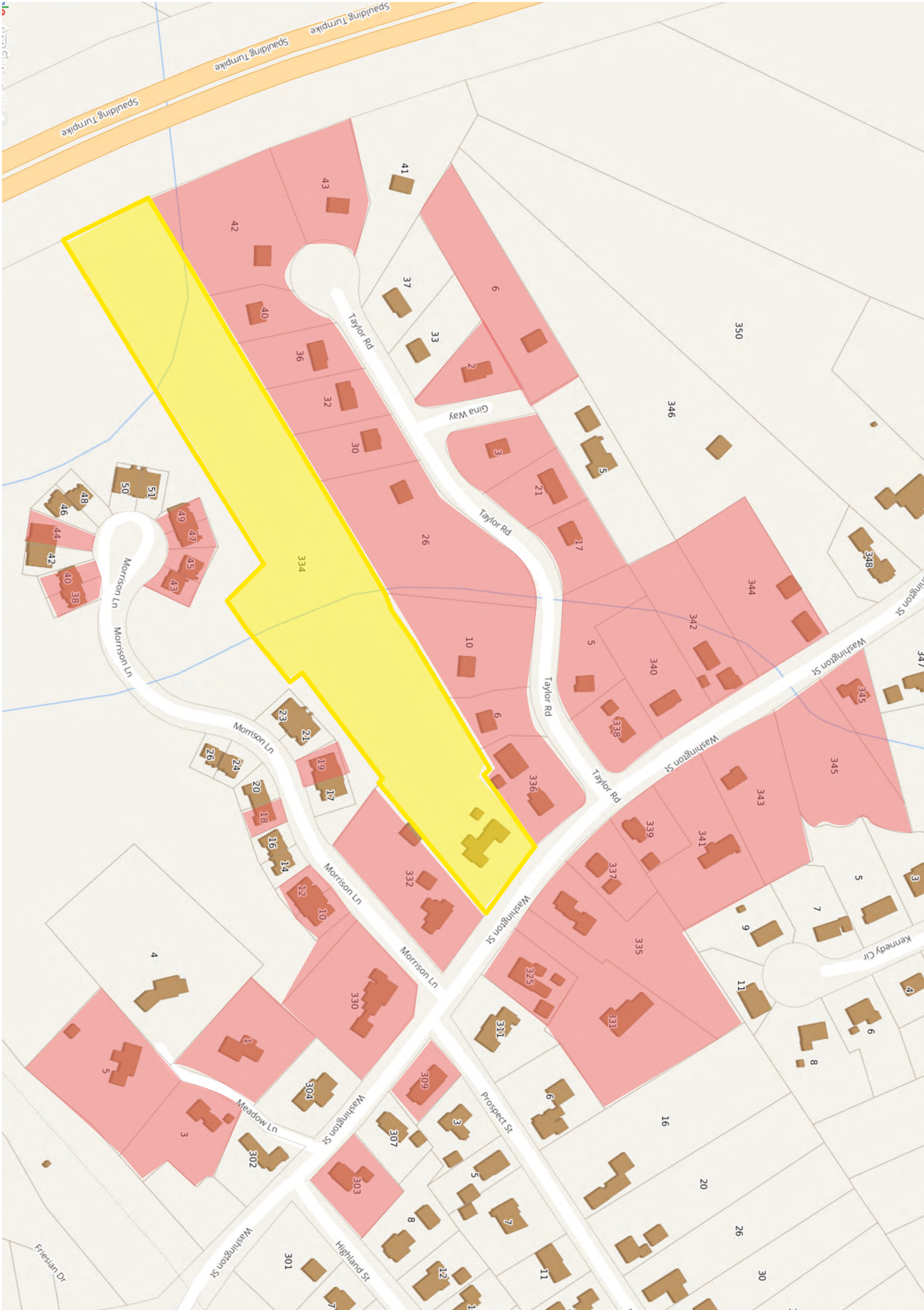
332 Washington St.

Joel

345 Washington St.

Amel de Neil

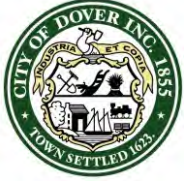
345 Washington St



Property lines in pink indicate households that have read and signed the attached letter.

ABUTTER LIST: P17-18/P17-21
WHITNEY SCOTT, TRUSTEE
334 WASHINGTON STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
32016-000000	339 WASHINGTON ST	ALEXANDER LEIGH		339 WASHINGTON ST	DOVER	NH	03820
32017-000000	337 WASHINGTON ST	ROEMER INGO F &	ROEMER ANN N	337 WASHINGTON ST	DOVER	NH	03820
32018-000000	335 WASHINGTON ST	WINGREN DIANA L &	WINGREN MICHAEL C	335 WASHINGTON ST	DOVER	NH	03820
32019-000000	325 WASHINGTON ST	DUFFY VINCENT		PO BOX 301	DOVER	NH	03820
32019-A00000	311 WASHINGTON ST	DUBOIS DUANE R &	DUBOIS LISA L	311 WASHINGTON ST	DOVER	NH	03820
32019-B00000	331 WASHINGTON ST	BRIAND DONALD S &	BRIAND MARJORIE W	331 WASHINGTON ST	DOVER	NH	03820
G0007-000000	330 WASHINGTON ST	LAPOINT DOUGLAS &	LAPOINT KRISTINA	330 WASHINGTON ST	DOVER	NH	038203635
G0007-001000	WASHINGTON ST	WASHINGTON HIGHLANDS	HOMEOWNR'S ASSOCIATION	PO BOX 2253	DOVER	NH	03821
G0007-001001	10 MORRISON LN	EADE MARIO & ADRIANA TRUSTEES	EADE MARIO AND ADRIANA REVOCABLE LIV TRU	10 MORRISON LN	DOVER	NH	03820
G0007-001002	12 MORRISON LN	DAVID MARY A TRUSTEE	DAVID MARY A 2003 REVOCABLE TRUST	12 MORRISON LN	DOVER	NH	03820
G0007-001003	14 MORRISON LN	BATSON KAREN A		14 MORRISON LN	DOVER	NH	03820
G0007-001004	16 MORRISON LN	WYSKIEL CHRISTOPHER & CYNTHIA TRUSTEES	WYSKIEL CHRISTOPHER AND CYNTHIA REV LIV	15 LEXINGTON ST	DOVER	NH	03820-3603
G0007-001005	18 MORRISON LN	MCGARY DANIEL		38 OVERLOOK DR	DOVER	NH	03820-4958
G0007-001006	20 MORRISON LN	HEBERT RONALD A TRUSTEE	HEBERT RONALD A REVOCABLE TRUST	20 MORRISON LN	DOVER	NH	03820
G0007-001007	24 MORRISON LN	WARREN JOHN P		24 MORRISON LN	DOVER	NH	03820
G0007-001008	26 MORRISON LN	KEENE MATTHEW G		26 MORRISON LN	DOVER	NH	03820
G0007-001014	48 MORRISON LN	BEAUREGARD PETER R &	BEAUREGARD MARGARET A	48 MORRISON LN	DOVER	NH	03820
G0007-001015	50 MORRISON LN	BAKER TERRI L		50 MORRISON LN	DOVER	NH	03820
G0007-001016	51 MORRISON LN	SKINGER VIRGINIA & PARRY KAREN CO-TRUSTEES	SKINGER LIVING TRUST	10 CRESCENT AVE	DOVER	NH	03820
G0007-001017	49 MORRISON LN	PANASIS HELEN S & CHARLES & LINSTRUM K T	PANASIS HELEN S REVOCABLE LIVING TRUST	49 MORRISON LN	DOVER	NH	03820-3654
G0007-001018	47 MORRISON LN	MURPHY THOMAS E &	MURPHY MARGARET A	47 MORRISON LN	DOVER	NH	03820
G0007-001019	45 MORRISON LN	GROSS JANET		45 MORRISON LN	DOVER	NH	03820
G0007-001020	43 MORRISON LN	ZARCONI DOMINICK P JR		43 MORRISON LN	DOVER	NH	03820
G0007-001021	23 MORRISON LN	CALDERWOOD PAULINE L TRUSTEE	CALDERWOOD PAULINE L REVOCABLE TRUST	23 MORRISON LN	DOVER	NH	03820
G0007-001022	21 MORRISON LN	CANNON ROBERT &	CANNON JEAN	21 MORRISON LN	DOVER	NH	03820-3654
G0007-001023	19 MORRISON LN	CROCE RONALD		19 MORRISON LN	DOVER	NH	03820
G0007-001024	17 MORRISON LN	MORRISON DAVID &	MORRISON DONNA	17 MORRISON LN	DOVER	NH	03820
G0008-000000	332 WASHINGTON ST	MATHES RICHARD E JR TRUSTEE	MATHES RICHARD E JR REVOCABLE LIVING TRU	332 WASHINGTON ST	DOVER	NH	03820
G0010-001000	336 WASHINGTON ST	COFFIN JENNIFER &	COFFIN DAVID	336 WASHINGTON ST	DOVER	NH	03820
G0010-002000	6 TAYLOR RD	CHRISTIE MICHAEL D &	CHRISTIE CYNTHIA A	6 TAYLOR RD	DOVER	NH	03820
G0010-003000	10 TAYLOR RD	MOUNT DAVID J		10 TAYLOR RD	DOVER	NH	03820
G0010-004000	26 TAYLOR RD	DOUGHTY PETER &	DOUGHTY YVONNE	26 TAYLOR RD	DOVER	NH	03820
G0010-005000	30 TAYLOR RD	MURPHY ALEX J &	NILES BRIANNA C	30 TAYLOR RD	DOVER	NH	03820
G0010-006000	32 TAYLOR RD	REGNA EDWARD &	REGNA TANYA	32 TAYLOR RD	DOVER	NH	03820-3659
G0010-007000	36 TAYLOR RD	ROWLEY DEREK M &	ROWLEY KRISTIE A	36 TAYLOR RD	DOVER	NH	03820
G0010-008000	40 TAYLOR RD	HOLT ERIC &	HOLT MARLENA	40 TAYLOR RD	DOVER	NH	03820
G0010-009000	42 TAYLOR RD	ROMPS MICHAEL &	ROMPS JACLYN	42 TAYLOR RD	DOVER	NH	03820-3659
G0010-018000	5 TAYLOR RD	DAVIS PATRICK &	DAVIS KRISTIN	5 TAYLOR RD	DOVER	NH	03820
G0010-019000	338 WASHINGTON ST	MCCULLOUGH KRISTIN &	MCCULLOUGH DONALD	338 WASHINGTON ST	DOVER	NH	03820
G0009-000000	334 WASHINGTON ST	WHITNEY SCOTT, TRUSTEE	334 WASHINGTON STREET TRUST	PO BOX 298	MIDDLEFIELD	MA	01243
		BERRY SURVEYING & ENGINEERING	CHRISTOPHER BERRY	335 SECOND CROWN POINT RD	BARRINGTON	NH	03825
		STONE RIDGE ENVIRONMENTAL, LLC	CINDY BALCIUS, CWS, CSS	229 PROSPECT MOUNTAIN RD	ALTON	NH	03809



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-18

Application Type: Open Space Subdivision Plan Review
Applicant(s): Whitney Scott, Trustee
Owner(s): Whitney Scott, Trustee
Location: 334 Washington Street (Tax Map G, Lot 9)
Date: March 23, 2017

INTENT: Subdivision Plan Review to create 7 lots with 5 single family dwellings and 2 duplexes.

UNITS PROPOSED: 5 Single Family and 2 duplexes totaling 9 units

AGENDA ITEM #: 1

ACRES: 6 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Single and Multi-family Residential

ZBA ACTION: None

PERMITS REQUIRED:

- Notice of Intent
- NHDES Sewer Permit

WAIVERS REQUESTED:

- 100' Frontage Buffer
- 30' External Buffer

ATTENDANCE:

Chris Parker, Planning
Donna Benton, Planning
Elena Piekut, Planning/Zoning
Jim Maxfield, Building/Fire
Marn Speidel, Police
Dave White, Engineering
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

Chris Berry, Berry Surveying & Engineering

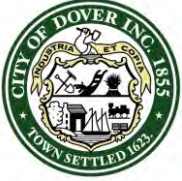
Approval of March 16, 2017 Meeting Minutes

Dave White moved to approve as written. Frank Torr seconded. Vote: U/A with Jim Maxfield abstaining.

Plan Review

Planning Comments:

- Impact fees will be assessed and water and sewer investment fees will be assessed (credit one single family impact fee—fees are \$5,644 per single family and \$5,624 for each duplex unit)
- Any hazardous waste impact on soils from junk in rear?
- Indicate road to be private
- Is the sewer easement public ROW?
- Please provide:
 - a perimeter landscape plan per Chapter 155.36.F and 30' external buffer along boundary with Morrison Lane lots (or waiver request)
 - Home Owner's Association documents to be reviewed by the City's Legal Counsel including the wetlands and the deed which indicates wetlands
 - a letter explaining where all of these changes have been made on the plan sheet
 - documentation from Assessing Department on lot numbers
- Please revise plat to:
 - have the PE, LLS, and Wetland Scientist or Soil Scientist sign and stamp final plans
 - note Planning Board file number (P17-18) on all sheets
 - revise PSNH to indicate Eversource (throughout set)
 - indicate wetland buffer placards are necessary
 - indicate perimeter buffer signs every 50'
 - If existing house is raised, a waiver from 100' frontage buffer is necessary; submission of architectural rendering would support waiver request
 - Indicate 50' setbacks from existing structures
 - Indicate the four duplex units on the front two lots
 - Remove final approval box
 - Correct notes regarding flood hazard areas (does not fall within)
 - On sheet 6:
 - Revise note 15 to indicate no Saturday or Sunday hours for site work
 - Revise note 10 to add addressing approved by Building Official
 - Add notes 42 and 45 from sheet 11 to Sheet 6 as well
 - Indicate type of trees
 - On sheet 8:
 - Why is the rounded corner property line dashed on lot G/9?
 - Add no cut/no disturb leader note
 - What is the tree/ground cover like around 30' exterior boundary?
 - Revise note 15 to no Saturday or Sunday hours for site work
 - Note minimum open space requirements and the uplands vs. wetlands on tract
 - On sheet 10, clean up extra lines/hatching
 - On sheet 11:
 - Revise note 45 to indicate Washington Street rather than Arch
 - Is site plan the best title to use for that sheet?
 - Add green giant arborvitae to protect 4 Bay?



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-18

Application Type: Open Space Subdivision Plan Review
Applicant(s): Whitney Scott, Trustee
Owner(s): Whitney Scott, Trustee
Location: 334 Washington Street (Tax Map G, Lot 9)
Date: March 23, 2017

Planning Board Comments:

- Concerned about the use of white spruce
- Indicate loam and seed on berm on Sheet 12
- Indicate height of retaining wall on Sheet 18, may require fence
- Crosswalk can be removed
- Correct Note 45 on Sheet 11, Washington Street not Arch Street
- Correct Note 10 on Sheet 12, which refers to Third Street
- Provide architectural for duplex

Economic Development Comments:

- Interested in renderings, landscaping, and location of homes

Engineering Comments:

- Gas main needs to be separated from other utilities
- 6/29-fix note 27
- 12/29-I recommend that you use metal FE or a HW on drainage pipe
- I recommend PVC or RCP on the outlet pipe from the forebay due to issues I have experienced in the past about the HDPE floating up.
- 16/29-please move the gas to insure adequate separation between utilities. Relocate trees over the UGE.
- Add a note that underdrains may be required as field conditions require by the engineer.
- 18/29-no crosswalk
- 20/29-what is the outlet orifice pipe made of? I am concerned about it floating or working its way off the pipe.
- 25/29- C7-please show 7" curb reveal
- 28/29-U3-the max allowed adjustment with brick is 12"
U1-specify a solid sleeve transition coupling on the sewer service.

- 29/29-U12-adjust notes to Dover requirements. Eddy hydrant.
- Add something at the end of the road to warn drivers.

Police Department Comments:

- "Washington Street Assessment" comment in Traffic Impact Analysis is inaccurate. Washington Street is an arterial, not local road.
- Site plan (Sheet 11) should show driveway access off Lippizan Drive for Lot #1
- Indicate existing house to be razed
- Why are 2 duplexes proposed?
- Remove painted walk at the mouth of road
- Can you reconfigure the hammerhead to a cul-de-sac

Fire/Inspections Comments:

- Please provide truck turning template

Meeting adjourned at 11:01 am on a motion by Frank Torr and seconded by Marn Speidel.

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TRC\MINUTES\2017.03.23_PlanningTechnicalReviewCommittee.Washington St.
Sub.Minutes.docx



BERRY SURVEYING & ENGINEERING

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

April 27, 2017

City of Dover
288 Central Ave
Dover, NH 03820

Re: Site Plan Review
Berry Surveying & Engineering
Whitney Scott, Trustee
334 Washington Street (Tax Map G Lot 9)

Based on comments from the Technical Review Committee Minutes P17-18, we respectfully submit the following comments and revisions. Our comments are in **bold**.

PLANNING COMMENTS

1. Impact fees will be assessed and water and sewer investment fees will be assessed (credit one single family impact fee – fees are \$5,644 per single family and \$5,624 for each duplex unit)

2. Any hazardous waste impact on soils from junk in rear?
There is no hazardous waste impact on the project.

3. Indicate road to be private
This has been noted on the plan.

4. Is the sewer easement public ROW?
Yes, and it is called out as public on the plans.

5. Please provide:

A perimeter landscape plan per Chapter 155.36F and 30' external buffer along boundary with Morrison Lane lots (or waiver request)

Home Owner's Association documents to be reviewed by the City's Legal Counsel including the wetlands and the deed which indicates wetlands
To be submitted.

A letter explaining where all of these changes have been made on the plan sheet.

Documentation from Assessing Department on lot numbers
To be submitted.

6. Please revise plat to:

Have the PE, LLS, and Wetlands Scientist or Soil Specialist sign and stamp final plans

All plans are stamped and signed.

Note planning Board file number (P17-18) on all sheets

The Planning Board file number is on all sheets.

Revise PSNH to indicate Eversource (throughout set)

PSNH was changed to Eversource where there are new utilities to be constructed, but existing poles are labeled on the plan the same way they are labeled in the field.

Indicate wetland buffer placards are necessary

A note has been added to the plan.

Indicate perimeter buffer signs every 50'

A note has been added to the plan.

If existing house is raised, a waiver from 100' frontage buffer is necessary; submission of architectural rendering would support waiver request

The existing house is to be razed, and a frontage buffer has been requested.

Indicate 50' setbacks from existing structures

The setback from existing structures is now listed on the zoning table on Sheet 6, and a waiver request has been submitted.

Indicate four duplex units on the front two lots

The notes on Sheet 6 and Sheet 8 indicate that duplexes may be built on any 2 of the 7 lots. This item is also to be discussed with the Planning Board.

Remove final approval box

Removed.

Correct notes regarding flood hazard areas (does not fall within)

The flood zone note has been corrected.



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

www.BerrySurveying.Com

On Sheet 6:

Revise note 15 to indicate no Saturday or Sunday hours for site work
The note has been revised and is now note #18.

Revise note 10 to add addressing approved by Building Official
The note has been revised.

Add notes 42 and 45 from sheet 11 to Sheet 6 as well
The notes have been added.

Indicate type of trees
No trees are shown on Sheet 6. Tree types are called out on the site plan.

On Sheet 8:

Why is the rounded corner property line dashed on lot G/9?
The dashed line is the line type we use for all proposed property lines.

Add no cut/no disturb leader note

What is the tree/ground cover like around 30' exterior boundary?
There is little to no tree/ground cover around the 30' exterior boundary.

Revise note 15 to no Saturday or Sunday hours for site work
The note has been revised and is now note #18.

Note minimum open space requirements and the uplands vs wetlands on tract
A table has been added to Sheet 8.

On Sheet 10, clean up extra lines/hatching
Lines and hatching have been cleaned up.

On Sheet 11:

Revise note 45 to indicate Washington Street rather than Arch
The note has been revised.

Is site plan the best title to use for that sheet?
The sheet is now titled, "Road Site Plan."
Add green giant arborvitae to protect 4 Bay?



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Arborvitae are not proposed to protect the forebay.

7. Concerned about the use of white spruce
Arborvitae is now specified in place of white spruce.
8. Indicate loam and seed on berm on Sheet 12
A note has been added calling out 4" loam and seed.
9. Indicate height of retaining wall on Sheet 18, may require fence
The height has been added, and a fence is proposed.
10. Crosswalk can be removed
Crosswalk has been removed.
11. Correct Note 45 on Sheet 11, Washington Street not Arch Street
The note has been corrected.
12. Correct Note 10 on Sheet 12 which refers to Third Street
The note has been corrected.
13. Provide architecturals for duplex
Architecturals are provided.

ECONOMIC DEVELOPMENT COMMENTS

1. Interested in renderings, landscaping, and location of homes

ENGINEERING COMMENTS

1. Gas main needs to be separated from other utilities
The gas main is now proposed to be on the opposite site of the road.
2. 6/20 – fix note 27
3. 12/29 – I recommend that you use metal FE or a HW on drainage pipe
The drainage pipe is now proposed to be RCP.
4. I recommend PVC or RCP on the outlet pipe from the forebay due to issues I have experienced in the past about the HDPE floating up
The drainage pipe is now proposed to be RCP.
5. 16/29 – please move the gas to insure adequate separation between utilities.
Relocate trees over the UGE.
The gas main has been moved.



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6. Add a note that underdrains may be required as field conditions require by the engineer.

The note has been added as note 16 on Sheet 16.

7. 18/29 – no crosswalk

Crosswalk has been removed.

8. 20/29 – what is the outlet orifice pipe made of? I am concerned about it floating or working its way off the pipe.

The pipe is HDPE, but is now proposed to be banded and bolted to the basin with stainless steel bands.

9. 25/29 – C7 – please show 7" curb reveal

A 7" curb reveal is now specified.

10. 28/29 – U3 – the max allowed adjustment with brick is 12"

U1 – specify a solid sleeve transition coupling on the sewer service

Both details have been revised.

11. 29/29 – U12 – adjust notes to Dover requirements. Eddy hydrant.

The detail has been revised to call for an Eddy hydrant.

12. Add something at the end of the road to warn drivers.

Trees have been added to the end of the road.

POLICE DEPARTMENT COMMENTS

1. "Washington Street Assessment" comment in Traffic Impact Analysis is inaccurate. Washington Street is an arterial, not local road.

The traffic analysis has been updated.

2. Site plan (Sheet 11) should show driveway access off Lippizan Drive for Lot #1

The driveway is now shown off the proposed road.

3. Indicate existing house to be razed

A note has been added as note 46 on Sheet 11.

4. Why are two duplexes proposed?

Duplexes are allowed in the zone.

5. Remove painted walk at the mouth of the road

Crosswalk has been removed.

6. Can you reconfigure the hammerhead to a cul-de-sac



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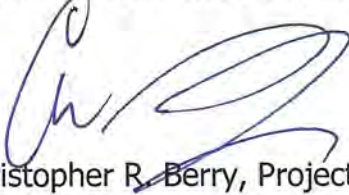
The hammerhead is a better use of space in this

FIRE /INSPECTION COMMENTS

1. Please provide truck turning template

A truck turning template is pending and to be submitted.

Very truly yours,
BERRY SURVEYING & ENGINEERING



Christopher R. Berry, Project Manager



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April 28, 2017

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

RE: Proposed Open Space Development
Whitney Scott
Washington Street

Mr. Chairperson & Members of the Dover Planning Board:

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

1. Identification of Waiver Request:

- Propose a 40' Right of Way (ROW) where a 50' is typically required on Topaz Drive

2. Explanation:

The proposed development is proposing a 40' wide roadway where 50 feet is normally required. This allows for the all of the infrastructure to fit within the road right of way of the proposed private road, and allow for better building areas on the proposed lots, which are also further restricted by a 30' perimeter buffer.

3. Waiver Justification:

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

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

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

Strict conformity would require the applicant create smaller building areas on the proposed lots, and or force the development to the other side of the wetlands. The key open space aspect of this project is to try and maintain all of the building on the front side of the wetlands without having to cross them as the two abutting developments have done in the past.

1. Identification of Waiver Request:

- Propose development of a single lot within the front 100' buffer required for an open space development.

2. Explanation:

The applicant is proposing a single family home on a lot that directly abuts Washington Street in an open space development, where there is typically a 100' front buffer required.

3. Waiver Justification:

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

The purpose and intent of the regulation is to create harmony of new development mixed in with the existing development. In many cases within the city, typically more rural cases, the front buffer goes a long way towards shielding the development from its surroundings. In this case however, there is an existing house along Washington Street, which is scheduled to be removed and re-built with a modern structure. It is our belief that the neighborhood is created on Washington Street with the houses and architecture that line the street. If a one hundred foot buffer were applied to this development on this section of Washington Street, it would be incongruent with the remainder of the neighborhood. The applicant has chosen a sample of a structure that will be built on this lot, which would be a condition of the approval and waiver request. This structure keeps the street scape the same while it will face Washington Street, keeps many of the abutting architectural features, though is new and modern, and will act as a buffer itself for the remaining development.

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

Strict conformity would require the applicant to again consider placing more of the development on the opposing side of the wetlands, to satisfy a regulation that is otherwise incongruent with the surrounding neighborhood.

1. Identification of Waiver Request:

- Propose development within the 30' perimeter buffer and within 50' of an abutting structure.

2. Explanation:

The applicant is proposing the roadway down the common boundary line with two abutting parties. The open space regulations require a 30' buffer to the boundary line as well as a 50' buffer to abutting structures. The roadway is currently screened from the most direct abutter by an existing fence, which the applicant may like to re-build. Screening for the open space area associated with Washington Heights is proposed around the end of the proposed roadway and the rain garden construction.



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3. Waiver Justification:

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

The purpose and intent of the open space design is not always the protection of the abutting land owners. Under a conventional subdivision design, none of these protections are required of the applicant. While utilizing the open space subdivision as a tool for development it is important for the applicant, their agents, planning staff and the planning board to consider and weigh all of the options. In this case, it is our assessment that not crossing the stream / wetlands and steep slopes to develop a large piece of uplands, while creating screening along the most affected abutters, and maintaining the required buffer to the west, is the best way to develop this particular site and thus carries out the purpose and intent of the regulations. The open space afforded is linked to the open space for Washington Heights, and provides the most protection for the remainder of that development. This tool places development closer to Washington Street where there is existing urbanization, and maintains the rear rural aspects of the land between the development and the highway.

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

Strict conformity would require the applicant to again consider placing more of the development on the opposing side of the wetlands, to satisfy a regulation that is otherwise incongruent with the surrounding neighborhood.

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

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City of Dover Planning Department
Attention: Director Christopher Parker
288 Central Ave
Dover, NH 03820

March 2, 2017

RE: Trip End Analysis & Design Analysis
Whitney Scott
9 Unit Development
334 Washington Street

Dear Mr. Parker:

Pursuant to the Major Subdivision Regulations Berry Surveying & Engineering (BS&E) has prepared this Traffic Impact Assessment for the purpose of reviewing the following:

- Site Description & Proposal
- Washington Street Assessment
- Trip Generation & Distribution
- Sight Distances

Site Description & Proposal:

The property currently houses a single family structure which has direct driveway access to Washington Street. Much of the tillage around the home is open / yard area with a pool. The rear of the project site is wooded, and backs up to the Spaulding Turnpike with no access provided.

The proposal is to construction a private roadway system which will provide a 24' wide access to 9 residential housing units, with five of the units being single family and the remaining four proposed to be duplex units. The position of the proposed road was chosen for constructability, as well as sight distance. The retaining wall found at the front of the project site does not obscure site distance in either direction, whereas it was our preliminary assessment that it would if the road were placed to the westerly boundary line. This position is generally located half way between Morrison Lane and Taylor Road, which is preferred over favoring the westerly edge. Lastly, the proposed positions aligns with the abutting driveway across Washington Street.

Washington Street Assessment:

Washington Street runs between Tolend Road and Main Street in Dover's downtown and is classified as local road. It has a paved width of approximately 38 feet in the area of the proposed project, and has a concrete sidewalk on the northeast side. There is no curbing in the area of the proposed project.

Existing Trip Generation:

Using the 9th Edition ITE Trip Generation Manual, we determined the following trip generation for the existing site. Land Use Code 210 Single-Family Detached Housing was used in deriving the trip generation for the existing site.

Residential (1 House) Existing Trip Generation:

Single-Family Detached Housing Peak Hour of Adjacent Street Traffic AM Weekday

Total Trips	25% Entering	75% Exiting
0.75T	0.19T	0.56T

Single-Family Detached Housing Peak Hour of Adjacent Street Traffic PM Weekday

Total Trips	63% Entering	37% Exiting
1.00T	0.63T	0.37T

Single-Family Detached Housing Peak Hour of Generator Saturday

Total Trips	54% Entering	46% Exiting
0.93T	0.50T	0.43T

It is assumed that there is a fairly even split between trips going north/west and south/east on Washington Street.

Existing Vehicular Speeds:

Washington Street has a posted speed limit of 30 MPH. It has been observed by Berry Surveying & Engineering that speeds in the area of the project site are not excessive, and for the purposes of this study it is assumed that the majority of operators obey speed limits.

Trip Generation:

The 9th Edition ITE Trip Generation Manual was used to determine the volume of trips, as well as the percentage of entrance-to-exit traffic experienced at the AM & PM Peak hour between 7 and 9 AM and 4 and 6 PM. Additionally, Saturday peak hours of the generator are provided. Land Use Codes 210 Single-Family Detached Housing, and 230 Residential Condominium/Townhouse were used in deriving the trip generation for the proposed development.

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Residential Trip Generation (5 Single-Family Detached Houses):

Single-Family Detached Housing Peak Hour of Adjacent Street Traffic AM Weekday

Total Trips	25% Entering	75% Exiting
3.75T	0.94T	2.81T

Single-Family Detached Housing Peak Hour of Adjacent Street Traffic PM Weekday

Total Trips	63% Entering	37% Exiting
5.00T	3.15T	1.85T

Single-Family Detached Housing Peak Hour of Generator Saturday

Total Trips	54% Entering	46% Exiting
4.65T	2.51T	2.14T

Residential Trip Generation (4 Duplex Units):

Residential Condominium/Townhouse Peak Hour of Adjacent Street Traffic AM Weekday

Total Trips	17% Entering	83% Exiting
1.76T	0.30T	1.46T

Residential Condominium/Townhouse Peak Hour of Adjacent Street Traffic PM Weekday

Total Trips	67% Entering	33% Exiting
2.08T	1.39T	0.69T

Residential Condominium/Townhouse Peak Hour of Generator Saturday

Total Trips	54% Entering	46% Exiting
1.88T	1.02T	0.86T

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Combined Trip Generation:

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	23% Entering	77% Exiting
5.51T	1.24T	4.27T

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	64% Entering	36% Exiting
7.08T	4.54T	2.54T

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	54% Entering	46% Exiting
6.53T	3.53T	3.00T

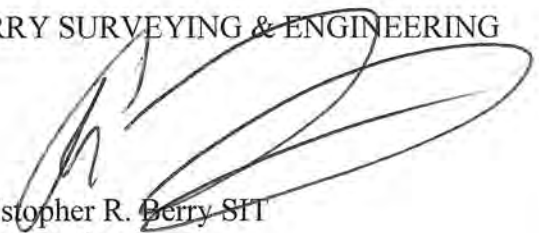
As expected, there is an increase in trip generation across all analysis periods. Based on our analysis, we expect to see a weekday AM peak increase of 4.76 trips, a weekday PM peak increase of 6.08 trips, and a weekend peak hour increase of 5.60 trips. This nominal increase will not impact surrounding intersection performance.

Sight Distance & Safety Analysis:

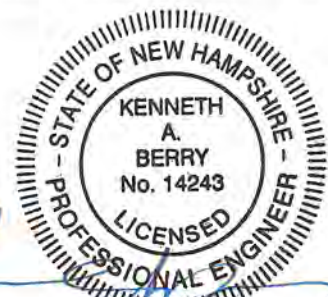
The existing site is free of obstructions, and the location of the proposed roadway provides clear sight distances in excess of 400' in both directions on Washington Street, as illustrated in the Sight Distance Plans included in the submitted plan set. The standard sight distance required by NHDOT is 400 feet in cases where the Geometric Design Manual would not require more. In this instance, sight distances in both directions meet the design warrant as well NHDOT's standard practice of 400'.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING



Christopher R. Berry SFT
Principal, President



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

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NOTES:

1.) OWNER: WHITNEY SCOTT, TRUSTEE
334 WASHINGTON STREET TRUST
PO BOX 298
MIDDLEFIELD, MA 01243

2.) TAX MAP G, LOT 9

3.) LOT AREA: 270,938 Sq. Ft., 6.21 Ac.

4.) S.C.R.D. BOOK 4383, PAGE 8912

5.) ZONING: MEDIUM DENSITY RESIDENTIAL (R-12)
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 12,000 Sq. Ft.
FRONT SETBACK ~ 15-25' (BUILD TO)
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 15'
WETLANDS BUFFER ~ 50.0'

OPEN SPACE (R-12)
FRONTAGE ~ 20.0'
MINIMUM LOT SIZE ~ 8,000 Sq. Ft.
FRONT SETBACK ~ 10'
REAR SETBACK ~ 10'
SIDE SETBACK ~ 10'
EXTERNAL BOUNDARY BUFFER ~ 30.0'
WETLANDS BUFFER ~ 50.0'
ABUTTING STRUCTURES ~ 50.0'

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# ~330145, MAP# ~ 33017C0310E, DATED: SEPTEMBER 30, 2015

7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 17,812.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE MEETS AND BOUNDS OF A 7 LOT/ 9 UNIT SUBDIVISION USING THE OPEN SPACE SUBDIVISION REGULATIONS ON TAX MAP G, LOT 9.

10.) FINAL LOT NUMBERS SHALL BE ASSIGNED BY THE ASSESSING OFFICE. ADDRESSES TO BE ASSIGNED BY BUILDING OFFICIAL.

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

NOTES CONT.:

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

13.) THERE IS AN EXISTING 20' WIDE SEWER EASEMENT ATTACHED TO THIS PROPERTY. SEE S.C.R.D. BOOK 852, PAGE 179.

14.) SUBJECT PARCEL IS NOT IN CURRENT USE.

15.) A 4 ROD WIDTH WAS USED IN DETERMINING THE FRONT BOUNDARY ALONG WASHINGTON STREET (1/4 a TOLAND ROAD). THOUGH THE SPECIFIC LAYOUT WASN'T FOUND, LAYOUTS OF "TOLE-END" MAKE REFERENCE TO 4 RODS.

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

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

18.) CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY OR SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE SHALL BE LOCATED AND APPROVED BY THE CITY ENGINEER OR DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

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

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

21.) LOT 9 IS TO FACE WASHINGTON STREET WITH ITS DRIVEWAY ACCESS COMING FROM TOPAZ DRIVE., THE ARCHITECTURE IS TO BE APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

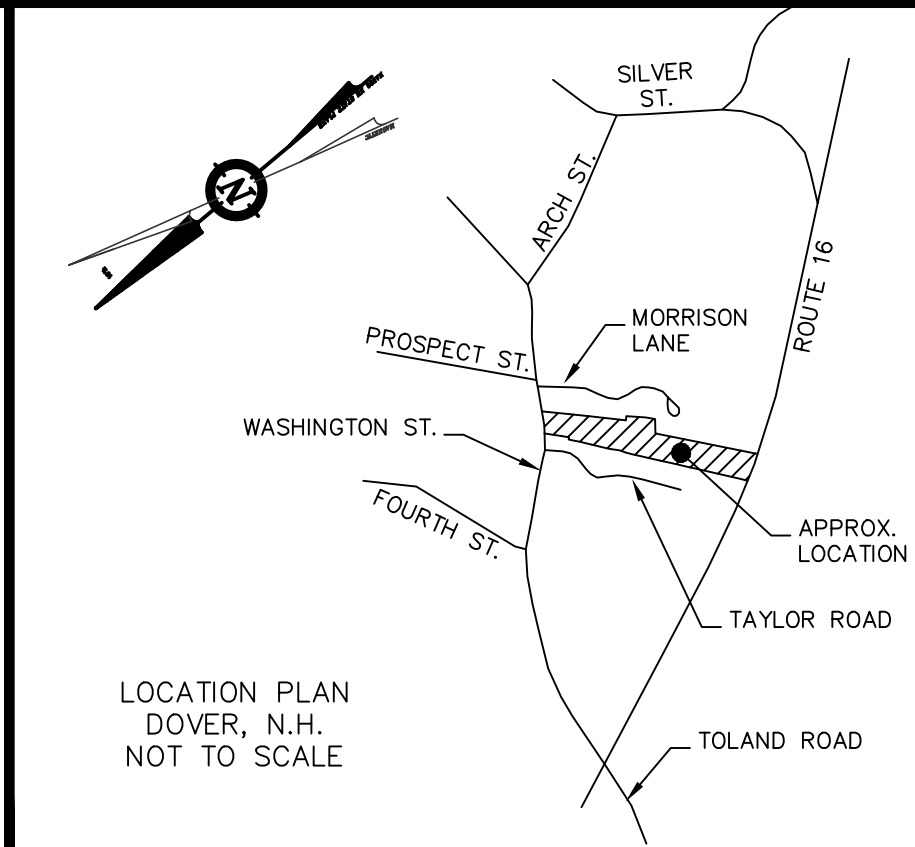
22.) THIS IS A 7 LOT, 9 UNIT DEVELOPMENT. AT THE DISCRETION OF THE APPLICANT, DUPLEXES MAY BE BUILT ON ANY 2 OF THE 7 LOTS PROPOSED. IF LOTS ARE OFFERED FOR SALE, THE DEED SHALL DESCRIBE IF THE LOT CARRIES THE RIGHT TO CONSTRUCT A DUPLEX.

23.) SNOW STORAGE WILL BE ALONG THE EDGE OF THE ROADWAY WITHIN INDIVIDUAL UNIT LOTS. PRIOR TO THE SIGNING OF THE PLAN THE HOME OWNERS DOCUMENTS NEED TO BE WRITTEN AND INCLUDE A PROVISION ALLOWING FOR THIS TO TAKE PLACE.

24.) THE DEVELOPMENT PROPOSES PRIVATE TRASH AND RECYCLING PICKUP. TRASH AND RECYCLING IS NOT TO BE PLACED AT THE END OF THE ROADWAY WHERE IT MEETS WASHINGTON STREET.

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JULY OF 2016 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

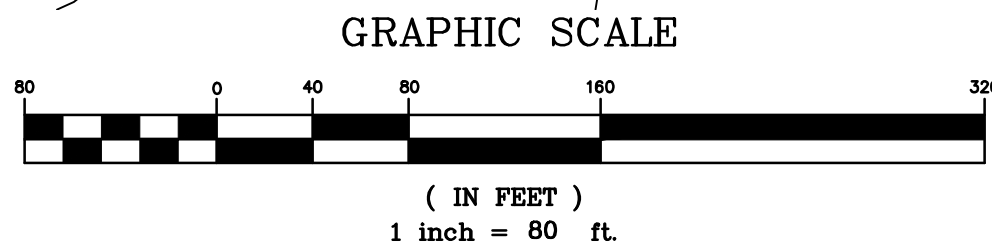
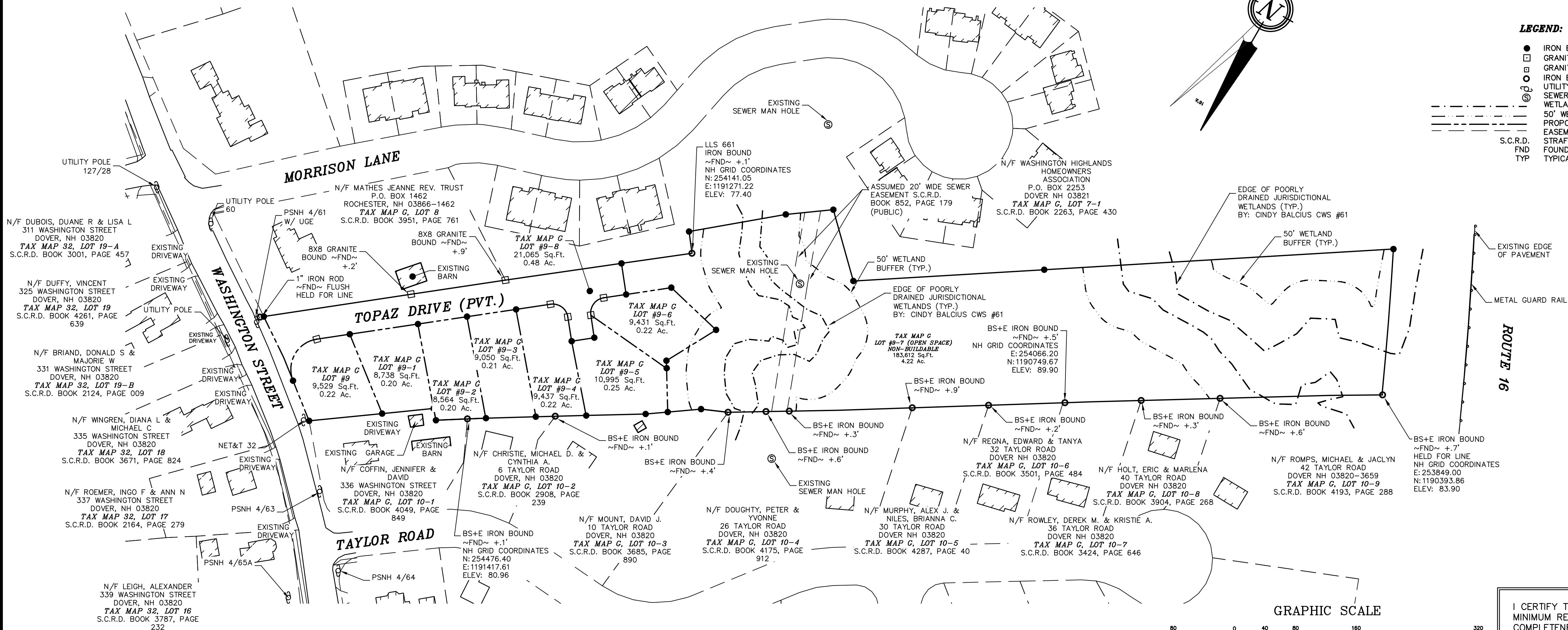


PLAN REFERENCES:

- 1.) "PLAN OF LAND IN DOVER, NH SHOWING A SUBDIVISION OF 336-338 WASHINGTON STREET, PREPARED FOR DUPERE CORPORATION, 157 PORTSMOUTH AVE, SUITE #2, STRATHAM, NH 03885. BY: MILLENIUM ENGINEERING, INC. DATED: NOVEMBER 26, 2001 S.C.R.D. PLAN #66-74
- 2.) "OVERALL BOUNDARY PLAN OF WASHINGTON HIGHLANDS ALTERNATIVE DESIGN SUBDIVISION, PREPARED FOR DOUGLAS DODD GENERAL CONTRACTOR, INC., TAX MAP G, LOT NO. 7-1, WASHINGTON STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" BY: MCENEANEY SURVEY ASSOCIATES, INC. DATED: JUNE 25, 2001 S.C.R.D. PLAN #65-73
- 3.) "N.H. DOT RIGHT OF WAY PLANS - PROJECT L.S. 1824 (1) SHEETS 55 & 56, ON FILE WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION"

LEGEND:

- IRON BOUND (TO BE SET)
- GRANITE BOUND (TO BE SET)
- GRANITE BOUND (FOUND)
- IRON BOUND (FOUND)
- UTILITY POLE
- SEWER MAN HOLE
- WETLAND LINE
- 50' WETLAND BUFFER
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.D.
- FND
- TYP



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

KENNETH A. BERRY LLS 805 DATE

DOVER PLANNING # 17-18

REVISIONS PER TRC MEETING

DATE

REVISION

#1

4/27/17

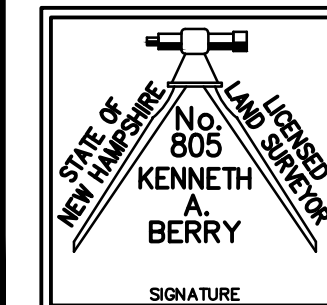
OPEN SPACE SUBDIVISION OVERVIEW FOR WHITNEY SCOTT, TRUSTEE 334 WASHINGTON STREET, DOVER, N.H. TAX MAP G, LOT 9

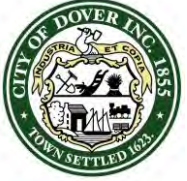
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 80 FT.

DATE : FEBRUARY 22, 2017

FILE NO. : DB 2016-072





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-32

Application Type: Subdivision for Review
Applicant(s): Sophie Lane, LLC
Owner(s): Charles Arvenitis
Location: 72 County Farm Road (Tax Map E, Lot 32B)
Meeting Date: May 9, 2017

INTENT: To subdivide an existing lot at 72 County Farm Road and Watson Road into 3 lots. The lot sizes would be 1.06, 1.08, and 1.09 acres

UNITS PROPOSED: Two new lots

AGENDA ITEM #: 4-E

ACREAGE:

- Proposed lot 1: 1.08 acres
- Proposed lot 2: 1.09 acres
- Proposed lot 3: 1.06 acres
- Total: 3.23 acres

ZONING DISTRICT: Rural
Residential (R-40)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Three
residential lots

SURROUNDING LAND USE:
Residential, Nursing Home, and Office

ZBA ACTION: None

ATTACHMENT:
Subdivision plan and application

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED:
-NHDES Subdivision Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to subdivide lot E/32B into three lots. Lot 1 proposes to be 1.08 acres, lot 2 proposes to be 1.09 acres, and lot 3 proposes to be 1.06 acres. It is staff's opinion that each of the three lots meets the zoning requirements.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the minor subdivision plan 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. A digital version of the final plat.
 - b. A copy of the NHDES Subdivision Permit
4. The applicant shall revise the plat to:
 - a. Add the planning file number (P17-32)
 - b. Indicate the steep slope area as Conservation District if greater than 20,000 s.f.
 - c. Add a note that lot numbers be assigned by the Assessing Department and addresses be assigned by the Building Official
 - d. Add NHDES Subdivision Permit number to note #11.
 - e. Correct note numbering (two note 4's)

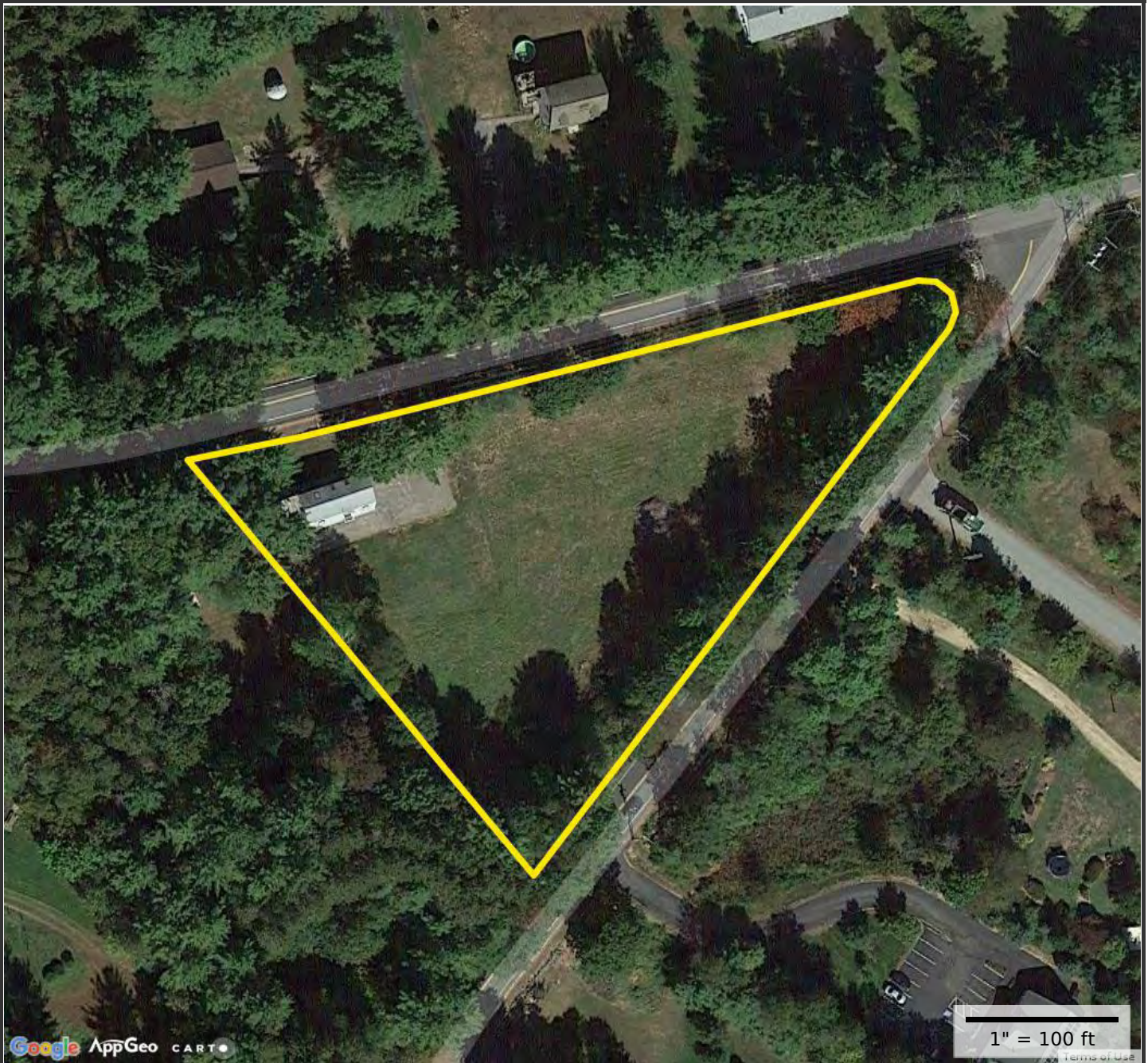
Condition to Be Met Prior to Issuance of a Building Permit:

5. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
6. Any new dwelling units shall be assessed the current water investment fees in place at the time of application for water service.

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

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

72 County Farm Road

**Property Information**

Property ID E0032-B00000
Location 72 COUNTY FARM RD
Owner ARVENITIS CHARLES S



**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 03/20/2017
Properties updated 05/03/2017



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: March 03, 2017]

RECEIVED
Planning Office

Office Use Only

Project #:

17-32

Date Received:

APR 18 2017

Amount Paid:

\$508.00

Time Received:

Chs 1038 + 7353

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: SOPHIE LAUE, LLC Telephone # 674-5204

Address of Applicant: PO. BOX 370 PORTSMOUTH NH 03802

Name of Property Owner (if different from applicant): CHARLES ARVENITIS Telephone # 03903 63039

Address of Property Owner: 43 RIVERVIEW DRIVE ELIOT ME 03903

E-Mail Address: joe@smithfieldconstruction.com

PROPERTY INFORMATION

Address of Property: 72 COUNTY FARM ROAD + WATSON ROAD

Assessor's Map # E Lot(s) # 32B

Zoning District(s) R-40 Overlay District(s) —

Size of Parcel: 140,908 SF. / 3.23 ac. Property Deed: Book 4229 Page: 479

Existing Use of Property: SINGLE FAMILY-RESIDENTIAL

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 3

City Water? ☒ Yes — No How far is city water from the property? AT SITE

City Sewer? — Yes ☒ No How far is city sewer from the property? N/A

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

Estimated Length of Proposed Roads: N/A feet Public or Private Road? N/A

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE

Justification for waiver request(s) (attach additional sheets as needed): N/A

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATESAddress 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 603-742-0911Professional License #: K. MCENEANEY LLS 661 E-mail address: Kevin@surveynh.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: Charles Chimento Date: 4-13-17

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Charles Chimento Date: 4-13-17**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: Charles Chimento Date: 4-13-17

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

CERTIFICATION OF FEES

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

Signature of Property Owner: Charles Armenta Date: 4-13-17

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: _____ Date: _____

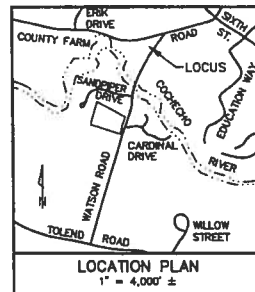
Signature of Applicant (if different from owner): _____ Date: _____

ABUTTER LIST: P17-32

SOPHIE LANE, LLC

72 COUNTY FARM ROAD/WATSON ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
B0023-A00000	71 COUNTY FARM RD	SULLIVAN CONSTANCE L	SULLIVAN PATRICK D	71 COUNTY FARM ROAD	DOVER	NH	03820
B0023-B00000	39 COUNTY FARM RD	POLYCHRONIS BLANCE H TRUSTEE	POLYCHRONIS BLANCHE H 2001 TRUST	39 COUNTY FARM ROAD	DOVER	NH	03820
B0023-C00001	53 COUNTY FARM RD	HERTEL EILEEN V IRREVOCABLE TRUST OF 199	HERTEL EILEEN V TRUSTEE	53 COUNTY FARM ROAD	DOVER	NH	03820
B0023-C00002	55 COUNTY FARM RD	BEHAN MARC W &	BEHAN AMY I	5 MAPLE ST EXT	DOVER	NH	03820
B0023-D00000	83 COUNTY FARM RD	BARRETTO MARY	BARRETTO TIMOTHY	83 COUNTY FARM ROAD	DOVER	NH	03820
B0023-E00000	65 COUNTY FARM RD	DAMM ANDREAS &	DAMM BIRGIT	65 COUNTY FARM RD	DOVER	NH	03820
E0032-001000	181 WATSON RD	TOFTREE PROPERTIES LLC		PO BOX 1166	DOVER	NH	03821
E0032-002000	187 WATSON RD	YOUNG & LANG LLC		PO BOX 1768	DOVER	NH	03821
E0032-003000	193 WATSON RD	DUDLEY RICHARD & CONSTANCE TRUSTEES	DUDLEY FAMILY REVOCABLE TRUST OF 2007	193 WATSON ROAD	DOVER	NH	03820
E0032-004000	201 WATSON RD	SGI REALTY LLC		150 GARRISON RD	DOVER	NH	03820
E0032-C00000	88 COUNTY FARM RD	VARNEY LINDA S & JAMES W TRUSTEES	VARNEY LINDA S LIVING REVOCABLE TRUST	88 COUNTY FARM ROAD	DOVER	NH	03820
E0033-000000	171 WATSON RD	SEACOAST CHARTER SCHOOL		171 WATSON RD	DOVER	NH	03820
		CHARLES ARVENITIS		43 RIVERVIEW DRIVE	ELIOT	ME	03903
		KEVIN MCENEANEY	MCENEANEY SURVEY ASSOCIATES, INC	24 CHESTNUT ST	DOVER	NH	03820



B / 23D
MARY BARRETTO
TIMOTHY BARRETTO
83 COUNTY FARM ROAD
DOVER, NH 03820
1132 / 135

B / 23A
CONSTANCE L. SULLIVAN
PATRICK D. SULLIVAN
71 COUNTY FARM ROAD
DOVER, NH 03820
832 / 116

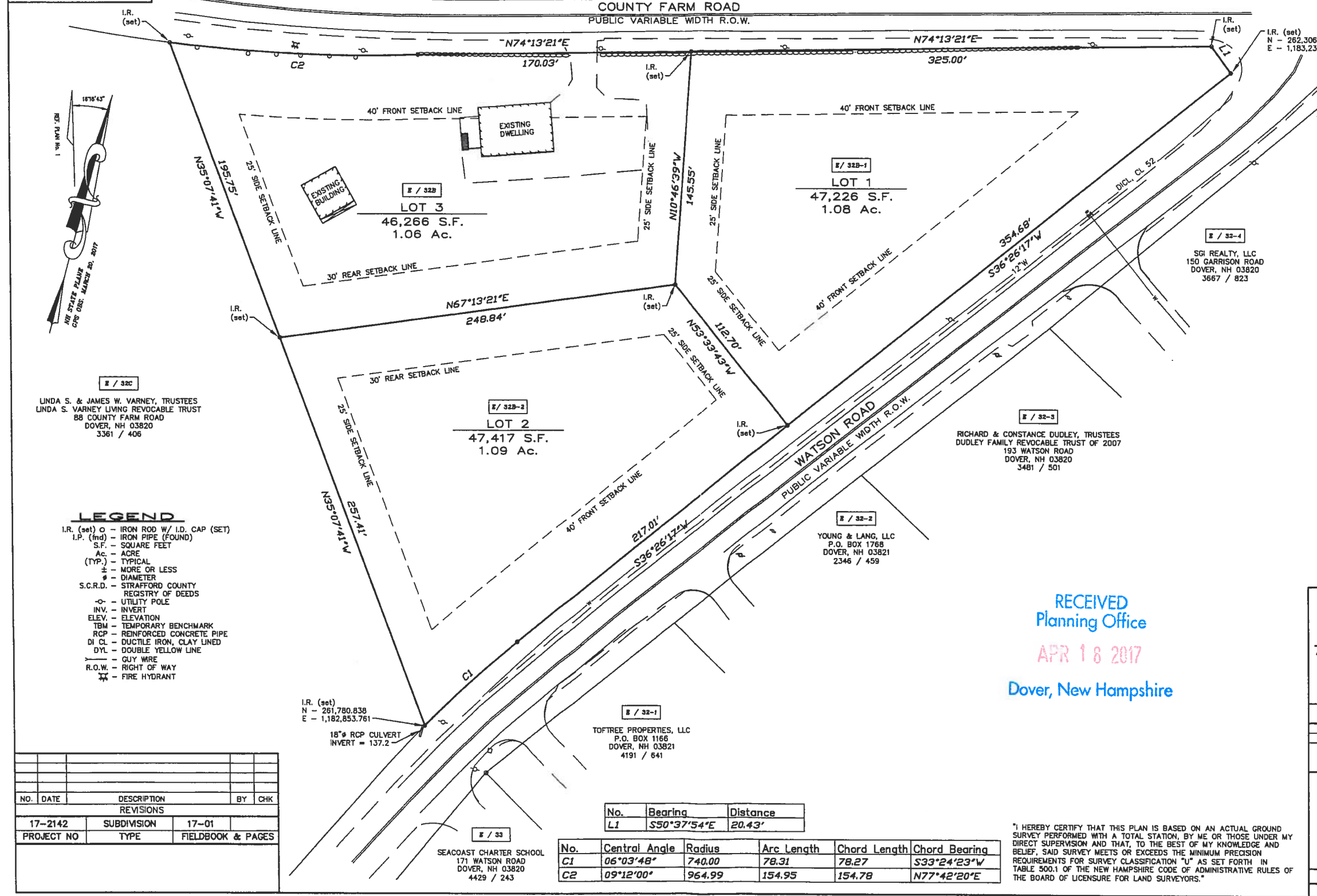
B / 23B
ANDREAS DAMM
BIRGIT DAMM
65 COUNTY FARM ROAD
DOVER, NH 03820
3631 / 179

B / 23C-1
EILEEN V. HERTEL, IRREVOCABLE TRUST
EILEEN V. HERTEL, TRUSTEE
53 COUNTY FARM ROAD
DOVER, NH 03820
2415 / 638

B / 23C-2
MARC W. BEHAN
AMY I. BEHAN
5 MAPLE STREET EXTENSION
DOVER, NH 03820
2684 / 162

B / 23B
BLANCHE H. POLYCHRONIS, TRUSTEE
BLANCHE H. POLYCHRONIS 2001 TRUST
39 COUNTY FARM ROAD
DOVER, NH 03820
2367 / 615

REFERENCE PLANS:
1.) SUBDIVISION OF MURIEL L. McDUFFEE, N.H. SCALE: 1" = 100';
DATED: AUGUST 1970; BY K.E. MOORE & B.G. STAPLES.
RECORDED S.C.R.D. PLAN 44, POCKET 2, FOLDER 18.



NOTES:

- OWNERS OF RECORD:
B / 32B CHARLES S. ARVENITIS
43 RIVERVIEW DRIVE
ELIOT, ME 03039
S.C.R.D. VOL. 4229, PAGE 479
- B / 32B** - DENOTES TAX MAP AND PARCEL NUMBER.
- TOTAL PARCEL AREA IS 140,908 S.F. / 3.23 AC., MORE OR LESS.
- ZONING DISTRICT: RURAL RESIDENTIAL (R-40)
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
MINIMUM FRONT SETBACK = 40 FEET
ABUT A STREET SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- PLAN INTENT: TO DEPICT THE PARCEL BOUNDARIES AND SUBDIVIDE THE PARCEL INTO THREE (3) LOTS AS SHOWN. LOTS ARE TO BE SERVICED BY MUNICIPAL WATER SUPPLY AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS (SDS).
- THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED MARCH 20, 2017.
- VERTICAL DATUM IS NAVD 88 BASED ON GPS OBSERVATION DATED MARCH 20, 2017. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON FIELD OBSERVATIONS MADE BY THIS OFFICE DURING MARCH 2017. CONTOUR INTERVAL IS 2 FEET.
- NO JURISDICTIONAL WETLANDS WERE OBSERVED ON THE SUBJECT PARCEL DURING SITE REVIEW BY JOSEPH W. NOEL, C.S.S. #017.
- SOIL TEST PITS #1 - #5 WERE OBSERVED BY JOSEPH W. NOEL, C.S.S. #017 ON MARCH 31, 2017 AND LOCATED BY THIS OFFICE ON .
- NH DES STATE SUBDIVISION APPROVAL NUMBER SA , DATED (PENDING)

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
17-2142		SUBDIVISION	17-01	
PROJECT NO		TYPE	FIELDBOOK & PAGES	

No.	Bearing	Distance
L1	S50°37'54"E	20.43'

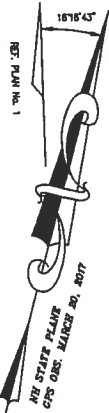
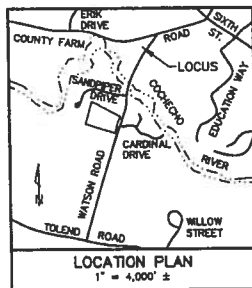
No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	06°03'48"	740.00	78.31	78.27	S33°24'23"W
C2	09°12'00"	964.99	154.95	154.78	N77°42'20"E

RECEIVED
Planning Office
APR 18 2017
Dover, New Hampshire

MINOR SUBDIVISION OF LAND
PREPARED FOR
SMITHFIELD CONSTRUCTION
TAX MAP E, LOT No. 32 B
72 COUNTY FARM ROAD & WATSON ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 17-
DRAWN BY: RJM FILE: W10 CP/2142/17-2142
SCALE: 1" = 30' DATE: MARCH 21, 2017

Mcneaney Survey Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING



LUNDA S. & JAMES W. VARNEY, TRUSTEES
LUNDA S. VARNEY LIVING REVOCABLE TRUST
88 COUNTY FARM ROAD
DOVER, NH 03820
3361 / 406

LEGEND

- I.R. (set) o - IRON ROD W/ I.D. CAP (SET)
I.P. (fnd) - IRON PIPE (FOUND)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
- - - - - DIAMETER
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
- - - - - UTILITY POLE
- - - - - SOIL BOUNDARY
EaB - SOIL TYPE DELINEATOR
- - - - - CONTOUR (2 FT INTERVAL)
- - - - - INVERT
ELEV. - ELEVATION
TBM - TEMPORARY BENCHMARK
RCP - REINFORCED CONCRETE PIPE
DI CL - DUCTILE IRON, CLAY LINED
DYL - DOUBLE YELLOW LINE
- - - - - SOIL TEST PIT
- - - - - SOIL PERCOLATION TEST
- - - - - GUY WIRE
R.O.W. - RIGHT OF WAY
- - - - - 4,000 S.F. AREA SUITABLE FOR
SUBSURFACE DISPOSAL SYSTEM
- - - - - FIRE HYDRANT

SOIL MAPPING KEY

DESIGNATION	DESCRIPTION
EaB	ELMWOOD FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
GIB	GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
HcB	HOLLIS-CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
SfC	SUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES

THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

NO.	DATE	DESCRIPTION	BY	CHK
17-2142		SUBDIVISION	17-01	
PROJECT NO		TYPE	FIELDBOOK & PAGES	

B / 23D
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TIMOTHY BARRETTO
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1132 / 135

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BIRGIT DAMM
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DOVER, NH 03820
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B / 23C-2
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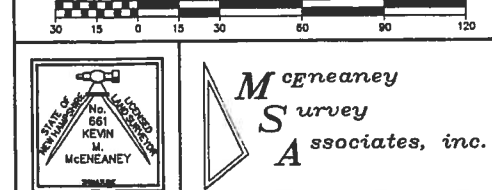
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MAXIMUM COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
FRONT SETBACK = 40 FEET
ABUT A STREET SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- 4.) PLAN INTENT: TO DEPICT THE PARCEL BOUNDARIES AND SUBDIVIDE THE PARCEL INTO THREE (3) LOTS AS SHOWN. LOTS ARE TO BE SERVICED BY MUNICIPAL WATER SUPPLY AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS (ISDS).
- 5.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
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- 8.) NO JURISDICTIONAL WETLANDS WERE OBSERVED ON THE SUBJECT PARCEL DURING SITE REVIEW BY JOSEPH W. NOEL, C.S.S. #017.
- 9.) SOIL TEST PITS #1 - #5 WERE OBSERVED BY JOSEPH W. NOEL, C.S.S. #017 ON MARCH 31, 2017 AND LOCATED BY THIS OFFICE ON .
- 11.) NH DES STATE SUBDIVISION APPROVAL NUMBER SA , DATED (PENDING)

TOPOGRAPHIC PLAN

MINOR SUBDIVISION OF LAND
PREPARED FOR
SMITHFIELD CONSTRUCTION
TAX MAP E, LOT No. 32 B
72 COUNTY FARM ROAD & WATSON ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 17-
DRAWN BY: RJM FILE: W10 CP\2142\17-2142
SCALE: 1" = 30' DATE: MARCH 21, 2017



McEneaney
Survey
Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

COUNTY FARM ROAD
PUBLIC VARIABLE WIDTH R.O.W.

RICHARD & CONSTANCE DUDLEY, TRUSTEES
DUDLEY FAMILY REVOCABLE TRUST OF 2007
193 WATSON ROAD
DOVER, NH 03820
3481 / 501

YOUNG & LANG, LLC
P.O. BOX 1788
DOVER, NH 03821
2346 / 459

TOFTREE PROPERTIES, LLC
P.O. BOX 1166
DOVER, NH 03821
4191 / 641

SEACOAST CHARTER SCHOOL
171 WATSON ROAD
DOVER, NH 03820
4429 / 243

TEST PIT LOGS

TEST PITS CONDUCTED: MARCH 31, 2017
BY: JOSEPH W. NOEL, NH C.S.S. #017, NH DESIGNER #1104

- Test Pit 1
Oe 1-0 inches partially decomposed grasses
Ap 0-8 inches dark brown (10YR 3/3) fine sandy loam, friable, granular
Bw 8-35 inches dark yellowish brown (10YR 4/4) fine sandy loam to very fine sandy loam, friable, blocky
C 38-69 inches light olive brown (2.5Y 5/3) loamy sand to loamy fine sand, very friable, massive, common distinct redox features
- Seasonal High Water Table @ 35"
Observed Water Table none to 65"
Restrictive Horizon none to 69"
Bedrock none to 69"
- Test Pit 2
Oe 1-0 inches partially decomposed grasses
Ap 0-9 inches dark brown (10YR 3/3) very fine sandy loam, friable, granular
Bw 9-18 inches light olive brown (2.5Y 5/4) very fine sandy loam, friable, blocky
C 18-60 inches olive gray (5Y 4/2) silt loam, firm to very firm, blocky to massive, common distinct redox features
- Seasonal High Water Table @ 18" (perched)
Observed Water Table none to 60"
Restrictive Horizon @ 18"
Bedrock none to 60"
- Test Pit 3
Oe 1-0 inches partially decomposed grasses
Ap 0-8 inches dark brown (10YR 3/3) fine sandy loam, friable, granular
Bw 8-18 inches dark yellowish brown (10YR 4/4) fine sandy loam, friable, blocky
Bw2 18-31 inches yellowish brown (10YR 5/6) loamy fine sand, friable, massive
Bw2 31-47 inches light olive brown (2.5Y 5/4) loamy sand to sand, very friable, massive
C 47-68 inches light olive brown (2.5Y 5/3) sand, very friable, massive, common faint and distinct redox features
- Seasonal High Water Table @ 47"
Observed Water Table none to 66"
Restrictive Horizon none to 66"
Bedrock none to 66"
- Test Pit 4
Oe 1-0 inches partially decomposed grasses
Ap 0-9 inches dark brown (10YR 3/3) very fine sandy loam, friable, granular
Bw 9-21 inches light olive brown (2.5Y 5/4) very fine sandy loam, friable, blocky
C1 21-34 inches light olive brown (2.5Y 5/3) silt loam, firm, massive, common distinct redox features
C2 34-60 inches olive (5Y 5/3) stratified loamy very fine sand and very fine sandy loam, firm, massive to platy, common distinct redox features
- Seasonal High Water Table @ 21" (perched)
Observed Water Table none to 60"
Restrictive Horizon @ 21"
Bedrock none to 60"
- Test Pit 5
Oe 1-0 inches partially decomposed grasses
Ap 0-9 inches dark brown (10YR 3/3) very fine sandy loam, friable, granular
Bw1 9-28 inches dark yellowish brown (10YR 4/4) very fine sandy loam, friable, blocky
Bw2 28-35 inches light olive brown (2.5Y 5/3) silt loam, firm, blocky to massive, common distinct redox features
C 35-60 inches light olive brown (2.5Y 5/3) loamy fine sand and loamy sand, friable, massive, common faint and few distinct redox features
- Seasonal High Water Table @ 26"
Observed Water Table none to 60"
Restrictive Horizon @ 26"
Bedrock none to 60"

No.	Bearing	Distance
L1	S50°37'54"E	20.43'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	06°03'48"	740.00	78.31	78.27	S33°24'23"W
C2	09°12'00"	964.99	154.95	154.78	N77°42'20"E



PLANNING BOARD OPERATING RULES

Article I. Name

The name of the committee is the Dover Planning Board.

Article II. Authority and Duties

The authority and duties of the Planning Board shall comply with RSA 672-677 and Chapter 41.

Article III. Membership

A. Membership.

1. The Planning Board consists of nine (9) regular members and three (3) alternate members.
2. Three (3) regular members are ex-officio members. The ex-officio members are the City Manager or the City Manager's designee, an administrative official of the City selected by the City Manager, and a member of the City Council selected by the City Council.
3. Alternates may sit to fill the open seats of regular members at the call of the Chair or Presiding Officer, except for the seat held by the City Council member. Alternates shall be called to sit using a sequential rotation system.
4. Alternate members shall be allowed to participate in meetings as non-voting members, including discussions.
5. Only voting members shall be seated at the table.
6. Members shall be appointed to terms of three (3) years.

B. Attendance, Vacancies and Removal. All appointments to the board shall serve for the terms appointed and until a successor shall have been appointed and qualified. Members who fail to attend four (4) meetings out of any twelve (12) consecutive meetings held without due cause may be recommended by the Board for replacement by the City Council. Such failure to attend shall be deemed sufficient cause for the City Council to remove the member pursuant to RSA 673:13. Appointments made to fill any vacancies shall be for full terms to begin the date of appointment by the appointing authority unless otherwise provided in state statute.

Article IV. Officers and Staffing

- A. Officers.** The officers of the Board shall consist of a Chair and Vice Chair who shall be elected by all Members of the Board. Ex-officio members shall not be officers.
- B. Duties of the Chair.** The Chair shall be the Presiding Officer responsible for the conduct of all matters pertaining to the usual duties as described in Robert's Rules of Order.

- C. **Vice Chair.** The Vice Chair during the absence of the Chair shall perform all the duties of the Chair. In the absence of both Chair and Vice Chair, the members present at a regular or special meeting shall select a temporary Chair to fulfill all of the duties of the Presiding Officer.
- D. **Secretary.** The Secretary shall be provided by and selected by the Planning Director.
- E. **Staff.** The City of Dover may provide staff support to the committee for meeting notification, typing, copying, and information gathering to the extent permitted by the city budget. All staff shall remain under the direction of the employer.

Article V. Election of Officers.

- 1. An annual meeting to elect officers by written ballot shall be held on the first meeting of January.
- 2. Candidates for any office shall be elected by a majority vote of the membership of the Planning Board. The elected candidates shall take office immediately.
- 3. Vacancies in offices shall be filled at the next regular meeting using the regular election procedure.

Article VI. Procedures

- A. **Regular Meetings and Workshops.** The Planning Board shall meet on the second and fourth Tuesday of each month at 7:00 p.m. in the City Council Chambers.
- B. **Special Meetings.** Special Meetings may be called by the Chair, Vice Chair or Planning Director. Members shall be notified by e-mail at least forty-eight (48) hours in advance of a Special Meeting.
- C. **Cancellations or Exceptions to Meeting Schedule.** Members shall be notified by the Chair, Vice Chair or Planning Director by e-mail at least four (4) hours in advance or by telephone if less than four (4) hours in the event of a cancellation or change to the meeting schedule.
- D. **Non-Public Sessions.** Non-public sessions shall be convened in accordance with RSA 91-A:3.
- E. **Parliamentary Authority.** The parliamentary authority for the board is *Robert's Rules of Order Revised, 11th ed.*, or duly published successor edition, except as provided by these rules or local, state or federal law.
- F. **Quorum.** A quorum shall consist of five (5) members. In the absence of a quorum at a regular or properly called meeting, the meeting shall be considered adjourned and rescheduled by the Chair or Presiding Officer.
- G. **Order of Business.** Business at regular or special meetings shall be taken up in the sequence of the posted agenda. The Presiding Officer, or any voting member, may request that an agenda item be reordered. The voting members shall by majority vote approve or reject any such request.
- H. **Conflicts of Interest.** Planning Board Members with a direct personal or pecuniary interest in a matter before the Planning Board, shall not introduce, speak or vote on any motion, ordinance or resolution. The Chair shall fill the open seat of a member who has declared a conflict of interest with an alternate member except the seat held by the City Councilor ex-officio member.
- I. **Procedure.** Actions shall be taken on the basis of a motion duly seconded made by any member of the Board. The number of votes necessary to transact business shall be a majority of those members present and voting except that no issue is to be considered passed that receives less than three (3) affirmative votes. Any member may request recording of his vote in the negative or abstention on any issue or his withdrawal from consideration on any issue with the reason stated

therefore, and at the request of any member, the Chair shall call for a recorded roll call vote on any issue.

- J. **Minutes.** Minutes shall be kept for all meetings of the board. The minutes shall include the names of the members in attendance, all actions, motions and resolutions coming before the public body including the votes of the members, and a summary of all discussions. Draft minutes shall be provided to the City Clerk within five (5) business days of each meeting for posting on the city website in draft form. Draft minutes shall be clearly marked "DRAFT". Draft minutes with or without revisions shall be approved by the committee at the next meeting of the committee, or as soon as possible. Final approved minutes shall be provided to the City Clerk for posting on the city website.
- K. **Recording of Meetings.** The committee shall arrange for video recording of all meetings. If video is not available, meetings shall be recorded using audio equipment. All recordings shall be provided to the City Clerk within five (5) business days of the meeting.
- L. **E-mail accounts.** Board members may obtain a City of Dover e-mail address to facilitate communications regarding meetings, agendas and the dissemination of information. Committee members shall refrain from using e-mail to discuss issues with other members where the e-mail discussion directly or indirectly involves a quorum of the committee. In addition, committee members shall refrain from conducting the official business of the committee outside the view of the public and the press unless permitted by state law.
- M. **Nonpublic meetings.** The committee may conduct nonpublic meetings pursuant to the laws of the State of New Hampshire. The Chair shall conduct nonpublic meetings utilizing the Checklist prepared by General Legal Counsel for nonpublic meetings.

Article VII. Committees

Special purpose and study committees as the Planning Board may from time to time deem necessary in order to conduct its business, shall be appointed by the Chair and any such committees shall cease to exist when their final report is acted upon by the Planning Board or at the next annual organizational meeting, whichever is sooner.

Article VIII. Citizen Forum

- A. To encourage and allow ongoing input and feedback from citizens, Regular meetings shall include an opportunity for citizens to address the Planning Board on any items not having a public hearing and/or matters pertaining to the business of the Planning Board on the agenda.
 - i. Speakers shall be residents of the City of Dover, property owners in the City of Dover, and/or designated representatives of recognized civic organizations or businesses located in the City of Dover or by a interested party if allowed by a two-thirds (2/3) vote of the sitting Board;
 - ii. Speakers shall address their comments to the Chair or Presiding Officer and the Planning Board as a body and not to any individual member;
 - iii. Speakers shall first recite their name and address for the record;
 - iv. Each speaker shall be provided a single opportunity for comment, limited to five (5) minutes with the five (5) minutes beginning after the obligatory statement of name and address by the speaker. The Chair (or designee) will keep time;
 - v. Speakers requiring more than the allotted time are encouraged to submit their comments in writing to the Chair or Presiding Officer at the conclusion of their remarks to be available for review at the Planning Office;
 - vi. Citizen Forum shall not be a two-way dialogue between speaker(s), Planning Board member(s), and/or City Staff;
 - vii. The Chair or Presiding Officer shall preserve strict order and decorum for and by all speakers appearing before the Board.

Article IX. Public Hearings

- A. To receive citizen input and feedback on certain specific matters that have been placed on the meeting agenda for consideration and action by the Planning Board, Public Hearing will be scheduled and held as required by law. Public Hearings will be noticed and held during a subsequent Regular and/or Special Meeting. At the request of the Chair or Presiding Officer, items scheduled on an agenda for a public hearing will be briefly introduced with appropriate explanations by staff. Citizens will then have the opportunity to address the Board speaking to specific item(s) subject to public hearing.
- i. All speakers shall be residents of the City of Dover, property owners in the City of Dover or ABUTTERS in a neighboring community, and/or designated representatives of recognized civic organizations or businesses located in the City of Dover or by a interested party if allowed by a two-thirds (2/3) vote of the sitting Board;
 - ii. All speakers shall address their comments to the Chair or Presiding Officer and the Board as a body and not to any individual member;
 - iii. Speakers shall first recite their name and address for the record;
 - iv. For each public hearing item, a speaker shall be provided a single opportunity for comment, limited to five (5) minutes. The Chair (or designee) will keep time;
 - v. Speakers requiring more than the allotted time are encouraged to submit their comments in writing to the Chair or Presiding Officer at the conclusion of their remarks to be available for review at the Planning office;
 - vi. Public Hearings are not intended to be utilized for a two-way dialogue between speaker(s), Board Member(s), and/or City Staff;
 - vii. The Chair or Presiding Officer shall preserve strict order and decorum for and by all speakers appearing before the Board;
 - viii. Any correspondence received by the Chair and/or members of the Planning Board pertaining to a public hearing agenda item may be acknowledged at the time of the public hearing and be available for review at the Planning office;
 - ix. The Chair or Presiding Officer shall declare a hearing closed or adjourned pending the submission of additional material or information or the correction of the noted deficiencies. In the case of a continuation, additional notice is not required if the date, time and place of the continuation is made known at adjournment.
- B. After the Public Hearing, members of the Planning Board may ask questions of the Applicant or Speaker when recognized by the Chair or Presiding Officer.

Article X. Decisions

- A. The Planning Board shall render a written decision within sixty-five (65) days of the date of acceptance of a completed application, subject to extension or waiver as provided in RSA 676:4.
- B. The Planning Board shall act to approve, conditionally approve, or disapprove.
- C. Notice of decision will be made available for public inspection at the Planning Department within five (5) business days after the decision is made, as required in RSA 676:3. If the application is disapproved, the Planning Board shall provide the applicant with written reason for this disapproval.

Article XI. Reconsideration

- A. The Planning Board may reconsider any decision to approve or disapprove an application, for good cause, provided it is within the statutory appeal period. Upon successful passage of the motion, the Planning Board shall schedule a public hearing, with notice as provided in RSA 676:4, I(d), where they shall consider whether or not to revise or alter their original decision. Should the Planning Board reach a new decision, a new appeal period shall be considered to have begun pursuant to RSA 677:15.

Article XII. Amendments

- A. The Dover Planning Board may suspend any of these rules by a two-thirds (2/3) majority of voting members present.
- B. These rules may be amended at any regular or special meeting by a two-thirds (2/3) vote of the entire membership of the Planning Board, including alternates. Amendments presented at any regular or special meeting may not be voted upon until the next regular meeting.

Planning Board

- At its meetings in April, the Planning Board:
 - Approved a site plan review and associated Conditional Use Permits for a mixed use building proposed at 6 Grove Street
 - Approved conditional use permits and subdivision approve for Dan Ayer for a subdivision proposed off of McKone Lane and Back Road.
 - Approved revisions to its Bylaws so that public hearings and Citizen Forum now follow provisions the City Council uses.
 - Approved a Conditional Use Permit for a fourth unit in a building on Washington Street
 - Approved a Site Plan and Conditional Use Permits to allow 2 mixed use buildings to be constructed on Third Street.
 - Approved a Site Plan and Conditional Use Permits to allow a mixed use project to be constructed on Mechanic Street at Chapel Street.
 - Approved a Site Plan for a 15,000 square foot retail building on Central Avenue at Merry Street.
 - The Board held a workshop on changes to Industrial Zoning and the concept of Open Space Subdivisions.

Zoning Board

- At its regular meeting in April, the Zoning Board:
 - Accepted the resignation of Sam Reid as Vice Chair and elected Bob Hall as Vice Chair.
 - Approved a variance request for a front setback of 37.8 feet where a maximum of 35 feet is permitted for a demolition and reconstruction of a single-family dwelling at 45 Boston Harbor Road.
 - Denied an equitable waiver request at 53 Spur Road, where a new foundation was found to be located 11 feet from the side property line, where a minimum 20-foot setback is required.

Technical Review Committee

- Did not meet

Conservation Commission

- At its April 10th meeting, the Commission reviewed:
 - Heard a presentation from Kristen Murphy of the Open Lands Committee on the Woodman Park School Bird Feeder Watch Program.
 - Endorsed a NHDES Expedited Wetlands Permit and Conditional Use Permit for Christi Haffner, located at 45 Boston Harbor Road.

The Community Trail Committee

- Met and reviewed the plans for the Community Trail expansion, promotion of the trail including new trail apps, potential video advertise, and adopt-a-spot program. The Advisory Committee also discussed upcoming trail clean-ups scheduled on May 2 and May 6 and Phase IV of the trail expansion.

The Housing Standards Board

- Did not meet

Energy Commission

- At its April 6 special meeting (rescheduled from April 19), the Energy Commission:
 - Said goodbye to outgoing Chair Chris Keeley, who has resigned from the Commission,
 - Heard a staff update on the plan to issue two new RFPs, one for solar photovoltaics on the new Dover High School roof and another for the Transportation Center roof,
 - Heard that staff has gained access to the EPA Portfolio Manager account that was active 2004 to 2007, enabling analysis of City and School facilities' energy use,
 - Discussed data analysis for the updated Energy Action Plan/Report,
 - Discussed the Dover kickoff of the Energize 360 campaign, a group discount program for property owners in several Seacoast towns, and
 - Discussed the "Resolution to Move Forward on Offshore Wind Development" requested by 350NH and the Seacoast Anti-Pollution League.

Open Lands Committee

- City Planner Bird attended a meeting of the Open Lands Committee on April 20th to provide support to the committee, including discussions about easement monitoring and a pending conservation easement project.

Downtown Dover TIF Advisory Board

- Did not meet

Heritage Commission

- Did not meet.

Transportation Advisory Commission

- Discussed the Route 108 study
- Endorsed the idea of temporarily removing parking on Washington Street, in front of 104 Washington
- Reviewed a request to create a School Zone on Watson Road
- Forwarded a request to improve pedestrian and vehicular safety around Garrison School to the GES JBC