



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 306, 61 Locust St. Dover, NH 03820
Meeting Date: **Tuesday, June 13, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 9, 2017 Regular Meeting Minutes

3. OLD BUSINESS

- A. 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)
- B. Consideration and possible vote of a compliance hearing regarding the architectural renderings for a previously approved Site Plan application for Changing Places, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 54A, zoned CBD, located at Third Street. *(P17-02A)
- C. Consideration and possible vote 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)
- D. Consideration and possible vote 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 s.f. of wetland buffer). *(P17-21)

4. NEW BUSINESS

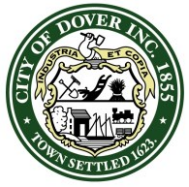
- A. Consideration and acceptance of a Site Review for Optima Bank & Trust, (Owner: P P D'Orazio, LLC), Assessor's Map 38, Lots 16 & 17, zoned B-3, located at 920 Central Avenue. (Proposal is to demo existing 7,000 s.f. building and construct a 2-story 3,400 s.f. footprint bank with second floor offices and two drive-up windows. Paved area will consist of 22,600 s.f. with 25 parking spaces). *(P17-33)
- B. Consideration and acceptance of a Site Review for Wolcott Holdings, LLC, Assessor's Map I, Lots 73 & 73A, zoned RM-SU, located at 18 & 24 Garrison Road. (Proposal is to construct six (6) additional units and keep the existing (2) existing single family dwellings within 12,228 s.f. paved area). *(P17-25)
- C. Consideration and acceptance of a Subdivision for Quantum Real Estate Group, LLC, (Owner: George F. Mitropoulos Revocable Living Trust), Assessor's Map H, Lot 29A, zoned R-20, located on Littleworth Road. (5 new lots). *(P17-34)

5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - City Hall, 288 Central Avenue
Meeting Date: **Tuesday, May 9, 2017**
Meeting Time: **7:00 pm**

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

Members Not Present: David Landry

Staff Present: Steve Bird (City Planner), Elena Piekut (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.

The Chair recognized J.Burdin to sit in for D.Landry.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

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

Motion: D.White made a motion to approve the April 18, 2017 Workshop Meeting Minutes and the April 25, 2017 Regular Meeting Minutes as amended. Seconded by C.Plante. Vote U/A

T.Clark stated a correction to his comment in the Member Comments to the April 25, 2017 Regular Meeting Minutes on page 14 which should read, "his opposition to waiving school impact fees".

3. OLD BUSINESS

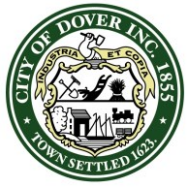
None.

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)

S.Bird provided an overview of the extraction permit review process, and stated the issue of regional impact under RSA 36:54 that was brought to his attention for Board review. He provided the voting options for the Board regarding the deliberation process.

E.Piekut provided a report pertaining to the Staff site visit. She addressed the conditions and recommended the removal of condition #2 regarding the hours of operation due to the lack of residential homes surrounding the site and the existing buffers in place.



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David Clough, Plant Manager, Brox Industries, Inc. represented the applicant, displayed plan for viewing, and presented the application. He addressed the hours of operation, the need for evening or weekend hours, and the traffic routes used for these hours. He explained the equipment used at night would have strobe lights instead of alarms when backing up, and the existing berms and tree buffer for sound barrier.

Discussion ensued regarding clarification of the night paving procedure and hours, turnpike paving, Map C Lot 13 on the excavation plan and the recharge pond, support of the permit renewal cycle every two years, consideration of no restricted hours and the comparison to possible restrictions incurred by surrounding towns, clarification of the traffic route used and the permits received from Rochester, as well as, the traffic activity on Rochester Neck Road and the companies abutting the pit.

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

Public hearing opened. Nobody Spoke. Public hearing closed.

S.Bird requested the Board consider a discussion regarding the regional impact issue and read the Staff recommendation.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board 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.

Discussion ensued regarding clarification of the conditions, consideration of the regional impact, the State statutes, comparison to neighboring cities, and Board consensus that this project does not have a regional impact.

Motion: C.Plante made a motion to approve the Excavation Permit subject to staff recommended conditions. Seconded by F.Torr. S.Bird recommended the Board vote on the regional impact issue before voting on the permit.

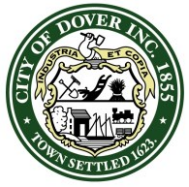
Motion: T.Clark made a motion that this project does not have regional impact. Seconded by D.White. Vote U/A - J.Burdin abstained from the vote.

The Chair addressed the motion for the permit. There was no further discussion. Vote U/A

- 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)

S.Bird introduced E.Piekut to provide the report.

E.Piekut gave a report on the site walk conducted by Staff, and clarified the site should not include Lot 62. She recommended an additional condition to remove Lot 62 from the plan. She addressed the concrete plant on Mast Road is not part of the permit and is not part of the Board review.



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Kevin McEneaney, McEneaney Survey Associates, Inc. represented the applicant, displayed plans for viewing, and presented the application. He explained the reason to include Lot 62 because it was part of the holdings of the company and was included in the application, and that it will be removed.

K.McEneaney confirmed for C.Plante the footage of the water levels, that are compliant, and that the area would be for reclamation.

K.McEneaney addressed the regional impact issue as it pertains to Madbury, and requested the regional impact issue not be applied to this application.

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

Public hearing opened.

Pauline Theoret, 35 Cielo Drive, stated her noise concern regarding the early morning hours of operation for the cement plant located on the applicant's property, and requested the hours be adjusted to an acceptable time of operation.

Richard Dolbec, 47 Cielo Drive, stated his agreement with his neighbor regarding the noise concern.

Public hearing closed.

S.Bird invited the applicant to address the abutter concerns.

Ron Severino addressed the abutter concerns and stated the concrete plant has a lease with the previous owner and was part of the property purchase. He stated he could have a discussion with them and stated their reason for the early hours regarding pouring concrete, and that he has limited control with the owner of the concrete plant. He stated that the cement plant is not part of this application.

R.Severino confirmed for S.Bird that he did not have a problem with the Staff recommendation to impose limited hours.

S.Bird reminded the Board to have a discussion regarding the regional impact.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board 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.



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3. The Applicant will add a note to the plan regarding the schedule of regular access roadway water wash-downs.
4. The Applicant shall revise the plan to remove Map H, Lot 62 from note #2 and the title block

Motion: T.Clark made a motion that the Planning Board determine that this project does not have regional impact. Seconded by L.Skinner. Vote U/A – J.Burdin abstained from the vote.

Discussion ensued regarding consideration of the cement plant in previous applications and that the Board has no jurisdiction regarding the plant. The applicant stated he would have a discussion with the owner of the cement plant, and explained the agreement with them regarding their relocation and to rebuild their plant at the end of their lease.

Discussion continued regarding clarification that there is no site plan or hours of operation for the cement plant, that the plant opened in the 1950s and the site regulations were established after the it opened, the cement plant and pit had one owner at one time and the change of ownership does not change the grandfather status regarding the regulations, and recommendation of the condition to revise the permit application as well as the plan regarding the removal of Map H, Lot 62.

S.Bird agreed to add the revision to the application in the conditions.

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

G.Cruikshank stated items 4.C and 4.D would be heard together.

- 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)

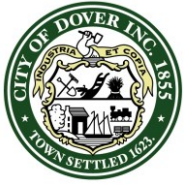
The Chair stated the Staff recommendation and process regarding these applications.

S.Bird provided an overview of the applications, addressed the document distributed to the Board members, and stated the Staff recommendation to table both applications and schedule a site walk.

Christopher Berry, Berry Surveying & Engineering, Inc., represented the applicant, displayed plans for viewing, and presented the proposed plan. He clarified information on the plan regarding the wooden fence replacement with the white vinyl fence to enhance the buffer along the edge.

Discussion ensued regarding clarification of the yield plan to cross the wetlands as it pertains to the number of lots and the number of lots without the wetland access, the waiver requested for the right of way and the impact of this to the property lines if not given, the location of the proposed two duplexes, and the applicant awareness of the neighbor petition and request of the applicant response to this petition.

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



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Public hearing opened.

Leigh Alexander, 339 Washington Street, stated his opposition to the 100 ft. buffer waiver. He stated his wetland concern and recommended a site walk.

Don McCullough, 338 Washington Street, stated his opposition to the 100 ft. buffer waiver.

Diane Wingren, 335 Washington Street, stated her opposition to the number of homes to the acreage available and her concern with the congestion of the project.

Dave Coffin, 336 Washington Street, stated his concern regarding the impact of the waivers to the abutters and the number of homes to be placed on the lots. He requested a site visit.

Jen Coffin, 336 Washington Street, stated her opposition of the 100 ft. buffer waiver and the impact of the waiver to her property as a direct abutter and the need for screening. She requested the wooded area remain to provide natural screening. She requested a site visit.

Richard Mathes, 332 Washington Street, stated his opposition to the 100 ft. buffer waiver and his traffic and noise concerns.

Don Briand, 331 Washington Street, stated his opposition to the 100 ft. buffer and setback waivers and his traffic, sight distance, and lighting pollution concerns.

Public hearing tabled.

S.Bird requested the applicant address the abutter concerns.

C.Berry addressed the abutter concerns and stated the existing condition of the property in comparison to the proposed plan, the impact of the development to the neighborhood, the Board jurisdiction to enforce architecture, traffic and the sight distance from the site location, open to improvements with the buffers/screening, right of way width in a public right of way, the roadway placement due to position from existing driveways so they would not shine on adjacent houses, that crossing the wetlands is not preferred but can be done, and willingness to consider changes in the development to reduce the impact.

STAFF RECOMMENDATION: (P17-21)

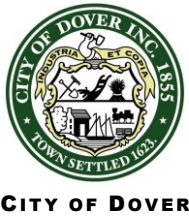
The Planning Department recommends the Planning Board vote to table the application and schedule a site walk.

STAFF RECOMMENDATION: (P17-18)

The Planning Department recommends the Planning Board vote to table the application and schedule a site walk.

S.Bird requested the Board address the emails from the abutters and the petition. The Chair confirmed the procedure.

S.Bird addressed the surrounding developments and how the regulations differ from this project.



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Discussion ensued regarding issues and scheduling for the site walk.

Motion: F.Torr made a motion to table items 4.C and 4.D. and scheduled a site walk for Tuesday, May 16, 2017 at 5:00 p.m. Seconded by L.Skinner. Vote U/A

- 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)

S.Bird provided an overview of the application.

Kevin McEneaney, McEneaney Survey Associates, Inc. represented the applicant, displayed plans for viewing, and presented the proposed plan. He explained the easement available for future sewer connection on County Farm Road.

S.Bird clarified for K.McEneaney information requested in the conditions regarding the steep slopes.

Discussion ensued regarding the access on Watson Road and the name of the address to be assigned, clarification of the driveway location on Lot 1, location of the new water pipes on Watson Road which is a new paved road and will be torn up as a result of the development, issues with developments tearing up the new roads, the future evaluation of new road development and the suggestion to have taps provided for the larger plots of land for availability to avoid tearing up new roads.

Motion: J.Burdin made a motion to accept the application. Seconded by G.Cruikshank. Vote U/A

Public hearing opened. Nobody Spoke. Public hearing closed.

Discussion ensued regarding the easement, State requirement for lot size, tying the sewer from Watson Road to County Farm Road, and the consideration to add a condition.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board 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
 - 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)



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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.

Motion: F.Torr requested a condition be added regarding the sewer access. Seconded by D.Ciotti. Vote U/A

Discussion ensued regarding the clarification of the conditions regarding the omission of the hours of construction, the consideration to add an overlay to the street and the cost factor to the developer, and existing/future procedure regarding new roads and developable properties and how to avoid tearing up new roads or the appropriate repair.

S.Bird clarified the new condition added as 4.f to add the easement for sewer along the common property line between Lots 1 and 2.

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

5. STAFF COMMENTS

S.Bird addressed the update distributed to Board regarding Boards and Commissions activity, and reminded the Board that the Regular Planning Board meetings will be held at the McConnell Center starting in June. The amended Planning Board Operating Rules (Bylaws) were placed in the Board packets.

Discussion ensued regarding the option to have a driving tour on May 23, 2017 or not to have a meeting. The Board members opted by consensus to have no meeting that evening. The next Planning Board meeting would be on June 13, 2017 at the McConnell Center.

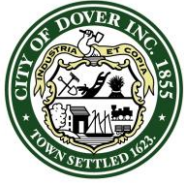
6. MEMBER COMMENTS

D.Ciotti requested the June through August Planning Board meeting dates be emailed to the Board members.

L.Skinner thanked the Board for listening to the neighbor concerns about the concrete plant even though it was not in their jurisdiction.

7. ADJOURNMENT

Motion: G.Cruikshank made a motion to adjourn at 9:25 p.m. Seconded by C.Plante. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-34A

Application Type: Amendment to Site Plan Review
Applicant: Bradley Commons
Owner: The Housing Partnership
Location: 577 Central Avenue (Assessor's Map 27, Lots 2, 3, 4 & 15)
Meeting Date: June 13, 2017

INTENT: A site plan was approved in 2014. A Condition of Approval was the signing of a Development Agreement. The Applicant wishes to amend the signed agreement.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 3-D

ACREAGE: N/A

ZONING DISTRICT/
ELEMENTARY SCHOOL: Central
Business District - General (CBD) / Horne

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Mixed use
building with multifamily housing units, office
space and retail space

SURROUNDING LAND USE:
Commercial retail, offices, and all types of
residential development

ZBA ACTION: None

PERMITS REQUIRED:

- N/A

WAIVERS REQUESTED:

- N/A

ATTACHMENTS: Signed revised and
restated Development Agreement, strike
through version showing changes, summary
sheet

APPLICATION IS COMPLETE: Yes

NOTICES SENT: N/A

Summary of Request and Background

On September 25, 2014, the Planning Board approved a site plan for the applicant to construct a 60,918 sq. ft. building with multifamily housing units and 14,018 sq. ft. of commercial space and one 21,170 sq. ft. 2-story building with residential units.

As part of the Conditions of Approval for the Site Plan, the applicant and the City were required to enter into a Development Agreement, to be recorded, which covered the following areas:

- a. The conditions of approval.
- b. A tax guarantee for the phase II building to be located on Park Street, if said building is not completed within 5 years. The value of the guarantee shall be negotiated with the Director of Planning and Community Development.
- c. All requirements for the conditional use permits.
- d. Any traffic improvements suggested as part of the traffic analysis peer review.

This agreement was signed and recorded as required, prior to the signing of the plans for the Site Plan. The applicant is separating the buildings through a condominium. Additionally, each condominium will use a different finance corporation. As, funding of the Central Avenue building will be separate from the Park Street building, phase B, the applicant and its financial partners wish to separate the financial obligation based upon the condominiums, so that the condominium constructing and owning phase B, the Housing Partnership, is obligated to pay the PILOT if triggered.

The applicant's attorney and the City Attorney have drafted the language of the proposed amendment, and the applicant has signed the agreement.

Consistency with Land Use Regulations

The Site Plan regulations allow for the approval and amendment of site plans by the Planning Board. In this case, none of the original conditions of approval, outside the Development Agreement, will be affected.

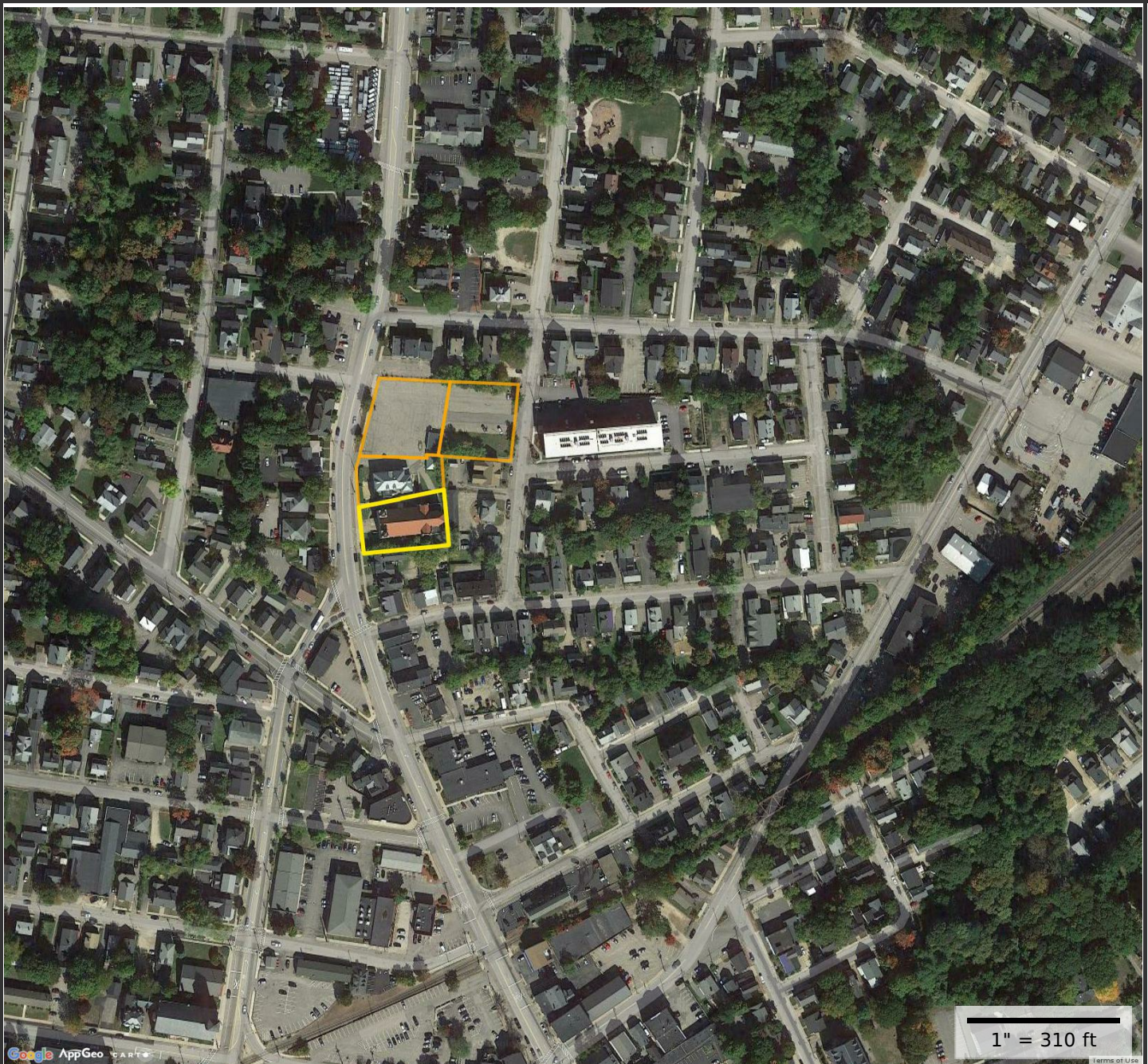
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the amendment with the following conditions:

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

1. The owner shall acknowledge that all the original conditions of approval for the site plan continue.
2. The revised and restated development agreement, as presented, between the Planning Board, the applicant and owner shall be signed and recorded at the Strafford County Registry of Deeds.

Redevelopment of assembly hall into mixed use building

**Property Information**

Property ID 27004-000000
Location 575 CENTRAL AV
Owner HOUSING PARTNERSHIP



**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 06/05/2017

Summary of Revised and Restated Development Agreement between the City of Dover and The Housing Partnership, LLC

Developer to complete mixed use development on 2 acres, at their cost. The following describes changes in the strikethrough version of the agreement

Page 1:

- Clarified the agreement is with the Housing Partnership and Bradley Commons Limited Partnership
 - Three signatories
- Explanatory Statement
 - Inserted deed info
 - Updated tenses

Page 2:

- Added Whereas sections
 - Added DA recording info
 - Added Notice of Merger
 - Explain why we are revising and restating the agreement
 - Update Condominium and ownership information

Page 3:

- Whereas (continued)
 - Isolate Condo B to be obligated to financial payment, if Unit B is not developed
- Now, Therefore
 - 1) Update deed info, remove Roman Catholic Church
 - 2) Delete requirement to merge lots because they have been merged
 - 4) Update “Developer” to “Owner”

Page 4:

- Now, Therefore (continue)
 - 5) Clarify that surety is required for both buildings, and building A is required to review Central Ave striping
 - 6, 7) Insert Unit A (Central Ave) and B (Park St)
 - 8) Clarify obligations of DA are transferred to successors
 - 9) Clarify language regarding the financial obligation and payment dates

Page 5:

- Now, Therefore (continue)
 - 9) (b), (c), (d) Insert Unit B, clarify language
 - 9) (e) Add penalty interest rate of 12% should taxes not be paid on Unit B
 - 9) (f) Obligates Housing Partnership to pay obligation in developer of Unit B doesn't pay (ie added it as a “guarantor”
 - 9) (g) Adds City's right to seek an ex parte attachment against Unit B

Page 6:

- Update signatories

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

This Amended and Restated Development Agreement ("Agreement") is made by and between **The Housing Partnership: A Non-Profit Corporation**, a New Hampshire non-profit corporation having a mailing address of P. O. Box 466, Portsmouth, NH 03802 (hereinafter the "**Developer**"), Bradley Commons Limited Partnership, and **The City of Dover, NH**, a municipal corporation having a mailing address of 288 Central Avenue, Dover, NH 03820 (hereinafter the "**City**").

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Explanatory Explanatory Statements

WHEREAS, ~~The Developer is the owner of~~ acquired property located at 577 Central Avenue (also having frontage on Park Street)- Dover, NH, shown on Dover Assessor's Map 27 as Lots 2, 3, 4 and 15 ~~(the "Property"). See pursuant to~~ Warranty Deed from The Roman Catholic Bishop of Manchester, a corporation sole, to The Housing Partnership: A Non-Profit Corporation, dated ~~----~~ June 20, 2016, recorded in the Strafford County Registry of Deeds at Book ~~-----~~ 4392, Page ~~-----~~ 267, and ~~The Developer is the holder of~~ obtained Site Plan Approval and three Conditional Use Permits granted to The Housing Partnership by from the Dover Planning Board by four separate Notices of Decision, each dated September 29, 2014, in the following cases:

Case #PI4-34 (Site Plan Approval)

Case #PI4-32 (Conditional Use Permit for relief from zone CBD-General building coverage and side property line setback requirements)

Case #PI4-33 (Conditional Use Permit for relief from zone CBD-General on-site parking requirements)

Case #PI4-51 (Conditional Use Permit for relief from zone CBD-General prohibition of residential use on first floor)

The approvals granted by the Dover Planning Board authorize mixed-use redevelopment of the Property acquired by Developer with the construction of two buildings, one on Central Avenue and one on Park Street, and related site improvements, all as shown on the approved Site Plans.

The approvals required that certain conditions be memorialized by this a Development

Agreement to be recorded at the Strafford County Registry of Deeds as required by Dover Code Section 170-20-B(3) and 170-44(1)(3), and such a Development Agreement dated September 27, 2016 was recorded in said Registry at Book 4424 Page 607 (“Original Development Agreement”);

WHEREAS, the Notice of Merger required by Paragraph 2 the Original Development Agreement was recorded at Book 4424 Page 611

WHEREAS, the Original Development Agreement runs with the land and is binding on the Developer’s successors and assigns; and

WHEREAS, the Original Development Agreement provides, in Paragraph 9 thereof, certain incentives to insure that the building to be constructed on Park Street is built in the relative near future;

WHEREAS, the Original Development Agreement lacks clarity with respect to the City’s rights if there is a default under Paragraph 9;

WHEREAS, in order to phase the project approved by the City, the Developer ~~submitted~~converted the property it acquired to a condominium form of ownership under NH RSA Chapter 356-B and, pursuant thereto, recorded a Declaration of Bradley Commons Master Condominium dated December 20, 2016 and recorded in said Registry at Book 4445, Page 197 and Condominium Site Plan recorded in said Registry as Plan No. 112-76, which Declaration and Site Plan created two (2) condominium units, Unit A and Unit B. Unit A is located on Central Avenue and Unit B is located on Park Street;

WHEREAS, Unit A was conveyed to Bradley Commons Limited Partnership by Condominium Warranty Deed dated December 22, 2016 and recorded in the Strafford County Registry of Deeds at Book 4445 Page 251;

WHEREAS, Unit B is owned by Developer;

WHEREAS, the Common Area is owned by Developer and Bradley Commons Limited Partnership as tenants in common;

WHEREAS, the purpose of this Amended and Restated Development Agreement is to (a) clarify that Unit A is not subject to the provisions of Paragraph 9 of the Original Development Agreement, (b) clarify rights of the City in the event of a default under Paragraph 9 and (c) add Developer as an obligor under Paragraph 9 even after it conveys Unit B.

NOW, THEREFORE, intending to be legally bound, the parties agree as follows:

1. This Amended and Restated Development Agreement shall be recorded in the Stafford County Registry of Deeds and oOnce recorded in the Stafford County Registry of Deeds, this Amended and Restated Development Agreement shall ~~supereedes~~supersedes the Original Development Agreement. This agreement shall be recorded contemporaneous with the Developer's acceptance and recording of a deed to and for the Property from the Roman Catholic Bishop of Manchester—a corporation sole, dated _____, 2016, recorded at Stafford County Registry of Deeds in Book _____, Page _____.

2. Along with the recording of Developer's deed and this Development Agreement, Developer shall also record at the Stafford County Registry of Deeds a Notice of Merger of those parcels shown on Dover Assessor's Map 27 as Lots 2, 3, 4 and 15 with the intent and for the purpose of those parcels (the Property) being merged as one lot as required by the Planning Board's Site Plan ApprovalOmitted.

3. Any construction relating to improvements authorized by the approved plans shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m., and Saturday, 8:00 a.m. to 5:00 p.m., with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information fix the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

4. Prior to the issuance of any building permit for construction:

- (a) Developer The Owner of the Unit on which construction is to occur shall pay required Impact Fees, with credit given for existing building;
- (b) Developer The Owner of the Unit on which construction is to occur shall pay current water/sewer investment fees in place at the time of application for water/sewer service.

5. Prior to the issuance of a certificate of occupancy for a building on either Unit A or B, the Developer-Owner of the Unit on which the building sits shall provide a Letter of Credit or other form of security acceptable to the City for:

(a) any unfinished work required by the approved Site Plan for such building; and

(b) with respect to the building to be constructed on Central Avenue (Unit A), determining the feasibility of and striping of a left turn pocket southbound on Central Avenue if monitoring by the City for one year indicates a need.

6. The mixed use building to be constructed along Central Avenue (Unit A) shall not have residential uses on the first floor. First floor residential uses shall be allowed in the residential structure to be built along Park Street (Unit B).

7. Notwithstanding zone CBD-General parking requirements, the Planning Board authorizes redevelopment of the Property Units A and B with the number and configuration of parking spaces as shown on the approved Site Plan, provided, however, that none of the vehicles used for the businesses occupying the non-residential portion of the building on Central Avenue (Unit A) will park in the on-site parking lot overnight.

8. Developer, and its successors and assigns, shall use snow storage areas shown on Site Plan for winter snow storage. Snow storage that encroaches into aisles and access ways shall be removed from the site. Developer, and its successors and assigns, shall be responsible for having "snow removal from site" contingency plans in place to be implemented as needed due to severity of winter storms/snow accumulation.

9. If, as of April 1, 2020, construction of certificates of occupancy for all sub-units in the multi-unit residential structure to be built on Park Street (i.e. on Unit B) has not commenced have not been issued by the City of Dover, then, commencing with the City of Dover tax bill due in December 2020, and in addition to the ad valorem taxes attributable to Unit B based on its assessed value as of April 1, by March 31, 2020, or if commenced, remains incomplete, meaning certificates of occupancy for all units have not been issued by April 1, 2020, the owner of the Property Unit B shall make a biannual "Tax Guaranty Payment" to the City of Dover, as follows: together with its payment of ad valorem taxes attributable to the land, buildings and improvements for all of the Property, commencing with the tax bills due and collected by the City in December, 2020 and June, 2021, based on the Property's April 1, 2020 assessment.

(a) If, as of the April 1, 2020 assessment date, construction of the multi-unit residential structure to be built on Park Street Unit B has not been started, then the Tax Guaranty Payment shall be in an amount equal to the tax rate multiplied by

what would have been the increase in real estate taxes assessed against ~~the~~ Property Unit B as if its *ad valorem* tax assessment included a multi-unit residential structure on Park Street Unit B having an equalized assessed value no less than ~~\$100,000.00-Dollars~~ per unit of the multi-unit residential structure

- (b) If, as of the April 1, 2020 assessment date, construction of the multi-unit residential structure to be built on Park Street Unit B has been started but has not been completed (completion meaning certificates of occupancy for all ~~sub-~~units have been issued), the Tax Guaranty Payment shall be equal to the Tax Guaranty Payment determined under paragraph (a) above, less the actual amount of *ad valorem* taxes attributable to the partially completed Park Street Unit B structure assessment as of April 1, 2020.
- (c) If the multi-unit residential structure to be built on Park Street Unit B remains uncompleted (completion meaning certificates of occupancy for all ~~sub-~~units have been issued), as of any April ~~1~~ assessment date(s) subsequent to April 1, 2020, the Tax Guaranty Payment to be paid ~~with the December, then June tax bills~~ following said April 1 assessment date shall be equal to the Tax Guaranty Payment determined under paragraph (a) above, less the actual amount of *ad valorem* taxes attributable to the partially completed Park Street Unit B structure assessment as of said April 1.
- (d) Once the multi-unit residential structure has been completed on Park Street Unit B (completion meaning certificates of occupancy for all ~~sub-~~units have been issued), the Developer's obligation to make Tax Guaranty Payments ~~together with tax bill payments shall terminate, for any tax bills based upon an April 1 assessment including the completed Park Street structure.~~
- (e) All Tax Guaranty Payments shall be due at the same times that the ad valorem taxes are due (i.e. in December and June of each year), and if not paid when due, shall earn interest at twelve percent (12%), and to the extent permitted by law, shall constitute a charge and lien on Unit B.
- (f) In the event the Developer transfers Unit B, Developer agrees to continue to guaranty the payments of the Tax Guaranty Payments if the Owner of Unit B fails to make such payments.
- (g) If neither the Owner of Unit B nor Developer makes Tax Guaranty Payments when due and fails again to make such payments after the City gives thirty (30) days written notice to the Owner of Unit B and Developer, then in addition to any

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other rights or remedies it might have, the City shall have the right to seek an ex parte attachment against Unit B for the amounts due to the City.

10. The Developer's obligations hereunder shall be binding upon Developer's successors in interest to the Property, unless or to the extent modified by Planning Board Approval, confirmed by subsequent development agreement(s) recorded at the Strafford County Registry of Deeds.

IN WITNESS WHEREOF, the parties have signed this agreement ____ day of _____, 2017~~6~~.

OWNER OF UNIT A:
BRADLEY COMMONS
LIMITED PARTNERSHIP

By: THP Dover Commons, Inc.
Its General Partner

By: _____
Witness Martin Chapman
President

OWNER OF UNIT B:

THE HOUSING PARTNERSHIP:
A NON-PROFIT CORPORATION

By: _____
Witness _____ Martin Chapman,
Executive Director

THE CITY OF DOVER, NH
By Its Planning Board

By _____
Witness _____ ~~Franklin Torr~~ Kurt Schuman, Chair

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

This Amended and Restated Development Agreement ("Agreement") is made by and between **The Housing Partnership: A Non-Profit Corporation**, a New Hampshire non-profit corporation having a mailing address of P. O. Box 466, Portsmouth, NH 03802 (hereinafter the "**Developer**"), **Bradley Commons Limited Partnership**, a New Hampshire limited partnership with a mailing address of P.O. Box 466, Portsmouth, NH 03802, and **The City of Dover, NH**, 288 Central Avenue. Dover. NH 03820 (hereinafter the "**City**").

Explanatory Statements

WHEREAS, the Developer acquired property located at 577 Central Avenue (also having frontage on Park Street) Dover, NH, shown on Dover Assessor's Map 27 as Lots 2, 3, 4 and 15 pursuant to Warranty Deed from The Roman Catholic Bishop of Manchester, a corporation sole, to The Housing Partnership: A Non-Profit Corporation, dated June 20, 2016, recorded in the Strafford County Registry of Deeds at Book 4392, Page 267, and obtained Site Plan Approval and three Conditional Use Permits from the Dover Planning Board by four separate Notices of Decision, each dated September 29, 2014, in the following cases:

Case #PI4-34 (Site Plan Approval)

Case #PI4-32 (Conditional Use Permit for relief from zone CBD-General building coverage and side property line setback requirements)

Case #PI4-33 (Conditional Use Permit for relief from zone CBD-General on-site parking requirements)

Case #PI4-51 (Conditional Use Permit for relief from zone CBD-General prohibition of residential use on first floor)

The approvals granted by the Dover Planning Board authorize mixed-use redevelopment of the property acquired by Developer with the construction of two buildings, one on Central Avenue and one on Park Street, and related site improvements, all as shown on the approved Site Plans. The approvals required that certain conditions be memorialized by a Development Agreement to be recorded at the Strafford County Registry of Deeds as required by Dover Code Section 170-

20-B(3) and 170-44(1)(3), and such a Development Agreement dated September 27, 2016 was recorded in said Registry at Book 4424 Page 607 ("Original Development Agreement");

WHEREAS, the Notice of Merger required by Paragraph 2 of the Original Development Agreement was recorded at Book 4424 Page 611

WHEREAS, the Original Development Agreement runs with the land and is binding on the Developer's successors and assigns; and

WHEREAS, the Original Development Agreement provides, in Paragraph 9 thereof, certain incentives to insure that the building to be constructed on Park Street is built in the relative near future;

WHEREAS, the Original Development Agreement lacks clarity with respect to the City's rights if there is a default under Paragraph 9;

WHEREAS, in order to phase the project approved by the City, the Developer converted the property it acquired to a condominium form of ownership under NH RSA Chapter 356-B and, pursuant thereto, recorded a Declaration of Bradley Commons Master Condominium dated December 20, 2016 and recorded in said Registry at Book 4445, Page 197 and Condominium Site Plan recorded in said Registry as Plan No. 112-76, which Declaration and Site Plan created two (2) condominium units, Unit A and Unit B. Unit A is located on Central Avenue and Unit B is located on Park Street;

WHEREAS, Unit A was conveyed to Bradley Commons Limited Partnership by Condominium Warranty Deed dated December 22, 2016 and recorded in the Strafford County Registry of Deeds at Book 4445 Page 251;

WHEREAS, Unit B is owned by Developer;

WHEREAS, the Common Area is owned by Developer and Bradley Commons Limited Partnership as tenant in common;

WHEREAS, the purpose of this Amended and Restated Development Agreement is to (a) clarify that Unit A is not subject to the provisions of Paragraph 9 of the Original Development

Agreement, (b) clarify rights of the City in the event of a default under Paragraph 9 and (c) add Developer as an obligor under Paragraph 9 even after it conveys Unit B.

NOW, THEREFORE, intending to be legally bound, the parties agree as follows:

1. This Amended and Restated Development Agreement shall be recorded in the Strafford County Registry of Deeds and once recorded in the Strafford County Registry of Deeds, this Amended and Restated Development Agreement shall supersede the Original Development Agreement.
2. Omitted.
3. Any construction relating to improvements authorized by the approved plans shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m., and Saturday, 8:00 a.m. to 5:00 p.m., with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.
4. Prior to the issuance of any building permit for construction:
 - (a) The Owner of the Unit on which construction is to occur shall pay required Impact Fees, with credit given for existing building;
 - (b) The Owner of the Unit on which construction is to occur shall pay current water/sewer investment fees in place at the time of application for water/sewer service.
5. Prior to the issuance of a certificate of occupancy for a building on either Unit A or B, the Owner of the Unit on which the building sits shall provide a Letter of Credit or other form of security acceptable to the City for:
 - (a) any unfinished work required by the approved Site Plan for such building; and
 - (b) with respect to the building to be constructed on Central Avenue (Unit A), determining the feasibility of and striping of a left turn pocket southbound on Central Avenue if monitoring by the City for one year indicates a need.
6. The mixed use building to be constructed along Central Avenue (Unit A) shall not have residential uses on the first floor. First floor residential uses shall be allowed in the residential structure to be built along Park Street (Unit B).

7. Notwithstanding zone CBD-General parking requirements, the Planning Board authorizes redevelopment of Units A and B with the number and configuration of parking spaces as shown on the approved Site Plan, provided, however, that none of the vehicles used for the businesses occupying the non-residential portion of the building on Central Avenue (Unit A) will park in the on-site parking lot overnight.

8. Developer, and its successors and assigns, shall use snow storage areas shown on Site Plan for winter snow storage. Snow storage that encroaches into aisles and access ways shall be removed from the site. Developer, and its successors and assigns, shall be responsible for having "snow removal from site" contingency plans in place to be implemented as needed due to severity of winter storms/snow accumulation.

9. If, as of April 1, 2020, certificates of occupancy for all units in the multi-unit residential structure to be built on Park Street (i.e. on Unit B) have not been issued by the City of Dover, then, commencing with the City of Dover tax bill due in December 2020, and in addition to the ad valorem taxes attributable to Unit B based on its assessed value as of April 1, 2020, the owner of Unit B shall make a biannual "Tax Guaranty Payment" to the City of Dover as follows:

- (a) If, as of the April 1, 2020 assessment date, construction of the multi-unit residential structure to be built on Unit B has not been started, then the Tax Guaranty Payment shall be in an amount equal to the tax rate multiplied by what would have been the increase in real estate taxes assessed against Unit B as if its *ad valorem* tax assessment included a multi-unit residential structure on Unit B having an equalized assessed value no less than \$100,000.00 per unit of the multi-unit residential structure
- (b) If, as of the April 1, 2020 assessment date, construction of the multi-unit residential structure to be built on Unit B has been started but has not been completed (completion meaning certificates of occupancy for all sub-units have been issued), the Tax Guaranty Payment shall be equal to the Tax Guaranty Payment determined under paragraph (a) above, less the actual amount of *ad valorem* taxes attributable to the partially completed Unit B structure assessment as of April 1, 2020.
- (c) If the multi-unit residential structure to be built on Unit B remains uncompleted (completion meaning certificates of occupancy for all sub-units have been issued), as of any April 1 assessment date(s) subsequent to April 1, 2020, the Tax Guaranty Payment to be paid following said April 1 assessment date shall be equal to the Tax Guaranty Payment determined under paragraph (a) above, less the actual amount of *ad valorem* taxes attributable to the partially completed Unit B structure assessment as of said April 1.

- (d) Once the multi-unit residential structure has been completed on Unit B (completion meaning certificates of occupancy for all sub-units have been issued), the Developer's obligation to make Tax Guaranty Payments shall terminate.
- (e) All Tax Guaranty Payments shall be due at the same times that the ad valorem taxes are due (i.e. in December and June of each year), and if not paid when due, shall earn interest at twelve percent (12%), and to the extent permitted by law, shall constitute a charge and lien on Unit B.
- (f) In the event the Developer transfers Unit B, Developer agrees to continue to guaranty the payments of the Tax Guaranty Payments if the Owner of Unit B fails to make such payments.
- (g) If neither the Owner of Unit B nor Developer makes Tax Guaranty Payments when due and fails again to make such payments after the City gives thirty (30) days written notice to the Owner of Unit B and Developer, then in addition to any other rights or remedies it might have, the City shall have the right to seek an ex parte attachment against Unit B for the amounts due to the City.

10. The Developer's obligations hereunder shall be binding upon Developer's successors in interest to the Property, unless or to the extent modified by Planning Board Approval, confirmed by subsequent development agreement(s) recorded at the Strafford County Registry of Deeds.

Signatures to follow

IN WITNESS WHEREOF, the parties have signed this agreement 30th day of May, 2017.

OWNER OF UNIT A:

BRADLEY COMMONS
LIMITED PARTNERSHIP

By: THP Dover Commons, Inc.
Its General Partner

By: MCA
Martin Chapman
President

Witness

OWNER OF UNIT B:

THE HOUSING PARTNERSHIP:
A NON-PROFIT CORPORATION

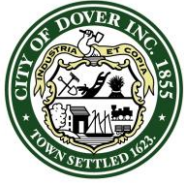
By: MCA
Martin Chapman,
Executive Director

Witness

THE CITY OF DOVER, NH
By Its Planning Board

By: _____
Kurt Schuman, Chair

Witness



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-02A

Application Type: Site Plan for Review
Applicant(s): Changing Places, LLC
Owner(s): City of Dover
Location: Third Street Parking Lot (Tax Map 6, Lot 54)
Meeting Date: June 13, 2017

INTENT: Approve architectural designs for an approved site plan. The plan includes a 32,534 s.f. mixed use development with a total of 27 parking spaces within the 27,984 sq. ft. paved area

UNITS PROPOSED: 22 residential units plus 1st floor commercial

AGENDA ITEM #: 3-B

ACREAGE: 0.39 acres

**ZONING DISTRICT/
ELEMENTARY SCHOOL:** Central Business District (CBD—General)/Horne

EXISTING LAND USE: Parking Lot

PROPOSED LAND USE: Mixed Use Commercial and Residential

SURROUNDING LAND USE: Commercial and Residential

ZBA ACTION: None

ATTACHMENT: Architectural renderings comparing original with revisions.

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED:

- N/A
- N/A

Summary of Request and Background

On April 25, 2017, the Planning Board approved a site plan for two mixed use buildings with commercial space on the 1st floor and 22 residential units on between the 2nd - 4th floors.

At the hearing on the 25th, the Board received testimony regarding the design of the buildings and the Board provided comment on the features, massing and look of the new buildings. The Board approved the site plan with the condition that the plans could not be signed until a compliance hearing be held to review revised architectural. The exact language of the condition of approval was:

“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” Specific language in that section of the code describes the architectural expectations for downtown properties as follows:

“This zone encompasses the downtown areas and is highly sensitive because of the importance and challenge of maintaining a pleasing pedestrian environment. This is the Central Business District, which includes the areas along Washington Street from Chestnut Street to Main Street, all of Main Street, and a section of Central Avenue from Sixth Street to Silver Street. As one travels closer to the core areas traditionally the buildings are taller, closer to the sidewalk, built of more substantial materials, and more elaborate in design and detailing.”

Staff transmitted notes from the meeting to the applicant and their architect. Staff met with the architect on two occasions, May 17 and May 25 to review adjustments. The applicant has revised the roofline, broken up the horizontal mass, removed HVAC features, added stronger materials to the building, and reinforced the urban location of the site.

This discussion and possible vote is to approve the architectural renderings only.

Consistency with Land Use Regulations

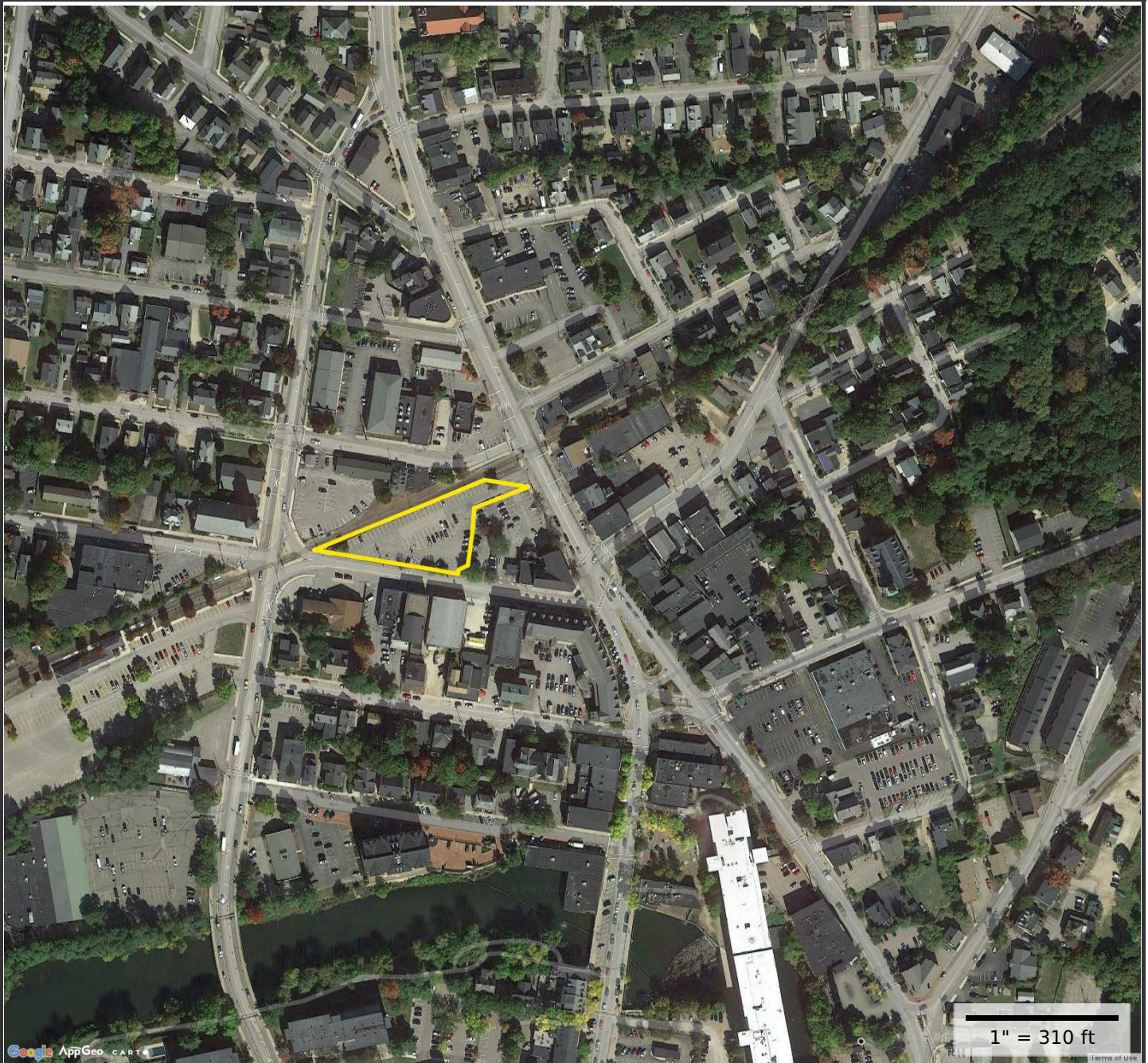
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types.

STAFF RECOMMENDATION:

Site Plan:

The Planning Department recommends that the Board accept the application, open the public hearing, conduct the compliance review, and vote on whether the renderings are consistent with 149-14L.

Redevelopment of parking lot to mixed use building

**Property Information**

Property ID 06054-A00000
Location THIRD ST
Owner CITY OF DOVER



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

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

Parcels updated 03/20/2017
Properties updated 06/05/2017

3rd St. Dover

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Perspective View from Chestnut St.



Perspective View From Main St.

3rd St. Dover

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The Placement of the two buildings and the location of the towers frames out a beautiful space that would offer a commercial tenant the possibility to set up some outdoor seating or even a garden patio.

Concept Rendering: Garden Patio



Concept Rendering: Outdoor Seating

3rd St. Dover - Main Building

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Changes Made:

- Added brick to the front mid section of the building
- Added bay windows to the front and rear elevations
- Added Flat white siding to the majority of the 4th floor
- Added trim in various location
- Added Pilasters to match the local aesthetic
- Added Brackets under the roof soffit
- Changed the roof style from gable to hip

- Removed the brick from the tower and replaced with a flat white siding and trim
- Added a rooftop balcony on the right elevation to house & hide mechanical equipment
- Removed the hip roof over the demarc space and replaced it with a flat roof with a parapet to house and hide additional mechanical equipment



Prior Design

Front Right Perspective View
Scale: No Scale



Current Design

3rd St. Dover - Main Building

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Prior Design

Rear Perspective View
Scale: No Scale



Current Design

3rd St. Dover - Main Building

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Prior Design

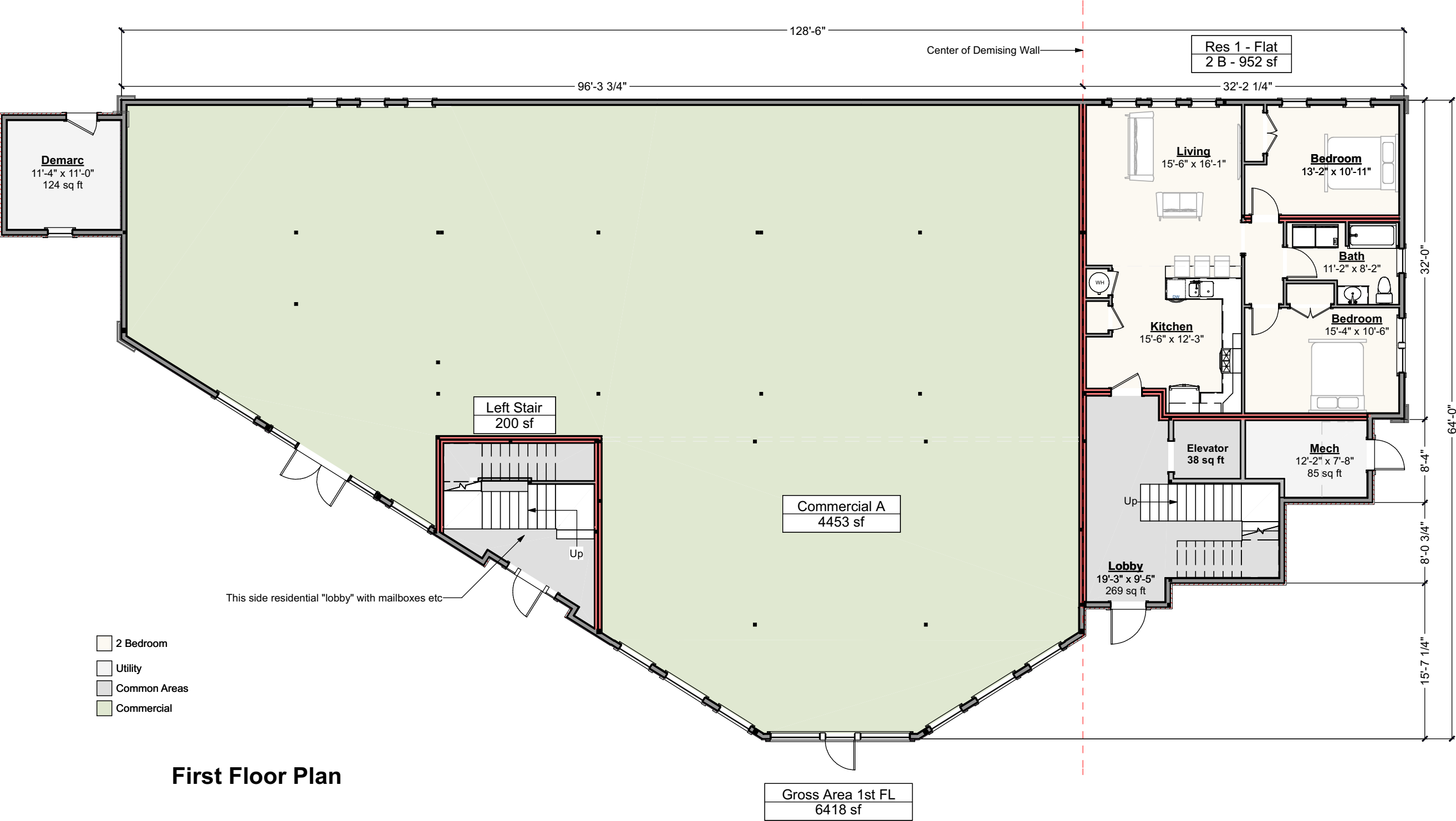


Current Design

Rear Perspective View
Scale: No Scale

3rd St. Dover - Main Building

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First Floor Plan

3rd St. Dover - Main Building

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Second Floor Plan

Res 6 - Flat
2 B - 1041 sf

3rd St. Dover - Main Building

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Third Floor Plan

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Fourth Floor Plan

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Front Elevation

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Rear Elevation

3rd St. Dover - Main Building

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Right Elevation



Left Elevation

3rd St. Dover - Second Building

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Changes Made:

- Added brick to the front mid section of the building
- Added bay windows to right elevation
- Added Flat white siding to the 3rd floor of the front of the building
- Added trim in various location
- Added Pilasters to match the local aesthetic
- Added Brackets under the roof soffit

- Added a tower to relate to the Main Building
- Added a rooftop balcony & Dormer on the Left elevation to house & hide mechanical equipment
- Changed the roof style from gable to hip in some locations



Prior Design

Front Perspective View

Scale: No Scale



Current Design

3rd St. Dover - Second Building

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Prior Design



Current Design

Rear Perspective View - Facing the Main Building
Scale: No Scale

3rd St. Dover - Second Building

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Prior Design

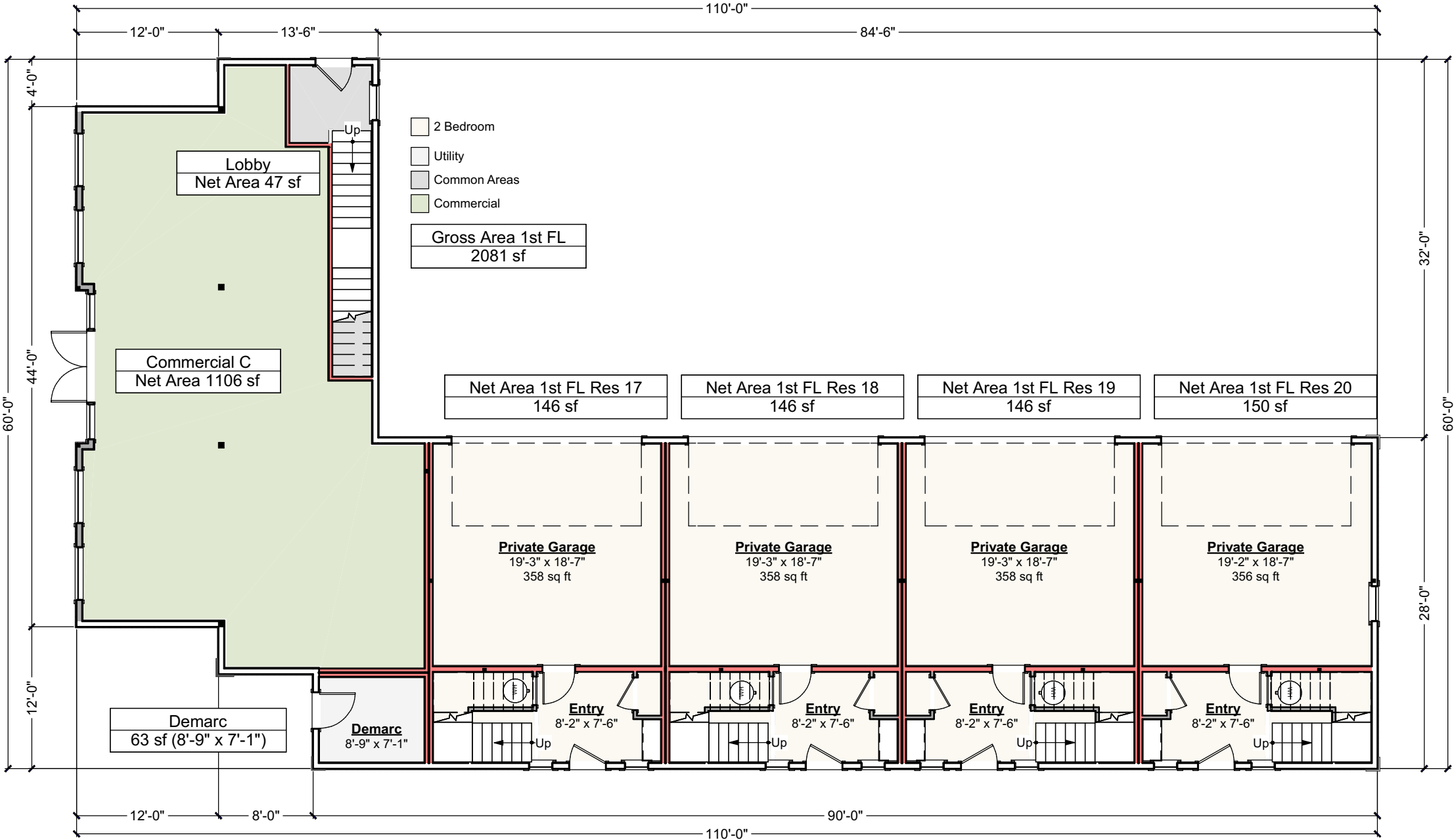


Current Design

Rear Perspective View - Facing the Bank
Scale: No Scale

3rd St. Dover - Second Building

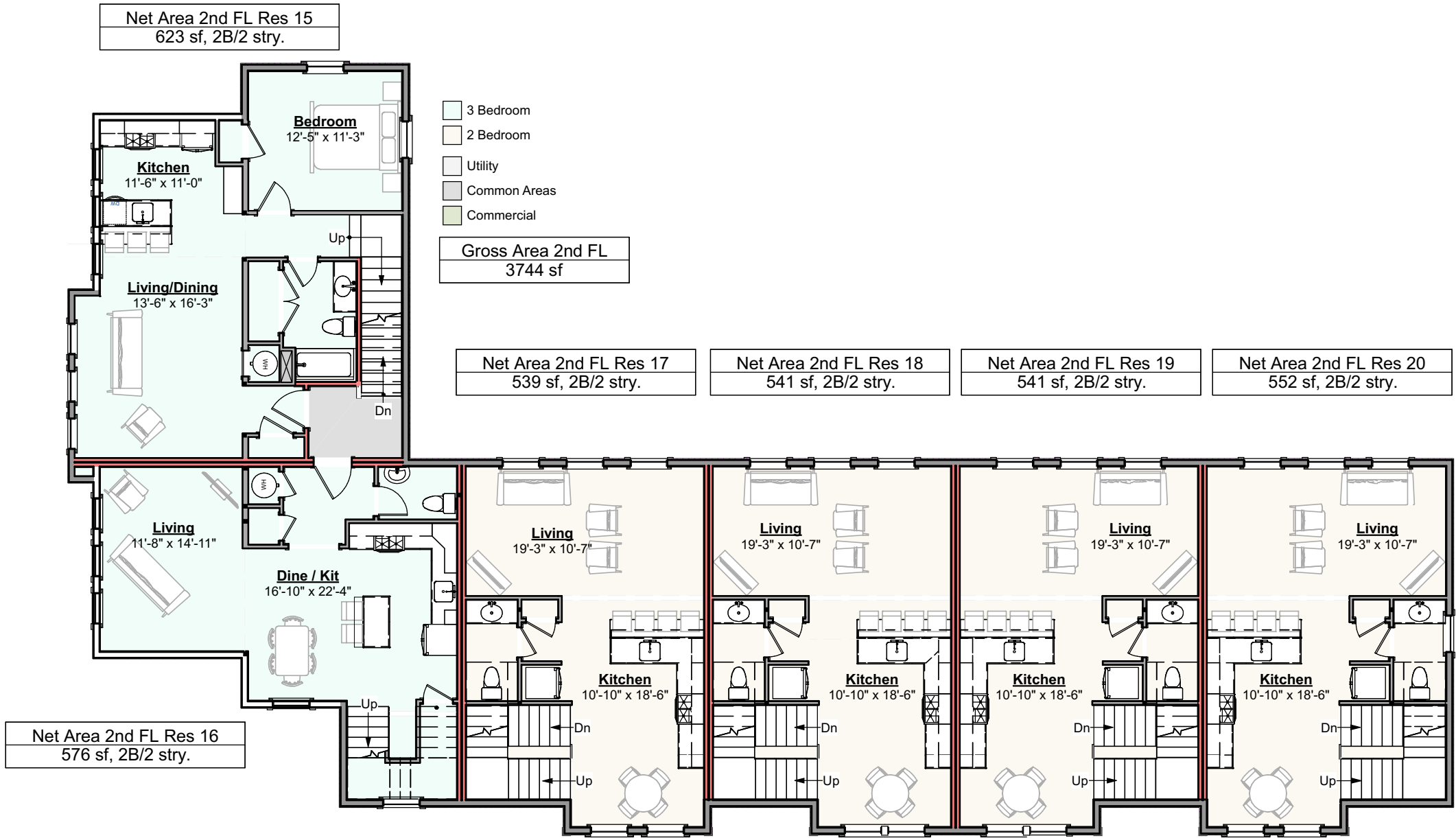
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First Floor Plan

3rd St. Dover - Second Building

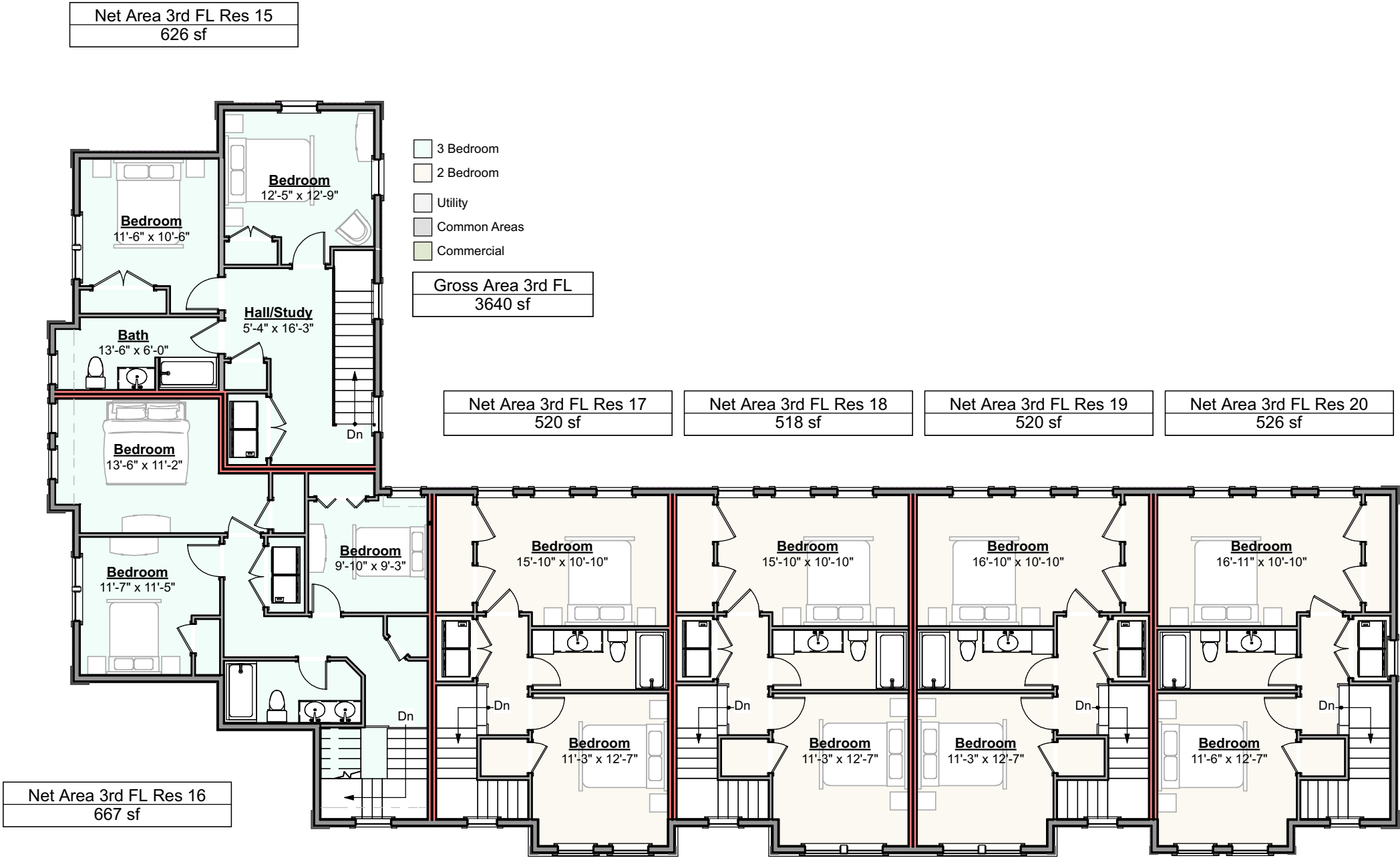
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Second Floor Plan

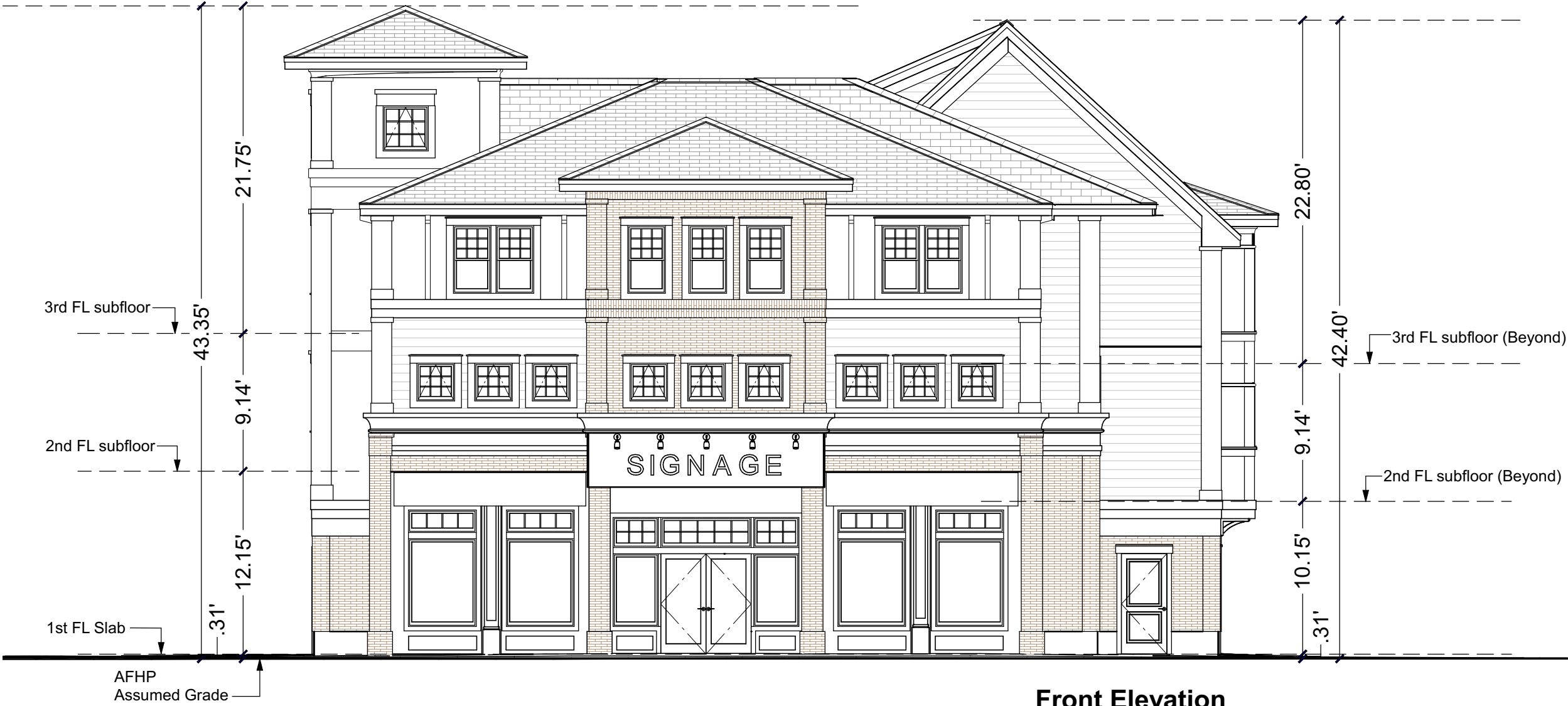
3rd St. Dover - Second Building

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3rd St. Dover - Second Building

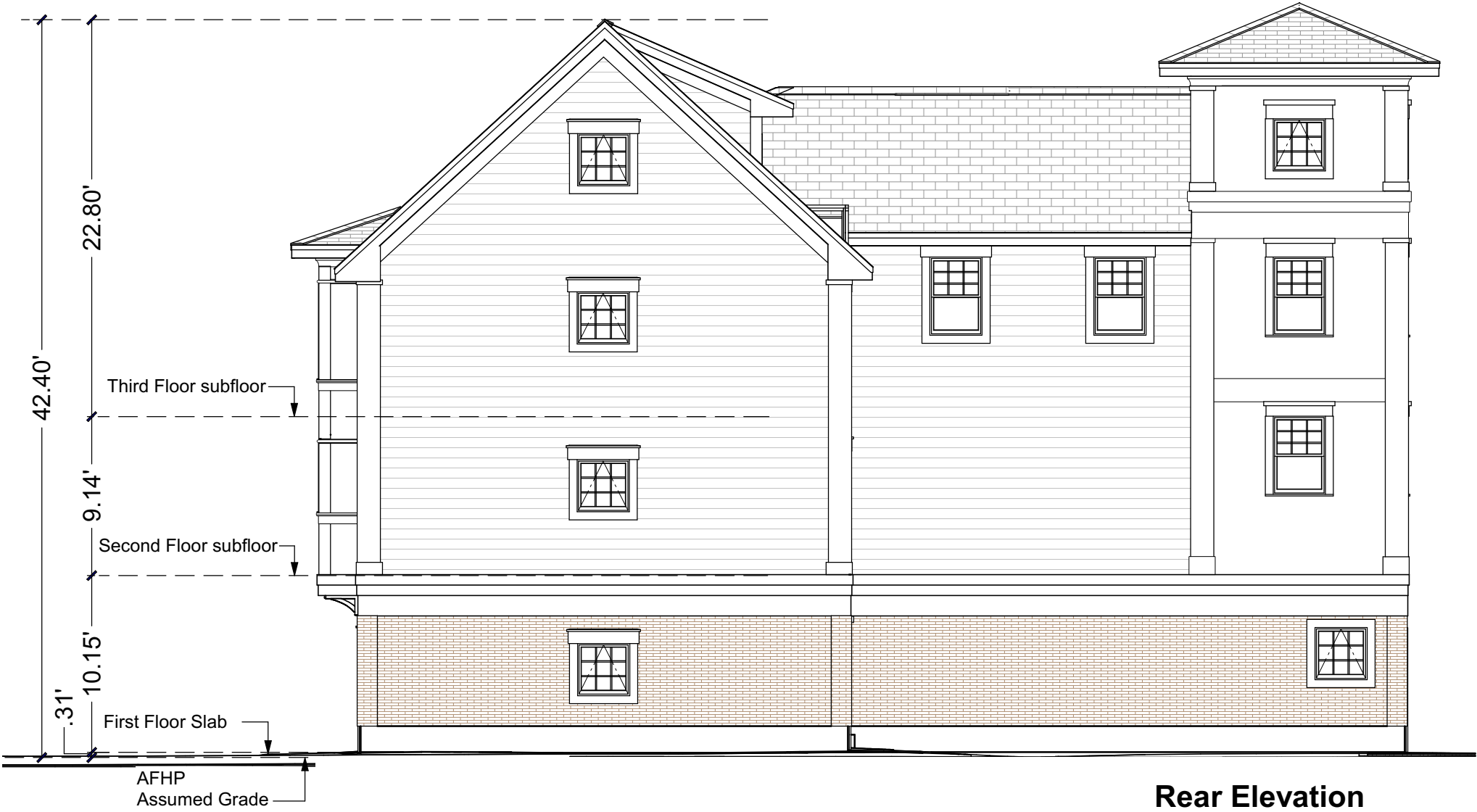
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Front Elevation

3rd St. Dover

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3rd St. Dover

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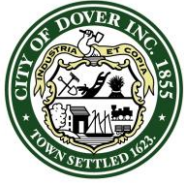
Left Elevation

3rd St. Dover

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Right Elevation



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: June 13, 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 #: 3-C

ACRES: 6 acres

**ZONING DISTRICT/
ELEMENTARY DISTRICT:** Medium Density Residential (R-12)/ Woodman

EXISTING LAND USE: Residential

SURROUNDING LAND USE: Single and duplex residential

PROPOSED LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Revised subdivision plan, application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: N/A

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 Planning Board heard the application on May 9th and tabled the item for a site walk May 16th. Since that time, the developer, staff and abutters have met and revisions to the plan have been made.

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 remove the application from the table, have the applicant present changes, reopen the public hearing, and vote as follows:

Waiver Request:

The Planning Department recommends that the Board approve the three waivers from Sections 155-22 F and 155 - 48 with the following conditions

Condition to Be Met Prior to Signing of Plans:

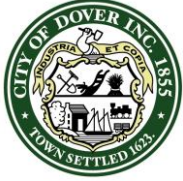
1. A note shall be added to the subdivision plan that the waivers were granted for the reasons stated by the applicant and that the Board found the criteria of 155-51A have been met.
2. A note shall be added to the subdivision plan that the home located within the 100' buffer shall have transom windows on the second floor on the side facing 336 Washington Street.
3. An agreement between the applicant and owner of Map 32 lot 19-B regarding plantings opposite Topaz Drive shall be provided to the satisfaction of the Assistant City Manager.

Site Plan:

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

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide:
 - a. A digital version of plan set.
 - b. A stormwater operation and maintenance plan to the satisfaction of the City Engineer.
 - c. Home Owners documentation to be reviewed and approved by Assistant City Manager with consultation



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: June 13, 2017

with the City's General Legal Counsel. Documentation shall include open space, wetlands, roadway, and stormwater infrastructure maintenance/operation as well as preservation of the buffer areas.

- d. Deed language noting HOA, encumbering the no cut/no disturb areas, and areas containing wetlands.
- e. A copy of the NHDES Sewer Permit
- f. A copy of the NHDES NOI Permit
2. The applicant must revise plan set to:
 - a. Add the owner's signature.
 - b. Include the Professional Engineer, Licensed Land Surveyor, Wetland Scientist, and Licensed Landscape Architect stamp and signatures
 - c. Revise note 37 on sheet 11 to add permit numbers and dates

Conditions to Be Met Prior to Any Construction Activity:

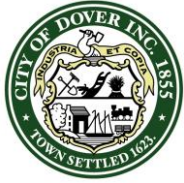
3. The applicant shall submit a copy of the Phase I Environmental Study completed on the project, and note any remediation necessary if soil contamination is discovered.
4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

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

5. New buildings shall be assessed the current utility investment fees in place at the time of application for service.
6. All screening along Washington Street shall be installed.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work, including a 2 year surety for landscaping along Washington St.

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

8. Documentation that the HOA has been created and is in place.
9. Any new building shall be assessed the current impact fees in place at the time of building permit application.
10. All screening along Topaz Drive shall be installed.
11. Along Map G lot 10 – 1, the fence shall be replaced, and the berm and arborvitae shall be installed.
12. The COs for lots 1, 2 and 3 are contingent upon plantings within no disturb buffers being installed.



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: June 13, 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: # 3-D

ACREAGE: 6 acres

**ZONING DISTRICT/
ELEMENTARY SCHOOL:** 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.

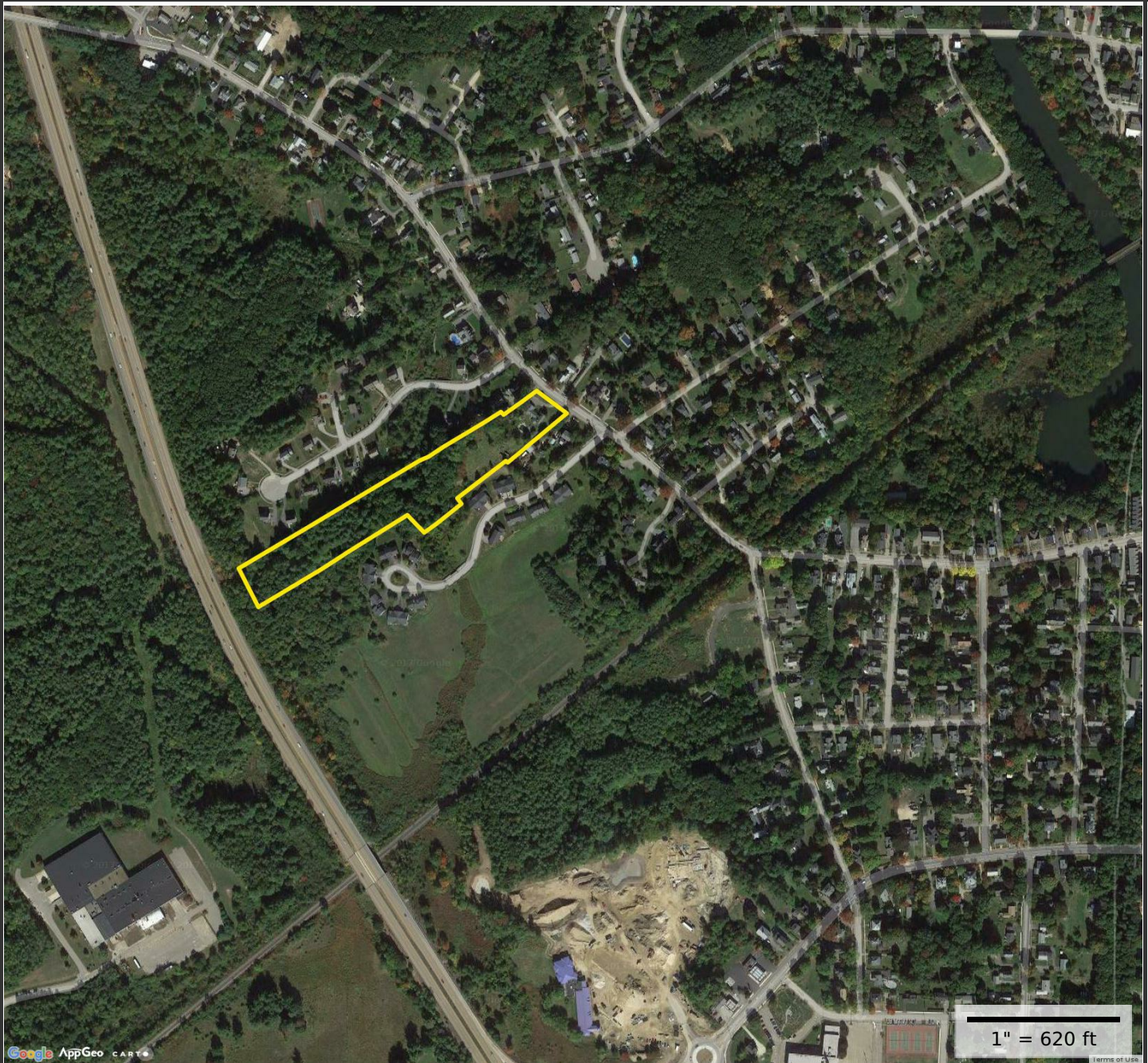
STAFF RECOMMENDATION:

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.

Conditional Use and OSS to create 6 new lots and 9 units



Property Information

Property ID G0009-000000

Location 334 WASHINGTON ST

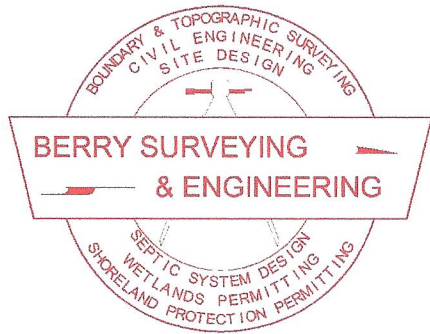
Owner SCOTT WHITNEY TRUSTEE



**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 06/05/2017



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

May 26, 2017

City of Dover Planning Department
Attn: Christopher Parker, Assistant City Manager
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 a May 22, 2017 meeting with Chris Parker, Donna Benton, and direct abutters to the subject parcel, Berry Surveying & Engineering submits for review plans with the following revisions:

- Researched and clarified that the Mission Arborvitae are best for screening, and the plantings are now called out as such. Additionally, we confirmed that based on the width of mature Mission Arborvitae, planting them 10' on center is appropriate for screening.
- The no disturb buffers are now called out with more robust notes clarifying that there are to be no permanent structures, nor any alteration of the terrain.
- Plantings are proposed in the buffers that will discourage any of the above.
- The installation of the new fence is now called out to occur at the same time the old fence is removed.
- The "return" portion of the fence is shown at the back of the lot. It's called out to be 28' (starting from the edge of the existing fence,) or to existing vegetation, whichever is shorter.
- Added Note 47 on Sheet 11 of 29, calling for the completion of all landscaping in the no disturb buffers prior to the issuance of the first CO. It is assumed this will also be a condition of approval as discussed at our meeting.
- Plantings along the front of the property are now proposed on both sides of the proposed road.
- A mailbox location has been proposed, to be approved by the Postmaster.
- A 2' berm is proposed, on top of which the Mission Arborvitae will be planted.
- Location of trees to remain have been added and called out on the plan.
- A note has been added regarding the tree at the end of the retaining wall, stating that any limbing will be done by an arborist or other qualified professional.

Respectfully,

Benjamin C. Clark, PE
Berry Surveying & Engineering

Parker, Christopher G.

From: Murphy, Alex (GE Power) <Alex.Murphy@ge.com>
Sent: Monday, May 29, 2017 4:16 AM
To: Planning Board - All
Cc: briannacniles@yahoo.com
Subject: 334 Washington St. Development

Dear Planning Board,

I live at 30 Taylor Rd. and I am writing this email as a follow up to the recent site walk conducted for the planned 334 Washington St. development. I would like to inform the board that my household had previously signed a petition that was circulated by a group of impacted property owners but following the board/developers site walk we would like to voice our support for the project as currently planned (open space subdivision). We believe this is the best plan to minimize the environmental impact on the area (wet land disruption) while making the most beneficial economic impact to the area in the form of making the current property more appealing. The developer has put forward what we believe to be a very detailed and well thought out plan in which they're seemingly going above and beyond to minimize the impact on the neighboring properties while keeping the development small to minimizing the number of households/properties impacted by the development as a whole.

Thank you,

Alex J. Murphy

Alex J. Murphy
30 Taylor Rd.
Dover, NH 03820

Parker, Christopher G.

From: Christopher Berry <crberry@metrocast.net>
Sent: Wednesday, June 07, 2017 10:39 AM
To: Parker, Christopher G.; 'David Coffin'
Cc: 'Ben Clark'
Subject: 334 Washington Street
Attachments: street scape 334 washington.jpg

Good Morning Mr. Parker,

I met with David and Jennifer Coffin this morning at the project site and discussed the following:

- The fence to be constructed will be an 8' Cedar Fence. It is to be constructed by a professional, using concrete post blocks and the "good side" of the fence is to face the Coffins. We also reviewed the returning aspect of the fence down the perpendicular boundary line. It will be the responsibility of the homeowners to maintain this fence and the created buffer, but the HOA will be empowered by easement to do the same in the event the owners become neglectful.
- The created buffer is to have a landscape management plan.
- The middle tree currently shown on the plan to remain: This tree is in rough shape, and will likely be limbed during demolition. We agreed to remove this tree from the buffer and replace it with two new equally spaced maple trees 2.5" DBH. There is a tree just outside of the buffer onto the second lot which I will suggest to Andrew that he not take down, and let the future owners of the home decide if it is desired or not. The Coffins like the tree, and would like it to block the new home, certainly during construction, but realize the homeowner will ultimately chose if it stays or goes. We are simply committing to not taking it during construction.

We will make these changes to the plans. How you incorporate them into the NOD is up to you, but they will have been made prior to the meeting.

Also, as I am typing this Art Form has sent the streetscape, and it is now enclosed. Two things: the front wall is not that design, and the "good side" of the fence faces the wrong way.

Christopher R. Berry
Principal, President

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.

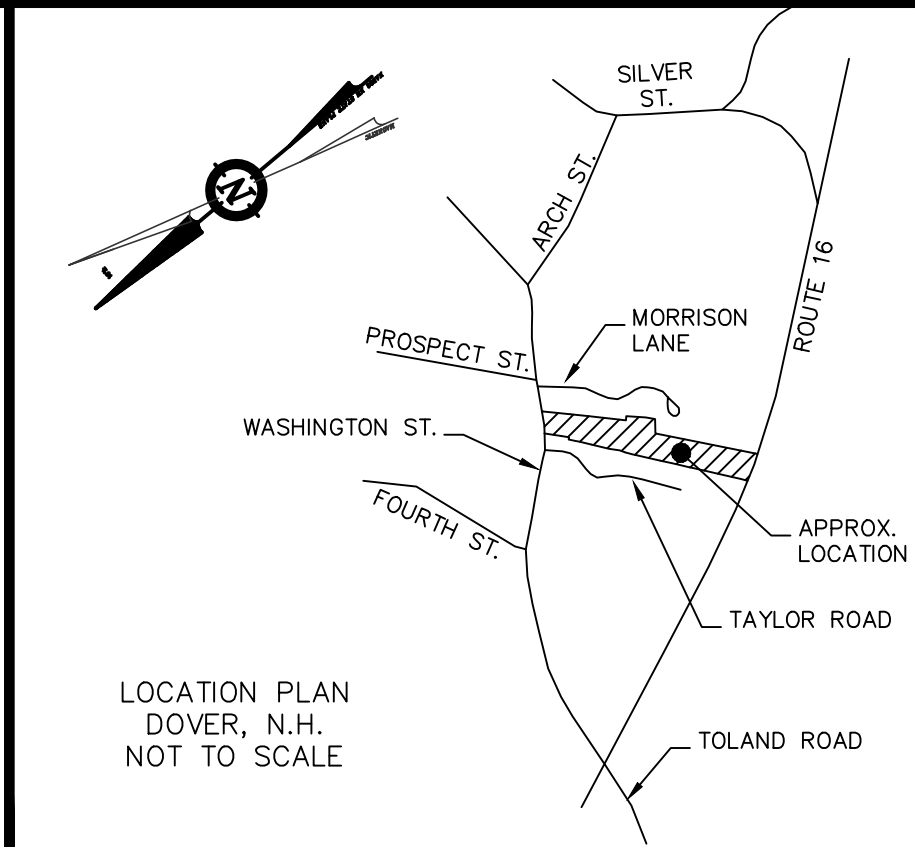
22.) THIS IS A 7 LOT, 9 UNIT DEVELOPMENT. AT THE DISCRETION OF THE APPLICANT, DUPLEXES MAY BE BUILT ON ANY 2 OF THE 7 LOTS PROPOSED. IF LOTS ARE OFFERED FOR SALE, THE DEED SHALL DESCRIBE IF THE LOT CARRIES THE RIGHT TO CONSTRUCT A DUPLEX.

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.

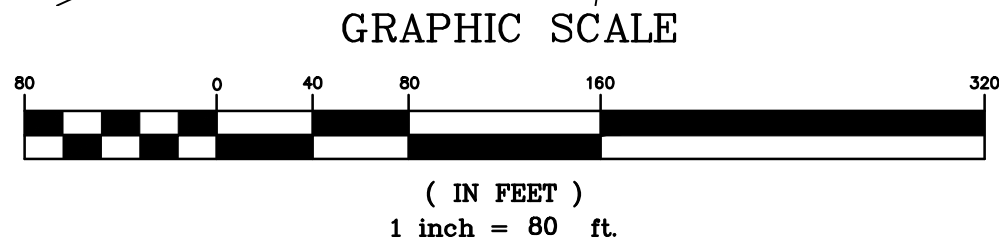
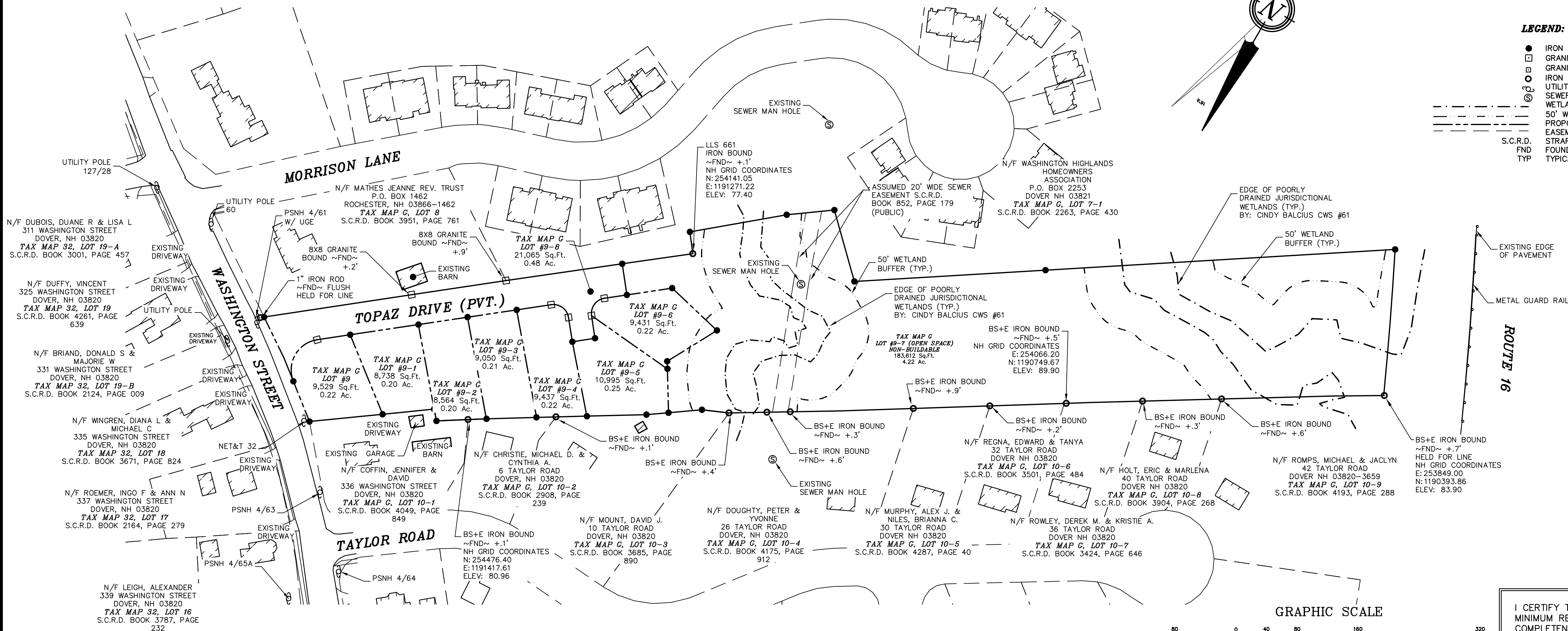


PLAN REFERENCES:

- 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
- 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 -
05/26/17

KENNETH A. BERRY LLS 805 DATE

DOVER PLANNING # 17-18

REVISIONS PER PLANNING STAFF
REVISIONS PER TRC MEETING

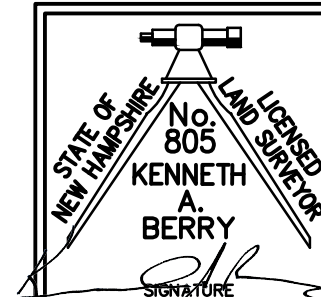
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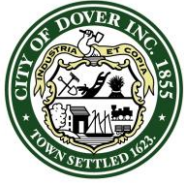
#2
#1

REVISION

OPEN SPACE SUBDIVISION OVERVIEW
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 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 #P17-33

Application Type: Site Plan Review
Applicant(s): Optima Bank & Trust
Owner(s): P P D'Orazio, LLC
Location: 920 Central Ave (Assessor's Map 38, Lots 16 & 17)
Meeting Date: June 13, 2017

INTENT: Proposal is for a branch office bank with a drive through. Total building area is 5,480 s.f. with 20 parking spaces within the 22,450 s.f. paved area.

UNITS PROPOSED: 1 bank

AGENDA ITEM #: 4-A

ACREAGE: 1.12 acres

**ZONING DISTRICT/
ELEMENTARY SCHOOL:**
Thoroughfare Business (B-3)/ NA

EXISTING LAND USE: Retail

PROPOSED LAND USE:
Commercial

SURROUNDING LAND USE:
Commercial, vacant/City drinking water wells

ZBA ACTION: None

ATTACHMENT: Site plan, application, TRC minutes from 5/11/17

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED: None

WAIVER REQUESTED: None

Summary of Request and Background

The applicant proposes to construct a 5,480 s.f. bank with 20 parking spaces within the 22,450 s.f. paved area.

The applicant appeared before the Technical Review Committee on May 11 (see TRC Minutes attached). The applicant is proposing to merge the two lots into one lot for redevelopment.

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The approval includes the merger of lots 16 and 17 into one lot.
2. The applicant shall provide:
 - a. A digital version of plan set.
 - b. A landscape operation and maintenance plan to the satisfaction of the Assistant City Manager.
3. The applicant must revise plan set to:
 - a. Add the owner's signatures.
 - b. Include the Professional Engineer, Licensed Land Surveyor, and Licensed Landscape Architect stamp and signatures
 - c. Provide a neighborhood plan at a more readable scale
 - d. Add a sign to C-2 indicating the extent of the stacking lane

Conditions to Be Met Prior to Any Construction Activity:

4. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 8 AM-5 PM. 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.

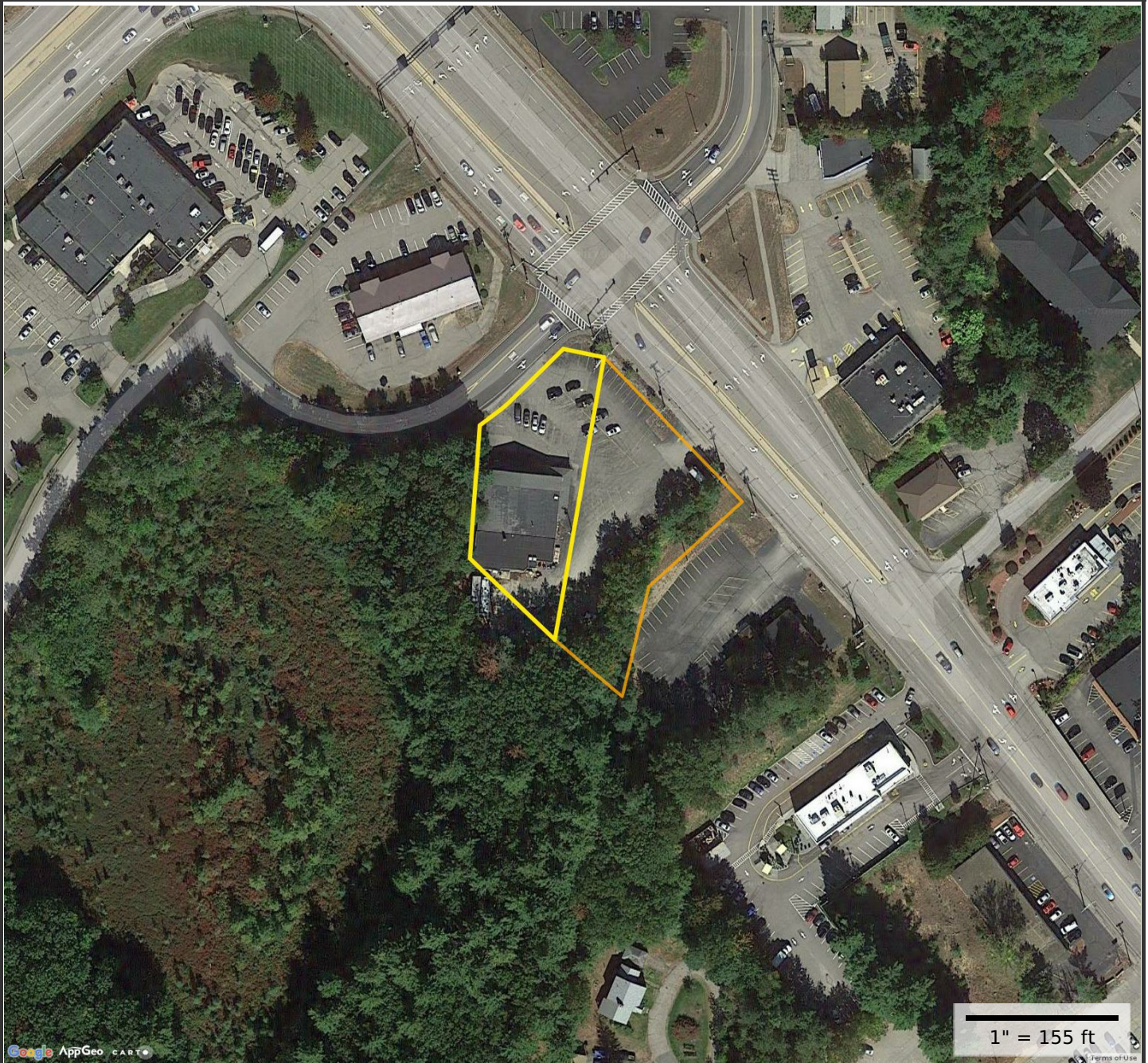
Conditions to Be Met Prior to Issuance of a Building Permit:

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

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

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

Redevelopment of retail store to bank

**Property Information**

Property ID 38016-000000
Location 920 CENTRAL AV
Owner P P D ORAZIO 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 06/05/2017



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-33

Application Type: Site Plan Review
Applicant(s): Optima Bank & Trust
Owner(s): P P D'Orazio, LLC
Location: 920 Central Avenue (Tax Map 38, Lots 16 and 17)
Date: May 11, 2017

INTENT: Proposal is for a branch office bank with a drive through. Total building area is 5,480 s.f. with 25 parking spaces within the 22,600 s.f. paved area.

LOTS/UNITS PROPOSED: 1 bank

AGENDA ITEM #: 1

ACREAGE: 1.12 acres

ZONING DISTRICT: Thoroughfare Business (B-3)

EXISTING LAND USE: Retail

SURROUNDING LAND USE:
Commercial, vacant/City drinking water wells

ZBA ACTION: none

PERMITS REQUIRED:
CUP for increased parking per Chapter 149-14-D(5)

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Steve Bird, Planning
Dave White, Community Services
Chief Hagman, Fire
Sgt. Speidel, Police
Lee Skinner, Planning Board
Dave Carpenter, Planning

Others:

Eric Weinrieb, Altus Engineering
Kelley McCoy, Optima Bank & Trust
Scott Vlasak, Bruce, Ronayne and Hamilton Architects

Approval of March 30, 2017 Minutes

D. White moved to approve. Sgt. Speidel seconded. Vote: U/A

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed (Will credit existing commercial use)
- Parking spaces exceed maximum allowed – this requires a CUP not a waiver or reduce number to 20
- What is vehicle stacking queue length?
- Limit employee parking to spaces behind building
- Provide:
 - Colored streetscape plan for both frontages
 - Revised Traffic Impact Analysis that includes public transit information
 - Colored Architectural Renderings
 - Lot Merger Form
 - Floor plans
 - Revised Lighting Plan accounting for relocated lighting poles at rear of building
- Please revise the plan set to:
 - Add file number P17-33 to all sheets
 - Add abutters across Central Avenue
 - Add Secondary Groundwater Protection District to sheet C-2
 - Neighborhood plan needs to be on aerial photograph per Chapter 149-13.A(16)
 - Specify proposed building height
 - Add Common Site Plan note #22 - stormwater
 - Add Common Site Plan note #18 – commercial vehicle routes
 - On sheet C-4 – correct notes 6 and 13

Police Department Comments:

- Site review application could have included the number of existing parking spaces. They are shown on the Existing Conditions sheet.
- In the Traffic Generation Report, could the ITE Land Use Category “Wholesale Market - 1730” have been a closer match for Fiddleheads than “Supermarket - 1643”? Fiddleheads actual traffic generation doesn't come close to the Supermarket numbers.
- On Sheet C-2, adjust the two proposed R5-1 signs westward by 10'-20'
- Traffic Generation Report does not discuss justification for the Right In/Right Out entrance on Central Avenue.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-33

Application Type: Site Plan Review
Applicant(s): Optima Bank & Trust
Owner(s): P P D'Orazio, LLC
Location: 920 Central Avenue (Tax Map 38, Lots 16 and 17)
Date: May 11, 2017

Engineering Comments:

- Add a water gate to the service at the tee
- Move the dead end gate back to the tee (use a foster adaptor to attach the gate to the tee)
- Discontinue any existing water services at the main
- Investigate reusing the existing sewer service
- In the OM please specify low salt or slat alternatives and that operations should be green snow pro certified
- Is there a headwall or FE on the outlet into the pond
- Relocate the PE&PG so it does not cross over the water tee or gates.
- Add more landscaping trees on the back side of the project.

Adjournment:

S. Bird Adjourned the meeting

S:\Department\Planning\Planning_Share\Planning Board\TRC\2017
TRC\MINUTES\2017.05.11_PlanningTechnicalReviewCommittee.OptimaBank.docx

Fire/Inspections Comments:

- FDC shall be located on front side of building as required by NFPA 13.
- FDC shall be installed in a location which has a continuously maintained unobstructed access
- FDC shall be installed remote from other utilities (i.e. gas electric)
- Provide no Parking fire lane signage on building sides B, C, D.
- Provide turning template of truck 1 through site

Economic Development Comments:

- None

Planning Board Comments:

- None



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

May 23, 2017

Mr. Christopher Parker, Assistant City Manager
Director of Planning and Strategic Initiatives
City of Dover
288 Central Ave.
Dover, NH 03820

**Re: Proposed Optima Bank
920 Central Avenue
Planning Board Submittal
P-4785**

Dear Mr. Parker,

On behalf of P P D'Orazio, LLC and Optima Bank & Trust, Altus Engineering is pleased to submit the attached plans and supporting documentation for the proposed Optima Bank at 920 Central Avenue. These plans address Technical Review Committee comments received May 11, 2017.

Below are the comments received from the TRC and Altus' response to addressing the comments:

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
(Will credit existing commercial use)
Altus: Concur. If fees are required, they will be paid at time of building permit application.
- Parking spaces exceed maximum allowed – this requires a CUP not a waiver or reduce number to 20.
Altus: The number of parking spaces has been reduced to 20. No CUP is required.
- What is vehicle stacking queue length?
Altus: The vehicle stacking length is approximately 145 feet, which will accommodate approximately 7 vehicles including the vehicle in service without blocking the circulation route. A vehicle stacking plan is provided as a separate attachment with this submittal.
- Limit employee parking to spaces behind building.
Altus: The owner does not wish to limit employees parking in the rear of the building as the employee vehicles in view from the road help to show that the bank is open. The bank will manage the employee parking to make sure adequate front parking spaces are available.

- Provide:
 - Colored streetscape plan for both frontages
Altus: The architect has prepared colored streetscape plans for each frontage view and they are included as separate attachments in this submittal.
 - Revised traffic Impact Analysis that includes public transit information
Altus: The traffic Generation Report has been updated to include a discussion on public transit.
 - Colored Architectural renderings
Altus: The architect has prepared colored building renderings and they are included as separate attachments in this submittal.
 - Lot Merger Form
Altus: The lot merger notice has been signed by the owner and is included as an attachment in this submittal.
 - Floor Plans
Altus: The architect has provided the building floor plans, sheets A-1.0 and A-2.0.
- Please revise the plan set to:
 - Add file number P17-33 to all sheets
Altus: Altus has added P17-33 to the title block and cover sheet.
 - Add abutters across central Avenue
Altus: McEneaney Survey has added the abutters to the Existing Conditions plan.
 - Neighborhood Plan needs to be on aerial photograph per chapter 149-13.A(16)
Altus: A neighborhood has been prepared utilizing an aerial photograph as the background per per chapter 149-13.A(16).
 - Specify Proposed Building height
Altus: The proposed building height is added to sheet C-2 as shown on the architectural elevations, sheet A-4.0
 - Add common Site Plan note #22 – stormwater
 - Add common Site Plan note #18 – commercial vehicle routes
Altus: The common site plan notes have been added to sheet C-2 as notes #20 and #21.
 - On sheet C-4 - correct notes 6 and 13.
Altus: Notes 6 and 13 have been revised on sheet C-4.

Police Department Comments:

- Site review application could have included the number of existing parking spaces. They are shown on the existing conditions sheet.
Altus: Based on the existing conditions plan, there are 72 existing parking stalls on site from the previous use. A note has been added to the parking calculations on sheet C-2.
- In the traffic Generation Report, could the ITE Land Use Category “Wholesale Market – 1730” have been a closer match for fiddleheads than “Supermarket – 1643”? Fiddleheads actual traffic generation doesn’t come close to the Supermarket numbers.
Altus: The Fiddleheads Market place is described as “a produce and specialty food market”. This description does not fit perfectly into a single Land Use description. Altus feels that Land Use 850: Supermarket is the most closely associated use. Land Use 860: Wholesale Market provides lower weekend traffic volumes, but slightly higher weekday volumes. Table 1 in the Traffic Generation report has been revised to reflect an average of Land Use 850 and 860. The result provides lower total weekday and weekend traffic volumes and a slight increase to the weekday PM peak volume.

- On sheet C-2, adjust the two proposed R5-1 signs westward by 10-20'.

Altus: The signs have been moved back as requested.

- Traffic Generation report does not discuss justification for the Right In/Right Out entrance on Central Avenue.

Altus: the Traffic generation report has been updated to include the reason for including the right in/right out access on Central Avenue.

Fire / Inspection Comments:

- FDC Shall be located on the front side of the building as required by NFPA 13.

Altus: The Fire Department Connection (Storz) has been relocated to the Central Avenue side of the building.

- FDC shall be installed in a location which has a continuously maintained unobstructed access.

Altus: The area in front of the FDC will have a 5 ft wide rock strip to the sidewalk for an unobstructed access. No planting will be in this area.

- FDC shall be installed remote from other utilities (ie gas, electric)

Altus: Gas and electric will enter the building from the Webb Place side of the building. There are two sewer connection alternatives, one of which is close to the FDC connection.

- Provide no Parking fire lane signage on building sides B,C, D.

Altus: "No Parking – Fire Lane" signs have been added to the fire truck circulation route from Webb Place to Central Avenue.

- Provide turning template for truck 1 through site.

Altus: The turning movement have been provided for the Dover ladder truck. As illustrated the fire tuck can easily navigate the site from Webb Place to Central Avenue.

Engineering Comments: (Not written)

Water

- Add water gate to service at Tee.

Altus: A water valve has been added to the service Tee.

- Move dead-end gate back to Tee.

Altus: The dead end gave has been moved back to after the service tee.

- Recommend adding Hydrant at dead end

Altus: No Hydrant has been added at the dead end at this point.

- Discontinue existing water service @ main.

Altus: The existing water service is identified to be discontinued to the main.

Sewer

- Why not revise existing sewer services? Otherwise cap and remove.

Altus: Altus has added the notes to utilize either of the two existing sewer services.

Drainage

- Specify low salt or salt alternative in O&M and on plan.

Altus: The O&M has been revised to identify the low sat requirements. A copy is provided.

- Green snowpro certified

Altus: the O&M identifies the salt applicator to be Green SnowPro certified.

- Is there a headwall or FES at outfall?

Altus: A flared end section(FES) has need added to the plan.

- Detail for spillway.

Altus: The overflow weir detail has been renamed to correspond to the spillway.

Other

- Remove PG and PE over water tee

Altus: Proposed gs and electric lines have been re-aligned to avoid the water tee.

- Hwy 25 spaces vs 20?

Altus: The site plan has been revised to 20 parking stalls.

- More landscape trees

Altus: Additional trees have been added to the landscape plan as discussed.

- Future buildout?

Altus: No future build-out development is planned at this time.

Planning Board Comments:

No additional comments

Economic Development Comments:

No additional comments

The following attachments are included in this submittal:

1. Fifteen copies of project plans
 - Four (4) full size (22" x 34") and eleven reduced (11" x 17") plan sets
2. Fifteen fire truck turning movement plans
3. Fifteen drive thru stacking plans
4. Fifteen color building elevations
5. Fifteen color streetscape plans
6. Fifteen lot merger notices
7. Two copies of Stormwater Inspection and Maintenance Manual
8. One electronic copy of project plans (disc).

Please give us a call if you have any questions.

Sincerely,

ALTUS ENGINEERING, INC.



Cory Belden, PE
Project Manager

Enclosures

Ecopy: Pam Morrison, Optima Bank
Dan Morrison, Optima Bank
Tom Sullivan, Sullivan Construction
Scott Vlasak, Bruce Ronayne Hamilton Architects, Inc.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

May 22, 2017

Christopher G. Parker, AICP
Assistant City Manager
Director of Planning and Strategic Initiatives
City of Dover Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Re: **Proposed Optima Bank
Traffic Generation Report – Updated
920 Central Avenue
P-4785**

Dear Chris:

Altus Engineering, Inc. (Altus) has completed a review of the traffic characteristics for the proposed Optima Bank to be located at 920 Central Avenue. As proposed, the project will include the demolition of the $\pm 7,000$ square foot Fiddleheads Marketplace that occupies the property and the construction of a 2-story 3,400 square foot footprint bank branch with second floor offices for Optima Bank and Trust with two drive-up windows. The lot is on the corner of Webb Place and Central Avenue. Central Avenue is a divided roadway. Access to the southbound lane of Central Avenue is proposed as a one-way in and one-way out. There will be full two way access onto Webb Place which allows access in both directions from the signalized intersection with Central Avenue. The right in/ right out access from Central Avenue is important for the customer heading southbound on Central Avenue. There is no advanced signage indicating the location of the bank so the typical vehicle will drive through the Central Avenue / Webb Place intersection and will see the bank on the right. If an access point was not provided on Central Avenue, the driver would be required to continue on Central Avenue, to a point where they could make a U-turn and drive back to the Webb Place intersection. Because Central Avenue is a divided road through this section, there will not be traffic turning left in or left out of this access point, which significantly reduces the potential conflict points.

In order to determine the potential impacts of the project on the adjacent transportation infrastructure, a comparative assessment of the traffic characteristics of the project to those of the existing marketplace was completed. The results are tabulated in Table 1 on the following page. They are based on the use of trip generation statistics published by the Institute of Transportation Engineers (ITE) in the 9th Edition of the Trip Generation Manual. Fiddleheads Marketplace is described on their webpage as a produce and specialty food market. We found that the ITE Land Use category that most closely matches to this description is Land USE 850: Supermarkets, while the City of Dover commented that Land Use 860: Wholesale Market may be a closer match. Altus has used the average of Land Uses 850 and 860 for the analysis. The category that best matches the proposed use is Land Use: 912 Drive-in Bank, where there will be drive-up windows, ATM and walk in banking (3,400 SF) and the office on the second floor (2,080 SF) is best categorized under the Land Use category of 715: Single Tenant Office Building.

The 9th Edition of the ITE Trip Generation Manual was published in 2012. The data collected is older than 5-years. There have been dramatic changes in banking in the last five to ten years with the evolution of on-line banking. ITE recognizes this change but does not account for it. On page 12 of the ITE Manual the following is stated:

...” As a result, all data from the years prior to the year 2000 were removed from the database for the two banking land uses – Walk-in Bank (911) and Drive-in Bank (912). It is anticipated that additional analysis will be performed for future updates to continue monitoring variations based on the age of the data.”

Thus, it is our opinion as Professional Engineers that the data below is not reflective of the expected traffic that will be generated by the proposed bank.

TABLE 1
TRIP GENERATION SUMMARY AND COMPARISON

Time Period	Vehicle Trips		
	Fiddleheads 7,000 SF	Optima Bank 5,480 SF	Difference
Average Weekday	807	528	-279
Weekday Morning Peak Hour	63	63	0
Weekday Evening Peak Hour	65	94	29
Average Saturday	728	293	-435
Average Sunday	736	54*	-682

*Use one-half bank area for Drive-In Bank, as walk-in portion is closed on Sundays.

As demonstrated above the proposed bank is expected to generate less traffic for the average weekday and weekend (Saturday and Sunday). The peak hour traffic for weekday mornings is expected to remain the same and there is a slight increase expected for the weekday afternoon peak hour. On Sundays the bank is closed. It is expected that there will be a significant decrease in the traffic as the only visitors will be using the ATM. The bank will be closed on Sundays so only the drive-thru service will be available. As noted above, current traffic generation rates for banking services do not reflect the recent advancements in on-line banking. It is anticipated the anticipated volumes for the new bank are therefore higher than anticipated. The new bank site will also have a total of 20 parking spaces, compared to 72 parking spaces for the previous site, which is also an indication of the anticipated traffic volumes to the site.

In summary, it is our opinion that the traffic generated by the proposed bank will not adversely impact the adjacent transportation infrastructure.

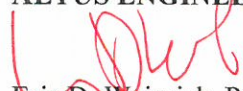
Christopher G. Parker AICP
May 22, 2017
Page 3

Altus has reviewed the Cooperative Alliance for Seacoast Transportation (COAST) bus routes to determine the nearest public transit location for public transportation access to the site. The closest bus stop for the COAST system is located on Route 1 at Weeks Lane (Chili's Grill & Bar). This is approximately 0.1 miles (estimated 3 minute walk) from the site and provides an opportunity to utilize public transit to access the site.

Please call if you have any questions or require additional information.

Sincerely,

ALTUS ENGINEERING, INC.



Eric D. Weinrieb, P.E.
President

wde/4785 traffickmemo.doc

Enclosure

Ecopy: Pam Morrison, Optima Bank
Dan Morrison, Optima Bank

NOTICE OF MERGER

This notice of Merger is made this 23 day of May, 2017. Be it known that Paul J. D'Orazio of PP D'Orazio, LLC being the owner(s) of Tax Map 38, Lot 16, a parcel described in deed Book 3064, Page 81 recorded at the Strafford County Registry of Deeds and Tax Map 38, Lot 17, a parcel described in deed book 3064, page 81 recorded at the Strafford County Registry of Deeds has/have requested that said parcels be merged. The landowner(s) certify (ies) that the above described lots have at least one common boundary and are located in the City of Dover, NH, in the County of Strafford.

The above described lots shall not be conveyed as individual lots, but shall be conveyed as one. The intent is that any common boundaries between or among the lots shall be abandoned. The resulting merged lot may only be subdivided upon approval by the Planning Board based on the regulations existing at the time of application for the subdivision.

It is further understood that the above described lots shall be assessed as one lot for property tax evaluation purposes.

The owner(s) of the above described parcels has/have notified all mortgage holders for the above described parcels that said parcels are being merged and the owner(s) accepts full liability for this merger.

The Planning Board of the City of Dover, New Hampshire has signed this Notice of Merger as required by RSA 674:39-a and accepts no liability for this merger.

Paul J. D'Orazio
Owner Signature

Paul J. D'Orazio
(Print owner name)

Owner Signature

(Print owner name)

Owner Signature

(Print owner name)

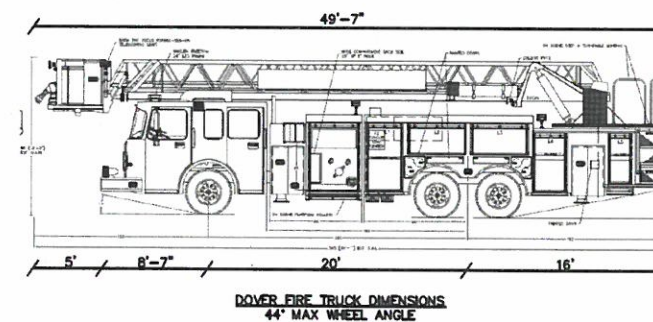
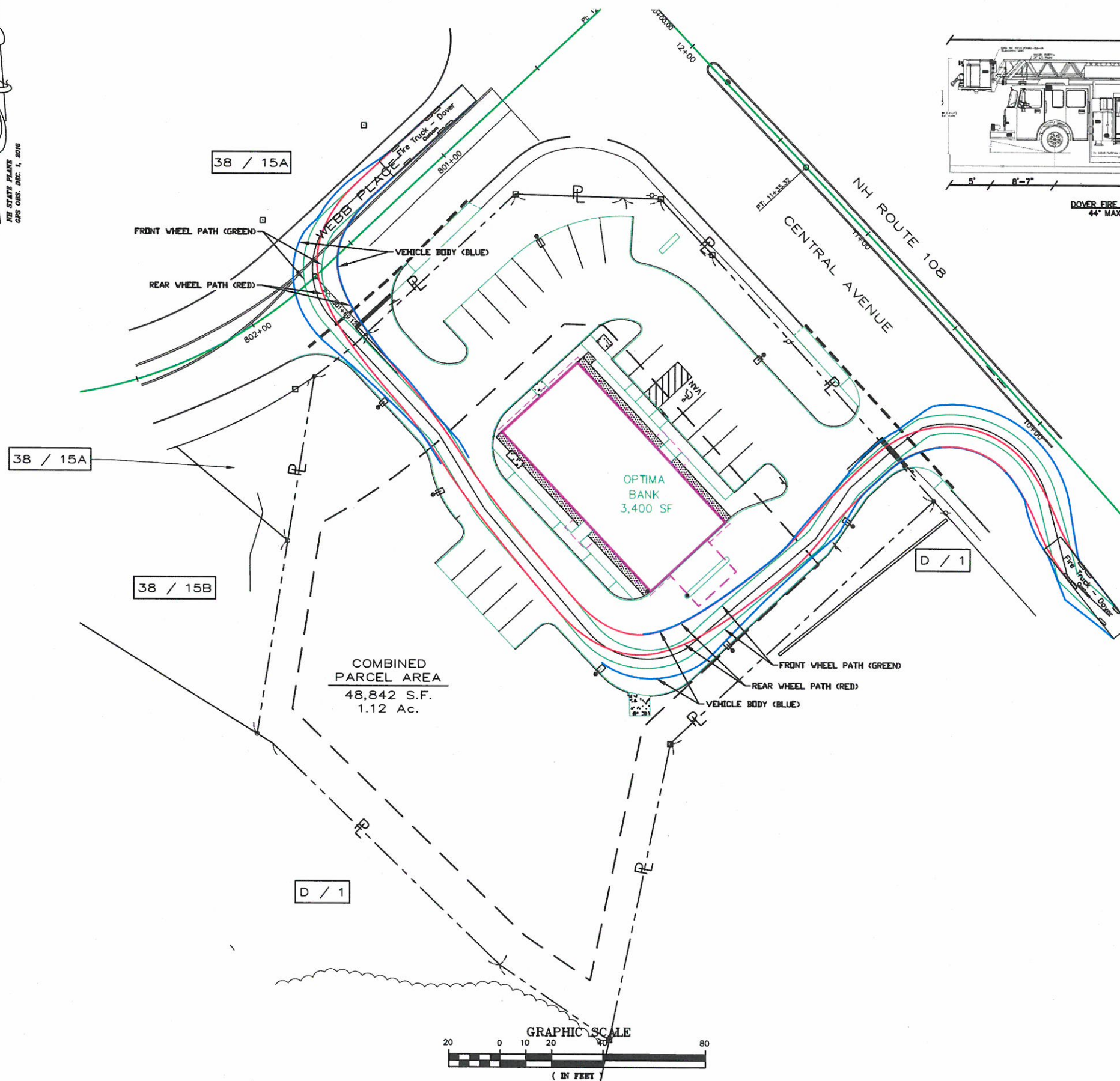
Kirt Schuman - Planning Board Chair

Patricia A. Kennedy
Witness

Witness

Witness

Witness



ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

**THIS DRAWING
HAS NOT BEEN
RELEASED FOR
CONSTRUCTION**

ISSUED FOR: APPROVAL

ISSUE DATE: MAY 15, 2017

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMITTAL CDB 05/15/17

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4785SITE.dwg

SCALE:
24"x36": 1" = 20'
12"x18": 1" = 40'

OWNER:
P P D'ORAZIO, LLC
TAX MAP 38, LOTS 16 & 17
WEBB PLACE
CENTRAL AVENUE
DOVER, NH 03820

APPLICANT:
OPTIMA BANK & TRUST
TWO HARBOUR PLACE
PORTSMOUTH, NH 03801
ATTN: DANIEL MORRISON

PROJECT:
OPTIMA BANK
BRANCH OFFICE
920 CENTRAL AVENUE
DOVER, NH
TAX MAP 38, LOTS 16 & 17
DOVER, NH

TITLE:
**FIRE TRUCK
TURNING
MOVEMENTS**

SHEET NUMBER:
AT-1

P4785

15'36"32"
135 PLAN 1
NH STATE PLANE
CPS OBS. DEC. 1, 2016

ALTUS
ENGINEERING, INC.

133 COURT STREET
(603) 433-2335

PORTSMOUTH, NH 03801
www.ALTUS-ENG.com

THIS DRAWING
HAS NOT BEEN
RELEASED FOR
CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: MAY 22, 2017

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	EDW	5/22/17

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4785SITE.dwg

SCALE: 24"x36": 1" = 10'
12"x18": 1" = 20'

OWNER:
P P D'ORAZIO, LLC
TAX MAP 38, LOTS 16 & 17
WEBB PLACE
CENTRAL AVENUE
DOVER, NH 03820

APPLICANT:
OPTIMA BANK & TRUST
TWO HARBOUR PLACE
PORTSMOUTH, NH 03801
ATTN.: DANIEL MORRISON

PROJECT:
OPTIMA BANK
BRANCH OFFICE
920 CENTRAL AVENUE
TAX MAP 38, LOTS 16 & 17
DOVER, NH
(CITY FILE NO. P17-33)

TITLE:
**DRIVE-THRU
STACKING PLAN**

SHEET NUMBER:
1 OF 1

COMBINED
PARCEL AREA
48,842 S.F.
1.12 Ac.

DRIVE THRU VEHICLE
STACKING PROVIDED
FOR 7 VEHICLES
(APPROX 145 FT)

LEGEND
SEE EXISTING CONDITIONS PLAN FOR ADDITIONAL LEGEND

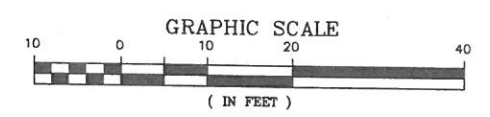
- | | |
|-----|-----------------------|
| R | RADIUS |
| LF | LINEAR FEET |
| SGC | SLOPED GRANITE CURB |
| VGC | VERTICAL GRANITE CURB |

38 / 16

ASSESSOR'S PARCEL

PROPERTY LINE

PROPOSED EDGE OF PAVEMENT/CURB





EAST ELEVATION
(FACING CENTRAL AVE)



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION
(FACING WEBB PLACE)

COLORED ELEVATIONS

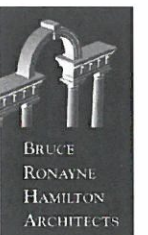


OPTIMA BANK BRANCH

420 CENTRAL AVENUE
DOVER, NH
09/16/17

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

433 TURNPIKE ROAD, PO BOX 124
NEW HAMPSHIRE NEW HAMPSHIRE
03071





STREETSCAPE PERSPECTIVE
CENTRAL AVENUE & WEBB PLACE

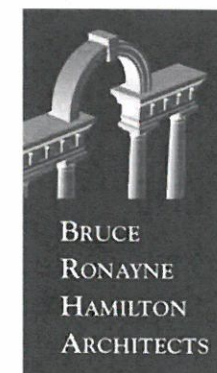
OPTIMA BRANCH

920 CENTRAL AVE.
DOVER, NH

MAY 19TH, 2017

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE
03071





City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Optima Bank & Trust Telephone # 603.433.9600

Address of Applicant: Two Harbour Place, Portsmouth, NH 03801

E-Mail Address: dmorrison@optimabank.com

Name of Property Owner (if different from applicant): P P D'orazio, LLC Telephone # 603.749.6208

Address of Property Owner: 143 River Road, West Newbury, MA 10985

PROPERTY INFORMATION

Address of Property: 920 Central Avenue

Assessor's Map # 38 Lot(s) # 16 & 17

Zoning District(s) B-3 Overlay District(s) _____

Size of Parcel: 48,842 sq. ft. 1.12 ac. Property Deed: Book 3064 Page: 81

Existing Use of Property: Fiddleheads Marketplace

SITE PLAN INFORMATION

Describe Proposed Use: Branch office for Optima Bank & Trust

Area of Parcel to be Developed: 35,000+/- sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 0

Number of Parking Spaces: Existing not striped Proposed 25 20

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

Number of Employees Total: 6 to 15 In Maximum Shift: 6 to 15

Disposition of Parcel:

Building Setbacks:

Building Footprint 3,400 sq. ft.

Front Yard 66.1 ft.

Total Building Area 5,480 sq. ft.

Rear Yard 146.7 ft.

Paved Area ~~22,600 +/-~~ 22,450 +/- sq. ft.Side Yard: Right 64.1 ft.
Left 30.96 (canopy) ft.City Water? ☒ Yes ☐ No How far is city water from the property? _____City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____**BUILDING INFORMATION**

Type of Building to be Built: Bank (Group B) _____

Height of Building: 34'-4" to copola _____ Finished Floor Elevation: 197.6
37'-3" to roof ridge _____

Number of Seats (where applicable) NA _____

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

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

_____**SURVEYOR INFORMATION**

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

Address 24 Chestnut Street Dover, NH 03820 _____ Telephone #: 603.742.0911

Professional License #: 661 _____ E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

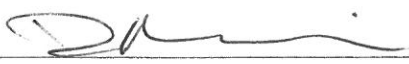
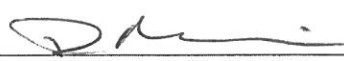
Name of Engineer and Company (Licensed in N.H.) Eric Weinrieb Altus Engineering, Inc. _____

Address 133 Court Street Portsmouth, NH 03801 _____ Telephone #: 603.433.2335

Professional License #: 7634 _____ E-mail address: Eric@altus-eng.com

SIGNATURES

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

Signature of Property Owner:  Date: 4/17/17Signature of Applicant (if different from owner):  Date: 4/17/17

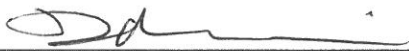
Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

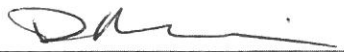
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction 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: 4/17/17**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 4/17/17Signature of Applicant (if different from owner):  Date: 4/17/17**CERTIFICATION OF FEES**

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

Signature of Property Owner:  Date: 4/17/17Signature of Applicant (if different from owner):  Date: 4/17/17

Letter of Authorization

I, Paul D'Orazio of P P D'Orazio, LLC, hereby authorize Daniel Morrison and Optima Bank & Trust, Located at 2 Harbour Place, Portsmouth, New Hampshire to represent me in all matters concerning and related to permitting for Dover Tax Map 38, Lots 16 & 17 located at 920 Central Avenue in Dover, New Hampshire. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

Paul D'Orazio
Signature

PAUL J. D'ORAZIO
Print Name

4/13/17
Date

Patricia A. Kennedy
Witness

PATRICIA A. KENNEDY
Print Name

4/17/17
Date

WAIVER REQUEST

OPTIMA BANK

920 Central Avenue

Dover, NH

Tax Map 38, Lots 16-17

April 18, 2017

Dover Code – Site Review Regulations (Chapter 149)

Waiver Request:

Section 149-14. Site Development Design Criteria. D. Parking. (1) Paved on-site parking shall be provided in accordance with the Parking Regulation Table.

The parking regulation table in section 149-14.D.1. indicates that the maximum number of vehicle parking spaces allowed for Retail/Service is one parking spaces per 275 square feet of gross leasable area (GLA). The proposed building and is approximately 5,480 square feet GLA, which would allow 19.9 (20) parking spaces. This waiver request is to provide 25 total parking spaces.



Eric Weinrieb, P.E.
Altus Engineering, Inc.

4/18/17

Date

APR 19 2017

Dover, New Hampshire

Landscape Operation & Maintenance Plan For Optima Bank Branch Office

Weekly Tasks

1. Mow and edge lawns if needed. Lawns to be cut to 3.5" height.
2. Prune back any shrubs overhanging curbs or sidewalks.
3. Prune back any groundcover overhanging curbs or sidewalks.
4. Remove litter and leaves from plants, planters, and parking lots.
5. Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
6. Remove any weeds larger than 2 inches (5 cm) high or wide from planters. Weeds 2 inches (5 cm) and larger must be removed, not just killed.
7. Replace bark mulch which has been knocked or washed out of planters. Smooth mulch layer if it has been disturbed.
8. Replace decorative rock which has been knocked or washed out of drip strips. Smooth decorative rock surface if it has been disturbed.
9. Check plants for signs of stress, pests or disease. Request authorization to replace other dead or missing plants. Note: Maintenance contractor must request authorization to make replacements within one week of the damage becoming evident.
10. Sweep or blow clean all walkways, curbs, and gutters.
11. Treat for any signs of disease or pest infestation.
12. Complete any items required on the Monthly Checklist.
13. Hand water any plants that are dry and stressed.
14. Check the irrigation system (if there is a system). Make emergency repairs as needed or request authorization to make major repairs. Note: Maintenance contractor must request authorization for repairs within one week of the damage becoming evident.
15. Adjust the irrigation controllers for current water needs of plants.
16. **Gently prune shrubs at appropriate time of year based on species, for shape and form. DO NOT shear.**

Yearly Tasks

Early Spring

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.
2. Apply granular fertilizer to shrubs beds and lawns. Be sure to make application prior to a moderate rainfall in drip-irrigated planters so the rain will wash the fertilizer in.
3. Submit receipts to owner's authorized representative as proof of fertilizer purchase.
4. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.
5. Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch depth shall not exceed 2". Additional mulch not required where shrubs or groundcover completely hide the soil surface from view.
6. Where there is irrigation and after threat of frost is gone, flush out irrigation systems as needed and check for proper operation of each valve zone.

7. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
8. Replace irrigation controller program back-up batteries.

June:

No additional items

July:

No additional items

August:

No additional items

September:

1. Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees, itemized by planter. Replace any dead or missing plants.

October:

1. Prepare irrigation system for winter. Make sure backflow preventer is well insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage.
2. Mow field areas.

November:

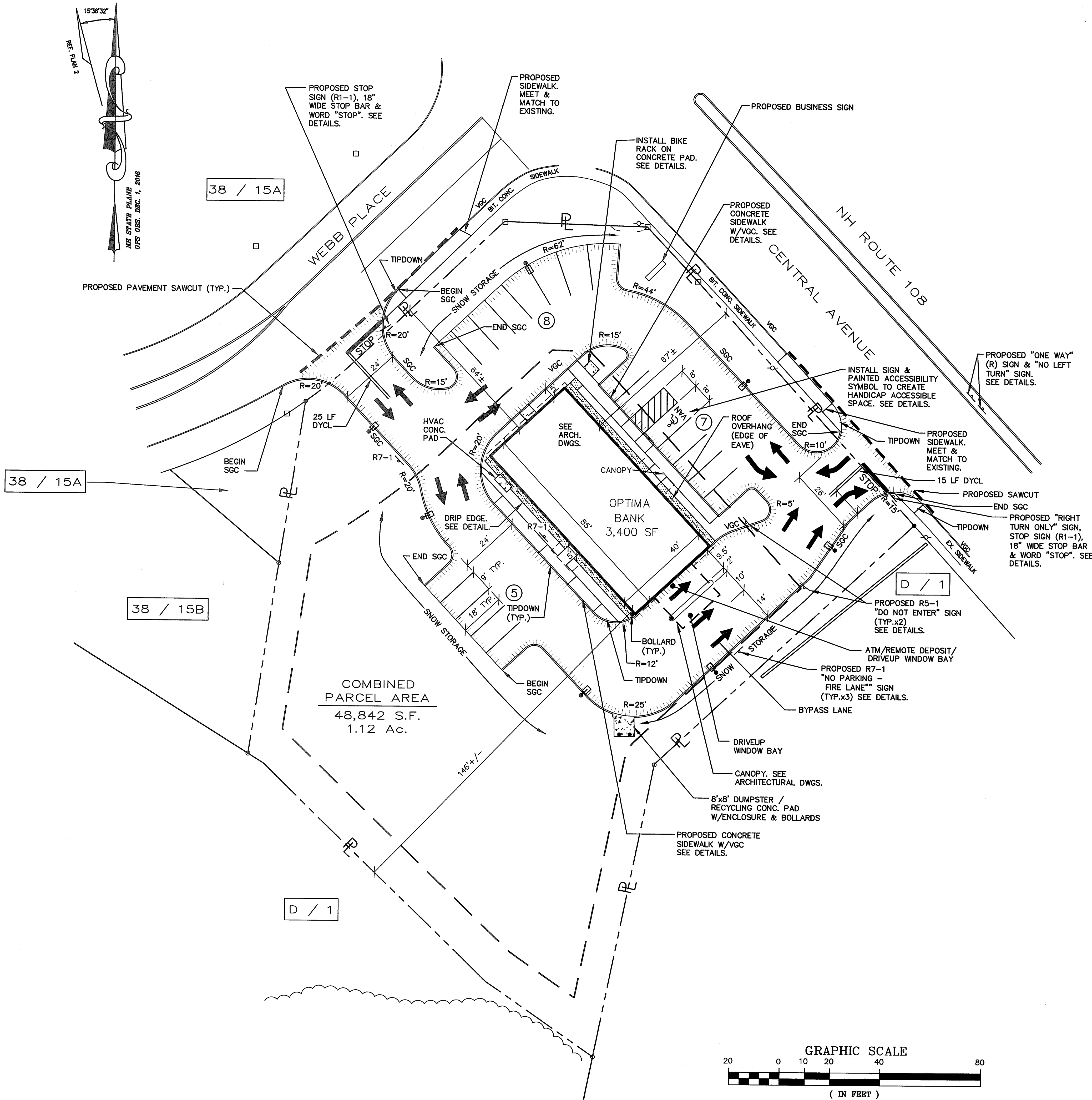
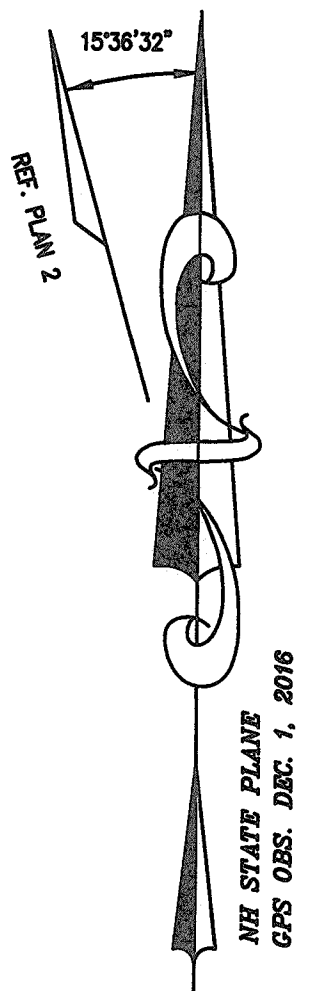
1. "WILT-PRUF" broadleaf evergreens when temperature permits.

December:

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.

ABUTTER LIST: P17-33**OPTIMA BANK/P P D'ORAZIO, LLC****920 CENTRAL AVENUE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
38015-B00000	WEBB PL	R W REALTY INC		1 WEBB PLACE	DOVER	NH	03820
38012-A00000	911 CENTRAL AV	911 CENTRAL LLC		12 WEST CONCORD STREET	DOVER	NH	03820
38020-000000	914 CENTRAL AV	LAM JOHNNY SM	LAM KITTY	131 CHARLES ST	ROCHESTER	NH	03867-3420
38023-A00000	906 CENTRAL AV	MATTHEW MICHAEL REALTY LLC		304 MAPLEWOOD AVE	PORTSMOUTH	NH	03801
38021-000000	912 CENTRAL AV	MCDONALDS CORP		PO BOX 6300	AMHERST	NH	03031-6300
38013-000000	915 CENTRAL AV	STORE MASTER FUNDING VI LLC	C/O CAPITAL PIZZA HUTS	PO BOX 781628	WICHITA	KS	67278
39003-A00000	18 20 WEEKS LN	CHARLES SOURMAIDIS	MARIA SOURMAIDIS	PO BOX 351	ADAMSVILLE	RI	02801
		P P D'ORAZIO LLC		143 RIVER ROAD	WEST NEWBURY MA		10985
		OPTIMA BANK & TRUST		2 HARBOR PLACE	PORTSMOUTH	NH	03801
		ALTUS ENGINEERING, INC	ERIC D. WEINRIEB, PE	133 COURT STREET	PORTSMOUTH	NH	03801
		MCENEANEY SURVEY ASSOCIATES, INC	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820
D0001-000000	40 42 SMITH WELL RD CITY OF DOVER ***NO FEE ASSESSED***			288 CENTRAL AVE	DOVER	NH	03820



ZONING SUMMARY

ZONE: THOROUGHFARE BUSINESS (B-3) SECONDARY GROUNDWATER PROTECTION DISTRICT		
MIN. LOT SIZE	REGULATION 20,000 SF	PROVIDED 48,842 SF±
MIN. FRONTAGE	125 FEET	321.5 FEET
SETBACKS		
MIN. FRONT	50 FEET	59 FEET±
ABOUT A STREET SETBACK	50 FEET	63 FEET±
MIN. SIDE:	12 FEET	27 FEET±
MIN. REAR:	15 FEET	41 FEET±
MAX. BUILDING COVERAGE:	50%	7.0%±
OPEN SPACE:	---	48%±
MAX. BLDG. HEIGHT:	40 FEET	35 FEET±

PROPOSED USE: BANK / OFFICE (PERMITTED)

PARKING REQUIREMENTS (MAX. ALLOWED):
EXISTING SITE HAS 72 PARKING STALLS

BANK (RETAIL/SERVICES) 5,480 SF @ 1 SPACE PER 275 SF GLA = 19.9 SPACES

20 SPACES ALLOWED, 20 SPACES PROVIDED

BICYCLE RACK REQUIREMENTS:

5% OF NUMBER OF PARKING SPACES = 1.0 REQUIRED

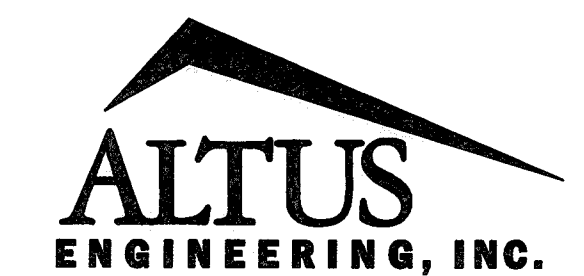
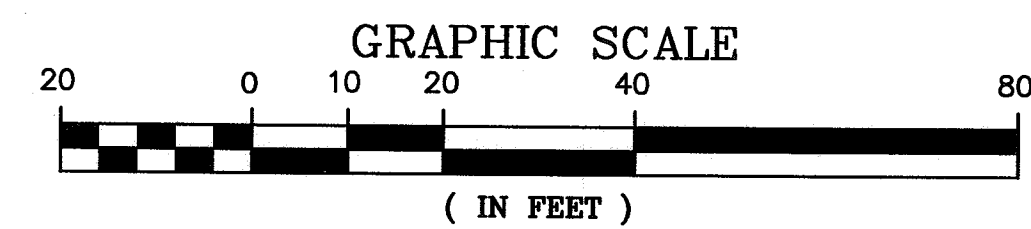
GENERAL NOTES:

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS UNDER THESE REGULATIONS. SEE PROJECT MANUAL APPENDICES FOR COPY OF PERMITS.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY CITY OF DOVER AND OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING SEWER, ELECTRICAL LINES, COMMUNICATION LINES, AND WATER MAIN PRIOR TO COMMENCING CONSTRUCTION. PRESERVE AND PROTECT UTILITY LINES TO BE RETAINED. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER.
- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN DOVER, NEW HAMPSHIRE AND N.H.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST ADDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, DESIGN ENGINEER, EARTHWORK CONTRACTOR, AND THE CITY ENGINEER PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- ALL STORM DRAIN PIPING SHALL BE CORRUGATED POLYETHYLENE PIPE (CPE), SMOOTH INTERIOR WALL (N-12), UNLESS OTHERWISE NOTED.
- UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO ADA REQUIREMENTS AND "MANUAL ON UNIFORM TRAFFIC DEVICES" AND "STANDARD ALPHABETS OF HIGHWAY SIGNS AND PAVEMENT MARKINGS" LATEST EDITIONS.
- CONTRACTOR SHALL MAINTAIN RECORD INFORMATION AND PROVIDE RECORD DRAWINGS OR AS-BUILTS TO DOVER'S DEPARTMENT OF PUBLIC WORKS. COORDINATE SUBMITTAL REQUIREMENTS WITH DPW.
- SEE ARCHITECTURAL DRAWINGS BY OTHERS FOR ALL WORK INCLUDING GRADING WITHIN 5' OF BUILDING FOUNDATION. FINAL LOCATIONS OF WALKS TO MATCH LOCATIONS OF DOORWAYS.
- HOURS OF CONSTRUCTION SHALL BE DETERMINED DURING THE PRECONSTRUCTION MEETING AND 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 PRIOR TO LAND DISTURBANCE.
- SALT & OTHER DE-ICING MATERIALS SHALL BE STORED UNDER COVER OR LOCATED SUCH THAT NO DIRECT DISCHARGES TO RECEIVING WATERS IS POSSIBLE. STORAGE & APPLICATION OF DEICING MATERIALS SHALL BE IN ACCORDANCE WITH NHDES BEST MANAGEMENT PRACTICES.
- ALL SNOW & ICE REMOVAL SHALL BE PERFORMED BY A CONTRACTOR CERTIFIED BY THE "GREEN SNOWPRO" PROGRAM OR AN APPROVED EQUIVALENT.
- THE SITE SHALL BE ACCESSIBLE IN ALL WEATHER CONDITIONS AT ALL TIMES DURING CONSTRUCTION.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL HAVE PLANS REVIEWED & STAMPED BY A QUALIFIED DESIGN PROFESSIONAL THAT THE DESIGN COMPLIES WITH APPLICABLE ACCESSIBLE REGULATIONS (I.E. IBC 2009 EDITION W/NH AMENDMENTS, ANSI, RSA-155-A-5).
- BUILDING ADDRESS SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

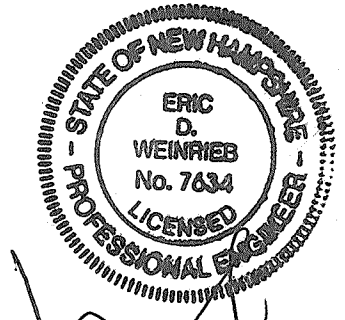
LEGEND

SEE EXISTING CONDITIONS PLAN FOR ADDITIONAL LEGEND

R	RADIUS
LF	LINEAR FEET
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
38 / 16	ASSESSOR'S PARCEL
	PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT/CURB



133 COURT STREET
(603) 433-2335
PORTSMOUTH, NH 03801
www.ALTUS-ENG.com



Owner's Signature:

Signature:

(Owner's Authorized Representative)

Date:

ISSUED FOR:

APPROVAL

ISSUE DATE:

MAY 22, 2017

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	EDW	04/18/17
1	TRC COMMENTS	EDW	05/22/17

DRAWN BY:

RLH

APPROVED BY:

EDW

DRAWING FILE:

4785SITE.dwg

SCALE:

24"x36": 1" = 20'
12"x18": 1" = 40'

OWNER:

P P D'ORAZIO, LLC
TAX MAP 38, LOTS 16 & 17
WEBB PLACE
CENTRAL AVENUE
DOVER, NH 03820

APPLICANT:

OPTIMA BANK & TRUST
TWO HARBOUR PLACE
PORTSMOUTH, NH 03801
ATTN.: DANIEL MORRISON

PROJECT:

OPTIMA BANK
BRANCH OFFICE
920 CENTRAL AVENUE
TAX MAP 38, LOTS 16 & 17
DOVER, NH

(CITY FILE NO. P17-33)

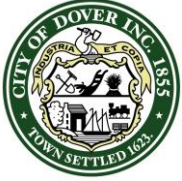
TITLE:

SITE
PLAN

SHEET NUMBER:

C-2

P4785



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-25

Application Type: Site Plan Review
Applicant(s): Wolcott Holdings, LLC
Owner(s): Wolcott Holdings, LLC
Location: 18-24 Garrison Road (Tax Map I, Lot 73)
Meeting Date: June 13, 2017

INTENT: Site plan to build 8 units of residential, 2 single family, and 6 duplex units off a private driveway.

UNITS PROPOSED: 8 (6 new)

AGENDA ITEM #: 4-B

ACREAGE: 1.96 acres

**ZONING DISTRICT/
ELEMENTARY SCHOOL:**
Residential Multi-family Suburban
(RM-SU)/Garrison

EXISTING LAND USE: 2 Single
Family Homes

PROPOSED LAND USE:
Residential

SURROUNDING LAND USE:
Single Family Residential, Recreation

ZBA ACTION: Z16-14 (variance for
6 units in duplex form)

ATTACHMENT: Revised site plan,
application, TRC minutes from
5/18/17

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED:
-NHDES Subdivision Permit
-NHDES ISDS Permit

WAIVER REQUESTED:
-Streetscape
-Lighting plan

Summary of Request and Background

The applicant proposes to construct 3 duplexes, for a total of 6 units, off a private roadway. A total of 8 units will be in place (two single family units exist in the site today).

The applicant appeared before the Technical Review Committee on May 18 (see TRC Minutes attached). The two single family homes were previously on their own lots. The lots were merged, and a new condominium association will be created to govern the future disposition of the property.

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types.

Staff believes that the streetscape is appropriate in this location. The area is predominantly single family homes, and the new roadway will be visible from Garrison Road. Abutters should be able to see what the impact will be through the submission of the streetscape.

STAFF RECOMMENDATION:

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

Waiver Request:

The Planning Department recommends that the Board approve the waiver from Section 149-14.E(b) for the lighting plan.

The Planning Department recommends that the Board deny the waiver from 149-13(17) for the streetscape.

Condition to Be Met Prior to Signing of Plans:

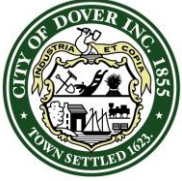
1. A note shall be added to the site plan that the Board has granted the lighting plan waiver for the reasons stated by the applicant, and the Board finds that the criteria of Chapter 149-19.A have been met.
2. Revise the site plan submittal to include the streetscape.

Site Plan:

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

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide:



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-25

Application Type: Site Plan Review
Applicant(s): Wolcott Holdings, LLC
Owner(s): Wolcott Holdings, LLC
Location: 18-24 Garrison Road (Tax Map I, Lot 73)
Meeting Date: June 13, 2017

- a. A digital version of plan set.
 - b. A landscape operation and maintenance plan to the satisfaction of the Assistant City Manager.
 - c. A stormwater operation and maintenance plan to the satisfaction of the City Engineer.
 - d. Condominium documentation to be reviewed and approved by Assistant City Manager with consultation with the City's General Legal Counsel
 - e. A recreation contribution satisfying open space requirements of 170-15, to the satisfaction of the Assistant City Manager.
 - f. A copy of the NHDES Subdivision Permit
 - g. A copy of the NHDES ISDS Permit
2. The applicant must revise plan set to:
 - a. Add the owner's signatures.
 - b. Include the Professional Engineer, Licensed Land Surveyor, and Licensed Landscape Architect stamp and signatures
 - c. Revise Note 21, on SP-1, to indicate all of Wolcott Drive, including the gravel portion will be maintained year round.
 - d. Add a note clarifying that the applicant understands that there is an active recreation area adjacent to the development site, and that the public may pass and repass the adjacent driveway to access the recreation facility
 - e. Revise note 19 on SP-1 to add permit numbers and dates
 - f. Include the Streetscape plan

Conditions to Be Met Prior to Any Construction Activity:

3. The site plan shall be recorded at the Registry of Deeds, with documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved Stormwater Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478.
4. A Site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

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

5. The new building 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:

6. Documentation that the Condominium Association has been created and is in place.
7. Any new building shall be assessed the current impact fees in place at the time of building permit application.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-25

Application Type: Site Plan Review
Applicant(s): Wolcott Holdings, LLC
Owner(s): Wolcott Holdings, LLC
Location: 18-24 Garrison Road (Tax Map I, Lot 73)
Date: May 18, 2017

INTENT: Proposal is for 8 units of residential, 2 single family, and 6 duplex units off a private driveway.

LOTS/UNITS PROPOSED: 8 (6 new)

AGENDA ITEM #: 1

ACREAGE: 1.96 acres

ZONING DISTRICT: Residential Multi-family Suburban (RM-SU)

EXISTING LAND USE: 2 Single Family

SURROUNDING LAND USE: Single Family Residential, Recreation

ZBA ACTION: Z16-14 (variance for 6 units in duplex form)

PERMITS REQUIRED:
None

WAIVERS REQUESTED: Streetscape

ATTENDANCE:

Members:

Elena Piekut, Planning
Dave White, Community Services
Chief Hagman, Fire
Sgt. Speidel, Police
Lee Skinner, Planning Board
Donna Benton Planning
Dan Barufaldi, Economic Development

Others:

Jim Wolcott
Bob Stowell

Approval of March 23, 2017 Minutes

D.White moved to approve. Chief Hagman seconded.
Voted: U/A

Approval of May 11, 2017 Minutes

D.White moved to approve. Sgt. Speidel seconded.
Vote: U/A

Planning Comments:

- Impact fees and water investment fees will be assessed
- Provide:
 - Colored streetscape plan for both frontages
 - Colored Architectural Renderings
 - Lighting plan
 - HOA/Condo documentation
 - Stormwater Operations and Maintenance Plan
 - Landscape Operations and Maintenance Plan
- Please revise the plan set to:
 - Add file number P17-25 to all sheets
 - Indicate Map I lots 73 and 73A were merged
 - Update PSNH to Eversource
 - Document compliance with recreational open space (170-15)
 - Indicate sanitary sewer or septic systems for existing two homes
 - Add Zoning File # Z16-14 to note 13
 - Add Common Site Plan notes 7, 12, 14, 15, 22, 26, 33, 34 and 36
 - Revise note C-4 to include updated as-built requirements
 - Add additional screening around transformer
 - Finish floor elevations of building
 - Add surveyor and engineers stamps/signatures
 - Note how mail will be delivered
 - Add a note clarifying that the applicant understands that there is an active recreation area adjacent to the development site, and that the public may pass and repass the area to access the recreation facility
 - Revise floodplain note to indicate Zone X
 - Revise zoning note to add condition to the granting of the variance

Police Department Comments:

- Fire access must be posted accordingly
- Note C21 on Sheet SP-1 needs to be replicated in 2 other locations on Wolcott
- Why not connect to sewer line instead of installing septic?
- Take inventory of existing trees, show clearly (esp. at rear of property) what is to be removed and what will remain
- Any fence or screen proposed at rear of property?
- Confirm that there will not be any trespass concerns at the rear of Units #3-#6 due to popular winter sporting activities, acknowledge with a note on the plan
-



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-25

Application Type: Site Plan Review
Applicant(s): Wolcott Holdings, LLC
Owner(s): Wolcott Holdings, LLC
Location: 18-24 Garrison Road (Tax Map I, Lot 73)
Date: May 18, 2017

- With respect to the waiver request pertaining to the Streetscape, and the statement that it will be “virtually unchanged”, explain how the new two-story townhouses will not be plainly visible between, or over, the existing ranches
- Add note to the plan indicating how is trash to be collected/managed

Engineering Comments:

- Please revise the plan set to:
 - Relocate the hydrant to the end of the main
 - Revise detail 4, on C4 to remove fabric from the infiltration trench, replace with 6” of stone under the pipe.
 - Revise Hydrant detail on C2 to indicate an Eddy with a 6” gate, with a factory plug

Fire/Inspections Comments:

- Please revise the plan set to:
 - Install no parking/fire lane signs
 - Pave connection to gravel access road
 - Add note that full area of Wolcott drive be maintained year round
 - Include truck 1 turning template
 - Identify snow storage areas
 - Show gas piping. If none, add note that no gas service is provided.

Economic Development Comments:

- Expecting architecturally aesthetic building

Planning Board Comments:

- Fix typo on landscape plan to match plan with key

Conclusion:

Applicant plans to submit full package, with response letter on 5/23 by noon and staff will decide if item is ready to be placed on 6/13 agenda.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Wolcott Holdings, LLC Telephone # (603)765-6305

Address of Applicant: 171 Columbus Avenue, Dover, NH 03820

E-Mail Address: jwolcott3@yahoo.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 18 - 24 Garrison Road

Assessor's Map # I Lot(s) # 73 & 73-A

Zoning District(s) RM-SU Overlay District(s) N/A

Size of Parcel: 85,403 sq. ft. 1.96 ac. Property Deed: Book 4429 Page: 317 & 349

Existing Use of Property: 2 Single Family Homes

SITE PLAN INFORMATION

Describe Proposed Use: Multifamily Residential Project

Area of Parcel to be Developed: 85,403 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 8 Units, 5 Buildings

Number of Parking Spaces: Existing 4 Proposed 15

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

Number of Employees Total: N/A In Maximum Shift: N/A

Disposition of Parcel:

Building Setbacks:

Building Footprint 8,784 sq. ft.

Front Yard 38.2 ft.

Total Building Area 11,313 sq. ft.

Rear Yard 48.2 ft.

Paved Area 12,228 sq. ft. Side Yard: Right 22.9 ft.
Left 23.2 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? At Frontage

City Sewer? ☐ Yes ☒ No How far is city sewer from the property? 500 Feet

BUILDING INFORMATION

Type of Building to be Built: Wood Frame

Height of Building: Varies Finished Floor Elevation: Varies

Number of Seats (where applicable) N/A

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)742-8107

Professional License #: 884 E-mail address: RJS@TRITECHENG.COM

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Tritech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)742-8107

Professional License #: 9903 E-mail address: RJS@TRITECHENG.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: [Signature] Date: 3/30/17

Signature of Applicant (*if different from owner*): [Signature] Date: 3/30/17

Signature of Agent:

 PRESIDENT

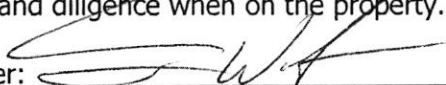
Date:

03/30/17

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:



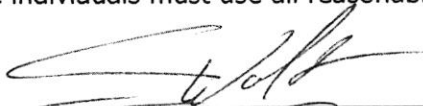
Date:

3/30/17

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or 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.

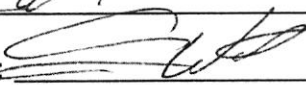
Signature of Property Owner:



Date:

3/30/17

Signature of Applicant (if different from owner):



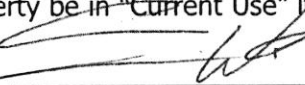
Date:

3/30/17

CERTIFICATION OF FEES

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

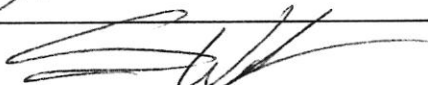
Signature of Property Owner:



Date:

3/30/17

Signature of Applicant (if different from owner):



Date:

3/30/17

May 23, 2017

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

Subject: *Site Review Application*
Wolcott Holdings, LLC
18 and 24 Garrison Road
Dover, New Hampshire
Job No. 16146

Dear Donna:

Thank you for the Technical Review Committee Minutes from the May 18, 2016 TRC Meeting.

Below please find our responses as to how our plans have been revised to address these comments.

Planning Department Comments:

1. Impact fees and water investment fees will be assessed.
The Applicant is aware of this requirement.
2. Provide:
 - a) Colored streetscape plan for both frontages
The applicant has submitted the attached Waiver Request from this requirement
 - b) Colored Architectural Renderings
These plans are "in progress" and will be provided under separate cover.
 - c) Lighting plan
The applicant has submitted the attached Waiver Request from this requirement.
 - d) HOA/Condo documentation
These documents are "in progress" and will be provided under separate cover.
 - e) Stormwater Operations and Maintenance Plan
The Stormwater Operations & Maintenance Plan is "in progress" and will be provided under separate cover.
 - f) Landscape Operations and Maintenance Plan
This plan is "in progress" and will be provided under separate cover.
3. Please revise the plan set to:
 - a) Add file number P17-25 to all sheets
The file number "P17-25" has been added to all sheets.

- b) Indicate Map I lots 73 and 73A were merged
Note Number 4 on Sheet SP-1 has been revised to reflect that Lots 73 & 73A have been merged.
- c) Update PSNH to Eversource
References to PSNH have been revised to Eversource.
- d) Document compliance with recreational open space (170-15)
As previously discussed with Staff, the Owner wishes to contribute to an existing City recreation area in lieu of providing on-site recreation.
- e) Indicate sanitary sewer or septic systems for existing two homes
Note Number 10 on Sheet SP1 has been revised as requested.
- f) Add Zoning File # Z16-14 to note 13
Note Number 13 has been revised as requested.
- g) Add Common Site Plan notes 7, 12, 14, 15, 22, 26, 33, 34 and 36
 - 1) Common Site Plan Note 7
All applicable easements have been shown and noted on the plans.
 - 2) Common Site Plan Note 12
Maximum parking calculations are shown on Sheet SP-1 as Note Number 14.
 - 3) Common Site Plan Note 14
This has been added to Sheet SP-1 as Construction Note Number 25.
 - 4) Common Site Plan Note 15
This has been added to Sheet SP-1 as Note Number 15.
 - 5) Common Site Plan Note 22
This has been added to Sheet SP-1 as Note Number 16.
 - 6) Common Site Plan Note 26
This has been added to Sheet SP-1 as Construction Note Number 26.
 - 7) Common Site Plan Note 33
This has been added to Sheet SP-1 as Note Number 17.
 - 8) Common Site Plan Note 34
This has been added to Sheet SP-1 as Note Number 18.
 - 9) Common Site Plan Note 36
This has been added to Sheet SP-1 as Note Number 19.
- h) Revise note C-4 to include updated as-built requirements
Construction Note Number 4 has been revised to reflect the updated "As-Built" requirements.
- i) Add additional screening around transformer
Sheet LA-1 has been revised with additional landscaping around the transformer.
- j) Finish floor elevations of building
Finish floor elevations have been added to Sheet SP-3.
- k) Add surveyor and engineers stamps/signatures
Surveyors & Engineers Stamps and Signatures will be provided on the Final Submission.
- l) Note how mail will be delivered
A Mail Kiosk has been added to Sheet SP-1; See Construction Note Number 28.
- m) Add a note clarifying that the applicant understands that there is an active recreation area adjacent to the development site, and that the public may pass and repass the area to access the recreation facility
The Owner is aware that the project abuts an active recreation area owned by the City of Dover that is used year round. He expects that this project will co-exist harmoniously with the users of the recreation area. Should this not be the case, the Owner, Successors & Assigns reserve all their property rights to resolve any conflict.

- n) Revise floodplain note to indicate Zone X
Note Number 9 on Sheet SP-1 has been revised as requested.
- o) Revise zoning note to add condition to the granting of the variance
Note Number 13 on Sheet SP-1 has been revised as requested.

Police Department Comments:

- 1. Fire access must be posted accordingly
Three (3) additional "No Parking Fire Lane" signs have been added along Wolcott Drive and shown on Sheet SP-1.
- 2. Note C21 on Sheet SP-1 needs to be replicated in 2 other locations on Wolcott
Three (3) additional "No Parking Fire Lane" signs have been added along Wolcott Drive and shown on Sheet SP-1.
- 3. Why not connect to sewer line instead of installing septic?
Access to existing sewer is too far and too costly.
- 4. Take inventory of existing trees, show clearly (esp. at rear of property) what is to be removed and what will remain
Sheet LA-1 has been revised to indicate the "Limits of Clearing" which better explain the intent.
- 5. Any fence or screen proposed at rear of property?
Not at this time.
- 6. Confirm that there will not be any trespass concerns at the rear of Units #3-#6 due to popular winter sporting activities, acknowledge with a note on the plan
The Owner is aware that the project abuts an active recreation area owned by the City of Dover that is used year round. He expects that this project will co-exist harmoniously with the users of the recreation area. Should this not be the case, the Owner, His Successors & Assigns reserve all their property rights to resolve any conflict.
- 7. With respect to the waiver request pertaining to the Streetscape, and the statement that it will be "virtually unchanged", explain how the new two-story townhouses will not be plainly visible between, or over, the existing ranches
See enclosed Waiver Request.
- 8. Add note to the plan indicating how is trash to be collected/managed
Trash removal will be provided by a private refuse hauling company. This note has been added to Sheet SP-1 as Note Number 20.

Engineering Comments:

- 1. Please revise the plan set to:
 - a) Relocate the hydrant to the end of the main
The hydrant has been relocated as requested.
 - b) Revise detail 4, on C4 to remove fabric from the infiltration trench, replace with 6" of stone under the pipe.
Detail 4 on Sheet C-4 has been revised as requested.
 - c) Revise Hydrant detail on C2 to indicate an Eddy with a 6" gate, with a factory plug
Detail 5 on Sheet C-2 has been revised as requested.

Fire / Inspections Comments:

- 1. Please revised the plan set to:
 - a) Install no parking/fire lane signs
Three (3) additional "No Parking Fire Lane" signs have been added along Wolcott Drive and shown on Sheet SP-1.
 - b) Pave connection to gravel access road
Detail 10 has been added to Sheet C-4. This surface is capable of supporting the load of a Fire Truck as discussed with Chief Hagman at TRC.

- c) Add note that full area of Wolcott drive be maintained year round
This has been added to Sheet SP-1 as Note Number 21.
- d) Include truck 1 turning template
Enclosed please find a Fire Truck Turning Exhibit.
- e) Identify snow storage areas
Snow storage areas have been depicted on Sheet LA-1.
- f) Show gas piping. If none, add note that no gas service is provided.
Gas service is not proposed at this time.

Economic Development Comments:

- 1. Expecting architecturally aesthetic building.
See attached colored architectural renderings.

Planning Board Comments:

- 1. Fix typo on landscape plan to match plan with key
The typo on Sheet LA-1 has been corrected.

Enclosed please find the following:

- 1. Four (4) full-size copies of the Subdivision Plan set.
- 2. Eleven (11) half-size copies of the Subdivision Plan set.
- 3. Fifteen (15) copies of the TRC response letter.
- 4. Fifteen (15) copies of Site Plan Application.
- 5. Fifteen (15) copies of Standard Traffic Assessment.
- 6. Fifteen (15) copies Fire Truck Turn Exhibits.
- 7. Fifteen (15) copies of Streetscape Waiver Request.
- 8. Fifteen (15) copies of Lighting Plan Waiver Request.

We look forward to discussing this application with the Planning Board on June 13, 2017.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



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

RJS / rms

Enclosures

Waiver Request
from
Site Review Regulation
ARTICLE IV – SITE DESIGN & DEVELOPMENT CRITERIA
Specifically: Chapter 149-13(17) Site Development Plan
“Colored Rendering of the Streetscape”
WOLCOTT HOLDINGS, LLC
Tax Map I Lots 73 & 73-A
18 and 24 Garrison Road
Dover, New Hampshire
Job No. 16146

In Accordance with Chapter 149-19 Waivers, Site Review Regulations, City of Dover Code, we are formally requesting a waiver from Section 149-13(17), “Colored Rendering of the Streetscape”.

As required by Article VI of the Dover Code, Administration, Chapter 149-19, Waivers, we submit the following in support of our waiver request:

Waiver

1. Chapter 149-13(17) – A colored rendering of the streetscape that will be created along the existing public R.O.W. This sheet shall include a perspective of both sides of any existing roadway, any street or sidewalk improvements, proposed plantings and structures, as prepared by a registered engineer or architect, who shall sign the PLAN and place his/her seal upon it, as required.
2. Chapter 149-19 - Waivers, allows: the Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that: “Specific circumstances relative to the subdivision, or conditions of the land in such site PLAN, indicate that the waiver will properly carry out the spirit and intent of the regulations.”
3. We respectfully submit that the: “Specific circumstances relative to the subdivision, or conditions of the land in such site PLAN, indicate that the waiver will properly carry out the spirit and intent of the regulations.” Said specific circumstances being:

As was detailed in the Variance Request for the project; the benefit of receiving relief from the Zoning Board of Adjustment was to maintain the two (2) existing ranches on Garrison Road with only making minor modifications to the streetscape by eliminating the two (2) existing driveways and replacing them with a single access point for the project.

As the Streetscape will be virtually unchanged, we believe that granting the waiver “will properly carry out the spirit and intention of the regulations.”

Waiver Request
from
Site Review Regulation
ARTICLE IV – SITE DESIGN & DEVELOPMENT CRITERIA
Specifically: Chapter 149-14 (E)b Site Development Plan
“Lighting Plan”

WOLCOTT HOLDINGS, LLC

Tax Map I Lots 73 & 73-A (Merged)
18 and 24 Garrison Road
Dover, New Hampshire

Job No. 16146

In Accordance with Chapter 149-19 Waivers, Site Review Regulations, City of Dover Code, we are formally requesting a waiver from Section 149-14 (E)b, “Lighting Plan”.

As required by Article VI of the Dover Code, Administration, Chapter 149-19, Waivers, we submit the following in support of our waiver request:

Waiver

1. Chapter 149-14 (E)b – The APPLICANT shall submit sufficient information, in the form of an overall outdoor lighting PLAN, to enable the Planning Board to determine that the applicable provisions will be satisfied. The lighting PLAN shall include the following:
2. Chapter 149-19 - Waivers, allows: the Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that: “Specific circumstances relative to the subdivision, or conditions of the land in such site PLAN, indicate that the waiver will properly carry out the spirit and intent of the regulations.”
3. We respectfully submit that the: “Specific circumstances relative to the subdivision, or conditions of the land in such site PLAN, indicate that the waiver will properly carry out the spirit and intent of the regulations.” Said specific circumstances being:

The two (2) existing homes at 18 & 24 Garrison Road have existing “Residential Style” Building Mounted Lights which will remain.

The lighting for new construction is proposed to be “Residential Style” Building Mounted Lights.

As noted on Sheet SP-1 as Construction Note Number 25: “Exterior lighting shall be cut-off type fixtures per Chapter 149-14 (E) and shall provide lighting directed on-site only”,

Photometrics Modeling capability are generated by lighting manufacturers. Due to the extremely low light levels of “Residential Style” light fixtures, manufacturers do not supply the Photometric Modeling for these fixtures.

We feel that the applicable standards will be met.

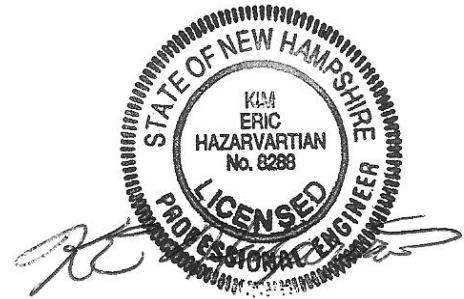
ABUTTER LIST: P17-25**WOLCOTT HOLDINGS, LLC****18 & 24 GARRISON ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0002-G00002	32 GARRISON RD	WILLETT TOM	WILLETT JAMIE	32 GARRISON RD	DOVER	NH	03820
I0071-000000	14 GARRISON RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
I0074-000000	3 GARRISON RD	PRENDERGAST TAYLOR &	MOORE THOMAS	3 GARRISON RD	DOVER	NH	03820
I0074-002000	7 GARRISON RD	NEWTON JONATHAN D		7 GARRISON RD	DOVER	NH	03820
I0074-A00000	11 GARRISON RD	CASEY KELLY &	CASEY PATRICK	11 GARRISON RD	DOVER	NH	03820
I0074-A00001	15 GARRISON RD	COFFIN BONNIE B &	BERTRAND RANDY L	15 GARRISON ROAD	DOVER	NH	03820
I0076-E00000	4 JAMES ST	HOUCK DOUGLAS G &	HOUCK INGE C	4 JAMES ST	DOVER	NH	03820-4514
I0076-F00000	6 JAMES ST	NICHOLAS MICHAEL C &	NICHOLAS GRETCHEN	6 JAMES ST	DOVER	NH	03820
I0077-R00000	18 SHADOW DR	ERPENBECK GEORGE K		18 SHADOW DR	DOVER	NH	03820
		WOLCOTT HOLDINGS, LLC		171 COLUMBUS AVE	DOVER	NH	03820
		ROBERT J. STOWELL, P.E, L.L.S	TRITECH ENGINEERING CORP	755 CENTRAL AVE	DOVER	NH	03820
		FRANCIS X. BRUTON III, ESQUIRE	BRUTON & BERUBE, PLLC	798 CENTRAL AVE	DOVER	NH	03820

MEMORANDUM

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1370
Subject: Traffic Assessment
Proposed Wolcott Place Residential Development
18 and 24 Garrison Road
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: April 27, 2017

**INTRODUCTION**

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed Wolcott Place residential development at 18 and 24 Garrison Road in the City of Dover, New Hampshire.

This TAM includes:

- existing site description
- proposed project description
- road description
- public transit
- sight distances
- trip generation
- trip distribution/assignment
- potential traffic impacts

This TAM concludes that:

- relevant sight distances at the Garrison Road/driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

EXISTING SITE DESCRIPTION

The site:

- is along the north side of Garrison Road
- has an area of about 1.961 acres
- includes two single-family detached houses
- includes two driveways to Garrison
- is bounded on the south by Garrison Road
- is bounded on the north by land owned by the City that includes a power-line easement
- is bounded on the east by residential development
- is bounded on the west by land of the City that includes a cemetery
- is otherwise bounded by commercial and residential development

PROPOSED PROJECT DESCRIPTION

The project:

- will add six townhouse units
- will have one driveway servicing all existing and proposed residential units

ROAD DESCRIPTION

Garrison Road:

- is an east-west collector under the jurisdiction of the City
- provides connections, to and from the west, with Back River Road, an arterial street
- has a horizontal alignment with minor curves near the site
- has a vertical alignment with a westbound upgrade near the site
- has asphalt cement concrete pavement in overall good condition
- has one travel lane and one paved shoulder per direction
- includes a sidewalk on the north side

- has pavement markings including double-yellow lines, separating traffic directions, and single-white edge lines
- includes utility poles along the north side

PUBLIC TRANSIT

The immediate site area does not include public transit.

SIGHT DISTANCES

Relevant sight distances at the Garrison Road/driveway intersection will be over 400 feet in both directions, which is appropriate.

CALCULATED TRIP GENERATION

The Institute of Transportation Engineers (ITE) compiles and publishes trip-generation information for a variety of land uses in *Trip Generation Manual*.¹ This authoritative guide for calculating site traffic includes residential condominium/townhouse, land use 230, based on number of dwelling units.²

Table 1 shows weekday vehicle-trip generation for six dwelling units as:

Table 1. Calculated weekday vehicle-trip generation.

Daily	Vehicle-Trips ^a					
	AM Street-Peak Hour			PM Street-Peak Hour		
	In	Out	Total	In	Out	Total
35	1	2	3	2	1	3

^a Based on ITE, *Trip Generation Manual*, 9th edition, residential condominium/townhouse, land use 230, six dwelling units.

- daily, 35 (total of in and out)
- AM-street-peak hour, 3 (1 in and 2 out)
- PM-street-peak hour, 3 (2 in and 1 out)

¹ ITE, *Trip Generation Manual*, 9th edition (Washington DC, 2012).

² ITE, *Trip Generation Manual*, pages 393 to 420.

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations are not sensitive to trip distribution/assignment.

POTENTIAL TRAFFIC IMPACTS

The calculations show less than 100 peak-hour primary vehicle-trips, due to the proposed project. More specifically, for the tabulated peak hours, trip generation is:

- 3 vehicle-trips
- split entering versus exiting the site
- further split by orientation to/from the north, south, east or west

Therefore, the proposed project is not anticipated to add significant new traffic to the area.

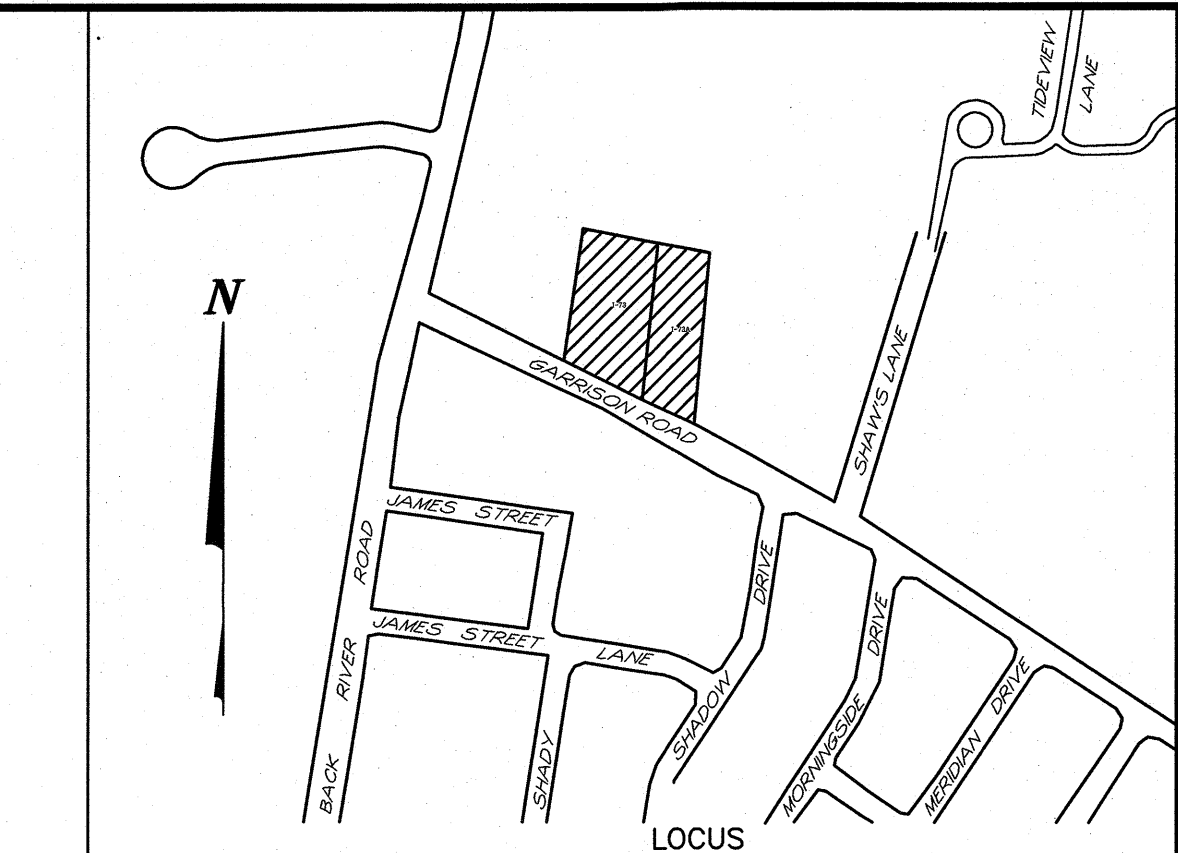
CONCLUSION

In conclusion:

- relevant sight distances at the Garrison Road/driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

C-1 CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4977, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGHOUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE CITY AND STATE CODES.
3. EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD 83 AND SHALL BE EXPRESSED IN FEET.
5. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"; HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALSO WITH THE "CITY OF DOVER SPECIFICATIONS".
6. AS REQUIRED BY THE CITY OF DOVER PLANNING DEPARTMENT, A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE EARTHWORK CONTRACTOR, TRITECH ENGINEERING CORPORATION, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO THE START OF ANY EARTHWORK.
7. ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
8. LAND CLEARING SHALL BE LIMITED TO MINIMAL AMOUNTS DURING ROAD CONSTRUCTION.
9. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE CONSERVATION DISTRICT SHALL BE FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE START OF SITE WORK.
11. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO THE START OF ANY EARTHWORK.
12. INSTALL SILT FENCE PER DETAIL 6, SHEET C-4.
13. REMOVE VERTICAL GRANITE CURB AND MATCH EXISTING PAVEMENT.
14. INSTALL SLOPED GRANITE CURB PER DETAIL 4, SHEET C-2.
15. INSTALL 5' ASPHALT SIDEWALK.
16. INSTALL HANDICAP ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 10, SHEET C-3.
17. YELLOW OR WHITE PAVEMENT MARKINGS.
18. INSTALL VERTICAL GRANITE CURB AND CONCRETE SIDEWALK AT EXISTING DRIVEWAY CUTS TO BE ABANDONED, (PER DETAIL 2 SHEET C-4).
19. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7, SHEET C-3.
20. INSTALL STOP BAR, STOP SIGN, AND ROAD SIGN "WOLCOTT DRIVE - PRIVATE".
21. INSTALL SIGN "NO PARKING - FIRE LANE".
22. RELOCATE SPEED LIMIT SIGN, EAST OF PROPOSED DRIVEWAY.
23. CONSTRUCT 18' WIDE PAVED DRIVE.
24. CONSTRUCT 22' WIDE PAVED DRIVE.
25. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
26. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY AND SUNDAY 9AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
27. NATURAL GAS SERVICE IS NOT PROPOSED AT THIS TIME.
28. INSTALL MAIL KIOSK IN COMPLIANCE WITH DOVER USPS POSTMASTER.
29. INSTALL GRAVEL CONNECTION WITH GATE AND KNOX BOX, SEE DETAIL 10 SHEET C-4.



NOTES (NOT TO SCALE)

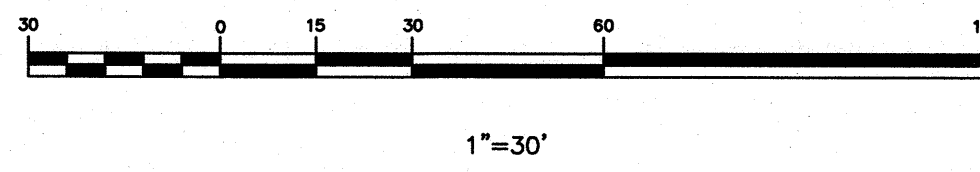
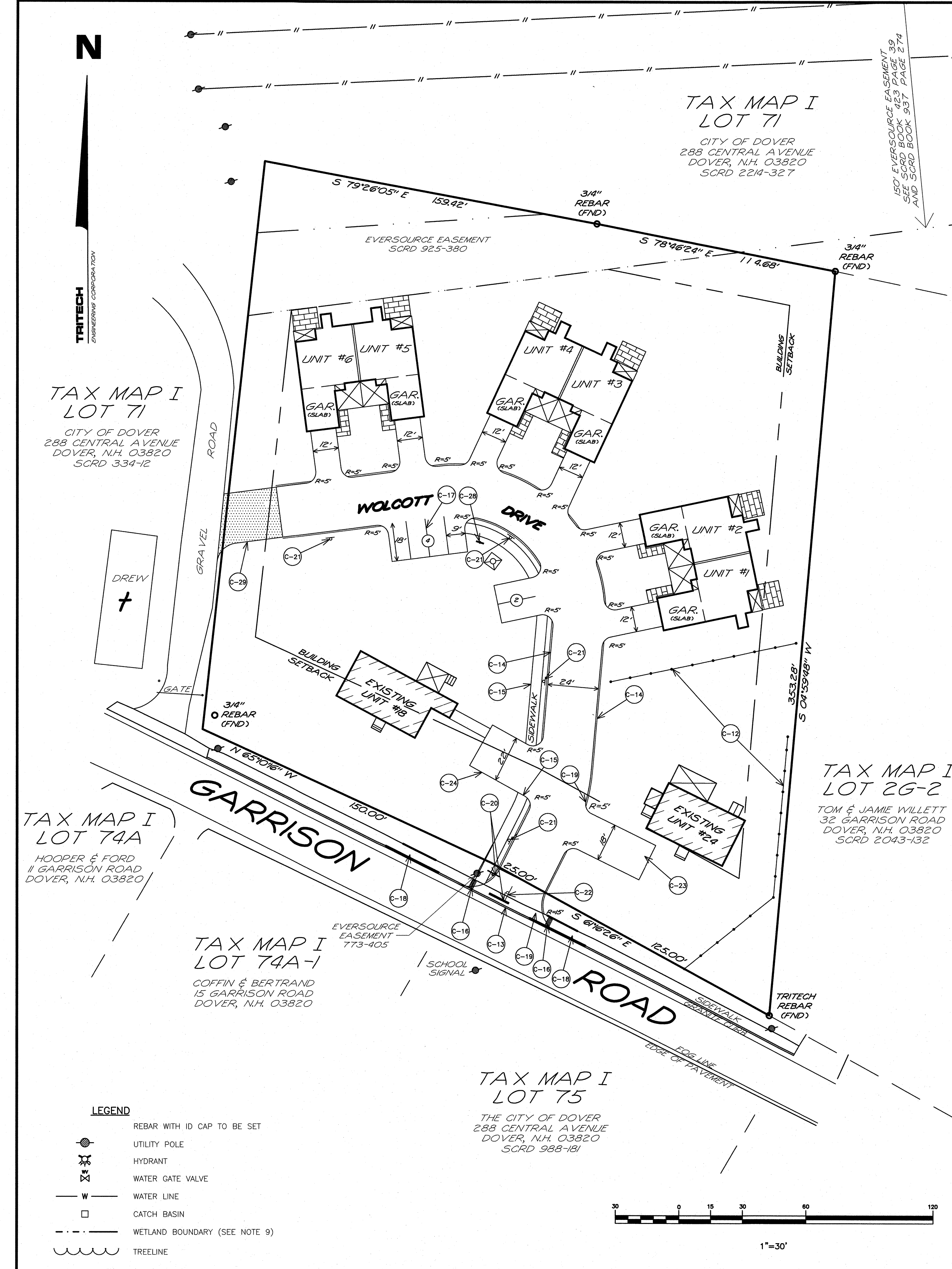
- 1.) INTENT: TO SHOW THE PROPOSED DEVELOPMENT OF DOVER TAX MAP I LOTS 73 & 73A.
- 2.) CURRENT OWNER: WOLCOTT HOLDINGS, LLC. 171 COLUMBUS AVENUE DOVER, N.H. 03820
- 3.) TOTAL AREA: MAP I LOT 73 47,208 SQ.FT. = 1.084 ACRES MAP I LOT 73A 38,195 SQ.FT. = 0.877 ACRES
- 4.) TAX MAP I LOT 73 & 73A (MERGED, 4-20-2017, SCRD 4475-424)
- 5.) PROJECT DEED REFERENCE: MAP I LOT 73 BOOK 4429 PAGE 319 MAP I LOT 73A BOOK 4429 PAGE 349
- 6.) PROJECT PLAN REFERENCE: SUBDIVISION PLAN CITY OF DOVER "GARRISON SCHOOL" GARRISON ROAD & SHAW'S LANE DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION AUGUST 5, 1988 SCRD #53-76
PLAN OF LAND SWAP BETWEEN CITY OF DOVER, NH AND RAE ANN WOOD GARRISON ROAD, DOVER, NH RICHARD P. TOWLE NOV., 1985 SCRD #26 - 44
SUBDIVISION OF LAND OF RAE ANN WOOD GARRISON ROAD, DOVER, N.H. RICHARD P. TOWLE SEPT., 1985 SCRD 28 - 53
- 7.) ZONING: RM-SU
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS: FRONT: 50 FT
SIDE: 20 FT
REAR: 20 FT
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 80,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF NOVEMBER, 2016.
- 9.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0340E, EFFECTIVE DATE: SEPTEMBER 30, 2015).
- 10.) ALL UNITS INCLUDING THE HOMES AT 18 & 24 GARRISON ROAD WILL BE SERVICED BY A PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM AND MUNICIPAL WATER.
- 11.) BASIS OF BEARING: DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION, DIRECTION AND DATUM.
- 12.) DURING THE MONTH OF FEBRUARY, 2017 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. NO WETLANDS WERE OBSERVED.
- 13.) ON OCTOBER 20, 2016, THE DOVER ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE (FILE # 216-14) FROM SECTION 170-11(B) OF THE ZONING ORDINANCE TO PERMIT, AFTER THE MERGER OF LOTS 73 AND 73-A, THE ADDITION OF SIX (6) DWELLING UNITS ON A LOT CONTAINING TWO (2) EXISTING SINGLE-FAMILY DWELLINGS AND 85,023 SQUARE FEET, WHERE SINGLE FAMILY DWELLINGS REQUIRE 20,000 SQUARE FEET OF LOT AREA AND MULTI-FAMILY DWELLINGS ARE ONLY PERMITTED WITH 10,000 SQUARE FEET OF LOT AREA PER DWELLING UNIT, WITH CONDITION: THE EXISTING SINGLE-FAMILY DWELLINGS SHALL NOT BE CONVERTED TO DUPLEXES OR ADD ACCESSORY DWELLING UNITS.
- 14.) MAXIMUM PARKING CALCULATION
CALCULATED: 8 UNITS x 1.4 SPACE PER UNIT (BASE) = 11.2 SPACES
8 UNITS x 0.5 SPACES PER UNIT (GUEST) = 4.0 SPACES
15.2 SPACES
16 SPACES CALCULATED
PROVIDED: 10 SPACES SHOWN + 6 GARAGE SPACES = 16 SPACES PROVIDED
- 15.) TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION ON NOVEMBER 9, 2016.
- 16.) THE OWNER SHALL RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO SUCCESSORS IN TITLE THAT THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
- 17.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 18.) THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
- 19.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NHDES SUBDIVISION PERMIT #: PENDING
NHDES ISDS PERMITS #: PENDING
- 20.) TRASH REMOVAL WILL BE PROVIDED BY A PRIVATE REFUSE HAULING COMPANY.
- 21.) THE FULL AREA OF WOLCOTT DRIVE IS TO BE MAINTAINED YEAR ROUND.

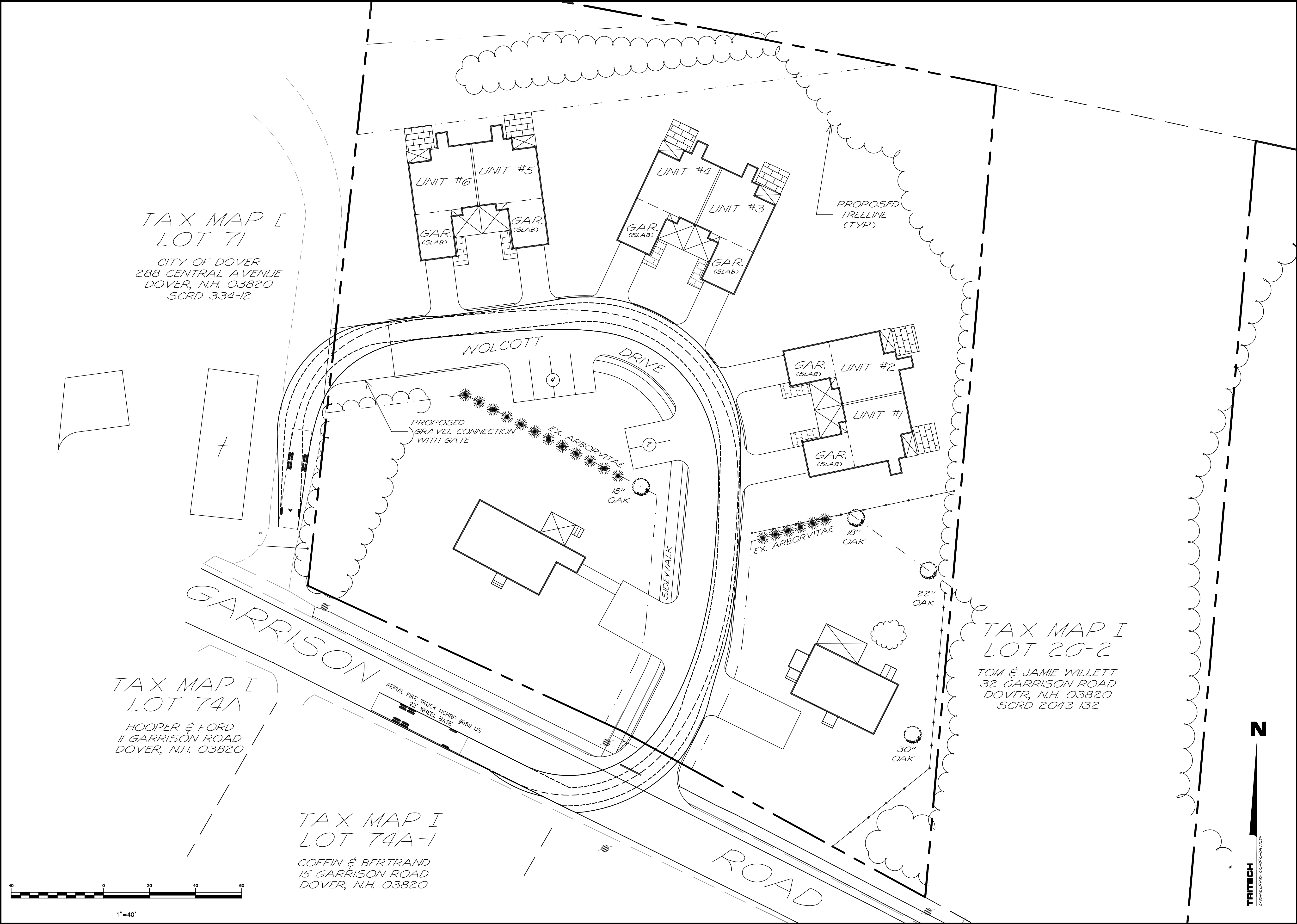
TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
1	3-13-2017	REVISED PER TRC COMMENTS

GENERAL SITE PLAN
WOLCOTT PLACE
18 & 24 GARRISON ROAD
DOVER, NEW HAMPSHIRE
MARCH 30, 2017
JOB No. 161616
SCALE: 1" = 30'

SHEET No. **SP-1**



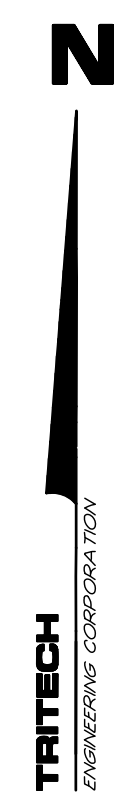
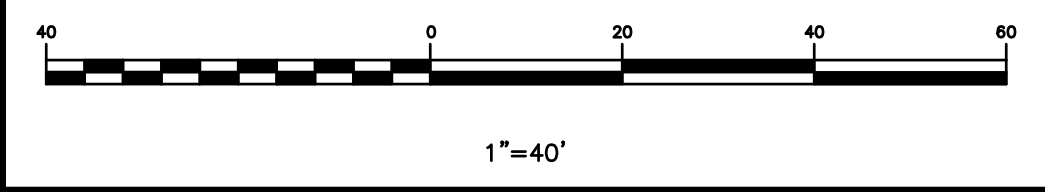


TAX MAP I
LOT 71
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H. 03820
SCRD 334-12

TAX MAP I
LOT 74A
HOOPER & FORD
11 GARRISON ROAD
DOVER, N.H. 03820

TAX MAP I
LOT 74A-1
COFFIN & BERTRAND
15 GARRISON ROAD
DOVER, N.H. 03820

TAX MAP I
LOT 2G-2
TOM & JAMIE WILLETT
32 GARRISON ROAD
DOVER, N.H. 03820
SCRD 2043-132

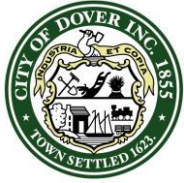


SHEET NO.	FT-1	
	FIRE TRUCK TURNING EXHIBIT	
WOLCOTT PLACE 18 & 24 GARRISON ROAD DOVER, NEW HAMPSHIRE MAY 23, 2017 JOB NO. 16146 SCALE: 1" = 11' = 40'		
TRITECH ENGINEERING CORPORATION		
765 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE 603 742 8107 FAX 603 742 9630		









CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-34

Application Type: Subdivision for Review
Applicant(s): Quantum Real Estate Group, LLC
Owner(s): George F. Mitropoulos Revocable Living Trust
Location: Littleworth Road (Tax Map H, Lot 29A)
Meeting Date: June 13, 2017

INTENT: Proposal is to subdivide a property into 6 residential lots (5 new).

LOTS/UNITS PROPOSED: 6 (5 new)

AGENDA ITEM #: 4-C

ACREAGE: 7.25 acres

**ZONING DISTRICT/
ELEMENTARY SCHOOL:** Low
Density Residential (R-20)/ Woodman
Park

EXISTING LAND USE: Vacant

PROPOSED LAND USE:
Residential

SURROUNDING LAND USE:
Commercial, Residential

ZBA ACTION: None

ATTACHMENTS: Revised subdivision
plan, application, TRC minutes from
5/18/17

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED:
-NHDES Subdivision Permit
-NHDOT Driveway Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to subdivide lot H/29A into 6 lots, each with a single family home. It is staff's opinion that each of the lots meets the zoning requirements. The applicant intends to apply to the Zoning Board to adjust front setbacks on the lots.

The applicant appeared before the Technical Review Committee on May 18 (see TRC Minutes attached). No new roadway will be created. Each new lot will front on Littleworth Road, with shared driveways accessing the parcels.

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 subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with:
 - a. A digital version of the final plat.
 - b. A copy of the NHDES Subdivision Permit
 - c. A copy of the NHDOT Driveway Permit
 - d. Written proof that all encroachments shall be removed
2. The applicant shall revise the plat to:
 - a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds.
 - b. Include the Licensed Land Surveyor's stamp and signature.
 - c. Add NHDES and DOT Permit numbers to notes 16 and 17.
 - d. Revise note 18 to state "subdivision" plan set

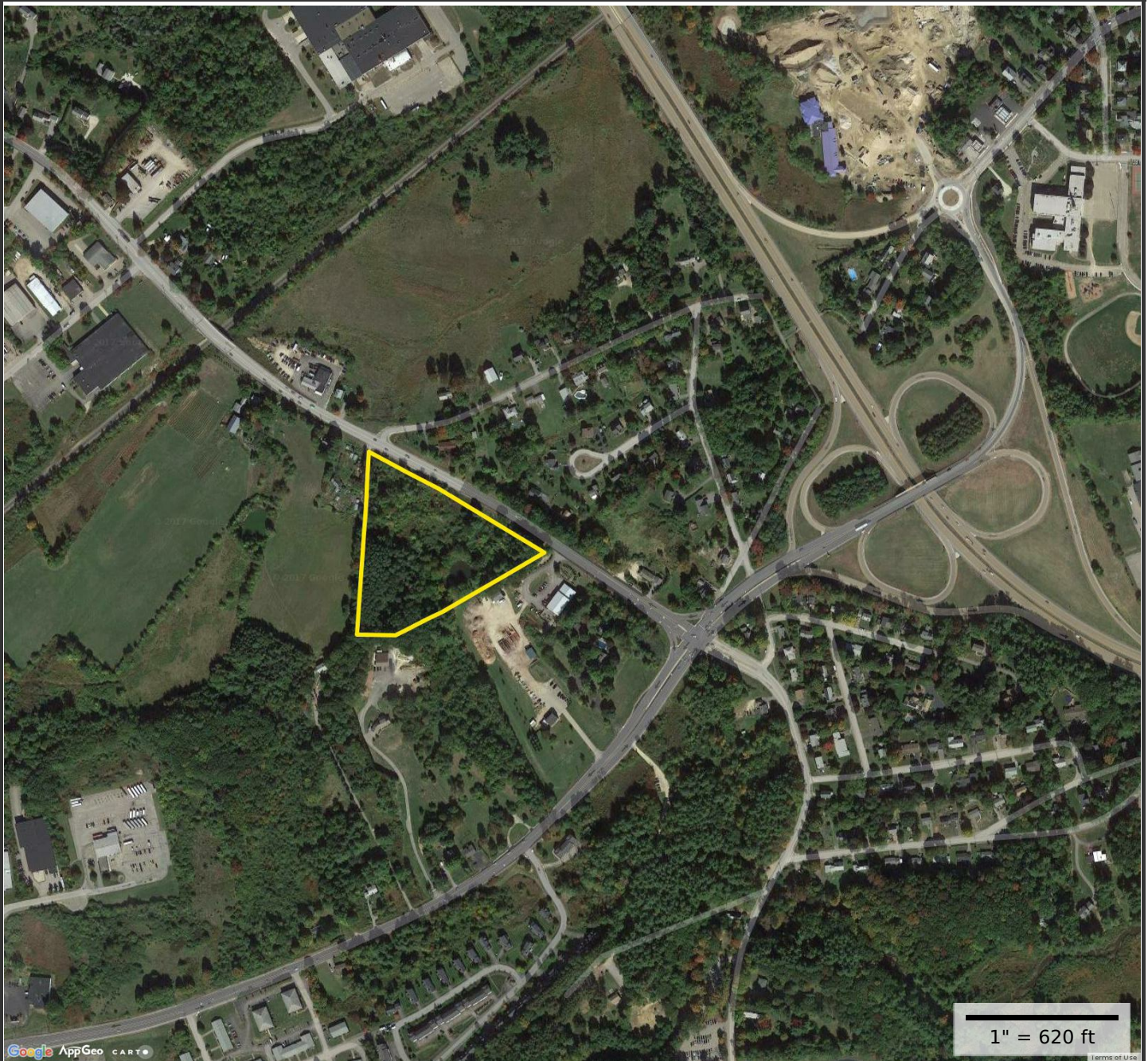
Condition to Be Met Prior to Issuance of a Building Permit:

3. Any encroaching buildings shall be removed.
4. 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:

5. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Subdivision of Land (1 lot into 6)

**Property Information**

Property ID H0029-A00000
Location LITTLEWORTH RD
Owner MITROPOULOS GEORGE 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 06/05/2017



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-34

Application Type: Site Plan Review
Applicant(s): George F. Mitropoulos Revocable Living Trust
Owner(s): Quantum Real Estate Group, LLC
Location: Littleworth Road (Tax Map H, Lot 29A)
Date: May 18, 2017

INTENT: Proposal is to subdivide a property into 6 residential lots (5 new).

LOTS/UNITS PROPOSED: 6 (5 new)

AGENDA ITEM #: 2

ACREAGE: 7.25 acres

ZONING DISTRICT: Low Density Residential (R-20)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: Single Family Residential, Commercial

ZBA ACTION: N/A

PERMITS REQUIRED:

None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton Planning
Elena Piekut, Planning
Dave White, Community Services
Chief Hagman, Fire
Sgt. Speidel, Police
Lee Skinner, Planning Board
Dan Barufaldi, Economic Development

Others:

Jim Wolcott
Bob Stowell

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed
- Provide:
 - Stormwater Operations and Maintenance Plan
- Please revise the plan set to:
 - Add file number P17-34 to all sheets
 - Indicate zoning boundary
 - Add Common Subdivision notes 7, 10, 13, 15, 18, 20, 22, 23, 24 and 28
 - Revise note 12 to reference Building Official, not Inspector
 - Indicate if there is room for post office to pull off for mail delivery
 - Add surveyor and engineers stamps/signatures
 - Revise Flood zone note to state Zone X
 - Indicate location of wetland buffer placards
 - Add note that the abutters structures must be removed prior to plans getting signed
 - Remove note on lot development plan about zoning relief for build-to-line

Police Department Comments:

- Sheet LD-1 – check notes 1 and 4 ref. perimeter landscaping
- Sheet LD-1 appears to show clear cutting of Lot 29A-3 outside the perimeter buffer. Why?
- Site plan inconsistent with subdivision application regarding number of proposed lots
- Are the existing structures on Lot 29A to remain or be removed
- Clarify note 17 on Sheet S-1 regarding the number of NHDOT driveway permits pending
- How will electricity be brought to these lots

Engineering Comments:

- Please revise the plan set to:
 - Relocate the hydrant to the end of the main. Setup should be hydrant tee, mainline gate attached to the tee and one length of pipe after.
 - Relocate hydrant to the backside of the water main
 - Revise note W7 to indicate a copper water service from box to main
 - Revise Hydrant detail on C2 to indicate an Eddy with a 8 X 6" anchor tee, with a factory plug.
 - Indicate driveway culverts, if needed
 - Add UG electric and gas feeds
 - Note why the ROW lines do not line up with bounds



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-34

Application Type: Site Plan Review
Applicant(s): George F. Mitropoulos Revocable Living Trust
Owner(s): Quantum Real Estate Group, LLC
Location: Littleworth Road (Tax Map H, Lot 29A)
Date: May 18, 2017

Fire/Inspections Comments:

- None

Economic Development Comments:

- Commercial use would be a better fit on this site as it is surrounded by commercial uses

Planning Board Comments:

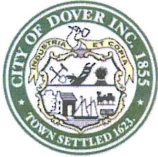
- None

Conclusion:

Applicant plans to submit full package, with response letter on 5/23 by noon and staff will decide if item is ready to be placed on 6/13 agenda.

Adjournment:

D.White made a motion to adjourn the meeting at 11:11am, seconded by L.Skinner Vote: U/A



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: March 08, 2017]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Quantum Real Estate Group, LLC Telephone # (603)742-8107

Address of Applicant: 755 Central Avenue, Dover, NH 03820

George F. Mitropoulos Revocable

Name of Property Owner (if different from applicant): Living Trust Telephone # (603)332-1080

Address of Property Owner: 315 Rochester Hill Road, Rochester, NH 03820

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: Littleworth Road, Dover, NH

Assessor's Map # H Lot(s) # 29A

Zoning District(s) R-20 Overlay District(s) Wetlands & Conservation

Size of Parcel: 7.25 Acres Property Deed: Book 3410 Page: 150

Existing Use of Property: Vacant Land

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 5

City Water? X Yes _____ No How far is city water from the property? At the frontage.

City Sewer? _____ Yes X No How far is city sewer from the property? More than 1,000 Feet.

Highway Access (check where applicable): _____ City Street X 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: _____

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

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corp.Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)742-8107Professional License #: 887 E-mail address: RJS@TRITECHENG.COM**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corp.Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)742-8107Professional License #: 9903 E-mail address: RJS@TRITECHENG.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: [Signature] Date: 4-26-Signature of Applicant (if different from owner): [Signature], MEMBER Date: 4/26/17Signature of Agent: [Signature], PRESIDENT Date: 4/26/17**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

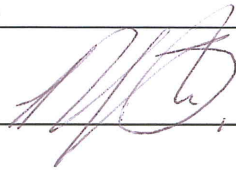
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction 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: [Signature] Date: 4-26-17**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: [Signature] Date: 4-26-17

Signature of Applicant (if different from owner):



MENZIES

Date:

04/26/17

CERTIFICATION OF FEES

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

Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

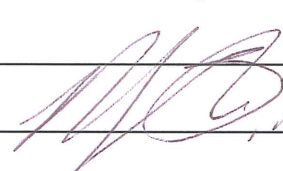
Signature of Property Owner:



Date:

4-26-17

Signature of Applicant (if different from owner):



MENZIES

Date:

04/26/17

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.

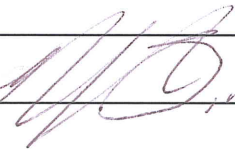
Signature of Property Owner:



Date:

4-26-17

Signature of Applicant (if different from owner):



MENZIES

Date:

04/26/17

ABUTTER LIST: P17-34
QUANTUM REAL ESTATE GROUP,LLC
GEORGE F MITROPOULOS REV LIVING TRUST
LITTLEWORTH ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0031-000000	30 LITTLEWORTH RD	SOUSANE RUTH K &	QUINLAN NANCY K	30 LITTLEWORTH RD	DOVER	NH	03820
H0030-000000	26 LITTLEWORTH RD	MERRILL BENJAMIN J &	BLETHEN STEVEN J	26 LITTLEWORTH RD	DOVER	NH	03820
H0033-E00000	89 KNOX MARSH RD	QUINLAN DENIS J	QUINLAN NANCY K	89 KNOX MARSH RD	DOVER	NH	03820
H0029-000000	20 OLD LITTLEWORTH RD	STILLWAGON BERNARD R LIFE ESTATE &	STOWE STILLWAGON RAMONA L	20 OLD LITTLEWORTH ROAD	DOVER	NH	03820-4333
H0023-001000	9 A CHANDLER WY	SHERPA LAKPA		9 A CHANDLER WAY	DOVER	NH	03820
H0032-A00002	10 LITTLEWORTH RD	GONYOU PROPERTIES LLC		1862 NECTAR RD	THE VILLAGES	FL	32163-2136
H0029-005000	19 A LITTLEWORTH RD	CARMICHAEL CHARLES E JR &	CARMICHAEL CHERYL A	19A LITTLEWORTH ROAD	DOVER	NH	03820
H0032-A00001	55 KNOX MARSH RD	SHERWOOD ROBERT E & MARILYN A TRUSTEES	SHERWOOD ROBERT & MARILYN FAMILY REVOCAB	11 LISA BETH CIRCLE	DOVER	NH	03820
H0033-000000	67 KNOX MARSH RD	COOPER KEVIN &	COOPER LYDIA A	85 KNOX MARSH ROAD	DOVER	NH	03820
H0028-000000	21 LITTLEWORTH RD	KAY RICHARD W		45 LITTLEWORTH ROAD	DOVER	NH	03820
H0029-004000	19 LITTLEWORTH RD	ROBERGE JOSHUA A &	ROBERGE RACHEL L	19 LITTLEWORTH RD	DOVER	NH	03820
H0031-A00000	24 LITTLEWORTH RD	SOUSANE DEBORAH		24 LITTLEWORTH ROAD	DOVER	NH	03820
		QUANTUM REAL ESTATE GROUP,LLC	c/o TRITECH ENGINEERING CORPORATION	755 CENTRAL AVENUE	DOVER	NH	03820
		GEORGE F MITROPOULOS REV LIVING TRUST		315 ROCHESTER HILL ROAD	ROCHESTER	NH	03867

May 23, 2017

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

Subject: Subdivision Application
George F. Mitropoulos Revocable Living Trust
Littleworth Road
Tax Map H Lot 29A
Dover, New Hampshire
Job No. 16144

Dear Donna:

Thank you for the Technical Review Committee Minutes from the May 18, 2016 TRC Meeting.

Below please find our responses as to how our plans have been revised to address these comments.

Planning Department Comments:

1. Impact fees and water investment fees will be assessed.
The Applicant is aware of this requirement.
2. Provide:
 - a) Stormwater Operations and Maintenance Plan
Sheet LD-1 contains Stormwater Management Notes to insure compliance with Section 149-14A of the Site Review Regulations. Section 149-14A (3) G, Long Term Operation and Maintenance is not applicable to the project as it does not involve any permanent BMP's.
3. Please revise the plan set to:
 - a) Add file number P17-34 to all sheets
File Number "P17-34" has been added to each of the sheets.
 - b) Indicate zoning boundary
The zone boundary line between the B-4 District and the R-20 District has been added to the plans.
 - c) Add Common Subdivision notes 7, 10, 13, 15, 18, 20, 22, 23, 24 and 28
 - 1) Common Subdivision Plan Note 7
All applicable easements have been shown and noted on the plans.
 - 2) Common Subdivision Plan Note 10
Note Number 8 on Sheet S-1 contains this data.
 - 3) Common Subdivision Plan Note 13
This has been added to Sheet S-1 as Note Number 20.

- 4) Common Subdivision Plan Note 15
This has been added to Sheet WP-1 as Construction Note Number 1.
- 5) Common Subdivision Plan Note 18
This has been added to Sheet WP-1 as Construction Note Number 2.
- 6) Common Subdivision Plan Note 20
This has been added to Sheet WP-1 as Construction Note Number 3.
- 7) Common Subdivision Plan Note 22
This has been added to Sheet WP-1 as Construction Note Number 4.
- 8) Common Subdivision Plan Note 23
This has been added to Sheet WP-1 as Construction Note Number 5.
- 9) Common Subdivision Plan Note 24
This has been added to Sheet WP-1 as Construction Note Number 6.
- 10) Common Subdivision Plan Note 28
This has been added to Sheet WP-1 as Construction Note Number 7.
- d) Revise note 12 to reference Building Official, not Inspector
Note Number 12 has been revised as requested.
- e) Indicate if there is room for post office to pull off for mail delivery
Littleworth Road consists of a 100 foot wide right of way with 8 foot wide paved shoulders as well as gravel shoulders. Therefore, there is adequate area for mail delivery.
- f) Add surveyor and engineers stamps/signatures
Surveyors & Engineers stamps and signatures will be provided on the final submission.
- g) Revise Flood zone note to state Zone X
Note Number 10 has been revised as requested.
- h) Indicate location of wetland buffer placards
Wetland Buffer Placards have been added to Sheet LD-1.
- i) Add note that the abutters structures must be removed prior to plans getting signed
These structures are less than 100 square feet in size and we don't believe violate any zoning requirements. The applicant would prefer to work with the abutter on an agreeable timeframe.
- j) Remove note on lot development plan about zoning relief for build-to-line
We believe this note should remain as this is the applicant's intention.

Police Department Comments:

- 1. Sheet LD-1 – check notes 1 and 4 ref. perimeter landscaping
Landscape Note Number 4 on Sheet LD-1 has been corrected.
- 2. Sheet LD-1 appears to show clear cutting of Lot 29A-3 outside the perimeter buffer. Why?
Sheet LD-1 depicts the maximum tree cutting allowed.
- 3. Site plan inconsistent with subdivision application regarding number of proposed lots
The proposed subdivision is for six (6) lots with five (5) of those lots being new lots.
- 4. Are the existing structures on Lot 29A to remain or be removed
These structures will be removed.
- 5. Clarify note 17 on Sheet S-1 regarding the number of NHDOT driveway permits pending
We have filed a Driveway Permit Application with NHDOT District 6 which would allow for the construction of three (3) driveways as shown.
- 6. How will electricity be brought to these lots
Eversource will install new utility poles along the Littleworth Road frontage, placing a pole at each of the common driveways. Services to the individual homes from these poles will be underground. The poles have been added to the plans.

Engineering Comments:

1. Please revise the plan set to:
 - a) Relocate the hydrant to the end of the main. Setup should be hydrant tee, mainline gate attached to the tee and one length of pipe after.
Sheet WP-1 has been revised as requested.
 - b) Relocate hydrant to the backside of the water main
Sheet WP-1 has been revised as requested.
 - c) Revise note W7 to indicate a copper water service from box to main
Water Construction Note Number W-7 has been revised as requested.
 - d) Revise Hydrant detail on C2 to indicate an Eddy with a 8 X 6" anchor tee, with a factory plug.
The hydrant detail on Sheet C-2 has been revised as requested.
 - e) Indicate driveway culverts, if needed
A driveway culvert is proposed and shown for the middle driveway. Culverts are not necessary for the other two (2) driveways.
 - f) Add UG electric and gas feeds
Eversource will install new utility poles along the Littleworth Road frontage, placing a pole at each of the common driveways. Services to the individual homes from these poles will be underground. The poles have been added to the plan. No gas service is proposed at this time.
 - g) Note why the ROW lines do not line up with bounds
The boundary determination was based on several monuments. We found that not all the monumentation found were relevant.

Economic Development Comments:

1. Commercial use would be a better fit on this site as it is surrounded by commercial uses.
No response.

Planning Board Comments:

1. None

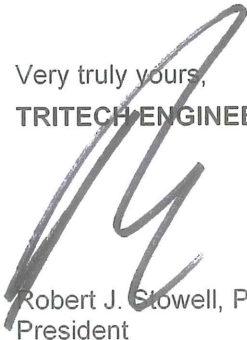
Enclosed please find the following:

1. Four (4) full-size copies of the Subdivision Plan set.
2. Eleven (11) half-size copies of the Subdivision Plan set.
3. Fifteen (15) copies of the TRC response letter.
4. Fifteen (15) copies of the Subdivision Application.
5. Fifteen (15) copies of the Standard Traffic Assessment.
6. Fifteen (15) copies of the Test Pit and Perc Test Results.

We look forward to discussing this application with the Planning Board on June 13, 2017.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



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

MEMORANDUM

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Ref: 1370
Subject: Traffic Assessment
Residential Subdivision
Littleworth Road
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: April 27, 2017

**INTRODUCTION**

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed residential subdivision along the south side of Littleworth Road in the City of Dover, New Hampshire.

This TAM includes:

- existing site description
- proposed project description
- road description
- public transit
- sight distances
- trip generation
- trip distribution/assignment
- potential traffic impacts

This TAM concludes that:

- relevant sight distances at the Littleworth Road/driveway intersections will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

EXISTING SITE DESCRIPTION

The site:

- is along the south side of Littleworth Road
- has an area of about 7.25 acres
- is partly wooded and partly overgrown field
- is bounded on the north by Littleworth Road
- is otherwise bounded by commercial and residential development

PROPOSED PROJECT DESCRIPTION

The project:

- will provide six units of single-family detached housing
- will have driveways along Littleworth Road

ROAD DESCRIPTION

Littleworth Road (New Hampshire Route 9 or NH 9):

- is an east-west arterial highway under the jurisdiction of the State of New Hampshire
- provides connections, to and from the west with:
 - the Town of Madbury
 - NH 125, an arterial highway of regional importance
- provides connections, to and from the east, with:
 - central Dover
 - Knox Marsh Road (NH 155), an arterial highway
 - the Spaulding Turnpike, a freeway of regional importance
- has a horizontal alignment with minor curves
- has a vertical alignment with minor grades
- has a posted speed limit of 35 miles per hour
- has asphalt cement concrete pavement in overall good condition

- has one travel lane and one paved shoulder per direction
- has pavement markings including double-yellow lines, separating traffic directions, and single-white edge lines

PUBLIC TRANSIT

University of New Hampshire Wildcat bus-transit Route 3 runs along Knox Marsh Road near the site, with a stop near Littleworth Road. Route 3 connects with:

- central Dover, to the north
- Central Avenue north of central Dover
- the Town of Durham, to the south
- the University of New Hampshire campus in the Town of Durham
- the Cooperative Alliance for Seacoast Transportation (COAST) bus-transit system

SIGHT DISTANCES

Relevant sight distances at the Littleworth Road/driveway intersections will be over 400 feet in both directions, which is appropriate.

CALCULATED TRIP GENERATION

The Institute of Transportation Engineers (ITE) compiles and publishes trip-generation information for a variety of land uses in *Trip Generation Manual*.¹ This authoritative guide for calculating site traffic includes single-family-detached housing, land use 210, based on number of dwelling units.²

Table 1 shows weekday vehicle-trip generation for six dwelling units as:

- daily, 57 (total of in and out)
- AM-street-peak hour, 5 (2 in and 3 out)
- PM-street-peak hour, 6 (4 in and 2 out)

¹ ITE, *Trip Generation Manual*, 9th edition (Washington DC, 2012).

² ITE, *Trip Generation Manual*, pages 295 to 231.

Table 1. Calculated weekday vehicle-trip generation.

Daily	Vehicle-Trips ^a					
	AM Street-Peak Hour			PM Street-Peak Hour		
	In	Out	Total	In	Out	Total
57	2	3	5	4	2	6

^a Based on ITE, *Trip Generation Manual*, 9th edition, single-family detached housing, land use 210, six dwelling units.

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations are not sensitive to trip distribution/assignment. Trips may primarily be oriented to and from the east, including central Dover, Knox Marsh Road and the Spaulding Turnpike.

POTENTIAL TRAFFIC IMPACTS

The calculations show less than 100 peak-hour primary vehicle-trips, due to the proposed project. More specifically, for the tabulated peak hours, trip generation is:

- 5 to 6 vehicle-trips
- split entering versus exiting the site
- further split by orientation to/from the north, south, east or west

Therefore, the proposed project is not anticipated to add significant new traffic to the area.

CONCLUSION

In conclusion:

- relevant sight distances at the Littleworth Road/driveway intersections will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

Test Pit Descriptions

Dover NH
Littleworth Road
April 19, 2017
Test pits described on 04-14-17

Test Pit 101

00 – 12"	Dark brown (10YR4/3) fine sandy loam; weak fine granular structure; moist, friable.
12 – 19"	Dark yellowish brown (10YR4/6) very fine sandy loam; weak medium granular structure; moist, friable
19– 36"	Dark yellowish brown (10YR4/6) very fine sandy loam; few gray (10YR6/1) redox depletions; few strong brown (7.5YR5/8) redox concentrations; massive structure; dry, loose.
36 – 60"	Olive gray (2.5Y5/2) silt loam; many medium prominent dark yellowish brown (10YR4/6) redox concentrations; strong medium blocky structure; moist, firm.

Series: Boxford
Estimated seasonal high water table: 19"
Observed water: 30"
Restrictive layer: 36"
Soil Hydrologic Group: C

Test Pit 102

00 – 10"	Dark brown (10YR4/3) fine sandy loam; weak fine granular structure; moist, friable.
10 – 24"	Olive brown (2.5Y4/6) fine sandy loam; weak fine granular structure; moist, friable.
24"	Bedrock.

Series: Tunbridge
Estimated seasonal high water table: None
Observed water: none
Restrictive layer: None
Bedrock at 24"
Soil Hydrologic Group: C

Test Pit Descriptions

Dover NH
Littleworth Road
April 19, 2017
Test pits described on 04-14-17

Test Pit 103

Old farm rock pile. 24" of disturbed soil

24 – 30"	Light olive brown (2.5Y5/4) sandy loam; weak fine granular structure; moist, friable.
30 – 48"	Light olive brown (2.5Y5/4) sandy loam; few medium prominent reddish brown (5YR4/6) redox concentrations; moderate medium platy structure; moist, firm.

48" Bedrock

Series: Tunbridge
Estimated seasonal high water table: 30"
Observed water: none
Restrictive layer: 30"
Bedrock at 48"
Soil Hydrologic Group: C

Test Pit 104

00 – 08"	Dark brown (10YR4/3) fine sandy loam; weak fine granular structure; moist, friable.
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08 – 17"	Light olive brown (2.5Y5/6) fine sandy loam; weak fine granular structure; moist, friable.
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17 – 30"	Light olive brown (2.5Y5/4) fine sandy loam; weak fine granular structure; moist, friable.
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30" – 52"	Light olive brown (2.5Y5/4) fine sandy loam; few medium prominent strong brown (7.5YR5/8) redox concentrations; moderate medium platy structure; moist, firm.
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52"	Bedrock
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Series: Scituate
Estimated seasonal high water table: 30"
Observed water: none
Restrictive layer: 30"
Bedrock at 52"
Soil Hydrologic Group: C

Test Pit Descriptions

Dover NH
Littleworth Road
April 19, 2017
Test pits described on 04-14-17

Test Pit 105

00 – 07”	Dark brown (10YR4/3) silt loam; massive structure; moist, friable.
07 – 16”	Light olive brown (2.5Y5/6) silt loam; massive structure; moist, friable
16– 25”	Light olive brown (2.5Y5/4) silt loam; massive structure; moist, friable
25 – 60”	Light olive brown (2.5Y5/4) fine sandy loam; common medium prominent strong brown (7.5YR5/8) and few prominent brownish red (5YR4/6) redox concentrations; few medium distinct gray (10YR6/1) redox depletions; moderate medium platy structure; moist, firm.

Series: Boxford
Estimated seasonal high water table: 25”
Observed water: none
Restrictive layer: 25”
Soil Hydrologic Group: C

Test Pit 106

00 – 05”	Dark brown (10YR4/3) silt loam; massive structure; moist, friable.
05 – 12”	Light olive brown (2.5Y5/3) silt loam; massive structure; moist, friable.
12 – 17”	Light olive brown (2.5Y5/3) and olive gray (2.5Y5/2) silt loam; massive structure; moist, friable.
17 – 36”	Olive gray (2.5Y5/2) silt loam; common medium distinct brown and yellowish brown (10YR4/4 & 10YR5/6) redox concentrations; common medium faint gray (10YR6/1) redox depletions; strong medium blocky structure; moist, very firm.

Series: Boxford, somewhat poorly drained
Estimated seasonal high water table: 12”
Observed water: 17”
Restrictive layer: 17”
Soil Hydrologic Group: D

Test Pit Descriptions

Dover NH
Littleworth Road
April 19, 2017
Test pits described on 04-14-17

Test Pit 107

00 – 06"	Dark brown (10YR4/3) silt loam; massive structure; moist, friable.
06 – 16"	Light olive brown (2.5Y5/4) silt loam; massive structure; moist, friable
16– 20"	Light olive brown (2.5Y5/4) silt loam; many medium to coarse distinct olive gray (2.5Y5/2) redox depletions; massive structure; moist, friable
20 – 60"	Light olive brown (2.5Y5/4) & yellowish brown (10YR5/6) silt loam; few medium prominent strong brown (7.5YR5/8) redox concentrations; strong medium platy structure; moist, firm.

Series: Boxford
Estimated seasonal high water table: 16"
Observed water: 18"
Restrictive layer: 20"
Soil Hydrologic Group: C

Test Pit 108

00 – 11"	Light olive brown (2.5Y5/3) silt loam; massive structure; moist, friable.
11 – 16"	Light olive brown (2.5Y5/4) silt loam; massive structure; moist, friable
16– 24"	Olive gray (2.5Y5/2) silt loam; many medium to coarse distinct yellowish brown (10YR5/6) redox concentrations; few medium faint gray (10YR6/1) redox depletions; massive structure; moist, friable
24 – 60"	Olive gray (2.5Y5/2) & light olive brown (2.5Y5/4) silt loam; few medium prominent yellowish brown (10YR5/6) redox concentrations; strong medium platy structure; moist, firm.

Series: Boxford
Estimated seasonal high water table: 16"
Observed water: 20"
Restrictive layer: 24"
Soil Hydrologic Group: C

Test Pit Descriptions

Dover NH
Littleworth Road
April 19, 2017
Test pits described on 04-14-17

Test Pit 109

00 – 08”	Dark brown (10YR3/3) silt loam; massive structure; moist, friable.
08 – 19”	Light olive brown (2.5Y5/4) silt loam; massive structure; moist, friable
19– 60”	Olive gray (2.5Y5/2) & light olive brown (2.5Y5/4) silt loam with brownish red (2.5YR4/6) coatings on some ped faces; few medium prominent strong brown (7.5YR5/8) redox concentrations; strong medium subangular blocky structure; moist, firm

Series: Boxford
Estimated seasonal high water table: 19”
Observed water: None
Restrictive layer: 19”
Soil Hydrologic Group: C

Test Pit 3 dug 11-7-16

00 – 11”	Dark brown (10YR4/3) silt loam; massive structure; dry, soft
11 – 21	Olive (5Y5/3) very fine sandy loam; massive structure; dry, slightly hard
21– 50”	Olive (5Y5/4) silt loam; strong medium blocky structure; dry, very hard.

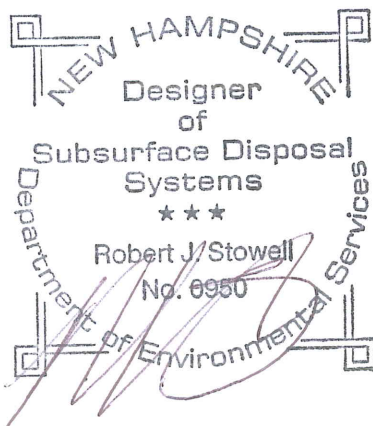
Series: Boxford
Estimated seasonal high water table: 21”
Observed water: None
Restrictive layer: 21”
Soil Hydrologic Group: C

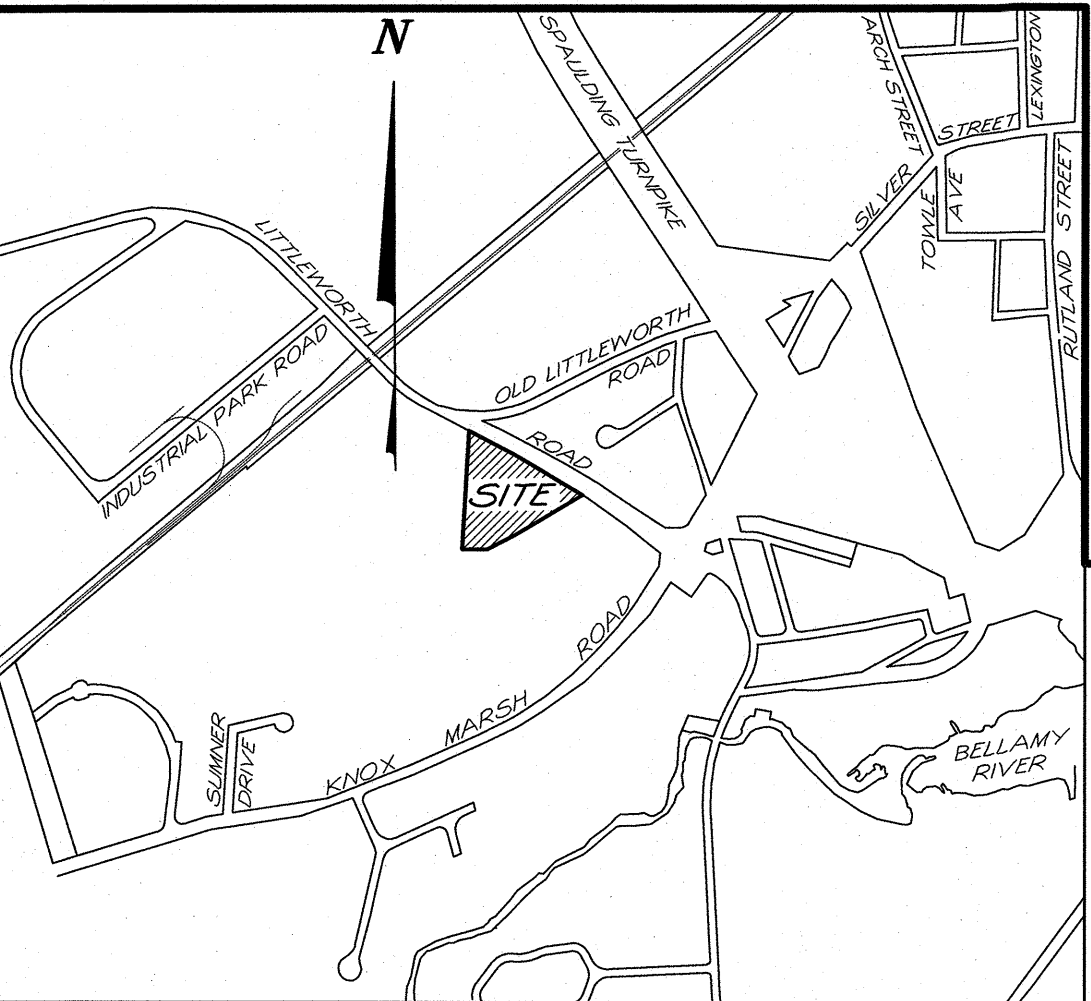
Perc Test Results
Subdivision of Land
George F. Mitropoulos Revocable Living Trust

Tax Map H, Lot 29A
Littleworth Road
Dover, New Hampshire

Job No. 16144

<u>Lot #</u>	<u>Percolation Test #</u>	<u>Date</u>	<u>Depth</u>	<u>Rate</u>
29A	@ TP 101	04/14/17	24"	12 Min./In.
29A-1	@ TP 3	04/14/17	18"	12 Min./In.
29A-2	@ TP 104	04/14/17	26"	10 Min./In.
29A-3	@ TP 107	04/14/17	16"	18 Min./In.
29A-4	@ TP 108	04/14/17	18"	18 Min./In.
29A-5	@ TP 109	04/14/17	17"	16 Min./In.





LOCUS (NOT TO SCALE)

NOTES

- 2.) CURRENT OWNER: GEORGE F. MITROPOULOS REVOCABLE LIVING TRUST
315 ROCHESTER HILL ROAD
ROCHESTER, N.H. 03867

AUTHORIZED SIGNATURE

- 5.) PROJECT DEED REFERENCE: BOOK 3410 PAGE 150

6. PROJECT PLAN REFERENCE:
 NHDOT
 PROJECT No. L.S. 1823-(1)
 1954

SUBDIVISION OF LAND OF THE
 SOUSANE PROPERTY
 IN DOVER, N.H.
 BRUCE L. POHOPEK
 JUNE 2, 1982 SCD 23A-73

PLAN OF SUBDIVISION
 MARGUERITE WATKINS
 KNOX MARSH ROAD
 DOVER, NEW HAMPSHIRE
 C.L. DAVIS AND ASSOCIATES
 SEPT. 1984 SCD 24A-114

PLAN OF CONSERVATION EASEMENT
 LAND OF RUTH SOUSANE AND
 DENNIS AND NANCY QUINLAN
 DOVER, N.H.
 RICHARD P. TOWLE
 DEC. 16, 1996 SCD 51-97

LOT LINE ADJUSTMENT PLAN
 PREPARED FOR
 RAYMOND J. MARTINEAU, JR.
 AND ROBERT SHERWOOD
 LITTLEWORTH - KNOX MARSH ROAD
 DOVER, STRAFFORD COUNTY
 NEW HAMPSHIRE
 McENEANEY SURVEY ASSOCIATES
 MARCH 20, 2002 SCD 66-68

NHDOT
 PROJECT No. 13042
 AS-BUILT
 2009

- ZONING: R-20
 MIN. LOT SIZE: 20,000 SQ.FT.
 MIN. FRONTAGE: 125 FT
 MIN. SETBACKS:
 FRONT: BUILD TO LINE (20' TO 35')
 SIDE: 20 FT
 REAR: 30 FT
 IN ADDITION TO R-20, THIS PROPERTY FALLS WITHIN A ZONING OVERLAY DISTRICT:
 - WETLANDS PROTECTION DISTRICT
 - CONSERVATION DISTRICT

- 3.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF APRIL, 2017.

- 7) DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

3. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0320E, EFFECTIVE DATE: SEPTEMBER 30, 2015).

- .) BASIS OF BEARING: DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88). COORDINATES PUBLISHED ARE CONVERTED TO THE DOVER GIS SYSTEM.

- 2.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

- 5.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

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

- 5.) LOTS WILL BE SERVICED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND MUNICIPAL WATER.

- 6.) STATE OF NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER: PENDING.

- 7.) NHDOT DRIVEWAY PERMIT No. PENDING.

- 3.) SHEETS T-1, T-2, EX-1, S-1, S-2, WP-1 & LD-1 ARE CONSIDERED A PART OF THE SITE PLAN SET.

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

- 9.) TOPOGRAPHY DEPICTED IS BASED ON NAVD 88.

REVISIONS	DATE:	DESCRIPTION:
5-23-2017	REVISED PER TRC COMMENTS	

SUBDIVISION OF LAND
GEORGE F. MITROPoulos
REVOCABLE LIVING TRUST
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

APRIL 27, 2017

S-1

(P17-34)