

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, July 25, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 27, 2017 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public Hearing and Discussion of a Zoning Ordinance Amendment to rezone a 29.1 acre City owned parcel (Maglaras Park), Assessor's Map 22, Lot 42, located off Henry Law Avenue & Towne Drive from R-12 to CWD.

4. NEW BUSINESS

- A. Consideration and acceptance of a Lot Line Adjustment for Scott Coughlin, Assessor's Map I, Lots 94C, 94B & 93A, zoned R-40, located at 17 & 19 Piscataqua Road and Hidden Valley Drive. *P17-40
- B. Consideration and acceptance of a Minor Subdivision for Scott Coughlin, Assessor's Map I, Lot 93A, zoned R-40, located at 17 Piscataqua Road. *P17-41 (1 new lot)
- C. Consideration and acceptance of a Minor Subdivision for Scott Coughlin., Assessor's Map I, Lot 94B, zoned R-40, located at 19 Piscataqua Road. *P17-42 (2 new lots)
- ~~D. Public Hearing related to compliance with conditions of approval for a Site Plan for Changing Places, LLC, (multiple owners), Assessor's Map M, Lot 4, zoned ETP (RCM Overlay), located at Thornwood Lane. *P06-55A This item has been withdrawn~~

5. STAFF COMMENT

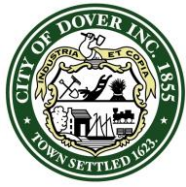
- A. CBDG Update

6. MEMBER COMMENTS

- A. Lot Mergers

7. ADJOURNMENT

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 306, 61 Locust St., Dover, NH 03820
Meeting Date: **Tuesday, June 27, 2017**
Meeting Time: **7:00 pm**

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

Members Not Present: Catherine Plante, Tristan Donovan (Alternate), Hayley Harmon (Alternate)

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

The Chair called the meeting to order at 7:00p.m., and recognized J.Burdin to sit in for C.Plante. He described the process used to hear cases and the opportunities for the public to communicate.

C.Parker confirmed for K.Schuman that item 4.F on the agenda does not have a public hearing, and that the Citizen's Forum would be the opportunity for the public to speak on that item.

1. CITIZENS' FORUM

Citizens Forum Open.

Jack Mettee, 56 Rutland Street, Chairman of the Waterfront Development Committee, addressed item 4.F on the agenda regarding the rezoning project, and stated that the Committee voted to support the project.

Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- June 13, 2017 Regular Meeting Minutes

Motion: F.Torr made a motion to approve the June 13, 2017 Regular Meeting Minutes as amended. Seconded by D.Ciotti. Vote U/A

T.Clark addressed the last statement in the paragraph at the bottom of page 11 which stated, "there currently is no civil matter", and questioned the accuracy of the statement. L.Skinner suggested a change to the wording to read, "no identified civil matter".

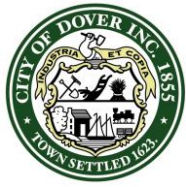
3. Discussion ensued regarding clarification of the appropriate wording to determine whether it is a civic or civil issue. The Board agreed to the wording, "there currently is no identified civil matter". Furthermore the Board clarified that the line "that a boundary line is a civic issue," should read a "that a boundary line is a civil issue,"

C.Parker clarified the Planning Board role as requested by K.Schuman in the decision process for applications with non-binding conditions. He clarified what projects are treated as binding and non-binding, and confirmed the Board would provide non-binding recommendations.

4. OLD BUSINESS

There was no Old Business.

5. NEW BUSINESS



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 306, 61 Locust St., Dover, NH 03820
Meeting Date: **Tuesday, June 27, 2017**
Meeting Time: **7:00 pm**

- A. Consideration and acceptance of a Conditional Use Permit for the City of Dover per RSA 674:54, Assessor's Map 31, Lot 2, located at 63 Fourth Street, zoned CBD (Proposal is to create a paved ramp and trail head, impacting 1,730 sq. ft. of wetlands and 12,560 sq.ft. of wetlands buffer) and a Conditional Use Permit for the City of Dover per RSA 674:54, Assessor's Map 15, Lots 40-A, 21-22, located at Fisher Street & 271-279 Locust Street, zoned I-1 (Proposal is to pave a trail from Fisher Street to Central Ave, impacting approximately 41,916 sq.ft. of wetlands buffer). *P17-39

C.Parker provided an overview and background information regarding the application.

Rick Lundborn, CLD Consulting Engineers, represented the applicant, displayed plans for viewing, and presented the proposed plan.

Discussion ensued regarding the easement locations on the properties and the need to acquire a right of way and the owners' awareness regarding negotiations to obtain the land until the need for a permit exists, the process regarding the next phase for the wetland permit and design stage, sanitation facilities consideration and locations of current facilities near the trail, confirmation of rubbish bins on the site, rain garden maintenance clarification, and consideration of the wetland locations and stagnate water on the Fisher Street/Washington Street locations and the need to clean up those areas, the future long range maintenance plan for the trail, and a community clean-up day for the trail.

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

Public hearing opened.

Lou Muniz, 40 Fisher Street, owns property abutting the trail and stated his concerns regarding privacy for those homes abutting the trail and the need for trees or arborvitae, standing water on the trail and the need for maintenance, lighting in the dark areas, poison ivy locations on City property, downed trees on the trail, and drainage concerns. He requested a fence or sign installation to avoid liability for those who trespass on his property.

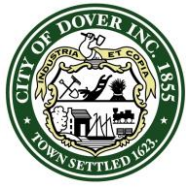
Sarah Batterson, 14 Station Drive, stated her privacy, trespassing, people tenting, and security concerns and the impact to the properties on Station Drive. She addressed the steep hill on the trail and asked if it would be more level.

John Dorr, 98 Henry Law Avenue, stated the issue with people tenting and trespassing near his property and how helpful the police have been with his issue. He recommended the Board consider police input regarding those same issues for the trail.

Public hearing closed.

R.Lundborn displayed the plan for viewing, addressed the abutter concerns regarding the steep slope and the work to make the slope ADA accessible, and confirmed there were no considerations regarding fence installation or any clearing. He requested Board direction and addressed the cost issues. He showed areas on Fisher Street where fencing is considered due to the proximity of homes. He stated there were conversations with the police regarding lighting not to be out at all times in order to discourage trespassing and to have a sign with park hours.

C.Parker addressed the area by Station Drive that is at the state it will be in, and sign placement on the trail to avoid trespassing. He encouraged community involvement at the Community Trail Advisory Committee



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meetings and confirmed the members are non-appointed, and that this Committee would organize a clean-up day for the trail and address other matters as needed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Board vote to approve the Conditional Use Permit with the following non-binding 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. Provide a copy of the NHDES Wetland Permit.

Discussion ensued regarding consideration of screening due to the open area at the railroad tracks and the need to get the easement first, a meeting to be held with property owner and not wanting to remove trees or vegetation as the trail approaches Central Avenue, clarification of ADA accessibility needed for the Mounted Patrol, consideration of sign posting for poison ivy and to remain on the trail, paving on the trail, privacy issues for abutting homes, lighting issues, and Board decision options with the non-binding items.

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

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

- B. Consideration and acceptance of a Lot Line Adjustment for Dover Housing Authority, Assessor's Map 33, Lots 2 & 3, zoned RMU, located at 62 Whittier Street. *P17-45
- C. Consideration and acceptance of a Minor Subdivision for Dover Housing Authority, Assessor's Map 33, Lot 2, zoned RMU, located at 62 Whittier Street. (3 lots) * P17-38

C.Parker provided an overview of the applications.

Allan Krans, Executive Director of the Dover Housing Authority, represented the applicant, displayed a plan for viewing, and presented the proposed plan.

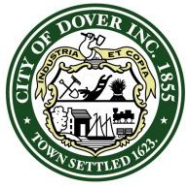
A.Krans clarified the reason of the applications for the renovations and funding process for L.Skinner.

Motion: L.Skinner made a motion to accept the applications for items 4.B and 4.C. Seconded by F.Torr. Vote U/A

Public hearing opened. Nobody Spoke. Public hearing closed.

STAFF RECOMMENDATION: (P17-45)

The Planning Department recommends that the Board vote to approve the Lot Line Adjustment plat with the following conditions:



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Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall revise the plans to add:
 - a. owners' signatures shall be added to the final plat submitted for signature.
 - b. Zoning District Boundaries
 - c. Width of existing streets
 - d. Reference plans
 - e. A note that Basis of bearing is the City of Dover GIS system stations _____ and _____ which were used to determine location, orientation and vertical datum.
 - f. the surveyor's stamp and signature to the final plat.
2. The applicant shall provide the Planning Department with a digital version of the final plat.

C.Parker confirmed these are Public Streets for F.Torr, and that the City maintains and plows the streets and the area was dedicated as an easement.

Motion: J.Burdin made a motion to approve the Lot Line Adjustment plat subject to staff recommended conditions. Seconded by F.Torr. Vote U/A

STAFF RECOMMENDATION: (P17-38)

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

Waiver Request:

The Planning Department recommends that the Board approve the waivers from Sections 155-28.E,G,H,I,N,&P with the following condition:

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.

Subdivision Plat:

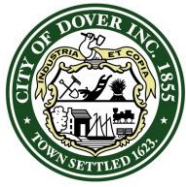
The Planning Department recommends that the Board approve the subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
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. Darken the new lot lines to be more clear
 - d. Add zoning district boundaries
 - e. Widths of existing streets
 - f. Add reference plans

Motion: D.Ciotti made a motion to approve the subdivision plan and waivers subject to staff recommended conditions. Seconded by D.White. Vote U/A

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



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- D. Consideration and acceptance of a Site Plan for the City of Dover per RSA 674:54, Assessor's Map 22, Lots 1 & 42, zoned CWD, located at 31 River Street (Proposal is to lower a 3.7 acre portion of bluff through overburden & rock removal to prepare the site for future development). *P17-44
- E. Consideration and acceptance of a Conditional Use Permit for the City of Dover per RSA 674:54, Assessor's Map 22, Lot 1, zoned CWD, located at 31 River Street (Proposal is to remove a 3.7 acre portion of a bluff area with a permanent wetland impact of 3,600 square feet.) *P17-43

C.Parker introduced S.Bird to present the projects.

S.Bird provided an overview of the proposed plan. He stated a neighborhood meeting would be held for the abutters, and the truck routes would be coordinated with the police department regarding the stone removal for the bluff. Robert Roseen, Waterstone Engineering, Tom Severino, Severino Trucking Co, Inc., and Jason Reilly, Maine Drilling and Blasting, were also present.

R.Roseen presented the proposed plan and permitting process. He displayed project team information, plans, and bluff excavation and landfill cover information for viewing.

Discussion ensued regarding the skate park location, clarification of the permitting process and confirmed material in the wetlands, the AOT site excavation permit timeframe with requirements to go back at a later date once items are confirmed, and the safety factor and treatment of the bluff for the abutters to be addressed during the full site permitting with the possibility of fencing where nothing currently exists.

T.Severino displayed a plan for viewing and presented the construction, excavation, and blasting aspects of the project and the permits needed for the project. He addressed F.Torr's comment regarding the treatment of the bluff and stated there would be a rock face at the bluff with a grass slope and a chain link fence would be installed.

Discussion ensued regarding clarification of the location start of the blasting and traffic issues pertaining to the blasting, parking relocations away from the blasting, rock and blast material transportation route, and confirmation of meeting with the police regarding transportation/overburden trucking routes.

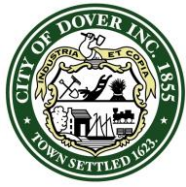
T.Severino clarified for D.Ciotti the existing cutout location for blasting, the vertical drill use and its process.

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

Public hearing opened.

Jack Mettee, 56 Rutland Street, represented the Cochecho Waterfront Development Advisory Committee and stated they took a vote to support this project and encouraged the Board to vote in favor as well.

John Dorr, 98 Henry Law Avenue, stated his concern regarding any protection the Association would have for the property if damage occurs in the blasting process. He raised drainage, privacy, and trespassing concerns and requested a chain link fence installation.



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Gudrun Valentine, 183 Locust Street, stated she owns C- 24 at 98 Henry Law Avenue stated her concerns regarding renting her property during blasting and the effect to her property value due to the height of the new buildings.

Amy Polcari, 98 Henry Law Avenue, Unit 31, requested info regarding how close the blasting would be to the property line and any protection during the blasting. She stated her concerns regarding damage to her property.

Public hearing closed.

C.Parker addressed the abutter concerns regarding security issues and clarified the notice process for the pre-blast meeting. He requested J.Reilly to address the blasting process, and T.Severino to address the noise issues and outreach at the bluffs for the direct abutter concerns.

T.Severino displayed a plan for viewing, and confirmed the location of the blasting from the property line and the process to monitor the vibrations and tree removal. He stated previous projects and the eventual gain the community will have. He clarified the trucking and loading process and location for K.Schuman.

J.Reilly clarified the technical aspects regarding the blasting process and any impact to abutters and surrounding businesses, the effect the blasting would have regarding those homes on a cement slab with no basement, and addressed a notification of a survey offered for those abutters within 500 ft.

STAFF RECOMMENDATION: (P17-44)

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

Conditions to Be Met Prior to Signing of Plans:

1. The Conditional Use permit (P17-43) is approved.
2. Provide a copy of the NHDES Alteration of Terrain Permit.

Conditions to Be Met Prior to Any Construction Activity:

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

Motion: F.Torr made a motion to approve the site plan subject to staff recommended conditions. Seconded by T.Clark.

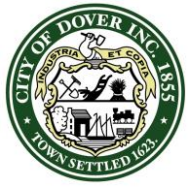
J.Buridin thanked those involved in the Waterfront project and stated the need to keep the skate park for uniqueness to the park and the loss of this resource in its relocation to Maglaras Park.

The motion was passed with a unanimous vote.

STAFF RECOMMENDATION: (P17-43)

The Planning Department recommends that the Board vote to approve the Conditional Use Permit with the following non-binding condition:

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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1. Appropriate erosion control shall be installed and maintained during construction.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by T.Clark.

There were Board compliments for T.Severino regarding his exemplary work in past projects.

The motion was passed with a unanimous vote.

- F. Discussion and possible posting of a Zoning Ordinance Amendment to rezone a 29.1 acre City owned parcel (Maglaras Park), Assessor's Map 22, Lot 42, located off Henry Law Avenue & Towne Drive from R-12 to CWD.

C.Parker stated the consideration for the zoning regarding the waterfront project and the need for future consideration for activities on the waterfront. A map was displayed for viewing. He stated the recommendation to rezone to CWD to allow for parking, development density as along the bluff, and to allow future activities/uses. He requested approval for posting to allow for a public hearing to determine rezone possibility.

Discussion ensued regarding consideration to delay the motion to allow public to vacation and to evaluate later with other rezoning projects, the timing to address the existing abutters and abutter feedback received, consideration for multiple public hearings, the analysis and other pertinent documents still needed, and clarification that the notice for this project would not be costly due to the low amount of abutters with this project.

D.Ciotti recommended the Board post the amendment now and then delay for 2-3 months to have more public hearings. K.Schuman agreed to post the amendment.

Motion: D.White made a motion to post the amendment. Seconded by D.Ciotti. Vote U/A

G. STAFF COMMENTS

C.Parker stated the City received \$4,000 more this year than last year for the Community Block Action Grant and that D.Carpenter would be working with the Finance Department to determine the distribution and prepare for the next meeting.

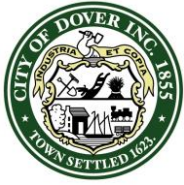
C.Parker announced the resignation of Tracy Smith. The Board members wished her well.

H. MEMBER COMMENTS

T.Clark requested software for the cursor to be highlighted during presentations. C.Parker stated user training would be provided for the engineers.

C.Parker confirmed for L.Skinner the Meeting Minutes template is provided by the City Clerk and determines the formatting to include the absent members listed.

L.Skinner suggested an addition be considered to the Planning Bylaws to state any items to be reviewed after 10:30 p.m. must have a 2/3 Board approval. He stated this procedure was implemented at the Durham Planning Board.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

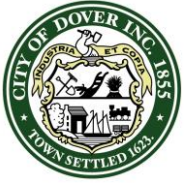
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C.Parker provided an update regarding the progress with the Master Plan Chapter and H.Harmon's involvement.

I. ADJOURNMENT

Motion: G.Cruikshank made a motion to adjourn at 9:20 p.m. Seconded by D.White. Vote U/A

DRAFT



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by rezoning a parcel of land from residential to mixed use.

2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium-Density Residential (R-12) District to Cochecho Waterfront (CWD) District an area of approximately 29 acres located along Washington Street Extension and Towne Drive, consisting of Map 22 lot 42.”

3. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

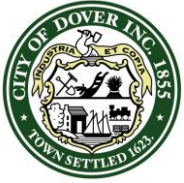
AUTHORIZATION

Approved as to
Funding: Daniel R. Lynch
Finance Director

Sponsored by: Councilor Dennis Ciotti
City Council Planning Board
Representative

Approved as to Legal
Form
and Compliance: Anthony Blenkinsop
City Attorney

Recorded by: Karen Lavertu
City Clerk



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

DOCUMENT HISTORY:

First Reading Date: Approved Date:	Public Hearing Date: Effective Date:
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DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor, Karen Weston		
Deputy Mayor, Robert Carrier		
Councilor John O'Connor, Ward 1		
Councilor Dennis Ciotti, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Marcia Gasses, Jr, Ward 4		
Councilor Dennis Shanahan, Ward 5		
Councilor Jason Gagnon, Ward 6		
Councilor Sarah Greenshields, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL:

Christopher G. Parker, AICP
Assistant City Manager
Planning and Strategic Initiatives
c.parker@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169

(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

Department of Planning & Community Development

July 05, 2017

Dear Dover Property Owner:

The Dover Planning Board has scheduled a **Public Hearing on Tuesday, July 25, 2017** regarding a proposed amendment to the Dover Zoning Ordinance. You are invited to attend the hearing which will be held in **McConnell Center Room 306, 61 Locust Street, Dover NH at 7:00 PM.** The amendment is the result of a review by City staff of proposed uses in conjunction with planned future waterfront development. The City seeks to involve the public in the process. The amendment is designed to promote economic growth and contribute to a vibrant community. The text of the amendment is below and a map of the proposed lot to be rezoned is located on the backside.

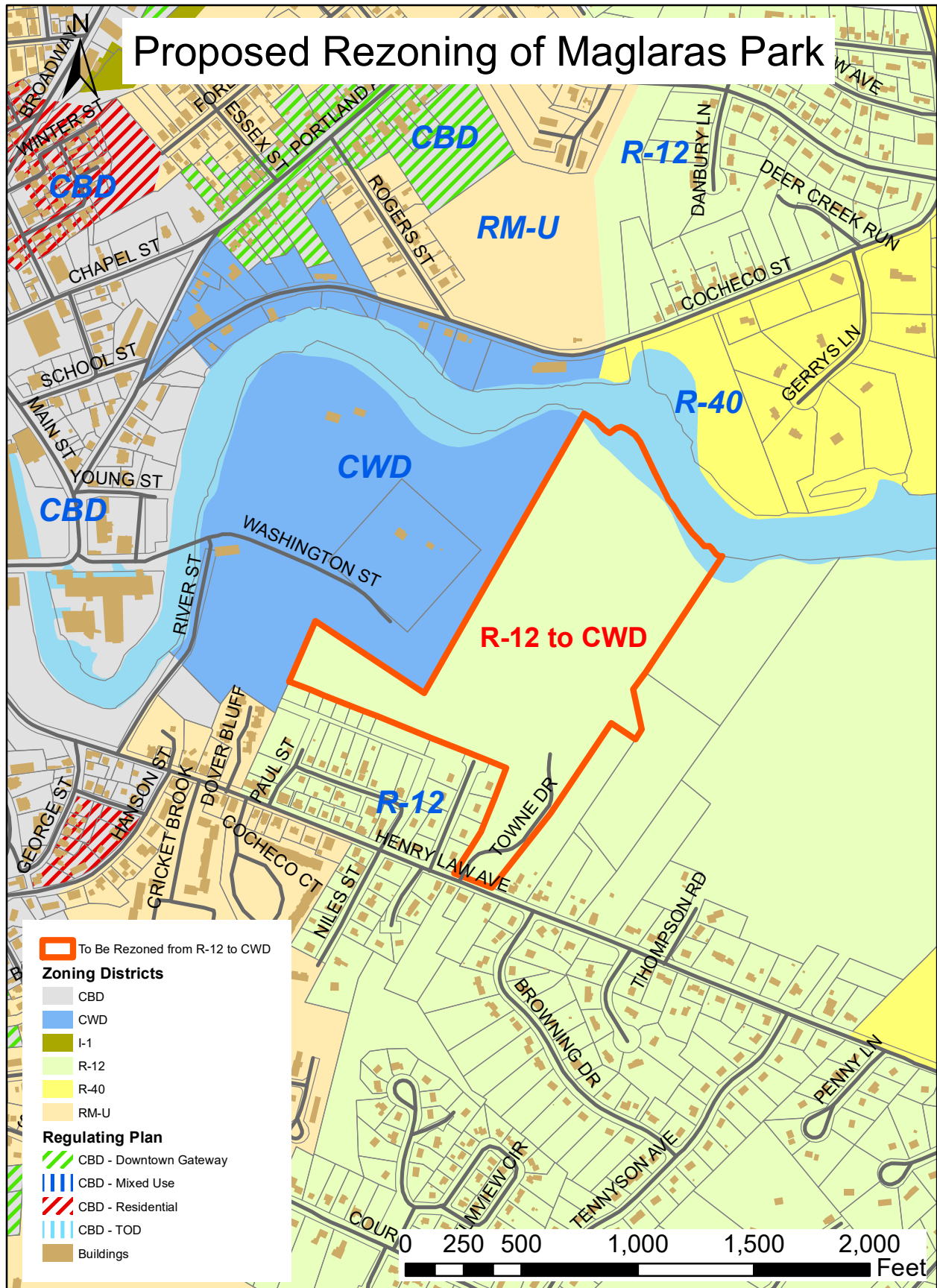
PROPOSED ZONING ORDINANCE AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium-Density Residential (R-12) District to Cochecho Waterfront (CWD) District an area of approximately 29 acres located along Washington Street Extension and Towne Drive, consisting of Map 22 lot 42.”

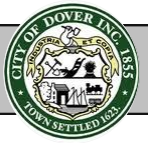
Please review and comment on the proposal at the hearing or by letter, or email (Dover-Planning@dover.nh.gov).

Proposed Rezoning of Maglaras Park



Cochecho Waterfront District (CWD)

Amended: 12-09-09 by Ord. No. 2009-09.09-15, 06-22-2016 by Ord. No. O-2016.06.08 – 010



Permitted Uses

- Bank
- BED and BREAKFAST
- CHILD CARE FACILITY
- COMMERCIAL PARKING FACILITY
- COMMERCIAL RECREATION
- Dwelling, 2 Family [4]
- Dwelling, 3 To 4 Family [4]
- DWELLING, MULTI-FAMILY [4]
- DWELLING, SINGLE FAMILY [5]
- Eating and Drinking Establishments [6]
- EDUCATIONAL INSTITUTION, POST SECONDARY
- HOTEL/RETAIL
- MARINA
- OFFICE
- PERSONAL SERVICE ESTABLISHMENT
- PUBLIC RECREATION
- Public Utility [7]
- Retail Store
- Theater
- WATER RELATED EDUCATION/RESOURCE CENTER
- WATERBORNE PASSENGER TRANSPORTATION FACILITY

Dimensional Regulations [1]

LOT	
Minimum LOT Size	N/A
Maximum COVERAGE [2]	75%
Minimum FRONTAGE	N/A
PRINCIPAL BUILDING	
Front SETBACK	0 ft
Abut a Street SETBACK	0 ft
Side SETBACK	0 ft
Rear SETBACK	0 ft
OUTBUILDING/ACCESSORY USE	
Front SETBACK	0 ft
Abut a Street SETBACK	0 ft
Side SETBACK	0 ft
Rear SETBACK	0 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	55 ft max
OUTBUILDING	55 ft max

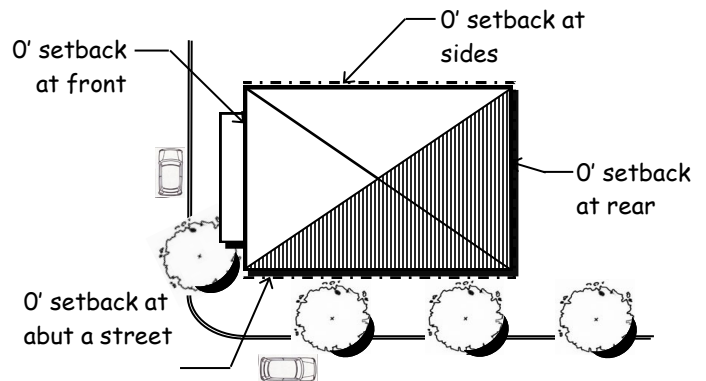
Uses Permitted by Special Exception

- Conversion of existing dwelling to accommodate additional residential units [5]
- Helicopter Take Offs & Landings

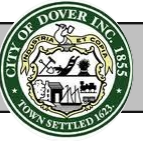
Sign Regulations

Size	CWD District
Total signs permitted	2 [per tenancy, and is for lot (excluding development identification SIGNS)]
Total area permitted	1 sf for each lineal foot of business FRONTAGE
Type	
FREESTANDING	permitted, provided that the principal building is set back at least 5 ft (max size is 60 sf, max height is 16 ft)
PROJECTING	permitted (max size 24 sf, min ht 10 ft above sidewalk, max ht is 25 ft above sidewalk)
WALL/ Awning	permitted (max size 40 sf)
Temporary	permitted (max height is 3 ft, max size 6 sf; see 170-32(E)(3) for additional regulations)

Principal Building Placement



NOT TO SCALE



Footnotes

- [1] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [2] Lots located in the Cochecho Waterfront District (CWD) and located South of the Cochecho River may have a maximum lot coverage of 100%. [Added 1-22-2003 by Ord. No. 35].
- [3] Any new construction along the existing CWD/R-12 zoning boundary (as described herein*) shall conform to the following setbacks:
- Structures and buildings shall be set back a minimum of seventy-five (75) feet from said boundary.
 - Pavement and parking shall be set back a minimum of twenty-five (25) feet from said boundary. [Added 1-22-2003 by Ord. No. 35].
- *Boundary runs from the northern property line of the Tax Assessor's lot 22-39; thence turning and running westerly along the southern property line of Tax Assessor's lot 22-42 for a distance of approximately 520 feet to the northeast corner of Tax Assessor's lot 22-33, thence running westerly to the northeast corner of Tax Assessor's lot 22-12.
- [4] Provided that the lot contains at least one thousand (1,000) square feet of land area for each dwelling unit and that each dwelling unit contains at least six hundred (600) square feet of gross floor area.
- [5] Single family units are only allowed if adjoined to other residential or non-residential uses in the same structure. Single family detached units are not allowed. [Amended 1-22-2003 by Ord. No. 35].
- [6] If fully enclosed with no drive-in service.
- [7] Public utility facilities shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- E. The conditions for granting a Special Exception, contained in Chapter 170-52- C(3), must also be satisfied.

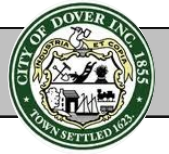
Special Exception Criteria (see 170-52(C)(3) for additional regulations)

Helicopter Take offs and Landings: Helicopter take offs and landings are allowed as a special exception subject to the following conditions:

- A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.

Medium Density Residential (R-12) District

Amended: 11-28-2012 by Ord. No. 2012-11.14-24, 08-19-2015 by Ord. No. O-2015.07.22-017



Permitted Uses

- ACCESSORY DWELLING UNIT
- ASSEMBLY HALL
- BED and BREAKFAST
- CHILD CARE FACILITY
- CONSERVATION LOT
- CHILD CARE HOME
- Conversion of Existing Dwelling to Accommodate not more than 2 units [6]
- Dwelling, 2 Family [7]
- DWELLING, SINGLE FAMILY
- EDUCATIONAL INSTITUTION, K-12
- EDUCATIONAL INSTITUTION, POST SECONDARY
- FARM [8]
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [9]
- OFFICE [10]
- PUBLIC RECREATION
- Public Utility [11]
- ROADSIDE FARM STAND [12]

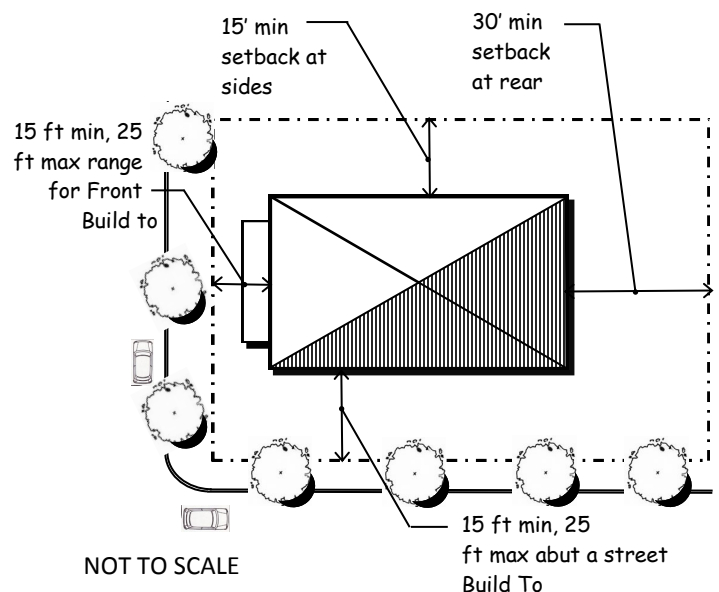
Dimensional Regulations [1] [2]

LOT	
Minimum LOT Size [3] [4]	12,000 sf
Maximum LOT COVERAGE	30%
Minimum FRONTAGE	100 ft
PRINCIPAL BUILDING	
Front BUILD TO LINE	15 ft min, 25 ft max [5]
Abut a Street BUILD TO LINE	15 ft min, 25 ft max [5]
Side SETBACK	15 ft
Rear SETBACK	30 ft
OUTBUILDING/ACCESSORY USE	
Front SETBACK	No closer than the principal BUILDING
Abut a Street SETBACK	No closer than the principal BUILDING
Side SETBACK	10 ft
Rear SETBACK	10 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	35 ft max
OUTBUILDING	35 ft max

Uses Permitted by Special Exception

- ELDERLY ASSISTED CARE HOME

Principal Building Placement



Sign Regulations

Size	R-12 District
Total SIGNS permitted	1
Total area permitted	16 sf (CUSTOMARY HOME OCCUPATION SIGN max 2 sf, development identification sign 20 sf max)
Type	
FREESTANDING	permitted (10 ft setback required)
PROJECTING	permitted
WALL/ Awning	not permitted
Temporary	not permitted



Footnotes

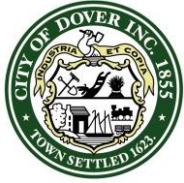
- [1] In the case of an Open Space Subdivision, in accordance with Article IV of Chapter 155 of the Code of Dover, the dimensional requirements shall be as specified in 155-22 of the Code of the City of Dover, 1983. [Added 6-10-87 by Ord. No. 13-87]
- [2] Refer to 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [3] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [4] Refer to Chapter 155, Subdivision of Land, Article IV for the minimum lot size for a major Subdivision. Any major subdivision in an R-12 district, must follow the procedures for an OSS if the original lot meets the minimum lot size required. [Amended 1-22-2003 by Ord. No. 35]
- [5] Expansions to, or renovations of, STRUCTURES on existing lots have a five (5) foot SETBACK.
- [6] Any dwelling unit existing on or before May 27, 1964, may be converted, provided that the lot shall contain at least four thousand (4,000) square feet per dwelling unit and a minimum floor area of five hundred (500) square feet per dwelling unit.
- [7] Two family dwellings are permitted in the R-12 Districts when incorporated in an open space subdivision and comply with all regulations specified in Chapter 155, Subdivision of Land, Article IV, Open Space Subdivisions, of the Code of the City of Dover, 1983. [Added 9-14-88 by Ord. No. 13-88] [Amended 1-15-03 by Ord. No. 35-11]
- [8] Shall not include the raising and sale of FARM ANIMALS; the breeding, boarding, and training of equines, and equine riding instruction; the commercial raising, harvesting, and sale of fresh water fish or other aquaculture products; and/or the breeding of poultry or game birds.
- [9] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line. [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [10] Permitted only if operated as a CUSTOMARY HOME OCCUPATION (Refer to definition in 170-6B).
- [11] The Utility Facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- [12] ROADSIDE FARM STANDS shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than two hundred (200) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area, including the building, shall not exceed four hundred (400) sq. ft. Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 sq. ft. of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases."

Special Exception Criteria (see 170-52(C)(3) for additional regulations)

ELDERLY ASSISTED CARE HOME [Added 09-15-93 by Ord. No. 19-93]:

ELDERLY ASSISTED CARE HOME is allowed by Special Exception in accordance with the densities and provisions stated below:

- A. ELDERLY ASSISTED CARE HOME is larger than 6 bedrooms shall meet the following density requirements: In the R-12 District at a density of one bedroom per 3,000 sq. ft.
- B. Provided that parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-40

Application Type: Lot Line Adjustment for Review
Applicant(s): Scott Coughlin
Owner(s): Scott Coughlin
Location: 17 & 19 Piscataqua and Hidden Valley Drive (Tax Map I, Lots 94B, 93A, 94C)
Meeting Date: July 25, 2017

INTENT: Requesting a lot line adjustment to adjust the lot lines between lot 93-A and 94-B and then a second lot line adjustment between lots 94-B and 94-C. Lot 93-A will go from 1.8696 acres to 1.9659 acres, lot 94-B will go from 4.6499 acres to 4.3014 acres, and lot 94-C will go from 19.40 acres to 21.95 acres.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE:	Existing	Proposed
-93-A:	1.8696	1.9659
-94-B:	4.6499	4.3014
-94-C:	19.4	21.95

ZONING DISTRICT/Elementary School: Rural Residential (R-40)/Garrison

EXISTING LAND USE: Residential

PROPOSED LAND USE:
Residential

SURROUNDING LAND USE:
Residential

ZBA ACTION: Lot 94-C: H87-55
Variance granted on 10.29.1987

ATTACHMENTS: Application, LLA Plan

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED:
None but one needed for full survey of entire lot 94-C.

Summary of Request and Background

The applicant proposes to adjust the lot lines twice between 3 lots. Then in the next two agenda items to subdivide the new lots into 5 additional lots through two minor subdivisions. One would convey Hidden Valley Drive to the HOA.

Consistency with Land Use Regulations

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

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

Staff Recommendation:

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

Waiver Request:

The Planning Department recommends that the Board approve the waiver from Sections 155-18.B(5) with the following condition:

Condition to Be Met Prior to Signing of Plans:

1. A note shall be added to the lot line adjustment plat 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.

Plat:

The Planning Department recommends that the Board approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall pay any outstanding Planning Board application fees as invoiced.
3. The Hidden Valley Drive Homeowner's Association will need to sign the LLA application.
4. The applicant shall revise the plat to:
 - a. Separate Hidden Valley conveyance lot line adjustment plat to be a separate sheet which will be File # P17-50
 - b. Add the owner's signatures (including Hidden Valley Drive HOA) to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds.
 - c. Include the Licensed Land Surveyor's stamp and signature.
 - d. Remove Dover approval stamp
 - e. Show well radii and leach field locations
 - f. Add common subdivision notes: 10, 12, 15, 16, 17, 22, 25, & 26

Piscataqua



Property Information

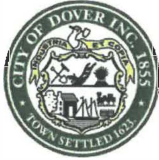
Property ID 10094-B00000
Location 19 PISCATAQUA RD
Owner COUGHLIN SCOTT



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 6/13/2017
Properties updated 07/19/2017



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

<i>Office Use Only</i>	Project #: <u>P17-40</u>	Date Received: _____
	Amount Paid: _____	Time Received: _____

APPLICANT INFORMATION

Name of Applicant: Scott M. Coughlin Telephone # (603) 866-6638

Address of Applicant: 10 Hidden Valley Drive, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: _____

Address of Property: 17 Piscataqua Road

Assessor's Map # I Lot(s) # 93-A

Property Deed: Book 4460 Page: 624

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

Size of Existing Parcel (sq. ft.): 81,440 s.f. Size of Proposed Parcel (sq. ft.): 85,634 s.f.

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: _____

Address of Property: 19 Piscataqua Road

Assessor's Map # I Lot(s) # 94-B

Property Deed: Book 4448 Page: 144

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

Size of Existing Parcel (sq. ft.): 202,549 s.f. Size of Proposed Parcel (sq. ft.): 187,369 s.f.

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Corey Colwell - MSC a division of TFMoran, Inc.

Address 170 Commerce Way, Suite 102, Portsmouth, NH 03801 Telephone #: (603) 431-2222

Professional License #: 844 E-mail address: ccolwell@tfmoran.com



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

Office Use Only

Project #: P17-40

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT INFORMATION

Name of Applicant: Scott M. Coughlin Telephone # (603) 866-6638

Address of Applicant: 10 Hidden Valley Drive, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Hidden Valley Drive
Homeowner's Association/

Name of 1st Property Owner (if different from applicant): Scott M. & Lara J. Coughlin Telephone # 603-866-6638

Address of 1st Property Owner: 10 Hidden Valley Drive, Dover, NH 03820

Address of Property: 10 Hidden Valley Drive

Assessor's Map # I Lot(s) # 94-C

Property Deed: Book 3966 Page: 405 (See Also Book 3551 Page 889)

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

Size of Existing Parcel (sq. ft.): 937,106 s.f. Size of Proposed Parcel (sq. ft.): 948,092 s.f.

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: _____

Address of Property: 19 Piscataqua Road

Assessor's Map # I Lot(s) # 94-B

Property Deed: Book 4448 Page: 144

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

Size of Existing Parcel (sq. ft.): 202,549 s.f. Size of Proposed Parcel (sq. ft.): 187,369 s.f.

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Corey Colwell - MSC a division of TFMoran, Inc.

Address 170 Commerce Way, Suite 102, Portsmouth, NH 03801 Telephone #: (603) 431-2222

Professional License #: 844 E-mail address: ccolwell@tfmoran.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 First Property Owner: Justin M. Goglin Date: 6-2-17

Signature of Second Property Owner: _____ Date: _____

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

Signature of Agent: Cory Colney Date: 6-29-17

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Justin M. Goglin Date: 6-2-17



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List

**17 & 19 Piscataqua Road
& 10 Hidden Valley Drive
Dover, NH 03820**

Date: **June 29, 2017**
Project #: **47243.00**

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS I	94-B	Scott M. Coughlin	10 Hidden Valley Drive Dover, NH 03820
LOCUS I	93-A	Scott M. Coughlin	Same as Map I – Lot 94B
LOCUS I	94-C	Hidden Valley Homeowners' Association	Same as Map I – Lot 94B
I	93	Martin & Joanne Sullivan	3 Piscataqua Road Dover, NH 03820
I	93-2	John Corkin & Jennifer Joy Rudolf	46 Drew Road Dover, NH 03820
I	94	Anthea Smith Life Estate & Matje Smith and Gudrun and Kreis Maida	62 Drew Road Dover, NH 03820
I	94-E	Jonathan & Allison Davis	11 Hidden Valley Drive Dover, NH 03820
I	96	Darlene D. White	32 Piscataqua Road Dover, NH 03820
I	96-A	Bruce A. Batchelder	14 Piscataqua Road Dover, NH 03820
I	96-B	Stephen A. & Amy E. Spivack	18 Piscataqua Road Dover, NH 03820
I	96-C	Cory Dean & Susan Dimick Stone	22 Piscataqua Road Dover, NH 03820



Abutters List - cont.

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
I	96-D	Brian J. & Robin E. Therrien Revocable Trust	26 Piscataqua Road Dover, NH 03820
I	97	Pauline O'Brien	10 Piscataqua Road Dover, NH 03820
I	124	John J. & Carolyn Mcglone & Patricia Seaford	25 Piscataqua Road Dover, NH 03820
I	125	Eleanor E. Grenier Life Estate Sandra Foster and Alan Grenier	21 Piscataqua Road Dover, NH 03820
I	94-D	Christina Elios	90 Drew Road Dover, NH 03820
I	103	John C & Donna M Ashman	94 Drew Road Dover, NH 03820
I	102-D	Diane M McEneaney	8 Gold Post Road Dover, NH 03820
I	102-E	Douglas W & Gwen B Steele	12 Gold Post Road Dover, NH 03820
I	94-C11	Scott M & Lara J Coughlin	Same as Map I – Lot 94B
I	94-C10	Scott M & Lara J Coughlin	Same as Map I – Lot 94B
I	94-C9	Timothy M & Brittany N Granfield	75 Hidden Valley Drive Dover, NH 03820
I	94-C7	Ryan & Ashley Lanoue	85 Hidden Valley Drive Dover, NH 03820
I	94-C6	James and Deborah Hensley	87 Hidden Valley Drive Dover, NH 03820
I	94-C5	Michael J & Jasmine A Tullis	86 Hidden Valley Drive Dover, NH 03820
I	94-C4	Gregory J Richardson & Kori Vaillancourt	82 Hidden Valley Drive Dover, NH 03820

Abutters List - cont.

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
I	94-C3	Scott M & Lara J Coughlin	Same as Map I – Lot 94B
I	94-C1	Brian J & Christina O'Donnell	66 Hidden Valley Drive Dover, NH 03820
Madbury 11	14-A	William P & Tracy J Janelle	6 Jenkins Road Madbury, NH 03823

Civil Engineers / Surveyor	MSC, a division of TFMoran, Inc. 170 Commerce Way – Suite 102 Portsmouth, NH 03801
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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



June 30, 2017

Project # 47243.00

City of Dover Planning Board
Attn: Christopher Parker, Planner
288 Central Avenue
Dover, NH 03820

Re: Tax Map I Lots 94-B, 94-C & 93-A– Application to the Planning Board for a Minor Lot Line Adjustment – Waiver Request Letter

Dear Mr. Parker,

On behalf of our clients, Scott Coughlin and the Hidden Valley Homeowner's Association, we are submitting an Application to the Planning Board for a Minor Lot Line Adjustment. This application proposes two different Lot Line Adjustments:

- 1- Between Tax Map I Lot 94-B and Tax Map I Lot 93-A
- 2- Between Tax Map I Lot 94-B and Tax Map I Lot 94-C

The purpose of Lot Line Adjustment #1 is for subdividing purposes and the purpose of Lot Line Adjustment #2 is to convey the deeded right of way (a portion of Hidden Valley Drive), located on Tax Map I Lot 94-B which currently serves Tax Map I Lot 94-C, to said Tax Map I Lot 94-C.

On behalf of our clients, we are requesting waivers from the following sections pertinent to Tax Map I Lot 94-C only:

- **Section 115-18: Application Submittal and Review for Minor Lot Line Adjustments and Boundary Agreements - §B #5, 6 & 8** – which states that the application shall include...

(5) Lot Lines... *We believe that the items listed in #5 are not necessary for this submittal because given the large size of this lot all of the lot lines are not necessary to be shown on our plan and they can be adequately be shown with the enclosed recorded survey of the property.*

(6) Building Setback Lines... *We believe that the items listed in #6 are not necessary for this submittal because the conveyance does not affect the setbacks of the existing parcel.*

(8) Existing Structures... *We believe that the items listed in #8 are not necessary for this submittal because there are no existing residential structures on this lot.*

Thank you for your time and consideration.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



MSC a division of TFMoran, Inc.
170 Commerce Way--Suite 102, Portsmouth, NH 03801
T(603) 431-2222 www.msceengineers.com

Respectfully Submitted,
MSC, a division of TFMoran



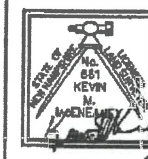
Brenda Kolbow, PLS
Survey Project Manager

cc: Scott Coughlin

Area To Be Conveyed

Doc 8/012678 Aug 4, 2009 1:48 PM
Plan 07997-061 1 of 1
Register of Deeds, Strafford County

CH
L-CHIP
4/7/01/10



M. Gagneaney
Survey Associates, Inc.

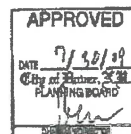
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING
DRAWN BY: RJW FILE: C-1788/07-17881
SCALE: 1" = 100' DATE: JANUARY 11, 2009

DOVER PLANNING FILE No. P 09-03

HIDDEN VALLEY DRIVE
AN
OPEN SPACE SUBDIVISION
WITH A COMMERCIAL COMPONENT
PREPARED FOR
SCOTT COUGHLIN
TAX MAP "I", LOT No. 94C & 127A
HIDDEN VALLEY DRIVE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SHEET 3 OF 13



ROBERT FREDERICKS
MARGARET FREDERICKS
48 PISCATAQUA ROAD
DOVER, NH 03820
3281 / 368

PATRICIA FRARS
GEORGE FRARS
50 PISCATAQUA ROAD
DOVER, NH 03820
638 / 025

NOTES:
1.) SEE NOTES SHEET 6 OF 13.
2.) SEE REFERENCE PLANS SHEET 4 OF 13.
3.) THERE IS TO BE NO FURTHER
SUBDIVISION OF THE PROJECT PARCEL.

ERIN K. BACHAND
47 PISCATAQUA ROAD
DOVER, NH 03820
1516 / 179
NH DES SUBDIVISION
APPROVAL No. 35268,
DATED: JULY 1967

TODD G. CURRY
LISA A. CURRY
47 PISCATAQUA ROAD
DOVER, NH 03820
1309 / 719

FRANCES CORRIER
DOREEN CORRIER
53 PISCATAQUA ROAD
DOVER, NH 03820
702 / 66

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

MADBURY ABUTTERS

LEGEND

IP (fnd) - IRON PIPE (FOUND)
IR (fnd) - IRON ROD (FOUND)
IR (set) - IRON ROD W/ I.D. CAP (SET)
G.B. (set) - GRAVITE OR CONCRETE BOUND 4" x 4"
TO BE SET AT R.O.W. CURVE POINTS
S.F. - SQUARE FEET
Ac - ACRE
(TYP) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS

West Environmental, Inc delineated the wetlands onsite in May and November of 2008 according to the following standards:

- US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January, 1987)
- Field indicators for Identifying Hydric Soils in New England (Current Version) - NEWPEC Wetlands Work Group (2006)
- National List of Plant Species That Occur in Wetlands: Northeast (Region 1). U.S. Fish and Wildlife Service (May 1985).
- Code of Administrative Rules, Wetlands Bureau, State of New Hampshire (W1 301.01).



SCHOOLHOUSE MEADOW LLC
42 DOVER POINT ROAD
DOVER, NH 03820
2738 / 887

50 FOOT WIDE NO CUT /
NO DISTURB BUFFER
ALONG PARCEL
BOUNDARIES (TYP)

CHRISTOPHER E LANDRY
YOSHIMI LANDRY
39 PISCATAQUA ROAD
DOVER, NH 03820
2292 / 615

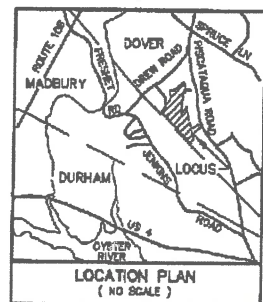
JOAG-DEV ET AL IRREVOCABLE TRUST
JOAG-DEV ET AL, TRUSTEE
5006 G FOOTHILLS ROAD, OSWEGO POINT APTS
LAKE OSWEGO, OR 97034
2502 / 950

Wetland 1
PFO1/4E

50 FOOT WIDE NO CUT /
NO DISTURB BUFFER
ALONG PARCEL
BOUNDARIES (TYP)

732.23' N45°54'35"W 466.51' N45°54'35"W

DOVER
MADBURY



ANTHEA SMITH LIFE ESTATE
MATIE & GUDRUN SMITH; MAIDA KREB
62 DREW ROAD
DOVER, NH 03820
3014 / 862

CHRISTINA ELIOS
60 DREW ROAD
DOVER, NH 03820
1105 / 574

DONNA M. ASHMAN
JOHN C. ASHMAN
94 DREW ROAD
DOVER, NH 03820
1185 / 381

KEVIN M. MCNEANEY
DIANE M. MCNEANEY
8 GOLD POST ROAD
DOVER, NH 03820
1392 / 433

DOUGLAS W. STEELE II
GWEN B. STEELE
12 GOLD POST ROAD
DOVER, NH 03820
1520 / 644

No.	Bearing	Distance
L1	S39°09'58"E	56.07'
L2	S42°45'10"W	126.16'
L3	S44°29'57"W	122.89'
L4	N22°58'57"E	50.10'
L5	N16°36'39"E	58.49'
L6	N27°31'43"E	95.08'
L7	N32°16'19"E	134.82'
L8	N12°30'48"E	111.50'
L9	N08°02'10"W	152.80'
L10	N14°05'51"W	87.20'
L11	N11°20'06"W	118.40'
L12	S22°41'03"E	120.82'
L13	S13°29'54"E	75.00'
L14	S04°29'54"E	118.00'
L15	S13°29'54"E	126.80'
L16	S25°28'31"E	52.18'
L17	S19°23'56"E	115.00'
L18	S46°21'25"W	5.00'

C:\Users\CAD User\Documents\17881.dwg, 6/17/2009 7:31:06 AM

NO.	DATE	DESCRIPTION	BY	CHK
4	6/17/09	FINAL APPROVAL	RJM	KMN
3	4/17/09	REVISE 100 FT BUFFER NOTE LOT 12	RJM	KMN
2	3/20/09	REVISE FOR PLANNING DEPT. COMMENTS	RJM	KMN
1	8/12/08	REVISE FOR TNC COMMENTS	RJM	KMN
REVISIONS				
07-1788	OSS-SUBDIV	08-4	37-78	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

LEGEND:

BK/PG BOOK & PAGE
ELEV. ELEVATION
EM ELECTRIC METER
EP EDGE OF PAVEMENT
FF FINISHED FLOOR
FP FAIRPOINT UTILITY COMPANY
NET NEW ENGLAND TELEPHONE
N/F NOW OR FORMERLY
NAD83 NORTH AMERICAN DATUM OF 1983
NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
S.F. SQUARE FEET
TBM TEMPORARY BENCH MARK
UGU UNDERGROUND UTILITIES
ASSESSOR'S MAP NUMBER/ LOT NUMBER

MAP 47 LOT 11

PROPERTY LINE
STOCKADE FENCE
EDGE OF WOODS
EXISTING CONTOUR
STONE WALL
OVERHEAD UTILITIES
UTILITY POLE
GUY/WIRE POLE
GUY POLE
LIGHT POLE
WELL
MAIL BOX
DECIDUOUS TREE
CONIFEROUS TREE
CONCRETE
GRAVEL
EXPOSED LEDGE

PSNH 22A/3
NET 3R

MAP I LOT 94-C

N/F
HIDDEN VALLEY HOMEOWNERS
ASSOCIATION
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#3966 PG.#405

PSNH 22A/2
NET 2R

MAP I LOT 124

N/F
JOHN J. & CAROLYN J. MCGLONE
25 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#1026 PG.#628

MAP I LOT 125

N/F
ELEANOR E. GRENIER LIFE ESTATE
SANDRA FOSTER & ALAN GRENIER
21 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#3630 PG.#139

MAP I LOT 96

N/F
DARLENE D. WHITE
32 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#2244 PG.#464



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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

MAP I LOT 94

N/F
ANTHEA SMITH LIFE ESTATE
MATJE & GUDRUN SMITH
AND MAIDA KREIS
62 DREW ROAD
DOVER, NH 03820
SCRD BK.#3014 PG.#962

MAP I LOT 94-E

N/F
JONATHAN & ALLISON DAVIS
11 HIDDEN VALLEY ROAD
DOVER, NH 03820
SCRD BK.#1993 PG.#220

MAP I LOT 94-B
202,549 S.F.
(4,649 ACRES)

MAP I LOT 94

N/F
ANTHEA SMITH LIFE ESTATE
MATJE & GUDRUN SMITH
AND MAIDA KREIS
62 DREW ROAD
DOVER, NH 03820
SCRD BK.#3014 PG.#962

MAP I LOT 93-2

N/F
JOHN CORKIN & JENNIFER JOY
RUDOLPH
46 DREW ROAD
DOVER, NH 03820
SCRD BK.#4347 PG.#152

MAP I LOT 93

N/F
MARTIN & JOANNE SULLIVAN
3 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#1442 PG.#323

MAP I LOT 97

N/F
PAULINE O'BRIEN
10 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#872 PG.#360

MAP I LOT 96-A

N/F
BRUCE A. BATCHELDER
14 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#2650 PG.#186

MAP I LOT 96-C

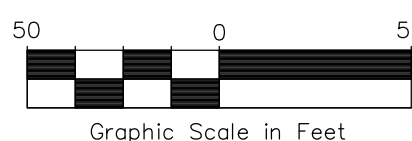
N/F
CORY DEAN & SUSAN DIMICK
22 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#4162 PG.#997

MAP I LOT 96-B

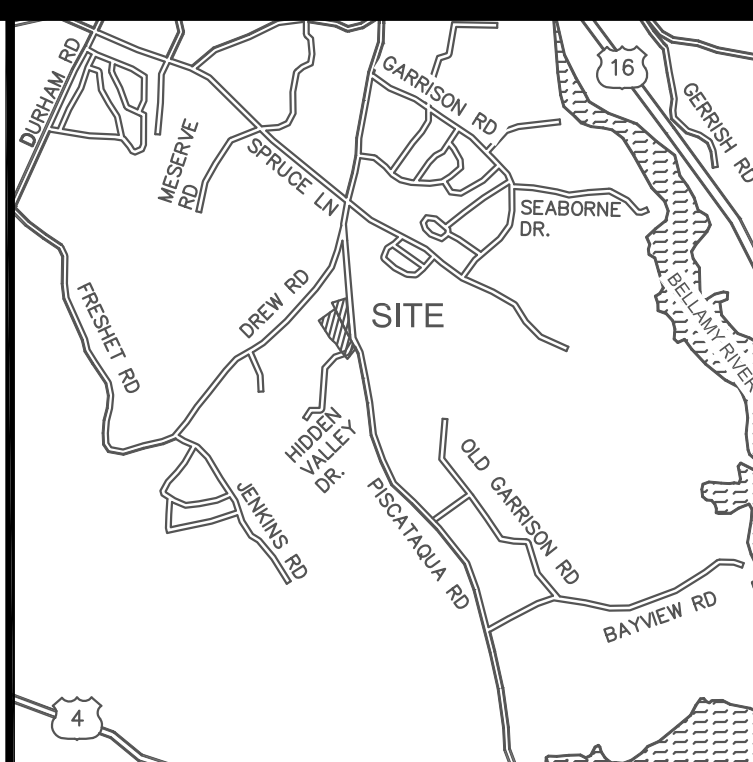
N/F
STEPHEN A. & AMY E. SPIVACK
18 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#4148 PG.#824

PLAN REFERENCES:

- "SUBDIVISION PLAT OF LAND FOR GUDRUN SMITH IN DOVER, NH STRAFFORD COUNTY JANUARY 2004 REVISED FEBRUARY 2004" BY LANDRY SURVEYING, LLC. SCRD PLAN #74-98.
- "BOUNDARY LINE ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. MCGLONE PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY K.E.M. LAND SURVEY, INC. DATED APRIL 1995. SCRD PLAN #16-11.
- "PROPOSED MINOR LOT LINE ADJUSTMENT LAND OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE PISCATAQUA ROAD & HIDDEN VALLEY DRIVE DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED DECEMBER 20, 2002 WITH REVISION 2 DATED 1/29/03. SCRD PLAN #68-54.
- "PROPOSED LOT LINE REVISION LAND OF DAVID LABRIE & PATRICIA MCGLONE PISCATAQUA ROAD DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 28, 2002 WITH REVISION 2 DATED 4/10/02. SCRD PLAN #65-65.
- "HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN TAX MAP 'I', LOT No. 94C & 127A HIDDEN VALLEY DRIVE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE", BY MCNEANEY SURVEY ASSOCIATES, INC., DATED JANUARY 11, 2009 WITH REVISION 4 DATED 6/17/09. SCRD PLAN #97-51.
- "PLAN OF LAND PARCELS 1, 2, 3 & 4 JACK R. & DOROTHY A. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED AUG. 1977. SCRD PLAN #18-67.
- "PLAN OF LOT No.5 JACK & DOROTHY I. STORME DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED NOV. 1979. SCRD PLAN #17C-144.
- "SUBDIVISION OF LAND OF JACK & DOROTHY STORMS PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY RICHARD P. TOWLE, R.L.S. DOVER, N.H. DATED AUG. 1974. SCRD PLAN #9-3-58.
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR D.R. LEMIEUX BUILDERS INC. AND DARLENE WHITE FOR LANDS IDENTIFIED AS TAX MAP I LOTS 96, 96B & 96C LOCATED ON PISCATAQUA ROAD IN CITY OF DOVER, STRAFFORD COUNTY STATE OF NEW HAMPSHIRE" BY PHOPEK LAND SURVEYORS & SEPTIC SYSTEM DESIGN, LLC, DATED NOVEMBER 29, 2012. SCRD PLAN #105-008.
- "SUBDIVISION OF LAND FOR ATHANASIOS IORDANOU IN DOVER, NH" BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED MARCH 25, 1988. SCRD PLAN #35-38.



NAD 83 (2011)



LOCATION PLAN

NOTES:

- THE PARCELS ARE LOCATED IN THE RURAL RESIDENTIAL (R-40) DISTRICT.
- THE PARCELS ARE SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP I AS LOTS 93-A & 94-B.
- THE PARCELS ARE LOCATED IN FLOOD HAZARD AREA ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 3301700340E & PANEL 320 OF 405, MAP NUMBER 3301700320E, EFFECTIVE DATE: 09/30/2015.
- OWNER OF RECORD:
MAP I LOT 93-A
SCOTT M. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#4460 PG.#624
MAP I LOT 94-B
SCOTT M. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#4448 PG.#144
- TOTAL PARCEL AREA:
MAP I LOT 93-A
EXISTING AREA:
81,440 SF
(1.8696 ACRES)
MAP I LOT 94-B
EXISTING AREA:
202,549 SF
(4.6499 ACRES)
- ZONING REQUIREMENTS:
MINIMUM LOT SIZE: 40,000 S.F.
MAXIMUM LOT COVERAGE: 10%
MINIMUM FRONTAGE: 150 FT
PRINCIPAL BUILDING
FRONT SETBACK: 40 FT
ABUT A STREET SETBACK: 40 FT
SIDE SETBACK: 25 FT
REAR SETBACK: 30 FT
OUTBUILDING/ACCESSORY USE
FRONT SETBACK: 40 FT
ABUT A STREET SETBACK: 40 FT
SIDE SETBACK: 10 FT
REAR SETBACK: 10 FT
BUILDING HEIGHT
PRINCIPAL BUILDING: 35 FT MAX.
OUTBUILDING/ACCESSORY USE: 35 FT MAX.
- UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIGSAFE 01-888-610-1000 TO VERIFY UTILITIES.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT THE ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CURRENT EXISTING FEATURES OF TAX MAP I LOT 93-A & TAX MAP I LOT 94-B.
- HORIZONTAL DATUM IS NAD83 (2011), PER STATIC GPS OBSERVATIONS.
- VERTICAL DATUM IS NAVD1988, PER STATIC GPS OBSERVATIONS.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN APRIL 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.

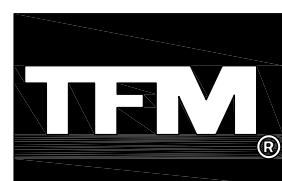
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000. THIS PLAN CONFORM TO APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

TAX MAP I LOTS 93-A & 94-B EXISTING CONDITIONS PLAN

**17 & 19 PISCATAQUA ROAD
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD**
OWNED BY
SCOTT M. COUGHLIN

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

JUNE 29, 2017



A division of TFMoran, Inc.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.mscengineers.com

47243.00

DR BMK FB
CK JOC CADFILE

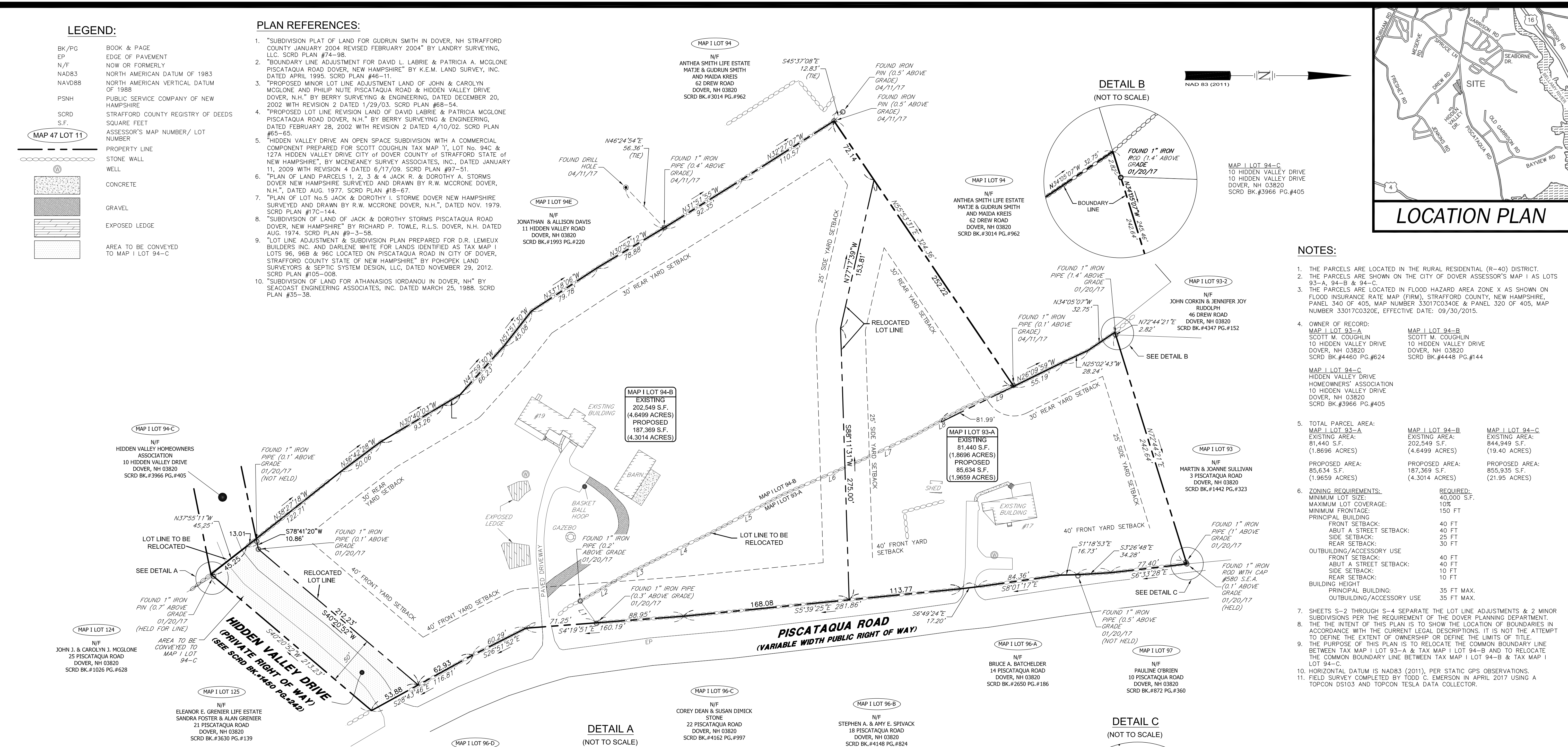
S-1

LEGEND:

BK/PG	BOOK & PAGE
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
NAD83	NORTH AMERICAN DATUM OF 1983
NAVOD88	NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
MAP 47 LOT 11	ASSESSOR'S MAP NUMBER/ LOT NUMBER
---	PROPERTY LINE
-----	STONE WALL
○	WELL
■	CONCRETE
■	GRAVEL
■	EXPOSED LEDGE
■	AREA TO BE CONVEYED TO MAP I LOT 94-C

PLAN REFERENCES:

- "SUBDIVISION PLAT OF LAND FOR GUDRUN SMITH IN DOVER, NH STRAFFORD COUNTY JANUARY 2004 REVISED FEBRUARY 2004" BY LANDRY SURVEYING, LLC. SCRD PLAN #74-98.
- "BOUNDARY LINE ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. MCGLONE PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY K.E.M. LAND SURVEY, INC. DATED APRIL 1995. SCRD PLAN #46-11.
- "PROPOSED MINOR LOT LINE ADJUSTMENT LAND OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE PISCATAQUA ROAD & HIDDEN VALLEY DRIVE DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED DECEMBER 20, 2002 WITH REVISION 2 DATED 1/29/03. SCRD PLAN #68-54.
- "PROPOSED LOT LINE REVISION LAND OF DAVID LABRIE & PATRICIA MCGLONE PISCATAQUA ROAD DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 28, 2002 WITH REVISION 2 DATED 4/10/02. SCRD PLAN #65-65.
- "HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN TAX MAP 'I', LOT No. 94C & 127A HIDDEN VALLEY DRIVE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE", BY MCNEANEY SURVEY ASSOCIATES, INC., DATED JANUARY 11, 2009 WITH REVISION 4 DATED 6/17/09. SCRD PLAN #97-51.
- "PLAN OF LAND PARCELS 1, 2, 3 & 4 JACK R. & DOROTHY A. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED AUG. 1977. SCRD PLAN #18-67.
- "PLAN OF LOT No.5 JACK & DOROTHY I. STORME DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED NOV. 1979. SCRD PLAN #17C-144.
- "SUBDIVISION OF LAND OF JACK & DOROTHY STORMS PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY RICHARD P. TOWLE, R.L.S. DOVER, N.H. DATED AUG. 1974. SCRD PLAN #9-3-58.
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR D.R. LEMIEUX BUILDERS INC. AND DARLENE WHITE FOR LANDS IDENTIFIED AS TAX MAP I LOTS 96, 96B & 96C LOCATED ON PISCATAQUA ROAD IN CITY OF DOVER, STRAFFORD COUNTY STATE OF NEW HAMPSHIRE" BY POHOPEK LAND SURVEYORS & SEPTIC SYSTEM DESIGN, LLC, DATED NOVEMBER 29, 2012. SCRD PLAN #05-008.
- "SUBDIVISION OF LAND FOR ATHANASIOS IORDANOU IN DOVER, NH" BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED MARCH 25, 1988. SCRD PLAN #35-38.



NOTES:

- THE PARCELS ARE LOCATED IN THE RURAL RESIDENTIAL (R-40) DISTRICT.
- THE PARCELS ARE SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP I AS LOTS 93-A, 94-B & 94-C.
- THE PARCELS ARE LOCATED IN FLOOD HAZARD AREA ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E & PANEL 320 OF 405, MAP NUMBER 33017C0320E, EFFECTIVE DATE: 09/30/2015.
- OWNER OF RECORD:
MAP I LOT 93-A
SCOTT M. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#4460 PG.#624
MAP I LOT 94-B
HIDDEN VALLEY DRIVE
HOMEOWNERS' ASSOCIATION
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#3966 PG.#405
MAP I LOT 94-C
SCOTT M. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#4448 PG.#144
TOTAL PARCEL AREA:
MAP I LOT 93-A
EXISTING AREA:
81,440 S.F.
(1.8696 ACRES)
PROPOSED AREA:
85,634 S.F.
(1.9659 ACRES)
ZONING REQUIREMENTS:
MINIMUM LOT SIZE:
40,000 S.F.
MAXIMUM LOT COVERAGE:
10%
MINIMUM FRONTAGE:
150 FT
PRINCIPAL BUILDING:
FRONT SETBACK:
40 FT
ABUT A STREET SETBACK:
40 FT
SIDE SETBACK:
25 FT
REAR SETBACK:
30 FT
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK:
40 FT
ABUT A STREET SETBACK:
40 FT
SIDE SETBACK:
10 FT
REAR SETBACK:
10 FT
BUILDING HEIGHT:
PRINCIPAL BUILDING:
35 FT MAX.
OUTBUILDING/ACCESSORY USE:
35 FT MAX.
SHEETS S-2 THROUGH S-4 SEPARATE THE LOT LINE ADJUSTMENTS & 2 MINOR SUBDIVISIONS PER THE REQUIREMENT OF THE DOVER PLANNING DEPARTMENT.
THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT THE ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
THE PURPOSE OF THIS PLAN IS TO RELOCATE THE COMMON BOUNDARY LINE BETWEEN TAX MAP I LOT 93-A & TAX MAP I LOT 94-B AND TO RELOCATE THE COMMON BOUNDARY LINE BETWEEN TAX MAP I LOT 94-B & TAX MAP I LOT 94-C.
HORIZONTAL DATUM IS NAD83 (2011), PER STATIC GPS OBSERVATIONS.
FIELD SURVEY COMPLETED BY TODD C. EMERSON IN APRIL 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.

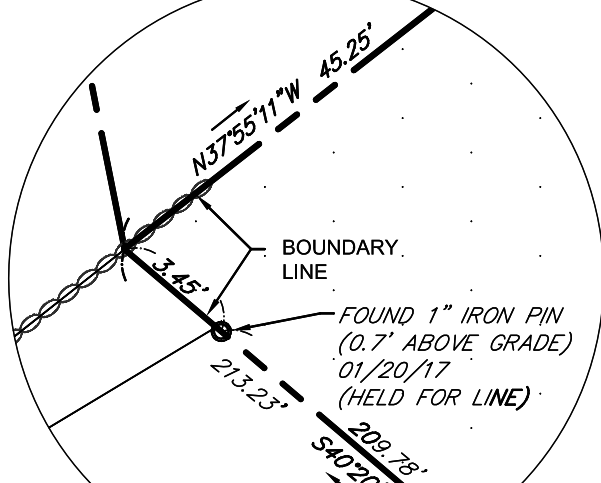
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000. THIS PLAN CONFORM TO APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

LICENSED LAND SURVEYOR
DATE
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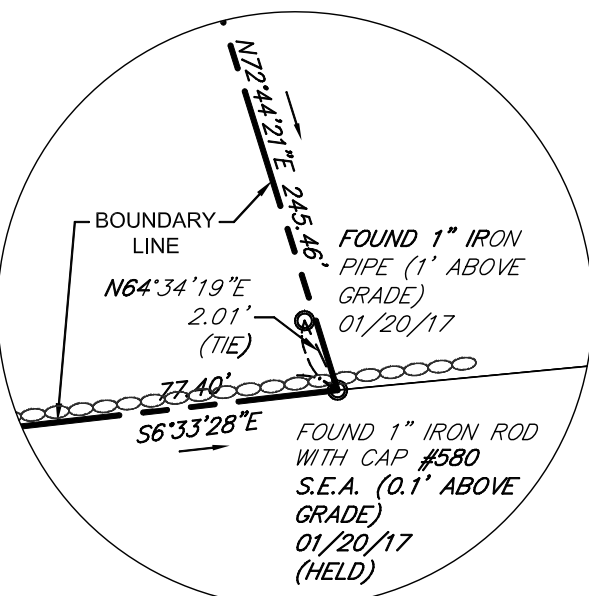


CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

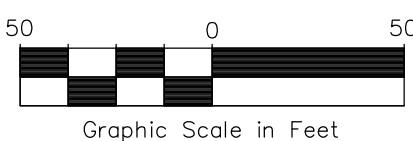
DETAIL A
(NOT TO SCALE)



DETAIL C
(NOT TO SCALE)



Line #	Direction	Length
L1	S53° 56' 14"W	27.36
L2	N30° 01' 32"W	50.59
L3	N26° 42' 36"W	32.34
L4	N26° 00' 52"W	66.30
L5	N28° 12' 12"W	80.98
L6	N23° 34' 18"W	83.46
L7	N25° 03' 56"W	65.01
L8	N29° 06' 55"W	56.57
L9	N23° 16' 51"W	54.67



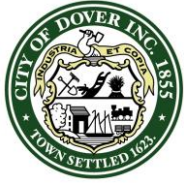
REV.	DATE	DESCRIPTION	DR	CK

TAX MAP I LOTS 93-A, 94-B & 94-C
LOT LINE ADJUSTMENT PLAN
17 & 19 PISCATAQUA ROAD & 10 HIDDEN VALLEY DRIVE
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
OWNED BY
SCOTT M. COUGHLIN &
HIDDEN VALLEY DRIVE HOMEOWNERS' ASSOCIATION
SCALE: 1" = 50' (22x34)
1" = 100' (11x17)
JUNE 29, 2017



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceingineers.com

A division of TFMoran, Inc.
47243.00
DR BMK FB
CK JOC CADFILE
S-2



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-41

Application Type: Minor Subdivision for Review
Applicant(s): Scott Coughlin
Owner(s): Scott Coughlin
Location: 17 Piscataqua Road (Tax Map I, Lot 93A)
Meeting Date: July 25, 2017

INTENT: Requesting a minor subdivision of lot 93-A which after a lot line adjustment would be 1.9659 acres to create one new lot to then have lot 1 be 0.9486 acres and lot 2 be 1.0173 acres.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-B

ACREAGE PROPOSED:

-93-A: Lot 1: 0.9486 acres
-93-A: Lot 2: 1.0173 acres

ZONING DISTRICT/Elementary

School: Rural Residential (R-40)/
Garrison

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

Residential

ZBA ACTION: Lot 94-C: H87-55

Variance granted on 10.29.1987

ATTACHMENTS: Application, Minor
Subdivision Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

-NHDES Subdivision Permit

WAIVERS REQUESTED:

None

Summary of Request and Background

The applicant proposes to subdivide lot 93-A into two lots to be 0.9486 acres and 1.0173 acres.

The lots are proposed to have private wells and septic systems.

Consistency with Land Use Regulations

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

Staff Recommendation:

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

Conditions to Be Met Prior to Signing of Plans:

1. The lot line adjustments (P17-40) shall be approved.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall pay any outstanding Planning Department application fees as invoiced.
4. 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. Indicate one shared driveway between lots 1 and 2 with a shared access easement recorded at the registry of deeds
 - c. Include the Licensed Land Surveyor's stamp and signature.
 - d. Provide neighborhood plan with aerial underlay
 - e. Indicate proposed electric, telephone, gas, cable, water, septic systems
 - f. Add note that the final lot numbers will be assigned by the Assessing Department
 - g. Remove the Dover approval stamp area
 - h. Show full well radii and abutter wells
 - i. Add common subdivision notes: 10, 12, 15, 16, 17, 22, 25, & 26
 - j. Add the NHDES Subdivision permit number.



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: March 08, 2017]

Office Use Only	Project #:	<u>P17-41</u>	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Scott M. Coughlin Telephone # (603) 866-6638

Address of Applicant: 10 Hidden Valley Drive, Dover, NH 03820

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

Address of Property Owner: _____

E-Mail Address: ScottCough@icloud.com

PROPERTY INFORMATION

Address of Property: 17 Piscataqua Road

Assessor's Map # I Lot(s) # 93-A

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

Size of Parcel: 85,634 s .f. Property Deed: Book 4460 Page: 624

Existing Use of Property: Residential

SUBDIVISION INFORMATION

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

Existing Number of Lots: 1 Proposed Number of Lots: 2

City Water? ✓ Yes ✓ No How far is city water from the property? 1,100 ft

City Sewer? ✓ Yes ✓ No How far is city sewer from the property? 1,300 ft

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: None

Justification for waiver request(s) (attach additional sheets as needed): None

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Corey Colwell - MSC a division of TFMoran, Inc.Address 170 Commerce Way, Suite 102, Portsmouth, NH 03801 Telephone #: (603) 431-2222Professional License #: 844 E-mail address: ccolwell@tfmoran.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: Scott M. Coghlin Date: 6-2-17

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

Signature of Agent: Corey Colwell Date: 6-29-17**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: Scott M. Coghlin Date: 6-2-17**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: Scott M. Coghlin Date: 6-2-17

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

CERTIFICATION OF FEES

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

Signature of Property Owner: Saeed M. Goghli Date: 6-2-17

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner: Saeed M. Goghli Date: 6-2-17

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

PLANNING BOARD

APPLICATION CHECKLIST & FEE SCHEDULE

A. If you are submitting an application for Site Review or a Major Subdivision the applicant shall meet with the Technical Review Committee (TRC). Eight (8) copies of the application and eight (8) **folded** copies of the preliminary plan must be submitted. Include an 11 x 17 of the plan and e-mail a pdf. _____

B. Prior to the submission deadline for Planning Board, fifteen (15) copies of the application together with fifteen (15) sets of **folded** plans must be submitted. One (1) 22" x 34" and fourteen (14) 11" x 17" (signed by owner) and a pdf. _____

C. TOTAL FEE paid by cash or check made payable to "City of Dover"

1. Application fee for the following:

- SUBDIVISION \$150.00 x # 1 new lots created = \$ 150.00
- LOT LINE ADJUSTMENT \$200.00 (if more than two lots involved, add \$100.00 per lot) = \$ _____
- SITE REVIEW - RESIDENTIAL \$100.00 x # _____ per dwelling unit = \$ _____
- SITE REVIEW - NON-RESIDENTIAL (not to exceed \$10,000)
New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____
- MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- CHANGE OF USE (not to exceed \$5,000)
Existing floor space \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- CONDITIONAL USE PERMIT \$150.00 x # _____ per application = \$ _____
- GRAVEL PIT/ EXCAVATIONS - Application fee \$50.00 & Permit fee \$75.00 = \$ _____
- EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN (\$150.00 minimum) \$50.00 x # _____ per hour of review \$ _____
- REQUEST FOR REZONING \$150.00 = \$ _____
- DRIVEWAY WAIVER - \$100.00 application fee = \$ _____
Letter of rejection from Engineering Department, diagram & letter from owner \$ _____

D. Mailing Labels (Avery 5160) this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due on your application.

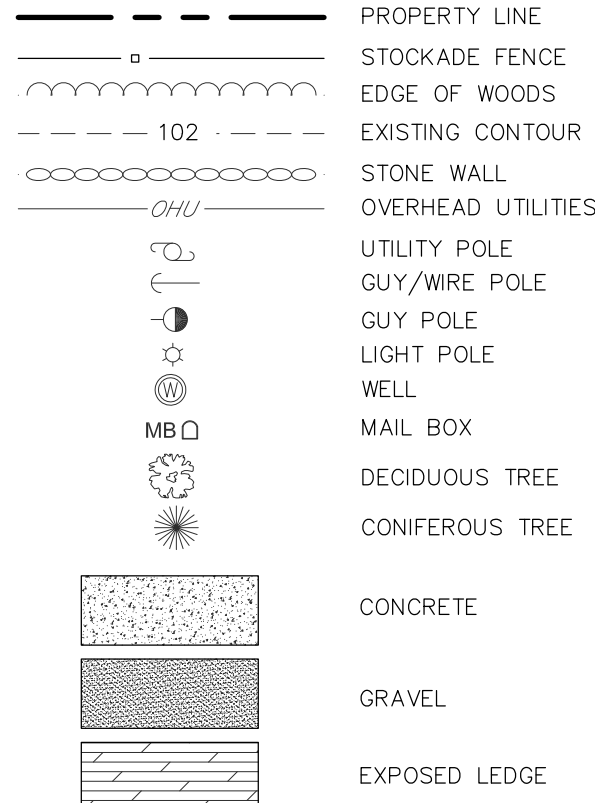
1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # _____ of x \$8.00 =
2. Certified letters fee: # of abutters _____ X \$8.00 = \$ TBD
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ TBD

E. Foster's newspaper public notice fee \$ 80.00

F. Digital Version of the Plan or Archive Fee \$1.00 x # _____ per sheet of plan set = \$ _____

TOTAL FEE \$ TBD

BK/PG	BOOK & PAGE
ELEV.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FP	FAIRPOINT UTILITY COMPANY
NET	NEW ENGLAND TELEPHONE
N/F	NOW OR FORMERLY
NAD83	NORTH AMERICAN DATUM OF 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
TBM	TEMPORARY BENCH MARK
UGU	UNDERGROUND UTILITIES
7 LOT 11	ASSESSOR'S MAP NUMBER/ LOT NUMBER



NOTES:

1. THE PARCELS ARE LOCATED IN THE RURAL RESIDENTIAL (R-40) DISTRICT.
2. THE PARCELS ARE SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP I AS LOTS 93-A & 94-B.
3. THE PARCELS ARE LOCATED IN FLOOD HAZARD AREA ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), STAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E & PANEL 320 OF 405, MAP NUMBER 33017C0320E, EFFECTIVE DATE: 09/30/2015.

MAP 1 LOT 94-B
SCOTT M. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#4448 PG.#144

MAP 1 LOT 94-
EXISTING AREA:
202,549 SF
(4.6499 ACRES)

- | 6. ZONING REQUIREMENTS: | REQUIRED: |
|----------------------------|-------------|
| MINIMUM LOT SIZE: | 40,000 S.F. |
| MAXIMUM LOT COVERAGE: | 10% |
| MINIMUM FRONTAGE: | 150 FT |
| PRINCIPAL BUILDING: | |
| FRONT SETBACK: | 40 FT |
| ABOUT A STREET SETBACK: | 40 FT |
| SIDE SETBACK: | 25 FT |
| REAR SETBACK: | 30 FT |
| OUTBUILDING/ACCESSORY USE: | |
| FRONT SETBACK: | 40 FT |
| ABOUT A STREET SETBACK: | 40 FT |
| SIDE SETBACK: | 10 FT |
| REAR SETBACK: | 10 FT |
| BUILDING HEIGHT: | |
| PRINCIPAL BUILDING: | 35 FT MAX |
| OUTBUILDING/ACCESSORY USE: | 35 FT MAX |

7. UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIGSAFE @91-888-DIGSAFE TO VERIFY UTILITIES.
8. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN RELATIONSHIP WITH CORNER AND BOUNDARY DESCRIPTIONS. IT IS NOT THE ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
9. THE PURPOSE OF THIS PLAN IS TO SHOW THE CURRENT EXISTING FEATURES OF TAX MAP I LOT 93-A & TAX MAP I LOT 94-B.
10. HORIZONTAL DATUM IS NAD83 (2011), PER STATIC GPS OBSERVATIONS.
11. VERTICAL DATUM IS NAVD83/88, PER STATIC GPS OBSERVATIONS.
12. FIELD SURVEY COMPLETED BY JAMES C. EMERSON IN APRIL 2017 USING A TOPCON DS103 AND TOPCON TSE8A DATA COLLECTOR.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. FURTHER, I CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PERSONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000. THIS PLAN CONFORM TO APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

TAX MAP | LOTS 93-A & 94-B
EXISTING CONDITIONS PLAN

17 & 19 PISCATAQUA ROAD
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
 OWNED BY
SCOTT M. COUGHLIN

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

JUNE 29, 2017



- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceengineers.com

A division of TFMoran, Inc.

47243.00

DR	BMR	FB
5.11	100	5.115

S-1



CONTACT DIG SAFE 72 BUSINESS
HOURS PRIOR TO CONSTRUCTION

1. "SUBDIVISION PLAN OF LAND FOR GUDRUN SMITH IN DOVER, NH STAFFORD COUNTY JANUARY 2004 REVISED FEBRUARY 2004" BY LANDRY SURVEYING, LLC. SCRD PLAN #74-98.
2. "BOUNDARY LINE ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. MCGLONE PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY K.E.M. LAND SURVEY, INC. DATED APRIL 1995. SCRD PLAN #46-11.
3. "PROPOSED LOT LINE REVISION OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE PISCATAQUA ROAD & HIDDEN VALLEY DRIVE DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED DECEMBER 20, 2002 WITH REVISION 2 DATED 1/29/03. SCRD PLAN #68-54.
4. "PROPOSED LOT LINE REVISION OF DAVID LABRIE & PATRICIA MCGLONE PISCATAQUA ROAD DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 28, 2002 WITH REVISION 2 DATED 4/10/02. SCRD PLAN #65-65.
5. "HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN TAX MAP I", LOT No 94C & 127A HIDDEN VALLEY DRIVE CITY OF DOVER COUNTY OF STAFFORD STATE OF NEW HAMPSHIRE", BY MCENEANY SURVEY ASSOCIATES, INC., DATED JANUARY 11, 2009 WITH REVISION 4 DATED 6/17/09. SCRD PLAN #97-51.
6. "PLAN OF LANDS AND PARCELS OF DOROTHY A. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED AUG. 1977. SCRD PLAN #18-67.
7. "PLAN OF LOT No.5 JACK & DOROTHY I. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED NOV. 1979. SCRD PLAN #17C-144.
8. "SUBDIVISION OF LAND OF JACK & DOROTHY STORMS PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY RICHARD P. TOWLE, R.L.S. DOVER, N.H. DATED AUG. 1974. SCRD PLAN #93-3-58.
9. "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR D.R. LEMUEX BUILDERS INC. AND DARLENE WHITE FOR LANDS IDENTIFIED AS LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, LOT 234, LOT 235, LOT 236, LOT 237, LOT 238, LOT 239, LOT 240, LOT 241, LOT 242, LOT 243, LOT 244, LOT 245, LOT 246, LOT 247, LOT 248, LOT 249, LOT 250, LOT 251, LOT 252, LOT 253, LOT 254, LOT 255, LOT 256, LOT 257, LOT 258, LOT 259, LOT 260, LOT 261, LOT 262, LOT 263, LOT 264, LOT 265, LOT 266, LOT 267, LOT 268, LOT 269, LOT 270, LOT 271, LOT 272, LOT 273, LOT 274, LOT 275, LOT 276, LOT 277, LOT 278, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 284, LOT 285, LOT 286, LOT 287, LOT 288, LOT 289, LOT 290, LOT 291, LOT 292, LOT 293, LOT 294, LOT 295, LOT 296, LOT 297, LOT 298, LOT 299, LOT 300, LOT 301, LOT 302, LOT 303, LOT 304, LOT 305, LOT 306, LOT 307, LOT 308, LOT 309, LOT 310, LOT 311, LOT 312, LOT 313, LOT 314, LOT 315, LOT 316, LOT 317, LOT 318, LOT 319, LOT 320, LOT 321, LOT 322, LOT 323, LOT 324, LOT 325, LOT 326, LOT 327, LOT 328, LOT 329, LOT 330, LOT 331, LOT 332, LOT 333, LOT 334, LOT 335, LOT 336, LOT 337, LOT 338, LOT 339, LOT 340, LOT 341, LOT 342, LOT 343, LOT 344, LOT 345, LOT 346, LOT 347, LOT 348, LOT 349, LOT 350, LOT 351, LOT 352, LOT 353, LOT 354, LOT 355, LOT 356, LOT 357, LOT 358, LOT 359, LOT 360, LOT 361, LOT 362, LOT 363, LOT 364, LOT 365, LOT 366, LOT 367, LOT 368, LOT 369, LOT 370, LOT 371, LOT 372, LOT 373, LOT 374, LOT 375, LOT 376, LOT 377, LOT 378, LOT 379, LOT 380, LOT 381, LOT 382, LOT 383, LOT 384, LOT 385, LOT 386, LOT 387, LOT 388, LOT 389, LOT 390, LOT 391, LOT 392, LOT 393, LOT 394, LOT 395, LOT 396, LOT 397, LOT 398, LOT 399, LOT 400, LOT 401, LOT 402, LOT 403, LOT 404, LOT 405, LOT 406, LOT 407, LOT 408, LOT 409, LOT 410, LOT 411, LOT 412, LOT 413, LOT 414, LOT 415, LOT 416, LOT 417, LOT 418, LOT 419, LOT 420, LOT 421, LOT 422, LOT 423, LOT 424, LOT 425, LOT 426, LOT 427, LOT 428, LOT 429, LOT 430, LOT 431, LOT 432, LOT 433, LOT 434, LOT 435, LOT 436, LOT 437, LOT 438, LOT 439, LOT 440, LOT 441, LOT 442, LOT 443, LOT 444, LOT 445, LOT 446, LOT 447, LOT 448, LOT 449, LOT 450, LOT 451, LOT 452, LOT 453, LOT 454, LOT 455, LOT 456, LOT 457, LOT 458, LOT 459, LOT 460, LOT 461, LOT 462, LOT 463, LOT 464, LOT 465, LOT 466, LOT 467, LOT 468, LOT 469, LOT 470, LOT 471, LOT 472, LOT 473, LOT 474, LOT 475, LOT 476, LOT 477, LOT 478, LOT 479, LOT 480, LOT 481, LOT 482, LOT 483, LOT 484, LOT 485, LOT 486, LOT 487, LOT 488, LOT 489, LOT 490, LOT 491, LOT 492, LOT 493, LOT 494, LOT 495, LOT 496, LOT 497, LOT 498, LOT 499, LOT 500, LOT 501, LOT 502, LOT 503, LOT 504, LOT 505, LOT 506, LOT 507, LOT 508, LOT 509, LOT 510, LOT 511, LOT 512, LOT 513, LOT 514, LOT 515, LOT 516, LOT 517, LOT 518, LOT 519, LOT 520, LOT 521, LOT 522, LOT 523, LOT 524, LOT 525, LOT 526, LOT 527, LOT 528, LOT 529, LOT 530, LOT 531, LOT 532, LOT 533, LOT 534, LOT 535, LOT 536, LOT 537, LOT 538, LOT 539, LOT 540, LOT 541, LOT 542, LOT 543, LOT 544, LOT 545, LOT 546, LOT 547, LOT 548, LOT 549, LOT 550, LOT 551, LOT 552, LOT 553, LOT 554, LOT 555, LOT 556, LOT 557, LOT 558, LOT 559, LOT 560, LOT 561, LOT 562, LOT 563, LOT 564, LOT 565, LOT 566, LOT 567, LOT 568, LOT 569, LOT 570, LOT 571, LOT 572, LOT 573, LOT 574, LOT 575, LOT 576, LOT 577, LOT 578, LOT 579, LOT 580, LOT 581, LOT 582, LOT 583, LOT 584, LOT 585, LOT 586, LOT 587, LOT 588, LOT 589, LOT 590, LOT 591, LOT 592, LOT 593, LOT 594, LOT 595, LOT 596, LOT 597, LOT 598, LOT 599, LOT 600, LOT 601, LOT 602, LOT 603, LOT 604, LOT 605, LOT 606, LOT 607, LOT 608, LOT 609, LOT 610, LOT 611, LOT 612, LOT 613, LOT 614, LOT 615, LOT 616, LOT 617, LOT 618, LOT 619, LOT 620, LOT 621, LOT 622, LOT 623, LOT 624, LOT 625, LOT 626, LOT 627, LOT 628, LOT 629, LOT 630, LOT 631, LOT 632, LOT 633, LOT 634, LOT 635, LOT 636, LOT 637, LOT 638, LOT 639, LOT 640, LOT 641, LOT 642, LOT 643, LOT 644, LOT 645, LOT 646, LOT 647, LOT 648, LOT 649, LOT 650, LOT 651, LOT 652, LOT 653, LOT 654, LOT 655, LOT 656

BK/PG	BOOK & PAGE
DHTBS	DRILL HOLE TO BE SET
IRTB5	IRON ROD TO BE SET
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
NAD83	NORTH AMERICAN DATUM OF 1983
NAVDB8	NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
	ASSESSOR'S MAP NUMBER/ LOT NUMBER
	PROPERTY LINE
	STONE WALL
	WELL
	CONCRETE
	WELL RADIUS EASEMENT

[illegible]

A diagram showing a boundary line (dashed line) and two found iron objects. The boundary line is labeled "BOUNDARY LINE" and has a bearing of "N64°34'19"E" and a distance of "2.01' (TIE)". One object is labeled "FOUND 1\" IRON PIPE (1' ABOVE GRADE) 01/20/17" and is located at a bearing of "N27°14'27"E" and a distance of "2.95'-0\" from the boundary line. The other object is labeled "FOUND 1\" IRON ROD WITH CAP #580 S.E.A. (0.1' ABOVE GRADE) 01/20/17 (HELD)" and is located at a bearing of "S63°33'28"E" and a distance of "77.40'" from the boundary line.

2. THE PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) DISTRICT.
3. THE PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 1 AS LOT 93-A.

3. THE PARCEL IS LOCATED IN FLOOD HAZARD AREA ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E & PANEL 320 OF 405, MAP NUMBER 33017C0320E, EFFECTIVE DATE: 09/30/2015.

4. OWNER OF RECORD:
MAP 1 LOT 93-A
SCOTT M. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#4460 PG.#624

5. TOTAL PARCEL AREA:
MAP 1 LOT 93-A
EXISTING AREA:
85,634 SF
(1.9659 ACRES)

PROPOSED LOT 1: PROPOSED LOT 2:
44,322 SF 44,312 SF
(0.9486) ACRES (1.0173) ACRES

6. ZONING REQUIREMENTS:

MINIMUM LOT SIZE:	40,000 S.F
MAXIMUM LOT COVERAGE:	10%
MINIMUM FRONTAGE:	150 FT
PRINCIPAL BUILDING	40 FT
FRONT SETBACK:	40 FT
ADJ A STREET SETBACK:	40 FT
SIDE SETBACK:	25 FT
REAR SETBACK:	30 FT
OUTBUILDING/ACCESSORY USE	
FRONT SETBACK:	40 FT
ADJ A STREET SETBACK:	40 FT
SIDE SETBACK:	10 FT
REAR SETBACK:	10 FT
BUILDING HEIGHT	
PRINCIPAL BUILDING:	35 FT MAX.
OUTBUILDING/ACCESSORY USE	35 FT MAX.

7. SHEETS S-2 THROUGH S-4 SEPARATE THE LOT LINE ADJUSTMENT & 2 MINOR SUBDIVISIONS PER THE REQUIREMENT OF THE DOVER PLANNING DEPARTMENT.

8. UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND RECORD PLANS. THEY ARE APPROXIMATE LOCATION ONLY. CONTACT DIGSAFE @1-888-DIGSAFE TO VERIFY UTILITIES.

9. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT THE ATTENTION OF THE PLANNING DEPARTMENT TO GUARANTEE THE EXISTENCE OF TITLE.

10. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 93-A INTO 2 LOTS.

11. HORIZONTAL DATUM IS NAD83 (2011), PER STATIC GPS OBSERVATIONS.

12. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN APRIL 2017 USING A TOPCON DIS100 AND TOPCON TESLA DATA COLLECTOR.

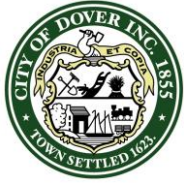
13. THE SUBDIVISION LOTS ARE PROPOSED TO BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEMS.

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceengineers.com

JUNE 29, 2017

S-3

Jun 29, 2017 - 3:59pm
F:\MSC Projects\47243 - Piscataqua Road - Dover\47243.00 - C3D-Coughlin - 17 & 19 Piscataqua Rd\Survey\Drawings\47243.00 Subdivision Lot 93-A Plan.dwg



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-42

Application Type: Minor Subdivision for Review
Applicant(s): Scott Coughlin
Owner(s): Scott Coughlin
Location: 19 Piscataqua Road (Tax Map I, Lot 94B)
Meeting Date: July 25, 2017

INTENT: Requesting a minor subdivision of lot 94-B which after a lot line adjustment would be 4.3014 acres to create two new lots to then have lot 3 be 0.9655 acres, lot 4 be 2.3151 acres and lot 5 to be 1.0208 acres.

LOTS/UNITS PROPOSED: 2 new lots

AGENDA ITEM #: 4-C

ACREAGE PROPOSED:

-94-B: Lot 3: 0.9655 acres
-94-B Lot 4: 2.3151 acres
-94-B: Lot 5: 1.0208 acres

ZONING DISTRICT/Elementary

School: Rural Residential (R-40)/
Garrison

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

Residential

ZBA ACTION: Lot 94-C: H87-55

Variance granted on 10.29.1987

ATTACHMENTS: Application, Minor
Subdivision Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

-NHDES Subdivision Permit

WAIVERS REQUESTED:

None

Summary of Request and Background

The applicant proposes to subdivide lot 94-B into three lots to be 0.9655 acres, 2.3151 acres, and 1.0208 acres.

The lots are proposed to have private wells and septic systems.

Consistency with Land Use Regulations

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

Staff Recommendation:

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

Conditions to Be Met Prior to Signing of Plans:

1. The lot line adjustment (P17-40) shall be approved
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall pay any outstanding Planning Board application fees as invoiced.
4. 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. Indicate one shared driveway between lots 4 & 5 with a shared access easement recorded at the registry of deeds
 - c. Include the Licensed Land Surveyor's stamp and signature.
 - d. Show proposed electric, telephone, gas, cable, water, septic systems
 - e. Provide neighborhood plan with aerial underlay
 - f. Add note that Assessing Department assigns lot numbers
 - g. Remove Dover approval stamp
 - h. Show full well radii and abutters wells
 - i. Add common subdivision notes: 10, 12, 15, 16, 17, 22, 25, & 26
 - j. Add the NHDES Subdivision Permit number



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: March 08, 2017]

Office Use Only	Project #:	<u>P17-42</u>	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Scott M. Coughlin Telephone # (603) 866-6638

Address of Applicant: 10 Hidden Valley Drive, Dover, NH 03820

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

Address of Property Owner: _____

E-Mail Address: ScottCough@icloud.com

PROPERTY INFORMATION

Address of Property: 19 Piscataqua Road

Assessor's Map # I Lot(s) # 94-B

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

Size of Parcel: 198,355 s.f. Property Deed: Book 4448 Page: 144

Existing Use of Property: Residential

SUBDIVISION INFORMATION

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

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

City Water? ✓ Yes ✓ No How far is city water from the property? 1,700 ft

City Sewer? ✓ Yes ✓ No How far is city sewer from the property? 1,900 ft

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: None

Justification for waiver request(s) (attach additional sheets as needed): None

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Corey Colwell - MSC a division of TFMoran, Inc.

Address 170 Commerce Way, Suite 102, Portsmouth, NH 03801 Telephone #: (603) 431-2222

Professional License #: 844 E-mail address: ccolwell@tfmoran.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: Scott M. Coplin Date: 6-2-17

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

Signature of Agent: Corey Colwell Date: 6-29-17

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: Scott M. Coplin Date: 6-2-17

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: Scott M. Coplin Date: 6-2-17

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

CERTIFICATION OF FEES

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

Signature of Property Owner: Scott M. Coglin Date: 6-2-17

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner: Scott M. Coglin Date: 6-2-17

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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List

**17 & 19 Piscataqua Road
Dover, NH 03820**

Date: **June 28, 2017**
Project #: **47243.00**

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS I	94-B	Scott M. Coughlin	10 Hidden Valley Drive Dover, NH 03820
LOCUS I	93-A	Scott M. Coughlin	10 Hidden Valley Drive Dover, NH 03820
I	93	Martin & Joanne Sullivan	3 Piscataqua Road Dover, NH 03820
I	93-2	John Corkin & Jennifer Joy Rudolf	46 Drew Road Dover, NH 03820
I	94	Anthea Smith Life Estate & Matje Smith and Gudrun and Kreis Maida	62 Drew Road Dover, NH 03820
I	94-C	Hidden Valley Homeowners' Association	10 Hidden Valley Drive Dover, NH 03820
I	94-E	Jonathan & Allison Davis	11 Hidden Valley Drive Dover, NH 03820
I	96	Darlene D. White	32 Piscataqua Road Dover, NH 03820
I	96-A	Bruce A. Batchelder	14 Piscataqua Road Dover, NH 03820
I	96-B	Stephen A. & Amy E. Spivack	18 Piscataqua Road Dover, NH 03820
I	96-C	Cory Dean & Susan Dimick Stone	22 Piscataqua Road Dover, NH 03820





Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List - cont.

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
I	96-D	Brian J. & Robin E. Therrien Revocable Trust	26 Piscataqua Road Dover, NH 03820
I	97	Pauline O'Brien	10 Piscataqua Road Dover, NH 03820
I	124	John J. & Carolyn Mcglone & Patricia Seaford	25 Piscataqua Road Dover, NH 03820
I	125	Eleanor E. Grenier Life Estate Sandra Foster and Alan Grenier	21 Piscataqua Road Dover, NH 03820

Civil Engineers / Surveyor	MSC, a division of TFMoran, Inc. 170 Commerce Way – Suite 102 Portsmouth, NH 03801
Environmental / Wetlands Scientist	Christopher Danforth, CWS, DPSWQ, CPESC TFMoran, Inc. 48 Constitution Drive, Bedford, NH 03110
Architect	n/a

TEST PIT REPORT

FOR

Coughlin
Piscataqua Road
Dover, NH

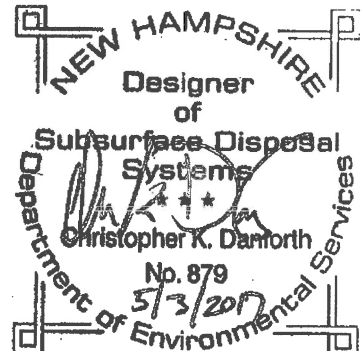
PREPARED FOR

Coughlin
Dover, NH

PREPARED BY

TFMoran, Inc.
48 Constitution Drive
Bedford, NH 03110

May 3, 2017



TEST PIT # 1 Date: 3-28-2017

0-4" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable, Partially frozen
4-12" 10YR 4/4, Dark Yellowish Brown, Sandy Loam,
Granular, Friable, fine roots
12-24" 2.5Y 5/4 Light Olive Brown, Sandy Loam
Granular, Friable
24-52" 2.5Y 6/2 Light Brownish Gray, Sandy Loam
Weak, Subangular, Blocky, Friable
@42" Redox Conc. 10YR 5/8 common/Distinct

ESWHT: Obs @ 42"

FWT: None Observed

Roots: to 36"

Ledge: Refusal @52"

Perc Rate: 12min/in at 16"

TEST PIT # 2 Date: 3-28-2017

0-8" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable, Partially frozen
8-18" 10YR 4/4, Dark Yellowish Brown, Sandy Loam,
Granular, Friable, fine roots

ESWHT: Obs @ 18"

FWT: None Observed

Roots: to 12"

Ledge: Refusal @18"

TEST PIT # 3 Date: 3-28-2017

0-4" 10YR 3/2, Very Dark Grayish Brown, Sandy Loam
Granular, Friable
4-12" 10YR 5/4, Yellowish Brown, Sandy Loam,
Granular, Friable, fine roots
12-18" 10YR 4/4 Dark yellowish Brown, Sandy Loam
Granular, Friable
18-24" 2.5Y 6/2 Light Brownish Gray, Sandy Loam
Weak, Subangular, Blocky, Friable
@22" Redox Conc. 10YR 5/8 common/Distinct

ESWHT: Obs @ 22"
FWT: None Observed
Roots: to 18"
Ledge: Refusal @22"

TEST PIT # 4 Date: 3-28-2017

0-12" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable,
12-24" 10YR 5/4 Yellowish Brown, Sandy Loam
Granular, Friable
24-52" 2.5Y 6/4 Light Yellowish Brown, Sandy Loam
Weak, Subangular, Blocky, Friable
@30" Redox Conc. 10YR 5/8 common/Distinct

ESWHT: Obs @ 30"
FWT: None Observed
Roots: to 36"
Ledge: Refusal @52"
Perc Rate: 12min/in at 10"

TEST PIT # 5 Date: 3-28-2017

0-12" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable, medium to fine roots
12-22" 2.5Y 5/4, Light Olive Brown, Sandy Loam,
Granular, Friable, fine roots
22-38" 2.5Y 6/4 Light Yellowish Brown, Loamy Sand
Granular, Friable
38-46" 2.5Y 5/4 Light Olive Brown, Silt Loam
Massive, Friable
@38" Redox Conc. 10YR 5/8 common/Distinct

46-72" 2.5Y 6/4 Light Yellowish Brown, Sandy Loam,
Granular, Friable

ESWHT: Obs @ 38"

FWT: None Observed

Roots: to 40"

Ledge: Refusal @72"

Perc Rate: 15min/in at 15"

TEST PIT # 6 Date: 3-28-2017

0-12" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable, medium to fine roots
12-21" 10YR 5/6 Yellowish Brown, Sandy Loam,
Granular, Friable, fine roots
21-30" 10YR 6/4 Light Yellowish Brown, Fine Sandy Loam
Granular, Friable
@30" Redox Conc. 10YR 5/8 horizontal bands/Distinct

30-85" 10YR 6/6 Brownish Yellow, Very Fine Sandy Loam
Massive, Friable w/ 2.5YR 7/2 Redox Depletions,
distinct/many at 36"

ESWHT: Obs @ 30"

FWT: None Observed

Roots: to 36"

Ledge: Refusal @85"

Perc Rate: 14min/in at 18"

TEST PIT # 7 Date: 3-28-2017

0-6" Fill 10YR 3/3, Dark Brown, Sandy Loam
 Granular, Friable
06-28" Fill 10YR 5/4, Yellowish Brown, Sand,
 Massive, Friable
28-38" Ab 10YR 3/2 Very Dark Grayish Brown, Sandy Loam
 Granular, Friable
38-75" 10YR 5/4 Yellowish Brown, Sandy Loam
 Massive, Friable
@52" Redox Conc. 7.5YR 5/8 common/Distinct

ESWHT: Obs @ 52"
FWT: None Observed
Roots: to 60"
Ledge: No Refusal @75"

Perc Rate: 12min/in at 20"



GOVE ENVIRONMENTAL SERVICES, INC.

TEST PIT DATA

Project 17 & 19 Piscataqua Road, Dover, NH
Client MSC/TFM
GES Project No. 2017062
MM/DD/YY Staff 05/25/2017 JP Gove CSS#004

Test Pit No.	G1	Lot No.:			
ESHW:	29"	WSPCD Group:			
Termination @	52"	Roots to:			
Refusal:	52"	SCS Soil:			
Obs. Water:	None	HIS Type:			
Depth	Color	Texture	Structure	Consistence	Mottles; Quantity/Contrast
0-8"	10YR 3/3	FSL	GR	FR	NONE
8-29"	10YR 4/6	FSL	GR	FR	NONE
29-52"	2.5Y 5/4	FSL	PL	FI	Redox Conc. 10%
52"+	Possible	Bedrock			

Test Pit No.	G2	Lot No.:			
ESHW:	30"	WSPCD Group:			
Termination @	48"	Roots to:			
Refusal:	48"	SCS Soil:			
Obs. Water:	None	HIS Type:			
Depth	Color	Texture	Structure	Consistence	Mottles; Quantity/Contrast
0-12"	10YR 3/3	FSL	GR	FR	NONE
12-30"	10YR 4/6	FSL	GR	FR	NONE
30-48"	2.5Y 5/4	FSL	PL	FI	Redox Conc. 10%
48"+	Possible	Bedrock			

Test Pit No.	G3	Lot No.:			
ESHW:	27"	WSPCD Group:			
Termination @	62"	Roots to:			
Refusal:	None	SCS Soil:			
Obs. Water:	None	HIS Type:			
Depth	Color	Texture	Structure	Consistence	Mottles; Quantity/Contrast
0-10"	10YR 3/3	FSL	GR	FR	NONE
10-27"	10YR 4/6	FSL	GR	FR	NONE
27-62"	2.5Y 5/4	FSL	OM	FR	Redox Conc. 10%

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526

Ph (603) 778 0644 / Fax (603) 778 0654

info@gesinc.biz

www.gesinc.biz

Test Pit No. G4
ESHWT: 22"
Termination @ 58"
Refusal: None
Obs. Water: None

Lot No.:
WSPCD Group:
Roots to:
SCS Soil:
HIS Type:

Depth	Color	Texture	Structure	Consistence	Mottles; Quantity/Contrast
0-12"	10YR 3/3	FSL	GR	FR	NONE
12-22"	10YR 4/6	FSL	GR	FR	NONE
22-58"	2.5Y 5/3	FSL	OM	FR	Redox Conc. 10%

Codes:

FSL = fine sandy loam

GR = granular

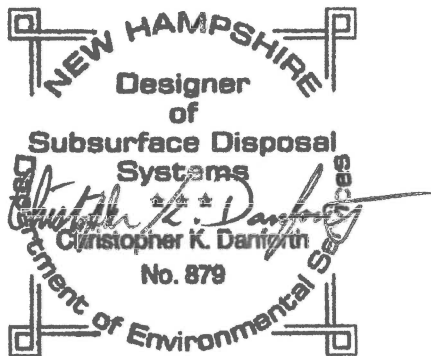
FR = friable

FI = firm

OM = massive

PL = platy

Redox. Conc. = 5YR5/6



TEST PIT REPORT

FOR

Coughlin
Piscataqua Road
Dover, NH

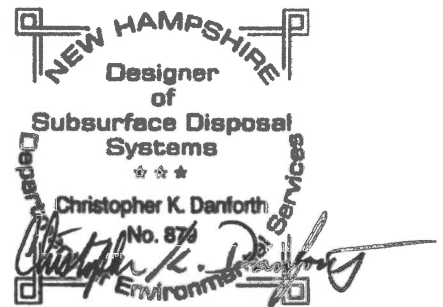
PREPARED FOR

Coughlin
Dover, NH

PREPARED BY

TFMoran, Inc.
48 Constitution Drive
Bedford, NH 03110

June 5, 2017



TEST PIT # 1 Date: 3-28-2017

0-4" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable, Partially frozen
4-12" 10YR 4/4, Dark Yellowish Brown, Sandy Loam,
Granular, Friable, fine roots
12-24" 2.5Y 5/4 Light Olive Brown, Sandy Loam
Granular, Friable
24-52" 2.5Y 6/2 Light Brownish Gray, Sandy Loam
Weak, Subangular, Blocky, Friable
@42" Redox Conc. 10YR 5/8 common/Distinct

ESWHT: Obs @ 42"

FWT: None Observed

Roots: to 36"

Ledge: Refusal @52"

Perc Rate: 12min/in at 16"

TEST PIT # 2 Date: 3-28-2017

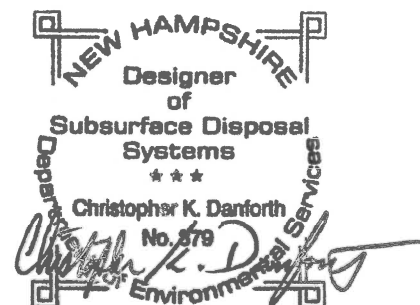
0-8" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable, Partially frozen
8-18" 10YR 4/4, Dark Yellowish Brown, Sandy Loam,
Granular, Friable, fine roots

ESWHT: Obs @ 18"

FWT: None Observed

Roots: to 12"

Ledge: Refusal @18"



TEST PIT # 3 Date: 3-28-2017

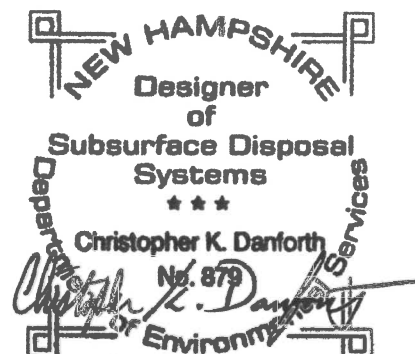
0-4" 10YR 3/2, Very Dark Grayish Brown, Sandy Loam
Granular, Friable
4-12" 10YR 5/4, Yellowish Brown, Sandy Loam,
Granular, Friable, fine roots
12-18" 10YR 4/4 Dark yellowish Brown, Sandy Loam
Granular, Friable
18-24" 2.5Y 6/2 Light Brownish Gray, Sandy Loam
Weak, Subangular, Blocky, Friable
@22" Redox Conc. 10YR 5/8 common/Distinct

ESWHT: Obs @ 22"
FWT: None Observed
Roots: to 18"
Ledge: Refusal @22"

TEST PIT # 4 Date: 3-28-2017

0-12" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable,
12-24" 10YR 5/4 Yellowish Brown, Sandy Loam
Granular, Friable
24-52" 2.5Y 6/4 Light Yellowish Brown, Sandy Loam
Weak, Subangular, Blocky, Friable
@30" Redox Conc. 10YR 5/8 common/Distinct

ESWHT: Obs @ 30"
FWT: None Observed
Roots: to 36"
Ledge: Refusal @52"
Perc Rate: 12min/in at 10"



TEST PIT # 5 Date: 3-28-2017

0-12" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable, medium to fine roots
12-22" 2.5Y 5/4, Light Olive Brown, Sandy Loam,
Granular, Friable, fine roots
22-38" 2.5Y 6/4 Light Yellowish Brown, Loamy Sand
Granular, Friable
38-46" 2.5Y 5/4 Light Olive Brown, Silt Loam
Massive, Friable
@38" Redox Conc. 10YR 5/8 common/Distinct

46-72" 2.5Y 6/4 Light Yellowish Brown, Sandy Loam,
Granular, Friable

ESWHT: Obs @ 38"
FWT: None Observed
Roots: to 40"
Ledge: Refusal @72"

Perc Rate: 15min/in at 15"

TEST PIT # 6 Date: 3-28-2017

0-12" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable, medium to fine roots
12-21" 10YR 5/6 Yellowish Brown, Sandy Loam,
Granular, Friable, fine roots
21-30" 10YR 6/4 Light Yellowish Brown, Fine Sandy Loam
Granular, Friable
@30" Redox Conc. 10YR 5/8 horizontal bands/Distinct
30-85" 10YR 6/6 Brownish Yellow, Very Fine Sandy Loam
Massive, Friable w/ 2.5YR 7/2 Redox Depletions,
distinct/many at 36"

ESWHT: Obs @ 30"
FWT: None Observed
Roots: to 36"
Ledge: Refusal @85"
Perc Rate: 14min/in at 18"



TEST PIT # 7 Date: 3-28-2017

0-6" Fill 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable
06-28" Fill 10YR 5/4, Yellowish Brown, Sand,
Massive, Friable
28-38" Ab 10YR 3/2 Very Dark Grayish Brown, Sandy Loam
Granular, Friable
38-75" 10YR 5/4 Yellowish Brown, Sandy Loam
Massive, Friable
@52" Redox Conc. 7.5YR 5/8 common/Distinct

ESWHT: Obs @ 52"
FWT: None Observed
Roots: to 60"
Ledge: No Refusal @75"

Perc Rate: 12min/in at 20"

TEST PIT # 8 Date: 05-17-2017

0-10" 10YR 3/3, Dark Brown, Sandy Loam
Granular, Friable
10-18" 10YR 5/4, Yellowish Brown, Loamy Sand,
Granular, Friable
18-28" 2.5Y 5/6 Light Olive Brown, Loamy Sand
Granular, Friable Refusal-Bedrock
ESWHT@24" Redox Conc. 7.5YR 5/8 common/Distinct
ESWHT: Obs @ 24"
FWT: None Observed
Roots: to 12"
Ledge: Refusal @28"



TEST PIT # 9 Date: 5-17-2017

0-08" 10YR 3/3, Dark Brown, Loamy Sand
 Granular, Friable
08-21" 10YR 4/6, Yellowish Brown, Loamy Sand,
 Granular, Friable
21-36" 2.5Y 5/4 Light Olive Brown, Loamy Sand
 Granular, Friable Refusal-Bedrock

ESHWT@36" Redox Conc. 7.5YR 5/8 common/Distinct

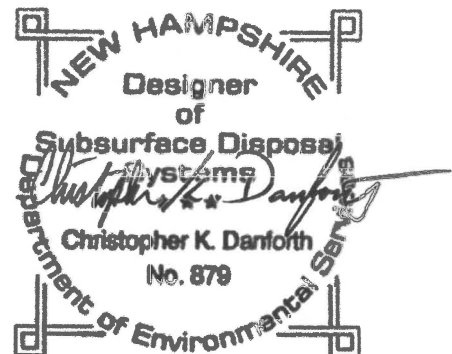
ESWHT: Obs @ 32"
FWT: None Observed
Roots: to 14"
Ledge: Refusal @36"

TEST PIT # 10 Date: 5-17-2017

0-10" 10YR 3/3, Dark Brown, Loamy Sand
 Granular, Friable
10-26" 10YR 4/6, Yellowish Brown, Loamy Sand,
 Granular, Friable
26-30" 2.5Y 5/4 Light Olive Brown, Loamy Sand
 Granular, Friable Refusal-Bedrock

ESHWT@30" Redox Conc. 7.5YR 5/8 common/Distinct

ESWHT: Obs @ 30"
FWT: None Observed
Roots: to 14"
Ledge: Refusal @30"



TEST PIT # 11 Date: 5-17-2017

0-4" 10YR 3/3, Dark Brown, Loamy Sand
Granular, Friable

4-12" 10YR 5/4 Yellowish Brown, Loamy Sand,
Granular, Friable
Bedrock Refusal @12"

ESWHT: Not observed"

FWT: None Observed

Roots: to 8"

Ledge: Refusal @12"

TEST PIT # 12 Date: 5-17-2017

0-08" 10YR 3/3, Dark Brown, Loamy Sand
Granular, Friable

08-22" 10YR 5/6, Yellowish Brown, Loamy Sand,
Massive, Friable fine roots

22-42" 10YR 6/3 Pale Brown, Loamy Sand
Granular, Friable Refusal-Bedrock

ESWHT@38" Redox Conc. 7.5YR 5/8 common/Distinct

ESWHT: Obs @ 38"

FWT: None Observed

Roots: to 12"

Ledge: Refusal @42"



TEST PIT # 13 Date: 5-17-2017

0-08" 10YR 3/3, Dark Brown, Loamy Sand
Granular, Friable
08-22" 10YR 4/6, Yellowish Brown, Loamy Sand,
Granular, Friable
22-30" 2.5Y 7/3 Pale Brown, Medium Sand
Granular, Friable
30-40" 10YR 5/6 Yellowish Brown Gravelly Sand, Single
Grain, loose
40-44" 10YR 7/3 Very Pale Brown, Medium Sand,
Subangular, Blocky, friable

ESHWT@40" Redox Conc. 7.5YR 5/8 common/Distinct

ESWHT: Obs @ 40"

FWT: None Observed

Roots: to 14"

Ledge: Refusal @44"

Perc Rate=5 min/in @20"

TEST PIT # 14 Date: 5-17-2017

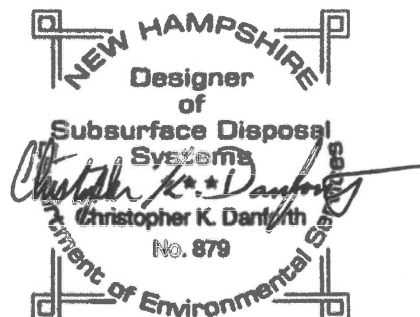
0-08" 10YR 3/3, Dark Brown, Loamy Sand
Granular, Friable
08-18" 10YR 4/6, Yellowish Brown, Loamy Sand,
Granular, Friable
18-24" 2.5Y 5/4 Light Olive Brown, Loamy Sand
Granular, Friable Refusal-Bedrock

ESWHT: None Obs @ 24"

FWT: None Observed

Roots: to 14"

Ledge: Refusal @24



TEST PIT # 15 Date: 5-17-2017

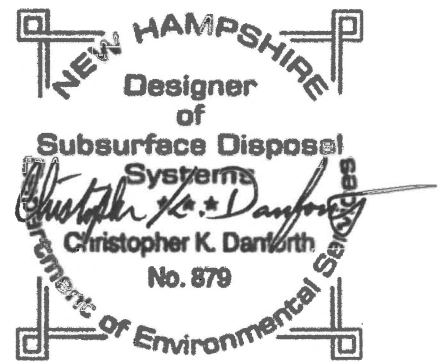
0-08" 10YR 3/3, Dark Brown, Loamy Sand
Granular, Friable
08-18" 10YR 5/4, Yellowish Brown, Loamy Sand,
Granular, Friable-Refusal-Bedrock

ESWHT: None Obs @ 18"

FWT: None Observed

Roots: to 08"

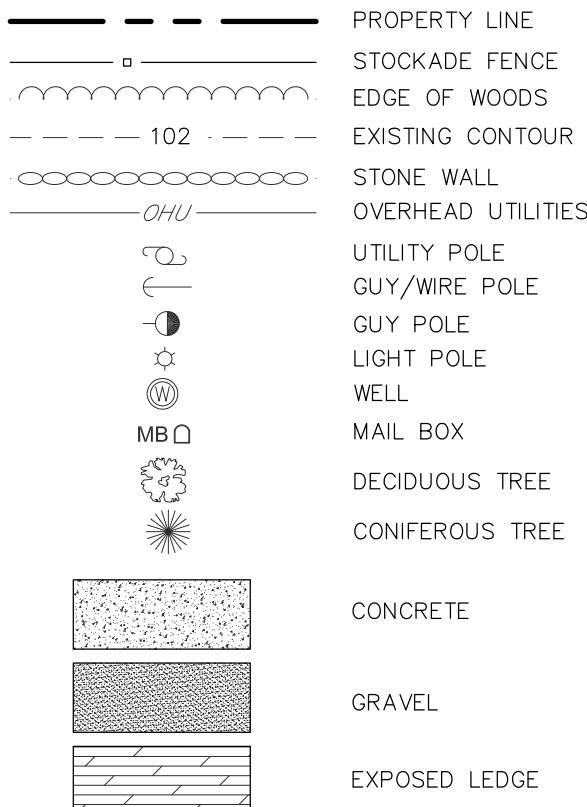
Ledge: Refusal @18"



LEGEND:

BK/PG BOOK & PAGE
ELEV. ELEVATION
EM ELECTRIC METER
EP EDGE OF PAVEMENT
FF FINISHED FLOOR
FP FAIRPOINT UTILITY COMPANY
NET NEW ENGLAND TELEPHONE
N/F NOW OR FORMERLY
NAD83 NORTH AMERICAN DATUM OF 1983
NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
S.F. SQUARE FEET
TBM TEMPORARY BENCH MARK
UGU UNDERGROUND UTILITIES
ASSESSOR'S MAP NUMBER/ LOT NUMBER

MAP 47 LOT 11



MAP I LOT 94-C

N/F
HIDDEN VALLEY HOMEOWNERS
ASSOCIATION
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#3966 PG.#405

MAP I LOT 124

N/F
JOHN J. & CAROLYN J. MCGLONE
25 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#1026 PG.#628

MAP I LOT 125

N/F
ELEANOR E. GRENIER LIFE ESTATE
SANDRA FOSTER & ALAN GRENIER
21 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#3630 PG.#139

MAP I LOT 96

N/F
DARLENE D. WHITE
32 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#2244 PG.#464

MAP I LOT 96-D

N/F
BRIAN J. & ROBIN E. THERRIEN
REVOCABLE TRUST
26 PISCATAQUA ROAD
DOVER, NH 03820
SCRD BK.#4358 PG.#473

MAP I LOT 94-E

N/F
JONATHAN & ALLISON DAVIS
11 HIDDEN VALLEY ROAD
DOVER, NH 03820
SCRD BK.#1993 PG.#220

MAP I LOT 94-B

202,549 S.F.
(4.6499 ACRES)

MAP I LOT 94

N/F
ANTHEA SMITH LIFE ESTATE
MATJE & GUDRUN SMITH
AND MAIDA KREIS
62 DREW ROAD
DOVER, NH 03820
SCRD BK.#3014 PG.#962

MAP I LOT 94

N/F
ANTHEA SMITH LIFE ESTATE
MATJE & GUDRUN SMITH
AND MAIDA KREIS
62 DREW ROAD
DOVER, NH 03820
SCRD BK.#3014 PG.#962

NAD 83 (2011)

LOCATION PLAN

NOTES:

- THE PARCELS ARE LOCATED IN THE RURAL RESIDENTIAL (R-40) DISTRICT.
- THE PARCELS ARE SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP I AS LOTS 93-A & 94-B.
- THE PARCELS ARE LOCATED IN FLOOD HAZARD AREA ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 3301700340E & PANEL 320 OF 405, MAP NUMBER 3301700320E, EFFECTIVE DATE: 09/30/2015.
- OWNER OF RECORD:
MAP I LOT 93-A
SCOTT M. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#4460 PG.#624
MAP I LOT 94-B
SCOTT M. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#4448 PG.#144
- TOTAL PARCEL AREA:
MAP I LOT 93-A
EXISTING AREA:
81,440 SF
(1.8696 ACRES)
MAP I LOT 94-B
EXISTING AREA:
202,549 SF
(4.6499 ACRES)
- ZONING REQUIREMENTS:
MINIMUM LOT SIZE: 40,000 S.F.
MAXIMUM LOT COVERAGE: 10%
MINIMUM FRONTAGE: 150 FT
PRINCIPAL BUILDING
FRONT SETBACK: 40 FT
ABUT A STREET SETBACK: 40 FT
SIDE SETBACK: 25 FT
REAR SETBACK: 30 FT
OUTBUILDING/ACCESSORY USE
FRONT SETBACK: 40 FT
ABUT A STREET SETBACK: 40 FT
SIDE SETBACK: 10 FT
REAR SETBACK: 10 FT
BUILDING HEIGHT
PRINCIPAL BUILDING: 35 FT MAX.
OUTBUILDING/ACCESSORY USE: 35 FT MAX.
- UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIGSAFE 601-888-0100 TO VERIFY UTILITIES.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT THE ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CURRENT EXISTING FEATURES OF TAX MAP I LOT 93-A & TAX MAP I LOT 94-B.
- HORIZONTAL DATUM IS NAD83 (2011), PER STATIC GPS OBSERVATIONS.
- VERTICAL DATUM IS NAVD1988, PER STATIC GPS OBSERVATIONS.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN APRIL 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.

HIDDEN VALLEY DRIVE
(PRIVATE RIGHT OF WAY)
(SEE SCRD BK.#1460 PG.#442)

PISCATAQUA ROAD
(PUBLIC RIGHT OF WAY)

PLAN REFERENCES:

- "SUBDIVISION PLAT OF LAND FOR GUDRUN SMITH IN DOVER, NH STRAFFORD COUNTY JANUARY 2004 REVISED FEBRUARY 2004" BY LANDRY SURVEYING, LLC. SCRD PLAN #74-98.
- "BOUNDARY LINE ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. MCGLONE PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY K.E.M. LAND SURVEY, INC. DATED APRIL 1995. SCRD PLAN #16-11.
- "PROPOSED MINOR LOT LINE ADJUSTMENT LAND OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE PISCATAQUA ROAD & HIDDEN VALLEY DRIVE DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED DECEMBER 20, 2002 WITH REVISION 2 DATED 1/29/03. SCRD PLAN #68-54.
- "PROPOSED LOT LINE REVISION LAND OF DAVID LABRIE & PATRICIA MCGLONE PISCATAQUA ROAD DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 28, 2002 WITH REVISION 2 DATED 4/10/02. SCRD PLAN #65-65.
- "HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN TAX MAP 'I', LOT No. 94C & 127A HIDDEN VALLEY DRIVE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE", BY MCNEANEY SURVEY ASSOCIATES, INC., DATED JANUARY 11, 2009 WITH REVISION 4 DATED 6/17/09. SCRD PLAN #97-51.
- "PLAN OF LAND PARCELS 1, 2, 3 & 4 JACK R. & DOROTHY A. STORMS DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED AUG. 1977. SCRD PLAN #18-67.
- "PLAN OF LOT No.5 JACK & DOROTHY I. STORME DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCRONE DOVER, N.H.", DATED NOV. 1979. SCRD PLAN #17C-144.
- "SUBDIVISION OF LAND OF JACK & DOROTHY STORMS PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY RICHARD P. TOWLE, R.L.S. DOVER, N.H. DATED AUG. 1974. SCRD PLAN #9-3-58.
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR D.R. LEMIEUX BUILDERS INC. AND DARLENE WHITE FOR LANDS IDENTIFIED AS TAX MAP I LOTS 96, 96B & 96C LOCATED ON PISCATAQUA ROAD IN CITY OF DOVER, STRAFFORD COUNTY STATE OF NEW HAMPSHIRE" BY PHOPEK LAND SURVEYORS & SEPTIC SYSTEM DESIGN, LLC, DATED NOVEMBER 29, 2012. SCRD PLAN #105-008.
- "SUBDIVISION OF LAND FOR ATHANASIOS IORDANOU IN DOVER, NH" BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED MARCH 25, 1988. SCRD PLAN #35-38.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2017. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000. THIS PLAN CONFORM TO APPLICABLE LOCAL ZONING ORDINANCES AND RULES.

TAX MAP I LOTS 93-A & 94-B EXISTING CONDITIONS PLAN

17 & 19 PISCATAQUA ROAD
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
OWNED BY
SCOTT M. COUGHLIN

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

JUNE 29, 2017



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.mscengineers.com

A division of TFMoran, Inc.

47243.00

DR BMK FB
CK JCC CADFILE

S-1



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46 Constitution Drive, Bedford, N.H. 03110

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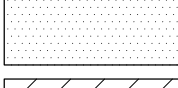
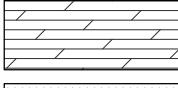
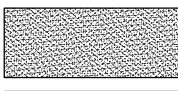
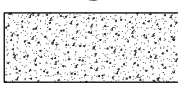
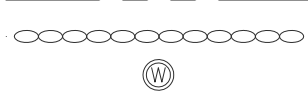
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	DR	CK

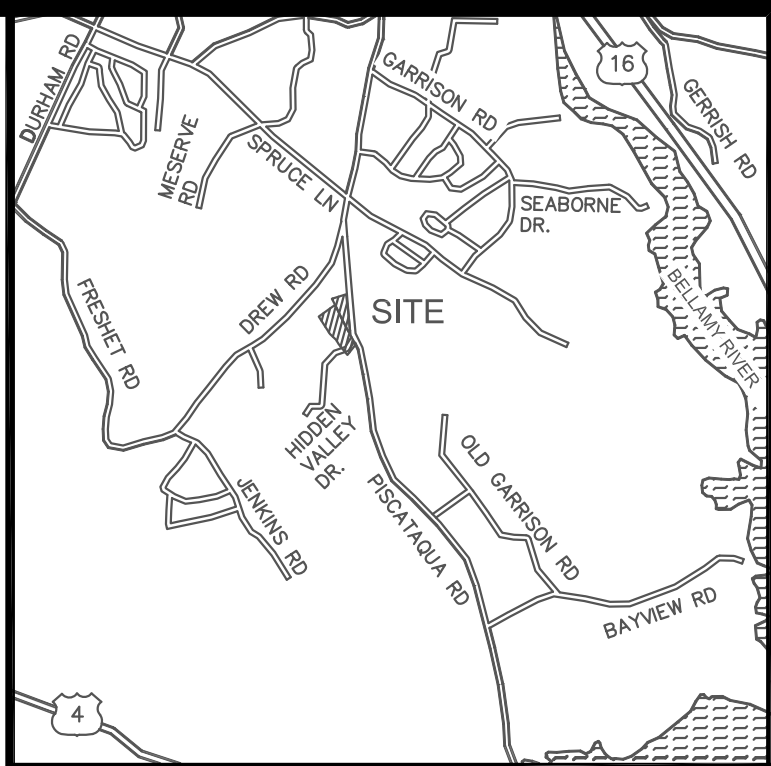
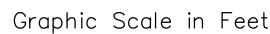
BK/PG	BOOK & PAGE
DHTBS	DRILLHOLE TO BE SET
IRTB5	IRON ROD TO BE SET
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
NAD83	NORTH AMERICAN DATUM OF 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET



1. "SUBDIVISION PLAT OF LAND FOR GUDRUN SMITH IN DOVER, NH STRAFFORD COUNTY JANUARY 2004 REVISED FEBRUARY 2004" BY LANDRY SURVEYING, LLC, SORD PLAN #74-98.
2. "PROPOSED LOT LINE ADJUSTMENT FOR DAVID L. LABRIE & PATRICIA A. MCGLONE PISCATAQUA ROAD DOVER, N.H." BY K.E.M. LAND SURVEY, INC., DATED APRIL 1995, SORD PLAN #46-11.
3. "PROPOSED MINOR LOT LINE ADJUSTMENT LAND OF JOHN & CAROLYN MCGLONE AND PHILIP NUTE PISCATAQUA ROAD & HIDDEN VALLEY DRIVE DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED DECEMBER 20, 2002 WITH REVISION 2 DATED 12/29/03, SORD PLAN #54-54.
4. "PROPOSED LOT LINE REVISION LAND OF DAVID LABRIE & PATRICIA MCGLONE PISCATAQUA ROAD DOVER, N.H." BY BERRY SURVEYING & ENGINEERING, DATED FEBRUARY 28, 2002 WITH REVISION 2 DATED 4/10/02, SORD PLAN #55-65.
5. "HIDDEN VALLEY DRIVE AN OPEN SPACE SUBDIVISION WITH A COMMERCIAL COMPONENT PREPARED FOR SCOTT COUGHLIN TAX MAP 1", LOT No. 94C & 127A HIDDEN VALLEY DRIVE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE", BY MCNEANEY SURVEY ASSOCIATES, INC., DATED JANUARY 11, 2009 WITH REVISION 4 DATED 6/17/09, SORD PLAN #97-51.
6. "PLAN OF LAND IN PARCELS 1, 2, 3 & 4 JACK R. & DOROTHY A. STORMS, DOVER, NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCORNE DOVER, N.H.", DATED AUG. 1977, SORD PLAN #18-67.
7. "PLAN OF LOT NO.5 JACK & DOROTHY I. STORME DOVER NEW HAMPSHIRE SURVEYED AND DRAWN BY R.W. MCCORNE DOVER, N.H.", DATED NOV. 1979, SORD PLAN #17C-144.
8. "SUBDIVISION OF JACK & DOROTHY STORMS PISCATAQUA ROAD DOVER, NEW HAMPSHIRE" BY RICHARD P. TOWLE, R.L.S. DOVER, N.H. DATED AUG. 1974, SORD PLAN #9-3-58.
9. "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR D.R. LEMIEUX BUILDERS INC. AND DARLENE WHITE FOR LANDS IDENTIFIED AS TAX MAP 1, 196B & 197S LOT 100 & 101 PISCATAQUA ROAD IN CITY OF DOVER, STRAFFORD COUNTY STATE OF NEW HAMPSHIRE" BY POPOKEH LAND SURVEYORS & SEPTIC SYSTEM DESIGN, LLC, DATED NOVEMBER 29, 2012, SORD PLAN #105-008.
10. "SUBDIVISION OF LAND FOR ATHANASIOS IORDANOU IN DOVER, NH" BY SEACROSS ENGINEERING ASSOCIATES, INC. DATED MARCH 25, 1988, SORD PLAN #35-38.



DATE _____



1. THE PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 1 AS LOT 94-B.
3. THE PARCEL IS LOCATED IN FLOOD HAZARD AREA ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E & PANEL 320 OF 405, MAP NUMBER 33017C0320E, EFFECTIVE DATE: 09/30/2015.

4. OWNER OF RECORD:
MAP 1 LOT 94-B
SCOTT M. COUGHLIN
10 HIDDEN VALLEY DRIVE
DOVER, NH 03820
SCRD BK.#4448 PG.#144
5. TOTAL PARCEL AREA:
MAP 1 LOT 94-B
EXISTING AREA:
187,369 SF
(4.3014 ACRES)

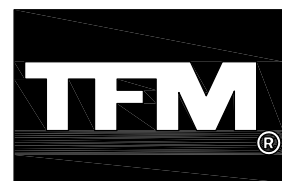
PROPOSED LOT 3:	PROPOSED LOT 4:	PROPOSED LOT 5:
42,058 SF	100,844 SF	44,467 SF
(0.9655) ACRES	(2.3151) ACRES	(1.0208) ACRES

- | 6. ZONING REQUIREMENTS: | REQUIRED: |
|----------------------------|-------------|
| MINIMUM LOT SIZE: | 40,000 S.F. |
| MAXIMUM LOT COVERAGE: | 10% |
| MINIMUM FRONTAGE: | 150 FT |
| PRINCIPAL BUILDING: | |
| FRONT SETBACK: | 40 FT |
| ABUT A STREET SETBACK: | 40 FT |
| SIDE SETBACK: | 25 FT |
| REAR SETBACK: | 30 FT |
| OUTBUILDING/ACCESSORY USE: | |
| FRONT SETBACK: | 40 FT |
| ABUT A STREET SETBACK: | 40 FT |
| SIDE SETBACK: | 10 FT |
| REAR SETBACK: | 10 FT |
| BUILDING HEIGHT: | |
| PRINCIPAL BUILDING: | 35 FT MAX |
| OUTBUILDING/ACCESSORY USE: | 35 FT MAX |

7. SHEETS S-2 THROUGH S-4 SEPARATE THE LOT LINE ADJUSTMENT & 2 MINOR SUBDIVISIONS PER THE REQUIREMENT OF THE DOVER PLANNING DEPARTMENT. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ORDER TO DETERMINE THE LOCATION OF THE LOT LINE ADJUSTMENT ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 94-B INTO 3 LOTS. A PORTION OF LOT 94-B (10,986 S.F.) IS TO BE CONVEYED TO MAP 1 LOT 94-C.
9. HORIZONTAL DATUM IS NAD83 (2011), PER STATIC GPS OBSERVATIONS.
11. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN APRIL 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
12. THE SURVEYED LOTS ARE PROPOSED TO BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEMS.

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

JUNE 29, 2017



- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceengineers.com

FILE	47243.00	DR	BMK	FB		S-4
		CK	JCC	CADFILE		

To: Planning Board
From: Planning Department
Date: July 19, 2017
Re: Cancellation of Item 4D on July 25, 2017 Planning Board agenda

ISSUE:

Cancellation of Public hearing related to compliance with conditions of approval for a Site Plan for Changing Places, LLC, (multiple owners), Assessor's Map M, Lot 4, zoned ETP (RCM Overlay), located at Thornwood Lane.

INTENT:

This memo will explain what items remained outstanding on the punch list and what is being done to make the City confident the public hearing is no longer necessary at this time.

GOALS:

Provide clarification on the matter

ATTACHED:

None

BACKGROUND

The Planning Board approved the Site Plan for Thornwood Commons at their March 13, 2007 meeting. The plans by the Planning Board Chair on July 2, 2008.

The Planning Board approved an amendment to the Developer's Agreement at their September 22, 2009 to allow up to four certificates of occupancy to be issued prior to dam site repairs.

The Planning Board approved an amendment to the Conditions of Approval on January 26, 2010 to grant 15 total Certificates of Occupancy (from 4).

UPDATE

After hearing all of the outstanding items still not addressed by the developer, the City, at the request of the Home Owner's Association, took action of scheduling a public hearing and notifying the developer who then worked with the City on a plan to address the outstanding punch list items:

1. As-builts
 - Will be done by July 25
2. Property pins and bounds
 - Will be done by July 28
3. Deed for roadway and starting the process to turn it over
 - Developer is working on this
4. Need to install the correct sign post and at the correct height
 - Will be done by July 21
5. One private sign to be installed
 - Will be done by July 21
6. Need to repoint some of the curb
 - Will be done by July 21
7. Add some loam in some areas
 - Will be done by July 21
8. The Wall
 - Developer requires a Conditional Use Permit to remove the retaining wall along the wetlands buffer. The CUP will be reviewed by the Conservation Commission and Planning Board

RECOMMENDATION

After meeting with the Developer, City staff is more confident these outstanding punch list items will be taken care of and would like to withdraw/cancel the public hearing scheduled for July 25, 2017.

To: Planning Board
From: Dave Carpenter
Date: July 19, 2017
Re: FY18 Action Plan

ISSUE:
Funding Allocations

INTENT:
This memo will explain the steps to determine the final allocation amounts for the Public Services based upon the final funding pool amount for the FY18 Action Plan

GOALS:
Provide the final allocation amounts for the Public Services in the FY18 Action Plan.

ATTACHED:
none

BACKGROUND

CDBG PROGRAM DESCRIPTION

The City of Dover is designated as an Entitlement Community by Housing and Urban Development (HUD). As such, the City receives funds directly from HUD rather than having to apply to the State for Community Development Block Grant (CDBG) funds.

These funds may only be used to address one of HUD's three National Objectives:

1. Benefit low and moderate income persons.
2. Prevent or eliminate blight.
3. Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available to meet such needs.

The City of Dover has traditionally used CDBG funding to address the first National Objective.

ACTION PLAN

Annually, Dover adopts an Action Plan which identifies activities and projects funded with the Block Grant funds. The Action Plan serves as a means to assure that the Goals and Objectives of Dover's Consolidated Plan are being addressed. As part of the Action Plan process, citizens provide comments on the Plan during the review process and after it has been approved by the City. Once the Action Plan has been approved by the City, it is forward to HUD for its review. In 2017, the Planning Board recommended the City Council approve the Action Plan on January 24, 2017. The City Council voted to approve the Action Plan on February 22, 2017.

UPDATE

CONTINGENCY FUNDING FORMULA

Housing and Urban Development regulations require the Action Plan be submitted for final review after the exact grant allotment that Dover will receive from HUD for the fiscal year has been determined. However, we are also bound to meet certain mandated deadlines for submission of the Action Plan. Earlier this year, it was clear that the announcement from HUD of Dover's CDBG grant amount would be late due to the Presidential transition. One of HUD's recommendations to address this issue was to include a "Contingency Funding Formula" within the Action Plan. As such, a "Formula" was included in the final Action Plan that was approved by the City Council. The formula directed how the final allocations would be adjusted in the event that the amount of the FY18 funding pool were to be different than anticipated in the approved Plan.

FINAL FUNDING POOL

While the actual grant allotment was approximately \$4,000 greater than the amount we estimated, the final Funding Pool was less than projected. Therefore, based upon the Formula, the final allotments for the Public Services were adjusted. Specifically, the adjustments resulted in a \$298 reduction for five of the seven Public Services and a reduction of \$302 for the Dover Welfare Security Deposit Program. HAVEN's funding remained the same. A full breakdown follows.

FINAL FY18 FUNDING ALLOCATIONS: PUBLIC SERVICES

Public Services	Proposed Action Plan Allocations	Final Adjusted Allocations
AIDS Response	\$6,800.00	\$6,502.00
Community Partners	\$5,800.00	\$5,502.00
Cross Roads House	\$8,317.00	\$8,019.00
Dover Welfare Sec Deposit	\$6,600.00	\$6,298.00
HAVEN (A Safe Place)	\$3,000.00	\$3,000.00
Homeless Center for Strafford County	\$6,500.00	\$6,202.00
My Friends Place (MFP)	\$10,400.00	\$10,102.00
Total	\$47,417.00	\$45,625.00