

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 306, 61 Locust St. Dover, NH 03820
Meeting Date: **Tuesday, September 12, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- August 22, 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

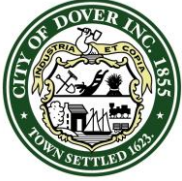
- A. Consideration and acceptance of a Minor Lot Line Adjustment for Three Rivers Farm Irrevocable Security Trust, Assessor's Map N, Lots 4 & 3-4, zoned R-40, located on Three Rivers Farm Road. *(P17-59)
- B. Consideration and acceptance of a Site Plan Review for Washington Street Mill, LLC, Assessor's Map 23, Lot 14, zoned CBD, located at 1 Washington Street (Proposal is to convert 44,000 sq. ft. of commercial/office space to 54 apartment units). *(P17-46)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for Gerald & Cathy Avery, Assessor's Map I, Lots 2D & 2F, zoned RM-SU, located on Garrison Road & 10 Shaws Lane. *(P17-60)
- D. Consideration and acceptance of a Minor Subdivision for Sibs & Son, LLC, Assessor's Map 12, Lot 125, zoned RM-U, located at 84 Silver Street. *(P17-61) (1 new lot)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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



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DOVER PLANNING BOARD – MINUTES

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

Members Not Present: Catherine Plante, Dave White,

Staff Present: Christopher Parker (Assistant City Manager), Donna Benton (Assistant City Planner)

The Chair called the meeting to order at 7:03p.m., and recognized Tristan Donovan and James Burdin to sit in for Dave White and Catherine Plante.

Hayley Harmon arrived at 7:05pm.

K.Schuman described the process used to hear cases and the opportunities for the public to communicate.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- July 25, 2017 Regular Meeting Minutes

Motion: F.Torr made a motion to approve with changes the July 25, 2017 Regular Meeting Minutes. Seconded by D.Ciotti. Vote U/A

K.Schuman announced that item 4.C and G will not be heard.

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.

C.Parker stated that at the June 27th meeting the Board posted the amendment. This is the second public hearing with the intent of having a discussion after regarding the area to be rezoned and next steps.

Motion: F.Torr made a motion to remove the item from the table. Seconded by L.Skinner. Vote: U/A.

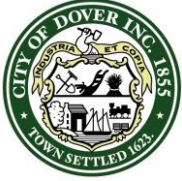
Public Hearing Opened
No one spoke.

C.Parker summarized letter from Chris Prior regarding his support for the rezoning and asking for his lot to be added to the rezoning efforts.

Public Hearing Closed

C.Parker stated that staff recommends that should the Board wish to add additional properties staff will add those to the Ordinance and create the rezoning analysis based upon that area. C.Parker also explained the nonconforming uses that would be created depending on how far the Board decides to spread the rezoning area.

D.Ciotti gained clarification of the process should the Board add the additional lots and the notification necessary.



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J.Burdin clarified that Mr. Prior's lot would be the only lot with a single family home should the Board vote to rezone only the City owned lots, Mr. Prior's lot, and the lots requested off of the paper Street.

C.Parker clarified for L. Skinner the right of way, zoning boundaries and split zoning.

Chairman Schuman noted that he found it more prudent to focus on the initial request and wait for a future rezoning effort for the private lots. D.Landry agreed.

J.Burdin said he would consider adding the few private lots who have requested to be added during this effort at the same time, especially considering that only one nonconformity would be created.

Chairman Schuman reminded the Board about the goal of creating a rezoning subcommittee that should look at the additional lots as part of the greater rezoning.

T. Clark agreed that adding in lots in pieces could be complicated and also felt the Board should only consider the initial request.

The Board decided to leave the ordinance as is and to continue the conversation with the property owners along the paper street. Noting that C.Prior could go through the standard petition process. Therefore, no further public hearing is necessary and the Board can potentially vote at their next meeting.

Motion: F.Torr made a motion to table the rezoning to the September 12th Regular Planning Board Meeting. Seconded by T. Clark. Vote: U/A.

G.Cruikshank announced that items 4.A & B would be heard together and voted on separately.

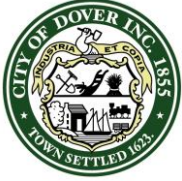
4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Arthur & Mary DuBois, Assessor's Map L, Lot 48-A, zoned R-20, located at 283 Dover Point Rd. *(P17-53) (Proposal is to allow a driveway within wetland buffer with approximately 3,964 s.f. of wetland buffer impact)
- B. Consideration and acceptance of a Minor Subdivision for Arthur & Mary DuBois, Assessor's Map L, Lot 48-A, zoned R-20, located at 283 Dover Point Rd. *(P17-56) (1 new lot)

C.Parker stated that the request is to create a new lot between 283 and 285 Dover Point Road, with a driveway, which requires a Conditional Use Permit, due to the proximity of wetlands and wetland buffers. This application went to the Zoning Board for relief on frontage and front setback on May 19 2016. The Board reheard the request on July 21, 2016. The Conservation Commission reviewed the Conditional Use Permit request on August 14, 2017.

Staff did have some concerns relative to a Condition the Zoning Board placed upon the approval. It stated that the larger lot should be 2.6+/- as depicted upon the Variance application, as opposed to 2.39 acres. Upon review with ZBA members, and reviewing the minutes and video of the meeting, it became clear the intent was to not allow further adjustment of the newly created lot.

Staff has some concern relative to the tight space the driveway will inhabit, and the potential drainage issues which might result, due to the topography of the lot. Staff believes that, if created, the new lot should have proper stormwater management to ensure that runoff onto abutting lots does not result.



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Kevin McEneaney represented the application. He described the lots and why lot 2 where 283 Dover Point Road is located is one acre where 20,000 s.f. is required.

F. Torr understands the spirit and intent but still expressed his concern that the conclusion was 2.6 not 2.39 acres.

C. Parker explained staff concerns regarding the plan differences in detail between the Zoning Board of Adjustment (ZBA) and the Planning Board submittal.

K. McEneaney reiterated the process.

T. Clark agrees with F. Torr and doesn't feel the Board should accept the application until it goes back to the ZBA for clarification.

D. Landry noted that based on the viewing of the ZBA meeting, if the Board adds a condition, limiting future subdivision, does that suffice for the future?

D. Ciotti thinks the difference is the spirit and intent is appropriate and the difference between the Planning Board requiring a full plan with metes and bounds versus the representation to the ZBA.

T. Clark and F. Torr were concerned with the condition removed.

Attorney F.X. Bruton explained the representation to the ZBA.

L. Skinner asked how to measure what the "+/-" is defined as.

G. Cruikshank read a statement from the July 21 ZBA minutes and expressed her impression.

L. Skinner agrees with G. Cruikshank's concern.

Motion: J. Burdin made a motion to accept the applications for item 4.A & B. Seconded by F. Torr. Vote U/A

Public Hearing Opened

M. Garofano, 258 Dover Point Road spoke against the application. He expressed his concerns about the new lot not meeting neighborhood lot sizes and his belief this item should not be approved. M. Garofano addressed his letter provided to the Planning Board.

H. Brown, 85 Dover Point Road, expressed his concern about the driveway, slope and contour of the property, bringing runoff onto the lot.

M. Garofano, 258 Dover Point Road, would like to see the driveway paved due to concern of slope and grade.

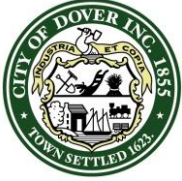
The Public Hearing was recessed at 8:11 and reopened at 8:17.

Public Hearing Closed

C. Parker responded to concerns about the driveway.

K. McEneaney will redraw the plan so the crown of the driveway runs towards 283 Dover Point Road. He also clarified for J. Burdin that the driveway runoff will flow onto lot 2 and the distance from driveway to wetlands. It was clarified by K. McEneaney that it is acceptable to set rebar points in wetlands.

K. McEneaney also clarified for D. Ciotti the driveway grade and clarified runoff on driveway for L. Skinner.



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Attorney Bruton responded to M. Garofano's email.

C.Parker clarified for J.Burdin no closed drainage on Dover Point Road exists in that area.

K.McEneaney clarified the easement for D.Landry.

Discussion ensued regarding the driveway and potential site walk.

STAFF RECOMMENDATION: (P17-53)

C.Parker stated that Chapter 170 of the City Code allows for relief within the wetlands buffer should there be no other means available for accessing a lot. The Planning Department recommends that the vote to approve the application with the following Conditions:

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

1. The applicant shall revise the plat to:
 - a. Add the owner's signatures
 - b. Add the Licensed Land Surveyor, Professional Engineer, and Wetland Soil Scientist stamps and signatures
 - c. Identify the location of wetland buffer placards every 50'
 - d. Add Planning File Number P17-53
 - e. Note the size of the rip rap to be used
 - f. Redraw cross section to show slope of driveway towards lot 2.
2. The applicant shall provide
 - a. The Planning Department with a digital version of the final plat.
3. That subdivision P17-56 is approved.

Motion: J. Burdin made a motion to adjust the agenda to vote on item 4B before item 4A Seconded by D. Ciotti. Vote 1-8. J.Burdin voted in the affirmative.

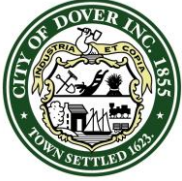
Motion: T.Donovan made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by F.Torr. Vote 6-3. K.Schuman, J.Burdin, and D.Landry voted in the negative.

STAFF RECOMMENDATION: (P17-56)

C.Parker stated that the application meets the requirements of chapter 155, to subdivide the lot into two lots. The Planning Department recommends that the vote to approve the minor subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The Conditional Use Permit P17-53 shall be approved
2. The applicant shall provide the Planning Department with:
 - a. A digital version of the final plat
 - b. A drainage analysis indicating that no run off from the proposed driveway will be generated onto abutting lots L 48C, 48F, 48H and lot 2
 - c. Should an easement be required for stormwaer onto lot 2, provide copy of deed to the Planning Department
3. The applicant shall pay any outstanding Planning Board application fees as invoiced
4. The applicant shall revise the plat to:



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- a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
- b. Add the Licensed Land Surveyor and Wetland Scientist's signature and stamp to the final plat
- c. Provide neighborhood plan with aerial underlay
- d. Indicate proposed electric, telephone, gas, cable, water, and sewer to the Assistant City Manager's satisfaction
- e. Add Planning Board file # P17-56 to all sheets of the plat set
- f. Add note that house on lot 2 shall have a fire suppression system
- g. Revise Note 3 to remove ZBA info and add a separate ZBA note to include the proper dates the ZBA met, case numbers and the conditions of approval
- h. Add common minor subdivision notes 13, 16, 19, 20, and 26
- i. Add screening between the proposed driveway and abutting lots L 48C, 48F and 48H
- j. Add a note that the lot shall not be further subdivided or adjusted
- k. Add a topography sheet as shown on the Conditional Use Permit application

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

5. The City Engineer is satisfied that run off from the driveway will not flow onto adjacent lots.

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

6. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application
7. Any new dwelling unit shall be assess the current water and sewer investment fees at time of water/sewer tie in service.

Motion: F.Torr made a motion to approve the minor subdivision subject to staff recommended conditions. Seconded by T. Donovan. Vote: 8-1. J.Burdin voted in the negative.

- C. Consideration and acceptance of a Minor Subdivision for Thomas & Evelyn Backowies, Assessor's Map 26, Lot 9, zoned CBD-Gateway, located at 99-101 Broadway. *(P17-48) (1 new lot)

C.Parker stated that the applicant submitted a request to withdraw from the agenda.

- D. Consideration and acceptance of a Minor Lot Line Adjustment for Timothy and Marilyn Donnelly (Owners: McBeau LLC & Timothy & Marilyn Donnelly), Assessor's Map 24, Lots 129-1 & 130, zoned CBD (Downtown Gateway Overlay), located at 109 & 119-121 Portland Ave. *(P17-52)

C.Parker stated that the request is to adjust the lot line between two properties on Portland Avenue. The adjustment will relocate roughly a quarter of an acre between the properties. No additional dwelling units will result from this adjusement.

Kevin McEneaney representing the application, explained moving 10,000 s.f. from one lot to another of primarily steep slope which is not buildable.

Motion: F.Torr made a motion to accept the applications for item 4 D. Seconded by D.Ciotti. Vote U/A

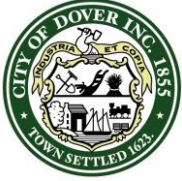
Public Hearing Opened

No one spoke.

Public Hearing Closed

STAFF RECOMMENDATION:

C.Parker stated that the application meets the requirements of chapter 155, to adjust the boundaries between two lots. The Planning Department recommends that the vote to approve the minor 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 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 applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor signature and stamp
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Revise Planning file number to be P17-52 on all sheets
 - d. Indicate zoning dimensional requirements
4. Add common subdivision notes: 8, 9, & 10
5. The shed shall be located on one lot.

Motion: D.Ciotti made a motion to approve the minor lot line adjustment subject to staff recommended conditions. Seconded by L.Skinner. Vote U/A.

- E. Consideration and acceptance of a Minor Subdivision for Bean Family Trust, Assessor's Map A, Lot 45, zoned R-40, located at 12 Olive Meadow Lane. *(P17-49) (1 new lot)

C.Parker stated that the request is to subdivide the current 4.68 acre lot on Olive Meadow Lane into two lots. Both lots will be serviced by municipal water and sewer. The sewer will connect on Sixth Street and not the Olive Meadow private sewer line.

Steve Haight representing the application, described the layout.

S.Haight confirmed for D.Ciotti that the existing well and septic will be abandoned.

Motion: F.Torr made a motion to accept the applications for item 4 E. Seconded by L.Skinner. Vote U/A

Public Hearing Opened

No one spoke.

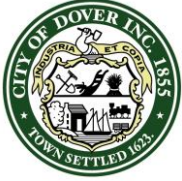
Public Hearing Closed

STAFF RECOMMENDATION:

C.Parker stated that the application meets the requirements of chapter 155, to subdivide property into two lots. The Planning Department recommends that the vote to approve the minor 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 pay any outstanding Planning Board application fees as invoiced
3. 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. Add the Licensed Land Surveyor's signature and stamp to the final plat
 - c. Provide neighborhood plan with aerial underlay
 - d. Indicate proposed electric, telephone, gas, cable, water, and sewer to the Assistant City Manager's satisfaction
 - e. Add Planning Board file # P17-49 to all sheets of the plat set
 - f. Remove the Dover approval box
 - g. Add note that house on lot 45-2 to have a fire suppression system
 - h. Add note that final lot numbers shall be assigned by the Assessing Department



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- i. Add common minor subdivision note 13.

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

- Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application
- Any new dwelling unit shall be assess the current water and sewer investment fees at time of water/sewer tie in service.

S.Haight confirmed for D.Landry the location of the driveway.

Motion: F.Torr made a motion to approve the minor subdivision subject to staff recommended conditions. Seconded by J.Burdin. Vote: U/A.

- F. Consideration and acceptance of a Minor Subdivision for Derek Fisher (Owner: The Lower Square Condominiums Association), Assessor's Map 9, Lots 113, zoned CBD, located at 266-276 Central Avenue. *(P17-54) (1 new lot)

C.Parker stated that the request is to subdivide the current .0995 acre lot on Central Avenue into two lots. Both lots will be serviced by municipal water and sewer. The lot currently is owned by a Condominium Association which will be desolved. No adjustments to the two buildings, or the residential and commercial uses contained within them is expected by this plan.

Brenda Kolbow represented the application and waiver request.

B.Kolbow confirmed for T. Donovan the driveway and the ownership.

Derek Fisher confirmed for D.Ciotti that the garage door at the end of the driveway is not in use.

Motion: F.Torr made a motion to accept the applications for item 4 F. Seconded by T.Clark. Vote U/A

Public Hearing Opened

No one spoke.

Public Hearing Closed

Waiver Request:

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

Condition to Be Met Prior to Signing of Plans:

- 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.

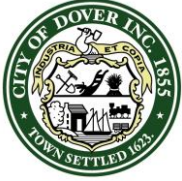
Motion: T.Clark made a motion to grant the waivers subject to the staff recommended conditions per the reasons stated by the applicant. Seconded by L.Skinner. Vote: U/A.

Subdivision Plat:

C.Parker stated that the application meets the requirements of chapter 155, to subdivide property into two lots. The Planning Department recommends that the vote to approve the minor subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

- The applicant shall provide the Planning Department with a digital version of the final plat



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2. Driveway easement shall be recorded at the Strafford County Registry of Deeds with a copy provided to the Planning Department
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. Add the Licensed Land Surveyor's signature and stamp to the final plat
 - c. Indicate proposed electric, telephone, gas, cable, water, and sewer to the Assistant City Manager's satisfaction
 - d. Add Planning Board file # P17-54 to all sheets of the plat set
 - e. Indicate width of sidewalk
 - f. Revise note 6 so that the basis of bearing ties into City of Dover GIS
 - g. Add note regarding variance granted (Z17-02)
 - h. Add common minor subdivision notes: 10, 12, 13, 17, & 25
 - i. Applicant to provide proof that the condominium association shall be extinguished after final plans are recorded, and Assessing Office has correct lot ownership information.

Motion: D.Ciotti made a motion to approve the minor subdivision subject to staff recommended conditions. Seconded by T.Donovan. Vote: U/A.

- G. Consideration and acceptance of a Conditional Use Permit for Changing Places LLC/Thornwood Commons, (Owner: Thornwood Commons HOA), Assessor's Map M, Lot 4-14, zoned ETP, located at Thornwood Lane. *(P06-55B) (Proposal is approximately 1,239 s.f. of wetland buffer impact to remove a retaining wall)

C.Parker stated this item was not endorsed by the Conservation Commission at its meeting on August 14, 2017. The applicant has asked that the item be continued to September 26, 2017 to allow the Conservation Commission to review and vote on an endorsement.

Motion: D.Ciotti made a motion to Continue the application until the September 26, 2017 regular Planning Board meeting. Seconded by L.Skinner. Vote: U/A.

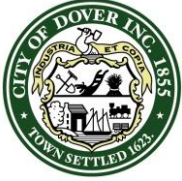
- H. Consideration and acceptance of a Conditional Use Permit for Paul D'Orazio, (Owner: Sawyer's Mill Associates Inc), Assessor's Map 16, Lot 13, zoned R-12, located at 1 Mill Street. *(P17-55) (Proposal is to remove a dam)

C.Parker stated that the request is to remove the dam located at Sawyer Mills between Mill Street and Back River Road. In order to do this, the applicant requires a Conditional Use Permit to access, remove the dam and associated sediment from the area. This will allow the Bellamy River to revert to a natural flow.

The Conservation Commission reviewed this project at its August 14, 2017 meeting. It tabled the approval, to see if the Planning Board wanted to hold a site walk of the project, before it considered endorsement. To facilitate that question, the item was placed on the Planning Board agenda to allow the Board to review this unique application and seek public feedback on the proposal.

Mark Wamser introduced the team associated with the project and reviewed a powerpoint on the project and steps to removing the dam including the benefits and impacts. Topics he discussed included the overall review/process, structural analysis, sediment, permits, and dam removal outcomes.

Motion: T.Clark made a motion to accept the applications for item 4 H. Seconded by F.Torr. Vote U/A



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Public Hearing Opened

No one spoke.

Public Hearing Closed

T.Donovan asked for clarification on head cut on the plan, tidal areas, redrafting the flood map, construction process/actions, and contingency plan for any movement in the adjacent building.

M.Wamser confirmed for L.Skinner the amount of cubic yards of silt would be removed.

The team confirmed for F.Torr that the restoration area is already revegetating.

The team confirmed for D.Ciotti that impacted sediment removal and water quality will be looked into.

D.Landry asked fish habitat, whether there were any negative impacts and what the impact of sea level rise would be.

The team clarified for J.Burdin the timeline of the project which is to remove the dam starting in July 2018.

A site walk was scheduled for 5:30pm on Tuesday September 12, 2017 at the Sawyer Mill Dam.

STAFF RECOMMENDATION:

The Planning Department recommends that the Board table the application until October 24, 2017 at 7 pm.

Motion: F.Torr made a motion to table, until the October 24, 2017 regular Planning Board meeting. Seconded by L.Skinner. Vote U/A

5. STAFF COMMENT

C.Parker reminded the Board of going back to two meetings a month, projects recently brought to the Technical Review Committee, F.Torr's article about climate change, birthday wishes to G.Cruikshank and D.Ciotti, and the rezoning committee.

6. MEMBER COMMENTS

Discussion ensued about the rezoning committee.

D.Landry asked for an update on major projects at an upcoming meeting.

F. Torr discussed the new Dunkin Donut's parking lot and speaker system on Sterling Drive.

7. ADJOURNMENT

Motion: G.Cruikshank made a motion to adjourn at 10:38 pm. Seconded by D.Ciotti. Vote U/A.



- ▶ PROPOSED CHANGE .. 1
- ▶ AT A GLANCE 1
- ▶ PURPOSE STATEMENT. 2
- ▶ CONCEPTS 2
- ▶ DIMENSIONAL REGS.... 3
- ▶ STORMWATER REGS ... 3
- ▶ ALLOWED USES 4
- ▶ ENVIRONMENTAL 5
- ▶ INFRASTRUCURE 5
- ▶ BIG PICTURE 6

City of Dover Department of Planning and Community Development

Rezoning Analysis

PROPOSED REZONING OF ASSESSORS MAP 22 LOT 42

Proposed

Background

In January 2016, the Dover City Council set a goal of reviewing the balance between commercial and residential property valuations within the City, and pursuing changes to that balance. Rezoning property is one way to adjust this balance.

As part of the planning for the future waterfront redevelopment, Planning staff reviewed the zoning for the waterfront parcel and adjacent Maglaras Park parcel. The two are not zoned the same, but have overlap areas.

Area Description

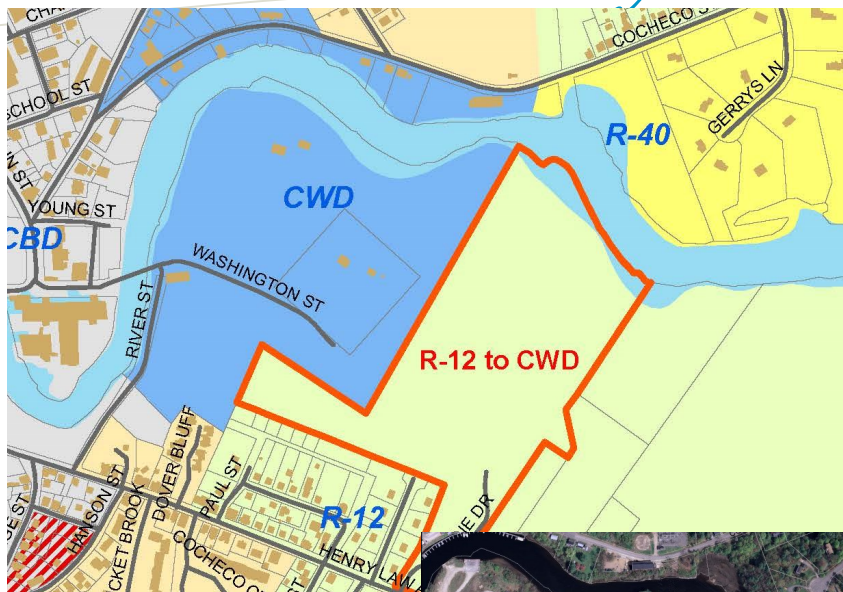
Map 22, Lot 42 AKA Maglaras Park, is a 29 acre parcel, with an approximate width of 800 feet and depth of 2,900 feet. It is located off Henry Law Avenue and the extension of Washington Street, and zoned Medium Density Residential (R-12). It is adjacent to the City's waterfront parcel, off River Street, which is located within the Cochecho Waterfront District (CWD) zone. The parcel is wooded and open, with ball-fields and gravel parking and access.

The parcel has over 800 feet of frontage along the Cochecho River.

Amendment

Currently, the boundary between the R-12 and CWD districts runs along the property boundary between the waterfront parcel and the Maglaras Park parcel, shown to the right.

The proposed change relocates this boundary to include Map 22, Lot 42 within the CWD district. This new boundary would be at the southeasterly side of the property. This would create non-residential land on a public road, with access to utilities, so no new roadway would be created. It would exchange 29 acres between the residential and non-residentially zoned land.



AT A GLANCE:

Total Acreage (Land Use):	1.2
Citywide:	15,557
Residential:	8,016
Non-Residential:	3,620
Area of Interest :	16
Current Unit on lot #:	5

Potential Unit # (No zone change):	16
Commercial Development potential	40,000 sf
Public Road Potential? (Y/N):	Y
Open Space Subdivision? (Y/N):	Y
Water (Y/N):	Y
Sewer (Y/N):	Y

Purpose Statements

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

Medium Density Residential:

The purpose of this residential district is to provide for conventional single-family neighborhoods on lots not less than twelve thousand (12,000) square feet. The homes in this district are almost all served by municipal sewer and water. Many of the neighborhoods surrounding the elementary schools are in this district and have a sidewalk system that is conducive to children walking to school. The development of parcels with at least five acres can be done as open space subdivisions. Some non-residential uses that are compatible with single-family homes are permitted, including churches, elementary schools, high schools, colleges and child care facilities.

Cochecho Waterfront:

The purpose of this mixed use district is to provide appropriate locations for a mixture of residential and commercial uses on the waterfront parcels along the downtown portion of the Cochecho River. This district has very flexible dimensional requirements, with no minimum LOT size, frontage or setback requirements and a density of forty three (43) dwelling units per acre. Several water related land uses are permitted in the district, including marinas, waterborne passenger transportation facilities and water related education and resource centers. The architect-

Development Concept Scenarios ^{1,2,4}

Description.

A residential development, similar in scale and scope to those on Nantucket Court, might be appealing either as part of development with the waterfront bluffs. In this case the 5 acre section could be separated off, with the remaining portion of the lot being public park. 11 new single family homes, with a public road, created to access them are proposed. Similar to Nantucket Court, the average assessed value of the homes is \$300,000.

Tax Impact

Dover's estimated tax rate is \$26.29. This provides tax revenue of approximately \$7,887 per house. A single family home in Dover provides .5 a student into the school system. The cost to educate a child

is approximately \$15,000.

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

Traffic Impact

The Institute of Transportation Engineers identifies that 1 PM Peak hour vehicle trip per unit is generated for a single family home, resulting in 11 new trips, in the evening.

Abutter Impact

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

Description.

A mixed use scenario would allow for commercial recreation (aquatics center), Aquarium or similar maritime education use, as well as 30 condominium units similar to multifamily in the area. The large buildings would be placed by the ball fields and share parking, and the residential would be developed with the waterfront lot. The museum and aquatic center would be valued at 3 million each. The residential would be assessed at \$300,000 each.

Tax Impact

Dover's estimated tax rate is \$26.29. This provides tax revenue of approximately

\$78,870 per business, and \$7,887 per unit. In addition the non-residential buildings add to the local economy.

Traffic Impact

The Institute of Transportation Engineers identifies that .62 PM Peak hour vehicle trip per multi unit, and 1.45 per peak hour for the aquatics center and aquarium. This results in 130 vehicle trips per building, in the evening, during events. Trip generation would be more isolated due to shifts and variables such as flextime.

Abutter Impact

The residential would be similar to surrounding residential and the non-residential would be adjacent to current recreation facilities.



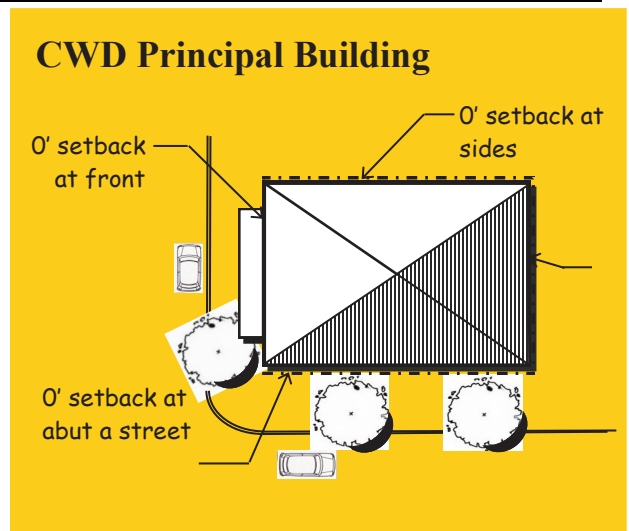
Dimensional Review³

	Medium Density Res (R-12)	Open Space Subdivision	Cochecho Waterfront (CWD)	Notes
LOT				
Minimum LOT Size	12,000 sf	8,000 sf	N/A	
Maximum Lot Coverage	30%	30%	75%	R-12 excludes driveway
Minimum Frontage	100 ft	20 ft	N/A	
PRINCIPAL BUILDING				
Front Setback	15-25 ft	10 ft	0 ft	
Abut a Street Setback	15-25 ft	10 ft	0 ft	
Side Setback	15 ft	10 ft	0 ft	
Rear Setback	30 ft	10 ft	0 ft	
Distance to existing structures	N/A	50 ft	75 ft	In CWD it is from boundary
OUTBUILDING/ACCESSORY USE				
Front Setback	15-25 ft	10 ft	0 ft	
Abut a Street Setback	15-25 ft	10 ft	0 ft	
Side Setback	10 ft	10 ft	0 ft	
Rear Setback	10 ft	10 ft	0 ft	
HEIGHT OF BUILDING				
Principal Building	35 ft max	35 ft max	55 ft max	
Outbuilding	35 ft max	35 ft max	55 ft max	

Mitigating Abutter Impact

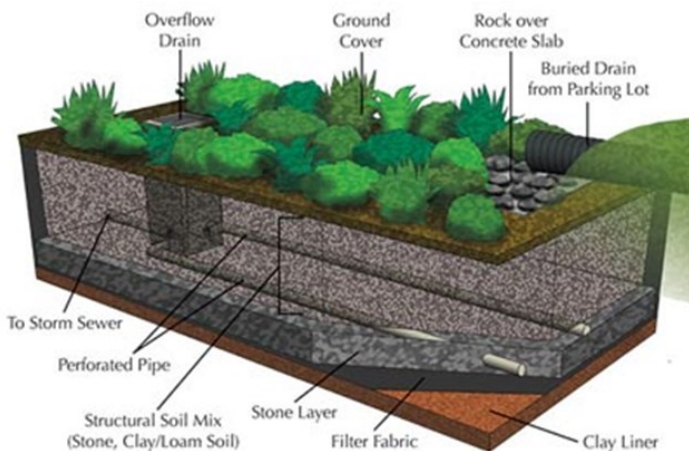
Dover's zoning and site regulations are sensitive to impacts on residential abutters from commercial development. Examples of protections include, retention of existing trees, as a landscape buffer between projects, extensive landscaping and lighting requirements, and requirements that loading facilities, parking and accessory elements be screened and sighted away from abutters. While there is no residential property maintenance regulations, there are requirements for commercial properties, per site plan approval.

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



NOT TO SCALE

Stormwater Management



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

For new development, runoff of impervious surfaces, total suspended solids, pollutants, infiltration, water table, and plantings are all considered and regulated. The minimum protections and management standards require that all development comply with EPA Phase II stormwater rules and the City's MS4 permit, existing waters be protected by buffers, and

best management practices are in place, low impact development strategies must be used, the use of salt and other winter maintenance items are also covered to make sure no discharge to receiving waters is possible. To prevent issues such as pollutants entering the water system, flooding, and more new developments must go through the City's stormwater regulations.

Allowed Uses³

Medium Density Residential (R-12)#

ACCESSORY DWELLING UNIT	FARM*
ASSEMBLY HALL	FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling*
CHILD CARE HOME	ROADSIDE FARM STAND*
CONSERVATION LOT	
EDUCATIONAL INSTITUTION, K-12	
BED and BREAKFAST	ONDARY
CHILD CARE FACILITY	OFFICE*
DWELLING, TWO FAMILY*	PUBLIC RECREATION
DWELLING, SINGLE FAMILY*	Public Utility*
EDUCATIONAL INSTITUTION, POST SEC-	
Bank	PERSONAL SERVICE ESTABLISHMENT
COMMERCIAL PARKING FACILITY	Retail Store
COMMERCIAL RECREATION	Theater
Dwelling, 3 To 4 Family*	WATER RELATED EDUCATION/RESOURCE CENTER
DWELLING, MULTI-FAMILY*	
Eating and Drinking Establishments*	WATERBORNE PASSENGER TRANSPORTATION FACILITY
HOTEL/RETAIL	
MARINA	

Common#

Cochecho Waterfront (CWD)#

Medium Density Residential (R-12) Uses Permitted by Special Exception*

- ELDERLY ASSISTED CARE HOME

Cochecho Waterfront (CWD) Uses Permitted by Special Exception

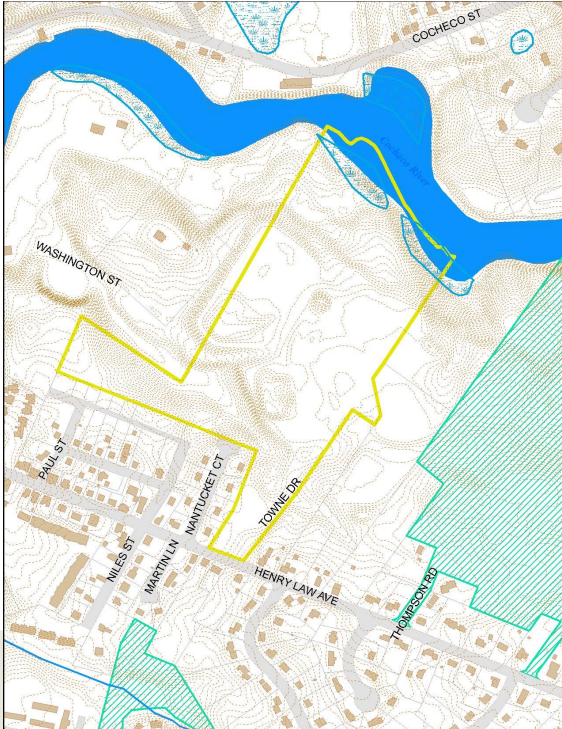
- Conversion of existing dwelling to accommodate additional residential units [5]
- Helicopter Take Offs & Landings

* see zoning tables for footnotes.

Uses allowed, which could not be done on this parcel are not shown

WORDS IN ALL CAPS are defined in ordinance

Environmental Review²



Introduction.

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

Property Description

The 29 acre parcel is roughly arranged in a rectangular shape, with a width of 800 feet and a depth of 2,900 feet. It has a wider portion that stretches behind the Paul Street neighborhood. The parcel is mostly open, with wooded areas along the River and Paul and Nantucket Court neighborhoods. It has access from both Washington Street and Henry Law Avenue.

Wetlands/Soils

The property appears to have an area of wetlands contained upon it, especially along the Cochecho River and in a small ravine area

Floodplain Development

There appear to be no major flooding concerns for the property, other than normal shore land requirements common along rivers.

Topography

The parcel is relatively flat with an elevation of approximately 80 feet above sea level. The parcel slopes towards the Cochecho River, which border it on the north of the parcel. The river's edge is cliff like in places, and more gradual in others.

Transportation and Infrastructure²



Introduction

When reviewing the appropriateness of developing a parcel, transportation and utility infrastructure are reviewed to understand development costs.

Transportation Network

As seen above, the subject parcel is within half a mile of downtown dover, and is connected to NH Routes 108, 4 and 9 through downtown. The infrastructure in Washington Street has been upgraded to accommodate multiple modes

of transit, including delivery truck traffic, and mass transit.

Should the property be developed the extension of Washington Street would be constructed to the standards necessary for

mixed use operations. While there is access to Henry Law Avenue, it would not be a principle access point, rather an accessory access or egress point.

Any development of the proposed lot would include a traf-

fic analysis, which would look, amongst other things, at any improvements necessary to the road network, especially as the development ties into River Street and downtown Dover.

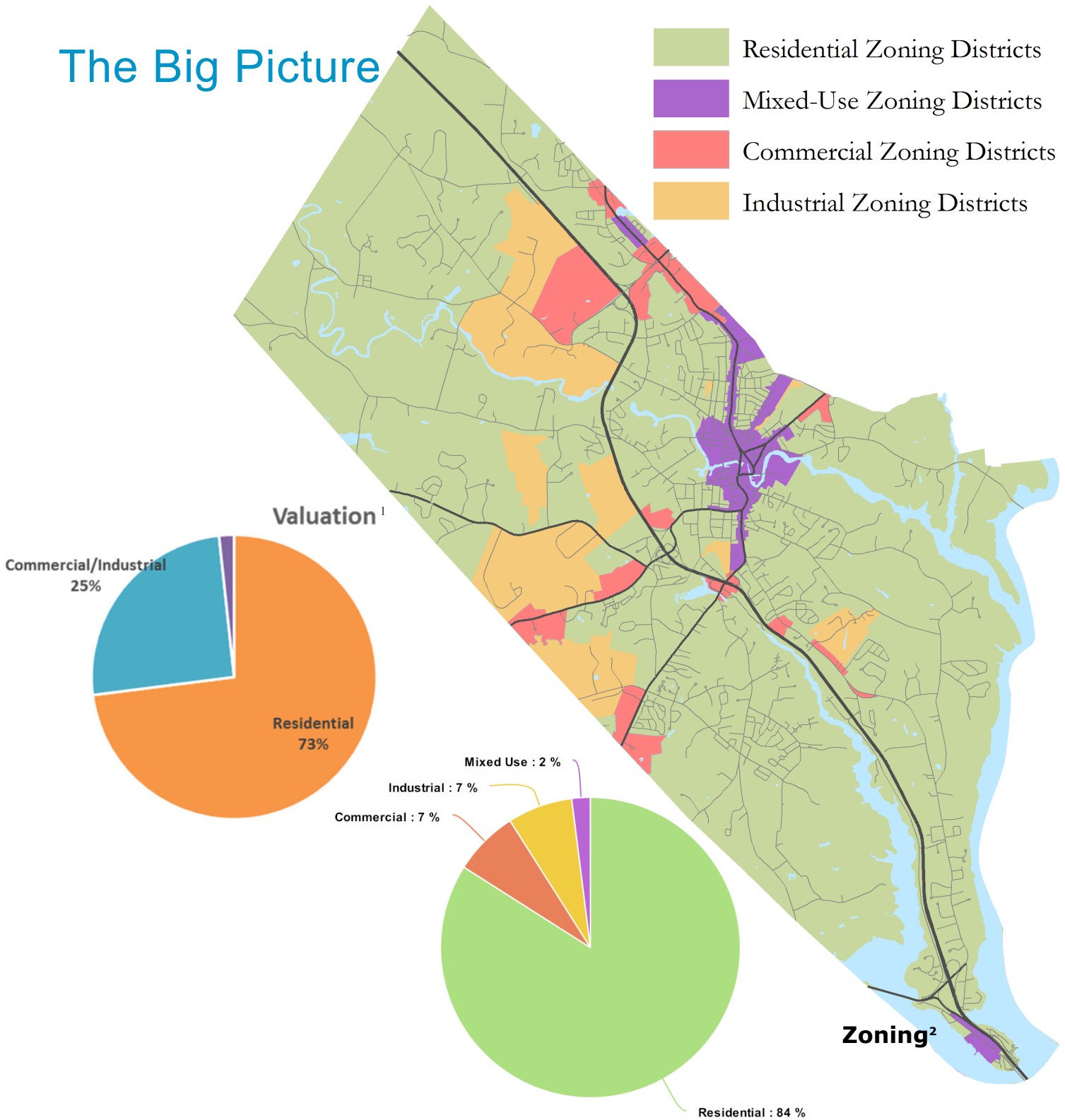
Utilities—Public

A XX inch municipal water line is located in Henry Law Avenue and an XX inch line is in Washington Street. Sanitary sewer is located on River Street.

Utilities—Private

Eversource provides electric power to the parcel via service off Washington Street. Natural Gas and Telecommunications lines are located within the ROW of XXX.

The Big Picture



City Council Goal and Objective:

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

The 2016—2017 Council goals include the following:

“Goal: Implement Long-Term Economic Development

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

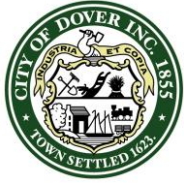
Sources

1 = Tax Assessment Data

2 = Planning Department Land Use Data/Analysis

3 = Chapter 170, Zoning, of the City Code

4 = School District Enrollment Data and FY17 Budget



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-59

Application Type: Minor Lot Line Adjustment for Review
Applicant(s): Three Rivers Farm Irrevocable Security Trust
Owner(s): Three Rivers Farm Irrevocable Security Trust
Location: 125 & 100-108 Three Rivers Farm (Assessor's Map N, Lots 4 & 3-4)
Meeting Date: September 12, 2017

INTENT: To adjust a lot line between two lots. Lot 4 will go from +/- 17.2 acres to +/- 18.9 acres. Lot 3-4 will go from 2.8 +/- acres to 1.11 +/- acres.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE Existing: Proposed:

Lot 4 17.2 +/- acres 18.9 +/- acres

Lot 3-4: 2.8 +/- acres 1.11 +/- acres

ZONING DISTRICT: Rural

Residential District (R-40) (Partially in Riverfront Residential Overlay)

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:

Residential and Cochecho River

ZBA ACTION: None

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

Summary of Request and Background

The applicant proposes to adjust the lot lines between 2 lots. Lot 4 will go from 17.2 +/- acres to 18.9 +/- acres. Lot 3-4 will go from 2.8 +/- acres to 1.11 +/- acres.

Consistency with Land Use Regulations

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

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:

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 applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor signature and stamp
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Revise Planning file number to be P17-59 on all sheets
 - d. Add common subdivision notes: 10, 12, 14, 15, and 26

Three Rivers Farm

**Property Information**

Property ID N0003-004000
Location 100 183 THREE RIVERS FARM RD
Owner SKLAR DANIEL W TRUSTEE

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

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

Parcels updated 6/13/2017
Properties updated 09/05/2017



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

RECEIVED
[Revision Date, May 18, 2017]
Planning Office

Office Use Only

Project #:

17-59

Date Received:

AUG 16 2017

Amount Paid:

Time Received: Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: THREE RIVERS FARM IRREVOCABLE SECURITY TRUST Telephone # 740-9333

Address of Applicant: 161 PORTLAND AVENUE 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: THREE RIVERS FARM ROAD

Assessor's Map # N Lot(s) # 4

Property Deed: Book 2072 Page: 287

Zoning District(s) R-40 Overlay District(s) RIVERFRONT RESIDENTIAL

Size of Existing Parcel (sq. ft.): 749,232⁺ ^(17.2⁺ AC) Size of Proposed Parcel (sq. ft.): 823,284⁺ ^(18.9⁺ AC)

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: THREE RIVERS FARM ROAD

Assessor's Map # N Lot(s) # 3-4

Property Deed: Book 2155 Page: 316

Zoning District(s) R-40 Overlay District(s) RIVERFRONT RESIDENTIAL

Size of Existing Parcel (sq. ft.): 120,000[±] Size of Proposed Parcel (sq. ft.): 48,158 (1.11 AC)*
*ND (OVERLAY DISTRICT) RIVERFRONT

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCEANEY SURVEY ASSOCIATES
Kevin McEaney, NH US 661

Address 24 CHESTNUT ST. DOVER NH 03820 Telephone #: 742-0911

Professional License #: Kevin McEWEENEY US661 E-mail address: Kevin@surveynh.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: A. Rums, Trustee Date: 7.28.17

✓ Signature of Second Property Owner: A. Rums, Trustee Date: 7.28.17

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

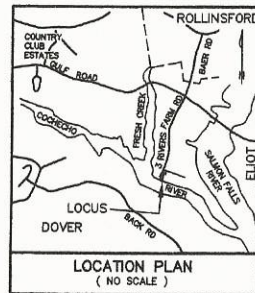
I hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy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

✓ Signature of Property Owner: A. Rums, Trustee Date: 7.28.17

P17-59

THREE RIVERS FARM IRREVOCABLE SECURITY TRUST

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
N0003-002000	96 THREE RIVERS FARM RD	ADAMS KEVIN F REVOCABLE TRUST 1/26/1993 ✓	ADAMS KEVIN F TRUSTEE	96 THREE RIVERS FARM RD	DOVER	NH	03820-5105
N0003-001000	THREE RIVERS FARM RD	BRADY PATRICK R TRUSTEE ✓	THREE RIVERS TRUST	36 THREE RIVERS FARM RD	DOVER	NH	03820
N0004-B00000	92 THREE RIVERS FARM RD	DAVIS JOHN D ✓		92 THREE RIVERS FARM RD	DOVER	NH	03820
N0003-000000	73 THREE RIVERS FARM RD	EAGAN EDWARD & KATHLEEN TRUSTEES ✓	EAGAN EDWARD AND KATHLEEN REV TRUSTS	3 BEECH RD	DOVER	NH	03820
N0004-A00000	106 THREE RIVERS FARM RD	HALLETT ELIZABETH ASHTON & HALLETT HELEN ✓	HALLETT MICHAEL ROLLINS AND FRIEDMAN MEL	106 THREE RIVERS FARM	DOVER	NH	03820
N0003-003000	98 THREE RIVERS FARM RD	SHACHAR AVISHAI & ✓	SHACHAR ORLY	59 SHORE DR	LARCHMONT	NY	10538
N0004-000000	125 THREE RIVERS FARM RD	SKLAR DANIEL W TRUSTEE ✓	THREE RIVERS FARM IRR SEC TRUS	161 PORTLAND AV	DOVER	NH	03820
N0003-004000	100 183 THREE RIVERS FARM	SKLAR DANIEL W TRUSTEE	THREE RIVERS FARM IRR SEC TRUST	161 PORTLAND AVE	DOVER	NH	03820



N / 8-1
PATRICK R. BRADY, TRUSTEE
THREE RIVERS TRUST
38 THREE RIVERS FARM ROAD
DOVER, NH 03820
3762 / 682

N / 4B
JOHN D. DAVIS
92 THREE RIVERS FARM ROAD
DOVER, NH 03820
2144 / 783

N / 3-2
KEVIN F. ADAMS REVOCABLE TRUST 1/26/1993
KEVIN F. ADAMS, TRUSTEE
96 THREE RIVERS FARM ROAD
DOVER, NH 03820-5105
2533 / 631

N / 8-8
AVISHAI SHACHAR
ORLY SHACHAR
59 SHORE DRIVE
LARCHMONT, NY 10538
4044 / 794

N / 4A
ELIZABETH ASHTON HALLETT, HELENE HALLETT
MICHAEL ROLLINS HALLETT, MEL FRIEDMAN
106 THREE RIVERS FARM ROAD
DOVER, NH 03820
2546 / 298

N / 3
EDWARD & KATHLEEN EAGAN, TRUSTEES
EDWARD AND KATHLEEN EAGAN REVOCABLE TRUSTS
3 BEECH ROAD
DOVER, NH 03820
3827 / 631

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°00'00"	30.00	47.12	42.43	N68°58'11"E
C2	19°57'26"	1225.00	426.69	424.54	S08°51'39"W

No.	Bearing	Distance
L1	S78°43'42"W	90.00'
L2	S02°03'18"E	25.00'
L3	S85°01'49"W	118.12'
L4	N66°01'11"W	118.00'
L5	N23°58'11"E	88.00'
L6	N23°58'11"E	60.00'
L7	S66°01'49"E	20.00'
L8	N23°58'11"E	25.00'
L9	N23°58'11"E	38.25'
L10	N63°20'59"W	120.70'
L11	S01°07'04"E	85.00'
L12	S23°58'11"W	113.01'
L13	S66°01'49"E	50.00'

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
17-1238	LLADJ	17-04	58-61	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

LEGEND
I.R.(fnd) - IRON ROD (FOUND)
G.B.(fnd) - GRANITE BOUND (FOUND)
I.R.(set) - IRON ROD WITH I.D. CAP #661 (SET)
OHU - OVERHEAD UTILITY LINE
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. - TYPICAL

REFERENCE PLANS:

- 1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR THREE RIVERS FARM IRREVOCABLE SECURITY TRUST, TAX MAP N, LOTS 3 AND 4, THREE RIVERS FARM ROAD, STRAFFORD COUNTY, DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: JANUARY 16, 2001, REVISED TO 2/28/01; BY: THIS OFFICE; RECORDED S.C.R.D. PLAN 62-2.
- 2.) SUBDIVISION PLAN OF THREE RIVERS FARM, THREE RIVERS FARM ROAD, DOVER, NEW HAMPSHIRE; SCALE: 1" = 200'; DATED: MARCH 1999, REVISED TO 5/13/99; BY: THIS OFFICE; RECORDED S.C.R.D. PLAN 55-98.

"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 "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

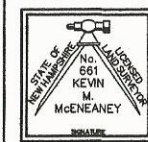
NOTES:

- 1.) OWNERS OF RECORD:
N / 4 THREE RIVERS FARM IRREVOCABLE SECURITY TRUST
DANIEL W. SKLAR, TRUSTEE
161 PORTLAND AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 2072, PAGE 287
N / 8-4 THREE RIVERS FARM IRREVOCABLE SECURITY TRUST
DANIEL W. SKLAR, TRUSTEE
161 PORTLAND AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 2155, PAGE 316
 - 2.) N / 3-4 - DENOTES TAX MAP AND PARCEL NUMBER.
 - 3.) ZONING DISTRICT IS R-40 (RURAL RESIDENTIAL)
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
SETBACK REQUIREMENTS
FRONT = 40 FEET
ABUT STREET = 40 FEET
SIDE = 25 FEET
REAR = 30 FEET
MAX. LOT COVERAGE = 10 PERCENT
MAX. BUILDING HEIGHT = 35 FEET
 - 4.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS 33017C0330E AND 33017C034E, EFFECTIVE DATE SEPTEMBER 30, 2015. FLOOD AREA IS DESIGNATED "ZONE A" NO BASE FLOOD ELEVATION DETERMINED. FLOOD ZONE LIMITS APPEAR TO FOLLOW ALONG HIGH WATER LINE.
 - 5.) EXCEPTION AND RESERVATION OF THE "PAUL AND EATON CEMETERY" WITH A RIGHT OF ACCESS TO SAID CEMETERY AS DESCRIBED IN DEED S.C.R.D. 864 / 10.
 - 6.) BASIS OF BEARING IS REFERENCE PLAN #1.
 - 7.) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES AS SHOWN. TRACT A - 71,800 S.F. ± / 1.7 Ac. ± IS TO BE COMBINED WITH PARCEL N / 4
- | | ORIGINAL PARCEL AREAS | NEW PARCEL AREAS |
|---------|----------------------------|------------------------|
| N / 3-4 | 120,000 S.F. ± / 2.8 Ac. ± | 48,158 S.F. / 1.11 Ac. |
| N / 4 | 17.2 Ac. ± | 18.9 Ac. ± |
- 8.) THE PARCELS ARE SUBJECT TO AND/OR BENEFIT FROM THE EASEMENTS, RESTRICTIONS, COVENANTS AND ENCUMBRANCES SHOWN ON REFERENCE PLAN #2.
 - 9.) LOT N/4 WILL BE ENCUMBERED BY A WELL PROTECTION EASEMENT FOR AREAS WITHIN 75' OF THE EXISTING WELL ON LOT N/3-4 AND LOT N/3-4 WILL BE ENCUMBERED BY A WELL PROTECTION EASEMENT FOR AREAS WITHIN 75' OF THE EXISTING WELL ON LOT N/4.
 - 10.) LOT N/3-4 WILL BE ENCUMBERED BY AN ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT N/4 (SEE SHEET 2)

SHEET 1 OF 2

LOT LINE ADJUSTMENT PLAN PREPARED FOR THREE RIVERS FARM IRREVOCABLE SECURITY TRUST TAX MAP N, LOT No.s 3-4 & 4 THREE RIVERS FARM ROAD CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE

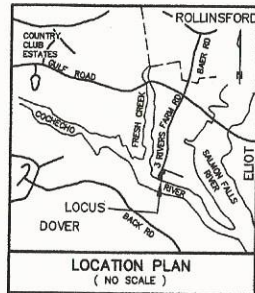
DOVER PLANNING FILE No. P 17 -
DRAWN BY: KJF FILE: CPK \1034+\17-1238
SCALE: 1" = 80' DATE: AUGUST 1, 2017



McNeaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING



No.	Bearing	Distance
L2	S02°03'18"E	25.00'
L7	S66°01'49"E	20.00'
L8	N23°58'11"E	25.00'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°00'00"	30.00	47.12	42.43	N68°58'11"E

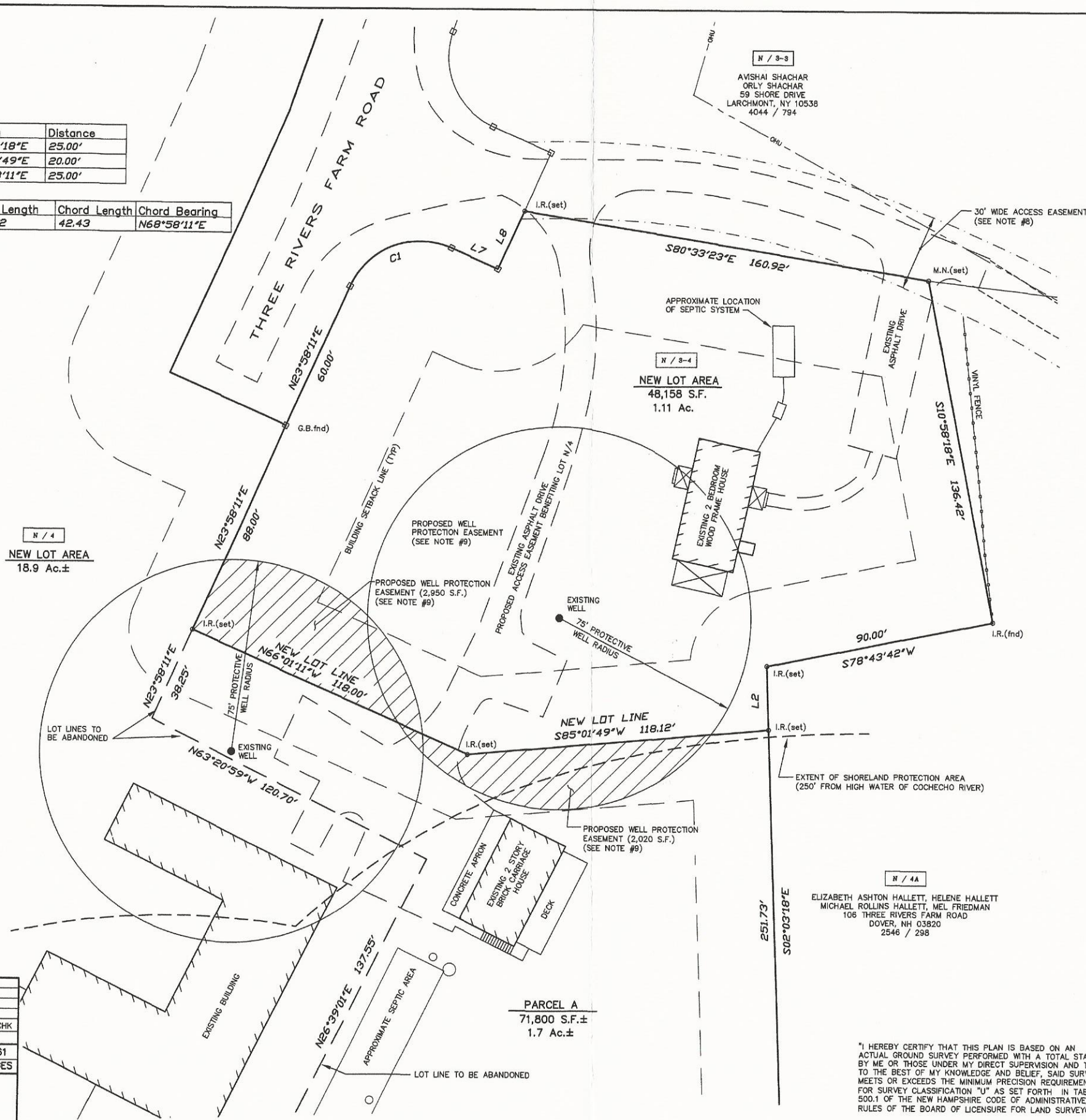


N / 4
NEW LOT AREA
18.9 Ac.±

LEGEND

I.R.(fnd) - IRON ROD (FOUND)
G.B.(fnd) - GRANITE BOUND (FOUND)
I.R.(set) - IRON ROD WITH I.D. CAP #661 (SET)
OHU - OVERHEAD UTILITY LINE
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. - TYPICAL

NO.	DATE	DESCRIPTION	BY	CHK
17-1238	LLADJ	17-04	58-61	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



NOTES:

- OWNERS OF RECORD:
N / 4 THREE RIVERS FARM IRREVOCABLE SECURITY TRUST
DANIEL W. SKLAR, TRUSTEE
161 PORTLAND AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 2072, PAGE 287
N / 3-4 THREE RIVERS FARM IRREVOCABLE SECURITY TRUST
DANIEL W. SKLAR, TRUSTEE
161 PORTLAND AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 2155, PAGE 316
 - N / 3-4 - DENOTES TAX MAP AND PARCEL NUMBER.
 - ZONING DISTRICT IS R-40 (RURAL RESIDENTIAL)
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FEET
SETBACK REQUIREMENTS
FRONT = 40 FEET
ABUT STREET = 40 FEET
SIDE = 25 FEET
REAR = 30 FEET
MAX. LOT COVERAGE = 10 PERCENT
MAX. BUILDING HEIGHT = 35 FEET
 - A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS 33017C0330E AND 33017C034E, EFFECTIVE DATE SEPTEMBER 30, 2015. FLOOD AREA IS DESIGNATED "ZONE A" NO BASE FLOOD ELEVATION DETERMINED. FLOOD ZONE LIMITS APPEAR TO FOLLOW ALONG HIGH WATER LINE.
 - EXCEPTION AND RESERVATION OF THE "PAUL AND EATON CEMETERY" WITH A RIGHT OF ACCESS TO SAID CEMETERY AS DESCRIBED IN DEED S.C.R.D. 864 / 10.
 - BASIS OF BEARING IS REFERENCE PLAN #1.
 - THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES AS SHOWN. TRACT A - 71,800 S.F.± / 1.7 Ac.± IS TO BE COMBINED WITH PARCEL N / 4
- | | ORIGINAL PARCEL AREAS | NEW PARCEL AREAS |
|---------|--------------------------|------------------------|
| N / 3-4 | 120,000 S.F.± / 2.8 Ac.± | 48,158 S.F. / 1.11 Ac. |
| N / 4 | 17.2 Ac.± | 18.9 Ac.± |
- THE PARCELS ARE SUBJECT TO AND/OR BENEFIT FROM THE EASEMENTS, RESTRICTIONS, COVENANTS AND ENCUMBRANCES SHOWN ON REFERENCE PLAN #2.
 - LOT N/4 WILL BE ENCUMBERED BY A WELL PROTECTION EASEMENT FOR AREAS WITHIN 75' OF THE EXISTING WELL ON LOT N/3-4 AND LOT N/3-4 WILL BE ENCUMBERED BY A WELL PROTECTION EASEMENT FOR AREAS WITHIN 75' OF THE EXISTING WELL ON LOT N/4.
 - LOT N/3-4 WILL BE ENCUMBERED BY AN ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT N/4 (SEE SHEET 2)

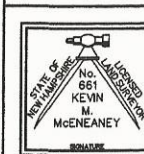
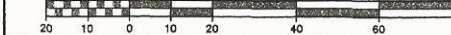
SHEET 2 OF 2

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
THREE RIVERS FARM IRREVOCABLE
SECURITY TRUST
TAX MAP N, LOT No.s 3-4 & 4
THREE RIVERS FARM ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE NO. P 17 -

DRAWN BY: KJF FILE: CPK \1034+17-1238

SCALE: 1" = 20' DATE: AUGUST 1, 2017

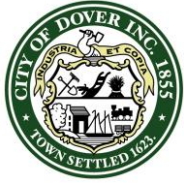


McEaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

"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 "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-46

Application Type: Site Plan Review
Applicant(s): Washington Street Mill, LLC
Owner(s): Washington Street Mill, LLC
Location: 1 Washington Street (Assessor's Map 23, Lot 14)
Meeting Date: September 12, 2017

INTENT: Proposal is for a change-of-use to convert 44,000 sq. ft. of commercial/office space of the rear portion of the building to 54 apartment units with 127 parking spaces within the 72,300 s.f. paved area. The first and second floors of the rear part would stay mixed-commercial use and the entire front portion of the building would stay as existing commercial uses on the 1st-5th floors

UNITS PROPOSED: 54 apartments plus existing commercial space

AGENDA ITEM #: 4-B

ACREAGE: 3.35 acres

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

EXISTING LAND USE:
Commercial/Office

PROPOSED LAND USE: Mixed-Commercial (1&2 floors) & Residential (back part of 3rd-5th floors)

SURROUNDING LAND USE: Cochecho River, Residential, and Commercial

ZBA ACTION:
-H87-61 variance granted to permit 2 small signs on 10/29/87
-Z08-17 variance granted to permit an educational institution

ATTACHMENT: Site plan, application, TRC minutes from 7/13/17

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVER REQUESTED: None

Summary of Request and Background

The applicant proposes to convert 44,000 sq.ft. of commercial/office space into 54 residential units. Three apartments will contain two bedrooms, six apartments will contain one bedroom, and 45 apartments will be studio apartments according to the application materials.

The applicant appeared before the Technical Review Committee on July 13 (see TRC Minutes attached).

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

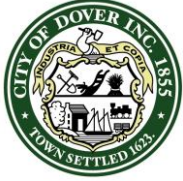
The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall pay any outstanding Planning Board application fees as invoiced.
2. The applicant shall provide:
 - a. A digital version of plan set
 - b. Revised Fiscal Impact with additional Public Safety narrative as discussed by Sgt. Speidel
3. The applicant must revise plan set to:
 - a. Add the owner's signatures
 - b. Include the Professional Engineer, Licensed Land Surveyor, and Licensed Landscape Architect stamp and signatures
 - c. Insert floor plans into plan set
 - d. Add the Fire turning radius to the plan set to the satisfaction of the Building Official

Conditions to Be Met Prior to Any Construction Activity:

4. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 8 AM-5 PM. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-46

Application Type: Site Plan Review
Applicant(s): Washington Street Mill, LLC
Owner(s): Washington Street Mill, LLC
Location: 1 Washington Street (Assessor's Map 23, Lot 14)
Meeting Date: September 12, 2017

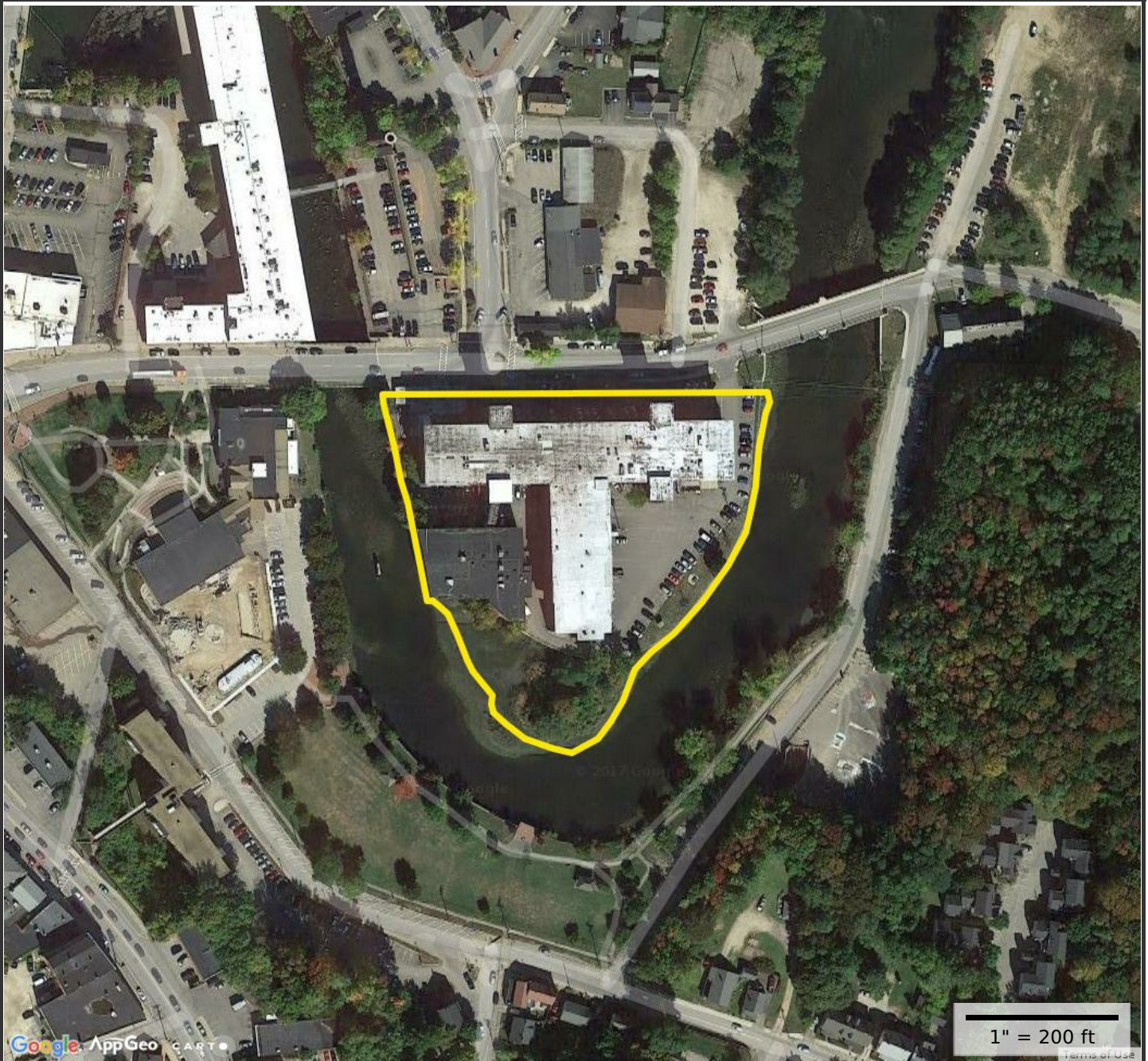
Conditions to Be Met Prior to Issuance of a Building Permit:

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

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

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

1 Washington

**Property Information**

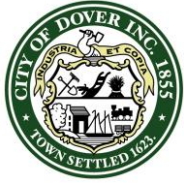
Property ID 23014-000000
Location 1 WASHINGTON ST
Owner WASHINGTON STREET MILL LLC



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

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

Parcels updated 6/13/2017
Properties updated 09/05/2017



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-46

Application Type: Site Plan Review
Applicant(s): Washington Street Mill, LLC
Owner(s): Washington Street Mill, LLC
Location: 1 Washington Street (Tax Map 23, Lot 14)
Date: July 13, 2017

INTENT: Proposal is for a change-of-use to convert 44,000 sq. ft. of commercial/office space to 54 apartment units with 127 parking spaces within the 72,300 s.f. paved area.

LOTS/UNITS PROPOSED: 54 apartments

AGENDA ITEM #: 1

ACREAGE: 3.35 acres

ZONING DISTRICT: Central Business District (CBD)

EXISTING LAND USE: Commercial/Office

SURROUNDING LAND USE: Cochecho River, Residential, and Commercial

ZBA ACTION:

-H87-61 variance granted to permit 2 small signs on 10/29/87
-Z08-17 variance granted to permit an educational institution

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Christopher Parker, Planning
Elena Piekut, Zoning
Dan Barufaldi, Economic Development
Dave White, Community Services
Jim Maxfield, Building/Fire
Sgt. Marn Speidel, Police

Others:

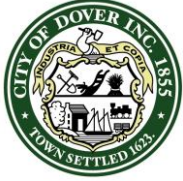
Donna Benton, Planning
Dana Lynch, Civil Works
Matt Assia, Applicant

June 1, 2017 Meeting Minutes:

Motion to approve made by D. Barufaldi and seconded by D. White. Vote: U/A

Planning Comments:

- Impact Fees
 - Rec fee could be offset with contribution to Henry Law Park
 - \$46,980
 - Waiver would need to be requested from Planning Board
- Water/Sewer Investment Fees
- Will residential parking conflict with RiverMill?
- Please provide
 - Landscape Operations and Maintenance Plan
 - Floorplans
 - Revised Fiscal Impact with additional Public Safety narrative as discussed by Sgt. Speidel
 - Revised Traffic Analysis with components 1, 2, 3, & 6 and clarify use of ITE "Low Rise Apartment" rather than "Mid-rise apartment" based on number of floors
 - T1- Turning template
- Please revise the plan to add:
 - Names of abutting property owners
 - Stamp/Signature of engineer
 - Owner's signature
 - One way direction of flow on front parking area
 - Location of units within building
 - Exterior doorway access to units
 - Screening to dumpsters
 - Note about Comprehensive Shoreland Protection Act
 - Clarification of plan for shared parking
 - Common site plan notes: 14, 27, 29, 34, 37
 - Note any loading docks
 - Landscaping within the large asphalt area in parking lot if possible
- Please revise the plan updating notes:
 - 8 to include parking space counts and sharing with commercial
 - 13 to be 2 notes (separate use – could add to 1)
 - 16 to remove the second sentence



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-46

Application Type: Site Plan Review
Applicant(s): Washington Street Mill, LLC
Owner(s): Washington Street Mill, LLC
Location: 1 Washington Street (Tax Map 23, Lot 14)
Date: July 13, 2017

Police Department Comments:

- Is trailer truck access to loading docks still contemplated for first, second floor space?
- Add ONE WAY R6-1R/L signs as appropriate to entrance/exit driveways on Washington Street side
- Change of use will require ongoing special event coordination with City and/or Chamber of Commerce to inform residents of Washington Street closures (ex. - Children's Museum road race in May, Apple Harvest Day in October)
- Understand that the parking spaces will be non-exclusive

Engineering Comments:

- 0 to 1.6 kids total for 54 units does not seem realistic
- Develop OM plan for drainage
- Improve drainage for stormwater treatment if possible. Consider combining the internal landscaping and drainage improvements

Fire/Inspections Comments:

- Replace "No Parking" signs with "No Parking Fire Lane" signs
- Need calculation of accessible parking space
- Have the plans been reviewed for accessibility code compliance?
- Need 60% of entrances to be accessible

Economic Development Comments:

- One Washington needs internal wayfinding for safety (emergency services) and business visibility

Planning Board Comments: None

This change of use will be ready to submit to Planning Board once the applicable items above have been addressed.

Adjournment: Since there was a scheduling mix up with the second agenda item a motion to adjourn at 11:20 am was made by D. White and seconded by D.Barufaldi. Vote: U/A



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Washington Street Mill, LLC Telephone # 868-5995 (x25)

Address of Applicant: 3 Penstock Way, Newmarket, NH 03857

E-Mail Address: Massia@Chinburg.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 1 Washington Street

Assessor's Map # 23 Lot(s) # 14

Zoning District(s) CBD Overlay District(s) ----

Size of Parcel: 145,925 sq. ft. 3.35 ac. Property Deed: Book 2349 Page: 238

Existing Use of Property: _____

SITE PLAN INFORMATION

Describe Proposed Use: Change of Use (Vacant Comm/Ind to Residential)

Area of Parcel to be Developed: N/A sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 54 units 45- studio
6- 1 BR
3- 2 BR

Number of Parking Spaces: Existing 127 Proposed 127

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

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

Disposition of Parcel:

Building Setbacks:

Bldg 1 = 50,300 +/-
Building Footprint Bldg 2 = 13,385 +/- sq. ft.

Front Yard 0 ft.

Total Building Area 251,000 +/- sq. ft.

Rear Yard 0 ft.

Paved Area 72,300 +/- sq. ft. Side Yard: Right 0 ft.
Left 42 ft.

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

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

BUILDING INFORMATION

Type of Building to be Built: N/A

Bldg 1 = 5 stories

Height of Building: Bldg 2 = 3 stories Finished Floor Elevation: Varies (7.8 - 22.4)

Number of Seats (where applicable) N/A

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) McEneaney Survey Associates, Inc.

Address 24 Chestnut Street, P.O. Box 681, Dover NH 03821 Telephone #: 742-0911

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

ENGINEER INFORMATION

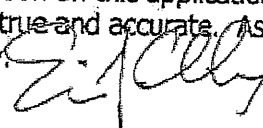
Name of Engineer and Company (Licensed in N.H.) Civilworks New England

Address 181 Watson Road, P.O. Box 1166, Dover, NH 03821 Telephone #: 749-0443

Professional License #: 5745 E-mail address: dlynch@civilworksne.com

SIGNATURES

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

Signature of Property Owner:  Manager Date: 6/21/17

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

Signature of Agent: *John C. Lynch, P.E.*Date: 6/20/17**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: *E. J. Celly*

Manager

Date: 6/21/17**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: *E. J. Celly*

Manager

Date: 6/21/17

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: *E. J. Celly*

Manager

Date: 6/21/17

Signature of Applicant (if different from owner): _____

Date: _____

P17-46

WASHINTON STREET MILL LLC

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
02037-A00000	MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-441
23015-000000	6 WASHINGTON ST	CITY OF DOVER	C/O C/S RECREATION/GYM AND POOL	61 LOCUST ST #124	DOVER	NH	03820-375
03063-B00000	43 WASHINGTON ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-441
23013-000000	WATER ST	ALLIS GLORIA L & JOSEPH	REVOCABLE TRUST	73 STONE FARM RD	BARRINGTON	NH	03825-354
22001-000000	31 RIVER ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
23011-000000	1 11A MAIN ST	ALLIS GLORIA L & JOSEPH	REVOCABLE TRUST	73 STONE FARM RD	BARRINGTON	NH	03825-354
		CIVILWORKS NEW ENGLAND		PO BOX 1166	DOVER	NH	03821
		MCENEANEY SURVEY ASSOCIATES		24 CHESTNUT ST	DOVER	NH	03820

CIVILWORKS NEW ENGLAND
P.O. Box 1166 – 181 Watson Road – Dover, NH 03821
Tel: 603.749.0443

August 18, 2017

City of Dover
Planning and Community Development
288 Central Avenue
Dover, NH 03820

Attn: Christopher Parker, Planning Director

Subject: Change of Use Application
Washington Street Mill, LLC
Tax Map 23, Lot 14
Job No. 1718

Dear Mr. Parker:

On behalf of our client, Washington Street Mill, LLC, we are pleased to submit the following documents for consideration by the Planning Board at its earliest convenience.

- 1) Four (4) 22" x 34" sets of plans entitled "Change of Use Proposal", Tax Map 23, Lot 14, Washington Street Mill, Dover, New Hampshire";
- 2) Eleven (11) 11" x 17" sets of the above plans;
- 3) Fifteen (15) copies of a "Site Review Application";
- 4) Fifteen (15) copies of the following documents:
 - "Fiscal Impact Analysis"
 - "Standard Traffic Impact Analysis"
 - "Stormwater Management System Inspection & Maintenance Plan"

This project was presented to the Technical Review Committee on July 13, 2017. The following responses are offered to the comments received on that date:

Planning Comments:

- Impact Fees
 - Consistent with recent mill conversions completed by Chinburg Properties in Dover, the Applicant is requesting that the Impact Fee due be credited for the pre-existing commercial use.

The resulting math is provided below:

NEW APARTMENTS			CREDIT FOR COMMERCIAL			NET AMOUNT DUE
54 Units			43,000 Square Feet			
Proposed Apartments			Existing Commercial			Total
Rec	\$870	\$46,980	Rec	\$0.00	\$0	\$46,980
Police	\$407	\$21,978	Police	-\$0.14	(\$6,020)	\$15,958
Fire	\$377	\$20,358	Fire	-\$0.12	(\$5,160)	\$15,198
School	\$1,054	\$56,916	School	\$0.00	\$0	\$56,916
	\$2,708	\$146,232		\$0	(\$11,180)	\$135,052

- Consistent with recent mill conversions completed by Chinburg Properties in Dover, the Applicant requests that \$46,980 Impact Fee for Recreation be directed in whole or in part to a capital project in the vicinity of the Mill such as Henry Law Park or the Dover Waterfront or the Cocheco River Walk.
- The Water and Sewer Investment Fee will be calculated to credit the Fee for the current commercial flows associated with the floor area being converted to residential use.
- Please provide:
 - Please see attached Landscape Operations and Maintenance Plan prepared by g2+1, LLC, Landscape Architects
 - Floor plans will be submitted under separate cover by the applicant, Chinburg Properties
 - The Trip Generation memo has been re-titled Standard Traffic Impact Analysis (STIA) and continues to be an attachment to the Fiscal Impact Analysis. The STIA has been supplemented with responses to components 1, 2, 3, and 6 (per the Requirements).

In addition, "Low-Rise" Apartments was used for two (2) reasons. First, "Mid-Rise" data does not include Average Weekday Vehicle Trip Ends in the ITE Trip Generation handbook. Second, the AM and PM peak hour trip generation rates for "Mid-Rise" are approximately 67% of the rates for "Low-Rise" and are, therefore, somewhat conservative. Also, as a matter of record, the "Low-Rise" rates were used for the Cocheco Mills change of use application in 2011.

- A T-1 turning diagram has been added to the Site Plan
- Please revise the plan to add:
 - Names of abutting property owners have been added
 - Stamp/signature of engineer will be added as a Condition of Approval
 - Same as above
 - One-way (R6-1) directional signs (2) are shown on the Site Plan
 - The general location of the proposed apartment units and associated facilities is shown on the Site Plan.
 - Exterior doorway access locations are highlighted by an asterisk (*) on the Site Plan
 - Screening for the dumpsters has been added to the Site Plan and a detail is shown on the Detail Sheet
 - A note has been added to the Cover Sheet regarding the Comprehensive Shoreland Protection Act
 - The shared parking will be managed using a hang tag system. Both residential and commercial tenants will be issued parking tags that hang from their rearview mirror and are logged to the vehicle. This allows us to monitor the usage and to communicate with tenants when urgent issues arise including snow removal.

We find in mixed-use properties that the business hour use of the commercial tenants complements the early morning, nights and weekend use of the residential uses. There's an ebb and flow of cars in the morning and evening with the crossover of use types.

- Common site plan notes have been added as requested
- Existing loading docks are shown on the Site Plan
- The existing pavement areas will remain to accommodate loading dock access for large trucks

- Please revise the plan updating notes:
 - Note 8 has been revised to acknowledge available parking count totals and shared parking utilization
 - Note 13 has been bifurcated as requested
 - Note 16 has been revised as requested

- Police Department Comments
 - The loading dock at the rear of the property will continue to be used by the Mill's commercial tenants. The loading dock at the front of the building (east end) will be demolished. Refer to the plan.
 - One-way signs have been added to the Site Plan and Details
 - The Applicant and its management company will cooperate with the City's efforts to coordinate special events.
 - The parking will be managed on a non-exclusive basis.
 - 21 security cameras have been installed around the property at entrances and common areas

- Engineering Comments
 - The calculation is based on data obtained through the Planning Department for recent apartment development in the CBD District
 - An O & M Plan is attached herewith
 - Stormwater treatment has been added to the plans

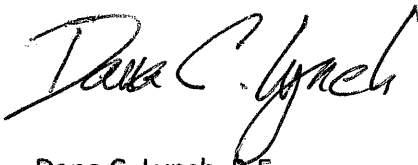
- Fire/Inspections Comments
 - "No Parking" signs are now shown to be "No Parking Fire Lane" signs with a detail on the Detail Sheet
 - An accessible parking space calculation is included on the plans
 - The plans have been reviewed for accessibility code compliance and the Building Permit application drawings will include a sheet for Code Study and Analysis.
 - With the proposed improvements to the Mill, the property will have one public entrance at each building (One Washington Center and the Picker Building). The two public entrances will be accessible as shown on the Plans as is required.

The two Public Entrances will be unlocked from 6am-8:30pm Monday to Friday. At all other times, the doors will be locked. All other exterior doors will be locked 24/7 and will required either a key or fob to access from the outside.

- Economic Development Comments

- An interior (internal) way finding system will be developed for safety and business visibility

Best Regards,
CIVILWORKS NEW ENGLAND

A handwritten signature in black ink, reading "Dana C. Lynch". The signature is fluid and cursive, with the first name "Dana" being the most prominent.

Dana C. Lynch, P.E.

DCL/lrd

cc: Matt Assia, Chinburg Development



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: May 15, 2017]

This site plan review checklist, as required by Chapter 149-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a pre-application conference with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Fees will be invoiced and are due along with fifteen (15), folded, copies of the plan set and materials, including response to TRC comments, will be due 3 weeks prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: Washington Street Mill, LLC File Number: P17-

PROJECT TITLE: Change of Use Proposal

PROPERTY LOCATION: 1 Washington Street Tax Map: 23 Lot: 14

	Explain How Provided	Reviewed
1. Completed and signed Application form	X	
2. Electronic copy of the engineered/surveyed plan layout	X	
3. Electronic copy of supplementary materials and application	X	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	Standard	
5. Fiscal Impact Analysis (For more than 10 units)	X	
6. Waiver requests to the Site Plan Review Regulations, with written justification		
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	N/A - Existing Building	
9. A colored architectural plan showing all sides of buildings	N/A - Existing Building	
10. List of all professional agents to be notified for Planning Board	See cover sheet	
11. Eight copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:		
Location map at appropriate scale	X	
Proposed Project name and title and Planning File #	X (File # pending)	
Date, north arrow and scale	X	
Names of all abutting property owners	By Planning	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	Neighborhood Plan	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	N/A	
Depict pedestrian walkways and accessible access	X	
Location and width of existing and proposed access/egress ways	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	N/A - Change of Use no new construction	
Existing and proposed topographic information at two foot intervals	N/A - Change of Use	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	N/A - Change of Use	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	No utility changes proposed	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X - no changes	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	X - no changes	
Existing and proposed stormwater lines and facilities	X - no changes	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	X	
Location of Flood Hazard Zone	X	
Location of all bodies of water and watercourses	X	
Location of wetlands and buffers (100' CONS. BUFFER)	X	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	X	
Existing natural features and/or significant vegetation on property	X	
Depict existing contours up to 100 ft. beyond project limits	X	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	X	
Location of parking layout delineating spaces and arrangement, note addressing maximum required spaces	X	
Location, material and size of existing and proposed pavement area	X	
Location of proposed fire lanes	X	
Specify finished floor elevations of buildings	X	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	X	
Depict all service, storage, loading bays and utility areas	X	
All applicable Dover Common Site Plan notes	X	
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis		
Stormwater Management System Operation and Maintenance Plan		
Erosion and Sedimentation Control Plan		
Landscape Operation and Maintenance Plan		
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable		
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs		
Location of proposed drive-in facilities		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____

FISCAL IMPACT ANALYSIS

for the

ONE WASHINGTON STREET MILL RESIDENTIAL DEVELOPMENT PROPOSAL

1 Washington Street
Dover, NH
(Lot 14 - Tax Map 23)

as prepared for:
Washington Street Mill, LLC
3 Penstock Way
Newmarket, NH 03857

prepared by:
Civilworks New England
P.O. Box 1166
181 Watson Road
Dover, NH 03820

May, 2017
Revised July, 2017

The Washington Street Mill, LLC proposes to change the existing use of approximately 44,000 s.f. of floor space from commercial (office, light industrial) to 54 apartments on the 3rd, 4th, and 5th floors of the Washington Street Mill on Washington Street. There will be minor alterations to the 3.35 acre site including landscaping and lighting. The site is presently served by both municipal water supply and sanitary sewage collection systems.

At this time, it is planned that approximately 3 apartments will contain two (2) bedrooms, 6 apartments will contain one (1) bedroom, and 45 will be studio apartments. The residential parking requirement in the CBD-G district is 1.65 spaces per unit. This equates to 90 spaces. Existing parking is comprised of approximately 139 on-site spaces. Per the Parking Regulation Table, "Where commercial and residential use are co-located, only the residential parking shall be provided. The subject proposal has been discussed with City staff and it was determined that the proposal complies with City regulations. Apartment rents will be at market rates.

As required by Section 149-13.A.) 18) of the Dover Site Plan Review Regulations, the aspects of concern identified therein are addressed below, with the probable effects of the project described herewith.

a) Attendance at public schools:

It is estimated that 1.6 children from the residential units will attend public schools. (Source: Dover School Department and Planning Board census data for CBD District). This data indicates a rate of 0.03 children/apartment attend public schools. Note, however, that the data of the applicant suggests that there will be zero school children due to the downtown nature of the units and the demographic of the typical tenant. *(0.03 children/apartment unit x 54 units = 1.6 children)*

b) Increase in vehicular traffic:

Please refer to the attached Technical Memorandum dated May 15, 2017 and revised July 25, 2017, for an assessment of the expected change in vehicular traffic resulting from the proposed change of use. The analysis indicates reduction in average weekday, AM peak hour, and PM peak hour trip generation due to change of use.

c) Changes in the number of legal residents:

It is anticipated that the increase in the number of legal residents will be about 81. (Source: Empirical data from applicants in several other local mill apartment properties). *(1.5 residents/apartment unit x 54 units = 81 new residents)*

d) Increases in municipal costs:

The subject premises are served by municipal water and sewer. The Applicant will pay user fees to the municipality. Refuse will be collected and removed by private

contractor. Real estate taxes shall be consistent with the rates and standards established by the City of Dover (and the State of New Hampshire). Appropriate municipal impact fees will be levied upon the Applicant. Beyond impact fees, it is respectfully submitted that the Applicant will pay their reasonable fair share of their municipal obligations and that current costs to the City will not measurably change.

e) Load on Public Utilities or Future Demand for Them:

The municipal water system and municipal sewer system can adequately handle the net increase in water/sewer flows of 5,925 per day loads generated by the proposed project.

f) Public Safety:

The project will not have an adverse effect on public safety.

g) Changes in Tax Revenue:

Based on information provided by the City of Dover Tax Assessor's Office, the current mixed commercial use is assessed at roughly \$20.27/sq. ft. The proposed apartment use is similar to that at the Cocheco Mills which is assessed at approximately \$44,000 per unit. Accordingly, the existing 44,000 sq. ft. proposed to be converted to apartments currently yields approximately \$891,880 in assessment. Following conversion to 54 apartment units, at \$44,000 per unit, will yield approximately \$2,376,000 in tax assessment, or an increase of \$1,484,120 in assessment. At current tax rates this amounts in an increase of \$39,017.50 in revenues to the City.

h) Changes in Surface Drainage:

There will be no change in surface drainage.

i) Increased Consumption of Groundwater:

It is not anticipated that there will be any consumption of groundwater.

j) Increased Refuse Disposal:

It is recognized that each unit will generate refuse; however, the generator will pay for the refuse generated.

k) Pollution of Water or Air:

No pollution of water or air is contemplated from the project.

l) Land Erosion or Loss of Tree Cover:

The subject premises are predeveloped, urban lots and there will be no loss of tree cover.

m) Disturbance to other Aspects of the Natural Ecology:

There will be no disturbance to the natural ecology.

n) **Blocking of Views:**

There will be no blocking of views.

o) **Harmony with the Character of Surrounding Development:**

Multi-family dwellings are a permitted use at the site. The proposed use is in harmony with surrounding properties.

p) **Location of Utilities:**

Public water and sewer exists at the site and therefore all necessary utilities are available to the Applicant.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX : 603.749.7348

To: File
cc: Washington Street Mill, LLC
From: Dana C. Lynch, P.E.
Date: May 15, 2017 (Revised July 25, 2017)
Re: **Standard Traffic Impact Analysis**
Washington Street Mill
Residential Development Proposal
Dover, NH
Our Reference No. 1718

1. Description of Site

The subject site consists of a 5-story brick structure, formerly utilized as industrial/commercial space, located on 3.35 acres with street frontage and access on Washington Street. The proposal includes a change of use of approximately 44,000 s.f. and 5th floors of the existing building to 54 apartment units.

2. Description of Roadways

Washington Street is a two-way City street located in the southeasterly corner of the current one-way traffic loop in the downtown. This street also provides access to the Makem Bridge and currently vacant City-owned land.

Washington Street has on-street, parallel parking on both sides with sidewalks. The posted speed limit is 30 mph.

Access to and from the west, via the one-way traffic loop, consists of an exit/entrance point with a traffic island and crosswalk. The crosswalk is equipped with accessibility ramps.

3. Sight Distance

Sight distance in both directions is in excess of 300 ft. at the single egress drive closest to the Makem Bridge. This meets or exceeds the guidelines set forth in the AASHTO "Green Book" for a posted speed of 30 mph.

4. & 5. Trip Generation and Distribution

The following is pertinent relative to trip generation and distribution associated with the subject project:

Data Source:

ITE Trip Generation, 7th Edition

Land Use Code (L.U.C.) 221, Low-Rise Apartment

Land Use Code (L.U.C.) 710, General Office

Current Use:

44,000 s.f. ± general office space

Proposed Project:

54 apartment units

Trip Generation Rates & Distribution for the Project:

- Current Use – General Office (L.U.C. 710)

Parameter	Avg. Rate	Total Trip Ends	Distribution	
			Entering	Exiting
Average Weekday	11.01	474	237	237
A.M. Peak Hour	1.55	67	59	8
P.M. Peak Hour	1.49	64	11	53

- Proposed Use – Low Rise Apartments (L.U.C. 221)

Parameter	Avg. Rate	Total Trip Ends	Distribution	
			Entering	Exiting
Average Weekday	6.59	356	178	178
A.M. Peak Hour	.46	25	5	20
P.M. Peak Hour	.58	32	21	11

Attachment: Land Use Code 221, Low-Rise Apartment data sheets
Land Use Code 710, General Office data sheets

6. Public Transit

A COAST bus stop is located within 500 ft. of the site, at the Janeto's Market, and is served by Regional Route 3 (Wildcat Transit). In addition, Dover FastTrans Route 33 serves the area with a stop at Henry Law Park (Children's Museum).

Stormwater Management System
Inspection & Maintenance Plan

Washington Street Mill

Lot 14, Tax Map 23
One Washington Street
Dover, New Hampshire

prepared for:

Washington Street Mill, LLC
3 Penstock Way
Newmarket, NH 03857

Contact Person: Brint Shone
Tel. No. (603) 944-2580

prepared by:

Civilworks New England
P.O. Box 1166
Dover, NH 03821

August 2017

Stormwater Management System Inspection & Maintenance Plan

Washington Street Mill

Lot 14, Tax Map 23
One Washington Street
Dover, New Hampshire

Introduction

Civilworks New England has prepared the following Stormwater Management System Inspection & Maintenance Plan for the Washington Street Mill at One Washington Street in Dover, New Hampshire. The intent of this plan is to provide the owner/facility manager at One Washington Street with a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this mixed-use development. The contact for Washington Street Mill, LLC is Brint Shone (603) 944-2580, email: bshone@chinburg.com.

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts off site. By following the enclosed procedures, Washington Street Mill, LLC will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure .

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NHDES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments).

Stormwater Management System Inspection & Maintenance Plan

Washington Street Mill

Lot 14, Tax Map 23
One Washington Street
Dover, New Hampshire

Stormwater Management System Components

The Washington Street Mill Stormwater Management System is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, its design includes the following elements:

Non-Structural BMP's

Non-structural best management practices (BMP's) are designed to minimize and/or remove contaminants before they enter the stormwater collection system. Several of these BMP's have been incorporated into the Stormwater Management System including pavement sweeping, reduced use of road sand, and litter/trash removal. These types of BMP's are highly effective initial treatment measures for reducing stormwater pollutant loading.

Closed Drainage Collection and Piping System

The closed drainage system is designed to collect and convey stormwater runoff from the proposed parking area to standard type catch basins on-site and then to flared outlets with rip rap protection. The catch basins are designed with deep sumps to provide storage for sediment and floatable pollutants. The catch basins are also to be fitted with outlet hoods in order to retain floatable pollutants.

Bioretention System

A bioretention system is a type of infiltration BMP designed to collect and filter runoff using conditioned planting soil beds and vegetation within a shallow ponding area.

Inspection and Maintenance Plan

By implementing the following procedures, Washington Street Mill, LLC will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff.

Pavement Sweeping

- Sweep pavement areas at least once per year (early spring)

Stormwater Management System Inspection & Maintenance Plan

Washington Street Mill

Lot 14, Tax Map 23
One Washington Street
Dover, New Hampshire

Litter/Trash Removal

- Routinely patrol site for litter pick up

De-icing Agents

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots. The plan should develop the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually. (See Anti-icing Data Form in the appendix).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions
- Minimize the use of salt during the winter
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.
- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

Closed Drainage System

- Inspect catch basins, drain manholes, and drop inlets twice annually and remove accumulated sand, sediment, and floatable products.
- Inspect drainage pipes once every two years and remove accumulated sediment.
- Any repairs needed should be undertaken as soon as practical.

Bioretention System

- Inspect system (at least) twice every year (early spring and late fall), and following any rain event exceeding 2.5 inches in a 24 hour period.
- Remove accumulated sediment, dead or diseased vegetation, invasive species, and/or trash.
- Maintain vegetation in healthy condition.
- Repair bare spots as needed.

Stormwater Management System Inspection & Maintenance Plan

Washington Street Mill

Lot 14, Tax Map 23
One Washington Street
Dover, New Hampshire

- Inspect system for drawdown time within 72-hours following a rainfall event at least once a year. If the system does not drain within this time, a qualified professional should assess the condition to determine measures to restore filtration function.

Anti-Icing and Salt minimization

- Owner to develop a Road Salt and Deicing Minimization Plan
- Provide a written policy that the “Development” will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compiling salt use data annually.

Annual Report

- Submit an annual Inspection & Maintenance Report to the Dover City Engineering Department by December 15 of each year. The report should include a summary of the system’s maintenance requirements and repairs, and copies of the Inspection & Maintenance Log Sheets for the previous 12 months.

Stormwater Management System Inspection & Maintenance Plan

Washington Street Mill

Lot 14, Tax Map 23
One Washington Street
Dover, New Hampshire

Inspection & Maintenance Checklist/Logs

The following pages contain forms for use in monitoring and tracking the Inspection & Maintenance of the storm water system:

- Inspection & Maintenance Checklist
- Inspection & Maintenance Log
- Inspection & Maintenance Anti-Icing Log

Stormwater Management System
Inspection and Maintenance Checklist
"Washington Street Mill"

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Litter/Trash Removal	Routinely	Inspect perimeter of parking areas for spillage	Clean as required
Pavement Area	Routinely	Check for sediment accumulation	Sweep as required
De-icing Agents	Annually	As Needed during Winter Season	Minimize salt use (see minimization plan). Use sand as primary agent for parking lot safety during winter
Anti-Icing Monitoring	Prior to season and on-going during season	As Needed during Winter Season	Update plan as required to record steps for salt use minimization
Landscaping	Routinely	Maintain as required	Mulch landscape areas in spring
Closed Drainage System:			
Catch Basins, Drop Inlets, Drain Manholes	One time per year	Check for sediment accumulation	≥ 2 ft. sediment depth
Drainage Pipes	One time per two years	Check for sediment accumulation/clogging	≥ 2 in. sediment depth
Bio-Retention Basin:			
Side Slopes/Vegetation	Two times per year	Inspect for failure, erosion, and bare soil areas	Repair/reseed any damaged areas
Pond Bottom	Two times per year	Check sediment accumulation	Clean as needed; repair/reseed any damaged areas

Stormwater Management System
Inspection and Maintenance Checklist
"Washington Street Mill"

Outlet Structure	Two times per year	Check sediment accumulation and debris	Clean as needed; repair if damaged areas
Rip Rap Aprons	One time per year	Check for trash and debris	Clean as needed; repair if damaged areas
Annual Report	One time per year. Submit report by December 15, that documents inspections completed during the previous 12 months.	Submit Annual Report, including all Inspection & Maintenance logs, to Dover City Engineering Department	

[illegible]

ANTI-ICING DATA: SNOW AND ICE MAINTENANCE CHECKLIST

RECOMMENDED PRACTICE	Check which response applies to current practices and anticipated site maintenance activities for job site.					
	ALREADY DO	WILL DO	MIGHT DO	WILL NOT DO	IF NOT - WHY	
Application rate chart						
Calibrate equipment each year.						
Learn about the deicer ingredients and use the appropriate one for the condition						
Look for reasons if and why materials are leaking or spilling from vehicles and fix them (e.g. gaps, overfilling, etc).						
Develop a comprehensive winter maintenance policy.						
Measure and use pavement temperatures.						
Use anti-icing appropriately prior to the storm.						
Plow before applying deicers.						
Use wet materials (pre-wet or pre-treated).						
Don't apply sodium chloride (road salt) for pavement temperatures below 15F						
Don't apply deicers for pavement temps under -10 F						

Separate salt and sand. Use salt for melting. Use sand for traction.							
Apply deicers in the center of the road or on the high side of the curve.							
If stored on site: Store the salt in a building or under secure cover.							
Store salt away from water flow and direct the water away from storage area.							
Store snow away from wetlands.							
Sweep up sand, dispose of properly.							
For each event, document quantities and effectiveness. Modify as necessary							

Deicing Log

[illegible]

CHANGE OF USE PROPOSAL

TAX MAP 23 / LOT 14 WASHINGTON STREET MILL DOVER, NEW HAMPSHIRE

Issued: May 19, 2017

Revised: August 18, 2017

Owner / Applicant:

Washington Street Mill, LLC

3 Penstock Way
Newmarket, NH 03857

Authorized Signature

Date

Civil Engineer:

Civilworks New England

c i v i l e n g i n e e r i n g
P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

Surveyor:

McEneaney Survey Associates, Inc.

P.O. Box 681
Dover, NH 03821
Tel. (603) 742-0911

Sheet Index Title	Sheet No.:	Rev.
Cover Sheet	1	1
Neighborhood Plan	2	1
Site Plan	3	1
Landscape Plan	LA-1.0	1
Landscape Plan	LA-2.0	1
Lighting Plan (Charron)	6	0
Detail Sheet	7	1

PROJECT PLAN REFERENCES:

1. Untitled Plan of Pacific Mills at the Cocheco River, near Washington, Main & Payne Streets.
Being shown as Sheet 7 - 270E; Scale: 1" = 60'.
Being recorded at S.C.R.D. on May 14, 1963 as Pocket 6, Folder 5, Plan 8

Civilworks, New England project Number:

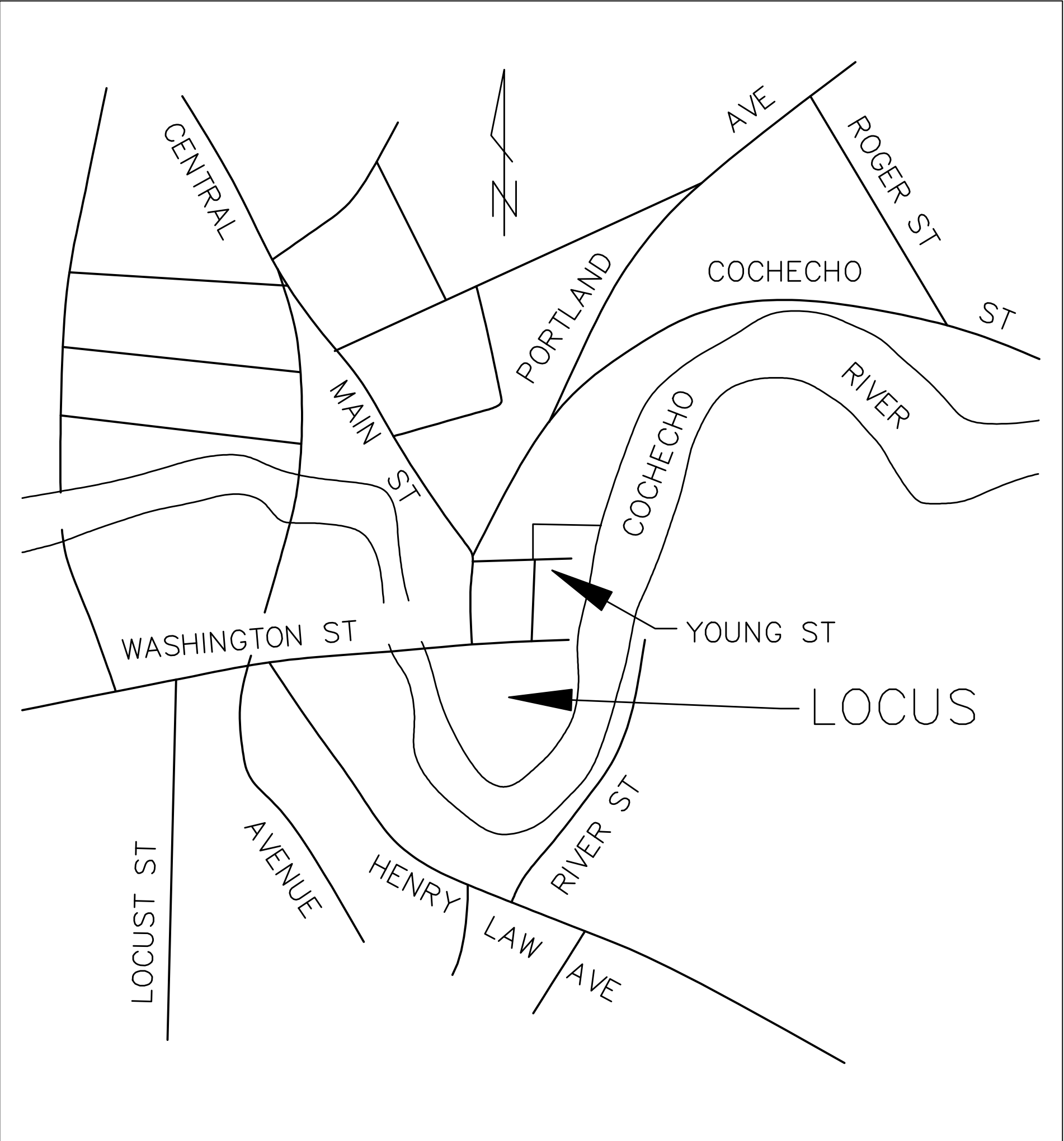
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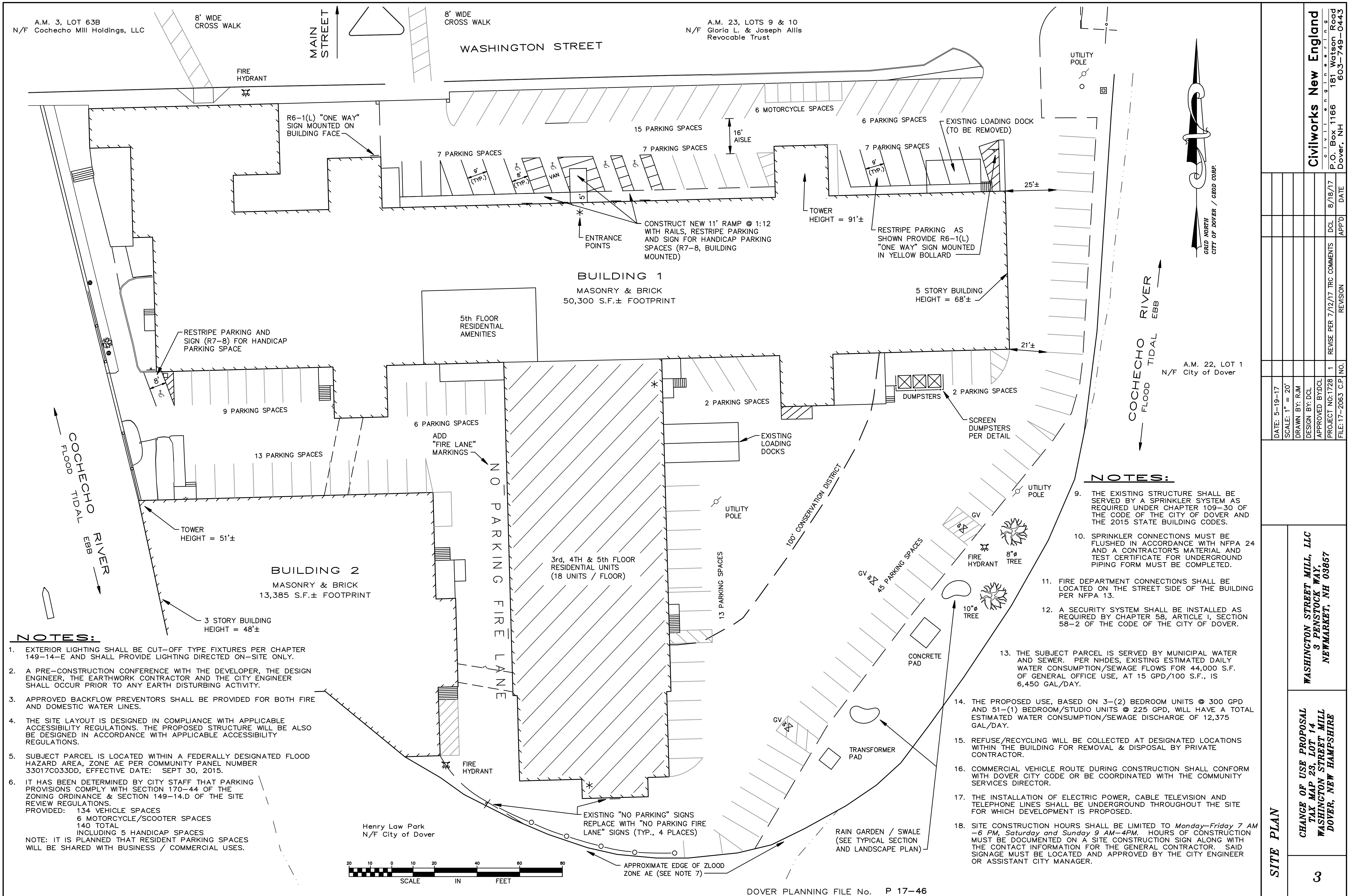
NOTES:

1. PURSUANT TO ENV-WQ 1410.01(a) AND RSA 483-B:12, THE PROJECT SITE IS WITHIN THE LIMITS OF AN URBANIZED SHORELAND EXEMPTION UNDER THE COMPREHENSIVE SHORELAND PROTECTION ACT AS SOUGHT AND OBTAINED BY THE CITY OF DOVER.
2. THE INTENT OF THIS SITE PLAN IS TO PRESENT THE PROPOSED CHANGE OF USE OF 44,000 SQ. FT. OF GENERAL OFFICE SPACE TO 54 RESIDENTIAL UNITS
3. CURRENT OWNER:
WASHINGTON STREET MILL, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
4. THE PROJECT PARCELS ARE SHOWN ON LOT NO. 14, ON TAX MAP 23 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
5. THE PROJECT PARCEL CONTAINS 3.35 ACRES MORE OR LESS.
6. TITLE REFERENCE FOR THE PROJECT PARCELS IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 2349, PAGE NO. 238; DATED: 7-25-2001.
7. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 - a. ZONING DISTRICT CBD
 - b. MINIMUM YARD SETBACKS:
 - i. FRONT = PRIMARY "BUILD TO LINE"
 - ii. SIDE = 0 FT. (24 FT. MAX.)
 - iii. REAR = 10 FT.
 - c. MAXIMUM LOT COVERAGE = 75%
 - d. MINIMUM BUILDING HEIGHT = 2 STORIES

ZBA ACTIONS:

- H87-61 VARIANCE GRANTED TO PERMIT 2 SMALL SIGNS ON 10/29/87.
- Z08-17 VARIANCE GRANTED TO PERMIT AN EDUCATIONAL INSTITUTION.





N. T. S

g2⁺¹ LLC
Landscape Architecture Site Planning Graphics

70 New Road
Salisbury, NH 03268
tel/fax: 603.648.6434
web: www.g2plus1.com

Project Name:

One Washington Center
Dover, New Hampshire 03007

Applicant:

Chinburg Builders Inc.
3 Penstock Way
Newmarket, NH 03857

Applicant:

Chinburg Builders Inc.

3 Penstock Way
Newmarket, NH 03857

re gistration:



revisions:

no.	date	issued
1	8/16/17	Add Rain Garden beds
2		
3		
4		
5		
6		
7		
8		

project number: 1300.0

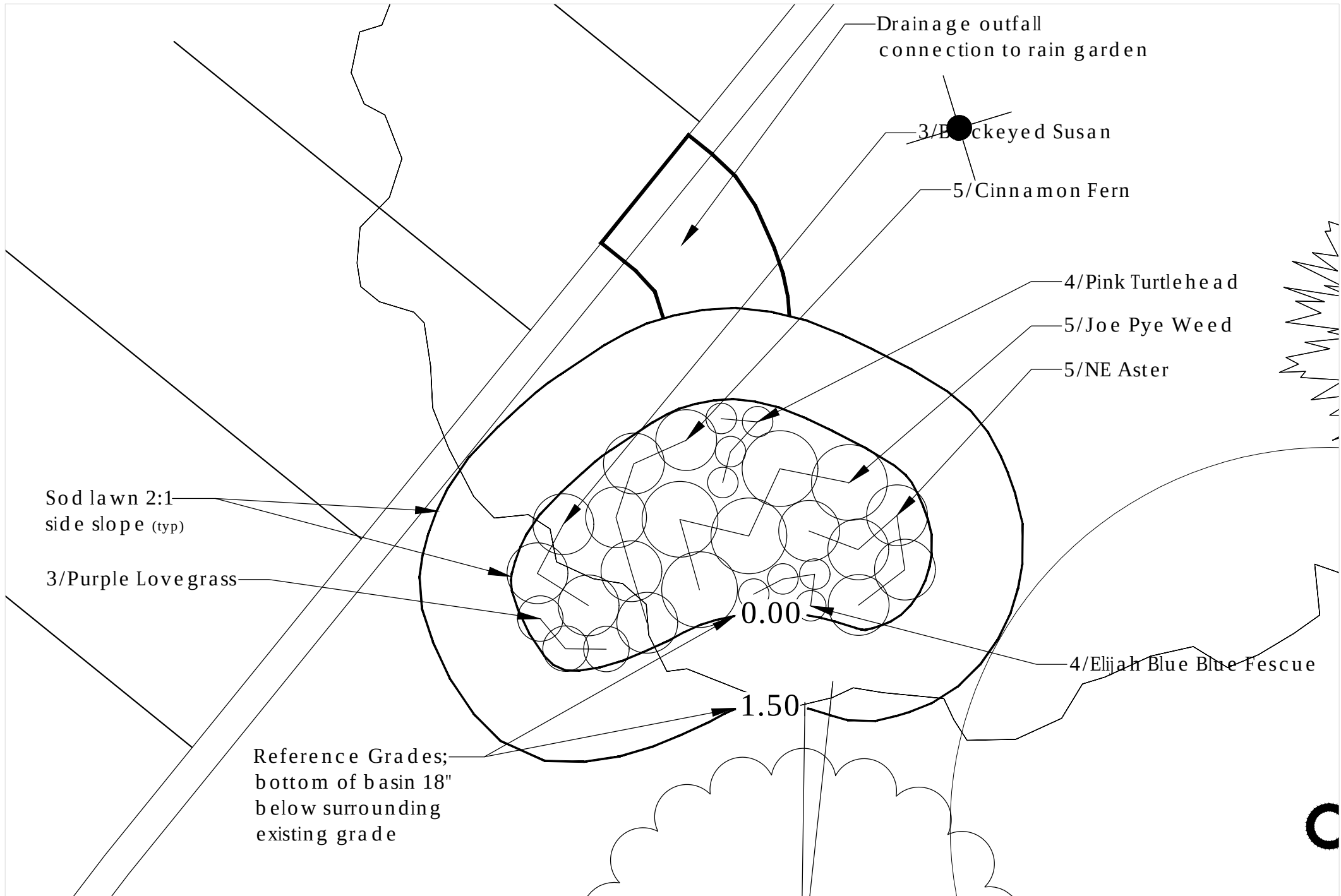
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drawn by:

date: 6/12/2017

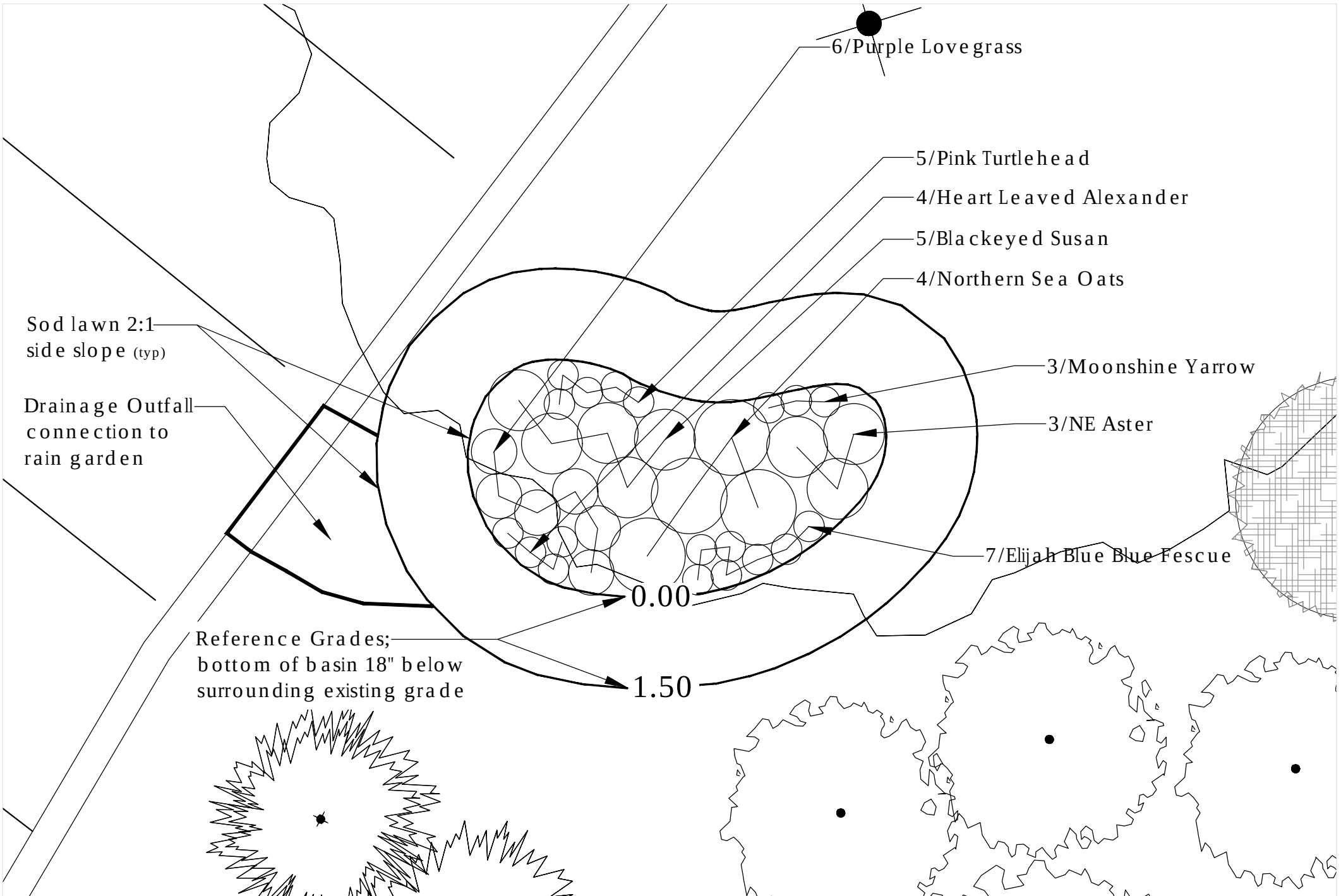
sheet title/number:

Planting Plan, Schedule & Details LA-1.0



Rain Garden A Detail: 82 SF

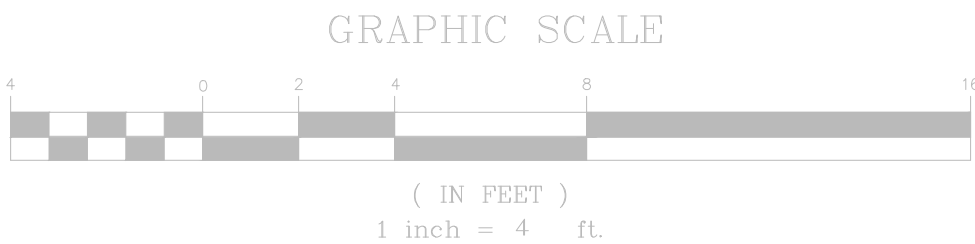
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Rain Garden B Detail: 85 SF

1" = 4'-0"

Plant Schedule			Rain Gardens A & B							8/16/2017	
Washington St Mill Renovation Landscape											
Dover, New Hampshire											
						Habit of Growth					
Sym	Qty	Common Name	Botanical Name	Source	Zone	Height	Spread	Installed Size	Type	Notes	
NEAST	8	N. E. Aster	Aster novae-angliae 'alma potschke'	VB	4	3'	30"	2 qt./A	CTN	Sun, Sept/Oct, magenta pink	
PKTH	9	Pink Turtlehead	Chelone lyonii 'hot lips'	VB	3	24-36"	24"	2 qt./A	CTN	S/PSH, Aug/Sept, rose pink	
JPWD	5	Joe Pye Weed	Eupatorium maculatum 'gateway'	VB	3	48-84"	36"	1 gal/B	CTN	Sun, Aug/Sept/Lavendar	
BESN	8	Gold Star Black Eyed Susan	Rudbeckia fulgida var. sullivantii 'Gold Star'	VB	3	24-36"	24"	2 qt./A	CTN	Sun, July-Sept, Golden yellow -black center, large blooms	
HLAX	4	Heart Leaved Alexander	Zizia aptera	VB	4	12-16"	12"	2 qt./B	CTN	PSH/Sun, May/June, Bright Yellow	
LBSC	11	Elijah Blue Blue Fescue	Festuca glauca 'Elijah Blue'	VB	3	8-10"	18"	1 yr. potted	1 gal.	8"-10", S, July, Densely tufted blue foliage	
CNFR	5	Cinnamon Fern	Osmunda cinnamomea	VB	3	24-60"	30"	1 gal	CTN	24"-36" PSH/Sh,Vase Shaped, clump forming	
PRPLG	9	Purple Lovegrass	Eragrostis spectabilis	VB	4	18-24"	30"	1 yr. potted	2 gal.	18"-24", S, Aug/Oct, bronze-red seed heads	
NSO	4	Northern Sea Oats	Chasmanthium latifolium	VB	4	24-36"	36"	2 gal./A	CTN	36", Sun/PSH, Sept/Oct, taw ny & purple	
MSY	3	Moonshine Yarrow	Achillea 'Moonshine'	VB	4	12"-24"	18"	1 yr. potted	2 qt	12"-24", S, June/Sept, Light Yellow	



Landscape Planting & Maintenance Guidelines

Planting & Maintenance Notes

- Design is based on drawings by Civilworks New England, dated May 15, 2017 and may require a djustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion
- Erosion Control shall be in place prior to construction.
- If discrepancies exist between the number of plants drawn on the planting plan and the number of plants in the plant list, the planting plan shall govern.
- All new plant material shall conform to the minimum guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition all new plant material for the project shall be of specimen quality.
- All new plants to be balled and burlapped or container- grown, unless otherwise noted on the plant list. All plants shall be legibly tagged with the proper botanical name.
- The contractor shall supply all new plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower/leaf, color, fruit and culture, and only after written approval of the Landscape Architect.
- Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake the location of all proposed plantings for approval by Landscape Architect prior to the commencement of planting.
- New shrubs and ground cover shall bear the same relationship to grade as it bore to previous grade. Trees shall be set 2" higher than previous grade. No tress shall be planted before acceptance of rough grading.
- All plant beds, individual trees and woody shrubs to receive two inches (3") of bark mulch. Bark mulch shall be one year old, well composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be mulched to a 2" depth and it shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 6' diameter minimum saucer. Color of mulch shall be dark brown. Red, orange/red or black colored mulch is not acceptable.
- Landscape (weed) fabric is not allowed.
- All existing trees to remain shall be properly protected during construction. Protection techniques shall be reviewed and approved by the Landscape Architect.
- Prune trees in accordance to guidelines established for nursery stock published by the American Association of Nurserymen, Inc.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a 12" depth, unless noted otherwise on the plans, and consist of a ratio of 75% loam and 25% of 1/4" minus composted bark mulch compost.

- All alterations to these drawings made in the field during construction shall be recorded by the contractor on "as-built drawings."
- Newly planted trees, shrubs and perennials shall be watered for a minimum of twice a week for 30 days or more frequently and/or for a longer duration depending upon temperature & weather conditions.

Maintenance Notes:

- Spring
- Inspect planting beds and mulched areas for trash and debris and thickness of mulch.
 - Remove weeds and debris and dispose offsite. Topdress with new shredded bark mulch where required. Pull back new mulch from tree and shrub trunks & perennial stems to prevent damage.
 - Inspect trees and shrubs for broken, weak or diseased branches.
 - Prune to maintain natural shape and form of respective plant and to avoid splitting. Remove broken, weak or diseased branches. Replace plant per warranty if poor condition or winter damage warrants replacement.
 - Inspect lawn areas as for damage from snow removal and deposition of sand and debris.
 - Remove sand and debris and topdress and reseed lawn areas damaged from plowing.
 - Fertilize lawn with spring fertilizer application. Do first seasonal mowing when lawn height reaches three (3) inches.
 - Water planting beds and lawn areas during extremely dry and hot periods or when plant and/or lawn stress is observed.
 - Remove debris and litter as necessary.
 - Continue regular lawn mowing thru spring, summer and fall.
- Fall
- Inspect landscaped areas for debris and litter. Remove as necessary.
 - Fertilize lawn with fall fertilizer application.

Plant Replacement Guarantee:
There shall be a full one (1) year replacement guarantee for all trees, shrubs and perennials after final acceptance of initial planting.

70 New Road
Salisbury, NH 03268
tel/fax: 603.648.6434
web: www.g2plus1.com

Project Name:

One Washington Center
Dover, New Hampshire 03007

Applicant:

Chinburg Builders Inc.
3 Penstock Way
Newmarket, NH 03857

registration:



revisions:

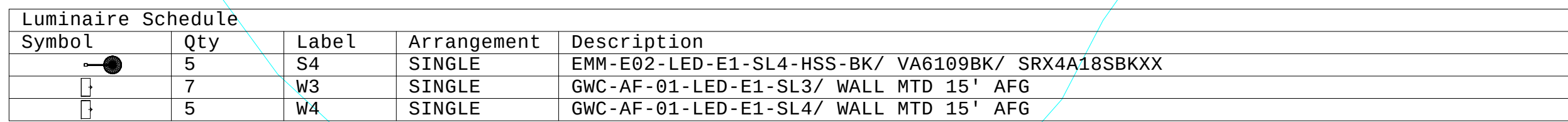
no.	date	issued
1	8/16/17	Add Rain Garden beds
2		
3		
4		
5		
6		
7		
8		

project number: 1300.0
scale: 1" = 20'-0"
drawn by: dhg
date: 6/12/2017

sheet title/number:

Rain Garden
Details

LA-2.0



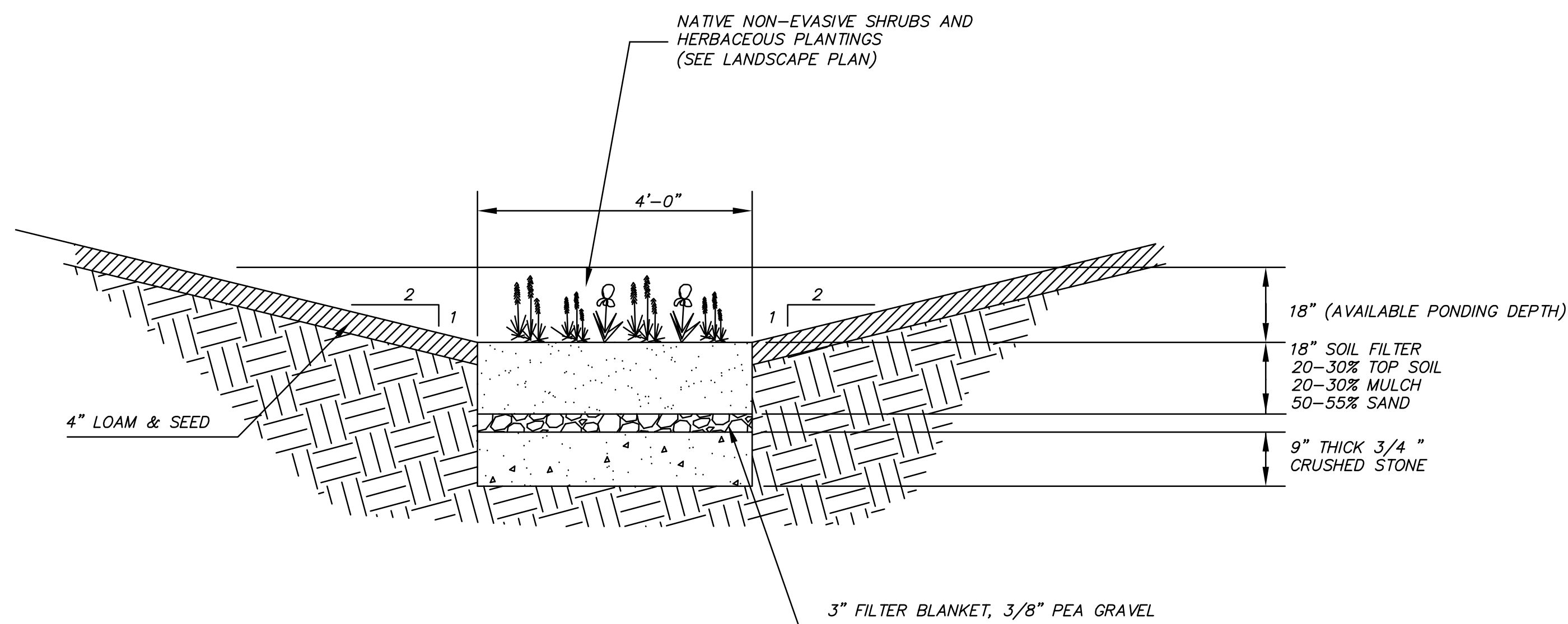
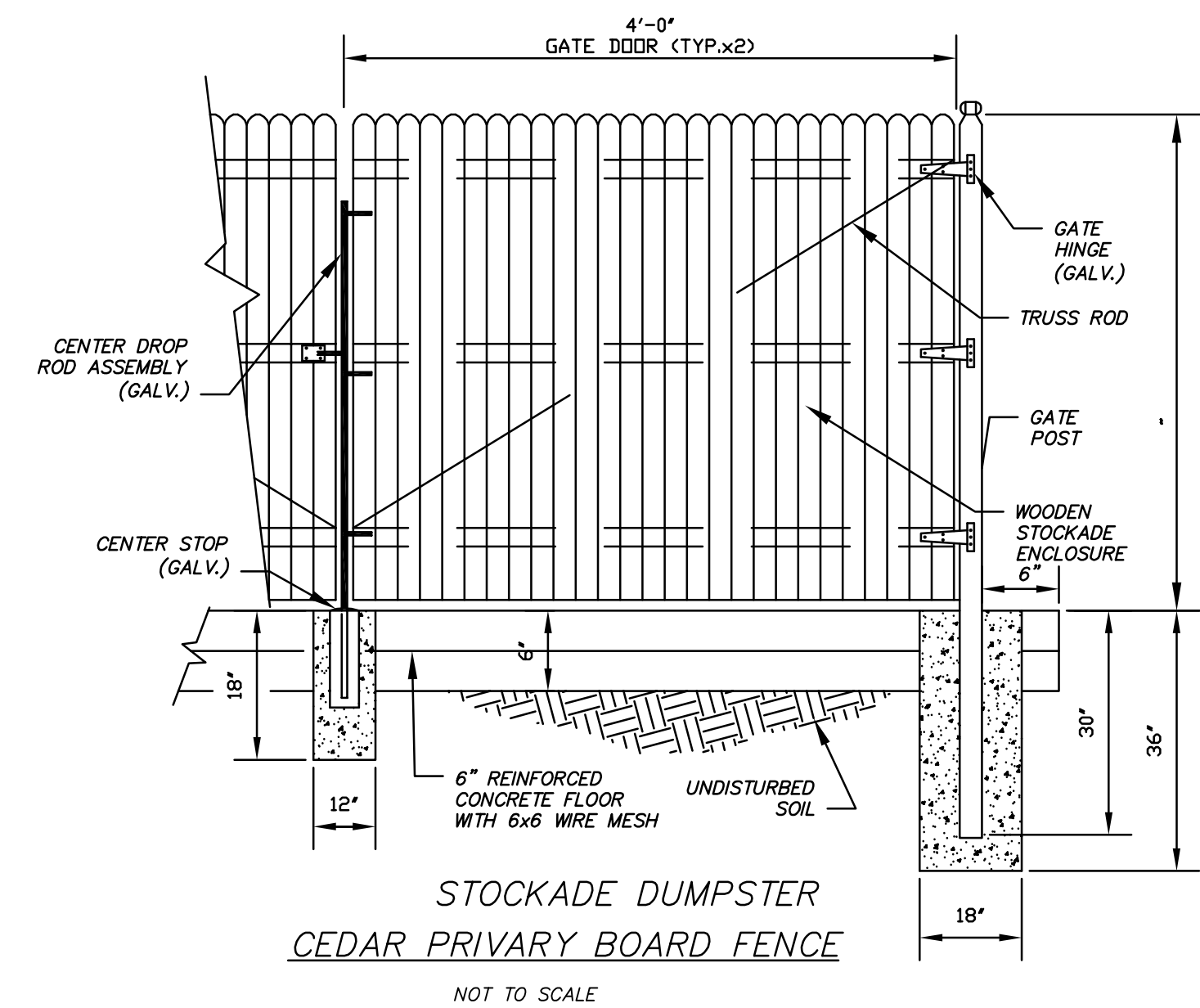
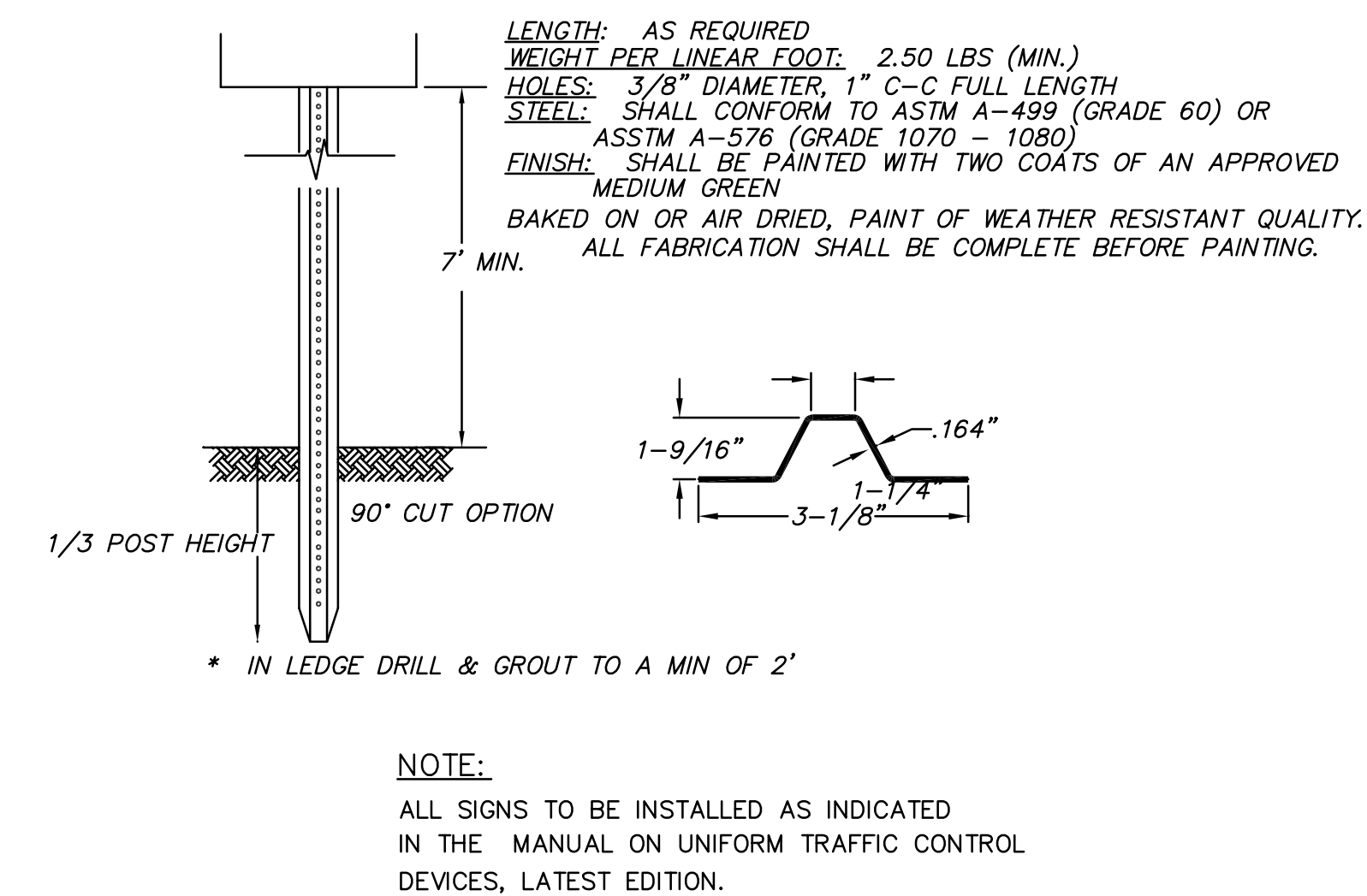
SRX STEEL
ROUND STRAIGHT

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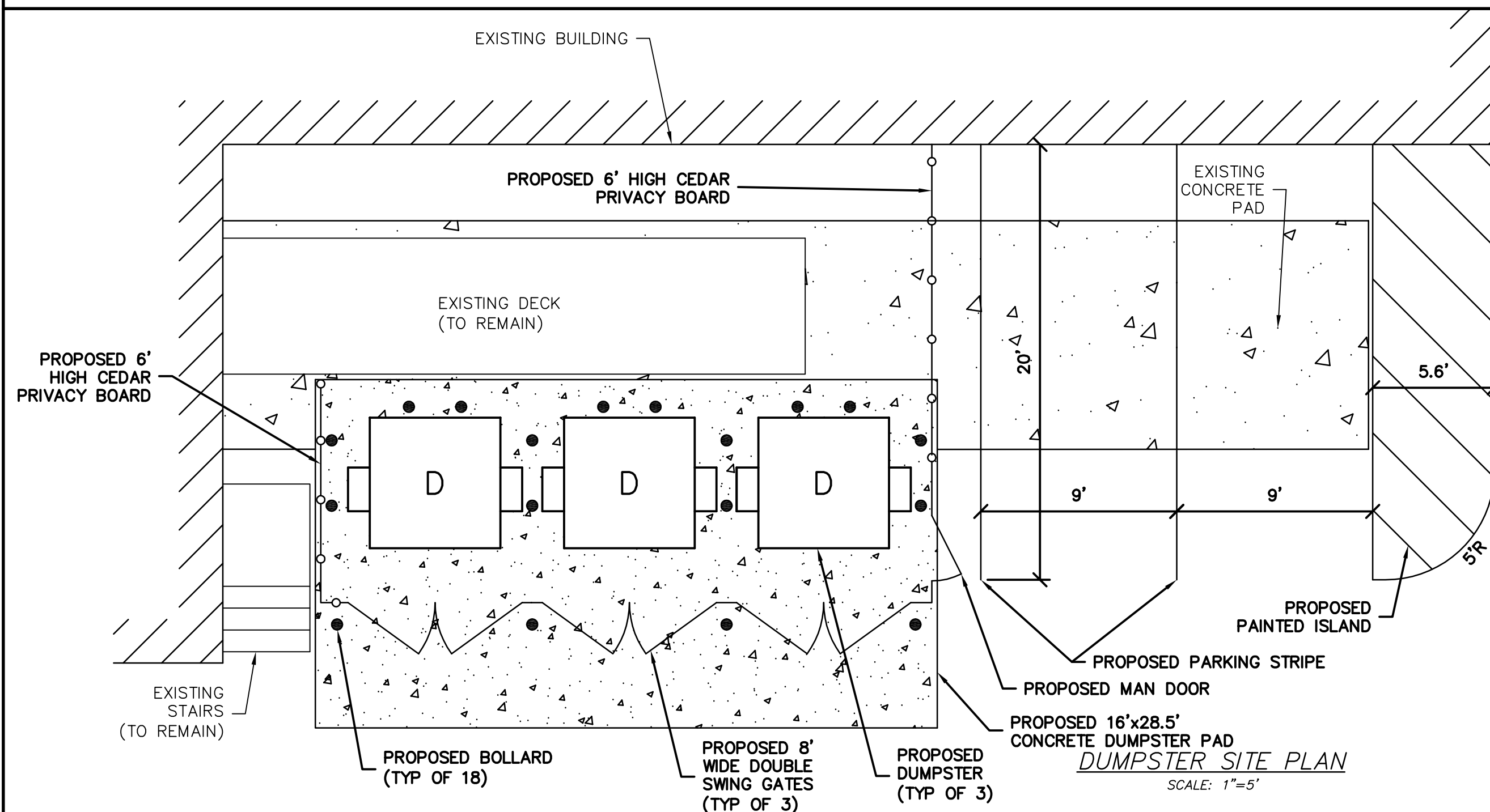
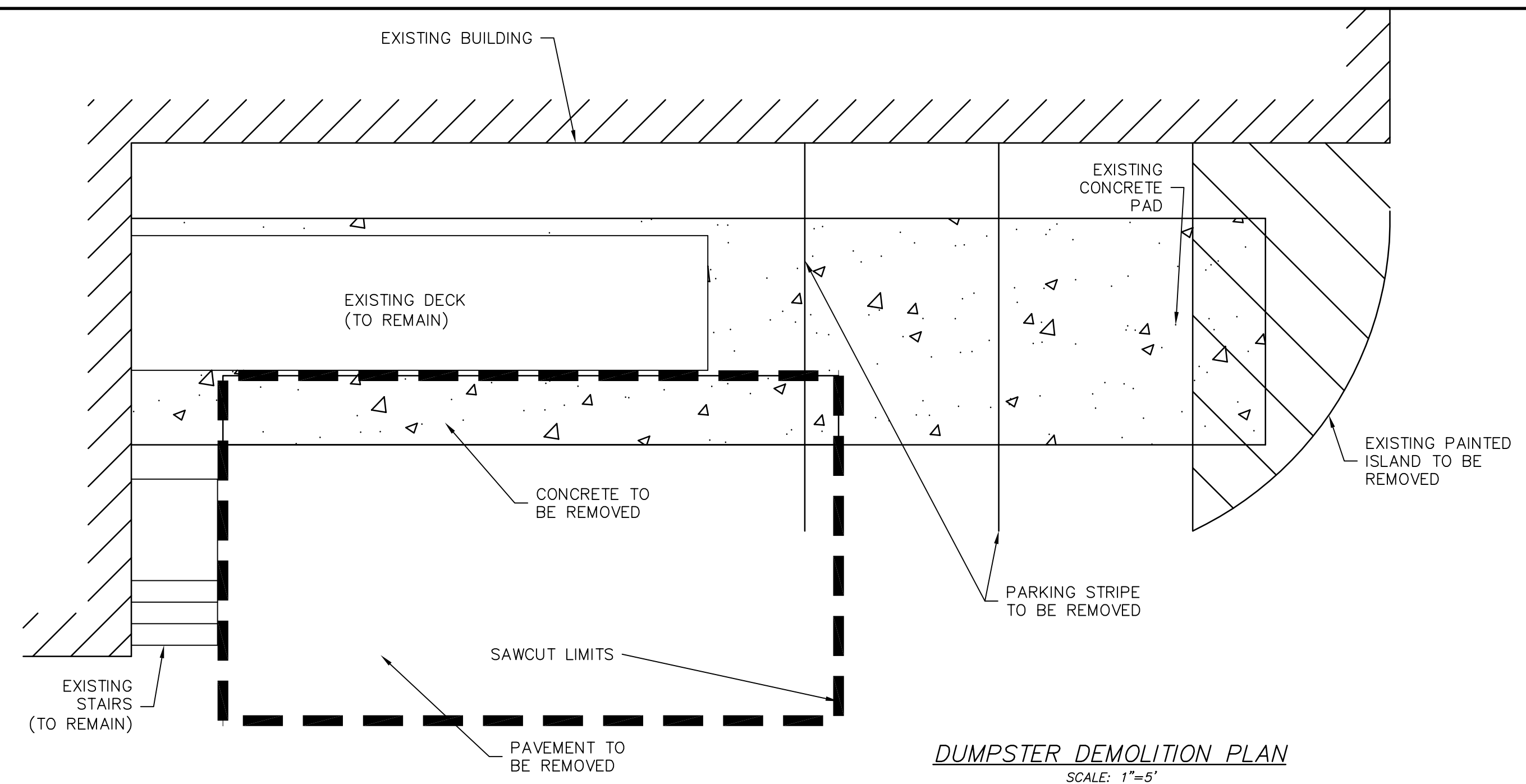
E.T.N.
Powering Business Worldwide

Exco
107 Highway 16 South
Parsippany, NJ 07054
T: 973-261-0800
www.excoenrighing.com

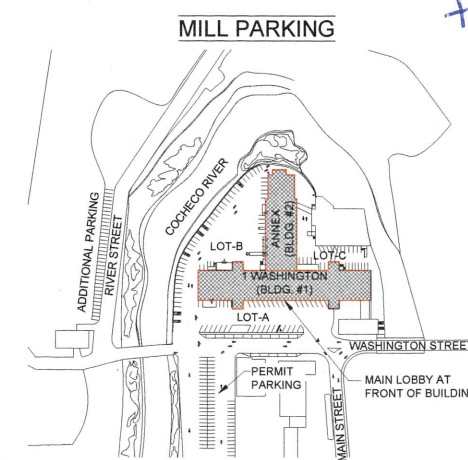
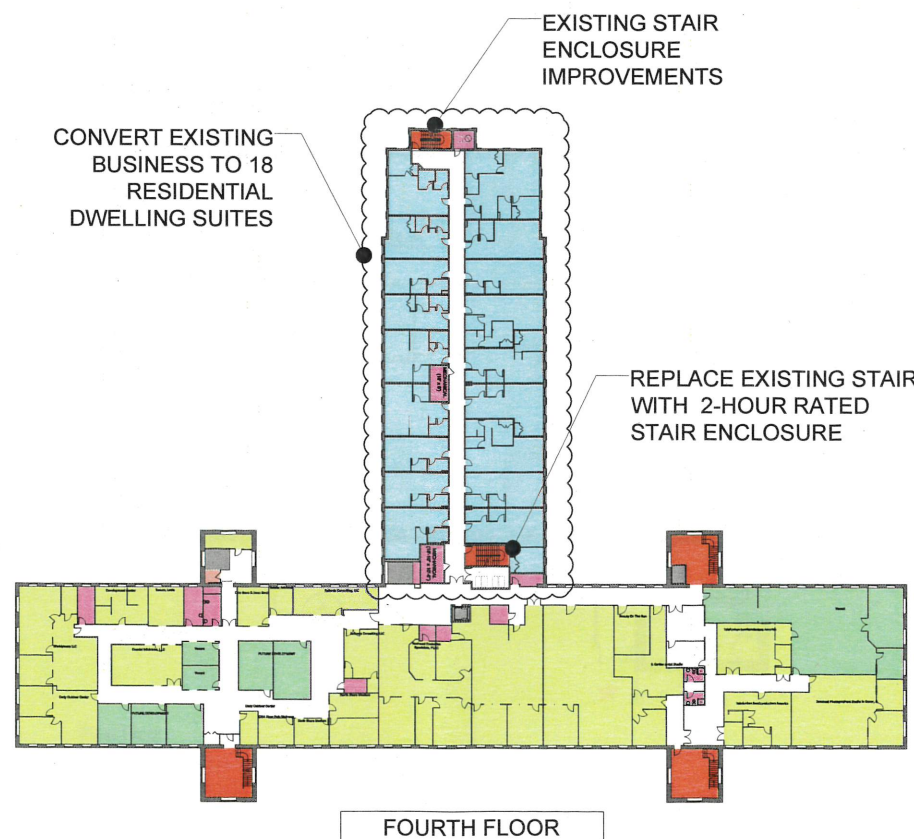
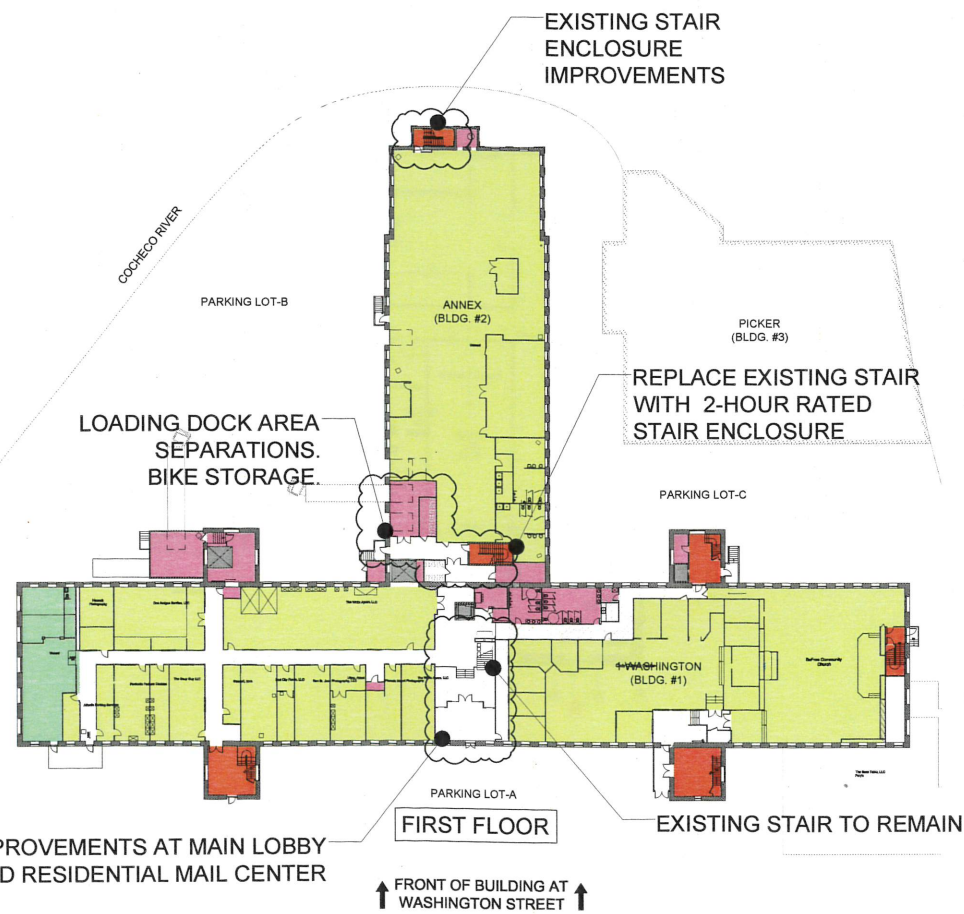
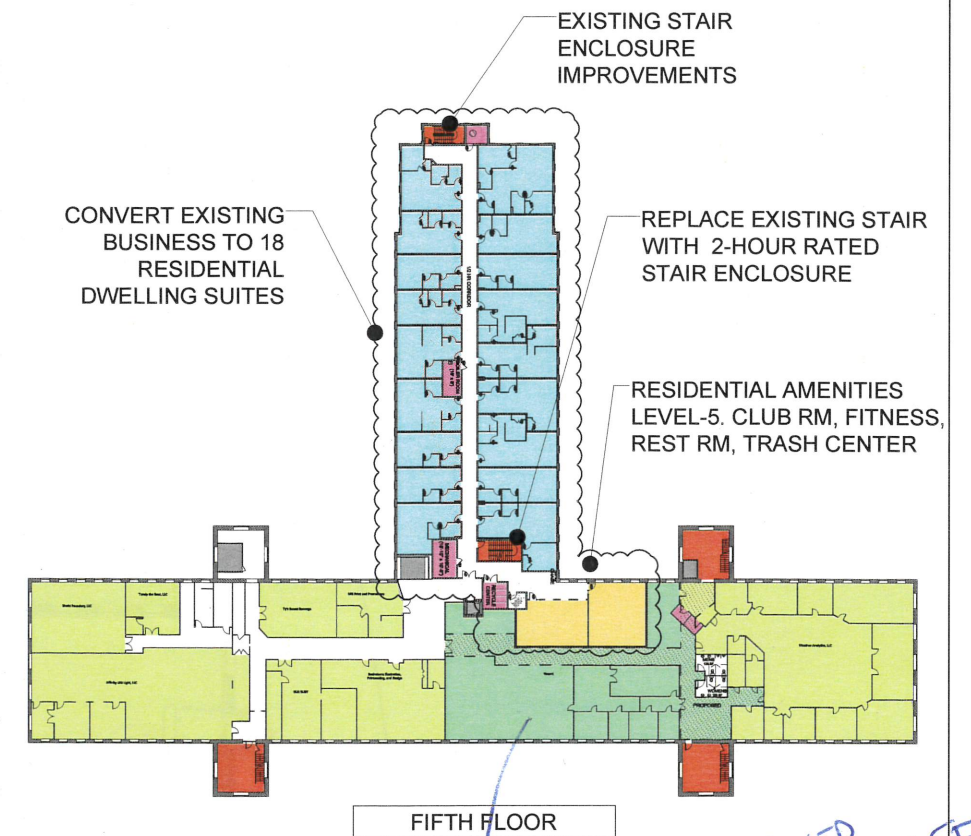
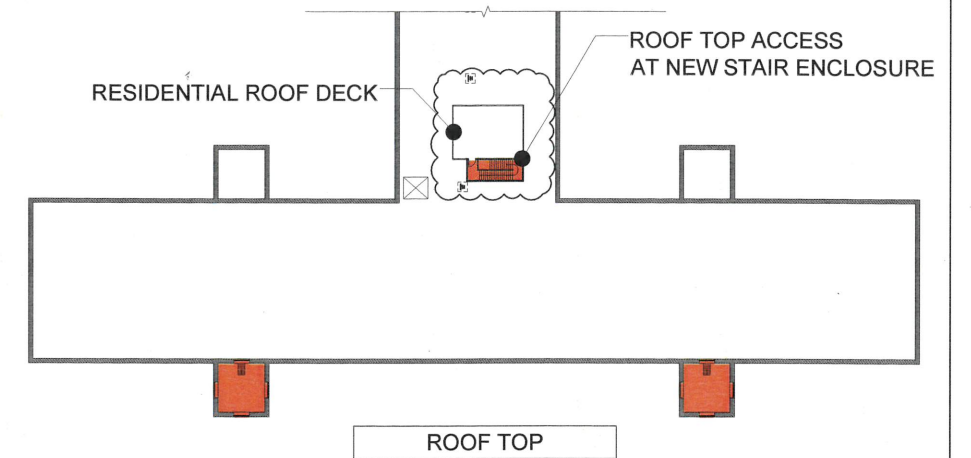
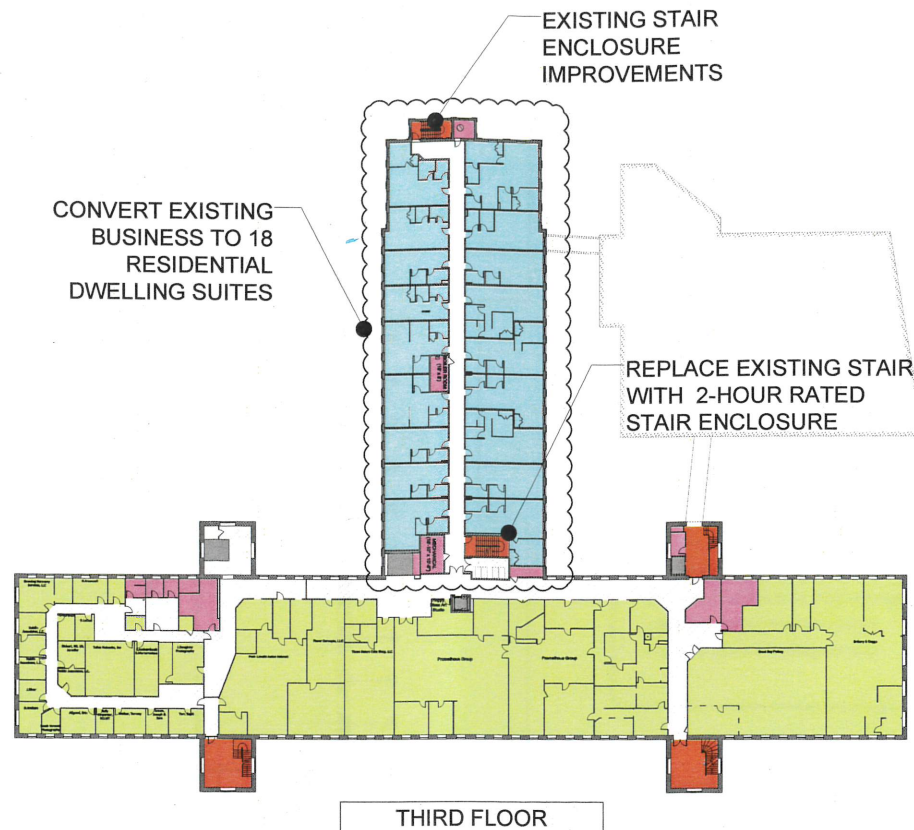
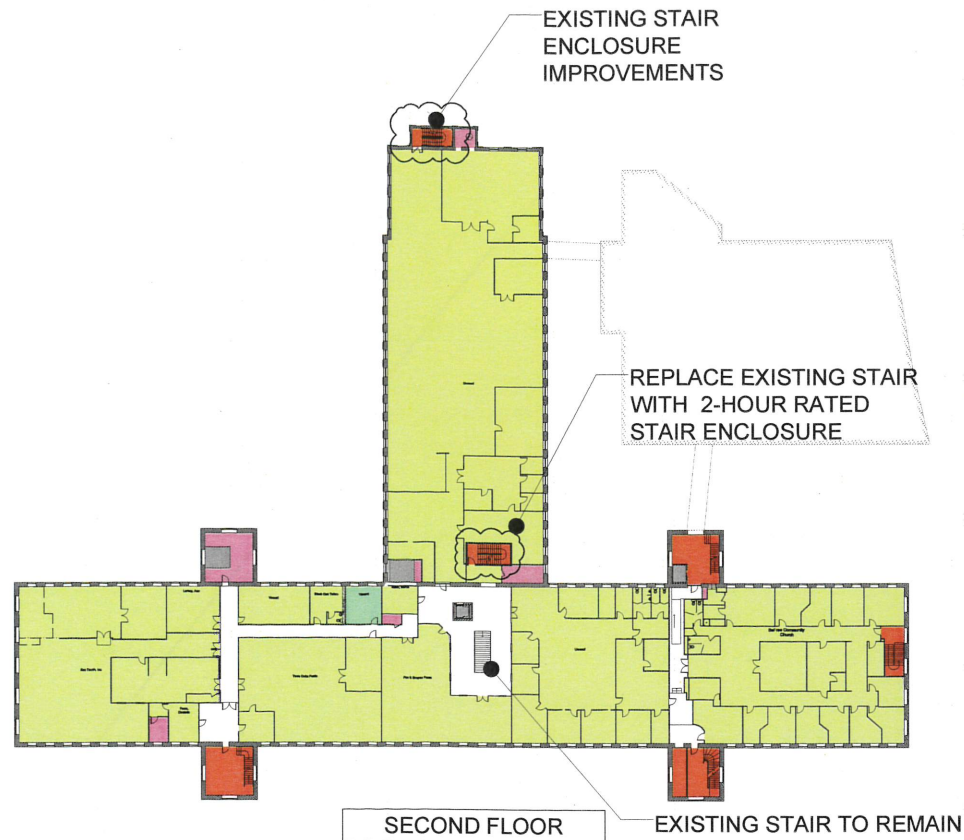
Specifications and dimensions subject to change without notice



1. CONSTRUCT GRASSED OVERFLOW SPREADER EARLY DURING INITIAL CONSTRUCTION TO ESTABLISH TURF PRIOR TO CONSTRUCTION OF RAIN GARDEN.
2. DO NOT BEGIN CONSTRUCTION OF THE RAIN GARDEN UNTIL LAWN AREA ON THE ENTIRE SITE AREA ESTABLISHED WITH AT LEAST 80 PERCENT TURF. FILTER ALL DRAIN INLETS TO PREVENT SILTATION INTO THE RAIN GARDEN.
3. THE RAIN GARDEN SUBGRADE SHALL BE EXCAVATED TO THE DESIGN DEPTH PLUS TWO (2) INCHES.
4. A 4 INCH DEEP CHALK LINE SHALL BE LAYED OUT TO THE DEPTH OF THE EXCAVATION AT THAT CHALK DEPTH.
5. OUR CONTRACTOR SHALL OBTAIN THE SOIL FROM THE EXCAVATION. THE SOIL SHOULD BE WELL MIXED.
6. DO NOT DRIVE CONSTRUCTION EQUIPMENT ON FILTER SUBGRADE OR ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
7. MATERIALS: CRUSHED STONE LAYER SHALL MEET MHDOT 304.4. STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE. MULCH SHALL BE SHREDDED HARDWOOD, AGED IN A STOCKPILE OR STORED FOR AT LEAST 12 MONTHS. NON-WOVEN GEOTEXTILE BE 4 TO 6 OZ. PER SQUARE YARD WITH A.O.S. OF #70 SIEVE OR LOWER, AND A MINIMUM FLOW RATE OF 125 GAL PER SQUARE FEET UNDER 2 INCHES OF WATER. FERTILIZER SHALL BE TYPE 15-15-15; SOLUBLE; SLOW RELEASE; MINIMUM 4% WATER SOLUBLE PHOSPHORUS.
8. REFER TO LANDSCAPING DRAWINGS FOR GRASS SEED MIXES AND PLANTINGS. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
9. INITIAL ESTABLISHMENT: DURING THE FIRST 2-3 MONTHS OF ESTABLISHMENT WATER THE GARDEN ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
10. ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE GARDEN) SHALL ALSO BE REMOVED. DURING THE GROWING SEASON THE RAIN GARDEN SHALL BE WEEDED TWO (2) TIMES AND ADDITIONAL HARDWOOD MULCH SHALL BE ADDED AS NEEDED TO ASSIST IN WEED SUPPRESSION. TURF AT FILTER SHALL BE MOVED NO MORE THAN 3 TIMES PER GROWING SEASON IF WATER PONDS ON THE FILTER FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.
11. RAINGARDEN PLANTINGS SHALL BE NATIVE NON-INVASIVE SPECIES, SEE LANDSCAPE ARCHITECT DRAWINGS.



6		CHANGE OF USE PROPOSAL TAX MAP 23, LOT 14 WASHINGTON STREET MILL DOVER, NEW HAMPSHIRE	WASHINGTON STREET MILL, LLC 3 PENSTOCK WAY, NEWMARKET, NH 03857	DETAIL SHEET									
				DATE: 5-16-117									
				SCALE: as shown									
				DRAWN BY: SRD									
				DESIGN BY: SRD									
				APPROVED BY: DCL									
				PROJECT NO: 1718									
				FILE: DETAILS.DWG	NO.								
</													



+/- 4,000 SF OF IMPROVED RENTABLE SF.

COLOR LEGEND
COMMERCIAL
VACANT
RESIDENTIAL
COMMON
EGRESS EXIT
MECHANICAL

PROJECT:	1 WASHINGTON STREET, DOVER NH, 03820
ADDRESS:	
CORE AND SHELL	
DATE:	1/25/2017
DWG:	
SCALE:	N.T.S
DRAWN:	TFA
SHEET NO.	CS

CHINBURG PROPERTIES
DEVELOP • BUILD • MANAGE

Chinburg Properties, Inc
3 Penstock Way
Newmarket, NH 03857



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-60

Application Type: Minor Lot Line Adjustment for Review
Applicant(s): Gerald & Cathy Avery
Owner(s): Gerald & Cathy Avery
Location: Garrison Road and 10 Shaws Lane (Assessor's Map I, Lots 2D & 2F)
Meeting Date: September 12, 2017

INTENT: To adjust a lot line between two lots. Lot 2D will go from 6.172 acres to 9.541 acres. Lot 2F will go from 5.891 acres to 2.522 acres.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE	Existing:	Proposed:
Lot 2D:	6.172 acres	9.541 acres
Lot 2F:	5.891 acres	2.522 acres

ZONING DISTRICT: Suburban
Density Multi-Residential District
(RM-SU)

EXISTING LAND USE: Residential
and Vacant

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:
Residential, School and Bellamy River

ZBA ACTION: None

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

Summary of Request and Background

The applicant proposes to adjust the lot lines between 2 lots. Lot 2D will go from 6.172 acres to 9.541 acres. Lot 2F will go from 5.891 acres to 2.522 acres.

Consistency with Land Use Regulations

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

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:

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. Include the Licensed Land Surveyor signature and stamp
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Revise Planning file number to be P17-60 on all sheets
 - d. Indicate conservation district
 - e. Indicate building envelopes based off zoning dimensional requirements
 - f. Add common subdivision note 15
 - g. Add a note that easements to be recorded and recording numbers supplied to the Planning Department.

Garrison and Shaws Lane

**Property Information**

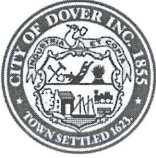
Property ID 10002-D00000
Location GARRISON RD
Owner AVERY GERALD



**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 09/05/2017



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

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

APPLICANT INFORMATION

Name of Applicant: Gerald & Cathy Avery Telephone # (603)742-2822

Address of Applicant: 10 Shaws Lane, Dover, NH

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: Same

Address of Property: Garrison Road

Assessor's Map # I Lot(s) # 2D

Property Deed: Book 1643 Page: 571

Zoning District(s) RM-SU Overlay District(s) Conservation & Wetlands

Size of Existing Parcel (sq. ft.): 268,867 sq.ft. Size of Proposed Parcel (sq. ft.): 415,627 sq. ft.

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: Same

Address of Property: 10 Shaws Lane

Assessor's Map # I Lot(s) # 2F

Property Deed: Book 1008 Page: 576

Zoning District(s) RM-SU Overlay District(s) Conservation & Wetlands

Size of Existing Parcel (sq. ft.): 256,626 sq.ft. Size of Proposed Parcel (sq. ft.): 109,866 sq. ft.

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

SURVEYOR INFORMATION

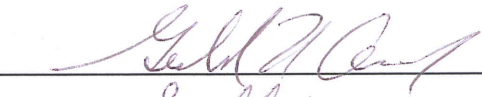
Name of Surveyor and Company (Licensed in N.H.) Tritech Engineering Corporation

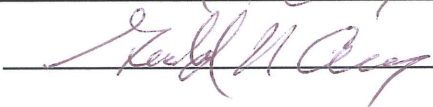
Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

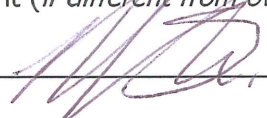
SIGNATURES

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

Signature of First Property Owner:  Date: 8/16/17

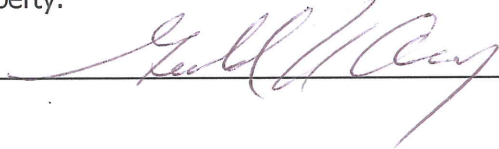
Signature of Second Property Owner:  Date: 8/16/17

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

Signature of Agent:  PRESIDENT Date: 8/16/17

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:  Date: 8/16/17

MURPHY EMILY C & SUTHERLAND MARC
4 SHAWS LANE
DOVER, NH 03820-4586

CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

AVERY GERALD
10 SHAWS LANE
DOVER, NH 03820

STEVENS ERICA N
73 TIDEVIEW DR
DOVER, NH 03820

JACKSON ERIN M
59 SHAWS LN
DOVER, NH 03820-4586

AVERY GERALD AVERY CATHY L
10 SHAWS LN
DOVER, NH 03820

STATE OF NEW HAMPSHIRE
J.D. MORTON BLDG
CONCORD, NH 03301

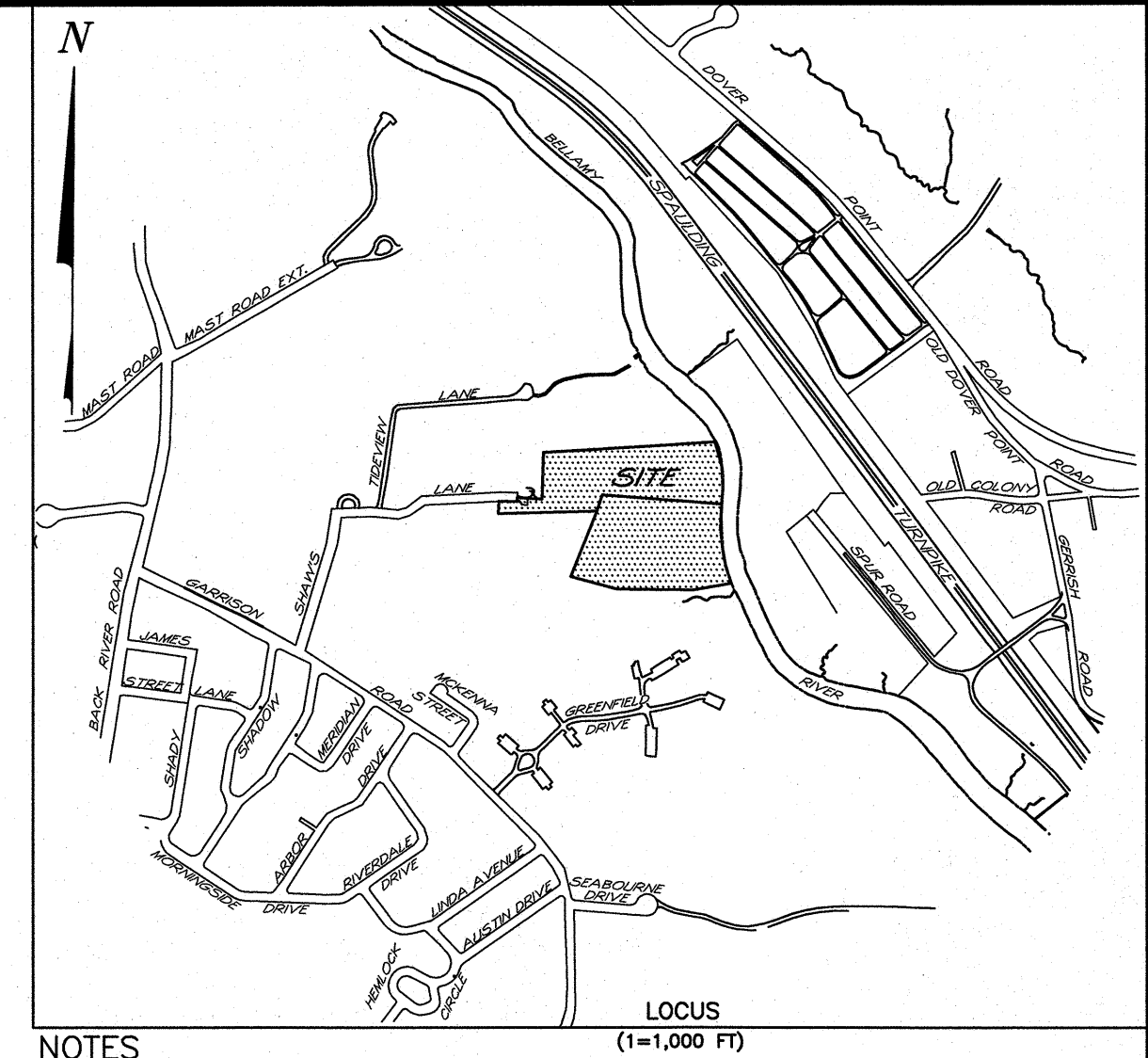
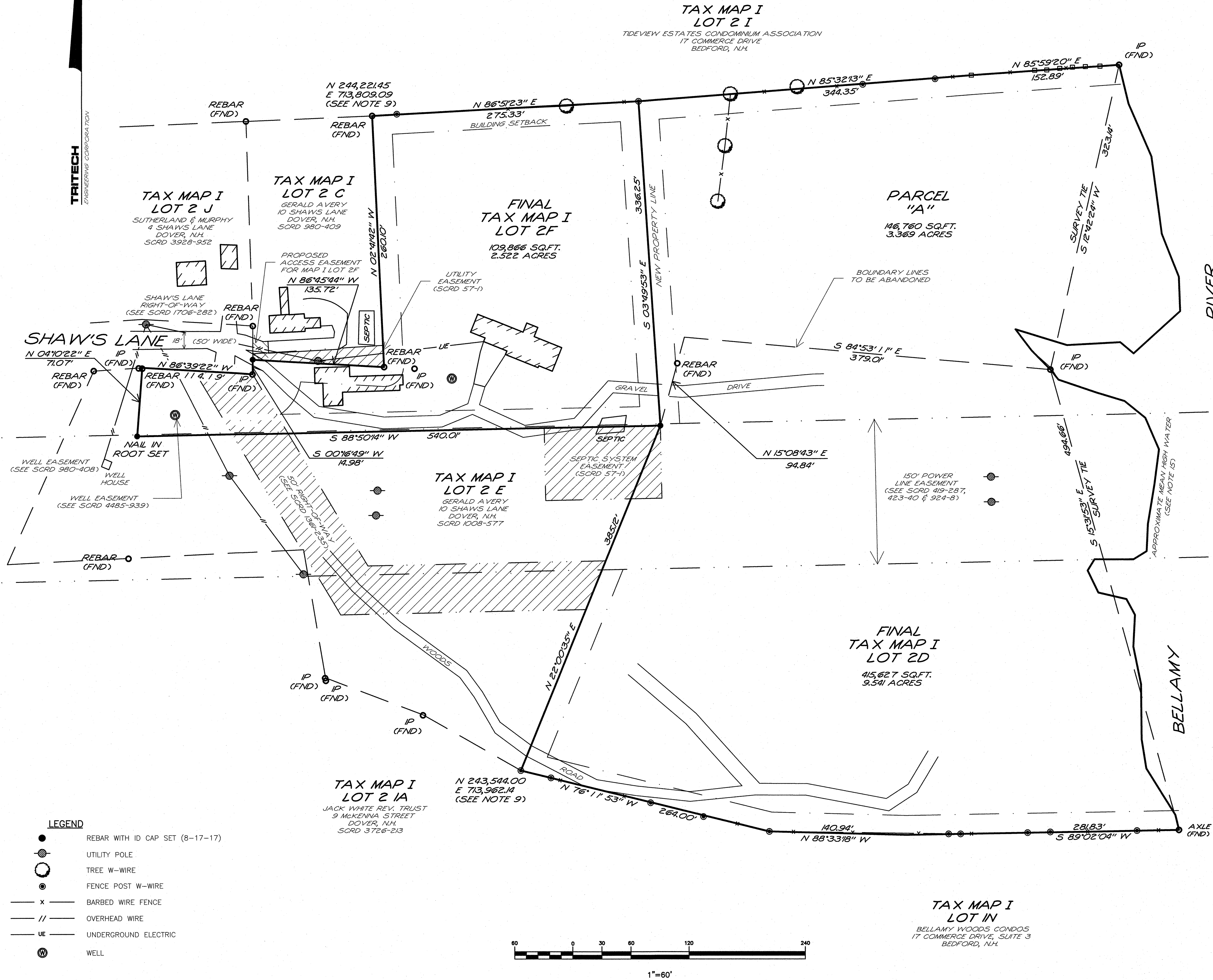
AVERY GERALD
10 SHAWS LN
DOVER, NH 03820

BARTLETT JOSEPH B
245 SHAWS LN
DOVER, NH 03820

FROBURG BENJAMIN L & FROBURG ANDREA
L
247 SHAWS LN
DOVER, NH 03820

N

TRITECH
ENGINEERING CORPORATION



NOTES

- INTENT: TO ADJUST THE PROPERTY BOUNDARIES BETWEEN DOVER TAX MAP I LOTS 2D & 2F, BY TRANSFERRING PARCEL "A" (146,760 SQ.FT.) FROM LOT 2F TO 2D.
- CURRENT OWNER OF RECORD: GERALD & CATHY AVERY
10 SHAW'S LANE
DOVER, N.H.
- SUBJECT PARCELS ARE LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- TOTAL LOT AREA:
ORIGINAL: MAP I LOT 2D 268,867 SQ.FT. = 6.172 ACRES
PARCEL "A" + 146,760 SQ.FT. = 3.369 ACRES
FINAL 415,627 SQ.FT. = 9.541 ACRES
ORIGINAL: MAP I LOT 2F 256,828 SQ.FT. = 5.891 ACRES
PARCEL "A" - 146,760 SQ.FT. = 3.369 ACRES
FINAL 109,866 SQ.FT. = 2.522 ACRES
- TAX MAP I LOTS 2D & 2F.
- PROJECT DEED REFERENCE: MAP I LOT 2D BOOK 1643 PAGE 571
MAP I LOT 2F BOOK 1008 PAGE 576
- ZONING: RM-SU
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT.
MIN. SETBACKS:
FRONT: 50 FT
SIDE: 20 FT
REAR: 20 FT
ABUT-A-STREET: 50 FT
MAXIMUM/MINIMUM LOT COVERAGE 40%
MAXIMUM/MINIMUM BUILDING HEIGHT 40 FEET
THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS:
CONSERVATION AND WETLANDS
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 100,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF APRIL, 2017.
- BASIS OF BEARING IS THE CITY OF DOVER GIS SYSTEM STATIONS 403 AND 404 WHICH WERE USED TO DETERMINE LOCATION, ORIENTATION AND VERTICAL DATUM.
- WETLANDS WERE NOT MAPPED AS PART OF THIS PROJECT.
- PROJECT PLAN REFERENCE:
SUBDIVISION OF LAND OF JAMES & IRENE YORK GARRISON ROAD, DOVER, N.H. BELLAMY BUILDERS CIVIL CONSULTANTS 3-9-94 SCRD 27-20
AS-BUILT SITE PLAN TIDEVIEW ESTATES, A CONDOMINIUM DOVER, N.H. DURGINS-SCHOFIELD ASSOCIATES MARCH 10, 1988 SCRD 33A-53
RIGHT-OF-WAY PLAN OF SHAW'S LANE FOR CITY OF DOVER, N.H. FROM JADE REALTY CORP., FISHER & AVERY SHAW'S LANE DOVER, NEW HAMPSHIRE MOORE & STAPLES JUNE 11, 1992 SCRD 43-16
PLAN OF SUBDIVISION GERALD AVERY OFF - GARRISON ROAD DOVER, NEW HAMPSHIRE MOORE & STAPLES JULY, 1977 SCRD 17-139
LOT LINE ADJUSTMENT PLAN FOR GERALD AND CATHY AVERY SHAW'S LANE DOVER, N.H. K.E.M. LAND SURVEY JULY 16, 1999 SCRD 57-1
SUBDIVISION PLAN MAP I - LOT 2A LAND OF LILLIAN FISHER SHAW'S LANE DOVER, N.H. AMBIT ENGINEERING, INC. DECEMBER, 2004 SCRD 80-92
LOT LINE RELOCATION PLAN MAP I - LOTS 2A & 2E LAND OF LILLIAN FISHER TO GERALD & CATHY AVERY SHAW'S LANE DOVER, N.H. AMBIT ENGINEERING, INC. FEBRUARY, 2005 SCRD 80-93
- A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0340E, MAP No. 33017C0340E, DATE: 9-30-2015).
- MAP 33 LOT 2 FALLS WITHIN 250 FEET OF THE SHORELINE OF THE BELLAMY RIVER AND IS SUBJECT TO THE MINIMUM SHORELAND PROTECTION STANDARDS, RSA 483-B.
- THE LOTS ARE SERVED BY PRIVATE WELLS AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- PROPERTY LINE DETERMINED TO BE THE BANK (HIGH WATER) OF THE BELLAMY RIVER AS OBSERVED IN JULY, 2017.

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9690

LOT LINE ADJUSTMENT PLAN

GERALD & CATHY AVERY
10 SHAW'S LANE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 22, 2017 JOB No. 17117 SCALE: 1" = 60'

SHEET NO.

S-1

(P17-)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-61

Application Type: Minor Subdivision for Review
Applicant(s): Sibs & Son, LLC
Owner(s): Sibs & Son, LLC
Location: 84 Silver St (Assessor's Map 12, Lot 125)
Meeting Date: September 12, 2017

INTENT: To subdivide one lot into two lots. Lot 125A to be 0.294 acres and lot 125 to be 0.289 acres.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-D

ACREAGE: 0.583 acres

ZONING DISTRICT/

ELEMENTARY SCHOOL: Heritage Residential (HR)/Woodman

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential and commercial

ZBA ACTION: None

ATTACHMENTS:

Subdivision application, aerial, and 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

Summary of Request and Background

The applicant proposes to subdivide lot 125 into two lots to have lot 125 be 0.289 acres and lot 125A to be 0.294 acres.

The lots are proposed to have municipal water and sewer.

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 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 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. Add the Licensed Land Surveyor signature and stamp to the final plat
 - c. Add Planning Board file # P17-61 to all sheets of the plat set
 - d. Revise note 15 to indicate municipal sewer
 - e. Add common minor subdivision notes: 15, 16, 18, 19, and 26

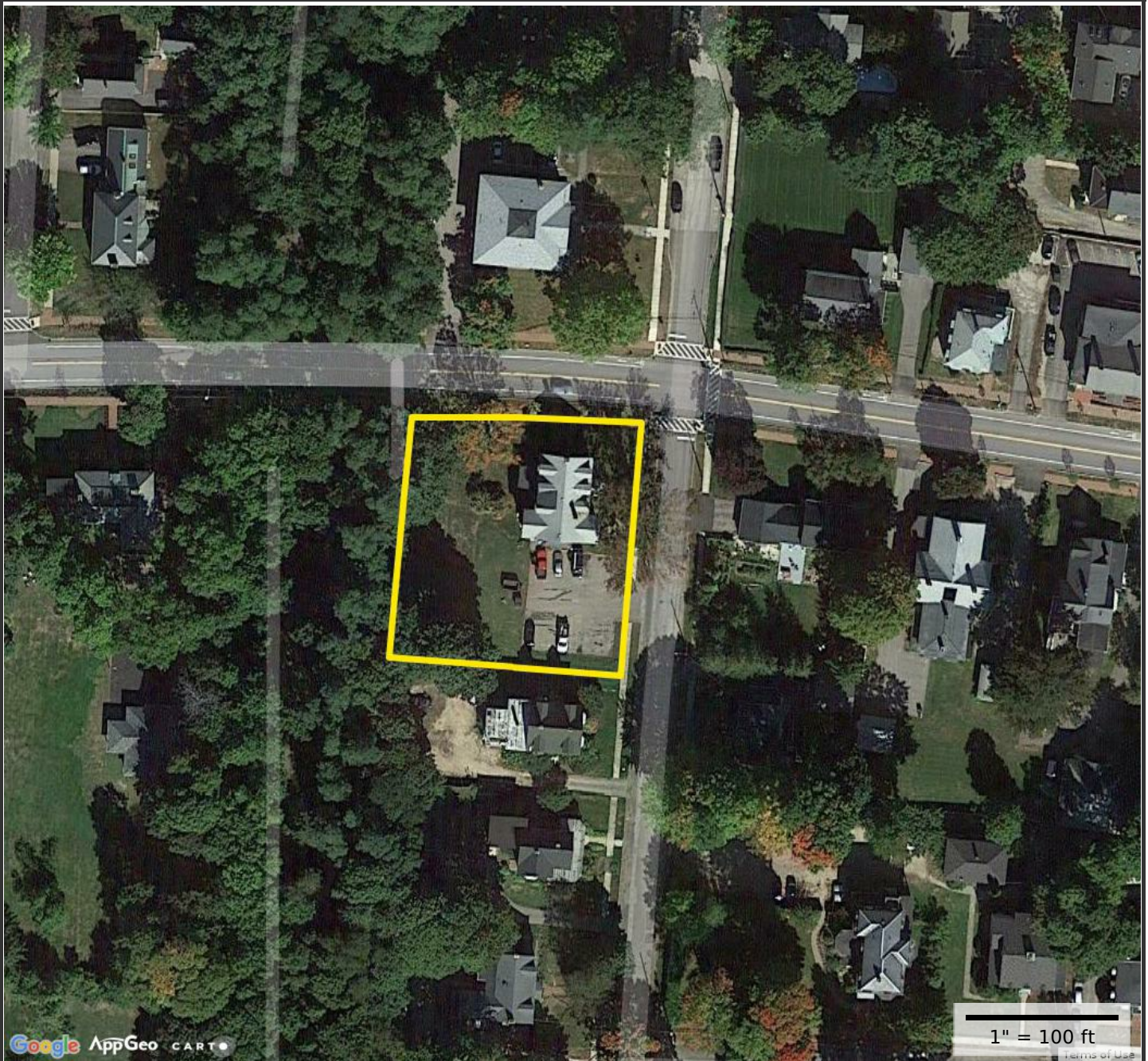
Conditions to Be Met Prior to issuance of a Building Permit:

4. Easements to be recorded and recording numbers supplied to the Planning Department.

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

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

84 Silver

**Property Information**

Property ID 12125-000000
Location 84 SILVER ST
Owner SIBS AND SON LLC



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

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

Parcels updated 6/13/2017
Properties updated 09/05/2017



City of Dover, New Hampshire

MINOR SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Sibs & Son, LLC Telephone # (603)661-8679

Address of Applicant: 62 Silver Street, Dover, NH

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

Address of Property Owner: _____

E-Mail Address: atrcasju@yahoo.com

PROPERTY INFORMATION

Address of Property: 84 Silver Street

Assessor's Map # 12 Lot(s) # 125

Zoning District(s) RMU Overlay District(s) --

Size of Parcel: 25,405 sq. ft. Property Deed: Book 4349 Page: 882

Existing Use of Property: 8 Unit Residential

SUBDIVISION INFORMATION

Existing Number of Lots: One Proposed Number of Lots: One

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

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

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, LLS; Trittech Engineering CorporationAddress 755 Central Avenue, Dover, NH Telephone #: (603)742-8107Professional License #: 884 E-mail address: rjs@tritecheng.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, P.E.; Trittech Engineering CorporationAddress 755 Central Avenue, Dover, NH Telephone #: (603)742-8107Professional License #: 9903 E-mail address: rjs@tritecheng.com**SIGNATURES**

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/We submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: [Signature] Date: 8-17-17

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

Signature of Agent: [Signature], PRESIDENT Date: 8/17/17**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: 8-17-17**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: 8-17-17

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:  Date: 8-17-17

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner:  Date: 8-17-17

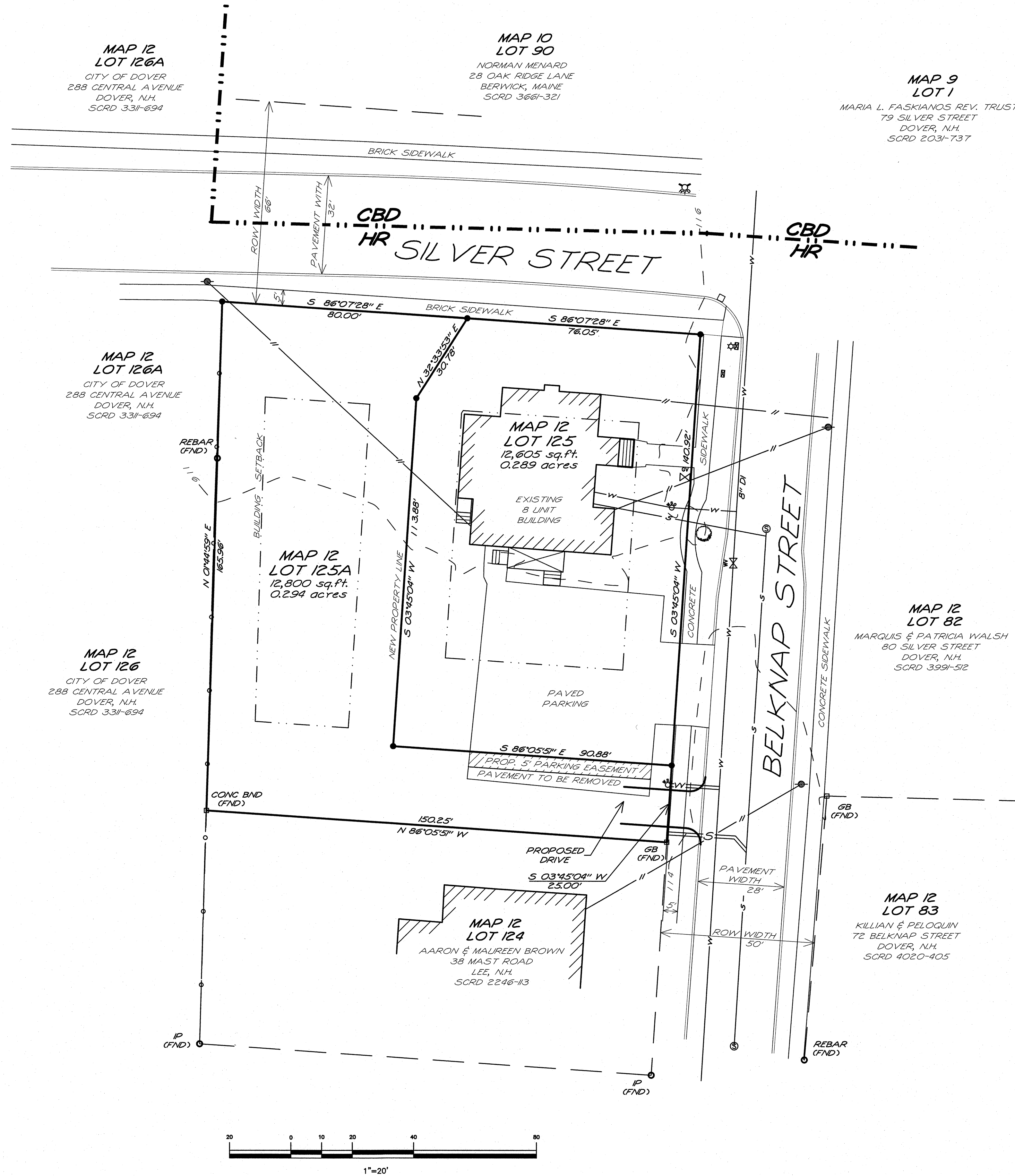
Signature of Applicant (*if different from owner*): _____ Date: _____

P17-61 SIBS & SON LLC

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
10089-000000	12 1-4 FOLSOM ST	BELKNAP APARTMENTS LLC		35 THIRD ST	DOVER	NH	03820
12084-A00000	51 SUMMER ST	CLJR LLC		23 PARK AVENUE	GREENLA	NH	03840
12084-000000	55 SUMMER ST	KOSS JEFFREY A		102 DENNETT ST	PORTSMC	NH	03801
10088-000000	60 CUSHING ST	BROOKS RAYMOND L & JILL A TRUSTEES	BROOKS FAMILY TRUST	60 CUSHING ST	DOVER	NH	03820-3639
10090-000000	65 BELKNAP ST	MENARD NORMAN &	MENARD NORMAN	28 OAK RIDGE LN	BERWICK	ME	03901
12080-000000	72 74 SILVER ST	GEORGAKILAS PETER & PAULA TRUSTEES	GEORGAKILAS PETER AND PAULA LIV REV TRUS	62 SILVER ST	DOVER	NH	03820-3951
12083-000000	72 BELKNAP ST	KILLIAN GRANT M &	PELOQUIN JILL A	72 BELKNAP ST	DOVER	NH	03820
09002-000000	73 SILVER ST	STANLEY ELIZABETH &	RAYNOR ANDREW	14 COTTONWOOD DR	DOVER	NH	03820
12124-000000	75 77 BELKNAP ST	BROWN AARON E	BROWN MAUREEN E	38 MAST RD	LEE	NH	03861
09001-000000	79 SILVER ST	FASKIANOS MARIA L TRUSTEE	FASKIANOS MARIA L REVOCABLE TRUST	79 SILVER STREET	DOVER	NH	03820
12082-000000	80 SILVER ST	WALSH MARQUIS A &	WALSH PATRICIA R	80 SILVER ST	DOVER	NH	03820
12123-000000	81 BELKNAP ST	MARONI WILLIAM J &	MARONI MARGARET M	81 BELKNAP ST	DOVER	NH	03820-3906
12122-000000	85 BELKNAP ST	CUSHING LEONARD S &	CROTEAU JOHN E	5 BOND RD	KITTERY	ME	03905
12127-000000	98 SILVER ST	CIOTTI DENNIS D TRUSTEE	CIOTTI DENNIS D REVOCABLE TRUST	98 SILVER ST	DOVER	NH	03820-3952
12126-000000	FISHER ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
12126-A00000	SILVER ST	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820



TRITECH
ENGINEERING CORPORATION



- ## NOTES

- 1.) INTENT: TO SUBDIVIDE DOVER TAX MAP 12 LOT 125 INTO 2 LOTS. (1 NEW LOT)
- 2.) CURRENT OWNER: SIBS & SON, LLC.
62 SILVER STREET
DOVER, NEW HAMPSHIRE

OWNERS SIGNATURE _____

- 3.) TOTAL AREA: 25,405 SQ.FT. = 0.583 ACRES
- 4.) TAX MAP 12 LOT 125
- 5.) PROJECT DEED REFERENCE: BOOK 4349 PAGE 882
- 6.) PROJECT PLAN REFERENCE: LOT LINE ADJUSTMENT
FOR CHARLES P. KAGELEIRY
AND THE CITY OF DOVER N.H.
DOVER, N.H.
BRUCE L. POHOPEK
JULY 13, 1992 SRD PLAN#41-22

RIGHT-OF-WAY AND TRACK MAP
BOSTON AND MAINE R.R.
OPERATED BY THE
BOSTON AND MAINE R.R.
V2 N.H. 65-13 JUNE 30, 1914
OFFICE OF VALUATION ENGINEER
- 7.) ZONING: HERITAGE RESIDENTIAL (HR)
MIN. LOT SIZE: 10,000 SQ.FT.
MIN. FRONTAGE: 80 FT
MIN. SETBACKS:
FRONT: BUILD TO LINE SILVER STREET 30 FT
SIDE: 15 FT
REAR: 30 FT
ABUT A STREET: BUILD TO LINE BELKNAP STREET 18 FT
MAXIMUM/MINIMUM LOT COVERAGE 40%
MAXIMUM/MINIMUM BUILDING HEIGHT 25 FT MIN - 40 FT MAX

THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: NONE
- 8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE
WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON
GT 503 TOTAL STATION, DURING THE MONTH OF MAY, 2017.
- 9.) DURING THE MONTH OF APRIL 2017 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE
CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED
AN ON-SITE WETLAND DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE
IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON
STATE & FEDERAL CRITERIA OUTLINED IN THE CORPS OF ENGINEERS WETLANDS
DELINEATION MANUAL (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED
ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE
AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND. (NONE FOUND)
- 10.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA
(COMMUNITY PANEL NUMBER 33017C0310E, EFFECTIVE DATE: SEPTEMBER 30, 2015).
- 11.) METHOD OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON MAY 24, 2017
USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON MAY 31, 2017. DATUM BASED
ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88). COORDINATES
SHOWN ARE CONVERTED TO THE DOVER GIS SYSTEM.
- 12.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT
THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 13.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 14.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL
DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER
PLANNING DEPARTMENT'S OFFICE.
- 15.) LOTS WILL BE SERVICED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND MUNICIPAL WATER
- 16.) TOPOGRAPHY DEPICTED IS BASED ON NAVD 88.
- 17.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE
- 18.) SUBJECT PARCELS SCS SOIL TYPE - WFB - WINDSOR, FINE SANDY LOAM, 0 TO
8% SLOPES.
- 19.) TRASH REMOVAL WILL BE PROVIDED BY THE CITY OF DOVER.

ION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830

TRITECH
ENGINEERING CORPORATION

REVISIONS	
DATE:	DESCRIPTION:
9-5-2017	REVISED ZONING

SUBDIVISION PLAN

SIBS & SON, LLC

84 SILVER STREET
DOVER, NEW HAMPSHIRE

AUGUST 22, 2017 JOB No. 17107
SCALE: 1" = 20'

SHEET No.

S-1

(P17-)