

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, September 26, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 12, 2017 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

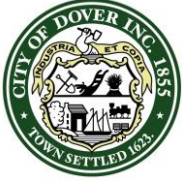
- A. Consideration and acceptance of a Conditional Use Permit for Changing Places LLC/Thornwood Commons, (Owner: Thornwood Commons), Assessor's Map M, Lot 4, zoned ETP, located at Thornwood Commons behind 8 & 10 Sonia Drive. (Proposal is to bury an existing dry stack stone wall by placing fill at a 2:1 slope that will impact 1.239 sq. ft. of wetlands buffer). *(P06-55B)
- B. Consideration and acceptance of a Conditional Use Permit for Ryan Bubar, (Owner: Phyllis Woods Revocable Trust), Assessor's Map 6, Lot 34, zoned CBD-G, located at 17 Second Street (Proposal is to allow a brewery). *(P17-64)

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 DoverPlanning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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

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

Members Not Present: None

Staff Present: Christopher Parker (Assistant City Manager)

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

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

- August 22, 2017 Regular Meeting Minutes

Motion: D.White made a motion to approve the August 22, 2017 Regular Meeting Minutes. Seconded by F.Torr.

D.Landry asked to have a line clarified on page 7 of 9, regarding wetlands associated with a driveway.

Vote: UA

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.

Motion: D.Ciotti made a motion to remove the item from the table. Seconded by D.White. Vote: U/A.

Public Hearing Opened No One Spoke Public Hearing Closed

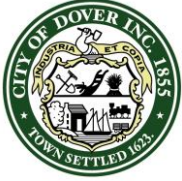
C.Parker stated that the Board posted the amendment on June 27th, and held a public hearing in July and August. Staff noted that while focus is on Maglaras Park, a sliver of the River Street parcel, Assessor's Map 22 lot 1 is also zoned R-12 and is included in the motion. Discussion should occur tonight regarding the area to be rezoned and next steps.

If the Board is looking to amend the motion, staff has language ready to go.

Discussion ensued regarding which, if any additional lots to include.

Motion: T.Clark made a motion to add the following language to the rezoning amendment, based upon public input:
"The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium-Density Residential (R-12) District to Cochecho Waterfront (CWD) District an area of approximately 2.12 acres located along Henry Law Avenue and Towne Drive, consisting of Map K lots 5."

Seconded by D.White. Vote: U/A.



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Motion: D.White made a motion to forward the rezoning of approximately 31 acres from R-12 to CWD to the City Council. Seconded by T.Clark. Vote: U/A.

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)

C.Parker stated that the request is to adjust the lot lines at Three Rivers Farm Road. These lot lines were created in 2000, as part of a subdivision of the who peninsula. No new lots are created and the smaller lot is outside the Riverfront Overlay District.

Kevin McEneaney represented the application. He described the ladjustment of 1.7 acres from one lot to the other and the reasoning for the request. He also clarified that the septs and wells would all be placed on the lots they serve.

Motion: L.Skinner made a motion to accept the application for item 4.A. Seconded by D.Ciotti. Vote U/A

Public Hearing Opened No one spoke. *Public Hearing Closed*

C.Parker summariezed emails sent to staff from abutters.

STAFF RECOMMENDATION: (P17-59)

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 Board vote to approve the application with the following Conditions:

Conditions to Be Met Prior to the 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 P17-59 on all sheets
 - d. Add common subdivision notes: 10, 12, 14 and 26

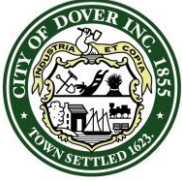
C.Parker clarified that invoices have been paid, and that the emails were civil in nature and not the Board's jurisdiction.

K.McEneaney clarified waterfront access for the lots, to D.Ciotti.

Motion: D.White made a motion to approve the Minor Lot Line Adjustment subject to staff recommended conditions. Seconded by D.Ciotti Vote U/A.

- 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.Parker stated that the request is a change of use request to covert 44,000 sq. ft. of commercial/office space to 54 apartment units within an existing downtown building. The project went through technical review on July 13. Previously there have been two variances granted for the site, but neither are related to the area in question. Staff anticipates that there will be a credit issued for the Impact and Investment Fees, but that value has not been determined yet.



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Dana Lynch representing the application, explained the request noting the building remains, and that landscaping, lighting, drainage and ADA accessibility improvements are being made. He clarified for C.Plante elevator and security operations, and clarified for D.Landry the comparison of commercial vs residential impacts on traffic.

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

Public Hearing Opened No one spoke. *Public Hearing Closed*

STAFF RECOMMENDATION: (P17-46)

C.Parker stated that the application meets the requirements of chapter 149, regarding a site plan required for a Change of Use. The Planning Department recommends that the vote to approve the site plan application 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 parking calculations to note 6 on sheet 3

Conditions to Be Met Prior to Any Construction Activity:

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

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

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

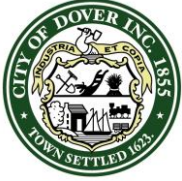
Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

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

C.Parker reviewed the downtown pedestrian and vehicular plan and the potential interrelationship of the project. K.Schuman put the applicant and public on notice that there will be construction activity on the adjacent waterfront site in the coming years.

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

- 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)



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C.Parker stated that the adjust the lot line between two lots off Shaw's Lane. Approximately 3 acres is being swapped between the two lots. One of the lots has no frontage. This nonconformity is not being increased, and an easement over a third lot exists to grant access to the lot.

Robert Stowell representing the application, described the layout, noting that the waterfrontage will remain on one lot.

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

R.Stowell clarified that the septic system has an easement.

Public Hearing Opened No one spoke. *Public Hearing Closed*

STAFF RECOMMENDATION: (P17-60)

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:

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 100' buffer from the river
 - e. Indicate building envelopes based off zoning dimensional requirements
 - f. Add a note that easements to be recorded and recording numbers supplied to the Planning Department.

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

- 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)

D.Ciotti recused himself as he is an abutter. He moved to the back of the room.

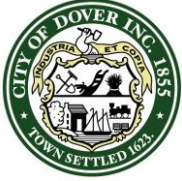
C.Parker stated that the request is to subdivide the current 0.583 acre lot on Silver Street into two lots. Both lots will be serviced by municipal water and sewer, and use Belknap Street for vehicular access. Single Family and Two family homes are allowed by right in this district, in either case, the new structure must look like a single family home. The applicant is encouraged to review the Dover Historic Preservation Guide when considering the architecture of the new building. The lot abuts the Community Trail and staff wants to put the applicant on notice that the trail is utilized year round, and the City plans no additional screening in this area.

Robert Stowell represented the application and described the parking and access for the lots.

D.White expressed concern about the lack of delineation of the two boundaries around the parking lot.

Motion: D.White made a motion to accept the application for item 4 D. Seconded by D.Landry. Vote U/A

Public Hearing Opened No one spoke. *Public Hearing Closed*



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STAFF RECOMMENDATION:

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 application with the staff recommended conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to:
 - a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - b. 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 the sewer note to indicate municipal sewer
 - e. Add common minor subdivision note 19
 - f. Add a physical delineation (fence, wall etc) of the boundary between the two properties

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

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

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

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

Motion: D.White made a motion to approve the minor subdivision subject to the following conditions. Seconded by L.Skinner. Vote U/A

5. STAFF COMMENT

C.Parker reminded the Board that the Planning Board will move back to meeting in the Council Chambers of City Hall next meeting. He also advised the Board to review the Pointe Place development which is reaching the point of CO.

6. MEMBER COMMENTS

L.Skinner noted that he sat in on another communities Board meeting, and appreciates the way this Board operates.

F.Torr asked staff to reach out to Community Services regarding stormwater infrastructure around the Sawyer Mills dam removal.

H.Harmon gave an update on the progress of the Climate Adaptation Master Plan Chapter.

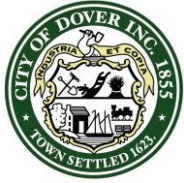
The Board discussed that with the resignation of one member of that committee, the size should be adjusted.

K.Shcuman agreed and asked for a motion to do so.

Motion: T.Clark made a motion to not fill the vacancy on the subcommittee and reduce the adhoc committee by one member. Seconded by D.Ciottir. Vote U/A

7. ADJOURNMENT

Motion: G. Cruikshank made a motion to adjourn at 8:16 pm. Seconded by D.White. Vote U/A.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P06-55B

Application Type: Conditional Use Permit
Applicant(s): Changing Places LLC/Thornwood Commons
Owner(s): Thornwood Commons
Location: Thornwood Commons behind 8 & 10 Sonia Dr (Tax Map M, Lot 4)
Meeting Date: September 26, 2017

INTENT: To obtain a Conditional Use Permit to allow the placement of fill within a wetlands buffer with an impact of 1,239 s.f. to remove a retaining wall.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-A

ACREAGE: N/A

**ZONING DISTRICT/
ELEMENTARY SCHOOL:** Executive and Technology (ETP) (RCM Overlay)/Garrison

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Residential and future commercial

ZBA ACTION: Z12-25: Variance granted on 12.20.12 to allow 46 residential units to be occupied prior to construction of the non-residential structures provided that the Developer's Agreement governing the Thornwood Commons project is amended to reflect the variance.

ATTACHMENTS:
CUP application package, August 14 & September 11 Conservation Commission minutes, and plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the August 22 meeting

PERMITS REQUIRED:
-Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit for 1,239 square feet of wetlands buffer impact to remove a retaining wall.

The Conservation Commission reviewed and tabled this project at their August 14 meeting (minutes attached) to the September 11, 2017 Conservation Commission meeting where the Commission endorsed the project (minutes attached).

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then 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:
 - i. Wetland buffer placards every 50'
 - ii. of irrigation and geothermal discharge pipes which penetrate the wall.
 - d. Add Planning File Number P06-55B
 - e. Add additional loam material on top of the wall, with Beach Roses planted to provide a demarcation point between the flat area and sloped fill.
2. The applicant shall provide:
 - a. The Planning Department with a timeline for implementation, including:
 - i. A notice date for abutters
 - ii. Start date for work
 - iii. Completion by early October
 - b. A restoration plan for any grass/sod or irrigation system that is ruined by heavy equipment
 - c. An agreement with the Thornwood Village Association for a bond to be held for two years post completion
 - d. The Planning Department with a digital version of the final plat.

Thornwood Commons

**Property Information**

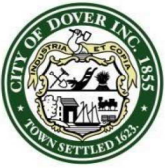
Property ID M0004-000000
Location MIDDLE RD
Owner THORNWOOD COMMONS LLC



**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 09/19/2017



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: CHANGING PLACES LLC / THORNWOOD COMMONS Telephone # 978-375-3390
443-310-0111

Address of Applicant: 42J DOVER POINT ROAD, DOVER, NH 03820

E-Mail Address: CHANGINGPLACESLLC@GMAIL.COM

Name of Property Owner (if different from applicant): THORNWOOD COMMONS Telephone # 443-310-0111

Address of Property Owner: JAY BRAUN 23 JULIA DRIVE, DOVER, NH 03820
C/O THORNWOOD COMMONS UOA

PROPERTY INFORMATION

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

Address of Property: THORNWOOD COMMONS (END OF SONIA DRIVE)

Zoning District(s) ETP Overlay District(s) WETLANDS

Existing Use of Property: RESIDENTIAL

CONDITIONAL USE PERMIT INFORMATION

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

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

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

FILLING WITHIN A WETLAND BUFFER FOR THE REMOVAL OF A DRY STACK RETAINING WALL. THIS IS AT THE REQUEST OF THE RESIDENTS OF THORNWOOD COMMON.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE REQUIRED

Name of Professional That Prepared Plans: BERRY SURVEYING & ENGINEERING

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

Professional License #: LLS 805 & PE 14243 E-mail address: CRBERRY@METROCAST.NET

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

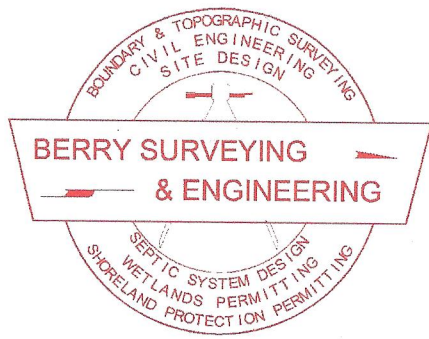
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

City of Dover Planning Board
Attention: Donna Benton
242 Central Ave.
Dover, NH 03820

August 7, 2017

RE: Thornwood Commons
Conditional Use Permit
Partial Removal of a Retaining Wall
End of Sonia Drive
Dover, NH

Mr. Chairman, Mrs. Benton, Members of the Dover Planning Board and Conservation Commission,

On behalf of Changing Places LLC, and Thornwood Commons UOA, Berry Surveying & Engineering (BS&E) is filing a Conditional Use Permit Application for consideration by the City Staff, Conservation Commission, and Planning Board.

As part of the construction of Thornwood Commons, a dry stack wall was built approximately along the fifty foot buffer line to an on-site poorly drained jurisdictional wetland. This wall ranges in height, but on average is between three to four feet tall. The wall was used to retain fill from the wetland buffer area. At this time, due to long term liability concerns, the residents of Thornwood Common UOA, have asked the developer to remove the wall.

The former location of the jurisdictional wetlands are shown on the enclosed plan, which is where the buffer for this project will be calculated from. However, due to the storm water management design of the project, and the migration of invasive wetland species onto poorly drained soils, a jurisdictional wetland now extends to the base of the existing retaining wall in the proximity of 9 Jacquelyn Drive. See enclosed letter from Stoney Ridge Environmental.

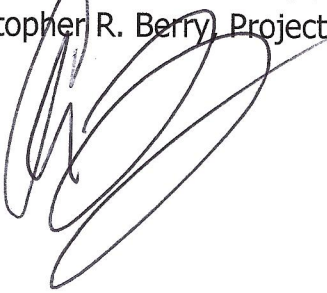
The proposal is to bury the existing wall to the extent possible given the constraints of the jurisdictional wetlands. Leaving the wall in place, providing a 1' earthen shoulder, and sloping towards the wetland, through the buffer on a 2:1 constructed and stabilized slope. Due to the introduction of the wetlands at the rear of 9 Jacquelyn Drive, this methodology cannot be employed. At this specific location, the wall will be deconstructed to a height of 2' tall. Proper stone and drain backfill will be installed behind the wall, with mirafi 140N filter fabric. The entrance slope will be steepened in this area to a 3:1 and graded into the existing landscape. The impact within the buffer is proposed to be 1,239 square feet, and is proposed to be stabilized ground. Buffer signs can be placed along the backside of the wall to discourage use of the buffer, and the 2:1 slope will likely not be mowed during the landscaping maintenance of the

property due to how steep it is designed. The existing condition of the buffer is an unmaintained field.

Please feel free to contact us with any questions or concerns.

Very truly yours,

BERRY SURVEYING & ENGINEERING
Christopher R. Berry, Project Manager



BERRY SURVEYING & ENGINEERING

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

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

www.BerrySurveying.Com

P06-55B

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
M0005-000000	161 MIDDLE RD	WENTWORTH SHARON	WENTWORTH MARK	161 MIDDLE RD	DOVER	NH	03820
M0005-A00000	163 MIDDLE RD	WILLIAMS EVAN J		163 MIDDLE RD	DOVER	NH	03820
M0003-000000	154 MIDDLE RD	WILLIAMS R CRAIG &	WILLIAMS ANN T	154 MIDDLE RD	DOVER	NH	03820
K0006-000000	105 MIDDLE RD	WILLIAMS R CRAIG ET AL &	PRESTON GARY V LIFE ESTATE	154 MIDDLE RD	DOVER	NH	03820
K0021-000000	CONSTITUTION WY	DOVERBROOK LLC		40 NEWBRIDGE RD	SALISBURY	MA	01776
M0004-000000	MIDDLE RD	THORNWOOD COMMONS LLC	C/O GREAT NORTH PROPERTY MANAGE	3 HOLLAND WAY	EXETER	NH	03833
K0019-004000	POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-003023	SIERRA HILL DR	STABLE HOMES AT POINTE PLACE LLC		20 COTTON RD	NASHUA	NH	03063
K0019-001000	TERESA DR	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820
M0004-000012	1 JACQUELINE DR	FULHAN FRANK J JR &	FULHAN JOSEPHINE	1 JACQUELINE DR	DOVER	NH	03820
M0004-000032	1 MADELYN DR	HUGHES PETER &	HUGHES ALICIA	1 MADELYN DR	DOVER	NH	03820
M0004-000022	1 SONIA DR	ROBERGE JOHN R &	ROBERGE PAULA C	1 SONIA DR	DOVER	NH	03820-5020
M0004-000017	10 SONIA DR	WILBER HAROLD &	WILBER BEVERLEY	10 SONIA DR	DOVER	NH	03820
M0004-000028	11 MADELYN DR	ABRAHAMSON ELTON A JR &	ABRAHAMSON BRENDA J	11 MADELYN DR	DOVER	NH	03820
M0004-000023	12 JULIA DR	MUNSON GARY &	MUNSON BETH	12 JULIA DR	DOVER	NH	03820
M0004-000004	14 JACQUELINE DR	BANACH JULIE H & GERALD TRUSTEES	BANACH JULIE H LIVING TRUST	14 JACQUELINE DR	DOVER	NH	03820
M0004-000008	15 JACQUELINE DR	RICE HAROLD K JR & JOAN TRUSTEES	RICE HAROLD K JR AND JOAN REVOCAB	15 JACQUELINE DR	DOVER	NH	03820
M0004-000005	16 JACQUELINE DR	RUGER DIANE W TRUSTEE	RUGER DIANE W REVOCABLE TRUST	16 JACQUELINE DR	DOVER	NH	03820-5019
M0004-000007	17 JACQUELINE DR	GRIFFIN ALLAN & JANE TRUSTEES	GRIFFIN ALLAN AND JANE REV TRUSTS	17 JACQUELINE DR	DOVER	NH	03820
M0004-000048	17 JULIA DR	HILL JULIA R		17 JULIA DR	DOVER	NH	03820
M0004-000006	19 JACQUELINE DR	WHALEN JOHN F & DIANA M TRUSTEES	WHALEN JOHN F & DIANA M IRREVOCAB	19 JACQUELINE DR	DOVER	NH	03820
M0004-000047	19 JULIA DR	BAND RICHARD E & ENID C TRUSTEES	BAND ENID C REVOCABLE TRUST	19 JULIA DR	DOVER	NH	03820
M0004-000001	2 JACQUELINE DR	HOWARD KENT E &	HOWARD JANE A	2 JACQUELINE DR	DOVER	NH	03820
M0004-000013	2 SONIA DR	DICKSON WILLIAM E &	DICKSON GAIL N	2 SONIA DR	DOVER	NH	03820
K0019-001014	2 TERESA DR	NEWLAND WAYNE L &	CUNNINGHAM NEWLAND KAY	2 TERESA DR	DOVER	NH	03820
K0021-000010	20 CONSTITUTION WY	LECAROZ ALFRED L &	LECAROZ JEANETTE M	20 CONSTITUTION WAY	DOVER	NH	03820
M0004-000033	20 JULIA DR	MANCUSO III BENJAMIN T &	MANCUSO VICKI L	20 JULIA DR	DOVER	NH	03820-5021
K0021-000054	21 CONSTITUTION WY	CIANO LYDIA &	CIANO LEONARDO	21 CONSTITUTION WAY	DOVER	NH	03820
M0004-000046	21 JULIA DR	HESS DANIEL J III & DOROTHEA P TRUSTEE	HESS DANIEL J III DOROTHEA P REVOCAB	21 JULIA DR	DOVER	NH	03820
K0021-000011	22 CONSTITUTION WY	CARLSEN LAURITS S &	CARLSEN GLORIA A	22 CONSTITUTION WAY	DOVER	NH	03820
K0021-000055	23 CONSTITUTION WY	VOGT WERNER	VOGT DIANNE G	23 CONSTITUTION WAY	DOVER	NH	03820
M0004-000045	23 JULIA DR	BRAUN JOSEPH J JR &	BRAUN JOYCE J	23 JULIA DR	DOVER	NH	03820
K0021-000012	24 CONSTITUTION WY	COLGAN JOHN &	COLGAN MICHELLE	34 JULIA DR	DOVER	NH	03820
M0004-000034	24 JULIA DR	CALITRI ROBIN G &	CALITRI CAREN P	24 JULIA DR	DOVER	NH	03820
K0021-000064	25 CONSTITUTION WY	MATHIEU NORMAN	MATHIEU GERALDINE	25 CONSTITUTION WAY	DOVER	NH	03820
M0004-000044	25 JULIA DR	DUDEK NANCY		25 JULIA DR	DOVER	NH	03820
K0021-000013	26 CONSTITUTION WY	COPELAND WILLIAM E &	COPELAND PATRICIA A	26 CONSTITUTION WAY	DOVER	NH	03820
M0004-000043	27 JULIA DR	KAGELEIRY JAMES &	KAGELEIRY FRANCES T	27 JULIA DR	DOVER	NH	03820-5021
K0021-000014	28 CONSTITUTION WY	HUNTER BENJAMIN C &	HUNTER FAYE N	28 CONSTITUTION WY	DOVER	NH	03820
M0004-000035	28 JULIA DR	CASTRO STEVEN P &	CASTRO CECILIA P	28 JULIA DR	DOVER	NH	03820
M0004-000042	29 JULIA DR	DINARDO GARY D & DENISE C TRUSTEES	DINARDO GARY D AND DENISE C REVOC	29 JULIA DR	DOVER	NH	03820
M0004-000011	3 JACQUELINE DR	ROWLEY CRAIG S &	ROWLEY ANDREA G	3 JACQUELINE DR	DOVER	NH	03820-5019
M0004-000031	3 MADELYN DR	GOLDBERG PAUL M &	COTTER-GOLDBERG MARY BETH	3 MADELYN DR	DOVER	NH	03820
M0004-000021	3 SONIA DR	GRAF KENNETH M &	GRAF BETH D	3 SONIA DR	DOVER	NH	03820
K0019-001001	3 TERESA DR	KIMBALL ROBERT &	KIMBALL KAREN	3 TERESA DR	DOVER	NH	03820
M0004-000036	30 JULIA DR	SOLAK JAY A &	SOLAK JOAN M	30 JULIA DR	DOVER	NH	03820
M0004-000041	31 JULIA DR	AMBRULEVICH JOHN T &	AMBRULEVICH ALMEDA C	31 JULIA DR	DOVER	NH	03820
M0004-000037	32 JULIA DR	PEABODY JAMES R & ANN TRUSTEES	PEABODY FAMILY REVOCABLE TRUST	32 JULIA DR	DOVER	NH	03820
M0004-000040	33 JULIA DR	STEPHENSON STANLEY D & JUDYTH A TRU	STEPHENSON STANLEY AND JUDYTH RE	33 JULIA DR	DOVER	NH	03820
M0004-000038	34 JULIA DR	COLGAN JOHN M &	COLGAN MICHELLE A	34 JULIA DR	DOVER	NH	03820
M0004-000039	35 JULIA DR	PALANZA LINDA R &	PALANZA ANTHONY A	35 JULIA DR	DOVER	NH	03820
M0004-000002	4 JACQUELINE DR	HOLLIDAY ANNE E &	MCLAIRD JEFFREY R	4 JACQUELINE DR	DOVER	NH	03820
M0004-000024	4 MADELYN DR	GERHART ROBERTA JEAN &	GERHART RICHARD	4 MADELYN DR	DOVER	NH	03820
K0019-001013	4 TERESA DR	COATE MICHAEL W TRUSTEE	COATE MICHAEL W REVOCABLE TRUST	4 TERESA DR	DOVER	NH	03820-5022
M0004-000010	5 JACQUELINE DR	COLVIN CYNTHIA L		5 JACQUELINE DR	DOVER	NH	03820
M0004-000020	5 SONIA DR	DEMO RONALD G & VIRGINIA A TRUSTEES	DEMO RONALD AND VIRGINIA REVOCABI	5 SONIA DR	DOVER	NH	03820
K0019-001002	5 TERESA DR	GLENNON DORIS H TRUSTEE	GLENNON FAMILY REVOCABLE TRUST	5 TERESA DR	DOVER	NH	03820
M0004-000025	6 MADELYN DR	MORRISON STEPHEN M SR &	MORRISON SUSAN G	6 MADELYN DR	DOVER	NH	03820
M0004-000015	6 SONIA DR	HUGGINS ROBERT P & HATTIE ANNE CO-TR	HUGGINS ROBERT AND HATTIE ANNE RE	6 SONIA DR	DOVER	NH	03820

M0004-000030	7 MADELYN DR	BERRY ROBERT &	BERRY CAROLE	7 MADELYN DR	DOVER	NH	03820
M0004-000019	7 SONIA DR	WESTERDAHL STEVEN W &	WESTERDAHL JULIE A	7 SONIA DR	DOVER	NH	03820
M0004-000003	8 JACQUELINE DR	FENN THELMA TRUSTEE	FENN THELMA M REVOCABLE TRUST	8 JACQUELINE DR	DOVER	NH	03820
M0004-000026	8 MADELYN DR	SPENCE RICHARD T & SUSAN D TRUSTEES	SPENCE REVOCABLE TRUST	8 MADELYN DR	DOVER	NH	03820
M0004-000016	8 SONIA DR	SPRAGUE DANIEL &	SPRAGUE CHRISTINE	8 SONIA DR	DOVER	NH	03820
M0004-000009	9 JACQUELINE DR	MCHUGH THOMAS M REVOCABLE TRUST & FARLEY MCHUGH ANN REVOCABLE TRU	9 JACQUELINE DR	9 JACQUELINE DR	DOVER	NH	03820
M0004-000029	9 MADELYN DR	DECKER MARK WHELAN &	DECKER VIRGINIA JANE	9 MADELYN DR	DOVER	NH	03820
M0004-000018	9 SONIA DR	HOWARD ROBERT & MORRIS BEA TRUSTEE	HOWARD ROBERT AND MORRIS BEA RE	9 SONIA DR	DOVER	NH	03820



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, August 14, 2017
Meeting Time: 5:30 pm

O'Connor: What are you adding for drainage?

McEneaney: There is no drainage planned.

Donovan: Is the wetland shown part of a larger wetland complex?

McEneaney: The wetland extends to the north but doesn't keep going past the next lot.

Hunt: What is the deepest amount of fill going to be located?

McEneaney: Not in the area of the buffer impact. In the buffer area it is 2 ½ feet deep.

Bird: Are you paving the driveway?

McEneaney: Not now but you should plan on it being paved in the future.

O'Connor made a motion to endorse the Conditional Use Permit, with the condition that the size of the rip rap be specified so that it is adequate, Donovan seconded. Vote: Six in favor

- C. City of Dover Conditional Use Permit for Changing Places LLC/Thornwood Commons, Assessor's Map M, Lot 4, zoned ETP, located at Thornwood Commons behind 8 & 10 Sonia Drive.

Chris Berry was not present but some of the members of the homeowners were.

Jay Braun: We have some changes we would like to see to the plan but we support the application.

There was a discussion on how to proceed without the applicant there to explain the application and to answer questions.

O'Connor made a motion to table the application, Joyce seconded. Vote: Six in favor

- D. Preliminary Consultation on a NHDES Wetlands Permit and City of Dover Conditional Use Permit for Paul D'Orazio, Assessor's Map 16, Lot 13, zoned R-12, located at 1 Mill Street.

Kevin Lucey and Mark Wamser were present to explain the project that involves removal of upper and lower Sawyer Mills dams, removal of contaminated sediment and construction of an engineered channel. The project goal is to responsibly decommission aging infrastructure while restoring fish passage, reducing flood hazards, meeting dam safety requirements, improving water quality, and restoring instream and riparian habitat connectivity.

Wamser: The dam was lowered in 2012 by removing a gate to kick start vegetation growth. Sediment has built up behind dam. We will be removing most of the sediment. Dam removal will improve fish migration for alewife and river herring. We tested the sediment for contaminants and found the most concern in the middle and lower impoundments. There will be many improvements due to the dam removal.

Joyce: Have Great Bay groups been involved in the planning?

Lucey: Yes we have worked with the Nature Conservancy and Great Bay Stewards among others.

Joyce: Do you plan to do any monitoring after the removal?

Lucey: Yes we will test for water quality and fish passage. Monitoring will be done for 5 years.

Kramer-Perry: Are the pollutants you found a result of the mills?



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 305, 61 Locust Street
Meeting Date: Monday, September 11, 2017
Meeting Time: 5:30 pm

MEMBERS PRESENT: Tristan Donovan (Acting Chair), Steve Fellows, Robert Eckert, John O'Connor (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry, Barry Gier, Jeffrey Warschauer, Sharon Warschauer, Jay Braun, Scott Lawler, Eric Borden, others

1. The meeting was convened at 5:33 PM and a roll call was done.
2. APPROVAL OF THE PRIOR MEETING MINUTES

O'Connor moved to approve the August 14, 2017 minutes, Fellows seconded. Vote: 4 in favor

3. OLD BUSINESS:

- A. City of Dover Conditional Use Permit for Changing Places LLC/Thornwood Commons, Assessor's Map M, Lot 4, zoned ETP, located at Thornwood Commons behind 8 & 10 Sonia Drive. **(Tabled on August 14, 2017)**

O'Connor made a motion to remove the application from the table, Fellows seconded. Vote: 4 in favor

Chris Berry was present to explain the proposal to bury an existing dry stack stone wall by placing fill at a 2:1 slope that will impact 1.239 sq. ft. of wetlands buffer. The wall built is substandard. Residents want the wall removed for safety reasons. Wetlands have changed since the original subdivision. Area impacted is mowed field so no trees will have to be removed.

Donovan: How did the wall get to be placed in that location if it wasn't on the plan?

Berry: The builder realized that they needed a retaining wall for house placement to create useable lawns. City oversight has increased over the years.

O'Connor: Did you consider replacing the wall with a properly constructed wall?

Berry: Yes I looked at that option first, but residents want the wall removed.

Donovan: I think this is the best solution to this situation. It will have less buffer impact.

Jay Braun: If I can I would like to ask a few questions and make some comments on behalf of the HOA. We support the CUP so that the fix can move forward. Will any portion of the wall be removed?

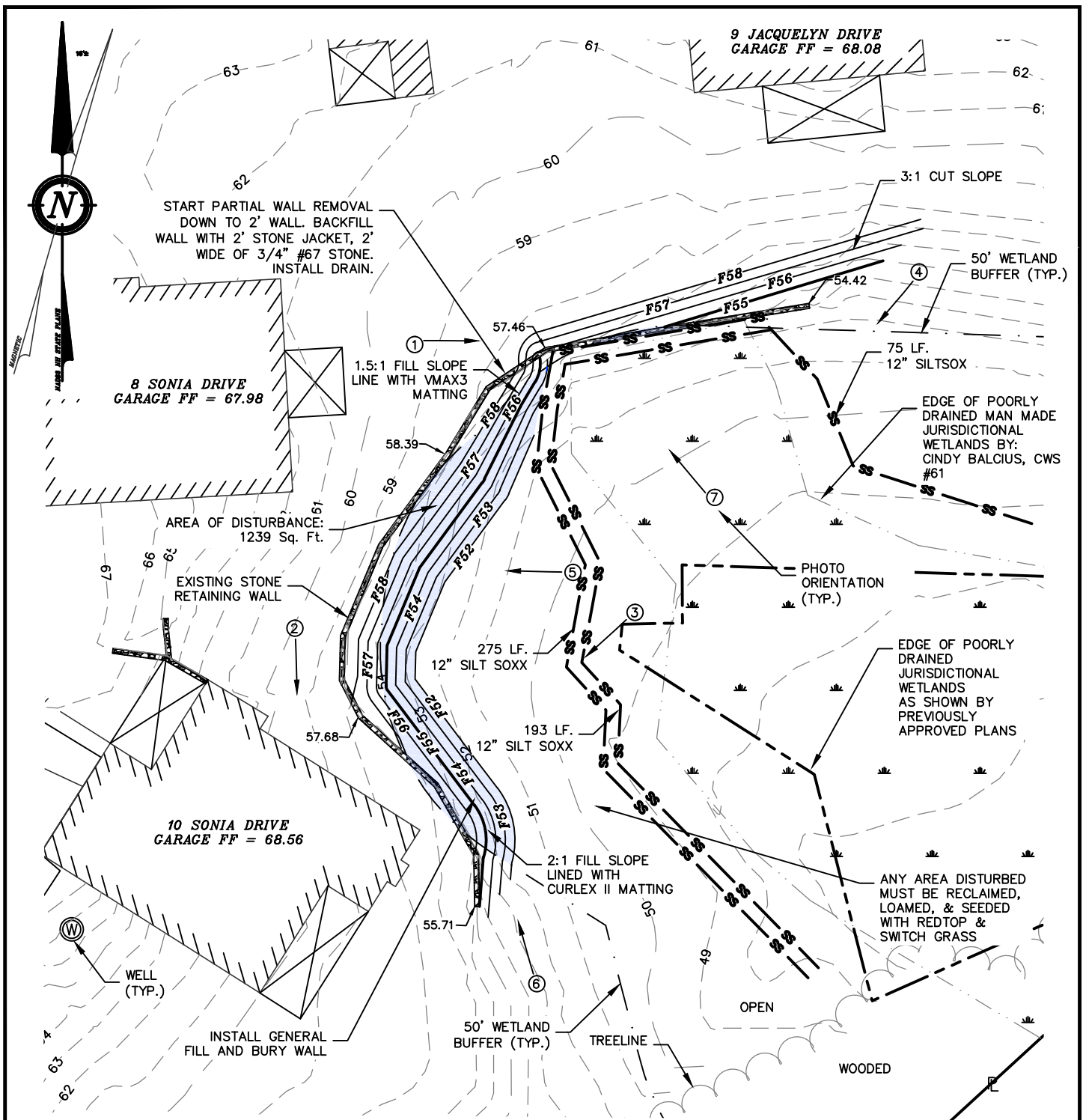
Berry: No it will be backfilled to minimize the amount of disturbance.

O'Connor: How will equipment access the area to do the work?

Berry: I have not talked with the contractor about that but they will have to come down between the houses at some point.

Braun: There are some areas that we will want to avoid.

Fellows made a motion to endorse the City of Dover CUP, Eckert seconded. Vote: 4 in favor



CONDITIONAL USE PERMIT
FOR
THORNWOOD COMMONS
(OFF SONIA DRIVE)
DOVER, NH
TAX MAP M, LOT 4

BERRY & SURVEYING
ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : AUGUST 7, 2017

FILE NO. : DB 2017 - 084

PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO POINTS
FOR
THORNWOOD COMMONS
(OFF SONIA DRIVE)
DOVER, NH
TAX MAP M, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.

DATE : AUGUST 7, 2017

FILE NO. : DB 2017 - 084

PHOTO #5



PHOTO #6



PHOTO #7



PHOTO POINTS
FOR
THORNWOOD COMMONS
(OFF SONIA DRIVE)
DOVER, NH
TAX MAP M, LOT 4

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

SCALE : 1 IN. EQUALS 30 FT.

DATE : AUGUST 7, 2017

FILE NO. : DB 2017 - 084

N/F MEADOWWOOD AT DOVER
HOMEOWNERS' ASSOCIATION, C/O
ROBERT DINABURGH
54 AUGUSTA WAY
DOVER, NH 03820
TAX MAP K, LOT 49-A
S.C.R.D. BOOK 3107, PAGE 83

APPROXIMATE LOCATION
OF EXISTING 100' PSNH
EASEMENT

APPROXIMATE LOCATION
OF EXISTING 20' SEWER
EASEMENT

N/F STABLE HOME AT POINTE LLC
20 COTTON ROAD
NASHUA, NH 03063
TAX MAP K, LOT 19-3

LIMIT OF
AS-BUILT
SURVEY

APPROXIMATE LOCATION
OF EXISTING 20' SEWER
EASEMENT

N/F VARNEY BROOK LANDS LLC
340 CENTRAL AVE. STE 202
DOVER, NH 03820
TAX MAP K, LOT 4
S.C.R.D. BOOK 3660, PAGE 351

APPROXIMATE LOCATION
OF EXISTING 100' PSNH
EASEMENT

APPROXIMATE LOCATION
OF EXISTING 35' GAS
EASEMENT

N/F WILLIAMS R CRAIG ET AL &
PRESTON GARY V LIFE ESTATE
154 MIDDLE ROAD
DOVER, NH 03820
TAX MAP K, LOT 5
S.C.R.D. BOOK 4401, PAGE 242

N/F WILLIAMS R CRAIG & WILLIAMS
ANN T 154 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 3
S.C.R.D. BOOK 3665, PAGE 006

N/F WENTWORTH, MARK & SHANNON
161 MIDDLE ROAD
DOVER, NH 03820
TAX MAP M, LOT 5
S.C.R.D. BOOK 1216, PAGE 93

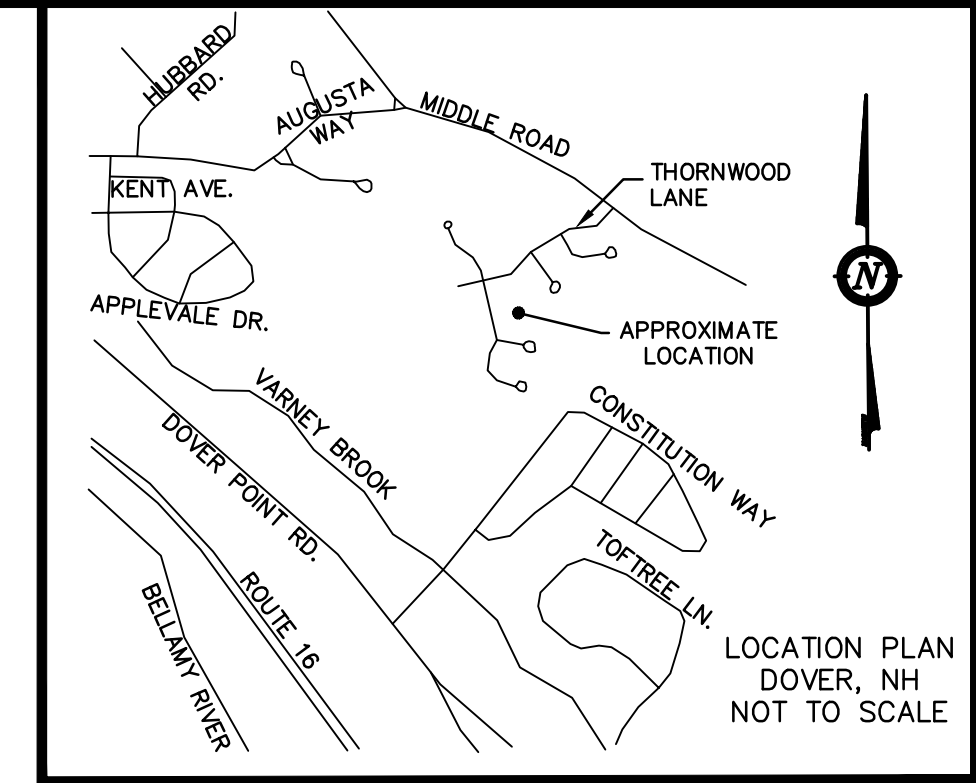
AREA OF PROPOSED
BUFFER IMPACT

APPROXIMATE LOCATION
OF EXISTING 35' GAS
EASEMENT

N/F COPELAND, WILLIAM E & PATRICIA A
26 CONSTITUTION WAY
DOVER, NH 03820
TAX MAP K, LOT 21-13
S.C.R.D. BOOK 3843, PAGE 616

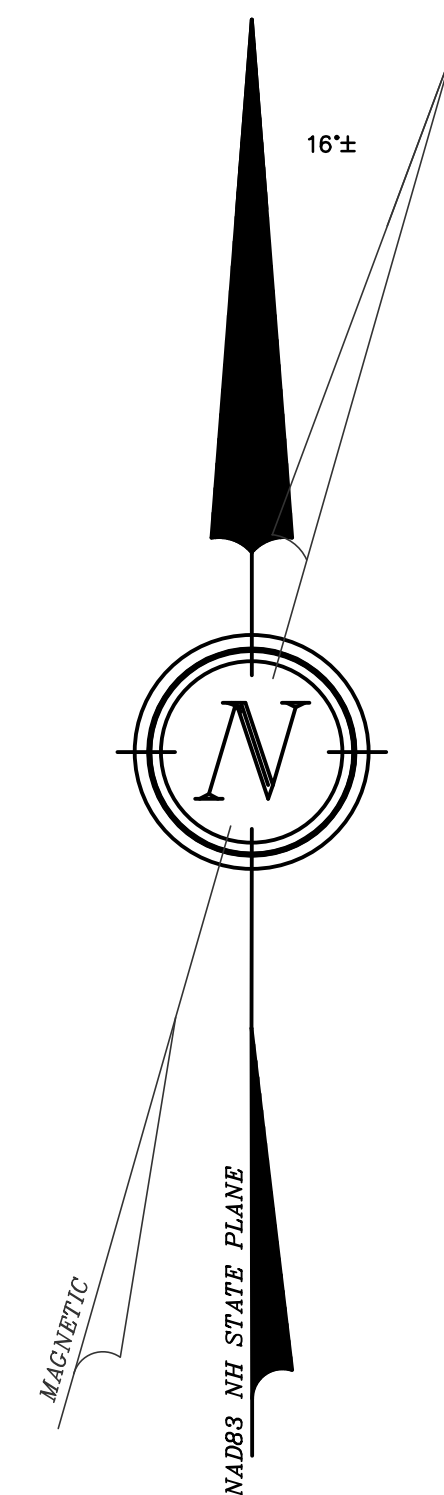
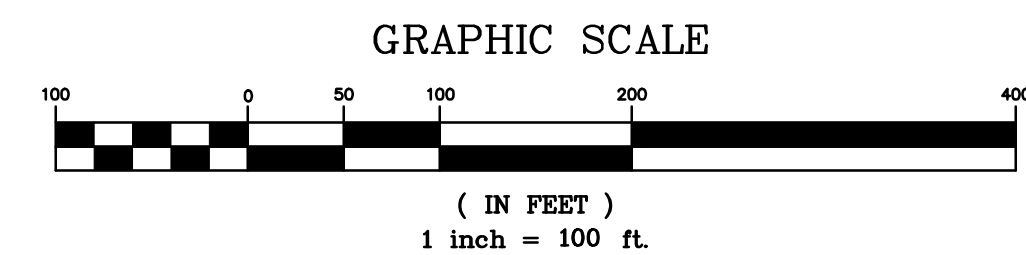
N/F COLGAN, JOHN & MICHELLE
24 CONSTITUTION WAY
DOVER, NH 03820
TAX MAP K, LOT 21-12
S.C.R.D. BOOK 4167, PAGE 128

N/F CARLSEN, LAURITIS S & GLORIA A
22 CONSTITUTION WAY
DOVER, NH 03820
TAX MAP K, LOT 21-11
S.C.R.D. BOOK 2842, PAGE 352



NOTES:

- 1.) OWNER: CHANGING PLACES, LLC.
42 DOVER POINT ROAD, SUITE J
DOVER, NH 03820
- 2.) TAX MAP M, LOT 4 & TAX MAP K, LOT 19-1
- 3.) LOT AREA: 1,178,617 Sq. Ft., 27.06 Ac. & 280,195 Sq. Ft., 6.43 Ac.
- 4.) S.C.R.D. BOOK 3360, PAGE 318, S.C.R.D. BOOK 4100, PAGE 247, & S.C.R.D. BOOK 4151, PAGE 143
- 5.) ZONING: ETP (EXECUTIVE TECHNOLOGY PARK DISTRICT)
SETBACKS:
FRONT - 50.0'
SIDE - 50.0'
REAR - 50.0'
MIN. LOT SIZE
130,680 Sq. Ft.
MIN. LOT FRONTAGE
N/A
MAX. BLDG. HEIGHT
55'
MAX. LOT COVERAGE
33%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330145, MAP# - 33017C0340E, DATED: SEPTEMBER 30, 2015
- 7.) VERTICAL DATUM IS BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD27 NH STATE PLANE COORDINATES. COORDINATES GATHERED FROM TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) ALL BOUNDARYS WERE LOCATED OFF AN OPEN GPS CONTROL NETWORK.
- 9.) THIS PLAN IS TO SHOW THE AS-BUILT CONDITIONS OF TAX MAP M, LOT 4 AND TAX MAP K, LOT 19-1 IS NOT MEANT FOR BOUNDARY PURPOSES.
- 10.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

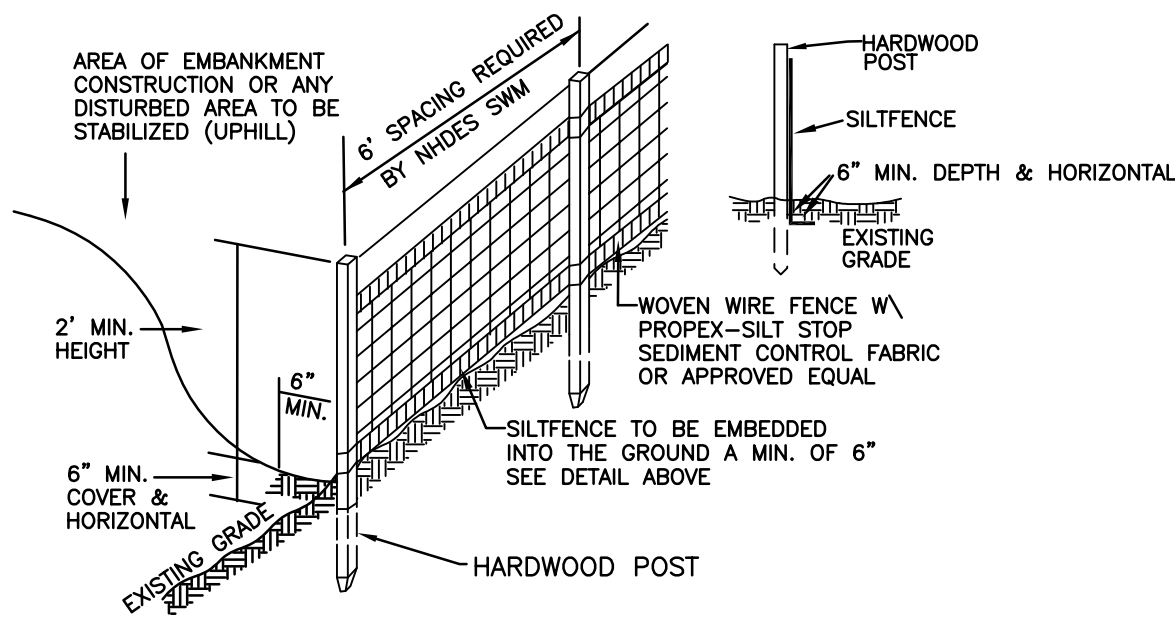


REVISIONS PER CITY COMMENTS		DATE	DESCRIPTION
REVISION			
#1	08-03-17		

OVERVIEW PLAN	AS-BUILT OF PRESTON PLACE & THE VILLAGE AT THORNWOOD COMMONS FOR CHANGING PLACES, LLC THORNWOOD LANE DOVER, NH 03820
MAP K LOT 19-1 & TAX MAP M, LOT 4	

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE : 1 IN. EQUALS 100 FT. DATE : AUGUST 3, 2017 FILE NO. : DB 2017 - 084	
SIGNATURE	

E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

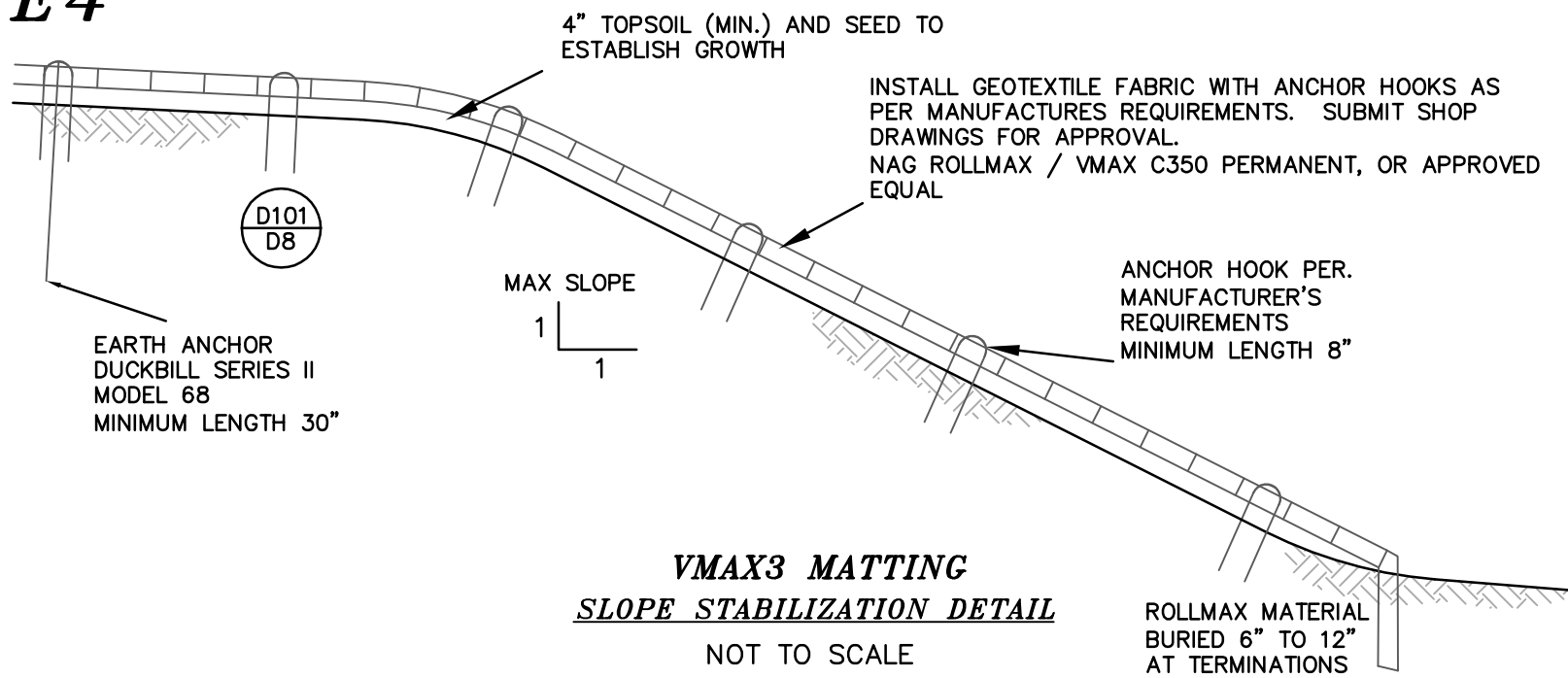
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 6" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
N.T.S.

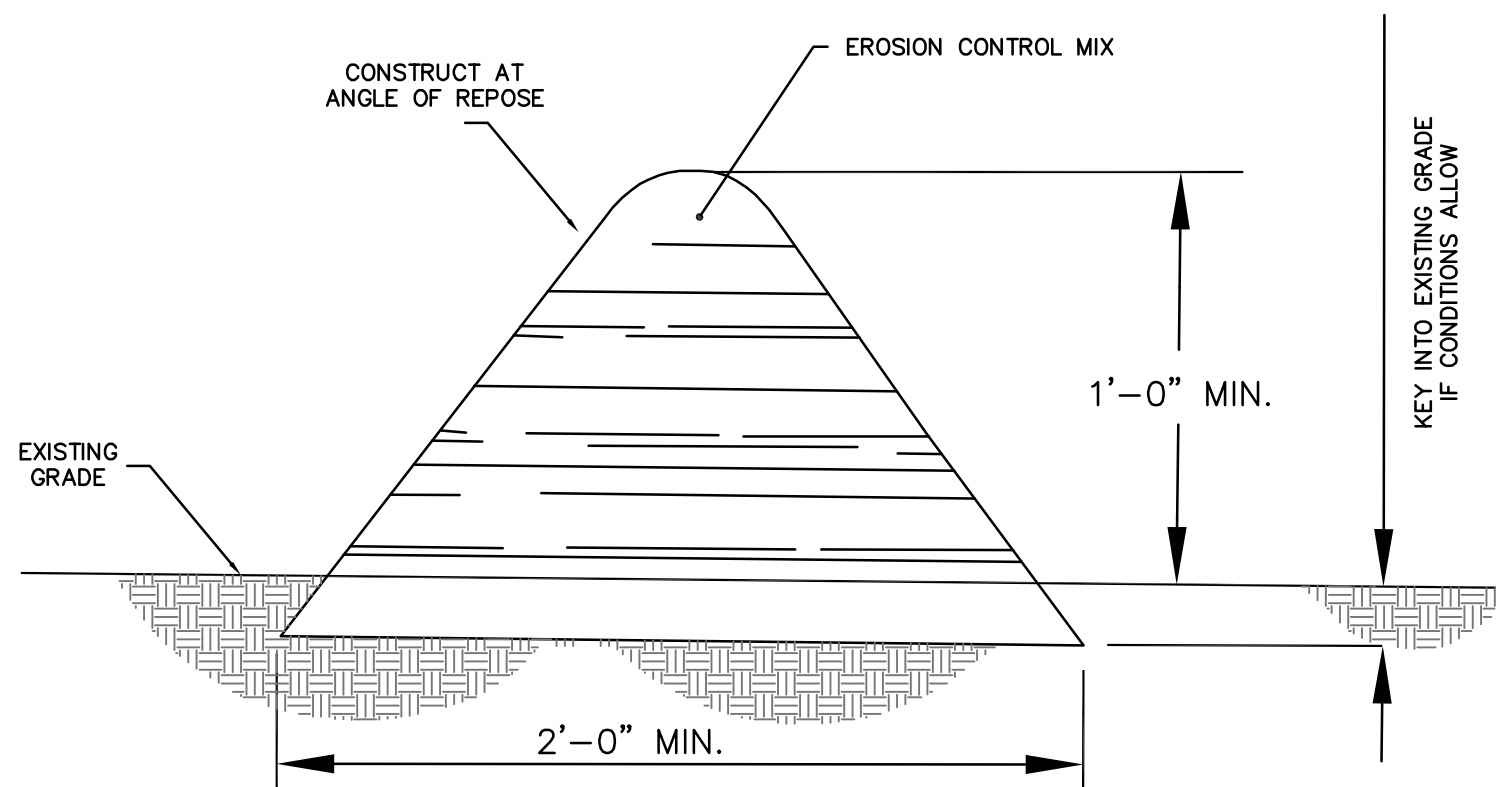
E4



VMAX3 MATTING
SLOPE STABILIZATION DETAIL
NOT TO SCALE

E8

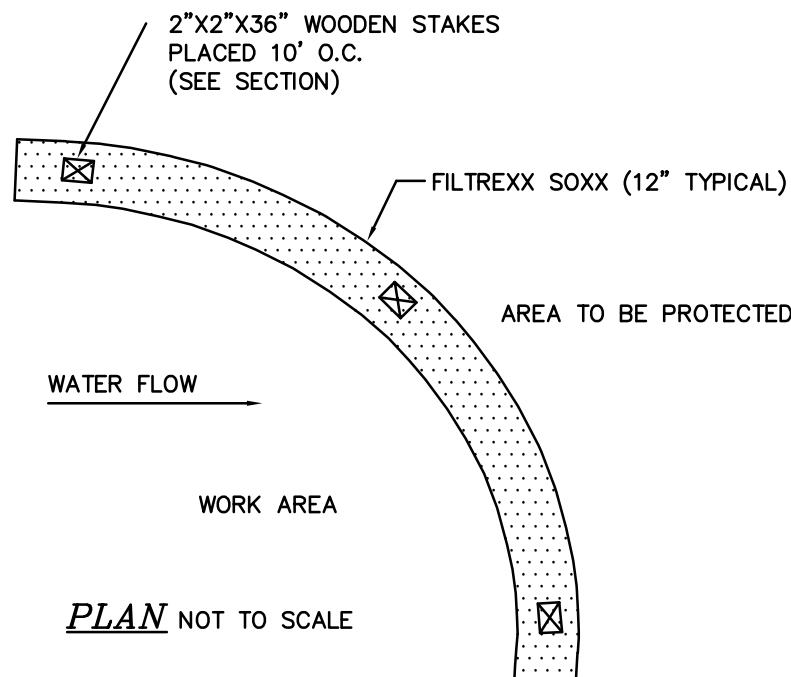
EROSION CONTROL MIX BERM



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

- (A) BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
- (B) THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
- (C) THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
- (D) SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
- (E) WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
- (F) THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
- (G) THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
- (H) THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
- (I) THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.

E2

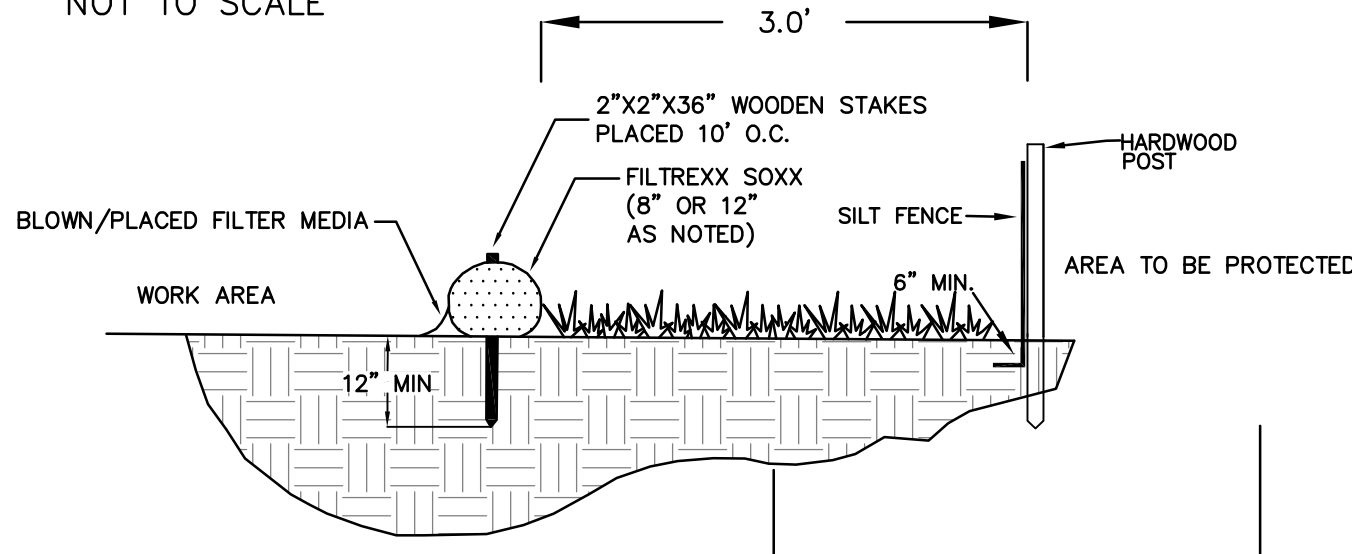


PLAN NOT TO SCALE

NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILT SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILT SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.

FILTREXX SEDIMENT
CONTROL
NOT TO SCALE

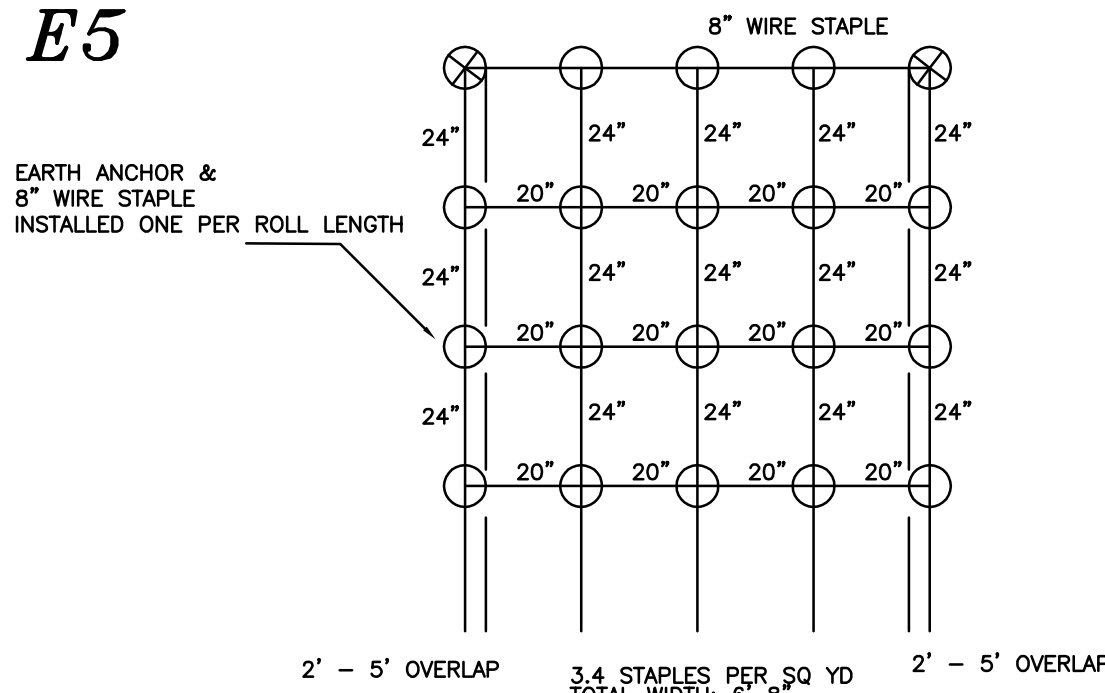


SECTION NOT TO SCALE

Filtrex International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

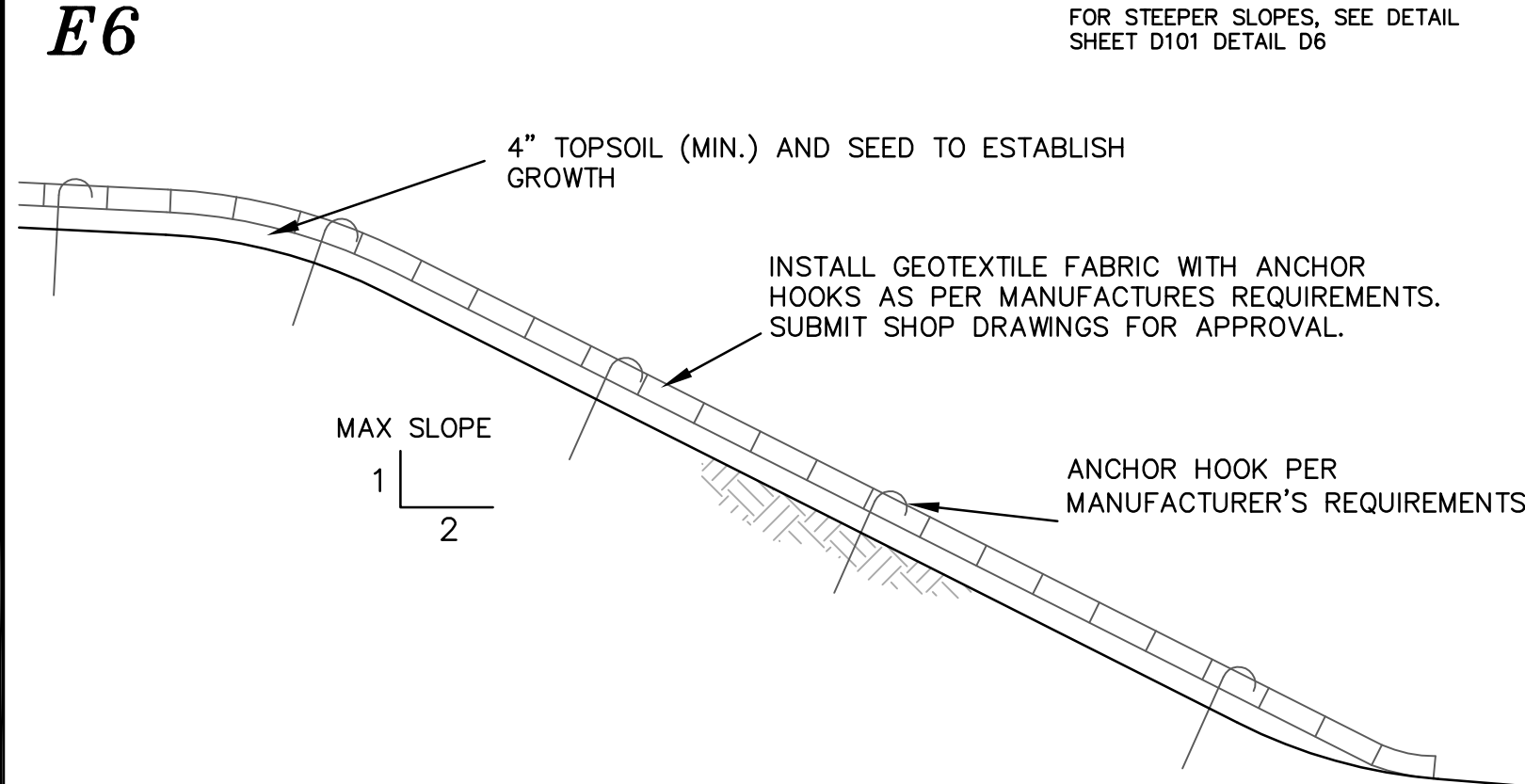
E5



- 1) THE BEGINNING AND END OF EACH ROW OF NAG C350 WILL BE BURIED SIX TO 12 INCHES DEEP.
- 2) AT THE TOP OF EACH ROW WHERE THE ROWS OVERLAP, AN EARTH ANCHOR WILL BE INSTALLED TO A MINIMUM DEPTH OF 30 INCHES.
- 3) STAPLES WILL BE INSTALLED AT A RATE OF 3.4 STAPLES PER SQUARE YARD AS DEMONSTRATED.
- 4) STAPLES WILL BE INSTALLED TO A MINIMUM DEPTH OF 6 INCHES.
- 5) ROWS OF NAG ROLLMAX WILL BE INSTALLED PARALLEL WITH AN AVERAGE OF THREE AND ONE-HALF INCHES OF OVERLAP. STAPLES WILL BE INSTALLED ALONG THE OVERLAP SEAM, AS SHOWN.

VMAX3 MATTING
STAPLE PATTERN GUIDE

E6

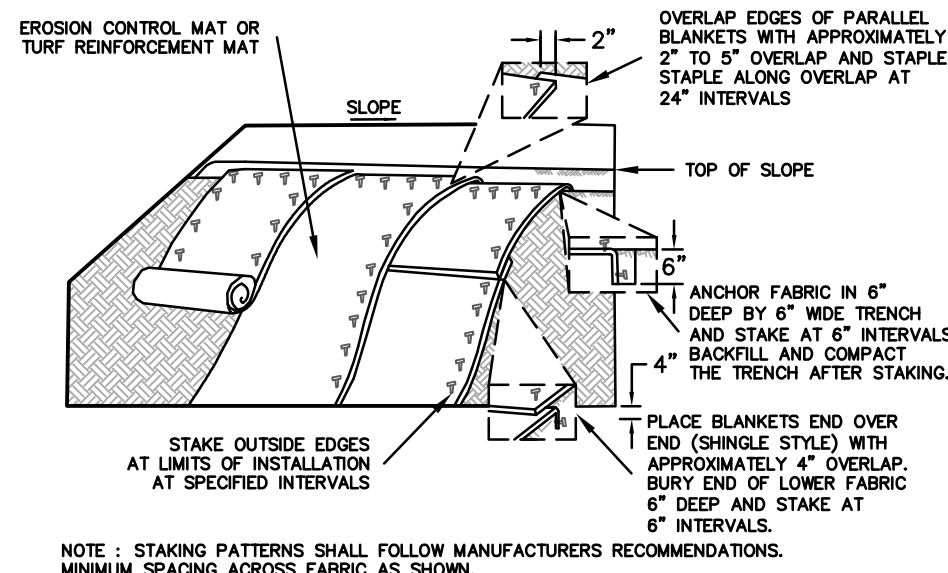


CURLEXX II MATTING
SLOPE STABILIZATION DETAIL
NOT TO SCALE

FOR STEEPER SLOPES, SEE DETAIL
SHEET D101 DETAIL D6

E3

VMAX3 MATTING & CURLEX II



INSTALLATION OF
EROSION CONTROL FABRICS
NOT TO SCALE

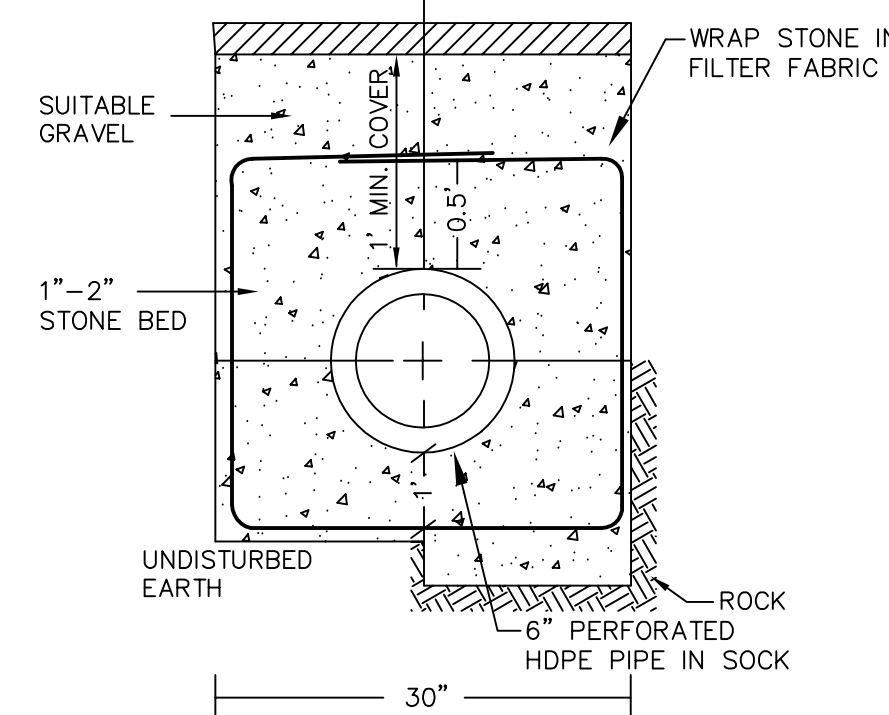
E7

DEFINITION OF STABLE:

1. WHEN A BASE COURSE GRAVEL HAS BEEN INSTALLED IN AN AREA TO BE PAVED.
2. WHEN A MINIMUM OF 85% VEGETATIVE GROWTH OCCURS.
3. WHEN A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
4. WHEN PROPER EROSION CONTROL BLANKETS, SUCH AS CURLEX II, C350 OR OTHER DOT APPROVED MATTING, HAS BEEN INSTALLED PROPERLY.
5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. CITY OF DOVER CHAPTER 149-14 A: DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E10

UNDERDRAIN TRENCH DETAIL



- NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.

E11

CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

CONSTRUCTION DETAILS

AS-BUILT OF PRESTON PLACE &
THE VILLAGE AT THORNWOOD COMMONS

FOR
CHANGING PLACES, LLC
THORNWOOD LANE
DOVER, NH 03820

MAP K Lot Lot 19-1 & TAX MAP M, Lot 4

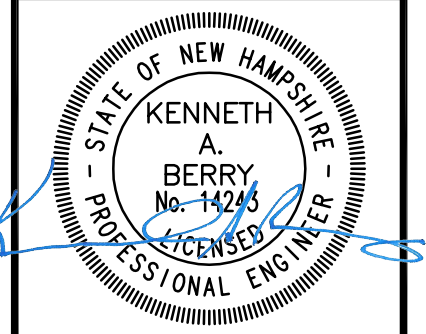
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN

DATE : AUGUST 3, 2017

FILE NO. : DB 2017 - 084



Stoney Ridge
ENVIRONMENTAL LLC

July 28, 2017

Mr. Christopher Berry
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

RE: **Sonia Drive**
Dover, New Hampshire
Subject: **Wetland Site Delineation**

Dear Mr. Berry:

On July 18, 2017, Cynthia M. Balcius, CWS, CSS & CPESC and Deidra Benjamin CWS, CESSWI of Stoney Ridge Environmental, LLC (SRE) were on the above referenced site to conduct a wetland delineation. Based on information supplied by you, we traversed the area adjacent to the wall at the rear of Sonia Drive and evaluated the soils, plants and hydrology to determine if there were any jurisdictional wetlands on the property.

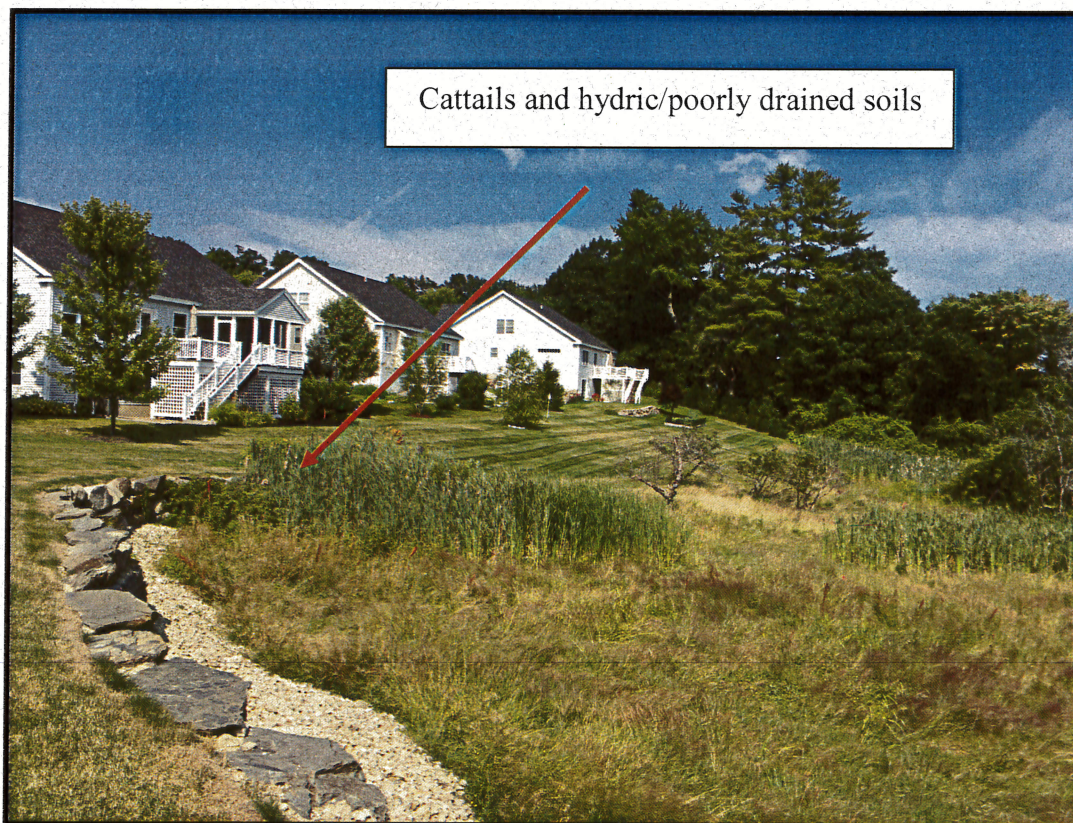
The following standards were utilized to identify jurisdictional wetlands:

- 1) United States Department of Agriculture, Natural Resources Conservation Service. 2016. *Field Indicators of Hydric Soils in the United States*, Version 8.0. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
- 2) *Field Indicators for Identifying Hydric Soils In New England*. Version 3. April 2004. NEIWPCC Wetlands Workgroup. Wilmington, MA 01887.
- 3) *North American Digital Flora: National Wetland Plant List, version 2.1.0* (http://wetland_plants.usace.army.mil). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chapen Hill.
- 4) *State of New Hampshire 2016 Wetland Plant List*. Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List: 2016 wetland ratings*. Phytoneuron 2016-30:1-17.
- 5) *Corps of Engineers Wetlands Delineation Manual*. January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*. January 2012, version 2. U.S. Army Corps of Engineers. Environmental Laboratory ERDC/EL TR-12-1.
- 7) *Classification of Wetlands and Deepwater Habitats of the United States*. December 1979. L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.

We completed a wetland delineation on site that found the wetland flowing/draining from the existing retaining wall. SRE noted flowing drainage from two different small drainage pipes emanating from the retaining wall into the wetlands on site. Soils were poorly drained Scitico



soils with low chroma gleyed matrixes. Dominant wetland vegetation included Cattails (*Typha latifolia*) *Scirpus atrovirens*, *Juncus effusus*, Joe-pye weed, fox sedge, red top grasses and several other common carex (sedge) species. Hydrology observed included surface water flow, water in the test pit holes and drainage patterns.

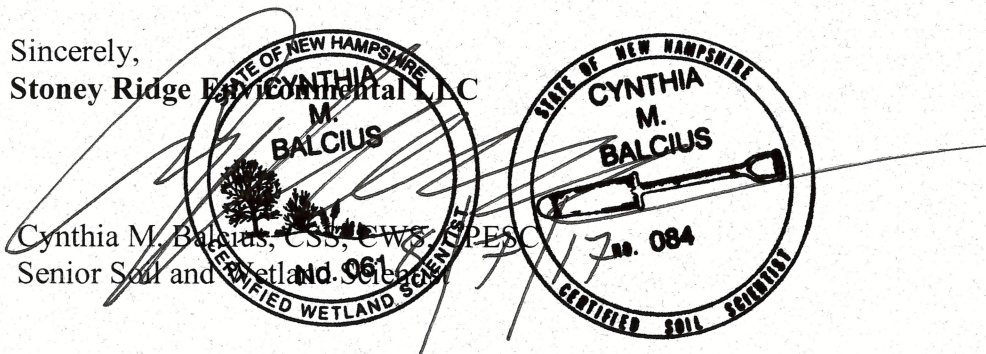


A view of the wetland system flowing from the existing retaining wall.

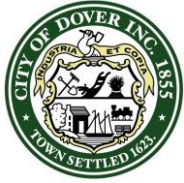
Based on our delineation on site, SRE strongly believes that the wetlands delineated on site have been influenced by the constant drainage flow into the current wetland system possibly creating more wetlands overtime. However, based on current standards the areas mapped on the 18th meet the definition of jurisdictional wetland.

If you have any further questions or need additional information please give me a call at 776-5825.

Sincerely,
Stoney Ridge Environmental LLC



Cynthia M. Balcius, CSS, CWS, CPESC
Senior Soil and Wetland Scientist



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-64

Application Type: Conditional Use Permit for CBD-G Use
Applicant: Ryan Bubar
Owner: Phyllis Wood Revocable Trust
Location: 17 Second Street (Assessor's Map 6, Lot 34)
Meeting Date: September 26, 2017

INTENT: To obtain a Conditional Use Permit to seek relief, per Chapter 170-20-B(2), to the Central Business District General Overlay to permit a brewery and tap room use which was determined as an "other" use therefore needing a CUP

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 0.22 acres

ZONING DISTRICT: CBD (General Overlay)

EXISTING LAND USE: Furniture store/hair salon

PROPOSED LAND USE: Brewery and tap room

SURROUNDING LAND USE: Commercial and Residential

ZBA ACTION: None

ATTACHMENTS: Conditional Use Permit application, Floor Plan, Narrative, and map

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- State Liquor License

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has applied for a Conditional Use Permit for relief to allow a brewery and tap room which staff defines as an "other" use in the CBD General Overlay therefore requiring a Conditional Use Permit per the zoning table.

The applicant submitted a narrative explaining how they meet the criteria of 170-20.B(2).

Consistency with Land Use Regulations

Chapter 170-20-B provides for conditional use approval for relief from the CBD standards if three standards are complied with. Staff feels the applicable standards are met as described in the applicant's narrative.

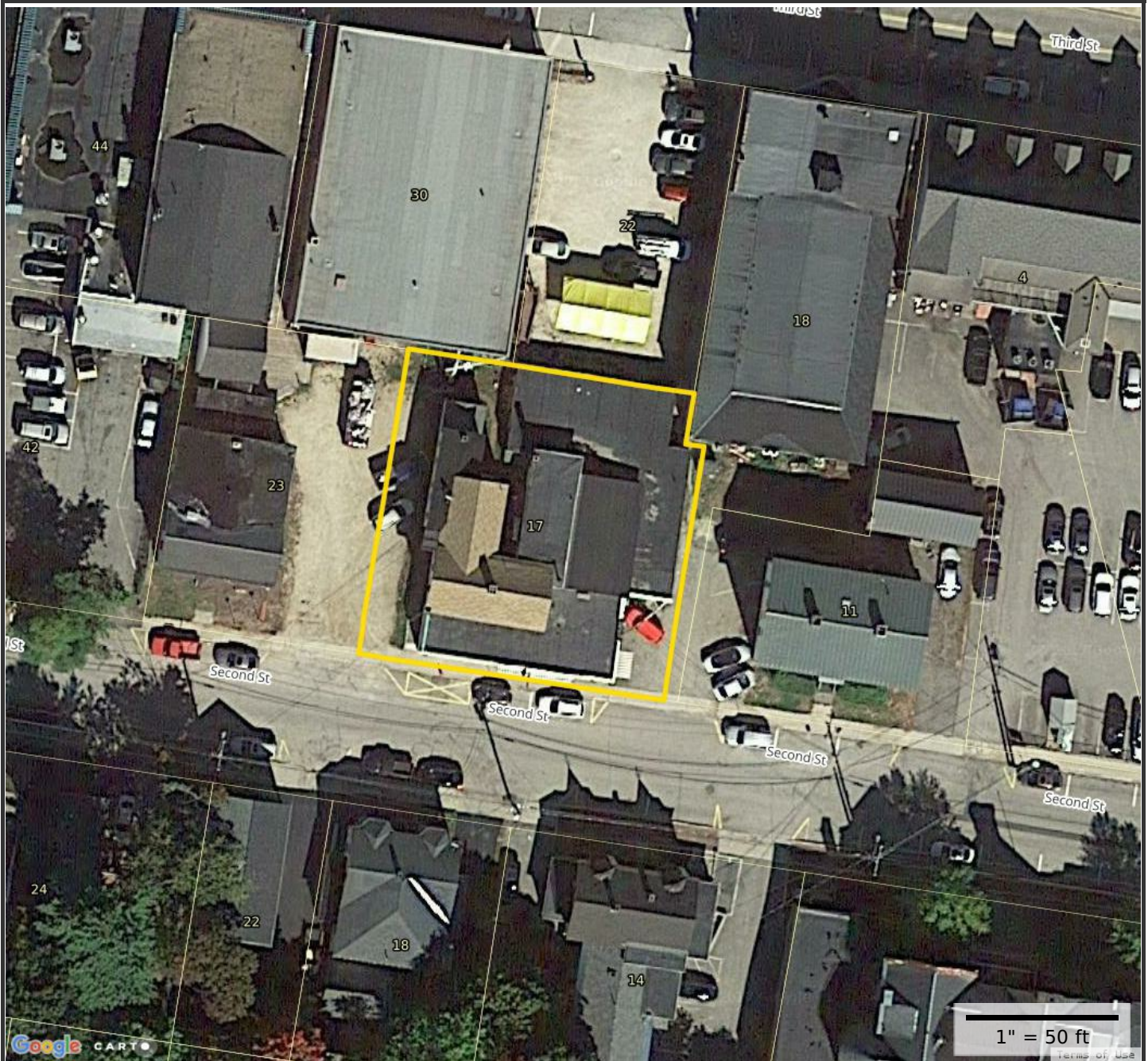
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application and approve the Conditional Use Permit with the following condition:

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

1. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.

17 Second St

**Property Information**

Property ID 06034-000000
Location 17 19 SECOND ST
Owner WOODS PHYLLIS L 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 09/19/2017



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

RECEIVED
Planning Office

Office Use Only

Project #:

717-64

Date Received:

SEP 01 2017

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: RYAN BUBAR Telephone # 603-923-2689

Address of Applicant: 31 BRENDA LANE ROCHESTER NH 03867

E-Mail Address: RBUBAR08@YAHOO.COM

Name of Property Owner (if different from applicant): PHYLLIS WOODS REV TRUST Telephone # 603 749-2177

Address of Property Owner: 1 BARRY ST DOVER NH 03820

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 34

Address of Property: 17 SECOND STREET DOVER NH

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

Existing Use of Property: Brewery TAP ROOM

CONDITIONAL USE PERMIT INFORMATION

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

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

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

See ATTACHED

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NEW HAMPSHIRE LIQUOR COMMISSION, Filed on 8/25/17

Name of Professional That Prepared Plans: N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: Shyllis Woods Date: 9-1-17

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

Signature of Agent: W A Caron Date: 8/31/17

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: Shyllis Woods Date: 9-1-17

P17-64 17 SECOND STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
06014-000000	27 29 FIRST ST	ALDEN PROPERTIES LLC		750 LAFAYETTE RD STE 201	PORTSMC	NH	03801
06037-000000	18 THIRD ST	ANBELWOLD LLC		334 ROUTE 108	MADBURY	NH	03823
06025-000000	22 SECOND ST	CAMIRE DAVID R &	CAMIRE STACEY L	P O BOX 724	SOMERSV	NH	03878
06054-A00000	THIRD ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
06016-000000	21 FIRST ST	CONNORS COLLEEN F &	CONNORS AILLINN	21 FIRST ST	DOVER	NH	03820
06026-000000	24 26 SECOND ST	FIELD JEAN		24 SECOND ST	DOVER	NH	03820
06020-000000	1 FIRST ST	FREEBOARD PROPERTIES LLC		PO BOX 1818	DOVER	NH	03821
06021-A00000	450 CENTRAL AV	HENRY PETER T &	HENRY JOAN	454 CENTRAL AVE	DOVER	NH	03820
06017-000000	19 FIRST ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
06015-000000	23 25 FIRST ST	KAB REALTY MANAGEMENT LLC		35 THIRD ST	DOVER	NH	03820-3316
06012-000000	31 33 FIRST ST	MURPHY BRIAN J		496 WALLIS RD	RYE	NH	03870
06027-000000	28 30 SECOND ST	REDDY INFOSYS INC	ATTN OFFICE BERLIN PROPERTIES	60 ZAITZ FARM RD	PRINCET	NJ	08550
06033-000000	23 SECOND ST	ROSS FURNITURE COMPANY INC		38 THIRD STREET	DOVER	NH	03820
06028-000000	32 34 SECOND ST	SCHREUER RICHARD &	DOYLE NANCY	234 ECHO COVE RD	SOUTH H	MA	01982
06031-000000	29 31 SECOND ST	SECOND STREET DOVER LLC		2 NUTE RD	DOVER	NH	03820
06035-000000	11 13 SECOND ST	SOUDAKIM LLC		PO BOX 1813	DOVER	NH	03821-1813
06018-000000	17 FIRST ST	SOUDAKIM LLC		310 DOVER POINT RD	DOVER	NH	03820
06019-000000	13 15 FIRST ST	STEADMAN SUSAN EXECUTRIX	FORTIER LEO ESTATE	115 TOLEND RD	DOVER	NH	03820
06043-000000	52 THIRD ST	VARNEY LINDA S	VARNEY JAMES W	88 COUNTY FARM ROAD	DOVER	NH	03820
06022-000000	14 16 SECOND ST	WEST CONCORD INVESTMENTS LLC		222 CASS ST	PORTSMC	NH	03801-4945
06032-000000	42 THIRD ST	WONG MO Y TRUSTEE &	WONG JOHN	42 THIRD ST	DOVER	NH	03820
		RYAN BUBAR	EMPTY PINT BREWING	31 BRENDA LANE	ROCHEST	NH	03867
		PHYLLIS WOODS REV TRUST		1 BARRY STREET	DOVER	NH	03820

"Describe Proposed Use"

The use of the property will be a brewery and Tap Room. Seating will be for approx. 46 people. Front portion of building will be a tap room with 2 ADA bathrooms, (one constructed of 2x4 stick and sheet rock, the existing bath room will be upgraded to ADA specifications. The small office to the left side of the Tap room will be a facility with a sink, refrigerator and counter top (proposed future).

The back portion of the property (warehouse area) will be the Brewery. The Brewery will be a "Nano Brewery", which will be allowed to brew specialty beer, not exceeding 2000 barrels annually for sale to the general public. Liquor License has been filed with the State of New Hampshire Liquor Commission. We will install floor drain and seal concrete floor. 3 sinks will be added, 1 for general cleaning and 2 for brew operations. A cooler will also be built for the storage and sale of specialty beer.

Delivery of supplies for the Brewery will consist of Malt and Hops every 3-4 weeks. Trucks delivering the supplies will vary in size. Waste disposal will be given to local farms, bakeries, and used for compost. Currently two farms are willing to take spent grain (bi-products of Brew operation) to feed animals.

Brewery would be open 5 days a week (Wednesday thru Sunday) for sale to the public, 12 pm to 8 pm.

TO: Dover Planning Board

FROM: Ryan Bubar

RE: CUP, 17 2nd Street - Chapter 170-20(B)(2)

DATE: September 18, 2017

In response to your inquiry regarding conformance with the above-referenced regulations, we offer the following:

(a) The requested use shall be compatible with abutting uses and the surrounding NEIGHBORHOOD.

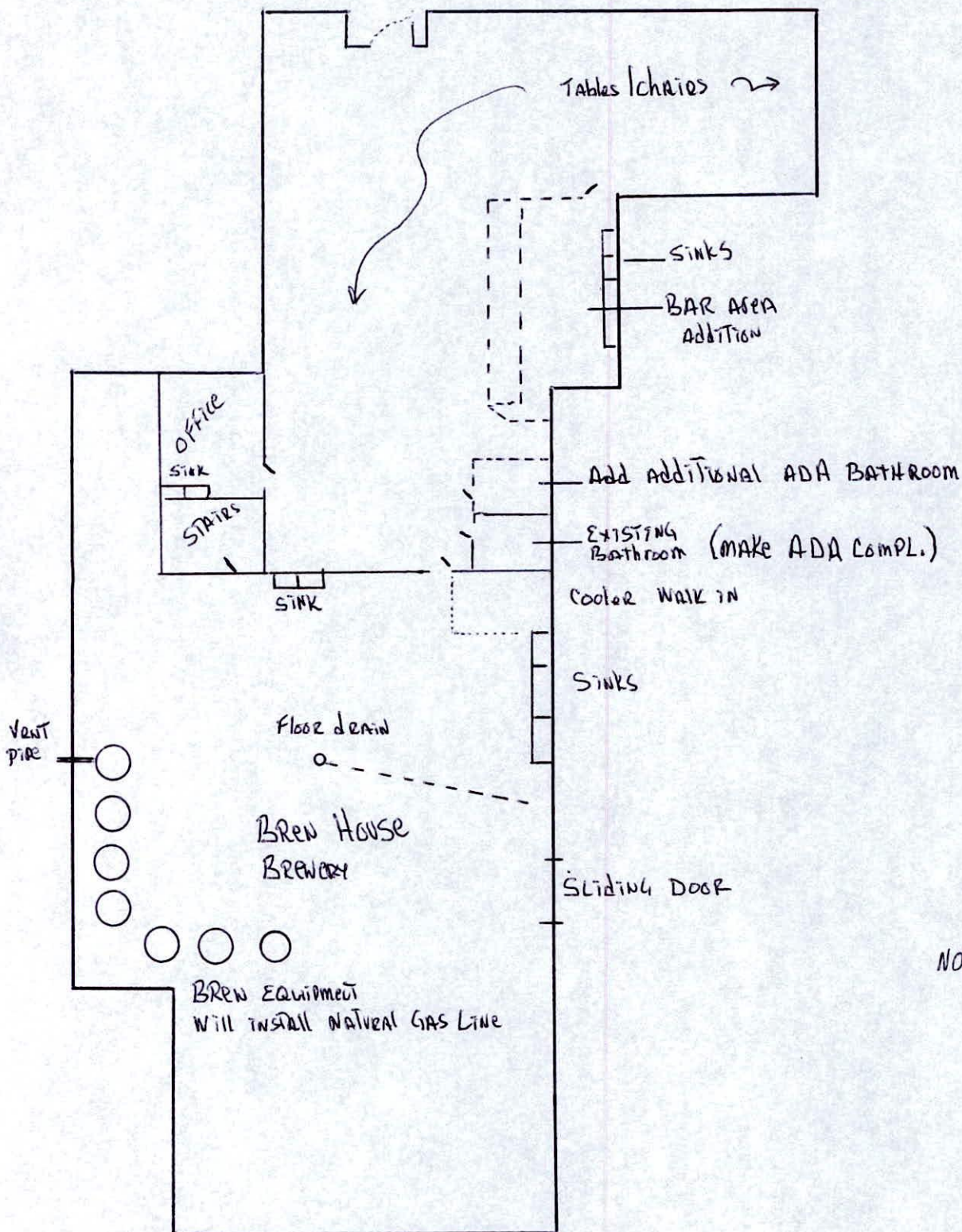
The property is located in a mixed use neighborhood of multi-family dwellings and commercial uses, including those which require frequent deliveries; the previous use at this location was commercial in nature. In addition, there are several similar businesses within 100 yards of this property.

(b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The subject area is well lit and pedestrian friendly with sidewalks on both sides of 2nd Street. It is anticipated that the use will require a delivery of supplies approximately once every two weeks, thus not contributing to any traffic congestion.

(c) The requested use will not result in objectionable noise or odor which would constitute a NUISANCE.

The use and activities proposed at this location will be contained within the building; no outdoor activities or music is planned at this time. The use will also not generate any odors or other outside noises.



NOT DRAWN TO SCALE