

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, October 24, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

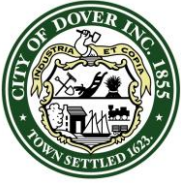
- September 26, 2017 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote of a Conditional Use Permit for Paul D'Orazio, Assessor's Map 16, Lot 13, zoned R-12, located at 1 Mill Street. (Project 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). (P17-55)

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Jennie Marshall & Frederick Loucks, Assessor's Map I, Lot 33, zoned R-12, located at 6 Spruce Lane. (1 new lot) * (P17-67)
- B. Consideration and acceptance of a Conditional Use Permit for Raghbir Singh, Assessor's Map B, Lot 6G, zoned R-40, located on County Farm Cross Road. (Proposal is to build a private road for a four lot Open Space Subdivision with 2,580 square feet of wetlands impact and 12,346 square feet of wetlands buffer impact). *(P17-50)
- C. Consideration and acceptance of an Open Space Subdivision for Raghbir Singh, Assessor's Map B, Lot 6G, zoned R-40, located on County Farm Cross Road. (4 new lots). *(P17-58)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for Margaret Buckingham, Assessor's Map A, Lots 18B & 18B-3, zoned R-12, located at 7 Varney Road & 143 Long Hill Road. *(P17-71)
- E. Consideration and acceptance of a Conditional Use Permit for Community Action Partnership of Strafford County, (Owner: Strafford County), Assessor's Map C, Lot 4, zoned R-40, located at 262 County Farm Road. (Proposal is to build a congregate care facility with a corner of the building, driveway, walking path, retaining wall and storm water areas impacting 9,810 sq. ft. of a 20% slope Conservation District). *(P17-62)
- F. Consideration and acceptance of a Site Review for Community Action Partnership of Strafford County, (Owner: Strafford County), Assessor's Map C, Lot 4, zoned R-40, located at 262 County Farm Road. (Proposal is to construct a 24 unit Congregate Care Facility with 30 parking spaces and a 10,750 sq. ft. paved area). *(P17-63)
- G. Consideration and acceptance of a Conditional Use Permit for Angela Engel, Assessor's Map 7, Lot 1, zoned R-20, located at 3 Boston Harbor Road. (Proposal is to conduct work adjacent to Little Bay in a tidal wetland to repair 70 linear feet of an existing retaining wall (210 square feet)). *(P17-70)
- H. Consideration and acceptance of a Conditional Use Permit for Adam Fogg and Patricia Nagle, Assessor's Map L, Lot 13, zoned R-20, located at 25 Nute Road. (Proposal is to add five sets of exterior stairs and a walkway to an existing house within the Conservation District adjacent to the tidal Bellamy River. The total permanent impact is 410 square feet). *(P17-72)
- I. Discussion on the City's proposed Capital Improvements (CIP) FY 2019-2024. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.



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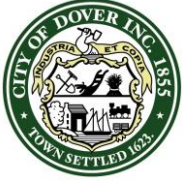
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5. STAFF COMMENT

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>.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, September 26 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, James Burdin (Alternate), Tristan Donovan (Alternate), Hayley Harmon (Alternate)

Members Not Present: Dave White

Staff Present: Steve Bird (City Planner)

The Chair called the meeting to order at 7:00 p.m., and asked Harmon to sit in for Dave White

1. CITIZENS' FORUM

Citizens Forum Open. Nobody spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- September 12, 2017 Regular Meeting Minutes

Motion: T. Clark made a motion to approve the September 12, 2017 Regular Meeting Minutes. Seconded by F. Torr. Vote: UA

3. OLD BUSINESS

None

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 stonewall by placing fill at a 2:1 slope that will impact 1.239 sq. ft. of wetlands buffer). *(P06-55B)

S.Bird stated that during the construction of the residential subdivision, the developer created various decorative walls on the site. In this case, the wall was greater than 4 feet in height and qualified as a structural wall. Ideally, a structural engineer would have designed the wall, prior to construction. The Association wishes to have the wall adjusted to make it more structurally sound. Staff has been working with the Developer and the residents. This application was endorsed by the Conservation Commission on September 11, 2017.

Chris Berry represented the application. He described the buffer encroachment and how the wall will be backfilled and stabilized. No wetlands will be impacted. Wetlands have increased in size over 10 years. The wall can't be removed in the area where it is directly adjacent to the wetlands. The owner has Severino ready to begin once a decision is made.

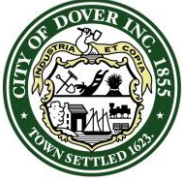
D. Landry: If the wall were built properly, would we be here tonight?

C. Berry: We looked at various options to fix the wall. The residents would like the wall removed for safety reasons. We will be using smaller equipment to do the work to lessen potential damage to lawns.

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

Public Hearing Opened

Beverly Wilbur of 10 Sonia Drive: I could not hear what was said about where the equipment would access the wall. What will happen if there is damage?



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C. Berry: The primary access would likely be between 8 and 10 Sonia. We will use smaller equipment. We will need to have another piece of machinery to reach the wetland side of the wall. The proposed conditions of approval require us to prepare a reclamation plan to address potential damage done during construction.

Public Hearing Closed

L. Skinner confirmed that this type and height of wall should have been shown on the site plan.

C. Plante: How was a wall of the size and type built without coming back to us?

S. Bird: It was not shown on the plan but was put in during construction of the homes to lessen the toe of slope getting closer to the wetlands and buffer. Things like this sometimes happen during development but the point tonight is that this plan is a compromise that has the support of the residents.

F. Torr: The timeframe for completion needs to be more specific.

D. Ciotti: The October deadline does not make sense given the 30-day appeal period.

S. Bird: The appeal period does apply. The applicants can proceed at their own risk.

C. Berry: There are a couple changes to the conditions that I want to address. The wetland placards are not needed where the rose bushes will be planted. In addition, the bond should be held by the City not the HOA.

L. Skinner: It is not appropriate to require the work to be completed before the 30-day appeal period is over.

D. Landry: Why were rose bushes specified? Are they there for demarcation or to stabilize the soil?

S. Bird: They are there to provide a natural barrier to keep people out of the wetlands buffer.

C. Berry: The roses will not do much for erosion control, but the fill is designed to address drainage.

D. Ciotti: I think we only need 3 wetland signs.

C. Berry: We will be doing a reclamation plan to fix any ruts and replace sod as needed.

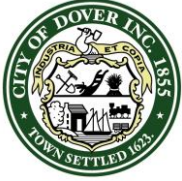
A discussion was held on changes to the staff recommended conditions.

STAFF RECOMMENDATION:

S. Bird stated that the application meets the requirements of the wetlands ordinance within chapter 170, to encroach into the wetlands buffer. The Planning Department recommends that the Board vote to approve the application with the following Conditions:

Conditions to Be Met Prior to the Issuance of the 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 where the wall is to remain, with approval by the Planning Staff
 - ii. Irrigation and geothermal discharge pipes which penetrate the wall.
 - iii. Add Planning File Number P06-55B
 - iv. 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



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- i. A notice date for abutters
- ii. Start date for work
- iii. Completion by early November
- b. A restoration plan for any grass/sod or irrigation system that is ruined by heavy equipment
- c. An agreement with the City of Dover for a vegetation bond to be held for two years post completion
- d. The Planning Department with a digital version of the final plat.

Motion: C. Plante made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by T. Clark. Vote 8-0, with D. Landry out of the room

- 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)

S.Bird stated that the request is a Conditional Use Permit within the Central Business District to create a nano brewery. This use is not listed as a permitted use and requires a CUP per the ordinance to be permitted. The nanobrewery will utilize a space formerly used for retail and personal service. On street parking will be utilized for customers, and staff will use the off-street spaces.

Ryan Bubar representing the application explained the request as outlined in the material submitted. Will produce less than 2,000 barrels per year, can only serve beer made on site. It is located in a mixed-use neighborhood, with little traffic impact. No outside music. We will start being open Wednesday to Sunday from noon to 7 or 8 pm.

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

D. Ciotti: Will you keep your grain waste inside or out?

R. Bubar: We have not really thought of that, but it could fit inside until we put it outside for farmers to pick up.

T. Clark: What is total space you are using?

R. Bubar: 3,000 square feet total, with 1,300 for the public area up front and 1,700 for the brewing area. We are limited to 4 ounces of each brew per customer. We could expand to a nano brewery plus in the future.

T.Clark: If you have not talked to the Fire Department yet about sprinkler requirements, you should.

H. Harmon: Is there room in the space to put a commercial kitchen in the future?

R. Bubar: Yes, there is room but that would be in the future if we apply for an expanded license.

D. Ciotti: You have an ADA bathroom but not ADA door.

R. Bubar: We plan to open the side door for that access.

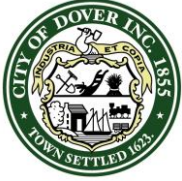
T. Clark stated that you need one accessible entrance and ADA requirements would be addressed during the building permit process.

Public Hearing Opened Nobody spoke. Public Hearing Closed.

L. Skinner: We are here for the use not the hours of operation or what food they will serve.

D. Landry: Would it have to come back to the Planning Board if they expand to a restaurant?

K. Schuman: If they had proposed an eating and drinking establishment, they would not have to be here since it is a permitted use in the district.



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C. Plante: What would the agreement to be recorded include?

S. Bird: We would take the information from the application and include some of that. We have other examples to use.

T. Clark: We are approving the CUP, not specifying the hours of operation.

S. Bird: We will be careful to not put in too many details.

STAFF RECOMMENDATION: (P17-46)

S. Bird stated that the application meets the requirements of chapter 170, regarding being a context sensitive use and that the Planning Department recommends approval of the Conditional Use Permit application with the following conditions:

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

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

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

5. STAFF COMMENT

S. Bird: There will be no Planning Board meeting on October 10th. The joint meeting with the City Council on the CIP will be October 18th. Copies of the CIP should be ready after Columbus Day.

S. Bird recapped the Climate Change movie Tidewater, which was shown at Dover High on Monday night. He also alerted the Board to two upcoming public sessions for the Climate Adaptation Chapter of the Master Plan.

S. Bird asked the Board to authorize the Chair to sign a letter in support of a grant Staff is applying for. The grant, from PlanNH would be used to develop Design Guidelines for the Central Business District. This would be used by Staff and the Planning Board to advise property owners and developers about architectural expectations for downtown development.

K. Schuman: With no objection, I will agree to sign the support letter as recommended.

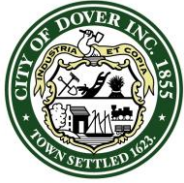
S. Bird: I want to ask the Chair to appoint Anna Boudreau to the Climate Adaptation Steering Committee, which has been having quorum issues. You reduced the committee size last meeting so you can appoint her and increase the size.

K. Schuman: Sounds like a good idea. I appoint Anna Boudreau to the Steering Committee and expand the size to 9.

6. MEMBER COMMENTS

7. ADJOURNMENT

Motion: G. Cruikshank made a motion to adjourn at 8:02 pm. Seconded by F. Torr. Vote U/A.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-55

Application Type: Conditional Use Permit
Applicant(s): Paul D'Orazio
Owner(s): Sawyer's Mill Associates Inc
Location: 1 Mill Street (Tax Map 16, Lot 13)
Meeting Date: October 24, 2017

INTENT: To obtain a Conditional Use Permit to gain construction access, removal of upper and lower dams, removal of contaminated sediment and construction of an engineered channel. The project goal is to responsibly decommission aging infrastructure.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 3-A

ACREAGE: 11.8 acres

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

EXISTING LAND USE: Residential and River/Dam

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential and commercial

ZBA ACTION: None

ATTACHMENTS:
October 10 Conservation Commission minutes and
August 22 Planning Board minutes
*PLEASE BRING MATERIALS FROM AUGUST 22
MEETING*

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
-Conditional Use Permit
-DES Shoreland Permit
-NHDES Wetland Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit for the impact of removing a dam.

The Conservation Commission reviewed this project at their August 14 meeting. The Planning Board and Conservation Commission attending the Site Walk on September 12, 2017. The Conservation Commission then endorsed the NHDES Wetlands Permit and Dover CUP at their October 10, 2017 meeting (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.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board remove the item from the table, hear an update from the applicant and 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 Professional Engineer stamps and signatures to the final plans
 - c. Add Planning File Number P17-55
 - d. Remove notes regarding complete drawings and not to be used for construction
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall provide the Planning Department with copies of the NH DES wetlands permit.



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, August 22, 2017
Meeting Time:	7:00 pm

- 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

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.



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, August 22, 2017**
Meeting Time: **7:00 pm**

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.



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, October 10, 2017
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Richard Erickson, Steve Fellows, Robert Eckert

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Kevin Lucey, Rick Stewart, Bill Thomas, Paul D'Orazio, Steve Haight, Scott Hogan, Adam Fogg, Patricia Nagle, Angela Engel

1. The meeting was convened at 5:35 PM and a roll call was done.
2. APPROVAL OF THE PRIOR MEETING MINUTES

Fellows moved to approve the September 11, 2017 minutes, Eckert seconded. Vote: 4 in favor

3. OLD BUSINESS:

- 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. Project 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.

Hunt: Some members went on a site walk on the property in September.

Stewart gave a PowerPoint presentation showing maps of the site, reviewing the benefits of the dam removal and detailing the wetland impacts. Will be removing contaminated sediments. The wetlands application should have been an expedited permit not a standard.

Lucey detailed the steps being taken for historical resources. Project has been going on since 2009 and it is a very complex process that has been vetted by many natural resource agencies.

Erickson made a motion to endorse the NHDES Wetlands Permit and City of Dover CUP, Fellows seconded. Vote: 4 in favor

The Chair signed one copy of the application.

4. NEW BUSINESS:

- A. NHDES Expedited Wetlands Permit and City of Dover Conditional Use Permit for Raghbir Singh, Assessor's Map B, Lot 6G, zoned R-40, located on County Farm Cross Road.

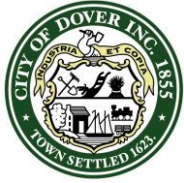
Steve Haight as present to explain the proposal to build a private road for a four lot Open Space Subdivision with 2,580 square feet of wetlands impact and 12,346 square feet of wetlands buffer impact. The house lots are at the end of the road. At the beginning there is a 12" culvert to span a wetlands and then a 24" culvert just before the hammerhead.

Fellows confirmed that there are no wetland impacts for the placement of houses.

Hunt: Will the road be pervious pavement?

Haight: No it will be regular pavement.

Hunt: Are the streams or wetlands seasonal or year round?



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-67

Application Type: Minor Subdivision for Review
Applicant(s): Jennie Marshall & Frederick Loucks
Owner(s): Jennie Marshall & Frederick Loucks
Location: 6 Spruce Lane (Tax Map I, Lot 33)
Meeting Date: October 24, 2017

INTENT: To subdivide one lot into two lots. Lot 33 would be 1.33 acres and lot 33-1 would be 0.85 acres.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM: # 4-A

ACREAGE: 2.18 acres

ZONING DISTRICT/

ELEMENTARY SCHOOL: Medium-Density Residential District (R-12) /Garrison

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS:

Subdivision application and plan set

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 33 into two lots to be 1.33 acres and 0.85 acres.

The lots are proposed to have public 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:

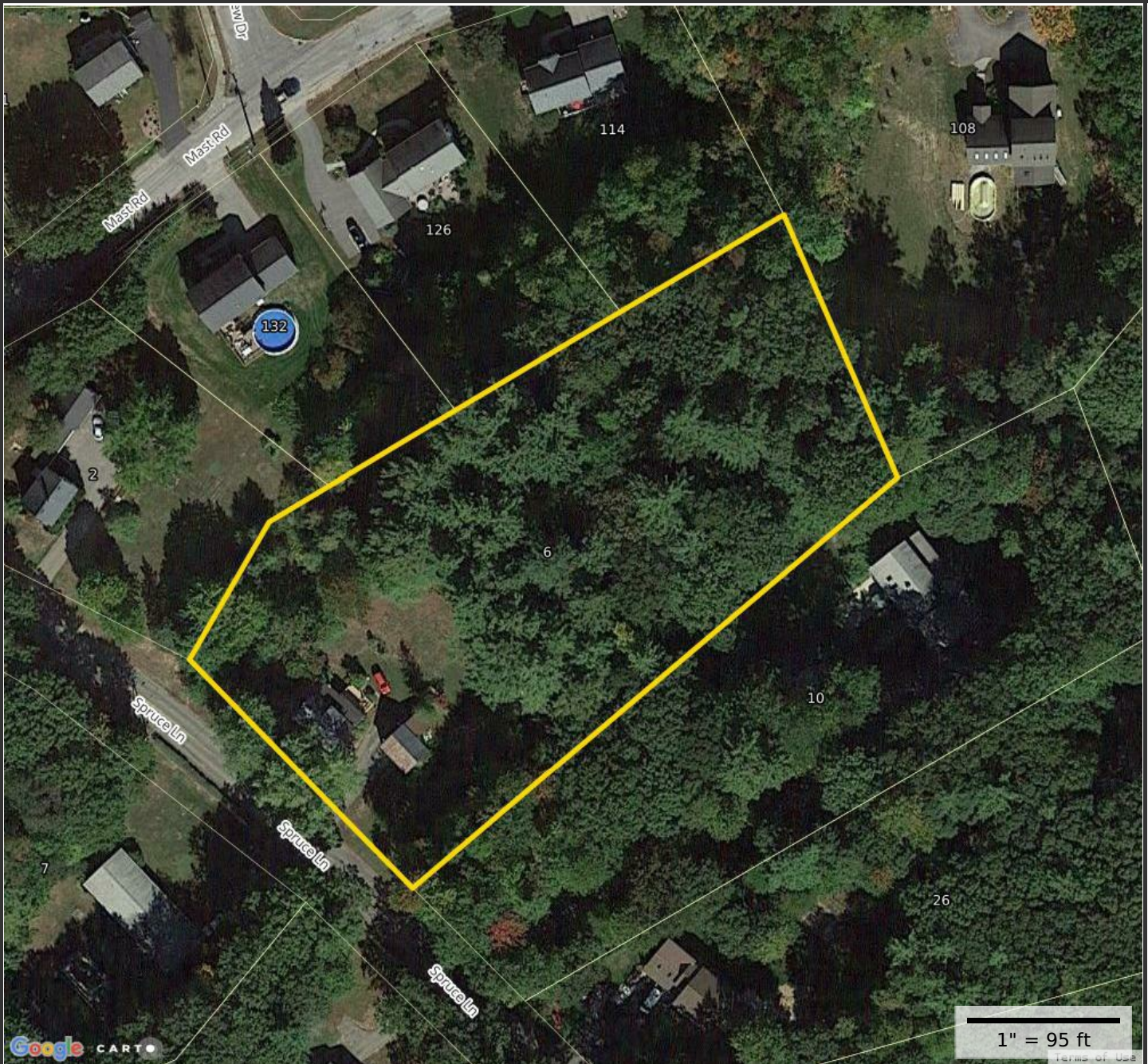
Conditions to Be Met Prior to Signing of Plans:

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 planning file # P17-67 to the plan set
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Add the Licensed Land Surveyor and Wetland Scientist's signature and stamp to the final plat
 - d. Add soil types

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 assess the current water and sewer investment fees at time of water/sewer tie in service.

6 Spruce Lane

**Property Information**

Property ID 10033-000000
Location 6 SPRUCE LN
Owner MARSHALL JENNIE A &

**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 10/18/2017



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: Jennie A. Marshall & Frederick S. Loucks Telephone # _____
Address of Applicant: 140 Silver Street, Dover, NH 03820
Name of Property Owner (if different from applicant): same Telephone # _____
Address of Property Owner: 140 SILVER ST
E-Mail Address: FREDLOUCKS@HOTMAIL.COM

PROPERTY INFORMATION

Address of Property: 6 Spruce Lane, Dover, NH 03820
Assessor's Map # I Lot(s) # 33
Zoning District(s) R-12 Overlay District(s) Conservation, Wetlands
Size of Parcel: 2.18 Acres Property Deed: Book 1810 Page: 486
Existing Use of Property: Residential

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 2
City Water? ☒ Yes ___ No How far is city water from the property? at property
City Sewer? ☒ Yes ___ No How far is city sewer from the property? at property
Highway Access (check where applicable): ☒ City Street ___ State Highway
Estimated Length of Proposed Roads: N/A feet Public or Private Road? N/A

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Paul J. Connolly, P.E., P.L.S.
Address P.O. Box 1166, Dover, NH 03820 Telephone #: 603-749-0443
Professional License #: 683 E-mail address: pconnolly@civilworksne.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) same as above
Address _____ Telephone #: _____
Professional License #: 5176 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. 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: 9/

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: [Signature] Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

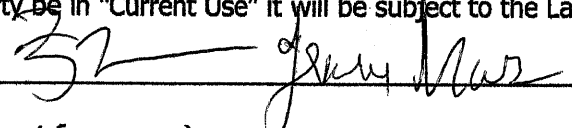
I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy,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

Signature of Property Owner: [Signature] Date: _____

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

CERTIFICATION OF FEES

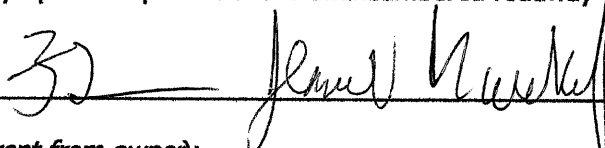
I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule 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: _____

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

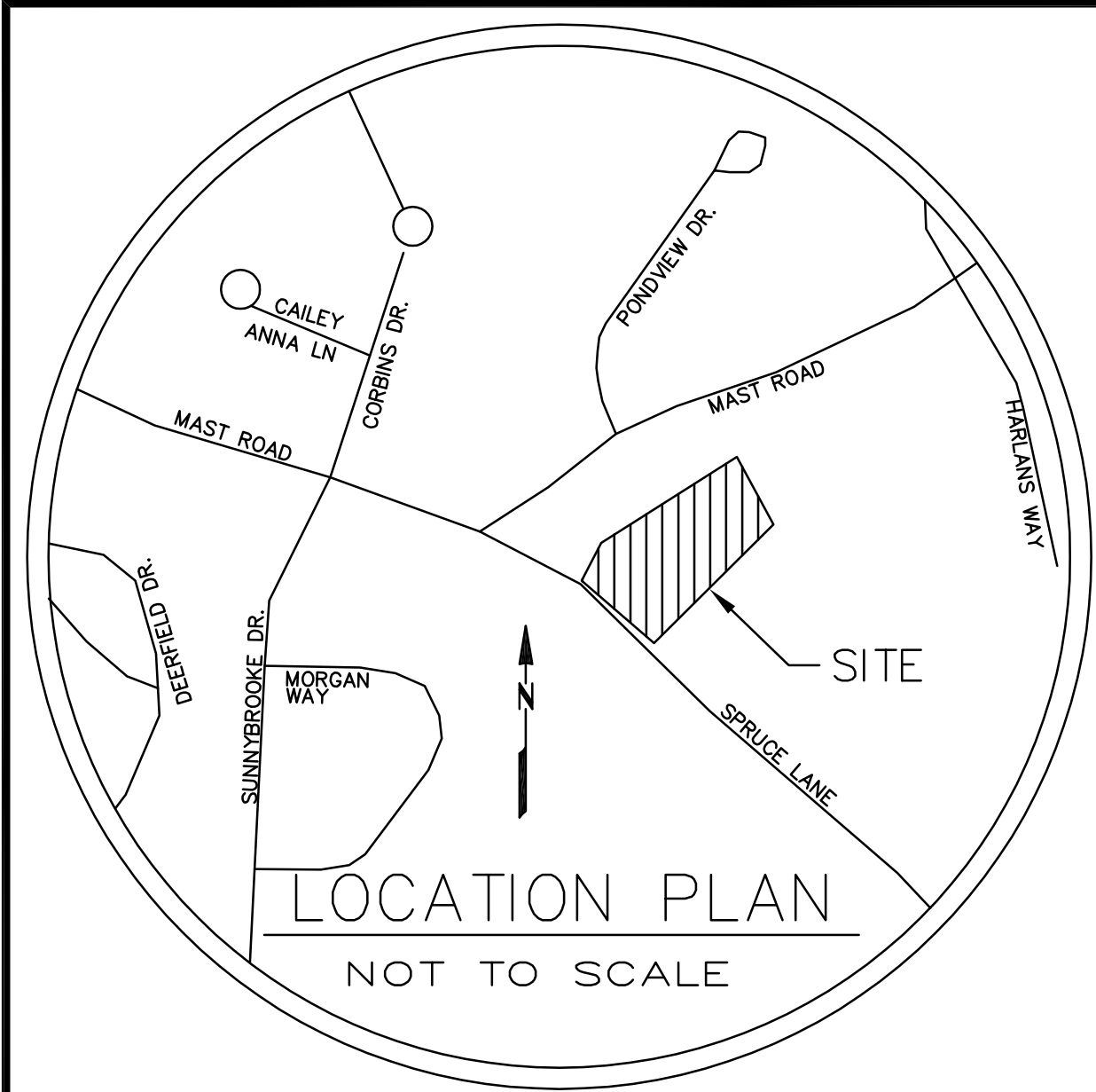
I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private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

Signature of Property Owner:  Date: _____

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

P17-67 6 SPRUCE LN

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0033-B00000	10 SPRUCE LN	DECOLFMACKER DEBORAH A	DECOLFMACKER GARY J	10 SPRUCE LANE	DOVER	NH	03820
I0033-A00000	108 MAST RD	HILL JONATHAN G &	HILL KATE M	108 MAST RD	DOVER	NH	03820
I0031-003000	114 MAST RD	CAHOON BRYAN J	CAHOON MARY MARGARET	114 MAST RD	DOVER	NH	03820
I0031-001000	132 MAST RD	LAUGHTON GAYLE L	LAUGHTON THOMAS	132 MAST RD	DOVER	NH	03820
I0031-000000	2 SPRUCE LN	NASON PETER A &	NASON LORI A	2 SPRUCE LANE	DOVER	NH	03820
I0033-C00000	26 SPRUCE LN	CARUSO JOHN A JR &	CARUSO MERCEDES R	26 SPRUCE LN	DOVER	NH	03820-4410
I0030-C00000	9 SPRUCE LN	CUSSINS FAMILY REVOCABLE TRUST	CUSSINS ROGER L AND MARIANNE J TRUSTEES	269 LONG PONS RD	NORTHWICH	NH	03261
I0031-002000	126 MAST RD	GEORGE DOUGLAS E REV TRUST	GEORGE DOUGLAS E TRUSTEE	3714 NORTH RD	NEWBURGH	VT	05051-9663
I0030-A00000	7 SPRUCE LN	WOODWARD EVELYN		7 SPRUCE LANE	DOVER	NH	03820
I0033-D00000	98 MAST RD	LARSON STEPHEN ROBERT &	BONNEY MARTHA	98 MAST RD	DOVER	NH	03820
I0030-B00000	SUNNYBROOKE DR	WHITE ENTERPRISES INC		ROUTE 108	DURHAM	NH	03824
I0029-000000	17 SPRUCE LN	LANDRY DAVID P &	LANDRY LAURIE R	17 SPRUCE LN	DOVER	NH	03820
		JENNIE MARSHALL	FREDERICK LOUCKS	140 SILVER STREET	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	PAUL CONNOLLY	PO BOX 1166	DOVER	NH	03820



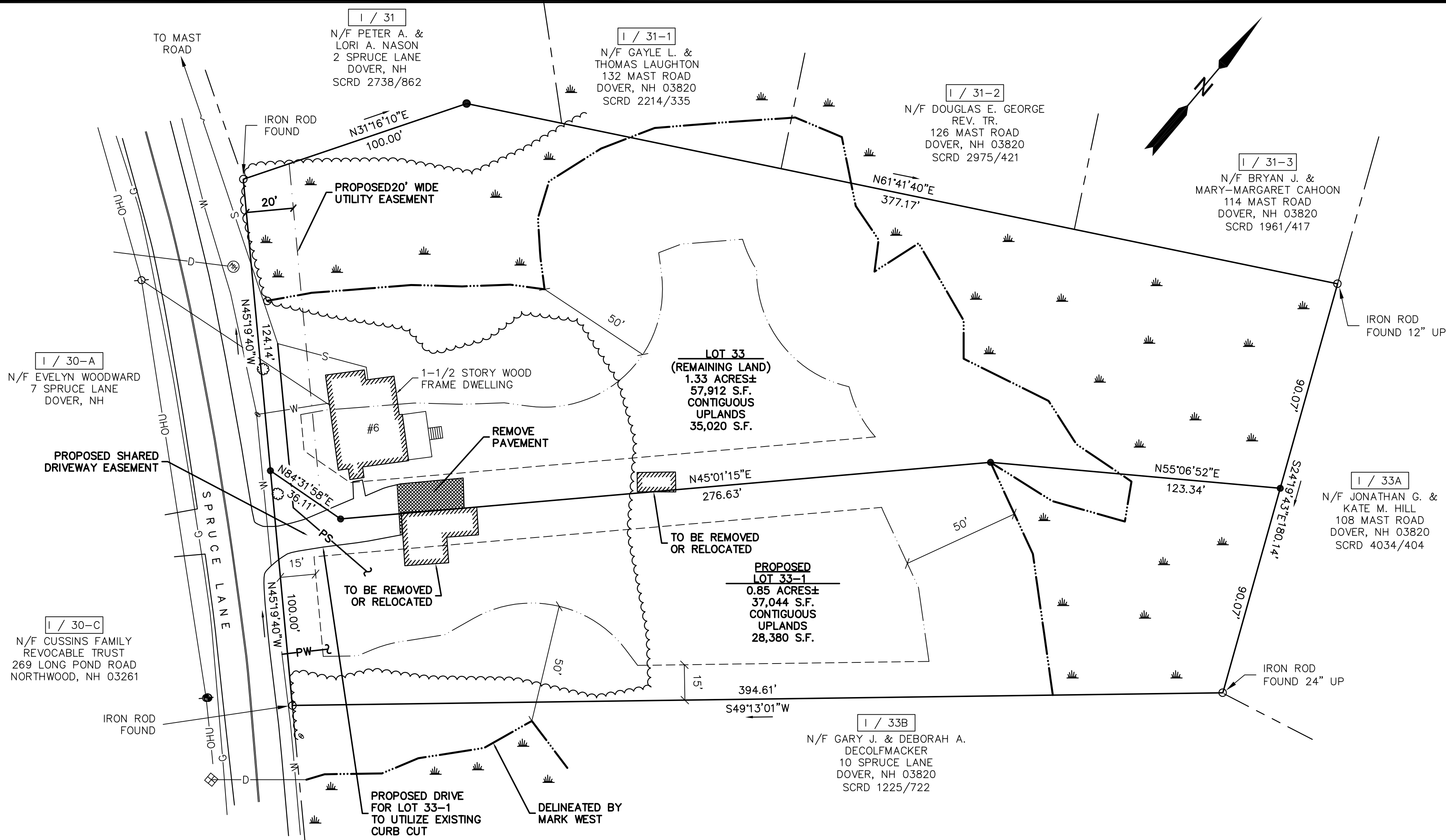
- LEGEND**
- N/F NOW OR FORMERLY
 - UTILITY POLE
 - STORM DRAIN
 - MONUMENT = CAPPED IRON ROD TO BE SET
 - WETLANDS SYMBOL
 - JURISDICTIONAL WETLANDS
 - WETLAND BUFFER
 - BUILDING SETBACK
 - W EXISTING WATER LINE
 - D EXISTING DRAIN LINE
 - S EXISTING SEWER LINE
 - OHU EXISTING OVERHEAD UTILITIES
 - SCRD STRAFFORD COUNTY REGISTRY OF DEEDS

I certify, that this plan, based upon the plan reference and an on the ground field survey conducted between May 31, 2017 and June 19, 2017, meet the minimum requirements for accuracy and completeness per the the City of Dover and that the lot lines shown hereon have an error of closure of 1:10,000 or better.

Paul J. Connolly, NH Licensed Land Surveyor #683

Date

The subdivision regulations of the City of Dover, New Hampshire, are part of this plat and approval of this plat is contingent upon completion of said requirements of said subdivision regulations, excepting only any waivers or modifications made in writing by the Board and attached hereto.



NOTES

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO RESIDENTIAL LOTS.
- OWNERS OF RECORD ARE: JENNIE A. MARSHALL & FREDERICK S. LOUCKS
140 SILVER STREET
DOVER, NH 03820

JENNIE A. MARSHALL

DATE

FREDERICK S. LOUCKS

DATE

- THE PARCEL IS SHOWN AS LOT NO. 33, MAP I OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- THE SUBJECT PARCEL CONTAINS 2.18 ACRES OR 94,956 SQ. FT. AREA OF LAND.
- TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 1810, PAGE NO. 486.
- RESERVED
- THERE IS A PROPOSED 20' WIDE UTILITY EASEMENT ACROSS MAP I LOT 33 TO BENEFIT PROPOSED MAP I LOT 33-1.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 - ZONING DISTRICT R-12
 - MINIMUM LOT SIZE IS 12,000 SQ. FT.
 - MINIMUM LOT FRONTAGE IS 100 FT.
 - MINIMUM YARD SETBACKS:
 - FRONT 15 FT. (25' MAX.)
 - SIDE 15 FT.
 - REAR 30 FT.
 - MAXIMUM LOT COVERAGE 30%
 - MAXIMUM BUILDING HEIGHT 35 FT.

OUTBUILDINGS/ACCESSORY USE

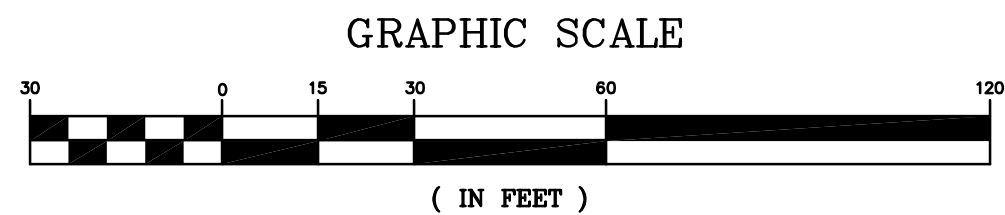
- MINIMUM YARD SETBACKS:
- FRONT NO CLOSER THAN PRINCIPAL BUILDING
 - SIDE 10 FT.
 - REAR 10 FT.

THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: CONSERVATION & WETLANDS PROTECTION. A 50' NATURAL BUFFER SHALL BE MAINTAINED FROM WETLAND PROTECTION AREAS.

- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM PLAN REFERENCES 1 & 2.
- TOPOGRAPHICAL AND EXISTING CONDITIONS SURVEY PERFORMED BY CIVILWORKS NEW ENGLAND BETWEEN AUGUST 1, 2017 AND AUGUST 28, 2017.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS DEPICTED ON FEMA COMMUNITY PANEL NUMBER 33017C0320E, EFFECTIVE DATE: SEPTEMBER 30, 2015.
- JURISDICTIONAL WETLANDS WERE DELINEATED BY MARK WEST, CERTIFIED WETLANDS SCIENTIST, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, ON JULY 10, 2017.
- BASIS OF BEARING IS THE CITY OF DOVER GIS SYSTEM.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE PROPOSED SUBDIVISION LOT TO BE SERVED BY MUNICIPAL WATER AND SEWER.
- STREET ADDRESS FOR LOT 33-1 SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR LOT 33-1 IS SINGLE FAMILY HOUSE.
- THE LICENSED LAND SURVEYOR DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN. PURSUANT TO NEW HAMPSHIRE STATUTE RSA 374, SECTIONS 47-56, THE CONTRACTOR, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT "DIGSAFE" AT 1-800-344-7233 OR DIAL 811.
- FINAL LOT NUMBERS SHALL BE ASSIGNED BY THE CITY OF DOVER ASSESSING DEPARTMENT.
- TOPOGRAPHY DEPICTED IS BASED ON U.S.G.S. NVD 1929, PER REFERENCE PLAN.
- THE COMPLETE SUBDIVISION PLAN CONSISTS OF SHEETS C-1 & S-1. A COMPLETE TWO (2) SHEET PLAN SET IS ON FILE AT THE PLANNING OFFICE.

REFERENCE PLANS

- "SUBDIVISION OF LAND FOR D.L. CHINBURG IN DOVER, NH"; DATED: JULY 25,1984; PREPARED BY: BRUCE L. POHOPEK; SCRD PLAN 24A-84.
- "SUBDIVISION OF LAND PREPARED FOR ELDORADO CORP. LOCATED AT MAST ROAD & SPRUCE LANE, DOVER, N.H."; DATED: 2 JULY, 1997; PREPARED BY: ATLANTIC SURVEY COMPANY; SCRD PLAN 50-25.



ONLY SHEET C-1 IS TO BE RECORDED

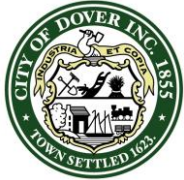
SUBDIVISION PLAN

SPRUCE LANE SUBDIVISION
DOVER, NH

C-1

JENNIE A. MARSHALL &
FREDERICK S. LOUCKS
140 SILVER STREET
DOVER, NH 03820

#P17
CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-50

Application Type: Conditional Use Permit
Applicant(s): Raghbir Singh
Owner(s): Raghbir Singh
Location: County Farm Cross Road (Tax Map B, Lot 6G)
Meeting Date: October 24, 2017

INTENT: To obtain a Conditional Use Permit to build a private road for a four lot Open Space Subdivision with 2,580 sq. ft. of wetlands impact and 12,346 sq.ft. of wetlands buffer impact.

LOTS/UNITS PROPOSED: 4 new lots for P17-58

AGENDA ITEM: # 4-B

ACREAGE: 8.40 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS:

CUP application, October 10 Conservation Commission minutes, and plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- NHDES Wetlands Permit
- Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to build a private road with 2,580 sq.ft. of wetlands impact and 12,346 sq.ft. of wetlands buffer impact.

The Conservation Commission reviewed this project at their October 10 meeting (minutes attached) and endorsed this application.

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.

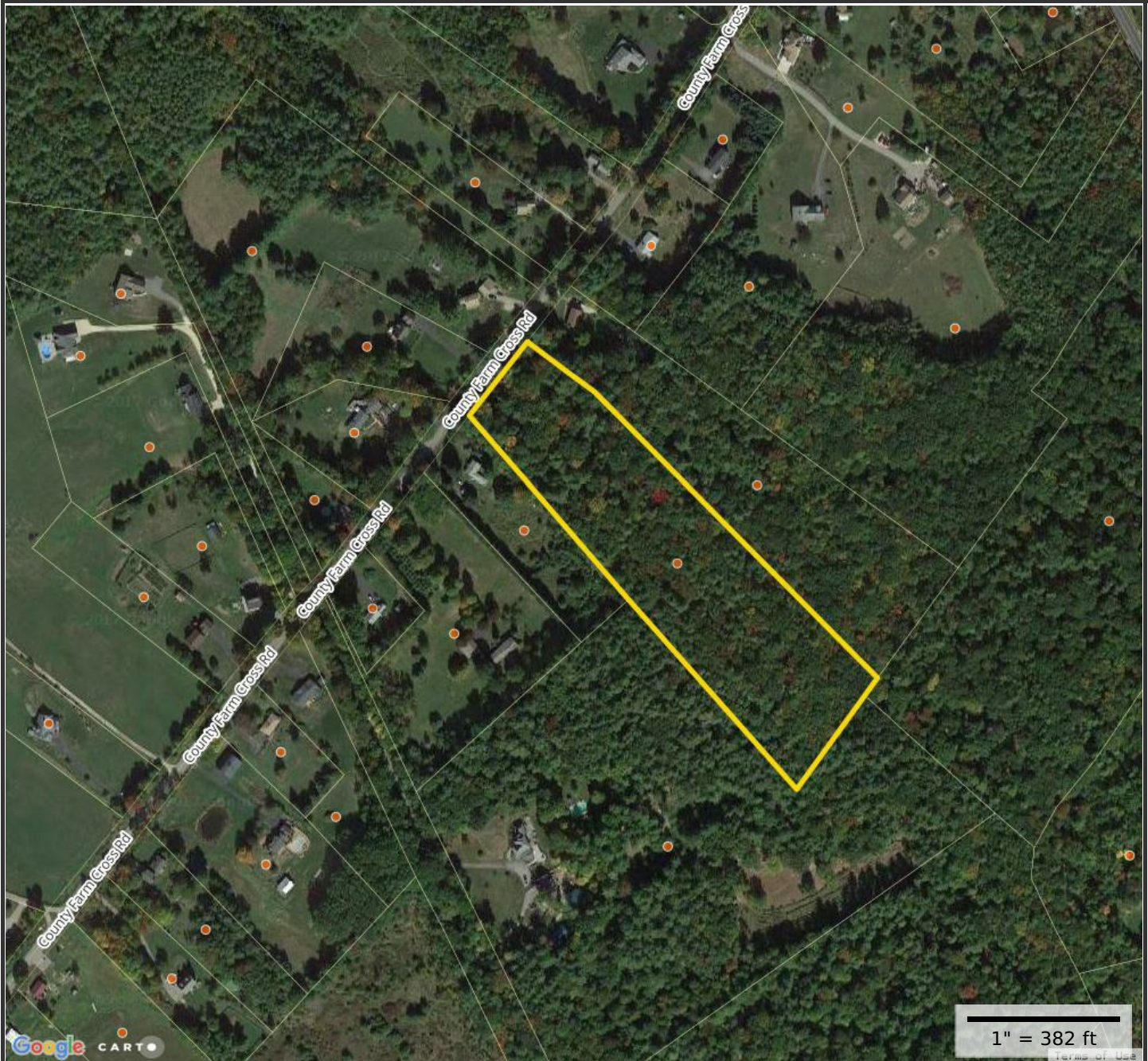
STAFF RECOMMENDATION:

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

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

1. The applicant shall revise the impact plan to:
 - a. Change Planning File Number to P17-50
 - b. Include a 2"x2" white space above title block for Planning Board approval signature stamp
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall provide the Planning Department with a copy of the NHDES Wetlands Permit.

County Farm Cross Road

**Property Information**

Property ID B0006-G00000
Location COUNTY FARM CROSS RD
Owner SIGNH RAGHBIR



**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 10/19/2017



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: RAGHBI SINGH Telephone # 617-899-3349

Address of Applicant: 15 OLIVE MEADOW LANE DOVER, NH 03820

E-Mail Address: _____

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # B Lot(s) # 6G

Address of Property: COUNTY FARM CROSS ROAD

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

Existing Use of Property: VACANT

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:

to allow construction of a private road for a 4-lot
(single family) subdivision within a wetland
buffer area.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NH DES WETLAND PERMIT (pending)

Name of Professional That Prepared Plans: MCENEANEY SURVEY ASSOCIATES, INC.

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

Professional License #: KEVIN MCENEANEY E-mail address: Kevin@surveynh.com
NH LLS 6611

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.

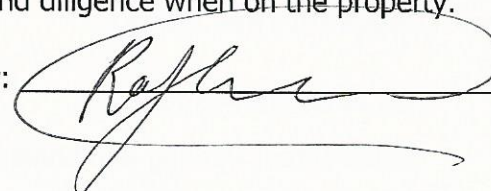
Signature of Property Owner:  Date: 8/11/17

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

Signature of Agent: _____ Date: _____

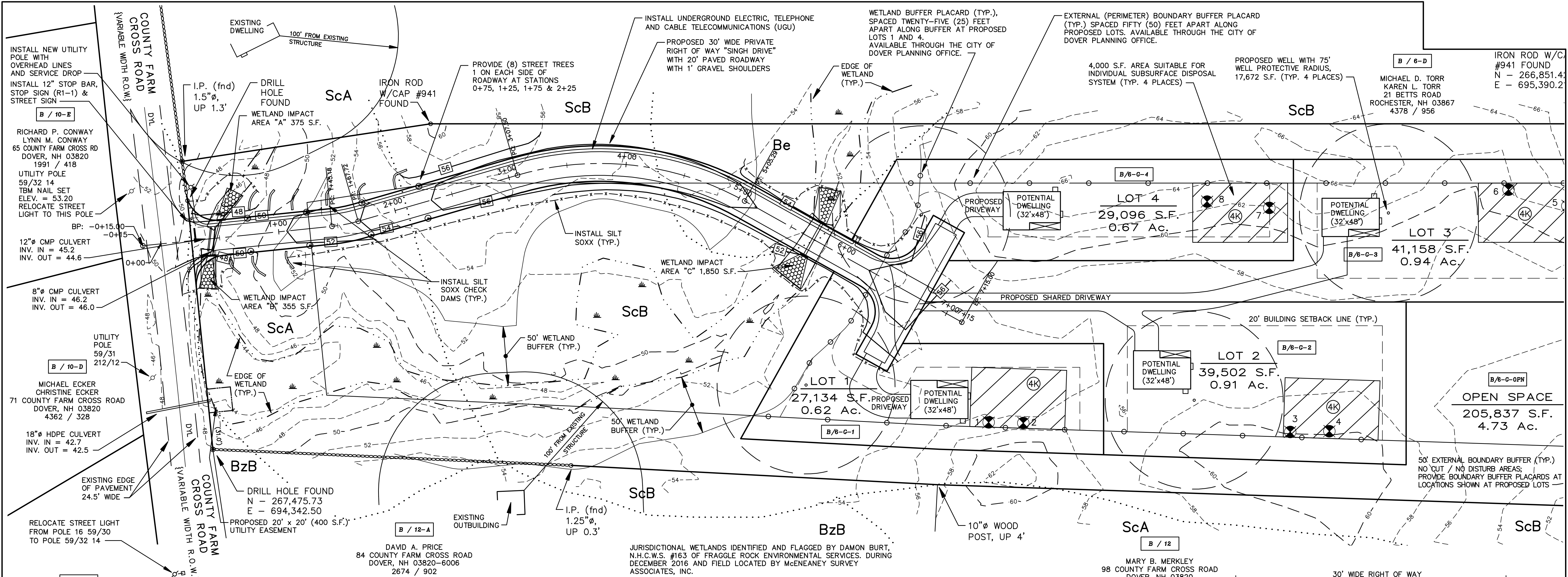
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 8/11/17

P17-58 & P17-59 COUNTY FARM CROSS ROAD

Property ID	Location	Owner 1	Owner 2	Owner Ad City	State	Zip
B0010-A00000	83 COUNTY FARM CROSS RD	CHEVALIER DYANNE P		83 COUNT DOVER	NH	03820
B0005-000000	SIXTH ST	COCHRAN ELIZABETH &	HARKINSON DAVID S AND DANIEL J	183 LOVEI WAKEFIEI	NH	03872
B0010-E00000	65 COUNTY FARM CROSS RD	CONWAY RICHARD P &	CONWAY LYNN M	65 COUNT DOVER	NH	03820
B0006-C00000	54 COUNTY FARM CROSS RD	DAY EVERETT H JR RUTHANN G TRUSTEES	DAY FAMILY REVOCABLE TRUST	54 COUNT DOVER	NH	03820
B0010-D00000	71 COUNTY FARM CROSS RD	ECKER MICHAEL &	ECKER CHRISTINE	71 COUNT DOVER	NH	03820
B0010-000000	51 COUNTY FARM CROSS RD	GARCIA DAVID S &	GARCIA DENISE RATTE	51 COUNT DOVER	NH	03820
B0010-F00000	57 COUNTY FARM CROSS RD	HAYES RICHARD E JR TRUSTEE	HAYES THERESA C TRUSTEE	57 COUNT DOVER	NH	03820
B0012-C00000	88 COUNTY FARM CROSS RD	LETENDRE CAROL J	LETENDRE ROGER G	88 COUNT DOVER	NH	03820
B0012-000000	98 COUNTY FARM CROSS RD	MERKLEY MARY B		98 COUNT DOVER	NH	03820
B0012-A00000	84 COUNTY FARM CROSS RD	PRICE DAVID A		84 COUNT DOVER	NH	03820-6006
B0006-H00001	34 COUNTY FARM CROSS RD	STEGMAN ROYCE R &	STEGMAN SUSAN M	34 COUNT DOVER	NH	03820
B0006-D00000	62 COUNTY FARM CROSS RD	TORR ZACHARY J &	TORR MEAGAN L	62 COUNT DOVER	NH	03820
		RAGHBIR SINGH		15 OLIVE I DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES		24 CHEST DOVER	NH	03820
		CIVILWORKS NE		PO BOX 1 DOVER	NH	03821



INSTALL NEW UTILITY POLE WITH OVERHEAD LINES AND SERVICE DROP
INSTALL 12" STOP BAR, STOP SIGN (R1-1) & STREET SIGN
B / 10-B

RICHARD P. CONWAY
LYNN M. CONWAY
65 COUNTY FARM CROSS RD
DOVER, NH 03820
1991 / 418

UTILITY POLE
59/32 14
TBM NAIL SET
ELEV. = 53.20
RELOCATE STREET LIGHT TO THIS POLE
BP: -0+15.00
-0+15
12" CMP CULVERT
INV. IN = 45.2
INV. OUT = 44.6

8" CMP CULVERT
INV. IN = 46.2
INV. OUT = 46.0

UTILITY POLE
59/31
212/12

B / 10-D

MICHAEL ECKER
CHRISTINE ECKER
71 COUNTY FARM CROSS ROAD
DOVER, NH 03820
4362 / 328

18" HDPE CULVERT
INV. IN = 42.7
INV. OUT = 42.5

EXISTING EDGE OF PAVEMENT
24.5' WIDE

RELOCATE STREET LIGHT
FROM POLE 16 59/30
TO POLE 59/32 14

B / 10-A

DYANNE P. CHEVALIER
83 COUNTY FARM CROSS ROAD
DOVER, NH 03820
4295 / 839

EDGE OF PAVEMENT
0+13.3
ELEV. 50.6

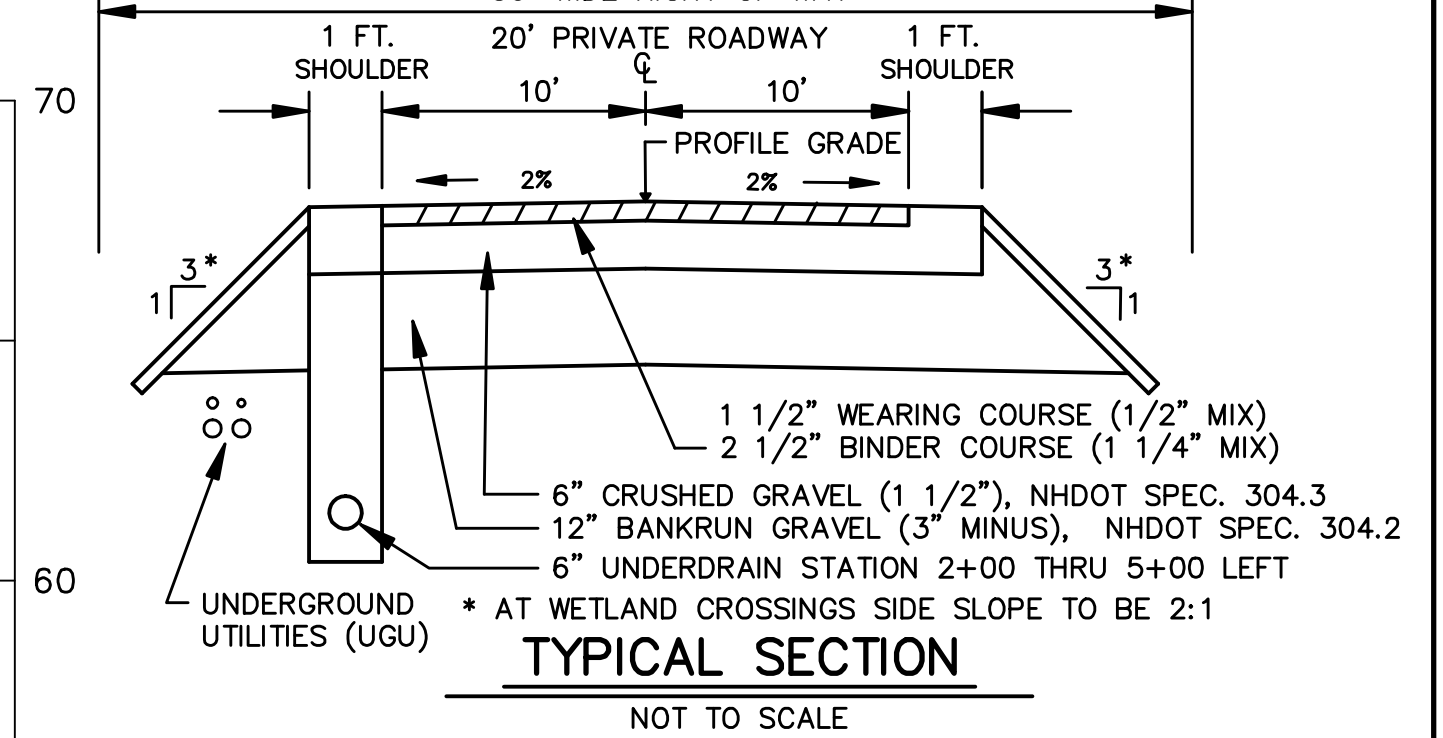
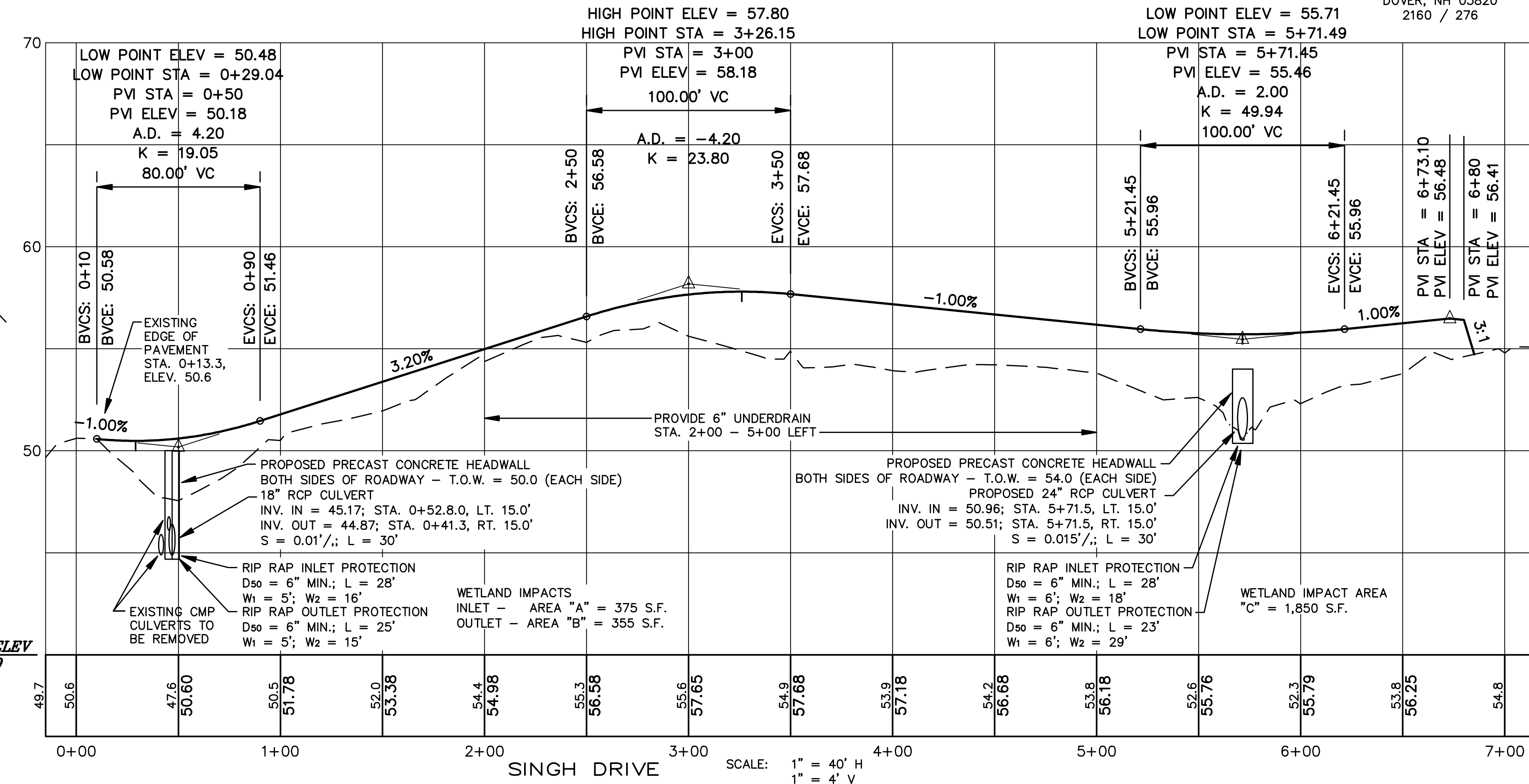
0+41.5
12" CMP CULVERT
INV. IN = 45.2
INV. OUT = 44.6

0+45.4
8" CMP CULVERT
INV. IN = 46.2
INV. OUT = 46.0

5+72.4
CL CROSSING
ELEV. 50.6

END OF PROPOSED ROADWAY
6+73.1
EXIST ELEV. 54.5

NOTE:
PER CH 155-48 PRIVATE ROADS A.)
3 AND 4 PARCELS
RIGHT OF WAY WIDTH = 30.00'
ROADBASE WIDTH = 16.0' / PROPOSED = 20.0' W/ 1' SHOULDERS
12" BANK-RUN GRAVEL / PROPOSED = 4" BITUMINOUS CONCRETE



NO.	DATE	DESCRIPTION	BY	CHK
1	9-15-17	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
16-2135	P+P	16-08	36-51	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	

WETLAND IMPACT PLAN
PREPARED FOR
RAGHIB SINGH
TAX MAP B, LOT No. 6-G
COUNTY FARM CROSS ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 17-58

DRAWN BY: **RJM** FILE: W10 CP\2135\16-2135

SCALE: 1" = 40' H / 1" = 4' V DATE: AUGUST 10, 2017

Civilworks New England
civil engineering
P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443



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, October 10, 2017
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Richard Erickson, Steve Fellows, Robert Eckert

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Kevin Lucey, Rick Stewart, Bill Thomas, Paul D’Orazio, Steve Haight, Scott Hogan, Adam Fogg, Patricia Nagle, Angela Engel

1. The meeting was convened at 5:35 PM and a roll call was done.

2. APPROVAL OF THE PRIOR MEETING MINUTES

Fellows moved to approve the September 11, 2017 minutes, Eckert seconded. Vote: 4 in favor

3. OLD BUSINESS:

- 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. Project 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.

Hunt: Some members went on a site walk on the property in September.

Stewart gave a PowerPoint presentation showing maps of the site, reviewing the benefits of the dam removal and detailing the wetland impacts. Will be removing contaminated sediments. The wetlands application should have been an expedited permit not a standard.

Lucey detailed the steps being taken for historical resources. Project has been going on since 2009 and it is a very complex process that has been vetted by many natural resource agencies.

Erickson made a motion to endorse the NHDES Wetlands Permit and City of Dover CUP, Fellows seconded. Vote: 4 in favor

The Chair signed one copy of the application.

4. NEW BUSINESS:

- A. NHDES Expedited Wetlands Permit and City of Dover Conditional Use Permit for Raghbir Singh, Assessor’s Map B, Lot 6G, zoned R-40, located on County Farm Cross Road.

Steve Haight as present to explain the proposal to build a private road for a four lot Open Space Subdivision with 2,580 square feet of wetlands impact and 12,346 square feet of wetlands buffer impact. The house lots are at the end of the road. At the beginning there is a 12” culvert to span a wetlands and then a 24” culvert just before the hammerhead.

Fellows confirmed that there are no wetland impacts for the placement of houses.

Hunt: Will the road be pervious pavement?

Haight: No it will be regular pavement.

Hunt: Are the streams or wetlands seasonal or year round?



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, October 10, 2017
Meeting Time: 5:30 pm

Haight: The water is not there all year long.

Hunt: Who is responsible for the wetland placards staying in place?

Haight: It will be inspected by the City's inspector from Community Services.

Bird: Has the wetlands permit been filed yet?

Haight: No I am expecting the Chair to sign the copies tonight and I will file tomorrow.

Hunt: What about erosion and sedimentation control?

Haight: We will use silt sox, check dams and erosion control blankets.

Fellows made a motion to endorse the NH DES wetlands permit and City of Dover CUP, Erickson seconded. Vote: 4 in favor

The Chair signed five applications.

- B. City of Dover Conditional Use Permit for Adam Fogg and Patricia Nagle, Assessor's Map L, Lot 13, zoned R-20, located at 25 Nute Road.

Scott Hogan and Adam Fogg was present to explain the proposal to add five sets of exterior stairs and a walkway to an existing house within the Conservation District adjacent to the tidal Bellamy River. The total permanent impact is 410 square feet.

Hogan: The house was approved via CUP in 2014. A variance was granted by the ZBA for the side setback. The original plan did not show a rear egress. We will not build the proposed patio on the side of the house to reduce the impervious cover.

Hunt: Do you have any photographs of the rear of the house?

Fogg: No but I have an architectural rendering.

Erickson: What is the height of doors above the outside grade?

Fogg: It is about 4-5 feet above the ground.

Hunt: Do the doors come from different rooms?

Fogg: Most come from one large open concept room but there are two that come from the in-law apartment on the southeast corner of the house.

Hunt: What material are you using for the walkway?

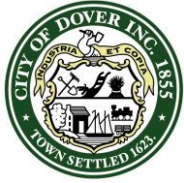
Fogg: We will be using standard pavers.

Fellows: It looks like with the removal of the patio, the total impervious is only a little more than the original amount.

Erickson: What material will be used for the stairs?

Fogg: It will be composite material. There is a stone drip edge around the foundation.

Bird: The real question is if this is the least impacting alternative that minimizes impacts?



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-58

Application Type: Major Subdivision
Applicant(s): Raghbir Singh
Owner(s): Raghbir Singh
Location: County Farm Cross Road (Tax Map B, Lot 6G)
Meeting Date: October 24, 2017

INTENT: Subdivision Plan Review to create 4 lots plus an open space lot. (4 new lots)

LOTS/UNITS PROPOSED: 4 new lots

AGENDA ITEM: # 4-C

ACREAGE: 8.40 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS:

Site plan application including Traffic Impact Study, waiver letter, Yield Plan Fiscal Feasibility, Fiscal Impact Analysis, TRC response, TRC minutes from 8/31/17, and plan set

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- NHDES Wetlands Permit
- NHDES Subdivision Approval
- Dover Conditional Use Permit

WAIVERS REQUESTED:

- Section 155.22.F(4)-External Boundaries

Summary of Request and Background

The applicant has submitted a plan to subdivide one lot on County Farm Cross Road into 5 lots. The lots will be serviced by private septic and individual wells and accessed by a private drive.

The Conservation Commission reviewed this project at their October 10 meeting (minutes attached) and endorsed this application.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote as follows:

Waiver Request:

The Planning Department recommends that the Board approve the waiver from Section 155-22 F(4) with the following condition:

Condition to Be Met Prior to Signing of Plans:

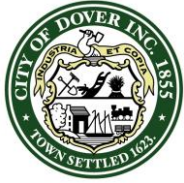
1. A note shall be added to the subdivision plan that the waiver was granted for the reasons stated by the applicant and that the Board found the criteria of 155-51A have been met.

Subdivision Plan:

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

Condition to Be Met Prior to Signing of Plans:

1. The applicant shall revise the plat to:
 - a. Add the owner's signatures.
 - b. Add the Licensed Land Surveyor, Professional Engineer, Landscape Architect, and Wetland Soil Scientist stamps and signatures.
 - c. Add permit numbers and dates to the permit status notes
 - d. Revise notes regarding external buffer placards to remove reference that they are "available at the Planning Office". Add "no cut, no disturb" before external buffer



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-58

Application Type: Major Subdivision
Applicant(s): Raghbir Singh
Owner(s): Raghbir Singh
Location: County Farm Cross Road (Tax Map B, Lot 6G)
Meeting Date: October 24, 2017

- e. Indicate private trash pick-up so that the trash is not piled at the end of the street
2. The applicant shall provide the Planning Department with:
 - a. a digital version of the final plat
 - b. Deed language indicating HOA, wetlands and stormwater maintenance plan
 - c. Home Owners documentation to be reviewed and approved by Assistant City Manager with consultation with the City's General Legal Counsel. Documentation shall include open space, wetlands, roadway, and stormwater infrastructure maintenance/operation as well as preservation of the buffer areas.
 - d. Revise note 9 to indicate waivers and CUPs after Planning Board
 - e. Revise to address the Inspection Service TRC comments.
3. The applicant shall pay the remaining balance of the application fees.
4. The applicant shall provide the Planning Department with a copy of the NH DES Subdivision Permit.

Conditions to Be Met Prior to Any Construction

Activity:

5. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

Conditions to Be Met Prior to Issuance of a Building

Permit:

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

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

7. Documentation that the HOA has been created and is in place.
8. Any new building shall be assessed the current impact fees in place at the time of building permit application.



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

Office Use Only

Project #:

Amount Paid:

Date Received:

Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: RAGHBIR SINGH Telephone # 617-899-3349

Address of Applicant: 15 OLIVE MEADOW LANE DOVER NH 03820

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

Address of Property Owner: _____

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: COUNTY FARM CROSS ROAD

Assessor's Map # B Lot(s) # 6 G

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

Size of Parcel: 365,997 S.F. (8.40 AC) Property Deed: Book 4436 Page: 810

Existing Use of Property: VACANT

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): ☒ Open Space: ☒

Existing Number of Lots: 1 Proposed Number of Lots: 4

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: 675⁺ feet Public or Private Road? PRIVATE

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

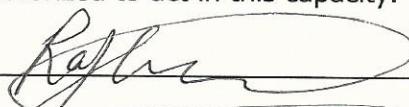
Name of Surveyor and Company (Licensed in N.H.) KEVIN MCENEANEY
MCENEANEY SURVEY ASSOCIATES, INC.
Address 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911
Professional License #: NH LLS 661 E-mail address: Kevin@surveyph.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) STEPHEN HAIGHT
CIVILWORKS NE
Address PO. BOX 1166 DOVER NH 03821 Telephone #: 749-0443
Professional License #: NH P.E. 7978 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. 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:  Date: 8/11/17

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

Signature of Agent: _____ Date: _____

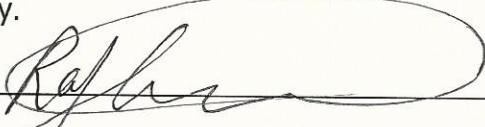
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 8/11/17

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

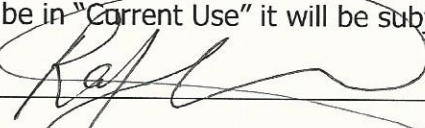
I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy,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

Signature of Property Owner:  Date: 8/11/17

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

CERTIFICATION OF FEES

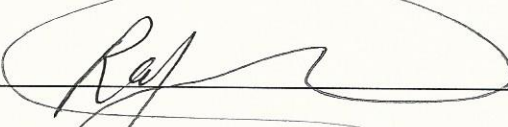
I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule 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: 8/11/17

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: 8/11/17

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

CITY OF DOVER SUBDIVISION LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
B	66	RAGHBIR SINGH	15 OLIVE MEADOW LANE DOVER NH 03820

Applicant (if different from owner):

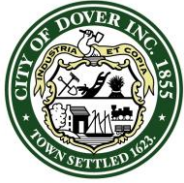
APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
KEVIN MCENEANEY	MCENEANEY SURVEY ASSOCIATES	24 CHESTNUT ST DOVER NH 03820
STEPHEN HAIGHT P.E.	CIVILWORKS NE	PO BOX 1166 DOVER, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-58

Application Type: Open Space Subdivision Plan Review
Applicant(s): Raghbir Singh
Owner(s): Raghbir Singh
Location: County Farm Cross Road (Tax Map B, Lot 6G)
Date: August 31, 2017

INTENT: Subdivision Plan Review to create 4 lots

LOTS/UNITS PROPOSED: 4 new lots

AGENDA ITEM #: 1

ACRES: 8.40 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

PERMITS REQUIRED:

- NHDES Wetlands Permit
- NHDES Sewer Permit
- Dover Conditional Use Permit

WAIVERS REQUESTED: Expecting one for overhead utilities across County Farm Cross Road

ATTENDANCE:

Donna Benton, Planning
Dave White, Engineering
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Sgt. Marn Speidel, Police
Jim Maxfield, Inspection Services

Others:

Kevin McEneaney, Surveyor
Steve Haight, Engineer

Approval of August 17, 2017 Meeting Minutes

J.Maxfield moved to approve as written.
D.White seconded. Vote: U/A

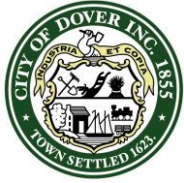
Plan Review

Planning Comments:

- Impact fees will be assessed
- Application fees will be invoiced
- Conditional Use Permit needed for driveway crossing the wetlands
- Look at configuring lots to reduce amount of 50' perimeter buffer within each lot
- Please provide:
 - a perimeter landscape plan per Chapter 155.36.F
 - Home Owner's Association documents to be reviewed by the City's Legal Counsel including the wetlands and the deed which indicates wetlands
 - a letter explaining where all of these changes have been made on the plan sheet
 - documentation from Assessing Department on lot numbers
 - Utility plan showing electric, telephone, gas, and cable
 - Traffic Impact study
 - Narrative about yield plan and fiscal analysis per 155-22.H(4)
- Please revise plat to:
 - Indicate wetland buffer placards for lots 1 & 4
 - Calculation to show that wetland buffers account for no more than 40% of minimum lot area for lots 1 & 2 on Yield Plan
 - Indicate driveway locations
 - Add planning file number (P17-58) on all sheets
 - Have the LLS, and Wetland Scientist sign and stamp final plans
 - Add width of County Farm Cross Road
 - Update state permits with numbers for final plan
 - Are you proposing street lights?
 - Add location and materials of property boundary markers
 - Add street trees on plan sheet
 - Add Subdivision common notes: 9, 16, 21, & 28
 - Add no cut/no disturb leader note to perimeter buffer
 - Revise note 49 on sheet 7 which states Pear Drive and cul-de-sac island
 - Revise note 7 on sheet 4, take calculation off and revise open space calculation to be # of lots x reduction in lot size for open space

Planning Board Comments:

- Where will the easement runoff be?
- Will each dwelling need a fire suppression system?



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-58

Application Type: Open Space Subdivision Plan Review
Applicant(s): Raghbir Singh
Owner(s): Raghbir Singh
Location: County Farm Cross Road (Tax Map B, Lot 6G)
Date: August 31, 2017

- If the road was recently paved is there a way around digging up the road or at least assuring good compaction?
- Street light could be on pole

Economic Development Comments:

- Would like to see where the driveways will be located, more specific building envelopes, and final open space layout

Engineering Comments:

- Grant an easement to the city for around the end of the 18 inch pipe that crosses County Farm Cross Road
- Install a headwall on that same pipe
- Show building areas
- Install headwalls on your proposed cross drainage pipes to reduce the area of disturbance in the wetlands
- Have a shared driveway to lots 2&3
- Look at the existing street lights on county farm cross Road and relocate one to the entrance if there isn't one there
- Include a plan with the Operation & Maintenance Plan
- Investigate alternative to street side trash pickup
- On page 7/9 note 49 it refers to Pear Drive
- On page 8/9 the sign detail should be a square post
- Need perimeter buffer signs

Police Department Comments:

- Subdivision application says no City water or sewer. Note 5 on Sheet 4 says it's to be serviced by municipal water and sewer. Clarify.
- Yield plan shows a cul-de-sac. If this is truly feasible, then why not do a cul-de-sac in the subdivision instead of a hammer-head?

- If you have 4 driveways coming off the hammer-head, how will snow storage be managed?
- 16' roadway is too narrow
- Issue with open space calculations

Fire/Inspections Comments:

- Note 49 on sheet 7 should reference Singh Drive
- Provide a note to indicate the right of way shall be accessible in all-weather conditions year round during construction.
- Provide a note that fire department access road shall maintain a minimum unobstructed width of 20' of pavement year round.
- Provide Truck 1 turning template throughout the site.
- Clarify how electric, telephone and cable utilities will be brought to the site. Indicate any pad mounted transformer locations with other utility pedestals.

Meeting adjourned at 11:00 am on a motion by D.White and seconded by F.Torr.

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TRC\MINUTES\2017.08.31_PlanningTechnicalReviewCommittee.Singh
County Farm Cross.Minutes.docx

TECHNICAL REVIEW COMMITTEE MINUTES - P17-58

Application Type: Open Space Subdivision Plan Review

Applicant(s): Raghbir Singh Owner(s): Raghbir Singh

Location: County Farm Cross Road (Tax Map B, Lot 6G)

Date: August 31, 2017

Document Created by: Planning 017.08.31PlanningTechnicalReviewCommittee.SinghCountyFarmCross.Minutes

Plan Review

Planning Comments:

- ☐ Impact fees will be assessed
- ☐ Application fees will be invoiced
- ☐ Conditional Use Permit needed for driveway crossing the wetlands **Application submitted**
- ☐ Look at configuring lots to reduce amount of 50' perimeter buffer within each lot **Lot configuration will remain as shown.**
- ☐ Please provide:
 - A perimeter landscape plan per Chapter 155.36.F **Sheet 4, added note 13 – retain existing vegetative buffer; Sheet 5, added note 16 – retain existing vegetative buffer**
 - Home Owner's Association documents to be reviewed by the City's Legal Counsel including the wetlands and the deed which indicates wetlands **Owner to address**
 - A letter explaining where all of these changes have been made on the plan sheet **reference this document**
 - Documentation from Assessing Department on lot numbers **Assessing has notified Planning Dept. of approved lot numbers, shown on plan.**
 - Utility plan showing electric, telephone, gas, and cable **Sheet 6, add Utility Pole w/ service drop, linework for UGU and note describing UGU (there is no gas service in County Farm Cross Road at present); revise typical cross section to show UGU on left side.**
 - Traffic Impact study **pending**
 - Narrative about yield plan and fiscal analysis per 155-22.H(4) **pending**

☐ Please revise plat to:

- Indicate wetland buffer placards for lots 1 & 4 Sheets 4, 5 & 6, added placard locations along buffer (spaced at twenty-five feet, available through Dover Planning Office)
- Calculation to show that wetland buffers account for no more than 40% of minimum lot area for lots 1 & 2 on Yield Plan Sheet 3, reduced number of yield lots to four (4)
- Indicate driveway locations Sheet 6, Lots 1 & 4 individual, Lots 2 & 3 shared
- Add planning file number (P17-58) on all sheets Added to all 9 sheets
- Have the LLS, and Wetland Scientist sign and stamp final plans Pending approval
- Add width of County Farm Cross Road Variable Width ROW, 24.5' Wide pavement (new 2017) sheets 2 through 6
- Update state permits with numbers for final plan Pending approvals
- Are you proposing street lights? No
- Add location and materials of property boundary markers Sheet 4, added note regarding bounds and rods to be set
- Add street trees on plan sheet Sheet 6, added note and 8 tree symbols 0+75, 1+25, 1+75, 2+25; Sheet 7, amended note 28
- Add Subdivision common notes: 9, 16, 21, & 28 (9) Sheet 4, added "Municipal Waivers" block (to be amended as applicable); (16) Sheet 5, add note 13, Sheet 7, included and amended within note 22 & add note 52; (21) Sheet 5, added note 14, Sheet 8, shown on "GRASS DRAINAGE SWALE DETAIL" (6" loam and sod"), Sheet 7, added note 53; (28) Sheet 5, added note 15, Sheet 7, added note 54
- Add no cut/no disturb leader note to perimeter buffer Sheets 4, 5 & 6, added to external buffer note and added placard locations along buffer (spaced at fifty feet, available through Dover Planning Office)
- Revise note 49 on sheet 7 which states Pear Drive and cul-de-sac island Sheet 7, replaced road name, removed cul-de-sac portion of note
- Revise note 7 on sheet 4, take calculation off and revise open space calculation to be # of lots x reduction in lot size for open space Sheets 4 & 5, revised note

Planning Board Comments:

- ☐ Where will the easement runoff be? need clarification
- ☐ Will each dwelling need a fire suppression system? No, revised roadway width to twenty feet for Fire Truck access, See DOVER LADDER TRUCK MOVEMENT PLAN
- ☐ If the road was recently paved is there a way around digging up the road or at least assuring good compaction? Intend to install new Utility Pole on Site side of County Farm Cross Road, and proceed underground into site.
- ☐ Street light could be on pole Sheets 4 & 6, intend to move light from Utility Pole #59/30 to Utility Pole # 59/32 14

Economic Development Comments:

- ☐ Would like to see where the driveways will be located, more specific building envelopes, and final open space layout Sheet 6, Lots 1 & 4 individual, Lots 2 & 3 shared ; added potential 32' x 48' dwellings

Engineering Comments:

- ☐ Grant an easement to the city for around the end of the 18 inch pipe that crosses County Farm Cross Road Sheets 4, 5 & 6, add 20.0' x 20.0' Utility Easement
- ☐ Install a headwall on that same pipe No
- ☐ Show building areas Sheet 6, added potential 32' x 48' dwellings
- ☐ Install headwalls on your proposed cross drainage pipes to reduce the area of disturbance in the wetlands Sheet 6, headwalls added
- ☐ Have a shared driveway to lots 2&3 Sheet 6, Lots 1 & 4 individual, Lots 2 & 3 shared
- ☐ Look at the existing street lights on county farm cross Road and relocate one to the entrance if there isn't one there Sheets 4 & 6, intend to move light from Utility Pole #59/30 to Utility Pole # 59/32 14
- ☐ Include a plan with the Operation & Maintenance Plan Plan & Profile is attached to Stormwater Operation & Maintenance Plan , 3 copies delivered to City
- ☐ Investigate alternative to street side trash pickup Trash pick up will be Dover bag & tag system, see Sheet 7, Note 39
- ☐ On page 7/9 note 49 it refers to Pear Drive Sheet 7, replaced road name, removed cul-de-sac portion of note.
- ☐ On page 8/9 the sign detail should be a square post Revised detail
- ☐ Need perimeter buffer signs Sheets 4, 5 & 6, add to external buffer note and add placard locations along buffer (spaced at fifty feet, available through Dover Planning Office)

Police Department Comments:

- ☐ Subdivision application says no City water or sewer. Note 5 on Sheet 4 says it's to be serviced by municipal water and sewer. Clarify. **Sheets 4 & 5, revised note 5 to state lots are to be serviced by Individual Wells and Individual Subsurface Disposal Systems**
- ☐ Yield plan shows a cul-de-sac. If this is truly feasible, then why not do a cul-de-sac in the subdivision instead of a hammer-head? **Hammerhead preferred**
- ☐ If you have 4 driveways coming off the hammer-head, how will snow storage be managed? **Sheet 6, driveways - Lots 1 & 4 individual, Lots 2 & 3 shared**
- ☐ 16' roadway is too narrow **Revised roadway width to twenty feet for Fire Truck access; See DOVER LADDER TRUCK MOVEMENT PLAN**
- ☐ Issue with open space calculations **Sheets 4 & 5, note 7**

Fire/Inspections Comments:

- ☐ Note 49 on sheet 7 should reference Singh Drive **Sheet 7, replaced road name, removed cul-de-sac portion of note.**
- ☐ Provide a note to indicate the right of way shall be accessible in all-weather conditions year round during construction. **Sheet 7, added note 50**
- ☐ Provide a note that fire department access road shall maintain a minimum unobstructed width of 20' of pavement year round. **Sheet 7, added note 51; DOVER LADDER TRUCK MOVEMENT PLAN**
- ☐ Provide Truck 1 turning template throughout the site. **DOVER LADDER TRUCK MOVEMENT PLAN is made part of this plan set**
- ☐ Clarify how electric, telephone and cable utilities will be brought to the site. Indicate any pad mounted transformer locations with other utility pedestals. **Sheet 6, added overhead service from existing utility pole 59/32 14 to a proposed utility pole at drive entrance (located on subject parcel) with service drops to underground lines on the left side of Singh Drive with a transformer to be located before the hammerhead at Lot 4.**

Additional plan revisions:

Sheet 1

Added "*" with note to indicate Sheet 4 is to be recorded

Sheet 2

Sheet 3

Sheet 4

Added to note 12 – NHDES wetland permit (pending)

Extended hammerhead 27' in each direction to accommodate Fire Truck

Revised Lot 1 area to 27,134 S.F. / 0.62 Ac.

Revised Lot 4 area to 29,096 S.F. / 0.67 Ac.

Revise Open Space Tax Map ID to B/6-G-OPN

Revised note 8 to show 4 Lots on Yield Plan

Sheet 5

Extended hammerhead 27' in each direction to accommodate Fire Truck

Revised Lot 1 area to 27,134 S.F. / 0.62 Ac.

Revised Lot 4 area to 29,096 S.F. / 0.67 Ac.

Revised Open Space Tax Map ID to B/6-G-OPN

Revised note 8 to show 4 Lots on Yield Plan

Sheet 6

Extended hammerhead 27' in each direction to accommodate Fire Truck

Revised Lot 1 area to 27,134 S.F. / 0.62 Ac.

Revised Lot 4 area to 29,096 S.F. / 0.67 Ac.

Revised Open Space Tax Map ID to B/6-G-OPN

Sheet 7

Sheet 8

Sheet 9

September 25, 2017

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Christopher Parker, AICP
Assistant City Manager



RE: P17-58 SINGH OSS
Yield Plan - Fiscal Feasibility per City of Dover
Subdivision Regulations: Chapter 155.22 H (4)

The above referenced proposed 4 Lot Open Space Subdivision for Raghbir Singh is for an 8+ acre parcel denoted as Assessor's Map B, Lot 6G and is located on County Farm Cross Road in an R-40 Zoning District.

The Yield Plan for this proposed subdivision depicts four single family lots with a proposed road having a length of 985 feet. These four lots would be serviced by individual septic systems and wells and the proposed road would also contain underground utilities for electric, telephone and cable.

Mr. Singh has received preliminary estimates from T&S Construction of Somersworth, NH for the road construction, including the installation of utilities, at \$225 per lineal foot. Mr. Singh has also received an estimated value of the finished lots, from John Diamond of RE/MAX, of \$125,000 per lot.

Based on these estimates, below is a chart illustrating the economic feasibility of the Yield Plan:

DEVELOPMENT COSTS:

ROAD CONSTRUCTION (WITH UTILITIES)	\$225 per LF x 985 LF	\$221,625
LAND PURCHASE (8+ ACRES)		\$125,000
DEVELOPMENT SOFT COSTS (DESIGN & APPROVALS)		<u>\$ 50,000</u>
		\$396,625

FINISHED LOT VALUE:

4 LOTS x 125,000 EACH	\$500,000
-----------------------	------------------

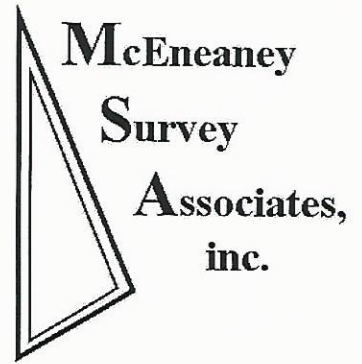
NET RETURN: \$103,375

Kevin McEneaney

September 25, 2017

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Christopher Parker, AICP
Assistant City Manager



RE: P17-58 SINGH OSS
Waiver from External Buffers per
Subdivision Regulations: Chapter 155.22 F (4)

The above referenced proposed 4 Lot Open Space Subdivision for Raghbir Singh is for an 8+ acre parcel denoted as Assessor's Map B, Lot 6G and is located on County Farm Cross Road in an R-40 Zoning District.

On behalf of the applicant, Raghbir Singh, we are requesting a waiver from Chapter 155.22 F (4) External Buffers which requires the OSS design to maintain an external buffer of 50 feet where the existing vegetation is to be maintained, or alternatively, per Chapter 155.36 F, to provide a planted landscape buffer where the 50 foot External Buffer is impacted.

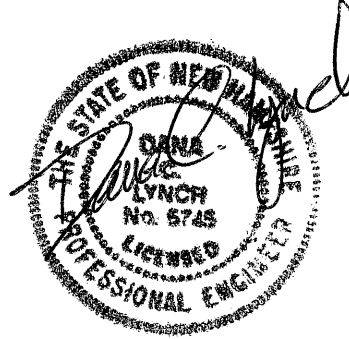
The road was designed to minimize the impact on the Wetland Buffer located on the south side of the parcel. However, in doing so, a section of the road is located within the 50 foot External Buffer along the north side of the parcel. To mitigate the impact along this section of the External Buffer, the proposed plans have been revised to show a planting of an additional landscape buffer (see Sheet 6 of 9, Roadway Plan & Profile) as described in Chapter 155.36 F.

Kevin McEneaney

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: McEneaney Survey Associates, Inc.
From: Dana C. Lynch, P.E.
Date: September 20, 2017
Re: **Standard Traffic Impact Analysis**
Singh Open Space Subdivision of Land
Tax Map B, Lot 6-G
County Farm Cross Road, Dover
Our Reference No. 1707



1. Description of Site

The subject site consists of an 8.4 acre vacant, wooded lot located on the easterly side of County Farm Cross Road, approximately 0.4 miles south of Sixth Street. The proposed subdivision will consist of four (4) single-family house lots served by a 600 ft. $\pm$ long, 20 ft. wide private road. The site has approximately 237 ft. of frontage along County Farm Cross Road and is accessed at the same location as an existing wood road.

2. Description of Roadways

County Farm Cross Road is a two-way City street running between County Farm Road, at the Strafford County complex, at the southerly terminus, to Sixth Street at the northerly terminus. The pavement is new and the roadway is relatively straight in front of the subject site. Pavement is approximately 24.5 ft. wide.

County Farm Cross Road is posted with a 30 m.p.h. speed limit. There are no sidewalks and, while there do not appear to be any on-street parking restrictions, on-street parking is not a common practice.

3. Sight Distance

Sight distance to the north, or looking right, is in excess of 325 ft. at the proposed private street. This meets or exceeds the guidelines set forth in the AASHTO "Green Book" for a posted speed of 30 mph (200 ft.) or an estimated average travel speed of 40 mph (275-325 ft.).

Current sight distance to the south, or left, is limited by existing low-hanging branches and one 10"-12" diameter tree. Available sight distance to the south, as measured to a high point of County Farm Cross Road, approximately at the driveway to 84 County Farm

Cross Road, is in excess of 325 ft. and meets AASHTO guidelines. This sight distance is only full attained with removal of vegetation within 15 ft. of the edge of pavement along the frontage of the subject project.

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.) 210, Single-Family Detached Housing

Proposed Project:

4 housing units

Trip Generation Rates & Distribution for the Project:

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

			Distribution	
Parameter	Avg. Rate	Total Trip Ends	Entering	Exiting
Average Weekday	9.57	40	20	20
A.M. Peak Hour	0.75	3	1	2
P.M. Peak Hour	1.01	4	3	1
Average Saturday	10.10	40	20	20

Ref. Attachment: Land Use Code 210, Single-Family Detached Housing data sheets

6. Public Transit:

There is no COAST bus route in the vicinity of the proposed subdivision. The closest route, Route 33, terminates at the County complex located approximately 1.0 miles to the south.

Appendix

Land Use Code 210 Single-Family Detached Housing Data Sheets

Single-Family Detached Housing (210)

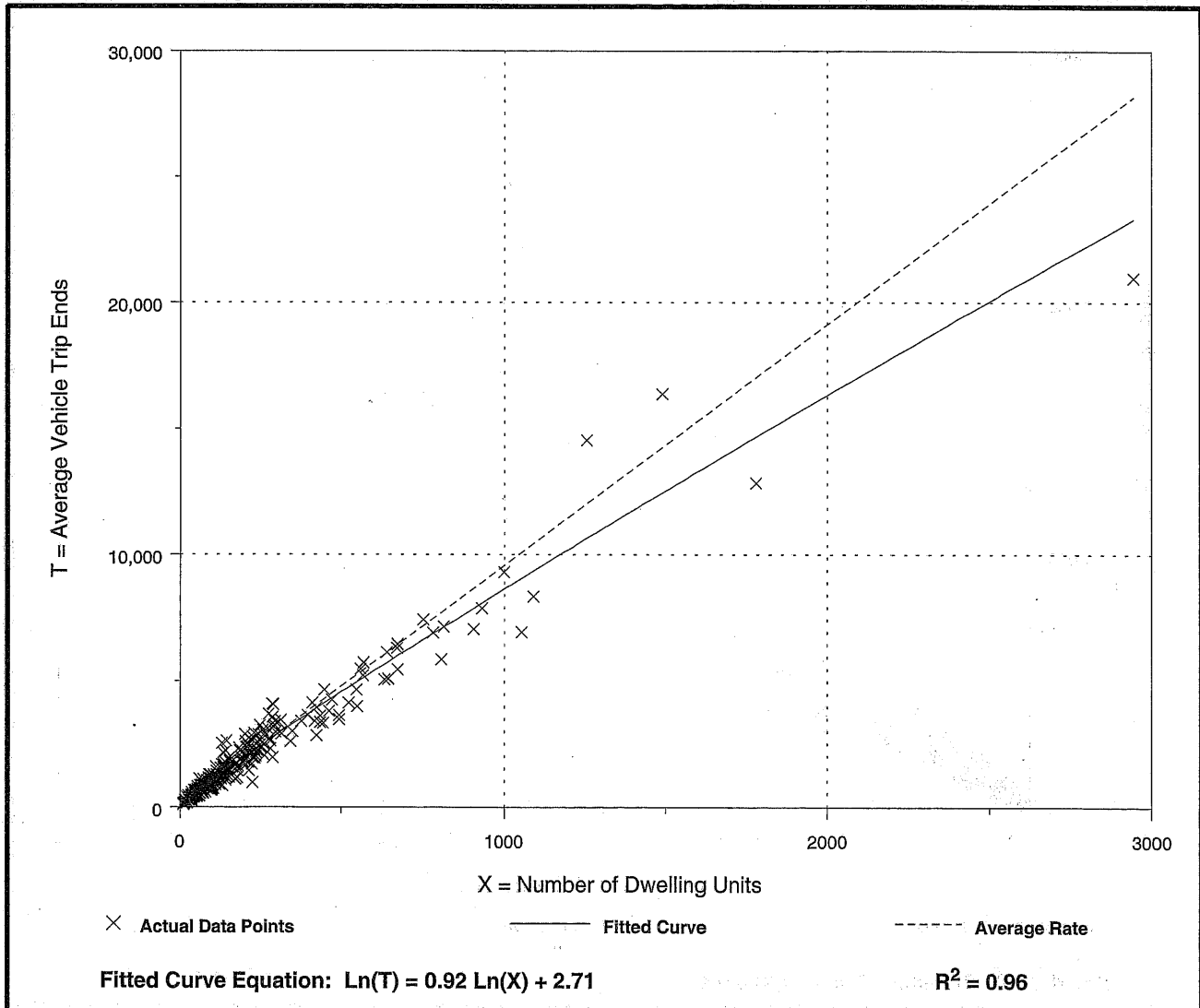
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 350
Avg. Number of Dwelling Units: 197
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.57	4.31 - 21.85	3.69

Data Plot and Equation



Single-Family Detached Housing (210)

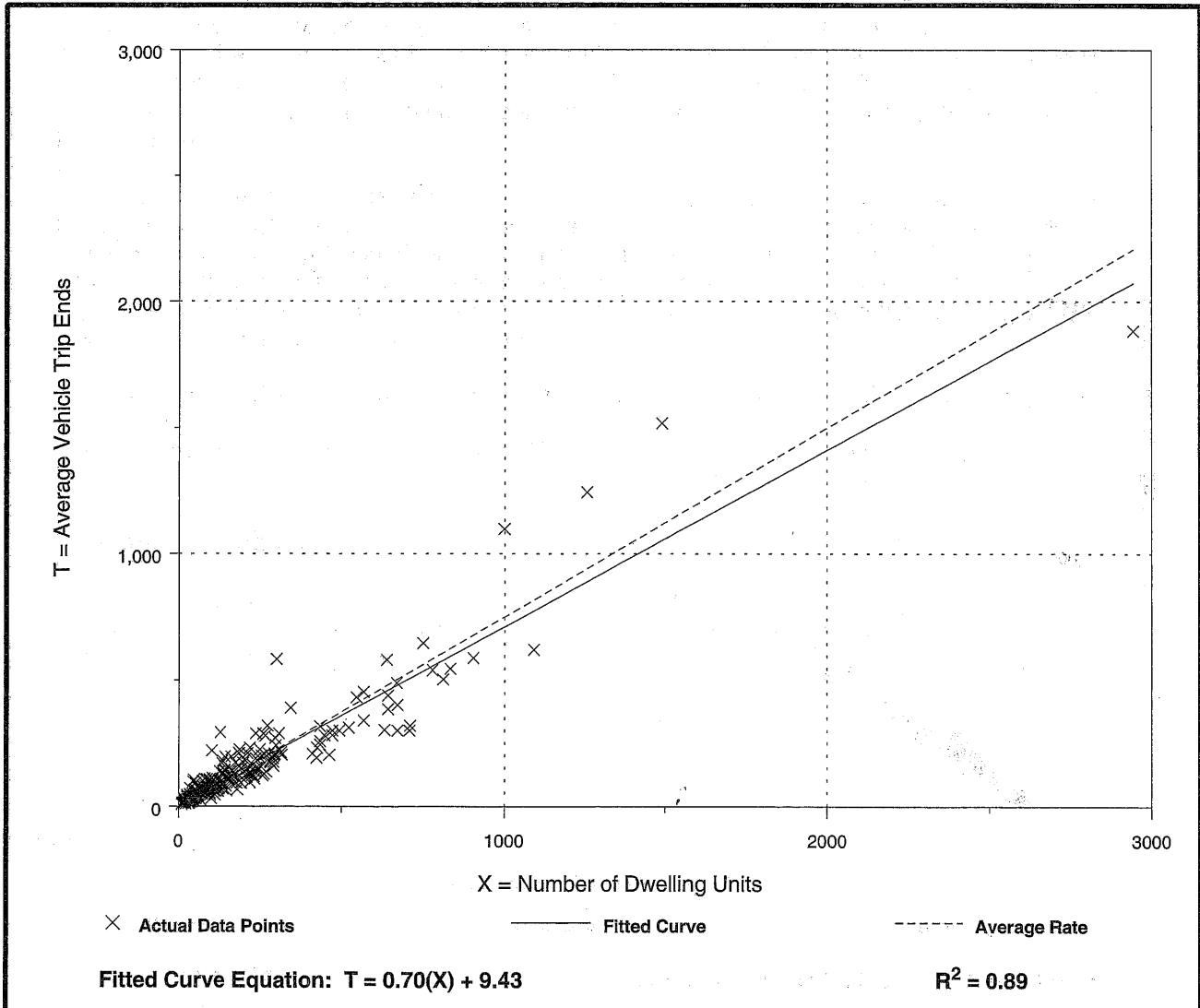
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 274
 Avg. Number of Dwelling Units: 201
 Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Single-Family Detached Housing (210)

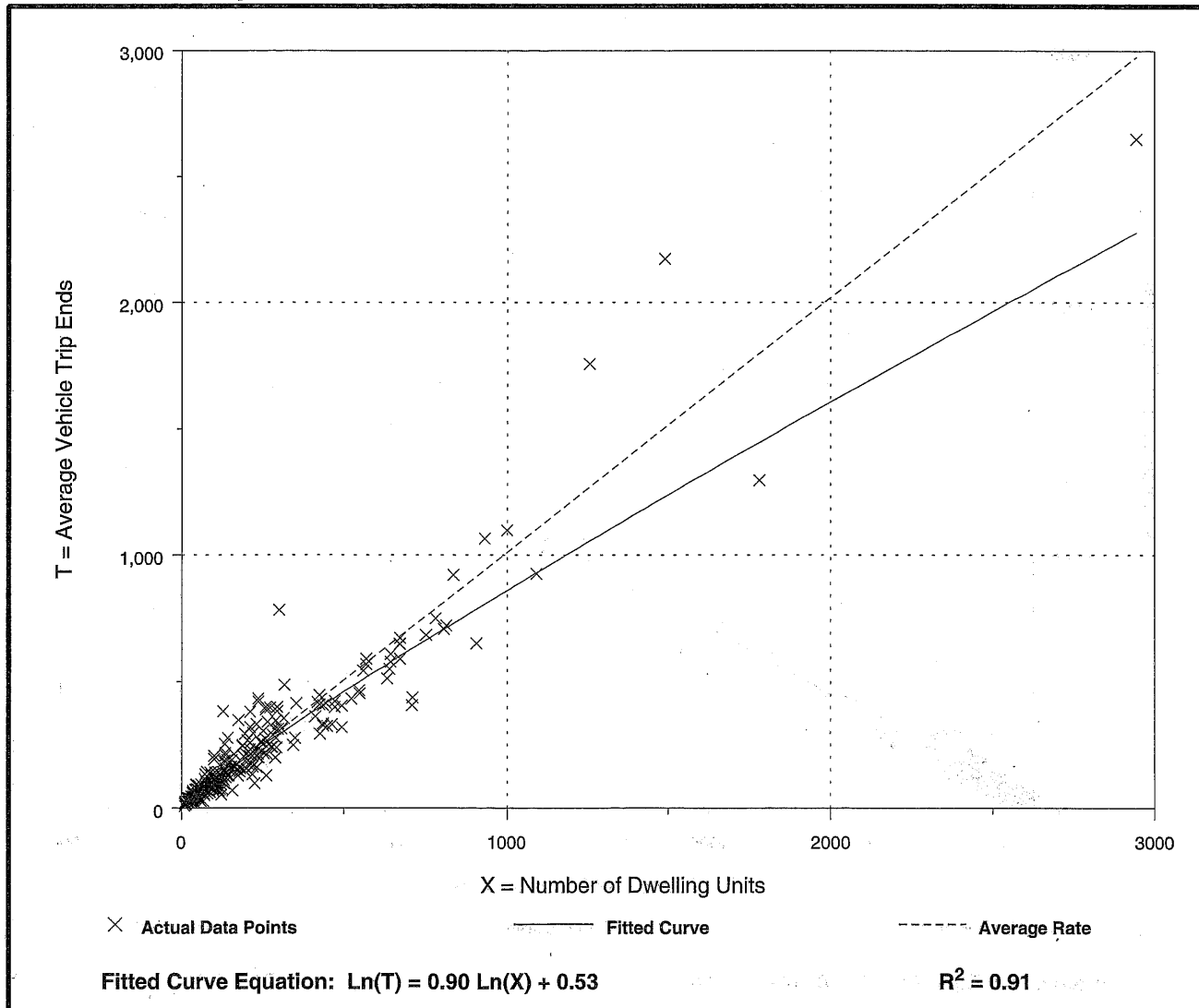
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 302
 Avg. Number of Dwelling Units: 214
 Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.01	0.42 - 2.98	1.05

Data Plot and Equation



Single-Family Detached Housing (210)

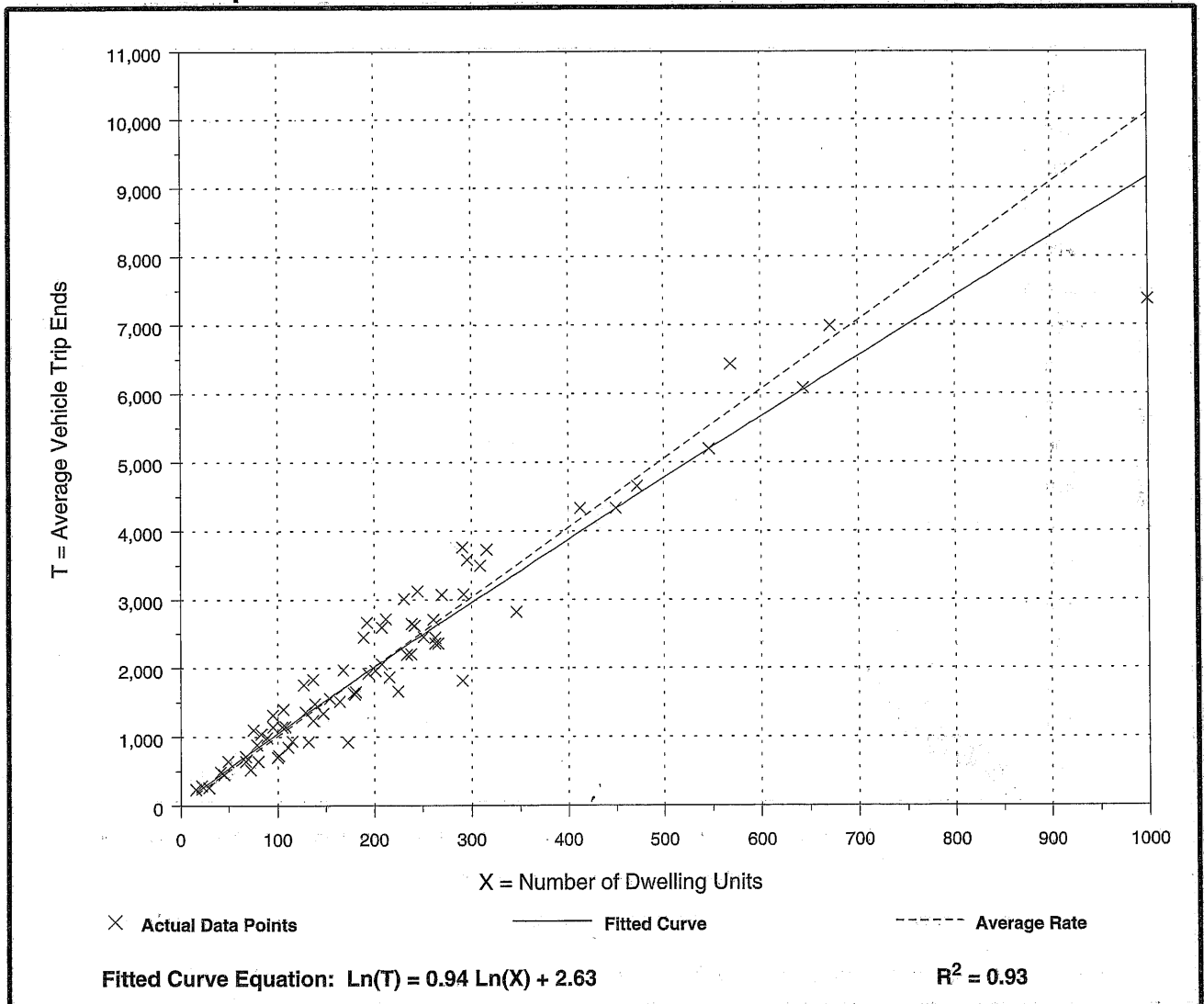
Average Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

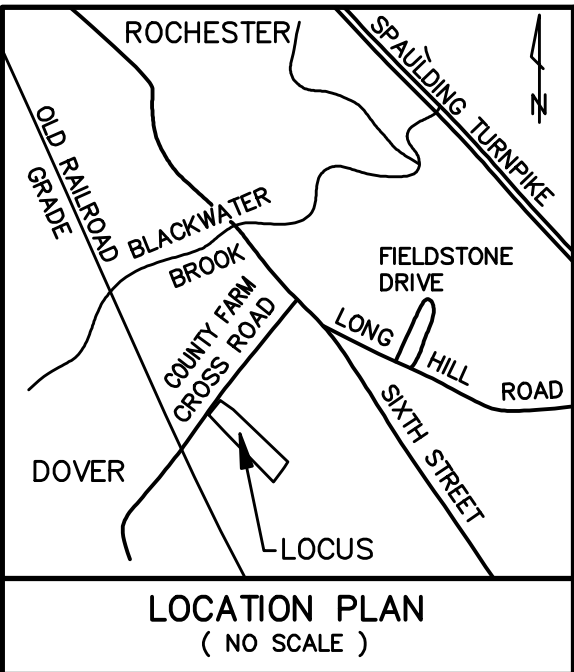
Number of Studies: 73
Avg. Number of Dwelling Units: 214
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
10.10	5.32 - 15.25	3.68

Data Plot and Equation



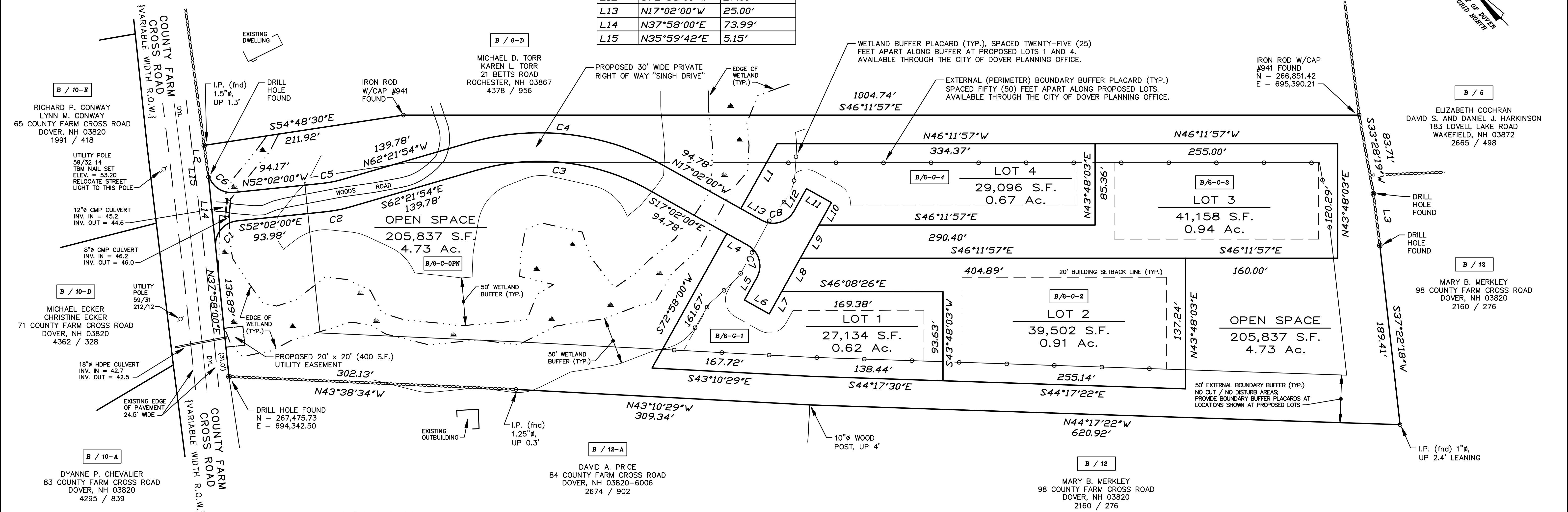


No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°00'00"	25.00	39.27	35.36	N82°58'00"E
C2	10°19'54"	140.00	25.25	25.21	S57°11'57"E
C3	45°19'54"	235.00	185.93	181.12	S39°41'57"E
C4	45°19'54"	265.00	209.66	204.24	N39°41'57"W
C5	10°19'54"	110.00	19.84	19.81	N57°11'57"W
C6	88°01'41"	25.00	38.41	34.74	N08°01'09"W
C7	90°00'00"	25.00	39.27	35.36	S27°58'00"W
C8	90°00'00"	25.00	39.27	35.36	N62°02'00"W

No.	Bearing	Distance
L1	S72°58'00"W	78.11'
L2	N35°59'42"E	28.23'
L3	S36°41'43"W	54.92'
L4	S17°02'00"E	25.00'
L5	S72°58'00"W	27.00'
L6	S17°02'00"E	30.00'
L7	N72°58'00"E	27.00'
L8	N72°58'00"E	40.00'
L9	N72°58'00"E	40.00'
L10	N72°58'00"E	27.00'
L11	N17°02'00"W	30.00'
L12	S72°58'00"W	27.00'
L13	N17°02'00"W	25.00'
L14	N37°58'00"E	73.99'
L15	N35°59'42"E	5.15'

REFERENCE PLANS:

- 1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR DAVID G. TORR OF LANDS IDENTIFIED AS TAX MAP B LOTS 6D & 6G HAVING A PHYSICAL ADDRESS OF #62 COUNTY FARM CROSS ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: JULY 1, 2015, REVISED THROUGH 11/02/15; BY: JASON POHOPEK DESIGN & CONSTRUCTION, LLC. RECORDED S.C.R.D. PLAN 111-11.



NOTES:

- 1.) OWNERS OF RECORD:
- RAGHBIR SINGH
15 OLIVE MEADOW LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4436, PAGE 810
- 2.) [B / 6-G] - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS R-40 (RURAL RESIDENTIAL).
- 4.) PARCEL AREA = 365,997 S.F. / 8.40 Ac.
- 5.) PLAN INTENT: TO DEPICT A FOUR (4) LOT OPEN SPACE SUBDIVISION WITH PARCELS TO BE SERVICED BY INDIVIDUAL WELLS AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS (ISDS).
- 6.) SUBDIVISION IS TO BE CONSIDERED UNDER THE OPEN SPACE SUBDIVISION REGULATIONS FOR REDUCED SIZED HOUSE LOTS"
- MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM FRONTAGE FOR LOTS = 40 FEET
MINIMUM BUFFER ALONG FRONTAGE = 100 FEET
MINIMUM BUILDING SETBACKS FOR LOTS:
ABUTTING A STREET = 20 FEET
ABUTTING A LOT = 20 FEET
PROPOSED STRUCTURE BUFFER DISTANCES:
MINIMUM DISTANCE FROM EXISTING STRUCTURES = 100 FEET
MINIMUM DISTANCE FROM EXTERNAL BOUNDARIES = 50 FEET
- 7.) OPEN SPACE REQUIRED:
= 4 LOTS x 20,000 = 80,000 S.F.
- OPEN SPACE PROVIDED:
= 205,837 S.F. (4.73 Ac.)
- 8.) OPEN SPACE SUBDIVISION CALCULATIONS:
GROSS PARCEL AREA: 365,997 S.F. / 8.40 Ac.
- AREA OF UPLANDS: = 7.74 Ac.
YIELD PLAN SHOWS: = 4 LOTS
TOTAL AREA OF SUBDIVISION LOTS: = 3.68 Ac.
(INCLUDING R.O.W. & EASEMENTS)
GROSS OPEN SPACE AREA: = 4.73 Ac.
OR 56 PERCENT OF GROSS PARCEL AREA
WETLAND WITHIN OPEN SPACE AREA: = 0.64 Ac.
OR 14 PERCENT OF GROSS OPEN SPACE AREA
USEABLE UPLAND AREA WITHIN OPEN SPACE: = 4.08 Ac.
BUFFER WITHIN USEABLE UPLAND AREA: = 1.61 Ac.
OR 40 PERCENT OF USEABLE UPLAND AREA
TOTAL SUBDIVISION LOTS PROPOSED: = 4
- 9.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- 10.) BASIS OF BEARING IS CITY OF DOVER / GEOD CORP. G.I.S. COORDINATES BASED ON S.C.R.D. PLAN 111-11. VERTICAL DATUM IS ASSUMED.
- 11.) JURISDICTIONAL WETLANDS IDENTIFIED AND FLAGGED BY DAMON BURR, N.H.C.W.S. #163 OF FRAGILE ROCK ENVIRONMENTAL SERVICES. DURING DECEMBER 2016 AND FIELD LOCATED BY McENEANEY SURVEY ASSOCIATES, INC.
- 12.) NH DES STATE SUBDIVISION APPROVAL NUMBER SA , DATED (PENDING)
- NH D.E.S. JURISDICTIONAL WETLANDS DREDGE AND FILL PERMIT NUMBER , DATED (PENDING)
- 13.) PARCEL IS CURRENTLY WOODED, RETAIN EXISTING VEGETATIVE BUFFER. REFERENCE CHAPTER 155.36.F.

LEGEND

- I.P. (fnd) - IRON PIPE (FOUND)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
- UTILITY POLE
- WETLANDS
- EDGE OF WETLAND
INV. - INVERT
ELEV. - ELEVATION
TBM - TEMPORARY BENCHMARK
CMP - CORRUGATED METAL PIPE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
DYL - DOUBLE YELLOW LINE

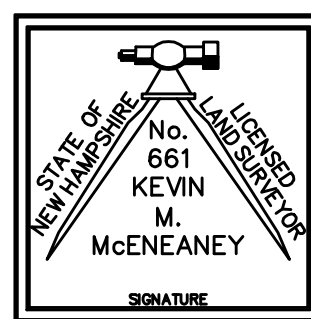
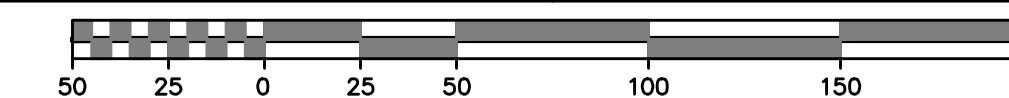
4" x 4" GRANITE MONUMENT WITH DRILL HOLE TO BE SET AT PROPOSED RIGHT OF WAY CURVE POINTS

IRON ROD WITH PLASTIC IDENTIFICATION CAP LLS #661 TO BE SET AT ALL OTHER PROPOSED PROPERTY CORNERS

NO.	DATE	DESCRIPTION	BY	CHK
1	9-15-17	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
16-2135	OSS SUBDIV	16-08	36-51	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

OPEN SPACE SUBDIVISION OF LAND PREPARED FOR RAGHBIR SINGH TAX MAP B, LOT No. 6-G COUNTY FARM CROSS ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE of NEW HAMPSHIRE

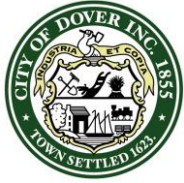
DOVER PLANNING FILE No.	P 17-58
DRAWN BY: RJM	FILE: W10 CP\2135\16-2135
SCALE: 1" = 50'	DATE: AUGUST 10, 2017



McEneaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-71

Application Type: Minor Lot Line Adjustment for Review
Applicant(s): Margaret Buckingham
Owner(s): Margaret Buckingham
Location: 7 Varney Brook & 143 Long Hill Road (Assessor's Map A, Lots 18B & 18B-3)
Meeting Date: October 24, 2017

INTENT: To adjust a lot line between two lots. Lot 18B will go from 1.52 acres to 1.45 acres. Lot 18B-3 will go from 2.22 acres to 2.29 acres.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

ACREAGE Existing: Proposed:

Lot 18:	1.52 acres	1.45 acres
Lot 18B-3:	2.22 acres	2.29 acres

ZONING DISTRICT: Medium
Density Residential District (R-12)

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:
Residential

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 18 will go from 1.52 acres to 1.45 acres. Lot 18B-3 will go from 2.22 acres to 2.29 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 P17-71 on all sheets
 - d. Add common subdivision note 10 (regarding property line information)

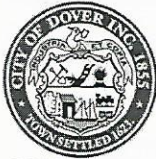
Property ID	A0018-B00000
Location	143 LONG HILL RD
Owner	BUCKINGHAM MARGARET L



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 10/18/2017



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT INFORMATION

Name of Applicant: MARGARET BUCKINGHAM Telephone # 343-2631

Address of Applicant: 7 VARNEY ROAD 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: 7 VARNEY ROAD

Assessor's Map # A Lot(s) # 18B-3

Property Deed: Book 3088 Page: 661

Zoning District(s) R-12 Overlay District(s) —

Size of Existing Parcel (sq. ft.): 96,798 Size of Proposed Parcel (sq. ft.): 99,766

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: 143 LONG HILL ROAD

Assessor's Map # A Lot(s) # 18B

Property Deed: Book 3605 Page: 796

Zoning District(s) R-12 Overlay District(s) —

Size of Existing Parcel (sq. ft.): 66,115 Size of Proposed Parcel (sq. ft.): 63,147

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATES

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

Professional License #: KEVIN MCENEANEY E-mail address: kevin@surveynh.com
NH LS 661

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: Margaret Buckingham Date: 9/29/17

Signature of Second Property Owner: Margaret Buckingham Date: 9/29/17

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

Signature of Agent: _____ Date: _____

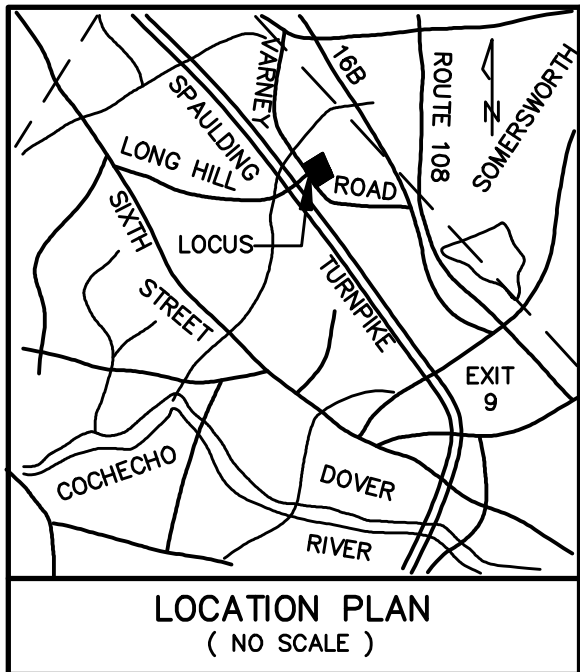
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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: Margaret Buckingham Date: 9/29/17
(Both Lots)

P17-71 7 VARNEY ROAD & 143 LONG HILL ROAD

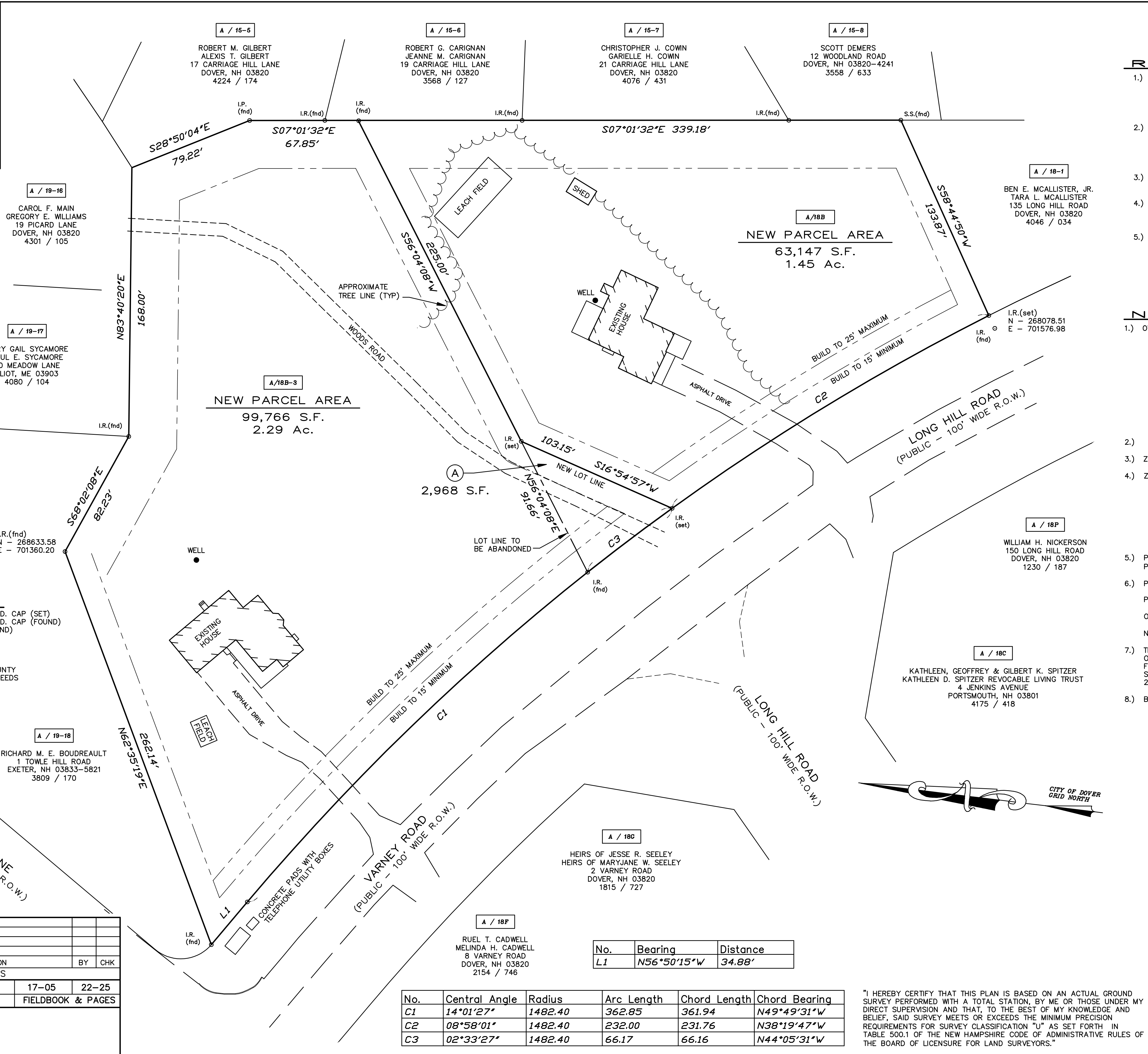
Owner 1	Owner 2	Owner Address 1	City	State	Zip
SYCAMORE MARY GAIL &	SYCAMORE PAUL E	40 MEADOW LN	ELIOT	ME	03903
DOMOSIARIS TIMOTHY		159 LONGHILL ROAD	DOVER	NH	03820
MATHIEN MICHAEL L &	MATHIEN MARIN	12 PICARD LN	DOVER	NH	03820
BOUDREAULT RICHARD M E		1 TOWLE HILL RD	EXETER	NH	03833-5821
MIDDLESEX REALTY LLC		PO BOX 67141	CHESTNU	MA	02467
MAIN CAROL F &	WILLIAMS GREGORY E	19 PICARD LN	DOVER	NH	03820
PELLENZ TOBY B &	PELLENZ EWA K	18 PICARD LN	DOVER	NH	03820
COWIN CHRISTOPHER J &	COWIN GARIELLE H	21 CARRIAGE HILL LN	DOVER	NH	03820
CADWELL RUEL T	CADWELL MELINDA H	8 VARNEY RD	DOVER	NH	03820
DEMERS SCOTT		12 WOODLAND RD	DOVER	NH	03820-4241
SPITZER KATHLEEN & GEOFFREY & GILBERT K	SPITZER KATHLEEN D REVOCABLE LIVING TRUS	4 JENKINS AVE	PORTSMO	NH	03801
STONECROFT HOMEOWNERS' ASSOCIATION		24 VARNEY RD EXT	DOVER	NH	03820
MCALLISTER BEN E JR &	MCALLISTER TARA L	135 LONG HILL ROAD	DOVER	NH	03820
NICKERSON WILLIAM H		150 LONG HILL ROAD	DOVER	NH	03820
GILBERT ROBERT M &	GILBERT ALEXIS T	17 CARRIAGE HILL LN	DOVER	NH	03820
SEELEY JESSE R HEIRS OF &	SEELEY MARYJANE W HEIRS OF	2 VARNEY ROAD	DOVER	NH	03820
CARIGNAN ROBERT G &	CARIGNAN JEANNE M	19 CARRIAGE HILL LN	DOVER	NH	03820
LEMAY DAOSITH SAMUEL &	BUTLER JESSICA MARGARET	9 CARRIAGE HILL LN	DOVER	NH	03820
BUCKINGHAM MARGARET		7 VARNEY RD	DOVER	NH	03820-6202
Kevin McEneaney		24 Chestnut St	Dover	NH	3820



LEGEND

I.R. (set) - IRON ROD W/ I.D. CAP (SET)
I.R. (fnd) - IRON ROD W/ I.D. CAP (FOUND)
I.R. (fnd) - IRON PIPE (FOUND)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
-o- - UTILITY POLE
R.O.W. - RIGHT OF WAY

NO.	DATE	DESCRIPTION	BY	CHK
17-1433	LL ADJ	17-05	22-25	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



REFERENCE PLANS:

- LOT LINE ADJUSTMENT PLAN PREPARED FOR MARGARET BUCKINGHAM AND TERESA PICARD TAX MAP A, LOT No.s 18B-3 & 19, VARNEY ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: OCTOBER 21, 2003; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. 75-29.
- SUBDIVISION OF LAND PREPARED FOR MARGARET BUCKINGHAM, VARNEY AND LONGHILL ROADS, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: DECEMBER 11, 1989, REVISED THROUGH FEBRUARY 8, 1990; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 37A-140.
- N.H.D.O.T. PLANS OF PROPOSED SPAULDING TURNPIKE PROJECT #LS1825(1) SHT. #11 OF 117, 1955, RECORDED S.C.R.D. PLAN 42.
- SUBDIVISION PLAN - A2, STONECROFT SUBDIVISION, PICARD LANE/LONG HILL ROAD; SCALE: 1" = 50'; DATED: MARCH 18, 2005; BY: BEALS ASSOCIATES PLLC; RECORDED S.C.R.D. PLAN 81-24.
- WHITETAIL SUBDIVISION PREPARED FOR SAUNDERS & WESTCOTT, AND OPEN SPACE DESIGN SUBDIVISION, TAX MAP A, LOT No. 19, VARNEY ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 80'; DATED: SEPTEMBER 13, 2004; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 78-44.

NOTES:

- OWNERS OF RECORD: MARGARET L. BUCKINGHAM
7 VARNEY ROAD
DOVER, NEW HAMPSHIRE 03820-6202
S.C.R.D. VOL. 3605, PAGE 796
- OWNERS SIGNATURE: MARGARET L. BUCKINGHAM
7 VARNEY ROAD
DOVER, NEW HAMPSHIRE 03820-6202
S.C.R.D. VOL. 1124, PAGE 794
S.C.R.D. VOL. 3088, PAGE 661
REF. LOT MERGER 3896 / 760
- DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL).
- ZONING DISTRICT REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MAXIMUM LOT COVERAGE = 30 PERCENT
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM BUILDING SETBACKS:
FRONT BUILD TO = 15/25 FEET
SIDE = 15 FEET
REAR = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN.
PARCEL A 2,968 S.F. IS TO BE ADDED TO PARCEL A / 18B-3.
- PARCEL AREAS:
PARCEL: A/18B A/18B-3
ORIGINAL 66,115 S.F. / 1.52 Ac. 96,798 S.F. / 2.22 Ac.
NEW 63,147 S.F. / 1.45 Ac. 99,766 S.F. / 2.29 Ac.
- THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING THE CITY OF DOVER / GEOD CORPORATION G.I.S.

LOT LINE ADJUSTMENT PLAN
PREPARED FOR
MARGARET L. BUCKINGHAM
143 LONG HILL ROAD
TAX MAP A, LOT No. 18B
7 VARNEY ROAD
TAX MAP A, LOT No. 18B-3
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 17-___

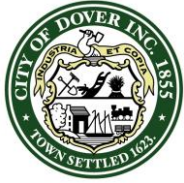
DRAWN BY: **RJM** FILE: W10 CP\1433\17-1433
SCALE: 1" = 30' DATE: AUGUST 22, 2017

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

No.	Bearing	Distance
L1	N56°50'15"W	34.88'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	14°01'27"	1482.40	362.85	361.94	N49°49'31"W
C2	08°58'01"	1482.40	232.00	231.76	N38°19'47"W
C3	02°33'27"	1482.40	66.17	66.16	N44°05'31"W

"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 #P17-62

Application Type: Conditional Use Permit
Applicant(s): Community Action Partnership of Strafford County
Owner(s): Strafford County
Location: 262 County Farm Road (Tax Map C, Lot 4)
Meeting Date: October 24, 2017

INTENT: To obtain a Conditional Use Permit to allow a corner of a congregate care building, driveway, walking path, retaining wall, and stormwater areas to impact 6,340 sq.ft. of 20 % slope Conservation District.

LOTS/UNITS PROPOSED: N/A for this case

AGENDA ITEM: # 4-E

ACREAGE: 26 acres

ZONING DISTRICT: Rural Residential
(R-40)

EXISTING LAND USE: Strafford County complex with multiple uses (correctional facility, nursing home, congregate care, offices, etc.)

PROPOSED LAND USE: Congregate Care

SURROUNDING LAND USE: Cochecho River, County Properties

ZBA ACTION:

-Z17-19, special exception granted for 24-unit congregate care facility
-Z02-07, special exception granted to permit 26-unit congregate care facility (Covered Bridge Manor)

ATTACHMENTS:

CUP application and materials, September 11
Conservation Commission minutes, and plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

-Conditional Use Permit
-NHDES Alteration of Terrain Permit
-NHDES Sewer Discharge Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to allow for a portion of a proposed building to be constructed within the Conservation District. The construction of a corner of the building, portion of the access drive and site grading will be on slopes greater than 20%. Retaining walls will be installed to minimize the overall impacts to approximately 6,340 sq. ft. to the Conservation District (this has been revised and therefore is less area than the agenda or TRC notes indicated).

The Conservation Commission reviewed and endorsed this project with the condition that the 20% slope impacts do not increase. (9/11/17 Conservation Commission minutes attached).

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to areas of 20 percent slope if standards related to demonstration of need, avoidance, minimization, and mitigation are met.

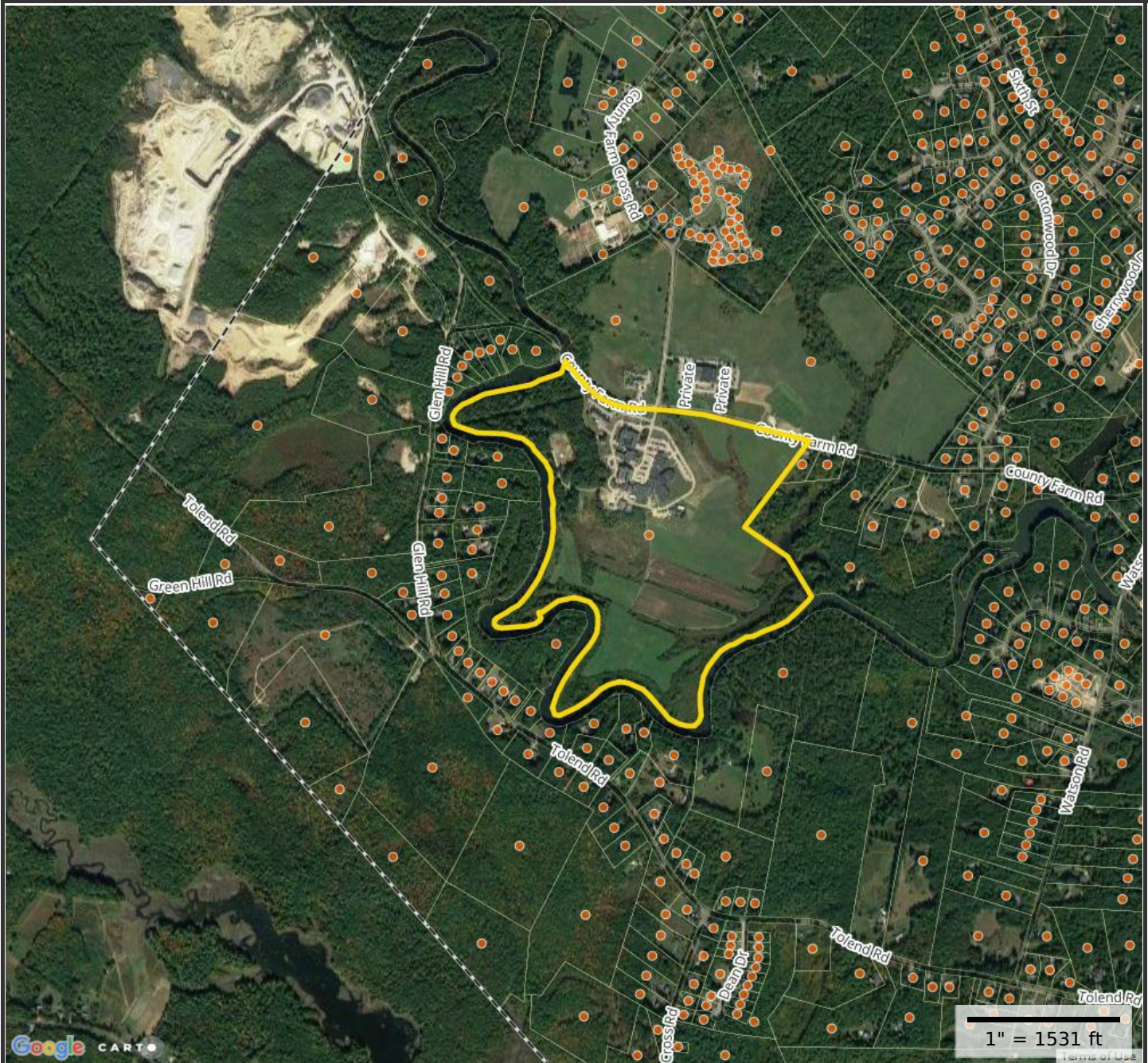
STAFF RECOMMENDATION:

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 Planning File Number P17-62
2. The applicant shall provide
 - a. Copy of the NHDES Alteration of Terrain Permit
 - b. Copy of the NHDES Sewer Discharge Permit

262 County Farm Cross Road

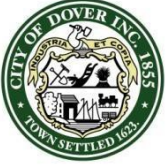
**Property Information**

Property ID C0004-000000
Location 262 COUNTY FARM RD
Owner STRAFFORD COUNTY

**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 10/19/2017



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: Community Action Partnership of Strafford County Telephone # (603) 435-2500

Address of Applicant: PO Box 160; Dover, NH 03821-0160

E-Mail Address: eborin@straffordcap.org

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

Address of Property Owner: 259 Country Farm Road Unit 202; Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 262 County Farm Road

Assessor's Map # C Lot(s) # 00004

Zoning District(s) R-40 Overlay District(s) N/A

Size of Parcel: 6,579,740+/-sq. ft. 151.05+/- ac. Property Deed: Book N/A Page: _____

Existing Use of Property: Stafford County complex with multiple uses (correctional facility, nursing home, congregate care, offices, etc.)

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:

A Conditional Use Permit is required for a portion of a proposed building to be constructed within the Conservation District. The construction of a corner of the building, portion of the access drive and site grading will be on slopes greater than 20%. Retaining walls will be installed to minimize the overall impacts to approximately 6,340 sf to the Conservation District.

List Any Associated State or Federal Permits that have Been or will be applied for and indicate their status: NHDES – Alteration of Terrain Permit and Sewer Discharge Permit will be filed shortly and the NPDES Construction General Permit will be filed prior to the start of construction

Name of Professional That Prepared Plans: Scott A. Lawler, PE
Norway Plains Associates, Inc.

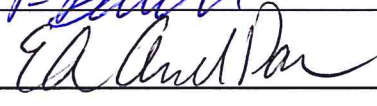
Address PO Box 249; Rochester, NH 03866-0249 Telephone #: 603 335-3948

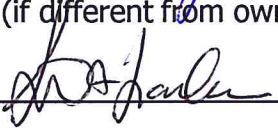
Professional License #: PE 10026 E-mail address: slawler@norwayplains.com

SIGNATURES

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

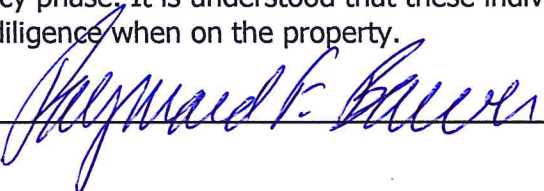
Signature of Property Owner:  Date: 9/28/17

Signature of Applicant (if different from owner):  Date: 9/28/17

Signature of Agent:  Date: 9/28/17

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 9/28/17

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
C	0004	Strafford County	259 County Farm Road, Suite 202; Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Community Action Partnership of Strafford County		PO Box 160; Dover, NH 03821-0160

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Scott Lawler, PE	Norway Plains Associates, Inc.	PO Box 249; Rochester, NH 03866-0249

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

P17-62 CUP**P17-63 SITE PLAN REVIEW****262 COUNTY FARM ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0021-Y00000	557 TOLEND RD	CIRINNA MATTHEW S TRUSTEE	CIRINNA MATTHEW S LIVING TRUST	557 TOLEND ROAD	DOVER	NH	03820
C0005-000000	COUNTY FARM RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0003-D00002	218 COUNTY FARM RD	CROUSE ARTHUR L &	CROUSE JUDITH C	218 COUNTY FARM RD	DOVER	NH	03820-6053
C0029-000000	541 TOLEND RD	DICKINSON WILLIAM J JR	DICKINSON MAUREEN M	541 TOLEND RD	DOVER	NH	03820
C0006-G00000	121 GLEN HILL RD	DUDLEY TIMOTHY D &	DUDLEY LISA M	121 GLEN HILL ROAD	DOVER	NH	03820
C0040-C00000	535 TOLEND RD	ELLIS DEBORAH		535 TOLEND RD	DOVER	NH	03820
C0021-H00000	89 GLEN HILL RD	GARREPY MICHAEL		89 GLEN HILL RD	DOVER	NH	03820-5701
C0003-D00001	210 COUNTY FARM RD	GOODWIN JUSTIN E &	GOODWIN LINDA L	210 COUNTY FARM RD	DOVER	NH	03820
C0006-D00000	9 COVERED BRIDGE LN	GUSTAFSON PHILIP J JR &	GUSTAFSON CHERYL J	9 COVERED BRIDGE LN	DOVER	NH	03820
C0003-E00000	186 COUNTY FARM RD	JENSEN STEPHEN R TRUSTEE	JENSEN STEPHEN R REVOCABLE TRUST OF 2000	PO BOX 1186	DOVER	NH	03821
C0040-D00000	519 TOLEND RD	LABA PAUL R &	LABA KAREN A	519 TOLEND RD	DOVER	NH	03820
C0021-A00000	93 GLEN HILL RD	MACE PEGGY J		17 BLUE HERON DR	DOVER	NH	03820
C0006-H00000	115 GLEN HILL RD	MEADOWS SUZANNE L		115 GLEN HILL RD	DOVER	NH	03820
C0006-E00000	3 COVERED BRIDGE LN	MEDBERY DONALD E &	MEDBERY SUZANNE G	3 COVERED BRIDGE LANE	DOVER	NH	03820
C0006-F00000	127 GLEN HILL RD	MILLER CHRISTOPHER R		127 GLEN HILL RD	DOVER	NH	03820
C0042-E00000	499 TOLEND RD	PURINGTON KIRK E &	PURINGTON DENISE	499 TOLEND ROAD	DOVER	NH	03820
C0006-C00000	COVERED BRIDGE LN	RICKER CAROLYN L		PO BOX 154	DOVER	NH	03821
C0006-B00000	21 COVERED BRIDGE LN	RICKER MARK F & CAROLYN L TF	RICKER REVOCABLE TRUST	21 COVERED BRIDGE LN	DOVER	NH	03820
C0045-000000	475 TOLEND RD	SEAWARD BRIAN L &	MELHORN SUZANNE V	475 TOLEND ROAD	DOVER	NH	03820
C0006-I00000	109 GLEN HILL RD	SOLLENBERGER BRIAN LEE &	SOLLENBERGER TAMMY LYNN	109 GLEN HILL RD	DOVER	NH	03820-5701
B0020-000000	259 COUNTY FARM RD	STRAFFORD COUNTY	C/O CITY OF DOVER	288 CENTRAL AVE	DOVER	NH	03820
B0020-000LS2	COUNTY FARM CROSS RD	STRAFFORD COUNTY		259 COUNTY FARM RD UNIT	DOVER	NH	03820-6016
B0020-000LS1	285 COUNTY FARM CROSS RD	STRAFFORD COUNTY BOARD OF		250 COUNTY FARM RD	DOVER	NH	03820
C0021-C00000	81 GLEN HILL RD	WALSH MELINDA J		81 GLEN HILL RD	DOVER	NH	03820
C0021-B00000	85 GLEN HILL RD	WHITE JOSEPH DANIEL JR TRUS	WHITE JOSEPH DANIEL JR REVOCBLE TRUST	85 GLEN HILL RD	DOVER	NH	03820
		COMMUNITY ACTION PARTNERSHIP OF STRAFFORD COUNTY		PO BOX 160	DOVER	NH	03820
		NORWAY PLAINS ASSOCIATES IN	JOEL RUNNALS	2 CONTINENTAL BOULEVARI	ROCHEST	NH	03867

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
slawler@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

October 3, 2017

Christopher Parker
Assistant City Manager:
Director of Planning and Strategic Initiatives
City of Dover
288 Central Avenue
Dover, NH 03820

Re: Conditional Use Permit Application for the Proposed Cochecho River Manor, 262 County Farm Road; Parcel C4.

Dear Mr. Parker:

On behalf of the Community Action Partnership (CAP) of Strafford County and the Stafford County Commissioners, Norway Plains Associates Inc. hereby submits a Conditional Use Permit Application for a proposed 24-unit congregate care facility. This application is in support of a Site Plan Application for the same project. The proposed facility will be constructed adjacent to the Covered Bridge Manor. The facility will be located on leased portion of the overall 151.05 acre parcel. The parcel is shown on the City of Dover Assessors maps as C4 and is zoned R-40 based on the City of Dover Zoning maps.

Some of the proposed earth work, including a corner of the proposed building, a section of the driveway to the garage, a portion of the grass walking path, a part of the retaining wall, and some structures relating to mitigation of storm water and management of other runoff issues (together, the "Structures") will occur in areas the existing grades are steeper than 20%. Pursuant to the Zoning Ordinance, section 170-27, these steep slopes are determined to be part of the Conservation District. As such, a Conditional Use Permit is requested to alter the existing surface for the proposed development.

Construction of the proposed Structures within the Conservation District is essential to the productive use of the land outside the Conservation District. The Applicant considered alternative locations for the proposed building and Structures other than where they are currently shown on the Plan. For example, consideration was given to siting the building closer to Riverside Rest Home and/or to Covered Bridge Manor, even if views from Covered Bridge Manor would be blocked or the playground serving the day care center in the Riverside Rest Home would need to be modified or relocated. Any of these adjustments, or a combination of them, would have rendered the building farther away from the 20% slope.

However, siting the proposed new building and Structures on the lot in any way other than its current site is not possible, for the following reasons:

- 1) Moving the proposed new building and the Structures from their present siting within the Conservation District would increase the impervious surface concerns of the site as a whole, and the required effort and number of various structures required to mitigate those issues would be increased. The location of those mitigation structures would not be substantially different from the proposed Structures, as the existing terrain limits where the mitigation devices can be placed,

but there would be overall increases in mitigation needs. After review of the impervious surface issues, it was determined that locating the parking under the structure was preferable to including it above ground, and the existing slope (part of which is in the Conservation District) could be utilized to more effectively accomplish this.

- 2) The driveway needed to access the proposed building must be located where it is, to address both access and safety concerns, as well as the impervious surface and runoff concerns mentioned above.
 - a. The proposed building is a Congregate Care Facility serving persons who are 62 years of age and older. To maximize safety for aging drivers, it is important to maintain better than average sight lines and to reduce, to the extent possible, the need to maneuver through obstacles such as “S” curves or parking lots. The location of the existing driveway as proposed is the only location where this can be accomplished. The only other possible access to the building would be through the parking lot of the Riverside Rest Home and along a service road that could be extended to run between the nursing home and Covered Bridge Manor. Aside from the County finding this undesirable, this is not a feasible access way for aging drivers and using a parking lot as a thruway to access another structure is not safe for any driver, aging or otherwise. In addition, part of the existing proposal requires connecting the driveway accessing the proposed building to the existing driveway for Covered Bridge Manor in part using a to be constructed extension of County Farm Road, which would facilitate access to both facilities by emergency vehicles. Not accomplishing this reduces safety for all persons in both facilities.
 - b. Even if the proposed building and Structures could be moved to be more “behind” Covered Bridge Manor, doing so would require that the existing proposed driveway be lengthened, as the building would then be farther away from the extension to County Farm Road to be constructed to allow this access. A longer driveway creates more impervious surface, which would require additional mitigation for storm water runoff and the like. As noted above, additional mitigation for runoff is not possible within the constraints of the site, and the existing encroachment of the proposed mitigation measures into the Conservation District is the minimum that could be accomplished.
- 3) There is an existing natural gas main which runs around the side of Riverside Rest Home and then along the back side of Covered Bridge Manor. Adjusting the location of the proposed Building to be closer to these two existing buildings would require significant mitigation efforts to safely relocate the gas main.
- 4) Even if there was a way to move the proposed building and structures to be behind Covered Bridge Manor and closer to Riverside Rest Home, and to get the Structures out of the Conservation District, doing so would negatively impact the preservation of existing views and grassy plateaus which are a feature of this site.

The proposed site has been designed to reduce the earth disturbance within the Conservation District and provide protection to the slopes down gradient of the impacted area. Retaining walls will be installed to reduce the impacted areas and the fill slopes. The stormwater from the development will be collected prior to flowing over the slopes.

Detailed plans have been developed which outline the placement and construction of erosion and sedimentation controls, such as silt fence, erosion control fabrics, sediment inlet filters, and outlet protections. A comprehensive Inspection and Maintenance Manual (I&M Manual) has been prepared that outline inspections during and after construction of the stormwater systems and proper methods to maintain them.

The proposed project will require permits from the NHDES Alteration of Terrain Permit and NHDES Sewer Discharge Permit. These applications will be submitted shortly. As part of the construction, a NPDES Construction General Permit will be required from the EPA.

We look forward to discussing this project with the City staff and the Planning Board. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler", written in a cursive style.

By:

Scott A. Lawler, PE,
Project Engineer

cc: Community Action Partnership of Strafford County



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

4. NEW BUSINESS:

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Jeffery & Sharon Warschauer, Assessor's Map 8, Lot 32, zoned R-20, located at 3 Wentworth Terrace.

Barry Gier was present to explain the proposal to demolish an existing house and build a new house within the Conservation District adjacent to the tidal Piscataqua River, and construct a new dock. The lot is served by municipal water and sewer. The existing house will be demolished and replaced by a new house in almost the same footprint and a greenhouse will be added. We need 2 wetland permits, one for the house and one for the dock. The existing driveway will be replaced with porous pavers. The amount of impervious area on the lot will be decreased by 1,100 square feet. We shifted the house to move it out of the 50 foot setback but it still does not comply with the build to requirement.

Donovan: How much did you shift the house back?

Gier: We shifted it about 12 feet. We have applied for a variance.

O'Connor: I appreciate that you took some of our suggestions from the last meeting and made changes to the plan.

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

O'Connor made a motion to endorse the NH DES wetlands permits, Fellows seconded. Vote: 4 in favor

- B. City of Dover Conditional Use Permit for Community Action Partnership of Strafford County, Assessor's Map C, Lot 4, zoned R-40, located at 262 County Farm Road.

Scott Lawler of Norway Plains and Eric Borden of CAP were present to explain the proposal to build a congregate care facility with a corner of the building, driveway, walking path, retaining wall and storm water areas impacting 9,810 sq. ft. of a 20% slope Conservation District. County Farm Road will be extended to the driveway entrance. No wetlands will be impacted. Area is outside the Shoreland Protection area. Proposing garage under the building for parking to reduce impervious cover. We are proposing retaining walls to reduce slope impacts. Storm water systems are proposed, including gravel wetlands and infiltration basins. We will be going to TRC this week and then to Planning Board.

Donovan: What about erosion control on the steep slopes?

Lawler: We will be using erosion control blankets and a double row of silt soxx at the base.

O'Connor: What is the height of the retaining walls?

Lawler: The maximum is about ten feet, but most of it is less than that.

O'Connor: Are there design concerns with the retaining walls in terms of settlement?

Bird: The Planning Board and the city engineer will require the wall be designed by a structural engineer to make sure those types of issues are addressed.



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

Bird confirmed that the development will not encroach on the existing conservation easement.

Bird: Since you have not been to TRC yet, do you anticipate any significant changes in building location or slope impacts?

Borden: We looked at many locations for the building and this is the only one that works to lessen impacts. If there are any significant changes required it would potentially cause the project to fail.

Bird: The Commission could stipulate that there is no increase in slope impacts beyond what the plan shows.

O'Connor made a motion to endorse the City of Dover CUP with a condition that the 20% slope impacts don't increase, Fellows seconded. Vote: 4 in favor

5. REPORT FROM THE CHAIR

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

1. Letter from DES to William Miller for after the fact permit for a fence at 27 Boston Harbor Road
2. Enforcement letter to Michael McDonough at 29 Boston Harbor Road about a dock.

B. Site Walk with Planning Board - Sawyer Mills Dam Removal – Tuesday, September 12th, 5:30 pm

Donovan reminded members about the site walk set for tomorrow.

C. Apple Harvest Day Booth Volunteers Needed for October 7th

Bird asked for volunteers to help set up or take down the booth at the event. Hunt has agreed to help take down the booth.

6. OTHER BUSINESS:

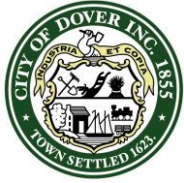
Bird announced that the annual meeting and conference of the NH Association of Conservation Commissions is set for Saturday, November 4, 2017 in Pembroke. City will pay the fee for a couple of members to attend.

Bird asked for a vote to approve an expenditure from the Conservation Fund to pay for the mowing of the open fields on the city-owned Cassily parcels off of Sixth Street, which is done annually.

O'Connor made a motion to approve an expenditure of \$600 from the Conservation Fund for the Cassily mowing, Eckert seconded. Vote: 4 in favor

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:22 pm.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-63

Application Type: Site Plan Review
Applicant(s): Community Action Partnership of Strafford County
Owner(s): Strafford County
Location: 262 County Farm Road (Tax Map C, Lot 4)
Meeting Date: October 24, 2017

INTENT: Site Plan review for a 24 unit Congregate Care Facility with 32 parking spaces and 10,750 sq. ft. paved area.

LOTS/UNITS PROPOSED: 24 units

AGENDA ITEM: # 4-F

ACREAGE: 26 acres

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE: Strafford County complex with multiple uses (correctional facility, nursing home, congregate care, offices, etc.)

PROPOSED LAND USE: Congregate Care

SURROUNDING LAND USE: Cochecho River, County Properties

ZBA ACTION:

-Z17-19, special exception granted for 24-unit congregate care facility
-Z02-07, special exception granted to permit 26-unit congregate care facility (Covered Bridge Manor)

ATTACHMENTS:

Site Plan application and materials, 9/14/17 TRC minutes, and plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

-Conditional Use Permit
-NHDES Alteration of Terrain Permit
-NHDES Wastewater
-National Pollutant Discharge Permit

WAIVERS REQUESTED:

-Section 149-14(3)(b)(iv)-Stormwater Runoff

Summary of Request and Background

The applicant is requesting to build a 24 unit congregate care facility with 32 parking spaces and 10,750 sq. ft. of paved area. The site is to be serviced by municipal water and sewer.

The applicant came before the Technical Review Committee on September 14 (minutes attached).

The applicant first requested a CUP for additional parking spaces but staff has determined that since 8 spaces are on the exterior with the rest in the garage, a Conditional Use Permit is not necessary per the justification provided

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 Planning Board accept the application for review, open the public hearing, and vote as follows:

Waiver Request:

The Planning Department recommends that the Board approve the waiver from Section 149-14(3)(b)(iv) with the following condition:

Condition to Be Met Prior to Signing of Plans:

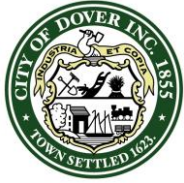
1. A note shall be added to the subdivision plan that the waiver was granted for the reasons stated by the applicant and that the Board found the criteria of 149-19 have been met.

Site Plan:

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

Conditions to Be Met Prior to Signing of Plans:

1. The Conditional Use Permit (P17-62) shall be approved.
2. The applicant shall provide:
 - a. a digital version of plan set
 - b. copies of the permits
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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-63

Application Type: Site Plan Review
Applicant(s): Community Action Partnership of Strafford County
Owner(s): Strafford County
Location: 262 County Farm Road (Tax Map C, Lot 4)
Meeting Date: October 24, 2017

- c. Update with permit numbers after approval from state
- d. Screen generator pad to the satisfaction of the Assistant City Manager.
- e. Change the name to avoid confusion with other "Cochecho River" names already used in the City
- f. Address outstanding Engineering TRC comments to the satisfaction of the City Engineer
- g. Address outstanding Inspection Services TRC comments 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.

Conditions to Be Met Prior to Issuance of a Building

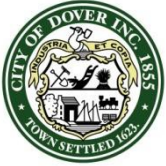
Permit:

- 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.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Community Action Partnership of Strafford County Telephone # (603) 435-2500

Address of Applicant: PO Box 160; Dover, NH 03821-0160

E-Mail Address: eborin@straftordcap.org

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

Address of Property Owner: 259 Country Farm Road Unit 202; Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 262 County Farm Road

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

Zoning District(s) R-40 Overlay District(s) N/A

Size of Parcel: 6,579,740 +/- sq. ft. 151.05 +/- ac. Property Deed: Book N/A Page: _____

Existing Use of Property: Strafford County complex with multiple uses (correctional facility, nursing home, congregate care, offices, etc.)

SITE PLAN INFORMATION

Describe Proposed Use: Proposed 24 unit Congregate Care facility

Area of Parcel to be Developed: 195,584 sf (Leased Area on parcel) _____ sq. ft.

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

Number of Parking Spaces: Existing 0 Proposed 32

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

Number of Employees Total: 4 In Maximum Shift: _____

Disposition of Parcel: (proposed)	Building Setbacks:
Building Footprint <u>12,747</u> sq. ft.	Front Yard <u>40</u> ft.
Total Building Area <u>36,630</u> sq. ft. (include parking level)	Rear Yard <u>30</u> ft.
Paved Area <u>10,750</u> sq. ft.	Side Yard: Right <u>25</u>
	Left <u>25</u> ft.

City Water? ☒ Yes ☐ No How far is city water from the property? 0 feetCity Sewer? ☒ Yes ☐ No How far is city sewer from the property? 0 feet**BUILDING INFORMATION**Type of Building to be Built: 2-story wood framed with parking structure below the first floorHeight of Building: 28' (front) & 40' (side) Finished Floor Elevation: 174.0' & 184.0' (162.0' Parking)Number of Seats (where applicable) n/a**WAIVER REQUESTS**Site Review Regulations section(s) to be waived: 149-14(3)(b)(iv) – Increase in Stormwater runoff Volume.Justification for waiver request(s) (attach additional sheets as needed): See attached sheet**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Norway Plains Associates, Inc.Address 2 Continental Boulevard, Rochester, NH Telephone #: (603) 335-3948Professional License #: Joel Runnals, LLS #865 E-mail address: jrunnals@norwayplains.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Norway Plains Associates, Inc.Address 2 Continental Boulevard, Rochester, NH Telephone #: (603) 335-3948Professional License #: Scott Lawler, PE #10026 E-mail address: slawler@norwayplains.com**SIGNATURES**

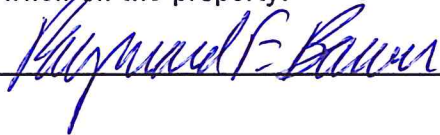
I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized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

Signature of Property Owner: Raymond F. Bauer Date: 9/28/17Signature of Applicant (if different from owner): T A A Par Date: 9/28/17Signature of Agent: Scott Lawler Date: 9/28/17

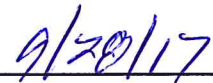
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____

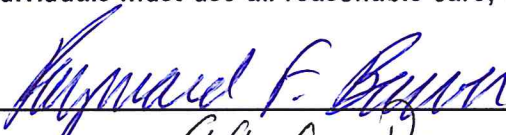


Date: _____

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: _____



Date: _____



Signature of Applicant (if different from owner): _____

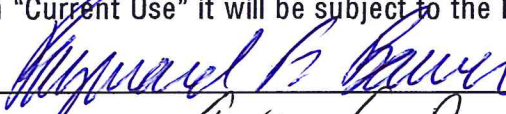


Date: _____

**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.

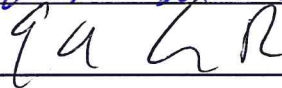
Signature of Property Owner: _____



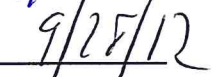
Date: _____



Signature of Applicant (if different from owner): _____



Date: _____



CITY OF DOVER SITE REVIEW LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
C	0004	Strafford County	259 County Farm Road, Suite 202; Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Community Action Partnership of Strafford County		PO Box 160; Dover, NH 03821-0160

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Scott Lawler, PE	Norway Plains Associates, Inc.	PO Box 249; Rochester, NH 03866-0249
David Joy	Joy & Hamilton Architects, Inc.	820 Main Street; Sanford, ME 04073
Victoria Martel	Woodburn & Company	103 Kent Place, Newmarket, NH 03857

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
slawler@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

October 3, 2017

Christopher Parker
Assistant City Manager:
Director of Planning and Strategic Initiatives
City of Dover
288 Central Avenue
Dover, NH 03820

Re: Site Review Application for the Proposed Cochecho River Manor, 262 County Farm Road; Parcel C4.

Dear Mr. Parker:

On behalf of the Community Action Partnership (CAP) of Strafford County and the Stafford County Commissioners, Norway Plains Associates Inc. hereby submits a Site Plan Review Application for a proposed 24-unit congregate care facility on the Strafford County property located on the south side of County Farm Road. The proposed facility will be constructed adjacent to the Covered Bridge Manor, which was constructed in 2004. The facility will be located on leased portion of the overall 151.05 acre parcel. The parcel is shown on the City of Dover Assessors maps as C4 and is zoned R-40 based on the City of Dover Zoning maps.

There are several other large structures located on the overall parcel, including the Riverside Rest Home, the Strafford County Department of Corrections, and several other state and county agencies. Located across the right of way are the Hyder Family Hospice House and the Strafford Superior Court and Registry of Deeds building; also on land owned by the County. The Cochecho River flows along the westerly and southerly boundary of the parcel for almost 2 miles.

The proposed building will be a two-story structure with a parking garage located within the basement level. Each living levels will contain 12 resident units along with large centralized community spaces, laundry facilities and support staff offices. A kitchen area will be located on the first floor and a library and sunroom located on the second level. There will be mix of three different sized units, ranging from 532 square feet to 813 square feet. An elevator will connect the different stories as well as the basement/garage level. Emergency stairwells are located at each end of the building and one in the middle of the building.

The basement garage level will provide parking for the residents. There will be sufficient room to accommodate 24 spaces (one per unit). Outside of the building, there will be an additional 6 parking spaces for the employees and visitors. This is an increase from the maximum allowable of 18, based on the Medical Use of 0.5 spaces per unit plus one space per staff and visitor. However, being contained within the building, no additional paved parking and impervious surfaces is need to be accommodated the increased spaces. A Conditional Use Application is hereby submitted with this application packet.

Entrance to the proposed facility will be from a new driveway that will be connected to a portion of the closed County Farm Road roadway. As such, an approximately 300-foot section of the old roadway will be reconstructed to provide a 28-foot wide paved roadway starting at the end of the Covered Bridge Manor's driveway heading

westerly towards the river. Along with providing access to the proposed facility, space will be provided to accommodate two parked vehicles for those enjoying the walking trails on the County land. Large rocks will be placed at the end of the new pavement to prevent vehicles from continuing down the old roadway to the River.

After turning off the County Farm Road, residence will stay to the right and drive down into the garage. Staff and visitors will veer slightly to the left and head up to the main parking lot and building entrance. A new drive connection to the Covered Bridge Manor is provided to improve overall circulation between the two facilities and to eliminate a “dead end” parking situation currently experienced at the Covered Bridge Manor. In addition to providing a connection will accommodate emergency vehicles, it will potentially allow for COAST bus pick-ups and drop-offs for residence of the two facilities.

The placement of the proposed building is in a location to best utilize the available space within the leased area and to create a harmonious connection with the Covered Bridge Manor. The building main floor elevations will tie nice into the yard between the structures. By locating the residence parking below the building, the overall impervious coverage is reduced. Sidewalks will connect the parking areas to the front door or the outdoor patio.

Reduction in the overall impervious surfaces will also reduce the amount of stormwater that needs to be captured and treated. A complex stormwater management systems has been designed to treat, attenuate the peak runoff rates and volumes and promote groundwater recharge from the runoff created by the development. Low Impact Development (LID) strategies have been employed in several areas to reduce the effects the project will have on the downstream watershed. The old detention basin in front of the Covered Bridge Manor will be replaced with a new gravel wetlands basin and a bio-retention basin (rain garden) will be installed near the new facility entrance. A grass lined retention basin will be created at the southern end of the building and stone lined drip edge will be placed along the edges of the proposed building. These systems will provide the necessary treatment to provide for both nitrogen and phosphorous removal as well as total suspended solids. Except for the gravel wetlands which is designed to be located within the groundwater, the other systems will allow for some stormwater infiltration back into the ground. Due to the existing soils, and reconfiguration of the watershed areas, there is a slight increase in the volume of the stormwater runoff leaving the development in one area. However, the runoff will remain on the County property and will eventually discharge into the Cochecho River. Thus, will not have any negative impacts to the City or the abutting properties. A waiver to the requirement for no increase in stormwater runoff volume is submitted herewith.

The existing soils within the proposed development were mapped by Marc Jacobs; CSS, CWS. During the soils mapping, Mr. Jacobs did not observe any jurisdictional wetlands within the proximity of the proposed development. The project will require the installation of several retaining walls to reduce the overall fill necessary and limit the disturbance along the existing embankment.

Some of the proposed earthwork, including a corner of the proposed building and a section of the driveway to the garage, will occur in areas the existing grades are steeper than 20%. Pursuant to the Zoning Ordinance, section 170-27, these steep slopes are determined to be part of the Conservation District. As such, a Conditional Use Permit is requested to alter the existing surface for the proposed development. The proposed impacts to the Conservation District has been reviewed by the Conservation Commission at the September 11th meeting to which voted to favorable support the project as designed.

The proposed development will be serviced by City water and sanitary sewer systems. Water connection will be off a main within the County Farm Road right-of-way in front of the site, whereas the sewer will connect to the existing sewer near the Riverside Rest Home. Underground utilities will be installed from the existing overhead lines which cross over the proposed driveway. The new building will also connect to the existing natural gas that also services the Covered Bridge Manor. A new back-up generator will be installed in case of power outages. The building will be sprinkled and will meet all life safety measures.

The proposed development will be enhanced with landscaping beds around the front of the proposed building and the outside parking lot. New trees will be planted between the two buildings and along the proposed driveway and County Farm Road. LED light fixtures will be installed on light poles or on the building above the garage door. These fixtures are down shielded and mounted to limit light shining toward the Covered Bridge Manor or off the property. A new sidewalk will be installed from the facility to the existing dumpster area currently utilized by the Covered Bridge Manor. This dumpster location will be fenced and have planting installed to screen it from the new and current residents.

As the result of the proposed development, a portion of the County Farm Cochecho River Trail will need to be relocated. A new grass path is to be created behind the building to reconnect the portion being disturbed. Fencing will be installed along the outer edges of the trail.

The project is a congregate care facility serving those 62 years of age or older. A Special Exception was recently granted by the Zoning Board of Adjustments to allow for this use. The new facility will ultimately be managed by the Dover Housing Authority after construction. They will have responsibility for ensuring applicants meet the eligibility criteria for the facility, fiscal management and mandatory reporting associated with same, as well as maintenance of the property. The Community Action Partnership intends to provide a part-time onsite service coordination for the facility. The coordinator will provide many different services to the residents, such as by increasing resident knowledge of and access to available services, helping residents maintain stability, building life skills, increasing household income and assets, increasing health and well-being. The services will be provided at no cost or at a nominal or discounted fee. The Housing Authority will provide maintenance of the building and the grounds.

The proposed project will require permits from the NHDES Alteration of Terrain Permit and NHDES Sewer Discharge Permit. As part of the construction, a Construction General Permit will be required from the EPA.

We look forward to discussing this project with the City staff and the Planning Board. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



By:

Scott A. Lawler, PE,
Project Engineer

cc: Community Action Partnership of Strafford County

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249
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slawler@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

October 3, 2017

Christopher Parker
Assistant City Manager:
Director of Planning and Strategic Initiatives
City of Dover
288 Central Avenue
Dover, NH 03820

Re: Waiver Request: Section 149-14(3)(b)(iv) for Proposed Cochecho River Manor, 262 County Farm Road; Parcel C4.

Dear Mr. Parker:

On behalf of the Community Action Partnership (CAP) of Strafford County, Norway Plains Associates Inc. respectively request a waiver to the Site Review Regulations, Section 149-14(3)(b)(iv). Section 149-14(3)(b)(iv) states that;

“Measurements shall be taken to control the post-Development surface water Runoff volume so that it does not exceed pre-Development Runoff for the 2-year, 10-year, 25-year, 50-year, 24-hour storm events. For site where infiltration/recharge is limited or not practicable, the owner/applicant must demonstrate that the project will not cause or contribute to flooding or functional impairments to streets, adjacent properties, or downstream properties.”

A complex stormwater managements system has been designed to treat, attenuate the peak runoff rates and volumes and promote groundwater recharge from the runoff created by the development. Low Impact Development (LID) strategies have been employed in several areas to reduce the effects the project will have on the downstream watershed. The old detention basin in front of the Covered Bridge Manor will be replaced with a new gravel wetlands basin and a bio-retention basin (rain garden) will be installed near the new facility entrance. A grass lined retention basin will be created at the southern end of the building and stone lined drip edges will be placed along the proposed building. These systems will provide the necessary treatment to provide for both nitrogen and phosphorous removal as well as total suspended solids. Except for the gravel wetlands which is designed to be located within the groundwater, the other three systems will allow for some stormwater infiltration back into the ground.

The existing soils within the proposed development were mapped by Marc Jacobs; CSS, CWS. Mr. Jacobs delineated the soil within the development to be a Paxton series with varying slopes. Paxton series a well-drained soil derived from loamy glacial till having a dense restrictive layer (hardpan) within the substratum. Compact constant head permeameter tests were conducted in multiple locations to determine a design rate within the restrictive layers.

Due to the existing soils characteristics, reconfiguration of some of the watershed areas, and the increased pavement width to the County Farm Road, there will be a slight increase in the volume of the stormwater runoff leaving the development in one area during the 2-year, 10-year, 25-year, 50-year, 24-hour storm events. The increase in volume during the post-development conditions is 0.06 ac-ft, 0.11 ac-ft, 0.17 ac-ft, and 0.22 ac-ft, for the four storm events, respectively. Therefore a waiver to the requirement for no increase in stormwater runoff is

necessary.

The stormwater runoff will remain on the County property and will eventually discharge into the Cocheco River. Furthermore, the stormwater management system has reduced the stormwater runoff volumes in other areas which discharge towards the River. As such, the proposed slight increase in one area will not have any negative impacts to the City or the abutting properties.

We look forward to discussing this waiver with the City staff and the Planning Board. Thank you for your consideration.

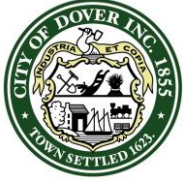
Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

By:
Scott A. Lawler, PE,
Project Engineer

cc: Community Action Partnership of Strafford County



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-63

Application Type: Site Plan Review
Applicant(s): Community Action Partnership of Strafford County
Owner(s): Strafford County
Location: 262 County Farm Road (Tax Map C, Lot 4)
Date: September 14, 2017

INTENT: Proposal is to allow a 36,275 sq.ft. congregate care facility with 24 units and 18 parking spaces within the 10,750 sq. ft. paved area.

LOTS/UNITS PROPOSED: 24 units

AGENDA ITEM #: 1

ACREAGE: 26 ac. (4.49 acres leased area)

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE: Strafford County complex with multiple uses (correctional facility, nursing home, congregate care, offices, etc.

SURROUNDING LAND USE: Cochecho River, County Properties

ZBA ACTION: Z17-19, special exception granted for 24-unit congregate care facility
Z02-07, special exception granted to permit 26-unit congregate care facility (Covered Bridge Manor)

PERMITS REQUIRED: Conditional Use Permits
NHDES AOT
NHDES Waste water
National Pollutant Discharge Permit

WAIVERS REQUESTED: From Section 149-14(3)(b)(iv) for Stormwater and one may needed for boundary marker locations

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Jim Maxfield, Inspection Services
Dan Barufaldi, Economic Development
Dave White, Engineering
Frank Torr, Planning Board
Sgt. Marn Speidel, Police

Others:

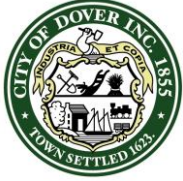
Eric Borrin, Applicant
Scott Lawler, Engineer
Vicky Martel, Woodburn and Company

August 31, 2017 Meeting Minutes:

Motion to approve the August 31, 2017 minutes made by D.White and seconded by J.Maxfield. Vote: U/A

Planning Comments:

- Impact Fees
- Water/Sewer Investment Fees
- Application fees per invoice
- Revised application for "Strafford" County
- Please provide
 - Landscape Operations and Maintenance Plan
 - 11 11x17s, 4 full size, and 1 pdf by 10/3 for 10/24 meeting
 - Digital copies of all application documents
 - Reference plan with boundary markers or waiver request
 - CUP application and documentation for increase in parking as applicant plans
- Please revise the plan to add:
 - Names of abutting property owners on C-1 or NP-1
 - Add note about snow removal
 - Pave County Farm Road to City Street Standards and provide pathway to bridge
 - Stamp/Signature of engineer, LLS, landscape architect, and wetland/soil scientist
 - Owner's signature
 - Remove Dover approval areas
 - File #P17-63
 - Update permit #'s as a condition of approval
 - Show conservation district (100' from river and/or steep slopes)
 - Show easements on C-2
 - Add consistent sheet numbers in addition existing
 - Lighting plan to meet residential regulations per 149-14.E(2)(a) including security lighting and uniformity ratio



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-63

Application Type: Site Plan Review
Applicant(s): Community Action Partnership of Strafford County
Owner(s): Strafford County
Location: 262 County Farm Road (Tax Map C, Lot 4)
Date: September 14, 2017

- Utilities need to be underground
- Label generator/transformer pad
- Indicate map where you indicate lot number
- Common site plan notes 16, 24
- Revised architectural renderings to be approved by Planning Board

Police Department Comments:

- Who will maintain the 5' grass path?
- Is there any opening in the fence bordering the path
- Is the dumpster shared between the two adjacent facilities?
- Consider name change for facility, do not use "Cochecho River"
- Concern about supply of guest/visitor parking. How will overflow parking be controlled in drive aisles.
- What is 1,500 gallon holding tank to hold?
- Discuss/justify the absence of lighting on west and south sides of building vs. security concerns
- Understand no memory care is part of this project

Engineering Comments:

- On the hydrant move the gate to the main
- Add a gate for the fireline just past the domestic service.
- A review of the pumpstation will need to be done and any needed adjustments to it will need to take place based on the additional flow from this building.
- Add a note to rework the invert of the existing SMH to accommodate the new pipe.
- I recommend lowering the invert into the existing SMH to eliminate the drop. Otherwise we have a detail for inside drops that we can provide.
- Separate the road drainage at the driveway from the site drainage. I recommend a driveway culvert.
- The proposed extension of County Farm Road should be 28 ft wide, not 24 ft.
- The proposed profile grade of County Farm Road needs to be adjusted to remove the 10% centerline grade. Please try to follow the existing profile as much as possible.
- On C8 please show 8 inches of crushed gravel in the road cross section vs 6 inches.
- Please add a note that the retaining walls plans will be submitted to the City Engineer for review.

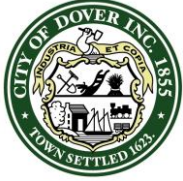
- Where does the 1500 gal holding tank drain to?
- On C15 correct the hydrant detail to reflect; all red hydrant, drain to be factory plugged, closed clockwise, gate should be attached with an anchor tee.
- The watermain connection detail should show a stainless steel tapping sleeve and gate.
- Add a note to polywrap the water pipe.
- Add end of road chevrons per MUTCD.
- Please confirm with the gas company that what you have proposed is feasible. A new main may need to be fed from the road.
- New electric poles will most likely be needed to increase the height of the wires.

Fire/Inspections Comments:

- Clarify Plan C-2 accessible parking shall indicate van spacing with applicable signage. Also revise plan sheet 8 to indicate van signage and mounting height.
- Plan C-2 accessible parking shall be arranged so as not to impair the minimum requirements of the accessible route.
- Plan A/2 provide van accessible space and identify accordingly
- Revise T-1 turning template indicating T-1 traveling throughout the site
- Clarify location of FDC and standpipe
- Provide note on plan, FDC and standpipe shall be clearly identified by a permanent sign
- Utilities and systems shall be located remote from one another
- FDC access shall be free of obstacles with a permanently clear and unobstructed route.
- Add a note on the plan indicating a building permit is required for retaining walls 4' or more in height.

Economic Development Comments:

- Would like to see architectural renderings revised to improve aesthetics



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-63

Application Type: Site Plan Review
Applicant(s): Community Action Partnership of Strafford County
Owner(s): Strafford County
Location: 262 County Farm Road (Tax Map C, Lot 4)
Date: September 14, 2017

- Are there health concern with standing water in storage tank:?

Planning Board Comments:

- Concerned about lighting
- Use of salt should be part of the Operation and Maintenance Plan
- Concerned about split level fence near retaining wall
- Is this a non-profit or for-profit?
- Typos on C-2 (grate)
- Concern about look of the façade (including vinyl siding)

Adjournment: Sgt. Speidel made a motion to adjourn at 11:11am.
Seconded by D.Barufaldi. Vote: U/A.

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

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October 3, 2017

Christopher Parker
Assistant City Manager:
Director of Planning and Strategic Initiatives
City of Dover
288 Central Avenue
Dover, NH 03820

Re: Responses to Technical Review Comments – P17-63
Proposed Cochecho River Manor, 262 County Farm Road; Tax Map C Lot 4.

Dear Mr. Parker:

The following is a summary of revisions that have been made to the proposed site plan for the Cochecho River Manor project. The comments were from the September 14, 2017 Technical Review Committee meeting.

Planning Comments:

- Impact Fees;
All impact fees will be paid in full prior to the building permit is issued.
- Water/Sewer Investment Fees;
The fees will be paid in full prior to issuance of a certificate of occupancy.
- Application fees per invoice;
Application fees are included with this submission.
- Revised application for “Strafford” County;
A revised application is included.
- Please provide
 - Landscape Operations and Maintenance Plan;
 - 11 11x17s, 4 full size, and 1 pdf by 10/3 for 10/24 meeting;
 - Digital copies of all application documents;
 - Reference plan with boundary markers or waiver request;
 - CUP application and documentation for increase in parking as applicant plans;*All required plans and documents are provided.*
- Please revise the plan to add:
 - Names of abutting property owners on C-1 or NP-1;
The names of the owners of the abutting property are shown on sheets C-1 and NP-1.
 - Add note about snow removal;
A note to sheet C-2 stating “Snow shall be stocked piled on site such that it does not block access or sight lines entering or exiting the facility. All snow will be removed off site as soon as feasible”
 - Pave County Farm Road to City Street Standards and provide pathway to bridge;

- The proposed reconstruction of County Farm Road will be to City of Dover roadway standards. The walkway to the foot bridge over the Cochecho River will be maintained.*
- Stamp/Signature of engineer, LLS, landscape architect, and wetland/soil scientist;
All final plans for certification will be stamped by the professional preparing the plans.
 - Owner's signature;
A location for the owner's signature can be found on Sheet C-1. The owners will sign the final plans for certification.
 - Remove Dover approval areas;
The Dover approval area has been removed from the all sheets.
 - File #P17-63;
The project number has been added to all plan sheets.
 - Update permit #'s as a condition of approval;
The permit numbers will be added as they are approved by the State and Federal agencies.
 - Show conservation district (100' from river and/or steep slopes);
The boundary of the Conservation District from the river is shown on Sheet C-1 and a portion of the Conservation District relative to the steep slopes is shown on Sheet C-3 and C-4.
 - Show easements on C-2;
The PSNH and NET&T easement has no width and is depicted on Sheets E-1 and C-5. The Conservation Easements for the parcel are shown on Sheet C-1.
 - Add consistent sheet numbers in addition existing;
Consistent sheet numbering has been added to all sheets.
 - Lighting plan to meet residential regulations per 149-14.E(2)(a) including security lighting and uniformity ratio;
The lighting plan follows the regulation per 149-14.E.
 - Utilities need to be underground;
All proposed utilities are underground, as noted on Sheet C-1.
 - Label generator/transformer pad;
Labels have been added to Sheet C-2 identifying the location of the generator and the transformer pad.
 - Indicate map where you indicate lot number;
The map number has be indicated to all Sheets.
 - Common site plan notes 16, 24;
Common site plan notes 16 and 24 have been added to Sheet C-1.
 - Revised architectural renderings to be approved by Planning Board;
A revised architectural rendering is part of this submittal for Planning Board approval.

Police Department Comments:

- Who will maintain the 5' grass path?
The grass path will be maintained by the Dover Housing Authority and/or Stafford County consistent with the existing trail system.
- Is there any opening in the fence bordering the path?
The chain-link fence is located adjacent to the path at the top of the retaining wall and will not have any openings.
- Is the dumpster shared between the two adjacent facilities?
The dumpster is going to be shared between two facilities.
- Consider name change for facility, do not use "Cochecho River"
The applicant will come up with a unique name to address the concern of confusion of other facilities in the City with similar names. A new name will be forthcoming and will be added to the final plans for certification.

- Concern about supply of guest/visitor parking. How will overflow parking be controlled in drive aisles.
The maximum parking standard have been adhered to. Based on the existing Covered Bridge Manor visitor parking history, the number of proposed visitor parking will be adequate.
- What is 1,500 gallon holding tank to hold?
The 1,500 gallon tank is use for rain and snow runoff from cars that are parked in the garage.
- Discuss/justify the absence of lighting on west and south sides of building vs. security concerns;
Lighting has been added to the west and south sides of the building. See Sheet L-3
- Understand no memory care is part of this project;
No response needed.

Engineering Comments:

- On the hydrant move the gate to the main;
The gate valve has been moved to the main. See Sheet C-5.
- Add a gate for the fire line just past the domestic service;
A gate valve has been added just past the domestic service. See Sheet C-5.
- A review of the pump station will need to be done and any needed adjustments to it will need to take place based on the additional flow from this building;
An initial review of the existing pump station indicates that the pump station can handle the additional flow. Formal analysis and any recommendations to the station will be submitted to the City of Dover Community Service for approval.
- Add a note to rework the invert of the existing SMH to accommodate the new pipe;
A note has been added to Sheet C-5.
- I recommend lowering the invert into the existing SMH to eliminate the drop. Otherwise we have a detail for inside drops that we can provide;
The proposed invert into the existing SHM has been dropped. See Sheet C-5 and C-7 for details.
- Separate the road drainage at the driveway from the site drainage. I recommend a driveway culvert;
A 12" RCP culvert has been added at the entrance to Cocheco River Manor. The drainage from city road is now separated from the site.
- The proposed extension of County Farm Road should be 28 ft wide, not 24 ft;
The extension of County Farm Road is now proposed to be 28 feet wide.
- The proposed profile grade of County Farm Road needs to be adjusted to remove the 10% centerline grade. Please try to follow the existing profile as much as possible;
The proposed grade for the extension has been revised to follow the existing grade profile and reduce the slope from 10%. See Sheet C-6.
- On C8 please show 8 inches of crushed gravel in the road cross section vs 6 inches;
The road cross section has been revised to 6 inches of crushed gravel.
- Please add a note that the retaining walls plans will be submitted to the City Engineer for review;
Note 22 on Sheet C-1 states "The retaining wall design plans shall be submitted to the City Engineer for review."
- Where does the 1500 gal holding tank drain to?
The holding tanking will be pumped out. This is called out on Sheet C-3.
- On C15 correct the hydrant detail to reflect; all red hydrant, drain to be factory plugged, closed clockwise, gate should be attached with an anchor tee;
The hydrant detail has been updated. See Sheet C-15
- The watermain connection detail should show a stainless-steel tapping sleeve and gate;
The water main connection detail has been updated to show a stainless-steel tapping sleeve with the gate valve attached. See Sheet C-15.
- Add a note to polywrap the water pipe.

A note has been added to the water main detail found on Sheet C-15.

- Add end of road chevrons per MUTCD.
The end of the road chevrons that exist now will be moved to the end of the new pavement.
- Please confirm with the gas company that what you have proposed is feasible. A new main may need to be fed from the road.
A new gas main from County Farm Road will be installed to the Cocheco River manor.
- New electric poles will most likely be needed to increase the height of the wires.
Agreed. A work order will be requested from Eversource.

Fire/Inspections Comments:

- Clarify Plan C-2 accessible parking shall indicate van spacing with applicable signage. Also revise plan sheet 8 to indicate van signage and mounting height;
A detail has been added to Sheet C-2 to clarify the ADA parking space layout. A sign detail height has been added to Sheet C-8. The height of the sign is seven-feet.
- Plan C-2 accessible parking shall be arranged so as not to impair the minimum requirements of the accessible route;
Parking space layout has been arranged so not to impair accessible routes.
- Plan A/2 provide van accessible space and identify accordingly;
The basement floor plan, sheet A2 has been revised to depict the ADA parking spaces, one of which is Van Accessible.
- Revise T-1 turning template indicating T-1 traveling throughout the site;
The turning template has been used throughout the site. See Sheet T-1.
- Clarify location of FDC and standpipe;
The FDC and standpipe will be located to the north of the main entrance to the building. A note has been added to depict the location on Sheet C-2.
- Provide note on plan, FDC and standpipe shall be clearly identified by a permanent sign;
The sign will be attached to the building above the FDC and standpipe. Sign detail has been added to Sheet C-8.
- Utilities and systems shall be located remote from one another;
The domestic water supply is a separate service line into the building from the fire service main.
- FDC access shall be free of obstacles with a permanently clear and unobstructed route;
Relocating the FDC and standpipe to the north side of the main building entrance, they are located so not to be obstructed. See Sheet C-2.
- Add a note on the plan indicating a building permit is required for retaining walls 4' or more in height.
A note has been added to Sheet C-2 stating "Before any construction of the retaining walls a building permit must be issued."

Economic Development Comments:

- Would like to see architectural renderings revised to improve aesthetics;
The design elements include a brick apron that runs along the East and South Elevation and around the Sunroom at the entrance and around the Garage entrance. We have chosen the double 4" vinyl siding is based on color "Forest" located above the brick up to the horizontal at the second-floor windows and in the bays between the vertical with the gable roof accents. The triple 3" vinyl siding is based on color "Silver Ash" located at the second floor above the horizontal. The rendering plans have been revised
- Are there health concerns with standing water in storage tank?
These types of tanks are used throughout NH and there are no health concerns.

Planning Board Comments:

- Concerned about lighting
The light plan has been revised to address the concern about lighting the rear of the building and the west and south sides. See Sheet L-1
- Use of salt should be part of the Operation and Maintenance Plan
The Stormwater Inspection and Maintenance Manual has noted that the use of salt shall be minimized to the extent feasible to prevent unsafe conditions.
- Concerned about split level fence near retaining wall;
The split rail fence will no longer be located at the top of the retain walls. A chain-link fence will be as a safety measure. Split rail fence will be used where there isn't concerns about falling, but to provide delineation of the walking path.
- Is this a non-profit or for-profit?
This a for-profit organization.
- Typos on C-2 (grate)
Typo has been corrected on Sheet C-2.
- Concern about look of the façade (including vinyl siding)
The design elements include a brick apron that runs along the East and South Elevation and around the Sunroom at the entrance and around the Garage entrance. We have chosen the double 4" vinyl siding is based on color "Forest" located above the brick up to the horizontal at the second-floor windows and in the bays between the vertical with the gable roof accents. The triple 3" vinyl siding is based on color "Silver Ash" located at the second floor above the horizontal.

Please don't hesitate to contact me with any questions, comments or concerns.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



By:

Scott A. Lawler, PE,
Project Engineer

cc: Community Action Partnership of Strafford County

Landscape Operation & Maintenance Plan Cochecho River Manor

Weekly Tasks

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

Yearly Tasks

Early Spring

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

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

June:

No additional items

July:

No additional items

August:

No additional items

September:

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

October:

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

November:

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

December:

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

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October 3, 2017

Christopher Parker
Assistant City Manager:
Director of Planning and Strategic Initiatives
City of Dover
288 Central Avenue
Dover, NH 03820

Re: Conditional Use Permit Application for the Proposed Cochecho River Manor, 262 County Farm Road; Parcel C4.

Dear Mr. Parker:

On behalf of the Community Action Partnership (CAP) of Strafford County and the Stafford County Commissioners, Norway Plains Associates Inc. hereby submits a Conditional Use Permit Application for a proposed 24-unit congregate care facility. This application is in support of a Site Plan Application for the same project. The proposed facility will be constructed adjacent to the Covered Bridge Manor. The facility will be located on leased portion of the overall 151.05-acre parcel. The parcel is shown on the City of Dover Assessors maps as C4 and is zoned R-40 based on the City of Dover Zoning maps.

The proposed building will be a two-story structure with a parking garage located within the basement level. The basement garage level will provide parking for the residents. Visitor and staff parking will be located outside, near the main entry.

In preliminary discussions with the Planning Department, we were directed that the parking should conform to the Medical Use counts of the Site Review Parking Regulation Table. In accordance with Parking Regulation Table, the maximum number of vehicle parking spaces shall be 0.5 space per unit plus on space per employee on maximum shift, whereas a unit is either a bed or exam room. Based on these amounts, 24 units would require 12 parking spaces plus 4 additional spaces for the employees/visitors on maximum shift.

This unit count is consistent with the Institute of Transportation Engineers ("ITE") (4th Edition) (2010) Congregate Care Facility Land Use Designation 253 (0.5 spaces per unit). Dover's Parking Regulation Table has no specification for Congregate Care Facilities. The Medical Use specification does not appear to be a most appropriate fit. The ITE "Senior Adult Housing-Attached" land use designation number 252 is a relevant use comparison. It suggests a one space per unit ratio. CAP's managed Covered Bridge Manor congregate care facility (next door) was approved and built providing 26 spaces for its 26 units, with three additional spaces for employees/visitors. Currently, 22 of the 26 designated "resident" spaces are occupied. Building the proposed facility with all 24 basement units is reasonable.

There will be sufficient room to accommodate 24 spaces (one per unit). Being contained within the building, no additional paved parking and impervious surfaces need to be accommodated for the site besides outside parking. Outside of the building, there will be an additional 6 parking spaces for the employees and visitors. One of the spaces within the basement will be designated as an Electric Vehicle Charging Station.

The standards (outlined at Site Review Regulations 149-14.d(1)(a) on page 149-30) can be met by explaining the above, and the unavailability of off-street parking given the site's remote location on County land.

We look forward to discussing this project with the City staff and the Planning Board. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler". The signature is fluid and cursive, with a large initial "S" and "L".

By:

Scott A. Lawler, PE,
Project Engineer

cc: Community Action Partnership of Strafford County

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August 16, 2017

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

Re: Traffic Impact Assessment and Analysis for the Proposed Cochecho River Manor, 262 County Farm Road; Parcel C4-A

Dear Members of the Planning Board

Community Action Partnership of Strafford County proposed to construct a 24-unit congregate care facility on the Strafford County property located on the south side of County Farm Road. The proposed facility will be constructed adjacent to the Covered Bridge Manor, which was constructed in 2004. Both facilities will be located on leased portions of the overall 151.05 acre parcel. The parcel is currently zoned as R-40 based on the City of Dover Zoning maps.

There are several large structures located on the overall parcel, including the Riverside Rest Home, the Strafford County Department of Corrections, and several other state and county agencies. Located across the right of way are the Hyder Family Hospice House and the Strafford Superior Court and Registry of Deeds building; also on land owned by the County. The Cochecho River flows along the westerly and southerly boundary of the parcel for almost 2 miles.

The leased area is mostly surrounded by the County parcel with frontage along the County Farm Road. This section of County Farm Road has been closed subject to gates and bars and is not suitable for year-round travel. The historical covered bridge over the Cocheco River was destroyed by a fire in 1981 and has been replaced by a pedestrian foot bridge.

Entrance to the proposed facility will be from a new driveway that will be connected to a portion of the closed roadway. As such, an approximately 300-foot section of the old roadway will be reconstructed to provide a 24foot wide paved roadway starting at the end of the Covered Bridge Manor's driveway heading westerly towards the river. Along with providing access to the proposed facility, room will be provided to accommodate two parked vehicles for those enjoying the walking trails on the County land.

Existing Roadway:

County Farm Road is essentially now a dead-end roadway starting at the entrance to the Covered Bridge Manor and heading easterly towards the City of Dover for approximately 350 feet. At this point, the roadway intersects with County Farm Cross Road and the main entrance to the County complex. This 4-way intersection is controlled by stop signs on each leg.

County Farm Road is the main roadway heading easterly towards 6th Street and the center of Dover. The 2-lane roadway has a posted speed limit of 35 m.p.h. It is anticipated that most of the traffic to and from the proposed facility will travel on this roadway. County Farm Cross Road is a more rural roadway heading northerly from the intersection towards Pickering Road and the City of Rochester. This 2-lane roadway has a posted speed limit of 30 m.p.h.

Sight Distance:

The sight distance for the proposed driveway entrance onto the proposed reconstructed roadway looking east has been evaluated. Based on the existing and proposed grades, the all-season sight distance will be greater than 400 feet. The sight distance towards the west is not applicable at this time, as the roadway terminates at the proposed entrance. However, if the roadway was to be extended in the future, the all-season sight distance should extend down to a bridge over the Cocheco River which is about 400 feet away.

Trip Generation and Distribution:

Community Action Partnership of Strafford County is proposing to construct a 24-unit congregate care facility building. The Institute of Traffic Engineers (ITE) publishes trip generation information for a wide variety of land uses based on extensive data and studies from throughout the County. In the case of Congregate Care Facility, the land use code is 253. ITE peak hour trip generation for this land use is based on the number of dwelling units. The following is a breakdown published peak hour trip generation rates.

Congregate Care Facility (#253)

Number of Units	Average Trip Generation rates	
	<u>Morning Peak Hour (7 – 9 am)</u>	<u>Afternoon Peak Hour (4 – 6 pm)</u>
	0.06 (59% entering, 41% exiting)	0.17 (55% entering, 45% exiting)

Based on these published rates, the following peak hour trips will be generated for this project;

24 Units	Trip Generation rates	
	<u>Morning Peak Hour (7 – 9 am)</u>	<u>Afternoon Peak Hour (4 – 6 pm)</u>
	1 (1 entering, 0 exiting)	4 (2 entering, 2 exiting)

As can be seen above, the morning peak hour trips generated would be 1 and the afternoon peak hour trips would be 4. Based on the majority of the vehicles travelling on County Farm Road, it is anticipated the project will not result in any trips during the morning peak hour on County Farm Cross Road and only 1 or 2 during the afternoon peak hour.

Public Transit:

Currently, there is a COAST bus stop at the 4-way intersection located about 650 feet from the project entrance. The applicant has previously contacted COAST about providing pick up and drop off at the Covered Bridge Manor for their residence. However, due to poor circulation within their parking lot, COAST has denied their request. With the proposed development, a new connection between the existing Covered Bridge Manor and the proposed driveway, the circulation will be drastically improved. The facility managers are hopeful that COAST will reconsider their request in the future.

Conclusion:

In conclusion, the proposed project will re-establish about 300 feet of County Farm Road from the Covered Bridge Manor entrance towards the Cocheco River. This roadway reconstruction will provide access to the new facility and a couple parking spots for people utilizing the walking trails on the County Farm property. The proposed driveway is designed to ensure there would be ample all-season sight distance and not result in an unsafe condition.

The number of peak hour trips that the project will generate will be minimal, only 1 in the morning peak hour and 4 in the afternoon peak hour. Therefore, it will have no impact to the existing traffic on the roads leading to the facility. Existing public transportation within a very short walk from the facility with the potential for a closer pick-up and drop-off will further reduce the traffic impacts associated with the project.

Please don't hesitate to contact me with any questions, comments or concerns.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



By:

Scott A. Lawler, PE,
Project Engineer

cc: Community Action Partnership of Strafford County

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August 16, 2017

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

Re: Traffic Impact Assessment and Analysis for the Proposed Cochecho River Manor, 262 County Farm Road; Parcel C4-A

Dear Members of the Planning Board

Community Action Partnership of Strafford County proposed to construct a 24-unit congregate care facility on the Strafford County property located on the south side of County Farm Road. The proposed facility will be constructed adjacent to the Covered Bridge Manor, which was constructed in 2004. Both facilities will be located on leased portions of the overall 151.05 acre parcel. The parcel is currently zoned as R-40 based on the City of Dover Zoning maps.

There are several large structures located on the overall parcel, including the Riverside Rest Home, the Strafford County Department of Corrections, and several other state and county agencies. Located across the right of way are the Hyder Family Hospice House and the Strafford Superior Court and Registry of Deeds building; also on land owned by the County. The Cochecho River flows along the westerly and southerly boundary of the parcel for almost 2 miles.

The leased area is mostly surrounded by the County parcel with frontage along the County Farm Road. This section of County Farm Road has been closed subject to gates and bars and is not suitable for year-round travel. The historical covered bridge over the Cocheco River was destroyed by a fire in 1981 and has been replaced by a pedestrian foot bridge.

Entrance to the proposed facility will be from a new driveway that will be connected to a portion of the closed roadway. As such, an approximately 300-foot section of the old roadway will be reconstructed to provide a 24foot wide paved roadway starting at the end of the Covered Bridge Manor's driveway heading westerly towards the river. Along with providing access to the proposed facility, room will be provided to accommodate two parked vehicles for those enjoying the walking trails on the County land.

Existing Roadway:

County Farm Road is essentially now a dead-end roadway starting at the entrance to the Covered Bridge Manor and heading easterly towards the City of Dover for approximately 350 feet. At this point, the roadway intersects with County Farm Cross Road and the main entrance to the County complex. This 4-way intersection is controlled by stop signs on each leg.

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August 22, 2017

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

**Re: Fiscal Impact Analysis for the Proposed Cochecho River Manor, 262 County Farm Road;
Parcel C4.**

Dear Members of the Planning Board

Community Action Partnership of Strafford County proposed to construct a 24-unit congregate care facility on the Strafford County property located on the south side of County Farm Road. The proposed facility will be constructed adjacent to the Covered Bridge Manor, which was constructed in 2004. Both facilities will be located on leased portions of the overall 151.05 acre parcel. The parcel is currently zoned as R-40 based on the City of Dover Zoning maps.

There are several large structures located on the overall parcel, including the Riverside Rest Home, the Strafford County Department of Corrections, and several other state and county agencies. Located across the right of way are the Hyder Family Hospice House and the Strafford Superior Court and Registry of Deeds building; also on land owned by the County. The Cochecho River flows along the westerly and southerly boundary of the parcel for almost 2 miles.

In accordance with section 149-13(A)(18) of the Dover Site Review Regulations, the creation of more than ten (10) units shall submit a fiscal impact analysis which details the probable effects on the following aspects of concerns to the City:

Attendance to Public Schools;

The project is a congregate care facility serving those 62 years of age and older. There is no anticipated impact on the school system.

Increase in Vehicle Traffic;

A Traffic Impact Assessment and Analysis was prepared for the proposed project. The assessment looked at the potential increase in vehicle trips entering and existing the new facility based on the Institute of Traffic Engineers (ITE) published trip generation information. The ITE peak hour trip generation, based on the number of units, would indicate an increase of about one trip in the morning peak hour and 4 trips in the afternoon peak hour. These number of vehicles entering or exiting the

facility during the busiest commuter times would not have a negative impact to the surrounding roads. Public transportation, COAST bus, is very close to the project location which should further reduce the impact to local traffic.

Changes in the number of legal residents;

The project will focus on soliciting applications primarily from Dover, with a secondary focus on Strafford County. Despite the foregoing, the project will accept all applications no matter the residency of the applicant. The Community Action Partnership of Strafford County currently maintains a waiting list for low income elderly housing of nearly 30 individuals or couples that is split squarely between people from Dover and the remainder of Strafford County.

Increase in Municipal Cost;

By agreement with the City of Dover, the project will be rebuilding and resurfacing around 350 feet of currently out of use roadway (County Farm Road) in a manner prescribed by the City. This extension of the roadway is necessary in order to create access to the property. This rebuilt roadway will remain City property and will need to be maintained by the City moving forward.

Load on public utilities or future demand for them;

The proposed 24-unit facility will have limited impacts to the public utilities. The development will connect to the existing City water and sanitary sewer systems. The facility will also connect to the natural gas which services the Covered Bridge Manor.

A new water service will tie into an existing 16" water main located on County Farm Road. The proposed sanitary sewer will connect to an existing system within the County complex. At which, the system connects to the sewer main on County Farm Road. The anticipated demands to the water and sewer systems will be approximately 3,380 gallons per day. These amounts are equivalent to around 7 to 10 new single family homes. The capacities of the existing utilities can accommodate the small increase load.

Public Safety;

Because of the similarities between the currently existing Cover Bridge Manor facility and the proposed project, it is anticipated that a similar draw will be made on Police and especially Fire/Rescue resources.

Changes in Tax Revenue;

Research is underway to better understand what the complete tax revenue picture will be for this project. This answer is tied, in part, to the type and level of financing available to the Sponsor, as a non-profit, and the County as the land owner. The most likely scenario would see Community Action Partnership of Strafford County receiving tax credits for the project, requiring ownership of the building to fall to a for-profit corporation directly after construction. This would likely create a tax paying entity on the property.

Changes in Surface Drainage;

As the result of constructing the proposed facility, the existing ground surface will be changing. As a result, the project will change the drainage patterns and flow characteristics. Therefore, a stormwater management system will be installed to mitigate these changes. The system, consisting of several Low Impact Development (LID) practices designed. These practices will provide treatment and promote infiltration into the ground during the small storm events and during the early time span (first flush) of the larger events. Outlet control structures have been designed to attenuate the peak flows and release the stormwater runoff at a controlled rate of discharge. This allows the runoff to be released at equal to or less than the predevelopment flows.

In most case, the changes to the amount of stormwater leaving the development is matched to the pre-development conditions. There will be a very small amount of increase in the volume of stormwater resulting in the development area. However, this insignificant increase will be retained on the parcel before discharging into the Cocheco River. Thus, there will not be any negative impacts to the City or abutting properties.

Increased consumption of groundwater;

The proposed project will be tied into the municipal water system. Therefore, there will be no consumption of groundwater as part of the proposed facility.

Increased refuse Disposal;

The project will generate some additional refuse in an amount that would be typical for small residential units. The existing dumpster for the Covered Bridge Manor will be shared by the new facility. This might increase the number of emptying per week.

Pollution of water or air;

The facility will not generate any industrial waste or air pollution. Proper maintenance of the drainage systems will protect surface waters from potential pollutants associated with stormwater runoff.

Land Erosion or loss of tree cover;

With the use of Best Management Practices (BMPs) during construction and proper installation of the stormwater practices and slope stabilization, there should not be any land erosion resulting from the development. Although a large portion of the proposed development will occur in the grassed area on the west side of the Covered Bridge Manor, some existing trees will be removed. Along the proposed roadway reconstruction, new street trees will be planted to provide shading while creating a nice streetscape.

Disturbance to other aspects of the natural ecology;

The project will not impact any other aspects of natural ecology. There are no jurisdictional wetlands within the project area and no open water body or streams. Due to the close proximity to the other existing County buildings, the development should not have any impact to existing wildlife.

Blocking of views;

The location of the proposed building was selected such that it would not block the views from the existing Covered Bridge Manor residence.

Harmony with the character of surrounding developments;

The project applied for and was granted a Zoning Board of Appeals (ZBA) Special Exception to construct a Congregate Care facility. As part of that process, the ZBA required the Sponsor to address this concern. The Sponsor presented information that showed similar uses (Riverside Rest Home, Covered Bridge Manor, and Hyder House Hospice) on the County owned land, detailed how the building would be built in a manner that would be in keeping with the other structures on the property, and would not adversely effect the harmony of the area.

Location of Utilities;

The proposed utility locations will be in an area that they can be easily accessed and maintained by the City of Dover Department Community Services.

Please don't hesitate to contact me with any questions, comments or concerns.

Sincerely,

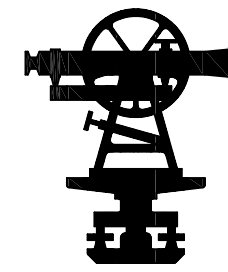
NORWAY PLAINS ASSOCIATES, INC.



By:

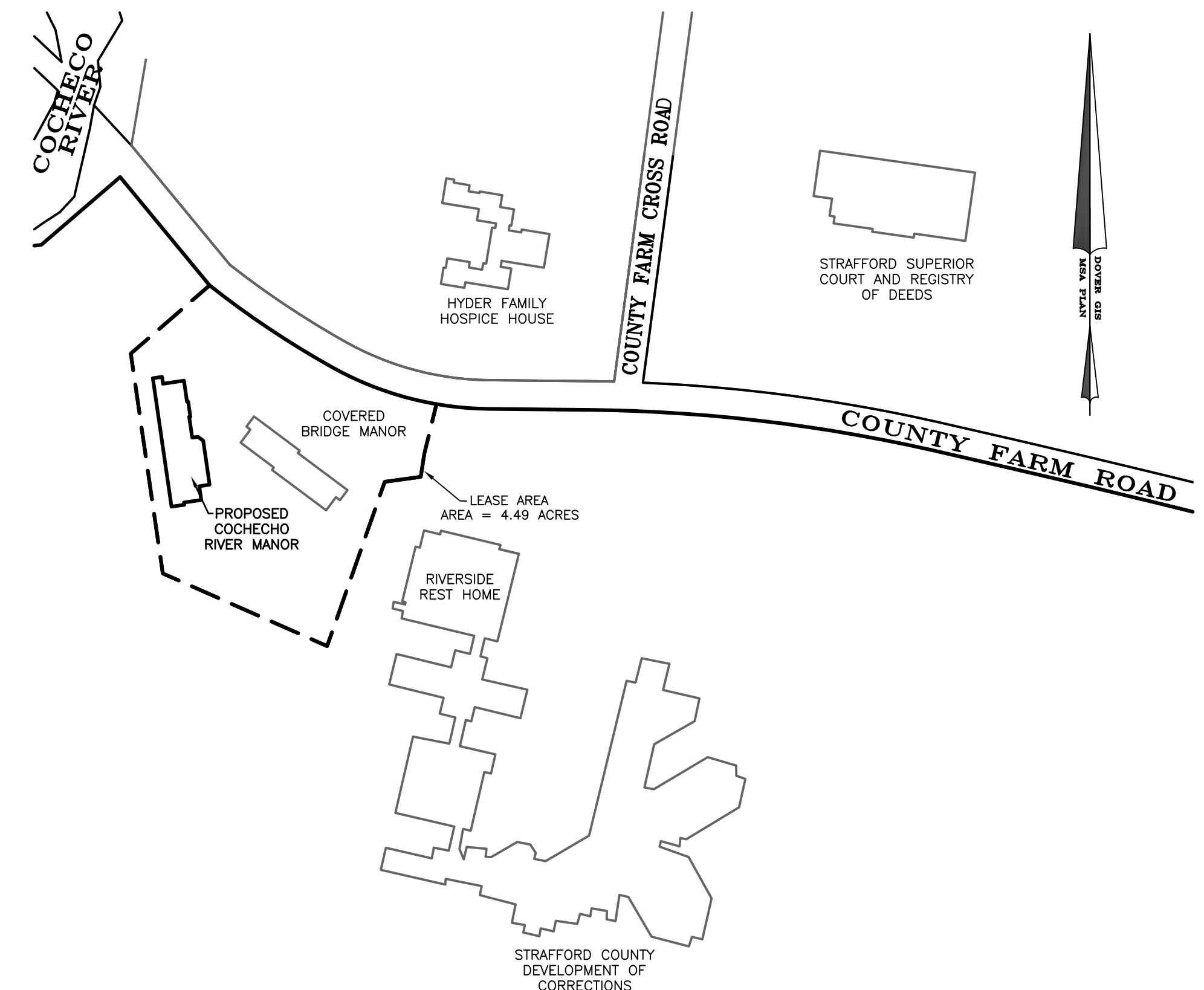
Scott A. Lawler, PE,
Project Engineer

cc: Community Action Partnership of Strafford County



REVISIONS: 10/3/17 PER TRC COMMENTS

COCHECHO RIVER MANOR
262 COUNTY FARM ROAD
PREPARED FOR
COMMUNITY ACTION PARTNERSHIP OF STRAFFORD COUNTY
DOVER, N.H. 03820
AUGUST 2017

**OVERALL SITE**

1" = 200'

SHEET INDEX

SHEET	E-1	COVER	1" = 30'
SHEET	C-1	EXISTING FEATURES	1" = 200'
SHEET	C-2	OVERALL SITE PLAN	1" = 30'
SHEET	C-3	SITE LAYOUT PLAN	1" = 30'
SHEET	C-4	GRADING AND DRAINAGE PLAN	1" = 30'
SHEET	C-5	EROSION AND SEDIMENTATION CONTROL PLAN	1" = 30'
SHEET	C-6	UTILITY PLAN	AS SHOWN
SHEET	C-7	ROAD AND DRIVEWAY PROFILE	AS SHOWN
SHEET	C-8	SEWER PROFILE	AS SHOWN
SHEET	C-9	PARKING AND SIDEWALK DETAILS	AS SHOWN
SHEET	C-10	CONSTRUCTION DETAILS	AS SHOWN
SHEET	C-11	DRAINAGE DETAILS	AS SHOWN
SHEET	C-12	GRAVEL WETLANDS DETAILS	AS SHOWN
SHEET	C-13	STORMWATER MANAGEMENT DETAILS	AS SHOWN
SHEET	C-14	TEMPORARY EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
SHEET	C-15	PERMANENT EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
SHEET	C-16	UTILITY DETAILS	AS SHOWN
SHEET	L-1	SEWER DETAILS	AS SHOWN
SHEET	L-2	SITE LANDSCAPING PLAN	1" = 20'
SHEET	L-3	STREETSCAPE PLAN	1" = 30'
SHEET	NP-1	LIGHTING PLAN AND DETAILS	1" = 30'
SHEET	T-1	NEIGHBORHOOD PLAN	1" = 200'
SHEET	A-1	FIRE TRUCK TURNING PLAN	1" = 30'
SHEET	A-2	FIRST AND SECOND FLOOR PLANS	1/8" = 1'-0"
SHEET	B-3.1	PARKING LEVEL PLAN	1/8" = 1'-0"
SHEET	B-3.1	BUILDING ELEVATIONS	1/8" = 1'-0"

**CIVIL ENGINEERS**

NORWAY PLAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEVARD
ROCHESTER, NEW HAMPSHIRE 03867
(603) 335-3948

ARCHITECTS

JOY & HAMILTON ARCHITECTS, INC.
820 MAIN STREET
SANFORD, ME 04073
(207) 324-8987

LANDSCAPING ARCHITECTS

WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LLC
103 KENT PLACE
NEWMARKET, NEW HAMPSHIRE 03857
(603) 659-5949

OWNER OF RECORD

TAX MAP C - LOT 4
OWNER OF RECORD:
STRAFFORD COUNTY
259 COUNTY FARM ROAD, SUITE 202
DOVER, NH 03280

APPLICANT

COMMUNITY ACTION PARTNERSHIP OF
STRAFFORD COUNTY
PO BOX 160
DOVER, NH 03821
(603) 435-2500

STATE AND FEDERAL PERMITS:

STATE OF NEW HAMPSHIRE PERMIT NUMBERS:
NHDES ALTERATION OF TERRAIN: REQUIRED
NHDES WETLANDS PERMIT: NOT REQUIRED
NHDES DAM PERMIT: NOT REQUIRED
NHDES SUBDIVISION PERMIT: NOT REQUIRED
NHDES SUBSURFACE SYSTEMS PERMIT: NOT REQUIRED
NHDES WASTEWATER PERM: REQUIRED
NHDOT DRIVEWAY/ENTRANCE PERMIT: NOT REQUIRED

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):
NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: REQUIRED

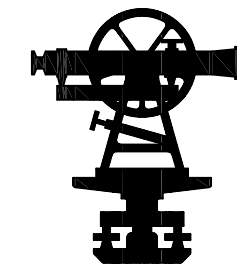
NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 14 DAYS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT, CONTACT THE PROJECT GENERAL CONTRACTOR.

FILE NO. 104
PLAN NO. C-2780
DWG. NO. 17073/SP-1
F.B. NO.

DOVER PROJECT NUMBER: P-17-63

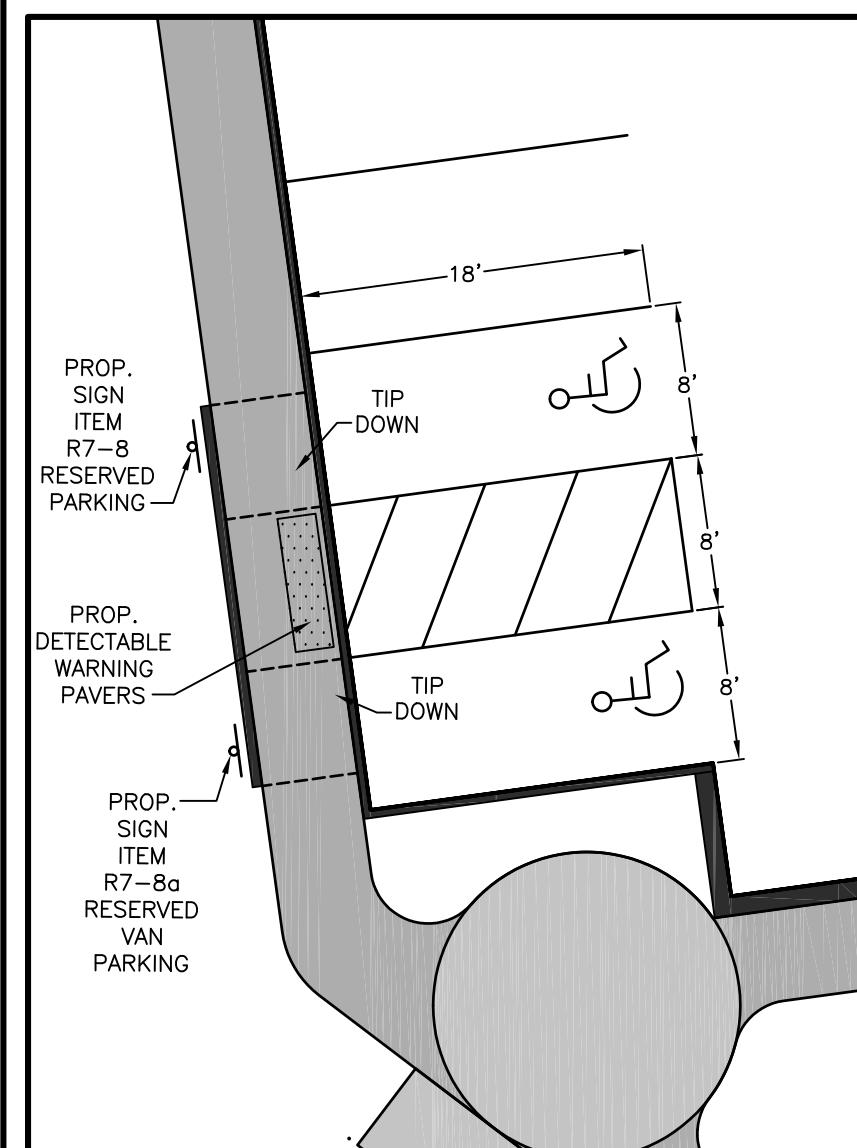
NORWAY PLAINS ASSOCIATES, INC.



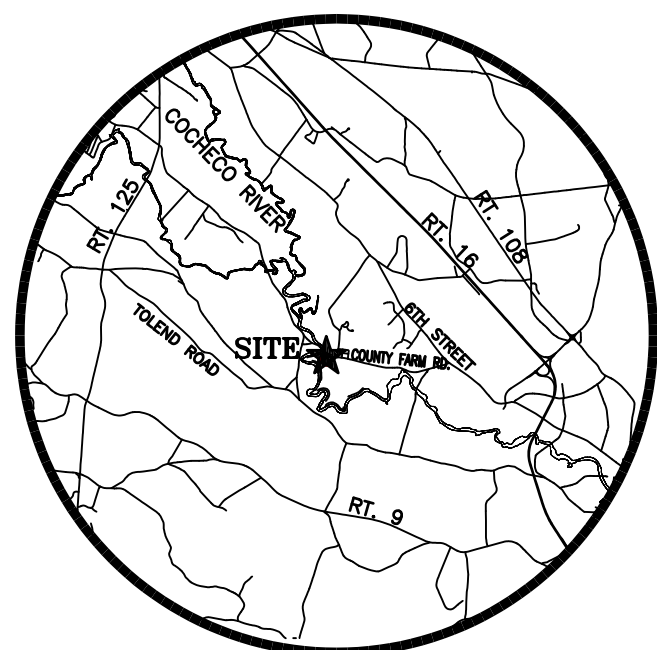
REVISIONS: 10/3/17 PER TRC COMMENTS

LEGEND

- | | |
|-------|---|
| | PROPERTY LINE |
| | LEASE LINE |
| | BUILDING SETBACK |
| | EXISTING TREE LINE |
| | EXISTING OVERHEAD WIRES |
| | EXISTING HYDRANT |
| | EXISTING WATER GATE OR SHUT-OFF VALVE |
| | EXISTING UTILITY POLE |
| | EXISTING SEWER MAN HOLE |
| | EXISTING CATCH BASIN |
| | EXISTING LIGHT POLES |
| | PROPOSED BUILDING |
| | PROPOSED PAVEMENT |
| | PROPOSED PAVEMENT WITH CURBING |
| | PROPOSED TREE LINE |
| | PROPOSED CHAIN-LINK FENCE |
| | PROPOSED SPILT RAIL FENCE |
| | PROPOSED GUARDRAIL |
| | PROPOSED DRAINAGE RETAINING WALL |
| | PROPOSED PAVEMENT |
| | PROPOSED SIDEWALK |
| | PROPOSED DETECTABLE WARNING PAVERS |
| | PROPOSED SIGNS |
| VGC | VERTICAL GRANITE CURB |
| CSB | CAPE CODE BERM |
| R.30' | PAVEMENT RADIUS (20') |
| | PROPOSED STANDARD PARKING SPACES (8' x 18') |
| | PROPOSED ACCESSIBLE PARKING SPACES (8' x 18' WITH 8' x 18' ACCESS ISLE) |



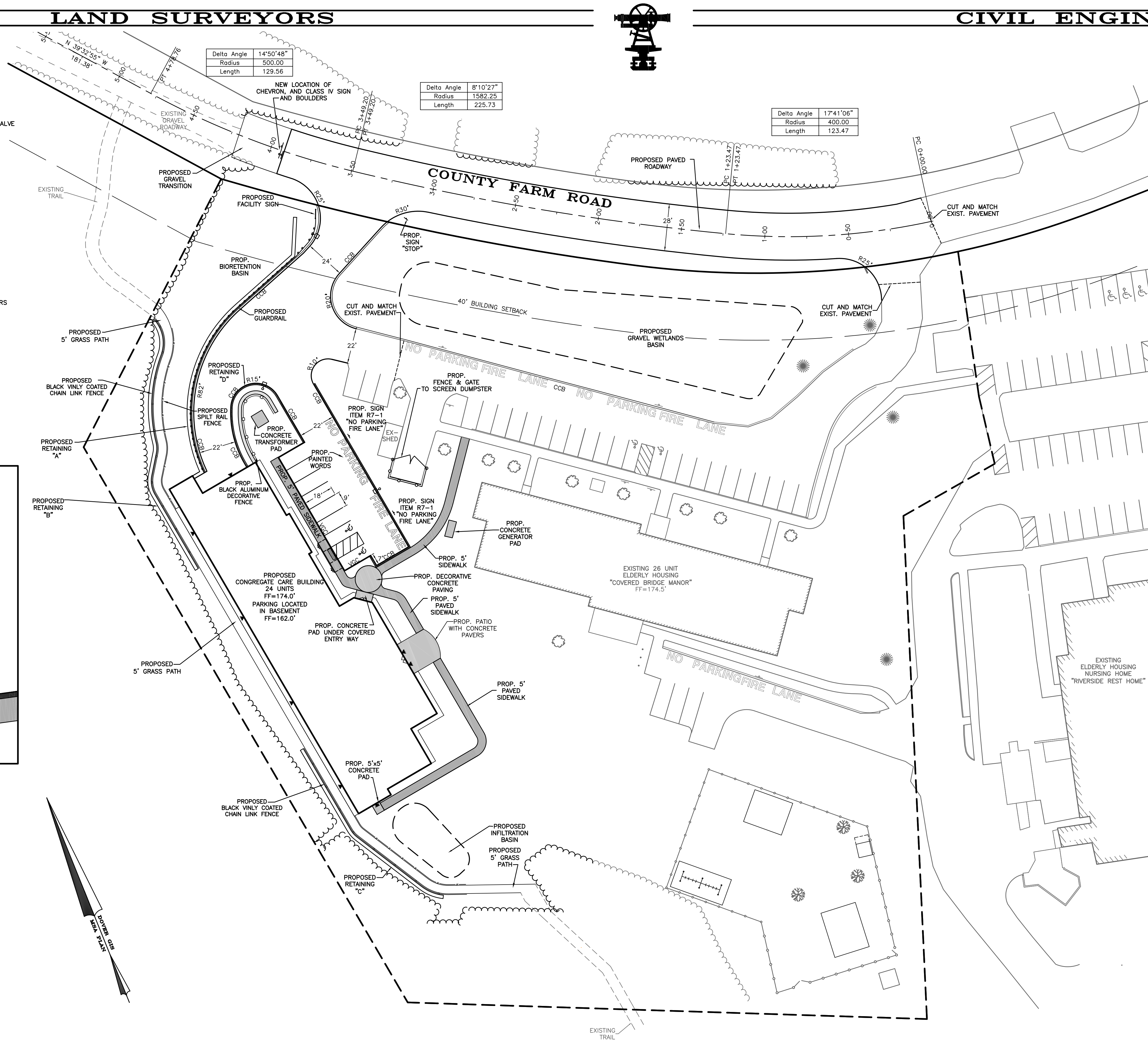
ADA PARKING SPACE DETAIL
SCALE: 1 INCH = 10 FEET



LOCUS
N.T.S

FILE NO. 104
PLAN NO. C-2780
DWG. NO. 17073/SP-1
F.B. NO.

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.



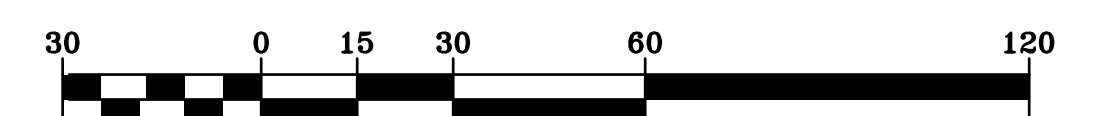
GENERAL SITE PLAN NOTES:

- GENERAL NOTE: PLAN DATE: 01/20/2017. THIS SITE PLAN IS SHOW THE PROPOSED 24-UNIT CONGREGATE CARE FACILITY ON THE OVERALL PARCEL AND LEASE AREA.
2. CURRENT OWNER: STRAFFORD COUNTY, 259 COUNTY FARM ROAD UNIT 202, DOVER, NH.
3. THE PROJECT PARCEL IS SHOWN AS MAP C LOT 4 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE PROJECT PARCEL CONTAINS 151.05 ACRES OR 6,579,738 SQUARE FEET AREA OF LAND. THE LEASE AREA = 4.49 ACRES.
5. THE TITLE REQUIREMENTS FOR THE PROJECT ARE THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 239, PAGE NO. 337, BOOK NO. 241, PAGE NO. 521, BOOK NO. 252, PAGE NO. 271.
6. PROJECT PLAN REFERENCES: ARE NOTED ON THIS SHEET AND E-1.
7. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, UTILITY, ACCESS, OR OTHER EASEMENTS ARE REFERENCED IN A NOTE AND SHOWN ON THE PLAN AND SHOWN ON THE PLAN.
8. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
- A. ZONING DISTRICT R-40 (RURAL RESIDENTIAL).
 - B. MINIMUM LOT SIZE: 40,000 SQ. FT.
 - C. MINIMUM LOT FRONTAGE: 150 FT.
 - D. MINIMUM YARD SETBACKS/BUILD-TO-LINES:
 - FRONT 40 FT.
 - SIDE 25 FT.
 - REAR 30 FT.
 - E. MAXIMUM LOT COVERAGE 10 %
 - F. MAXIMUM BLDG. HEIGHT 35 FT.
- A PORTION OF PROPERTY FALLS WITHIN THE CONSERVATION DISTRICT (CD)
9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY (SURVEYOR BY MCNEANEY SURVEY ASSOCIATES, INC. PLAN DATED NOV. 25, 2002, AND NORWAY PLAINS ASSOCIATES, INC. (NO YEAR NOT GREATER THAN 1 IN 10,000.
10. SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA: ZONE A (100 YEAR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY # 3301700305E DATED SEPTEMBER 30, 2015. THE PROJECT AREA IS NOT LOCATED WITHIN THE FLOOD ZONE.
11. THERE WERE NO JURISDICTIONAL WETLANDS WITHIN THE WORK AREA. A SOLIS MAP AND WETLANDS SURVEY WAS CONDUCTED BY MARC E. JACOBS, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 090, ON JULY 28, 2017.
12. THE MAXIMUM PARKING SPACE CALCULATION: (MEDICAL USE)
- 0.5 PARKING SPACES PER UNIT x 24 UNITS = 12 SPACES
 - 1 PARKING SPACE PER EMPLOYEE x 1 EMPLOYEES = 4 SPACES
 - 1 PARKING SPACE PER VISITOR x 2 VISITORS = 2 SPACES
 - MAXIMUM PARKING SPACES REQUIRED = 18 SPACES
 - TOTAL PARKING SPACES PROVIDED = 12 SPACES
13. TOPOGRAPHIC SURVEY PERFORMED BY NORWAY PLAINS ASSOCIATES, INC. NOVEMBER 2006 AND MAY 2017
14. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY AND SUNDAY 9 AM-6 PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGN MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
15. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
16. THE SIGN LAYOUT SHALL BE DESIGNED TO CONFORM WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
17. THE PROPOSED USE FOR THE SITE (STRUCTURE) IS FOR A 24-UNIT CONGREGATE CARE FACILITY.
18. SPECIAL EXCEPTIONS TO SECTION 170-12.A WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON AUGUST 17, 2017 CASE # 217-19.
19. ALL RETAINING WALLS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
20. BEFORE ANY CONSTRUCTION OF RETAINING WALLS 4 FEET OR TALLER, A BUILDING PERMIT MUST BE ISSUED.
22. THE RETAINING WALL DESIGN PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW.
23. SNOW SHALL BE STOCK PILED IN LOCATIONS THAT DOES NOT BLOCK ACCESS OR SITE LINES EXISTING OR EXTERIOR LIGHTING SHALL BE REMOVED FROM THE SNOW SHALL BE REMOVED OFF SITE AS SOON AS

**SITE LAYOUT PLAN
COACHEO RIVER MANOR
COUNTY FARM ROAD
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE**

PREPARED FOR:
COMMUNITY ACTION
PARTNERSHIP OF
STRAFFORD COUNTY

AUGUST 2017
GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FEET

DOVER PROJECT NUMBER: P-17-63

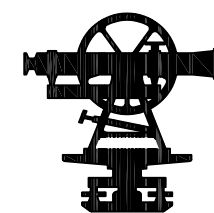


STREETSCAPE
COCHECHO RIVER MANOR
COUNTY FARM ROAD
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
COMMUNITY ACTION
PARTNERSHIP OF
STRAFFORD COUNTY

AUGUST 2017
Oct. 3, 2017 - Revised per TRC Comments

DOVER PROJECT NUMBER: P-17-63



LEGEND

- PROPERTY LINE
- OHW — EXISTING OVERHEAD WIRES
- UGE — EXISTING UNDERGROUND ELECTRIC WIRES
- UGU — EXISTING UNDERGROUND UTILITY WIRES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLES
- OHW — PROPOSED UNDERGROUND UTILITY WIRES
- PUGE — PROPOSED UNDERGROUND ELECTRIC WIRES
- PROPOSED UTILITY POLE
- PROPOSED LIGHT POLES
- PROPOSED BUILDING LIGHT FIXTURES
- PROPOSED LIGHT FOOTCANDLE
- PROPOSED LIGHT ISO ILLUMINATION LINES



MERU SERIES - LED
BY MULE LIGHTING, INC.
WALL MOUNTED FIXTURE



VRS SERIES - LED
BY U.S. ARCHITECTURAL
LIGHTING
POLE MOUNTED FIXTURE



XTOR CROSSTOUR MAXX LED
BY LUMARK
WALL MOUNTED FIXTURE



GAMBRIDGE 02 - LED
BY TMS LIGHTING
WALL MOUNTED FIXTURE

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
○	1	S3	SINGLE	VRS-PLED-III-40LED-700mA-NW-HS/ SNTS154-11-1-CXX (15' AFG)
○	1	S4	SINGLE	VRS-PLED-IV-FT-40LED-525mA-NW-HS/ SNTS154-11-1-CXX (15' AFG)
○	1	S5	SINGLE	VRS-PLED-VSQ-II-40LED-700mA-NW/ SNTS154-11-1-CXX (15' AFG)
○	1	W	SINGLE	XTOR2B/ WALL MTD 15' AFG
○	4	W1	SINGLE	MERU-LED-AC-DB/ WALL MTD 10' AFG
○	3	W2	SINGLE	CA10002-13-14LED-40K-X-XX-OP / WALL MTD 7' AFG

FILE NO. 104
PLAN NO. C-2780
DWG. NO. 17073/SP-1
F.B. NO.

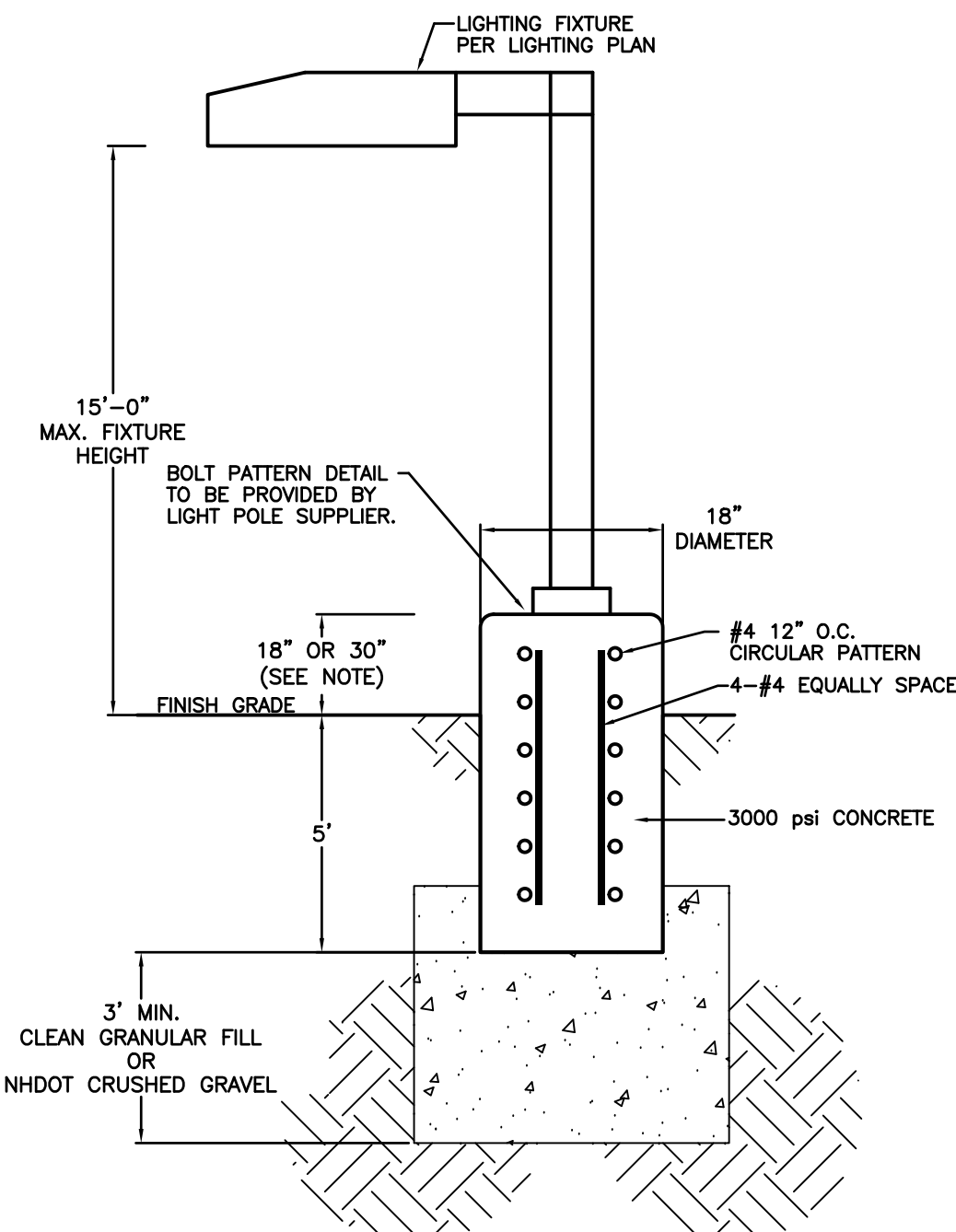
StatArea 1
PARKING LOT ONLY
Illuminance (Fc)
Average = 1.20
Maximum = 3.8
Minimum = 0.3
Avg/Min Ratio = 4.00
Max/Min Ratio = 8.33

StatArea 2
ALL OF NEW PAVED AREA INCLUDING PARKING LOT
Illuminance (Fc)
Average = 1.49
Maximum = 3.8
Minimum = 0.3
Avg/Min Ratio = 4.97
Max/Min Ratio = 12.67



CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

REVISIONS: 10/3/17 PER TRC COMMENTS



POLE MOUNTED LIGHT DETAIL

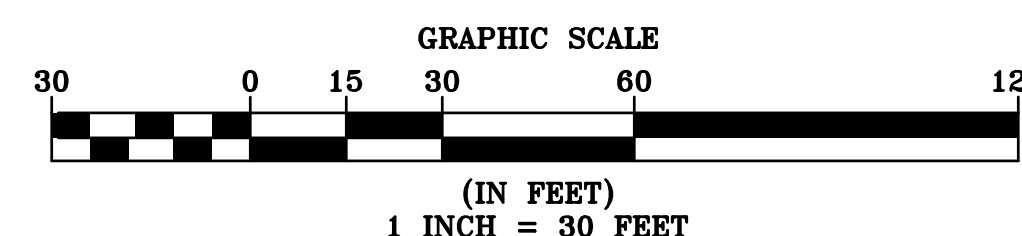
NOT TO SCALE

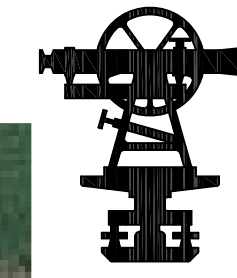
- NOTE:
1. LIGHT POLE BASE SHALL BE 18" ABOVE FINISH GRADE FOR NON VEHICLE IMPACT AREAS AND 30" FOR VEHICLE IMPACT AREAS.
 2. THE LIGHT POLE BASES CAN BE PRECAST, WITH COORDINATION WITH THE LIGHTING FIXTURE MANUFACTURE FOR BOLT PATTERN.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AS DEFINED BY ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA AND ADHERE TO CHAPTER 149-14.E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

LIGHTING PLAN AND DETAILS
COCHECHO RIVER MANOR
COUNTY FARM ROAD
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
COMMUNITY ACTION
PARTNERSHIP OF
STRAFFORD COUNTY

AUGUST 2017





10/3/17 PER TRC COMMENTS

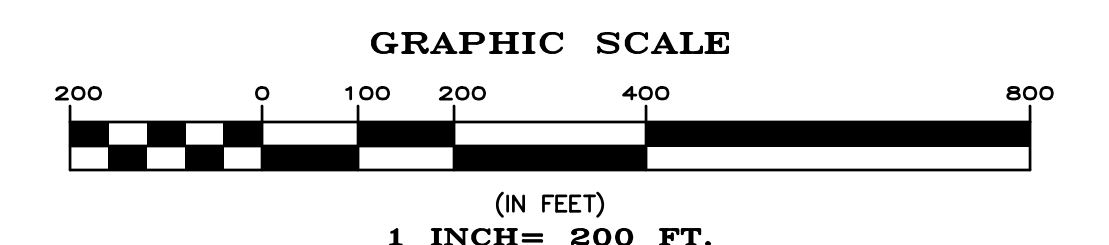
- GENERAL SITE PLAN NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED 24 UNIT CONGREGATE CARE FACILITY LOCATED ON MAP C - LOT 4 AND THE SURROUNDING PARCELS AND MAJOR SITE FEATURES.
 2. TOTAL PARCEL AREA = 151.05 ACRES
 3. TOTAL LEASE AREA = 4.49 ACRES
 4. PARCEL IS LOCATED IN THE R-40 ZONING DISTRICT. ALL PARCELS DEPICTED ON THIS PLAN ARE ALSO LOCATED IN THE R-40 ZONING DISTRICT.
 5. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE
 6. R-40 DISTRICT:
 - MINIMUM LOT AREA = 40,000 SF
 - MINIMUM LOT FRONTAGE = 150 FEET
 - MINIMUM YARD SETBACKS:
 - FRONT = 40' SIDE = 25' REAR = 30'
 - MAXIMUM BUILDING HEIGHT = 35'
 - MAXIMUM LOT COVERAGE = 10%
 7. THE PARCEL IS SERVED BY CITY WATER AND SEWER.
 8. A PORTION OF PARCEL IS LOCATED WITHIN ZONE A (100 YEAR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY# 33017C0305E DATED SEPTEMBER 30, 2015. THE PROJECT AREA IS NOT WITHIN ZONE A.

PARCEL C4-A
TOTAL PARCEL AREA:
151.05 ACRES
 STRAFFORD COUNTY COMMISSIONERS
 c/o COUNTRY ADMINISTRATOR
 P.O. BOX 799
 DOVER, NH 03820

NEIGHBORHOOD PLAN
COCHECHO RIVER MANOR
 COUNTY FARM ROAD
 CITY OF DOVER
 STRAFFORD COUNTY
 NEW HAMPSHIRE

PREPARED FOR:
COMMUNITY ACTION
PARTNERSHIP OF STRAFFORD
COUNTY

SCALE: 1" = 200' AUGUST 2017



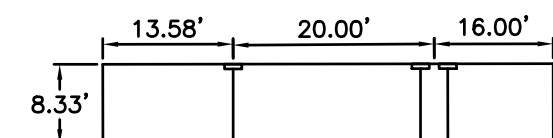
MAP AND LOT	OWNER
MAP B - LOT 20-LS2	STRAFFORD COUNTY
MAP B - LOT 20-0	STRAFFORD COUNTY
MAP C - LOT 3-D-2	COUSE ARTHUR L & COUSE JUDITH C
MAP C - LOT 3-E	JENSEN STEPHEN R TRUSTEE
MAP C - LOT 45-0	SEAWARD BRIAN L & MELHORN SUZANNE V
MAP C - LOT 42-E	PURINGTON KIRK E & PURINGTON DENISE
MAP C - LOT 41-0	CITY OF DOVER
MAP C - LOT 40-D	LABA PAUL R & LABA KAREN A
MAP C - LOT 40-0	ELLIS DEBORAH
MAP C - LOT 29-0	DICKINSON WILLIAM J JR & DICKINSON MAUREEN M
MAP C - LOT 21-Y	CIRINA MATTHEW S TRUSTEE
MAP C - LOT 21-0	CITY OF DOVER
MAP C - LOT 21-C	WALSH MELINDA J
MAP C - LOT 21-B	WHITE JOSEPH DANIEL JR TRUSTEE
MAP C - LOT 21-H	GARREPY MICHAEL
MAP C - LOT 21-A	MACE PEGGY J
MAP C - LOT 6-I	SOLLENBERGER BRIAN LEE & SOLLEN BERGER TAMMY LYNN
MAP C - LOT 6-H	MEADOWS SUZANNE L
MAP C - LOT 6-G	DUDLEY TOMOTHY D & DUDEY USA M
MAP C - LOT 6-F	MILER CHRISTOPHER R
MAP C - LOT 6-E	MEDBERRY DONALD E & MEDBERRY SUZANNE G
MAP C - LOT 6-D	GUSTAFSON PHILIP JR & GUSTAFSON CHERYL J
MAP C - LOT 6-C	RICKER CAROLYN L
MAP C - LOT 5-D	RICKER MARK F & CAROLYN TRUSTEES
MAP C - LOT 4-A	STRAFFORD COUNTY

FILE NO. 517
 PLAN NO. C-2069
 DWG NO. 17073\NP-1
 F.B. NO. SDR-TJR

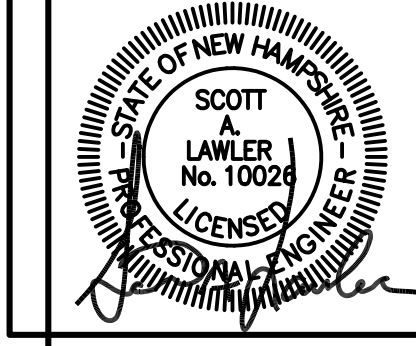
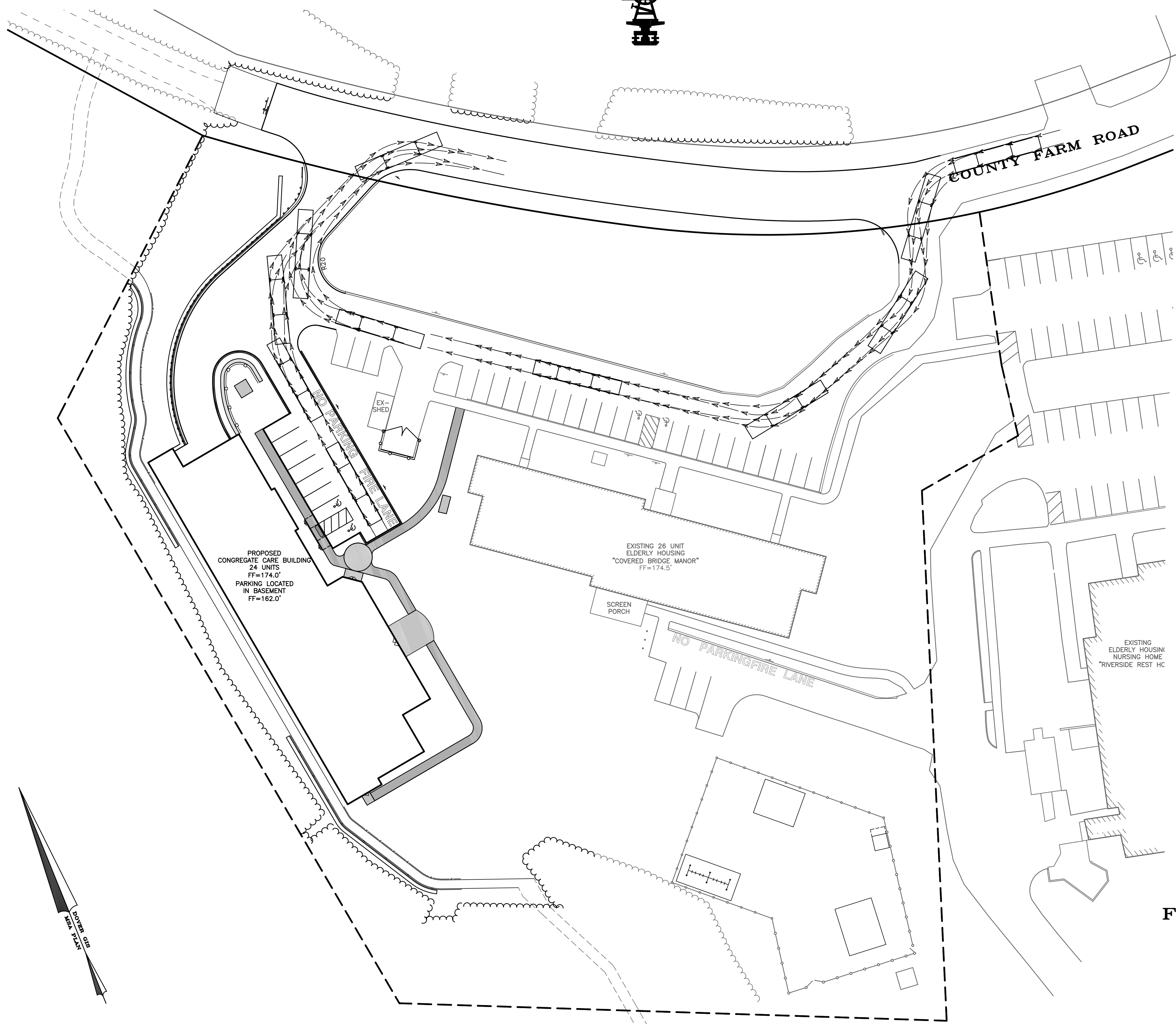
DOVER PROJECT NUMBER: P-17-63

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING UTILITY POLE
- ☆ □ EXISTING LIGHT POLES
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- VGC
- PROPOSED PAVEMENT WITH CURBING
- PROPOSED GUARDRAIL
- PROPOSED BLOCK RETAINING WALL
- VGC VERTICAL GRANITE CURB
- CCB BITUMINOUS CAPE COD BERM CURB
- R30' PAVEMENT RADIUS
- PROPOSED TRUCK FRONT WHEEL PATH
- PROPOSED TRUCK FRONT WHEEL PATH
- DOVER FIRE TRUCK #1



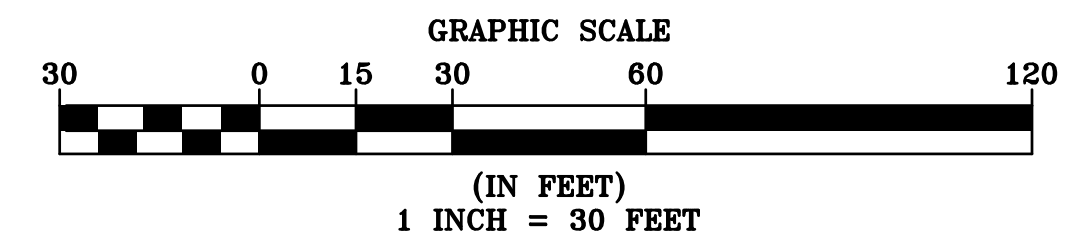
CITY OF DOVER FIRE TRUCK #1
TEMPLATE



REVISIONS: 10/3/17 PER TRC COMMENTS

**FIRE TRUCK TURNING PLAN
COCHECHO RIVER MANOR
COUNTY FARM ROAD
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE**
PREPARED FOR:
**COMMUNITY ACTION
PARTNERSHIP OF
STRAFFORD COUNTY**

AUGUST 2017



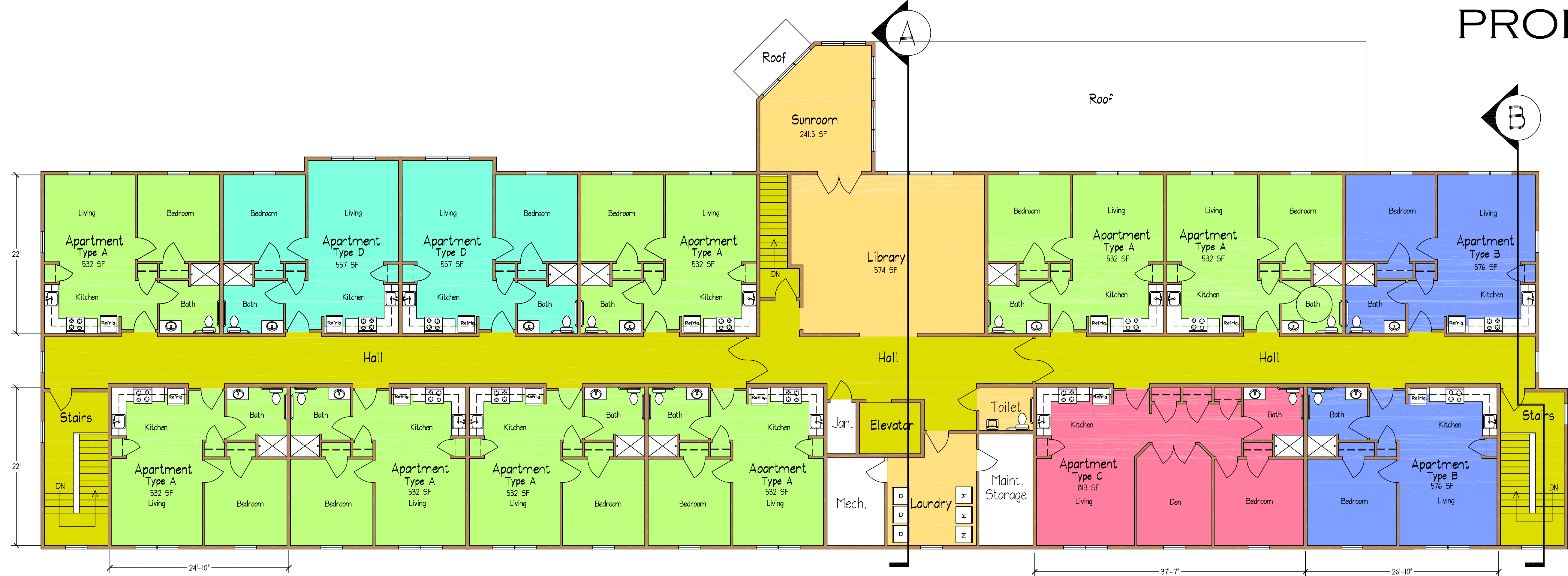
T-1

FILE NO. 104
PLAN NO. C-2780
DWC. NO. 17073/SP-1
F.B. NO.

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

DOVER PROJECT NUMBER: P-17-63

PROPOSED PLANS



SECOND FLOOR

11,328 SF



FIRST FLOOR

12,555 SF

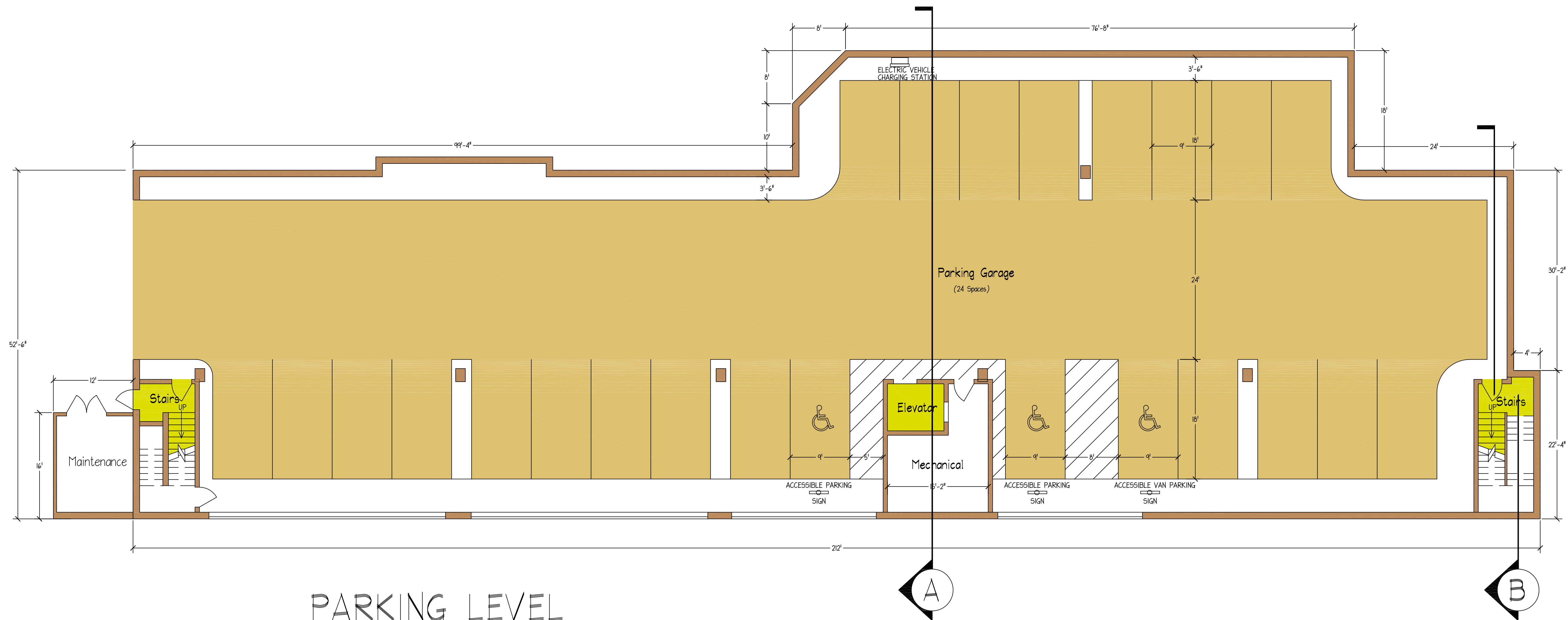
- Circulation
- Common Areas
- Unit A
- Unit B
- Unit C
- Unit D

DOVER PROJECT NUMBER: P-17-63

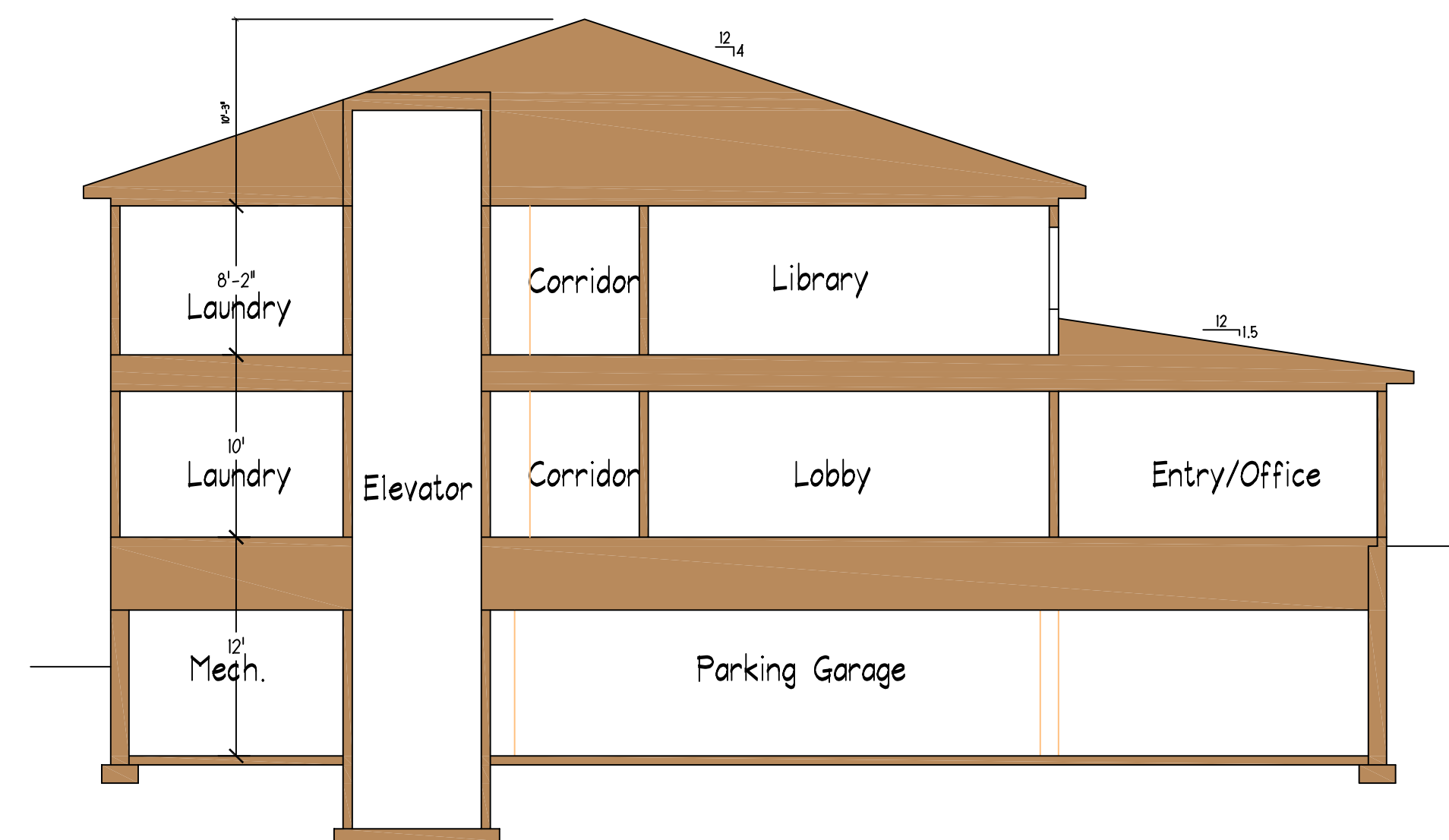
JOY & HAMILTON ARCHITECTS, INC.
820 MAIN STREET, SANFORD, ME. 04073
(207) 324-8987 (207) 782-1212
Community Action Partnership
of Strafford County
COACHEO RIVER MANOR
County Farm Road
Dover, New Hampshire

TITLE
Floor Plans
Date
9/26/2017
Scale
1/8"=1'-0"
Drawn
JCC
Checked
daj
Revisions

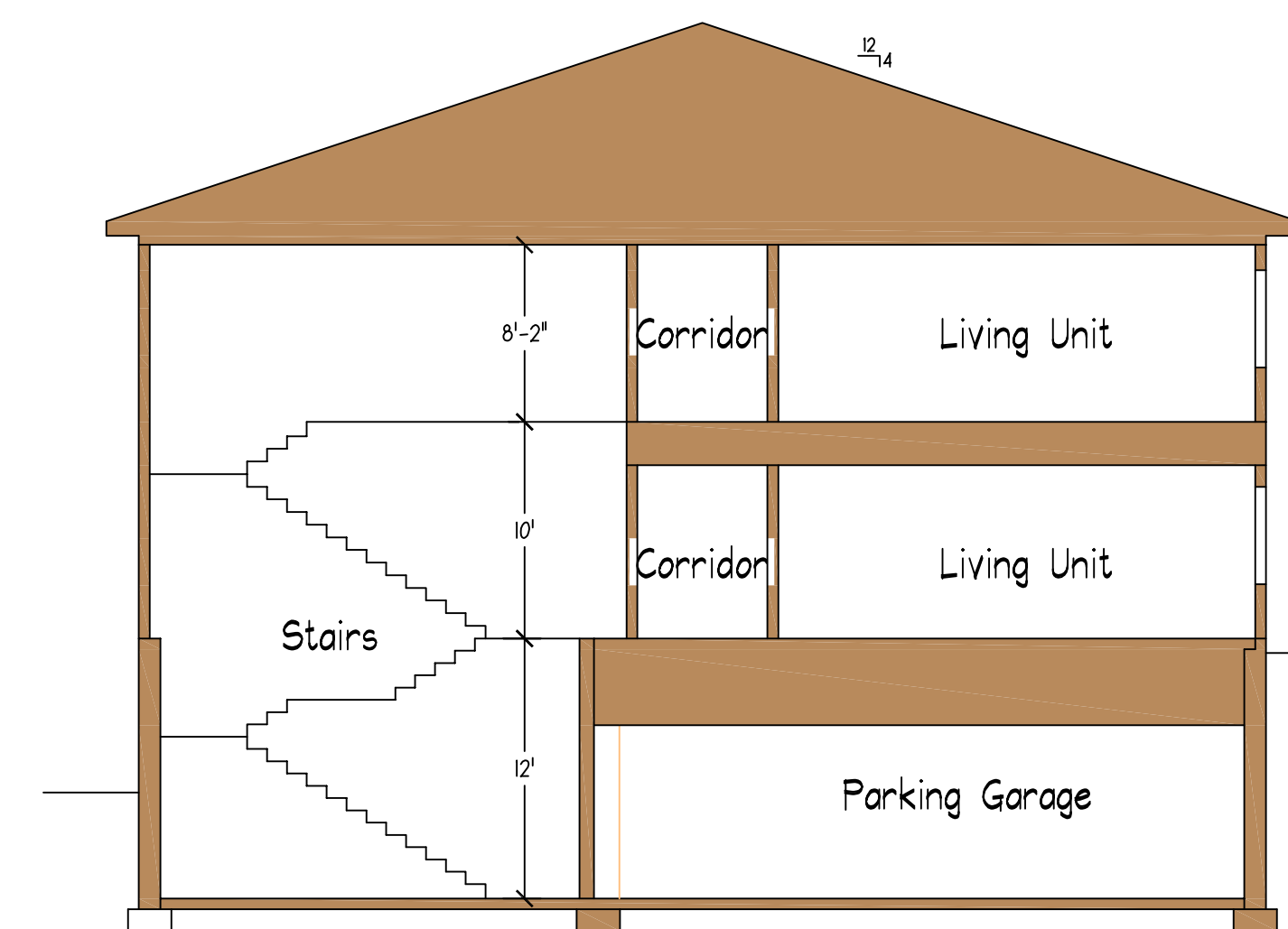
SHEET
A
1
SHEET 24 OF 26
File Name



PARKING LEVEL
12,747 SF



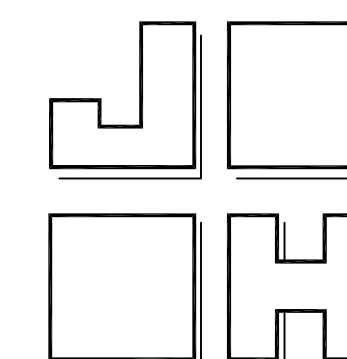
BUILDING SECTION A



BUILDING SECTION B

- Circulation
- Parking/Driveway

DOVER PROJECT NUMBER: P-17-63
PROPOSED PLANS



JOY & HAMILTON ARCHITECTS, INC.
820 MAIN STREET, SANFORD, ME. 04073
(207) 324-8987 (207) 782-1212
Community Action Partnership
of Strafford County
COCHECHO RIVER MANOR
County Farm Road
Dover, New Hampshire

TITLE Parking Level	DATE 6/22/2017	SCALE 1/8"=1'-0"	SHEET A/2
DRAWN JCC	CHECKED daJ	REVISIONS	FILE NAME



WEST ELEVATION



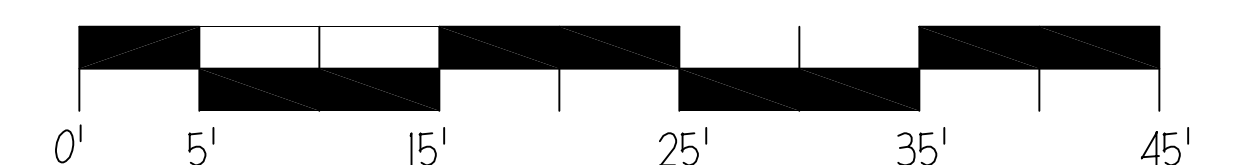
EAST ELEVATION



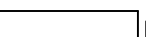
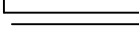
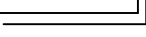
SOUTH ELEVATION

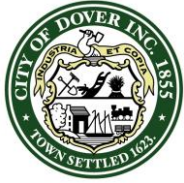


NORTH ELEVATION



DOVER PROJECT NUMBER: P-17-63

		JOY & HAMILTON ARCHITECTS, INC.		TITLE		SHEET
		820 MAIN STREET, SANFORD, ME. 04073		Elevations		
		(207) 324-8987	(207) 782-1212	Date		Scale
		Community Action Partnership of Strafford County		9/27/2017		
		Cocheco River Manor		Drawn		Checked
		County Farm Road		JCC		
		Dover, New Hampshire		Revisions		1.3
						CRH Colored Elevations



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-70

Application Type: Conditional Use Permit
Applicant(s): Angela Engel
Owner(s): Angela Engel
Location: 3 Boston Harbor Rd (Tax Map 7, Lot 1)
Meeting Date: October 24, 2017

INTENT: To obtain a Conditional Use Permit to conduct work adjacent to Little Bay in a tidal wetland to repair 70 linear feet of an existing retaining wall (210 sq. ft.).

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-G

ACREAGE: 0.56 acres

ZONING DISTRICT: Low-Density Residential (R-20)

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential, Little Bay, Route 4

ZBA ACTION: None

ATTACHMENTS:

CUP application and materials, October 10 Conservation Commission minutes, and plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

-Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to repair 210 sq. ft. of a retaining wall.

The Conservation Commission reviewed and endorsed this project with the condition that construction is done as specified in section 4 of the DES application, with no machinery in the water or mud flats (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:

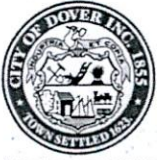
1. The applicant shall revise the plat to:
 - a. Add the owner's signatures.
 - b. Add Planning File Number P17-70
2. The applicant shall provide
 - a. Copy of the NHDES Wetlands permit.

3 Boston Harbor Rd

**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 10/18/2017



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: August 16, 2016]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: ANGELA ENGEL Telephone # (603) 867-5586
Address of Applicant: 3 BOSTON HARBOR RD DOVER NH 03820
E-Mail Address: AKE@UNH.EDU
Name of Property Owner (if different from applicant): _____ Telephone # _____
Address of Property Owner: 3 BOSTON HARBOR RD DOVER NH 03820

PROPERTY INFORMATION

Assessor's Map # 7 Lot(s) # 1
Address of Property: 3 BOSTON HARBOR RD DOVER NH 03820
Zoning District(s) 40-27 R-20 Overlay District(s) _____
Existing Use of Property: PRIMARY RESIDENCE OF OWNER

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:

REINFORCE TOP OF RETAINING WALL ON LITTLE BAY, WORK AT LOW TIDE, NO MACHINERY IN WATER.
ON FACE OF WALL PLACE BUTTRESS OF STONE APPROX 3' HIGH. REPAIR WALL BY REPLACING STONES TO FILL HOLES AND CRACKS IN WALL, INSTALL GEO FABRIC DOWN INSIDE OF WALL, BUILD UP SOIL WITH FILL IN BACK OF WALL LEVEL WITH TOP. PLANT WITH GRASS COVER.

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

NH WETLANDS BOARD - PERMIT BY NOTIFICATION IN PROCESS

Name of Professional That Prepared Plans: EAST COAST MASONRY MARK YOUNGAddress 766 GOODWIN ROAD ELIOT ME Telephone #: (207) 439-3318Professional License #: _____ E-mail address: MYOUNG318@COMCAST.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: Angela Engel Date: 9/20/17

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Angela Engel Date: 9/20/17

P17-70

3 Boston Harbor Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
07003-000000	5 BOSTON HARBOR RD	LEONARD MICHAEL K	WORTHINGTON LORAIN J	5 BOSTON HARBOR ROAD	DOVER	NH	03820
07027-000000	BOSTON HARBOR RD	CLIFFORD KEVIN &	CLIFFORD MARGUERITE	7 BOSTON HARBOR RD	DOVER	NH	03820-4645
07007-000000	13 BOSTON HARBOR RD	LARKIN WILLIAM F & SHEILA M TRUSTEES	LARKIN FAMILY REVOCABLE TRUST	66 EXETER RD	HAMPTON	NH	03842
07004-000000	7 BOSTON HARBOR RD	CLIFFORD KEVIN &	CLIFFORD MARGUERITE	7 BOSTON HARBOR RD	DOVER	NH	03820
07006-000000	13 1/2 BOSTON HARBOR RD	MESSIER ANDRE J III & JENNIFER S TRUSTEE	MESSIER FAMILY REVOCABLE TRUST	18 WOOD RIDGE LANE	EXETER	NH	03833
07005-000000	9 1/2 BOSTON HARBOR RD	STICKNEY ROBERT W		9 1/2 BOSTON HARBOR RD	DOVER	NH	03820
07002-000000	1 BOSTON HARBOR RD	CARRIER GABRIELLE C		311 MICAH TERRACE	MILTON	NH	03851
		ANGELA ENGEL		3 BOSTON HARBOR RD.	DOVER	NH	03820
		MARK YOUNG EAST COAST MASONRY		766 GOODWIN ROAD	ELLIOT	ME	03903



WETLANDS PERMIT BY NOTIFICATION (PBN)

Land Resources Management

Check the status of your submitted notification: www.des.nh.gov/onestop/index.htm



RSA/Rule: RSA 482-A/ Env-Wt 100-900

1. PROJECT TYPES

The PBN process is limited to the 14 project types listed below. Using the Project Specific Criteria Documents, confirm your project proposal qualifies to use this Permit by Notification process and check the qualifying project type(s) listed below:

☐ 1	Freshwater Seasonal Dock: Construction or modification of a seasonal pier or wharf (dock), located on a non-tidal stream or river or in a lake or pond.	☐ 8	Culvert/Bridge Replacement: The replacement of a culvert/bridge on a watercourse with a contributing watershed less than or equal to 25 acres to permit vehicular access to one single family lot or for noncommercial recreational use.
☒ 2	Retaining Wall Repair and Replacement: Repair or replacement in-kind of a retaining wall (<i>in the dry during draw down</i>).	☐ 9	Beach Replenishment: Replenishment of an existing non-tidal beach with less than 10 cubic yards of sand.
☐ 3	Maintenance Dredge: Maintenance dredging, when necessary to provide continued usefulness of nontidal drainage ditches, man-made ponds, and spillways <i>Stormwater detention ponds, fire ponds, or agricultural ponds may be exempt from permitting pursuant to RSA 482-A:3, IV-b. See the <u>project specific criteria document</u> for further information.</i>	☐ 10	Seasonal Dock Anchoring Pad: Construction of an anchoring pad for a seasonal dock in non-tidal waters.
☐ 4	Temporary Cofferdams: Temporary cofferdams and other water control devices constructed in flowing water or adjacent to dams in conjunction with the repair or maintenance of existing structures. All work must be designed, and supervised by a professional engineer (PE).	☐ 11	Boatlift: Installation of <i>one</i> seasonal boatlift in non-tidal waters and not within 20 feet of abutter's property line.
☐ 5	Docking Structure Repair: Repair of <u>existing</u> tidal docking structures or repair of non-tidal docking structures.	☐ 12	Watercraft Lift: Installation of <i>one or two</i> personal watercraft lift(s) in non-tidal waters adjacent to a dock.
☐ 6	Dry Hydrant: For a dry hydrant ONLY, excavation of less than 10 linear feet within the bank and bed of a surface water that does not exceed 200 square feet in total jurisdictional impact to the bed.	☐ 13	Residential Utilities: Installation of a residential utility line. Stream impacts limited to a contributing watershed of 25 acres.
☐ 7	Maintenance of a Non-Docking Structure: Maintenance, repair or replacement of a non-docking structure.	☐ 14	Utility Right-of-Ways: Temporary impacts associated with the inspection, maintenance and repair of existing utility lines within an existing utility right of way. <i>Use the <u>Utility Maintenance Notification form</u> for this project type.</i>

2. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:

Please indicate if any of the following permit applications are required and, if required, the status of the application.

To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	☐ YES ☐ NO	_____	☐ APPROVED ☐ PENDING ☐ DENIED
Individual Sewerage Disposal per RSA 485-A:2	☐ YES ☐ NO	_____	☐ APPROVED ☐ PENDING ☐ DENIED
Subdivision Approval Per RSA 485-A	☐ YES ☐ NO	_____	☐ APPROVED ☐ PENDING ☐ DENIED
Shoreland Permit Per RSA 483-B	☐ YES ☐ NO	_____	☐ APPROVED ☐ PENDING ☐ DENIED

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.
			Check No.
			Amount:
			Initials:

3. PROJECT LOCATION

A separate application must be filed with each municipality that jurisdictional impacts will occur in.

ADDRESS: 3 BOSTON HARBOR RD		TOWN/CITY: DOVER NH 03820	
TAX MAP: 7	BLOCK:	LOT: 1	UNIT:
US GEOLOGICAL SURVEY TOPO MAP WATERBODY NAME: LITTLE BAY			
LOCATION COORDINATES (If known): ☐ Latitude/Longitude ☐ UTM ☐ State Plane			

4. PROJECT DESCRIPTION:

Provide a brief description of the project, outlining the scope of work to be performed, including a narrative that describes the sequence of construction including pre-construction through post-construction activities and the relative timing and progression of all work. Do not write "see attached."

I WOULD LIKE TO REPAIR 70 FT OF EXISTING 190 FT RETAINING WALL LOCATED AT POINT OF LAND NEAR SOUTH END OF SCAMMELL BRIDGE. WALL DAMAGED AND PARTLY COLLAPSING DUE TO WAVES AND FROST, CAUSING EROSION TO LAND ON INSIDE OF WALL. ALL WORK TO BE DONE AT LOW TIDE WITHOUT USE OF MACHINERY IN THE WATER. STABILIZE WALL WITH RIP RAP BUTTRESS AGAINST FACE OF WALL APPROX 4' WIDE 3' HIGH TO PROVIDE BUFFER FROM TIDES ACTION. REPLACE STONES TO FILL HOLES IN WALL, INSTALL GEO FABRIC DOWN INSIDE OF WALL FOR EROSION PROTECTION. BUILD UP BACK OF WALL WITH SOIL FILL LEVEL WITH TOP OF RETAINING WALL, PLANT WITH EROSION CONTROL NATIVE GROUND COVER.

5. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact
Temporary = impacts not intended to remain (and will be fully restored to pre-construction conditions) after the project is completed

Jurisdictional Area	Permanent Sq. Ft.	Temporary Sq. Ft.	Jurisdictional Area	Permanent Sq. Ft.	Temporary Sq. Ft.
Forested wetland			Lake		
Emergent wetland			Pond		
Wet meadow			Tidal water		
Intermittent stream			Previously-developed upland in TBZ		
Perennial stream / river			Other		

LITTLE BAY

210 FT
ON LAND

NHDES-W-06-027

shoreland@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO BOX 95, Concord, NH 03302-0095

www.des.nh.gov

6. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:

See the Project Specific Criteria document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 17-3038b. ☐ Designated River the project is in ¼ miles of: _____; and
date a copy of the application was sent to Local River Advisory Committee: Month: ____ Day: ____ Year: ____☒ NA**7. APPLICANT INFORMATION** (Desired permit holder)

NAME:

ANGELA ENGEL

TRUST / COMPANY NAME:

MAILING ADDRESS:

3 BOSTON HARBOR ROAD

TOWN/CITY:

DOVER

STATE:

NH

ZIP CODE:

03820

PHONE:

(603) 867-5586

EMAIL or FAX:

AKE@UNH.EDUELECTRONIC COMMUNICATION: By initialing here: AE, I hereby authorize NHDES to communicate all matters relative to this application electronically**8. PROPERTY OWNER INFORMATION** (If different than applicant)

NAME:

COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

PHONE:

EMAIL or FAX:

ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically

9. AUTHORIZED AGENT INFORMATION

NAME:

COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

PHONE:

EMAIL or FAX:

ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically

NHDES-W-06-027

shoreland@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO BOX 95, Concord, NH 03302-0095

www.des.nh.gov

3 of 8

10. CONDITIONS AND SIGNATURE

- a. I have reviewed the Project Specific Criteria documents for each project type checked on page 1 of this form and by signing below, I am confirming the project meets all of the outlined project specific criteria (Env-Wt 506.03(k)).
- b. Within 10 days following completion of the project, the applicant shall submit to the department confirmation of completion of the project, by either paper copy or electronically, with dated, labeled, photograph(s), mounted on 8½" x 11" sheets if paper copy, or digital photo(s) if electronic, depicting the areas where the impact occurred.
- c. All abutters have been notified in accordance with RSA 482-A:3, I.
- d. The project is at least 20 feet from an abutting property line or imaginary extension thereof over surface water unless it receives written agreement from the affected abutter concurring with any impact that may result relative to the abutter's interests. This letter must be notarized if your project is a boat docking facility (RSA 482-A:3-XIII(c)). Notarized abutter permission is not required for maintenance projects.
- e. I authorize the municipal conservation commission to inspect the site of the proposed project.
- f. I have reviewed the information being submitted, and to the best of my knowledge, the information is true and accurate.
- g. I understand that the willful submission of falsified or misrepresented information to NHDES is a criminal act, which may result in legal action.
- h. I am aware that the work I am proposing may require additional state, local or federal permits.
- i. I will confirm the PBN is complete or disqualified by checking the "One-Stop Wetland Permits Query" as outlined in the project specific document or by telephone at (603) 271-2147 before starting work, and I will record the Wetlands File Number on the Notification Conditions page in the Project Specific Criteria document.
- j. I will post the completed Notification Conditions at a location on the project property visible to representatives from NHDES and/or the municipal conservation commission.
- k. If this Permit by Notification project is for the installation, construction, or repair of a dock, docking facility, or marina, I will record each permit granted in the registry of deeds for the county or counties in which the real estate is located and provide the department with a copy of the permit stamped by the registry with the book and page and date of receipt. I understand that the permit shall not be effective until so recorded (RSA 482-A:3, VI and Env-Wt 402.20).
- l. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.
- m. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.44.

Signature of Applicant (Required)

Angela Engel

ANGELA ENGEL

Applicant name

9/29/17 (date)

The applicant signing and certifying acknowledgement and comprehension of permit conditions **a through m** above is the: (check one below):

☒ Property Owner

☐ Agent acting on behalf of the Property Owner

11. APPLICATION SUBMITTAL DIRECTIONS

1. Review the Project Specific Criteria document for the project type checked on page 1, Section 1. Confirm your project qualifies for the PBN process and that you have included all required attachments with your Permit by Notification Form. If the required attachments are not included, your Permit by Notification Form will be returned to you.
2. If you would like your Permit by Notification Form processed by NHDES within 10 days, you must obtain the municipal conservation commission or local governing body signature **prior** to submitting the final Permit by Notification Form to the Town/City Clerk for signature.
3. If the expedited process is sought, obtain the Conservation Commissions signature as outlined within Section 12 below.
4. Submit four copies of the Permit by Notification Form and the required attachments to the Town/City Clerk and submit the original Permit by Notification Form bearing the signature of the Town/City Clerk, the required attachments and the application fee (\$200) to NHDES by mail or hand delivery. **Please make checks payable to "Treasurer State of NH"**
5. To confirm completion or disqualification of your Permit by Notification Form (PBN), monitor the NHDES Wetlands Database by logging on to: <http://www.des.nh.gov/onestop/> and selecting, "Wetland and Shoreland Permits". If file status indicates, "**PBN IS COMPLETE**" the permit is approved and nothing more is required of you. **YOU WILL NOT RECEIVE A HARD COPY PERMIT APPROVAL BY MAIL.** If the file status indicates, "**PBN IS REJECTED**" the permit was not approved and Permit by Notification Form and the attachments will be returned to you via mail.

NHDES-W-06-027

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE - REQUIRED FOR 10 DAY PROCESSING ONLY

shoreland@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO BOX 95, Concord, NH 03302-0095

www.des.nh.gov

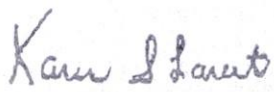
The Conservation Commission is not required to sign. The Conservation Commission signs this statement if the applicant is seeking the Permit by Notification Form to be processed within 10 days. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for 10 day processing but the Permit by Notification will be processed within 25 days.

The signature below certifies that the municipal conservation commission or local governing body has reviewed this application, and:
a) waives its right to intervene per RSA 482-A:11; **b)** believes that the application and submitted plans accurately represent the proposed project; and **c)** has no objection to permitting the proposed work.

Authorized Commission Signature	Print name legibly	Date / /
---------------------------------	--------------------	----------

13. TOWN / CITY CLERK - All applications require this section to be completed by the Town/City Clerk

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans and four USGS location maps with the town/city indicated below.

	Karen S. Lavertu	9/29/2017	Dover
Town/City Clerk Signature	Print name legibly	Date	Town/City

DIRECTIONS FOR TOWN/CITY CLERK Per RSA 482-A:3,I:

1. IMMEDIATELY sign the original Permit by Notification Form (PBN) and four copies in the signature space provided above.
2. Return the signed original Permit by Notification Form (PBN) and attachments to the applicant so that they may submit the Permit by Notification Form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the Permit by Notification Form with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the Permit by Notification Form (PBN) and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT

1. IMMEDIATELY submit the original Permit by Notification Form (PBN) bearing the signature of the Town/ City Clerk, the required attachments, and the application fee to NHDES by mail or hand delivery.
2. Retain a copy of the Permit by Notification Form (PBN) for your records and review the permit conditions.
3. Monitor the NHDES Wetlands Database by logging on to: <http://www.des.nh.gov/onestop/> and selecting, "Wetland and Shoreland Permits." If the file status indicates "**PBN IS COMPLETE**," the permit is approved and nothing more is required of you. **YOU WILL NOT RECEIVE A HARD COPY PERMIT APPROVAL BY MAIL.** If the file status indicates "**PBN IS DISQUALIFIED**," the permit was not approved and the Permit by Notification Form and the attachments will be returned to you by mail.

14. PERMIT BY NOTIFICATION ATTACHMENT CHECKLIST & INSTRUCTIONS

This application will be returned to you if items noted with a () are not provided with your notification.

Refer to the Wetlands Bureau Technical Assistance webpage for a list of the links provided below.

Link: <http://des.nh.gov/organization/divisions/water/wetlands/categories/technical.htm>

Provide attachments in the order listed.

A. Application Fee

Check or money order for \$200 payable to "Treasurer – State of NH" (RSA 482-A:3, I (c)).

B. Completed Permit by Notification form

Application form with applicant's name, mailing address and daytime telephone number and the street address of the proposed project site.

C. Required Signatures

Property Owner (page 4 PBN form) and Municipal Clerk (page 5 PBN form).

D. USGS Map

A copy of a U. S. Geological Survey topographic map upon which the property lines and project limits have been outlined (surveyed property boundaries not required). The map must be at an unaltered scale of 1:24,000 or 1" = 2,000 feet (1:25,000 metric map).

Topographic Map Links: <http://des.nh.gov/organization/divisions/water/wetlands/categories/technical.htm>

E. NHB Review

Refer to the link below to answer no. 5.a. on the PBN form.

1. Required letter/memo from the Department of Resources and Economic Development's Natural Heritage Bureau (NHB) indicating that NHB has reviewed your project. Documentation can be obtained online at: https://www2.des.state.nh.us/nhb_datacheck/ or by phone (603) 271-2215 x 323. *Questions related to completing this process should be directed to the Natural Heritage Bureau.*

2. Copies of any additional comments received from NHB and/or the New Hampshire Fish and Game Department.

F. Designated River Check RSA 482-A:3,I(d)(2)

1. Refer to the designated river list and map link below to answer no. 5.b on the PBN form.

<http://des.nh.gov/organization/divisions/water/wmb/rivers/designriv.htm>

2. If you are within ¼ mile of a designated river, notify the Local River Advisory Committee (LAC) by sending a copy of the complete application and supporting materials via certified mail

LAC informational link: <http://des.nh.gov/organization/divisions/water/wmb/rivers/lac/index.htm>

G. Tax Map (Env-Wt 501.02(a)(1)& 505.01(e))

A legible copy or tracing of the tax map from the municipal office.

H. Abutter Notification (Env-Wt 101.03, 501.01(c), 501.02(a)(1)& 505.01(f))

Confirm the submitted tax map illustrates the property of the applicant, the location of the proposed project on the property, and the location of properties of abutters with each lot labeled with the abutter's name(s) and mailing address(es); or provide a list of abutters' names and mailing addresses to cross-reference with the tax map.

Sample Abutter Notification Letter: <http://des.nh.gov/organization/divisions/water/wetlands/documents/abutter-notification.doc>

Abutter: any person who owns property immediately adjacent and contiguous to the property on which the project will take place. This does not include those properties across a public road. An abutter includes an owner of any flowage rights on or immediately adjacent to the property on which the project will take place. If the project is located on waterfront or another area which by its configuration would cause the project to affect non-contiguous properties, owners of those properties are considered as abutters. The term does not include the owner of a parcel of land located more than one-quarter mile from the limits of the proposed project.

I. Permission for work within 20 feet (Env-Wt 304.04, Env-Wt 402.04 and RSA 482-A:3, XIII)

If jurisdictional impacts occur within 20 feet of an abutting property line or imaginary extension thereof over surface water, signed permission letter(s) from the affected abutters must be included with this application (Env-Wt 304.04).

A notarized, written agreement with any abutter(s) when the proposed seasonal pier or wharf is located within 20 feet of the property line or imaginary extension thereof over surface waters.

J. Photographs (Env-Wt 501.02(a)(3) & 505.01(i))

Attach legible and labeled color photographs clearly depicting the jurisdictional areas to be impacted, the resource outside of impact area, any shoreline structures and culvert inlet/outlets.

K. Plans: A plan showing the proposed project, including the plan requirements listed below:

1. An overview of the property and proposed impact areas in relation to the property lines.
2. The scale, if any, used on the plan. If the drawing is not to scale, the dimensions of all existing and proposed structures and all other relevant features necessary to clearly define the project.
3. A labeled north-pointing arrow to indicate orientation.
4. A legend that clearly indicates all symbols, line types, and shading used on the plan.
5. The location of the 100-year floodplain, if applicable to the proposed project.
6. If the topography is to be permanently altered, the existing and proposed topography, including a reference to elevation.
7. Proposed methods of erosion and siltation control indicated graphically and labeled or annotated as necessary. *
See the Erosion Prevention and Sedimentation Control Practices Guide:
<http://des.nh.gov/organization/divisions/water/wetlands/documents/pbn-erosion-guide.pdf>
8. The general shape of the shoreline including the shoreline frontage length and either;
 - a. The full water body elevation; or
 - b. The highest observable tidal line for tidal waters.

Shoreline frontage determination: add the length of the natural navigable shoreline (which may be shown on the tax map) to the length of a straight line drawn between the two side property boundaries, and divide by two. Both lengths are measured at the normal high water line.
9. The footprint of all existing and proposed structures on the property.
10. The intended use of each proposed structure.
11. The distance from existing and proposed work to abutting property lines.
12. For projects that include work in the protected shoreland (SWQPA); the reference line; the primary building line, 50 feet from the reference line; and any local setbacks.
13. The location of wetlands delineated in accordance with Env-Wt 301.01, shoreline, surface waters, areas within 100 feet from the highest observable tideline, and sand dunes on site, and their relation to the proposed project.

POST THIS PAGE

NHDES WETLANDS BUREAU FILE #:

(File # obtained here: http://www2.des.state.nh.us/OneStop/Wetland_Permits_Query.aspx)

PROPERTY OWNER NAME:

PROJECT DESCRIPTION: (description from the completed NHDES PBN form)

NOTIFICATION CONDITIONS

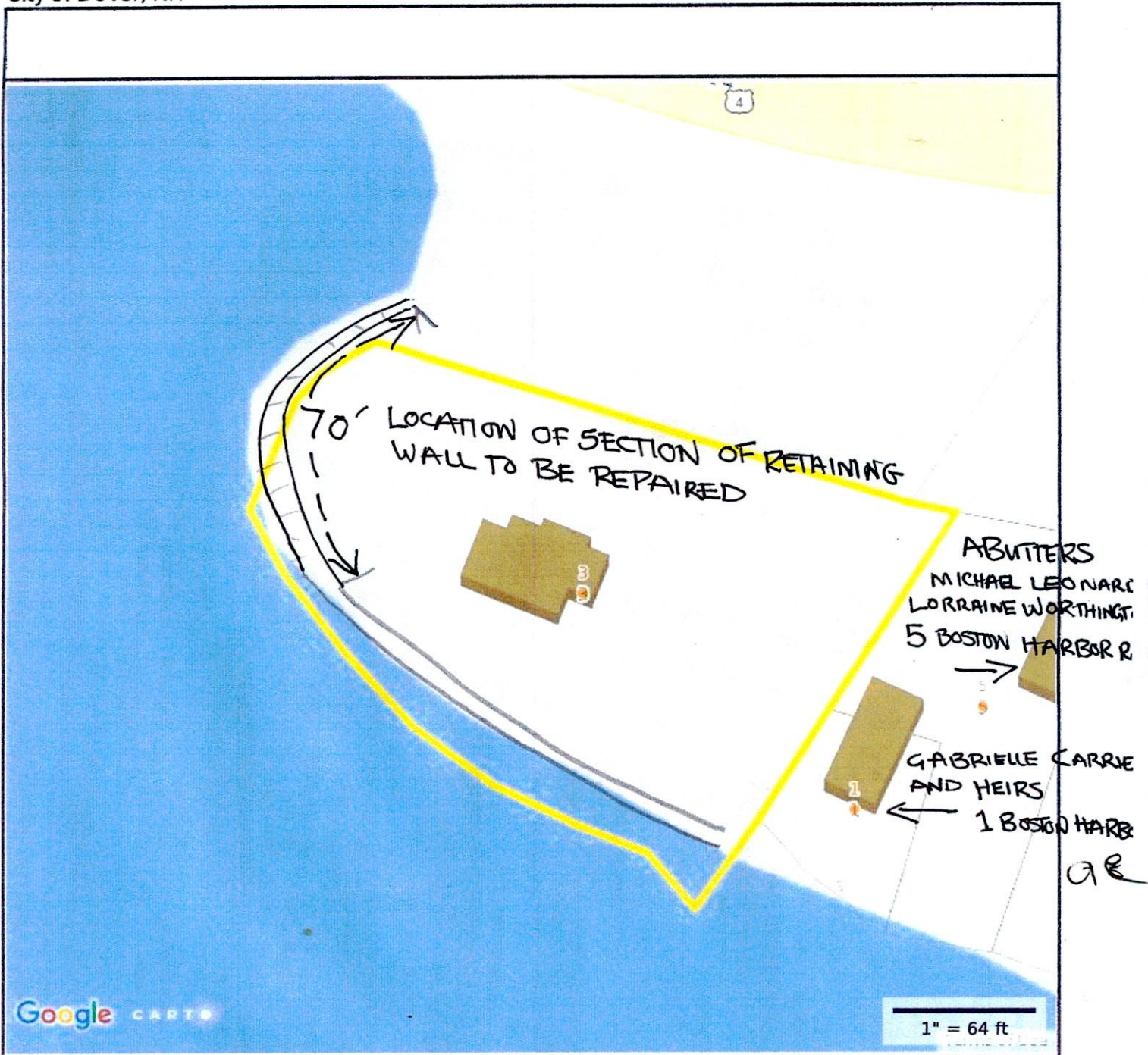
If you are not able to comply with the conditions listed below, your project does not qualify for the PBN process. Please discuss these conditions with your contractor prior to construction. **By signing the PBN Form you are certifying that you understand all of these conditions and will adhere to them.** Failure to adhere to these conditions may result in DES pursuing enforcement against you and/or your contractor. If you need clarification, please contact the regional reviewer for your project type or call (603) 271-2147. Keep this page for your records.

1. The applicant shall post the completed and signed Permit By Notification (PBN) Form at the site prior to commencing the project;
2. All work shall be conducted in accordance with plans dated ____/____/____, submitted with the PBN Form;
3. For projects involving the construction of a temporary cofferdam, indicate the name of P.E. who stamped plans: _____;
4. All work in jurisdiction shall be located at least 20 feet from abutting property boundaries unless written permission is submitted in compliance with Env-Wt 304.04(a);
5. Work shall be conducted during low water conditions. Machinery shall not be located within surface waters. All work must be conducted from the top of the bank;
6. Work shall not cause violation (sedimentation and turbidity) of surface water quality standards, in accordance with Env-Wq 1700;
7. All activities shall be in accordance with the Shoreland Water Quality Protection Act, RSA 483-B. The owner is responsible for obtaining any Shoreland Permit that may be required per RSA 483-B, for construction, excavation or fill that will occur within the Protected Shoreland;
8. Appropriate turbidity controls shall be installed prior to construction, shall be maintained during construction such that no turbidity escapes the immediate work area, and shall remain until suspended particles have settled and the water at the work site has returned to normal clarity;
9. Appropriate siltation and erosion controls shall be in place prior to construction, maintained during construction, and shall remain until the area is stabilized. Temporary erosion controls must be removed once the area is stabilized;
10. Any further alteration of areas on this property that are within the jurisdiction of the DES Wetlands Bureau will require a new application and further permitting;
11. Repair/replacement projects shall maintain existing size, location, configuration and construction type;
12. This permit to replace or repair existing structures shall not preclude DES from taking any enforcement action or revocation action if the DES later determines that these "existing structures" were not previously permitted or grandfathered.
13. All construction related debris and material shall be placed outside of the DES Wetlands Bureau jurisdiction.
14. The proposed project will be maintained so as to be useable for its intended purpose.
15. Within three calendar days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.
16. For culvert replacements, proper headwalls shall be constructed within seven calendar days of culvert installation.
17. This permit is contingent on approval by the DES Dam Safety Bureau, **if required by that program's rules**. The applicant shall contact the DES Dam Bureau at: <http://des.nh.gov/organization/divisions/water/dam/index.htm> / (603) 271-3406 to ensure that a dam permit is not required. ____/____/____ (date of contact) _____ (name of DES Dam Bureau staff person);
18. Within 10 calendar days following the completion of the project, photographs shall be submitted to DES depicting the areas where the impact occurred. Mount or print dated and labeled photos on 8-1/2" x 11" sheets of paper.

shoreland@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO BOX 95, Concord, NH 03302-0095

www.des.nh.gov

**Property Information**

Property ID 07001-000000
Location 3 BOSTON HARBOR RD
Owner ENGEL ANGELA K &



**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 09/30/2017





Property Location:

Boston Harbor Rd

Residential Property Record Card - Dover, New Hampshire

Parcel ID: 07001-000000

Map Block No. 7-1-0-0

Class: R

Use:

101

Card 1 of 1

Current Owner	Previous Owner History			Miscellaneous	Assessment Information
Angela K & Paul L Sr Boston Harbor Rd Dover Nh 03820	Name	Deed	Date	Deed Info: 4260/320-12/02/2014 Zoning: R-20 Neighborhood: 107 Living Units: 1	Assessed Value: * Prior Land: 336,100 336,100 Building: 248,200 242,200 Total: 584,300 578,300 Assessed Information: Value: 584,300
Notes Eco = Loc Rd4= Deep Water Dock	Entrance Information			Estimates MRA: Weighted: Market:	Effective DOV: 4/1/2016 Value Flag: COST VALUE
	Date	Time	ID Actv Entrance Code Sourc		
	09/23/2002	A	DL	Entry Gained	
	02/03/2015	S	SM	Ext. Insp.	
	11/03/2002	A	W	Est-See Note Owner	

Sales History				
Book/Page	Date	Price	Type	Validity
50/320	11/24/2014	650,000	2	08
55/410	09/29/2003	666,400	2	

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
04/1994	4825	13,300	Addition	0
				0

Land Information					
Use	Size	Grade	Influence Factor 1, 2 and %		Value
Waterfront	A	0.556 0	Economic	-10	159,220
Waterfront	L	400x1 0	Economic	-10	135,900
Residential Wf	L	200x1 0		0	41,000

Total Acres for this Parcel	0.556	Total Land Value	336,100
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Out Building Information								
Use	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
At Dock-Pile	1	1994	6	100	C	A	58%	31,870
Shackwater	1	1994	1	200	C	A	33%	8,130
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
Total OBY for this card								40,000



MAY 19 2004
07001-000000

Inspection witness by:

Property Location:
3 Boston Harbor Rd

Residential Property Record Card - Dover, New Hampshire

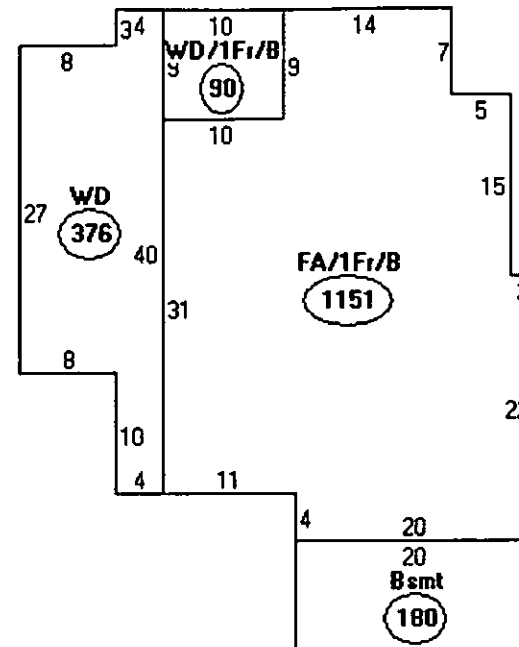
Parcel ID: 07001-000000

Map Block No. 7-1-0-0

Class: R Use:

101 Card 1 of 1

Dwelling Information		Replacement Costs				
Style:	Contemporary	Base Price:	119,320			
Condo Style:		Additions:	17,000			
Exterior Walls:	Frame	Unfinished Area:	0			
Story Height:	1.0	Basement:	0			
Attic:	Full Finsh	Attic:	22,940			
Interior/Exterior:	Same	Plumbing:	10,660			
Basement:	Full	Heating A/C Adj.:	0			
Bsmt Garage:	2	FBLA:	16,650			
Rec Room size:	0 0	Rec Room:	0			
FBLA size:	1 500	Fire Place:	8,330			
Unfinished Area:	0	Basement Garage:	5,000			
WB Fireplace:	Stacks 1 Openings 1	Exterior Trim:	0			
MTL Fireplace:	Stacks 1 Openings 1	Subtotal:	199,900			
Heating Type:	Basic	Grade Factor:	1.26			
Fuel:	Oil	C & D Factor:	0.00			
Heating System:	Forced Air	Total RCN:	251,870			
Year Built:	1981	Percent Good:	0.87			
Eff. Yr Built:	0	Eco Depr:	-5			
Ground Flr Area:	1151	Func Depr:	0			
Tot Living Area:	1701	Under Constn %:	0			
Basement Area:	0	Market Adj.:	0.00			
Grade:	B	Total RCNLD:	208,200			
Condition:	Good	Addition Information				
CDU:	GD	Low 1st 2nd 3rd Area Points				
Building Notes:		50		180	2000	
			31		376	6300
		50	10	31	90	8700
		Low 1st 2nd 3rd Tot				
Rooms:	0 0 0 0 8					
Bedrooms:	0 0 0 0 3					
Full Baths:	0 0 0 0 3					
Half Baths:	0 0 0 0 0					
Add'l Fixtures:	0 0 0 0 2					



Descriptor/Area

A: FA/1Fr/B
1151 sqft

B: Bsmt
180 sqft

C: WD
376 sqft

D: WD/1Fr/B
90 sqft

WIE A SAMMEL BRIDGE

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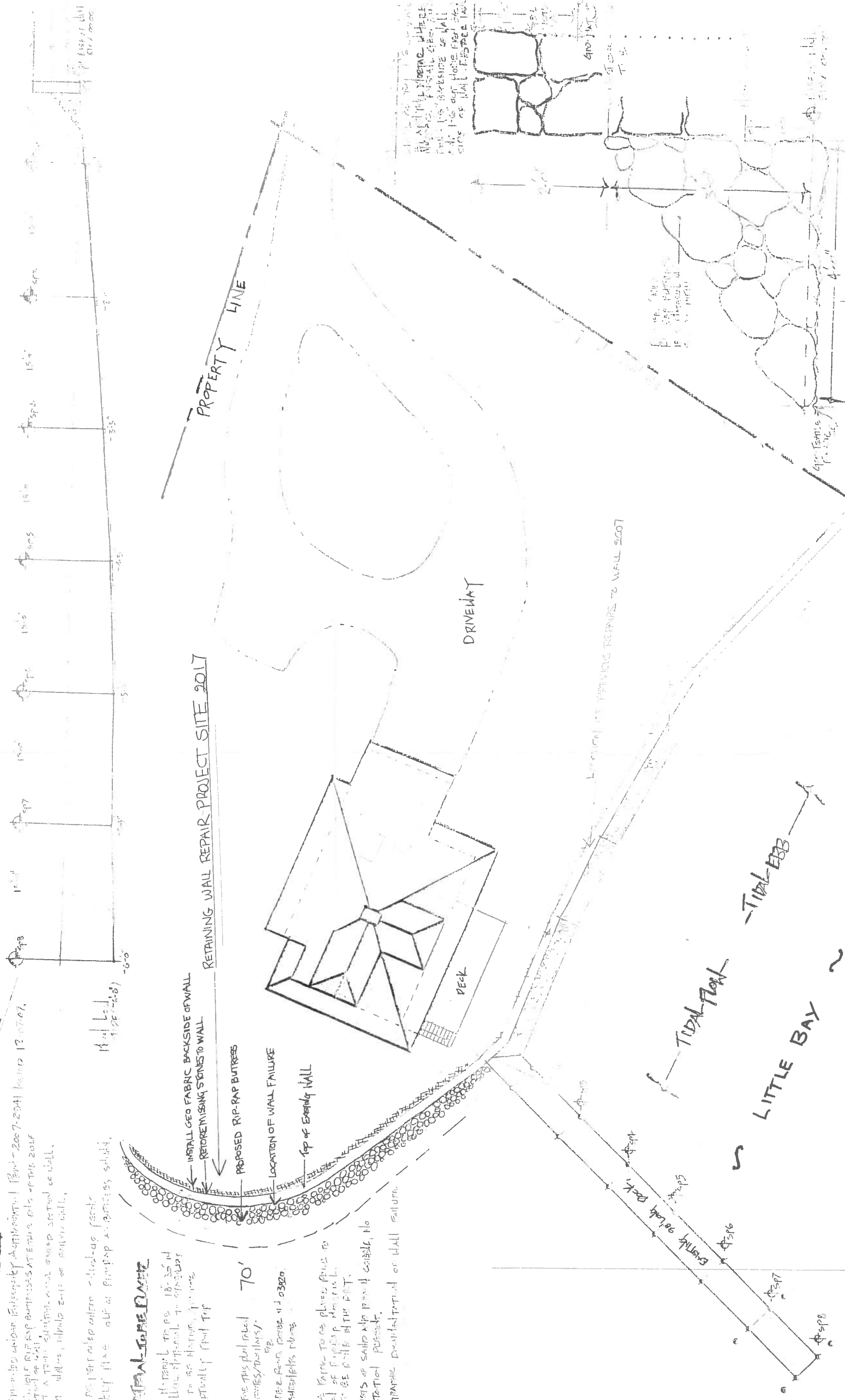
1. 1994-1995 1996-1997 1998-1999 2000-2001 2002-2003 2004-2005 2006-2007 2008-2009 2010-2011 2012-2013 2014-2015 2016-2017 2018-2019 2020-2021 2022-2023 2024-2025 2026-2027 2028-2029 2030-2031 2032-2033 2034-2035 2036-2037 2038-2039 2040-2041 2042-2043 2044-2045 2046-2047 2048-2049 2050-2051 2052-2053 2054-2055 2056-2057 2058-2059 2060-2061 2062-2063 2064-2065 2066-2067 2068-2069 2070-2071 2072-2073 2074-2075 2076-2077 2078-2079 2080-2081 2082-2083 2084-2085 2086-2087 2088-2089 2090-2091 2092-2093 2094-2095 2096-2097 2098-2099 2100-2101 2102-2103 2104-2105 2106-2107 2108-2109 2110-2111 2112-2113 2114-2115 2116-2117 2118-2119 2120-2121 2122-2123 2124-2125 2126-2127 2128-2129 2130-2131 2132-2133 2134-2135 2136-2137 2138-2139 2140-2141 2142-2143 2144-2145 2146-2147 2148-2149 2150-2151 2152-2153 2154-2155 2156-2157 2158-2159 2160-2161 2162-2163 2164-2165 2166-2167 2168-2169 2170-2171 2172-2173 2174-2175 2176-2177 2178-2179 2180-2181 2182-2183 2184-2185 2186-2187 2188-2189 2190-2191 2192-2193 2194-2195 2196-2197 2198-2199 2200-2201 2202-2203 2204-2205 2206-2207 2208-2209 2210-2211 2212-2213 2214-2215 2216-2217 2218-2219 2220-2221 2222-2223 2224-2225 2226-2227 2228-2229 2230-2231 2232-2233 2234-2235 2236-2237 2238-2239 2240-2241 2242-2243 2244-2245 2246-2247 2248-2249 2250-2251 2252-2253 2254-2255 2256-2257 2258-2259 2260-2261 2262-2263 2264-2265 2266-2267 2268-2269 2270-2271 2272-2273 2274-2275 2276-2277 2278-2279 2280-2281 2282-2283 2284-2285 2286-2287 2288-2289 2290-2291 2292-2293 2294-2295 2296-2297 2298-2299 2300-2301 2302-2303 2304-2305 2306-2307 2308-2309 2310-2311 2312-2313 2314-2315 2316-2317 2318-2319 2320-2321 2322-2323 2324-2325 2326-2327 2328-2329 2330-2331 2332-2333 2334-2335 2336-2337 2338-2339 2340-2341 2342-2343 2344-2345 2346-2347 2348-2349 2350-2351 2352-2353 2354-2355 2356-2357 2358-2359 2360-2361 2362-2363 2364-2365 2366-2367 2368-2369 2370-2371 2372-2373 2374-2375 2376-2377 2378-2379 2380-2381 2382-2383 2384-2385 2386-2387 2388-2389 2390-2391 2392-2393 2394-2395 2396-2397 2398-2399 2400-2401 2402-2403 2404-2405 2406-2407 2408-2409 2410-2411 2412-2413 2414-2415 2416-2417 2418-2419 2420-2421 2422-2423 2424-2425 2426-2427 2428-2429 2430-2431 2432-2433 2434-2435 2436-2437 2438-2439 2440-2441 2442-2443 2444-2445 2446-2447 2448-2449 2450-2451 2452-2453 2454-2455 2456-2457 2458-2459 2460-2461 2462-2463 2464-2465 2466-2467 2468-2469 2470-2471 2472-2473 2474-2475 2476-2477 2478-2479 2480-2481 2482-2483 2484-2485 2486-2487 2488-2489 2490-2491 2492-2493 2494-2495 2496-2497 2498-2499 2500-2501 2502-2503 2504-2505 2506-2507 2508-2509 2510-2511 2512-2513 2514-2515 2516-2517 2518-2519 2520-2521 2522-2523 2524-2525 2526-2527 2528-2529 2530-2531 2532-2533 2534-2535 2536-2537 2538-2

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1. GENERAL INFORMATION
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 7. REFERENCES
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ANGELA ENGEL

Boston I A R O K K P

DATE 9-29-17

OWNER: ANGELA ENRI
01 JAN 2013 1902

3 Boston Harbor Road

Dover, NH 03820

Angela Engel

mytopo
A TRAILS & COMPASS
MAP

Vicinity Map



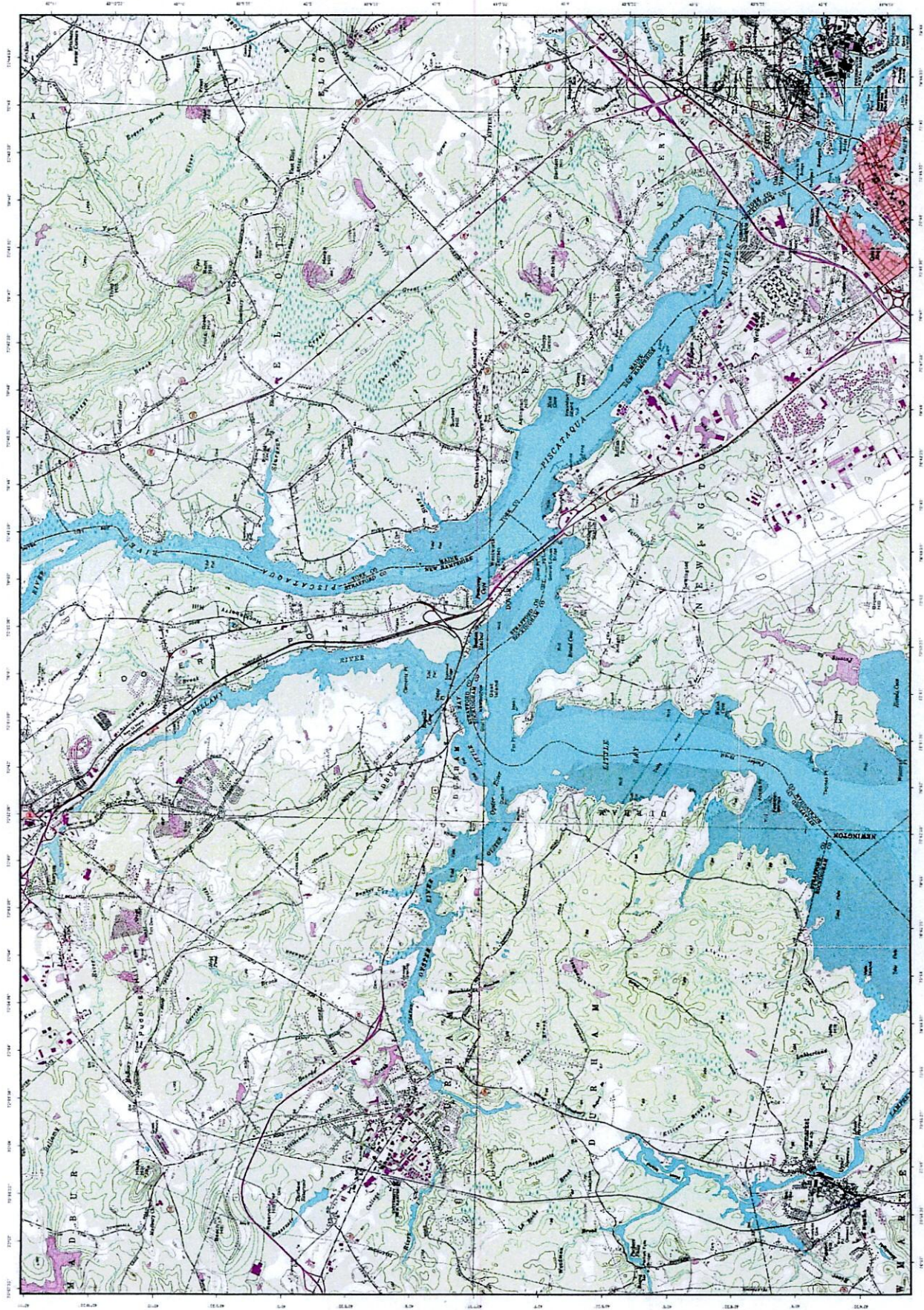
Index Map



Legend	Symbol	Description
Blue line	Blue line	Water
Green line	Green line	Forest
Black line	Black line	Highway
Red line	Red line	Boundary
Yellow line	Yellow line	Trail
Grey line	Grey line	Other



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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, October 10, 2017
Meeting Time: 5:30 pm

Hogan: This is better than putting a deck along the house. It is a moderate approach that is a practical and functional solution.

Bird: Have you checked with DES on the need to amend their permit?

Fogg: No need to as the amount of impervious is less than allowed under the DES permit.

Hunt: In terms of fire codes, would one egress suffice?

Hogan: The doors comply with the code requirements.

Erickson: Eliminating one set of stairs would not make much difference.

Fellows: I agree. This seems reasonable for the homeowners.

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

C. NHDES Permit by Notification and City of Dover Conditional Use Permit for Angela Engel, Assessor's Map 7, Lot 1, zoned R-20, located at 3 Boston Harbor Road.

Angela Engel was present to explain the proposal to conduct work adjacent to Little Bay in a tidal wetland to repair 70 linear feet of an existing retaining wall (210 square feet). 210 feet of the wall was repaired in 2008.

Hunt: Have you had any engineering done or had any contractors look at the job?

Engel: I have this quote from a mason. The wall will be reinforced not removed and rebuilt. The wall has been damaged mostly in the last two winters. Rip rap will be placed at bottom of stone wall on the water side.

Erickson: If no repairs are made the wall will collapse and cause more damage.

Hunt: Will any equipment be working in the water?

Engel: No it will be on the land side of the wall.

A discussion was held on the equipment on the water side of the wall.

Fellows: I would want to clarify that machinery is not in the mudflat.

Hunt: Heavy machines would sink in mud flats. You would have to use a barge if done from that side.

Erickson made a motion to endorse the NHDES Wetlands Permit and City of Dover CUP, provided that construction is done as specified in section 4 of the DES application, with no machinery in the water or mud flats, Fellows seconded. Vote: 4 in favor

5. REPORT FROM THE CHAIR

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

1. Letter from Patricia Rose to DES appealing a permit granted to Frank Leichthammer at 15 Cote Dr.

6. OTHER BUSINESS:

Bird announced that the annual meeting of the NH Association of Conservation Commissions is set for Saturday, November 4, 2017. City will pay the fee to attend. Eckert has signed up.