

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, November 14, 2017**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 18, 2017 Joint Planning Board and City Council Meeting Minutes
- October 24, 2017 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing, discussion and possible vote 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.

4. NEW BUSINESS

- A. 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)
- B. Consideration and acceptance of a Conditional Use Permit for Jeffery & Sharon Warschauer, Assessor's Map 8, Lot 32, zoned R-20, located at 3 Wentworth Terrace. (Proposal is 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. Total disturbance in Conservation District is 6,730 sq. ft.). *(P17-57)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for Daniel & Lauren Fontaine & City of Dover, Assessor's Map C, Lots 28, & 28A, zoned R-40, located at 544 Tolend Road. *(P17-68)
- D. Consideration and acceptance of a Minor Subdivision for Daniel & Lauren Fontaine, Assessor's Map C, Lot 28, zoned R-40, located at 544 Tolend Road. (1 new lot). *(P17-69)
- E. Consideration and acceptance of a Minor Lot Line Adjustment for William & Charleen Creighton & Colleen Dean, Assessor's Map 21, Lots 26-C & 26-1, zoned R-12, located at 3 & 5 Mount Pleasant Street. *(P17-75)
- F. Consideration and acceptance of a Minor Lot Line Adjustment for David Vincent, (Owner: David Lemieux), Assessor's Map L, Lots 14N & 14A, zoned R-20, located at 53 & 55 Spur Road. *(P17-76)

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](https://twitter.com/DoverNHPlanning) and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

JOINT MEETING OF THE CITY COUNCIL AND PLANNING BOARD MINUTES

Meeting Type: Workshop Session
Meeting Location: McConnell Center, Room 305
Meeting Date: **Wednesday, October 18, 2017**
Meeting Time: **7:00 pm**

- 1. CALL TO ORDER**
- 2. MOMENT OF SILENCE**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL ATTENDANCE**

City Council Present: Mayor Weston, Deputy Mayor Carrier, Councilor Ciotti, Councilor Gagnon, Councilor Gasses, Councilor O'Connor, Councilor Shanahan, and Councilor Thibodeaux.

Planning Board Present: Chairperson K.Schuman, F.Torr, D.Landry, J.Burdin, and D.White. Vice-Chairperson G.Cruikshank arrived at 7:10 pm.

Absent: Councilor Greenshields, Planning Board Members C.Plante, L.Skinner, T.Donovan, H.Harmon, and T.Clark.

5. CITIZEN'S FORUM

Citizens are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.

Mayor Weston, seeing no one wishing to speak, closed the Citizen's Forum.

6. DISCUSSIONS

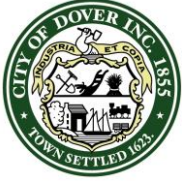
A. CAPITAL IMPROVEMENTS PROGRAM (CIP) PRESENTATION

Assistant City Manager Parker introduced himself and started his CIP presentation to the City Council and Planning Board with a video highlighting the upcoming proposed CIP projects. Assistant City Manager Parker gave an overview of the CIP book and the timeline for the approval process.

7. ADJOURNMENT

Councilor O'Connor moved to adjourn; seconded by K.Schuman.
Vote: Unanimous.

CIP Video link: <https://dovernh.viebit.com/player.php?hash=oTBp7UEujLOf>



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, October 24 2017**
Meeting Time: **7:00 pm**

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

Members Not Present: David Landry, Tom Clark, Lee Skinner

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

The Chair called the meeting to order at 7:00 p.m. He announced that item 4H will be Continued until November 14, 2017 and asked Donovan to sit in for Tom Clark, Burdin for David Landry, and Harmon to sit in for Skinner

1. CITIZENS' FORUM

Citizens Forum Open. Nobody spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- September 26, 2017 Regular Meeting Minutes

Motion: F. Torr made a motion to approve the September 26, 2017 Regular Meeting Minutes. Seconded by D. White. Vote UA

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)

T. Donovan recused himself from the discussion. C. Parker discussed that this item appeared before the Conservation Commission and Planning Board in August. A joint site walk was held on September 12, 2017. The Conservation Commission then endorsed the NHDES Wetlands Permit and Dover CUP at its October 10, 2017 meeting.

Motion: F. Torr made a motion to remove the application from the table. Seconded by J. Burdin. Vote UA

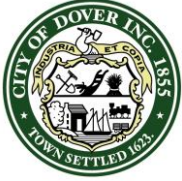
Rick Stewart with Gomez and Sullivan Engineers, PC, representing the application, reviewed the project and updated the Board on activities since the site walk. He noted that Kevin Lucy and Bill Thomas from DES, as well as Tony D'Orazio were present in the audience. He noted the following:

- Success of the site walk in educating participants as to the challenges being faced in the project.
- Middle channel design work has been completed and submitted on October 2nd to the Commission.

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

C. Parker 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:



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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 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.
4. Within six months of dam removal, the Applicant shall submit a complete application for a Letter of Map Revision (LOMR) to the Federal Emergency Management Agency (FEMA).

F. Torr inquired as to the storm water outfalls from the City of Dover. C. Parker responded that he spoke with Director Storer of the Community Services Department, who had conferred with Dave and Bill Boulanger, Deputy Director. He indicated that they are aware of the issues raised, and that they had done a previous site walk where they had noted some of those concerns, which they anticipate incorporating into the Storm Water Management Program funded through the Capital Improvement Program. When asked about a timeline, he replied that their hope is to address it in the next year's allocations of funding. Further discussion was had regarding this issue.

Motion: F. Torr made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by D. White. Vote UA

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)

C. Parker stated that this 2.18 acre lot on Spruce Lane will be subdivided into two lots. The first will be 1.33 acres, with the second being .85 acres. The new home will share the driveway with the existing home.

Steve Haight represented the application. He described the minor subdivision.

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

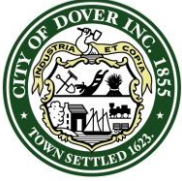
Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

C. Parker stated that the application meets the requirements of the minor subdivision regulations ordinance within chapter 155. The Planning Department recommends that the Board vote to approve the application with the following Conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to:
 - a. Add 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



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

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

D. Ciotti inquired regarding the existing water/sewer hookup, and whether the new house is going to have to tear into the new road that's out there. C. Parker responded that it would be covered by the chapter 152, and therefore would be charged the assessment fee, as it is a new road. S. Haight noted that they're actually going to tie in across the front, within the easement.

Motion: J. Burdin made a motion to approve the Minor Subdivision subject to staff recommended conditions. Seconded by D. Ciotti. Vote UA

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)

C. Parker stated that this 8.40 acre lot on Country Farm Cross Road will be subdivided into five lots, four residential and 1 open space. All new homes will be constructed off a private road, with private wells and septic systems. This project had Technical Review on August 31, 2017. To build the private road, there needs to be 2,580 sq. ft. of wetlands impact and 12,346 sq. ft. of wetlands buffer impact. The Conservation Commission endorsed the project at its October 10th meeting.

Kevin McEneaney represented the application. He noted that S. Haight and R. Singh were both present, as well, should the Board have any questions of either of them. He described the open space subdivision and Conditional Use Permit. They key points he indicated were as follows:

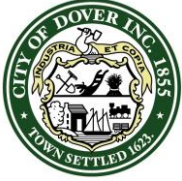
- Road is approximately 725 feet long, and is intended to be private.
- Waiver is being requested for an encroachment into the 50-foot external no-cut/no-disturb buffer in order to avoid additional wetland buffer impact.

Motion: F. Torr made a motion to accept the application for items 4.B and C. Seconded by D. White. Vote UA

Public Hearing Opened.

Michael Torr spoke about his concerns regarding the encroachment of the driveway into the 50-foot right-of-way, in terms of the headlights exiting, as they will be facing his son's house, as they exit the subdivision. He went on to state that the proposed hedgerow, which is a single row, may not be big enough to prevent this problem. Another concern he brought up was that that area drains 6 to 8 acres of a property for that secondary, interior culvert, into the back part of his son's property, and therefore that culvert may not be appropriately sized.

Public Hearing Closed.



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S. Haight addressed the concerns of M. Torr by indicating the following:

- The drainage has been sized, which is why there are two culverts in place (24" and 18").
- In terms of the side yard buffer, not all trees are going to be cut. He's willing to do what he can to alleviate the concerns, whether it be by staggering the hedgerow, or making it thicker.

STAFF RECOMMENDATION – Conditional Use Permit:

C. Parker stated that the application meets the requirements of the Wetlands ordinance within chapter 170, regarding the need to impact Wetlands and Buffers if standards related to the demonstration of need, avoidance and mitigation are met. The Planning Department recommends that the Board vote to approve the application with the following Conditions:

Conditions to Be Met Prior to Issuance of 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. a digital version of the final plat.
 - b. a copy of the NHDES Wetlands Permit.

D. Ciotti indicated that the Conservation Commission reviewed this project at the October 10 meeting, however the Minutes attached indicate September 11. Therefore, he concluded that in order for the packet to be complete in the official file, they need the October 10 Minutes. C. Parker responded that the official file actually contains the October 10 Minutes.

Motion: D. White made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by T. Donovan. Vote UA

STAFF RECOMMENDATION – Waiver:

C. Parker stated that the application meets the requirements for a waiver – from the External Boundaries requirement. The Planning Department recommends that the Board vote to approve the waiver with the following Condition:

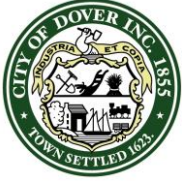
Condition to Be Met Prior to Signing of Plans:

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.
2. Vegetation shall be staggered to enhance the screening of the adjacent lot.

Motion: J. Burdin made a motion to grant the waiver subject to staff recommended condition. Seconded by F. Torr. Vote UA

STAFF RECOMMENDATION – Subdivision:

C. Parker stated that the application meets the requirements for a waiver – from the External Boundaries requirement. The Planning Department recommends that the Board vote to approve the waiver with the following Condition:



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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, 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
 - e. Indicate private trash pick-up so that the trash is not piled at the end of the street
 - f. Revise sheet 4 to indicate waivers and CUPs have been granted after Planning Board approval
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 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.

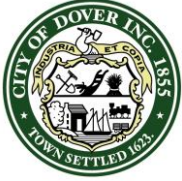
S. Haight clarified that there was no Landscape Architect used on this project, and requested an amendment, to which C. Parker removed it from the conditions to be met prior to signing of plans.

The Chair inquired of C. Parker regarding Condition 5, as to why enforcement of sitework construction hours was not taking place. C. Parker responded that they're in the Subdivision Regs, which they would default to, which is Monday through Friday from 7:00 a.m. to 5:00 p.m., Saturdays 8:00 a.m. to 4:00 p.m., with no Sundays.

Motion: J. Burdin made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by H. Harmon. Vote UA

- 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)

C. Parker stated that this is a lot line adjustment moving .07 acres from one lot to another between lots on Varney and Long Hill Roads. No new lot is created.



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Kevin McEneaney represented the application. He described the lot line adjustment.

Motion: F. Torr made a motion to accept the application for item 4.D. Seconded by D. Ciotti. Vote UA

Public Hearing Opened.

Craig Williams, abutter, indicated that the woods road terminates in his backyard, and inquired as to whether the woods road has any formal definition, if there's any legal right to having a woods road. He went on to ask, should the properly line not be adjusted, what impact it would have on the property owner, and indicated his rationale to this question. He noted his concern regarding the discovery that the other lot may be sold, and how that would play into future requests for subdivision.

Public Hearing Closed.

C. Parker concurred that wood road is a road through the woods, and it has no transportation value, is not a right-of-way, and can't be used for frontage. He went on to further describe the history and current use of the road.

STAFF RECOMMENDATION:

C. Parker stated that the application meets the requirements of a minor lot line adjustment within chapter 155. The Planning Department recommends that the Board vote to approve the application with the following Conditions:

Conditions to Be Met Prior to Signing of Plans:

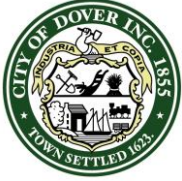
1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor signature and stamp
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford 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)

Motion: D. Ciotti made a motion to approve the Lot Line Adjustment subject to staff recommended conditions. Seconded by T. Donovan. Vote UA

- 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)

C. Parker stated that this is a site plan creating a Congregate Care Facility adjacent to the existing Covered Bridge Manor, located at the County complex. There is a proposed impact to 6,340 sq. ft. of 20 % slope Conservation District. The project was reviewed by the Technical Review Committee on September 14th, and the Conservation Commission endorsed the application on September 11, 2017.

Chris Wyskiel, from Wyskiel, Boc, Tillinghast & Bolduc, PA, represented the application and described the layout and the impact to the steep slope. He noted that Sarah Fordan and Erik Borin from Community Action Partnership (CAP)



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of Strafford County, who's the Housing Manager in charge of this project; Scott Lawler from Norway Plains Associates; Dave Joy and JoAnn Cavanaugh from Joy and Hamilton Architects were all in attendance to respond to any questions that the Board may have. The key points C. Wyskiel indicated were as follows:

- A Special Exemption was granted by the Dover Zoning Board in July to permit use, wherein density issues were also permitted at that time.
- Congregate Care will be age-restricted to age 62.
- CAP's goal is to finance this primarily through tax credits granted through applications scores through the NH Housing Finance Authority and other grant funding through HUD.
- Off-site services will be coordinated and delivered to the facility.
- Site View Regulations, Section 149.14A(3)(b)(iv), in addressing the waiver. He pointed out the area of impact on a map. He indicated that alternative locations were considered.
- CAP has made suggestions regarding providing public transportation to the site.
- Traffic Analysis was done and reviewed by PRC. It concluded that in peak hours in the morning, the project may increase traffic by one; and in peak hours in the evening, the project may increase traffic by four.
- Fiscal Analysis was done and submitted, which determined that there's not a lot of impact for this.
- There is currently a waiting list of over 30 people over a two-year period.
- The facility will be owned by a for-profit LLC entity, which will be a taxpayer. The land will be leased for a period of 99 years, as executed within a MOA.

D. Joy and J. Cavanaugh presented the architectural drawings.

D. Ciotti inquired regarding food delivery, and whether the facility will have a kitchen in it. J. Cavanaugh and D. Joy affirmed that there are plans for a kitchen off the dining area, deliveries being accessed through the elevator. He indicated where the food delivery truck would park.

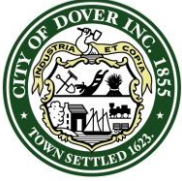
C. Wyskiel clarified that there are 32 spaces, where two are handicap spaces on the outside, and three on the inside.

D. Ciotti inquired regarding the parking underneath, and whether it would be open to visitors to park underneath during the day. E. Born responded that those spaces will be mostly used by residents. D. Ciotti went further to inquire whether, if it's a busy day, the parking lot next door would be accessible. E. Borin responded that there are no plans on restricting the parking, and that they haven't accommodated any reserved parking, other than handicap spaces.

D. Ciotti then asked if there has been discussion regarding utilizing Covered Bridge parking for overflow visitor parking. C. Wyskiel responded that the goal is to operate the two facilities as much in cooperation as possible. Further discussion was had regarding challenges that may be faced in addressing parking issues.

C. Parker inquired whether parking would be restricted on the new segment of County Farm Road, as it seems to be a logical overflow spot. E. Borin responded that there is no restriction of parking on County Farm Road, making it an option, as well.

F. Torr expressed his concerns regarding the bridge that is proposed to be constructed on County Farm Road. C. Parker indicated the design is scheduled for 2022, with construction a few years after that, and that they are working with the DOT to get the bridge on the State Bridge Aide List to get 80% match for the state to construct this bridge. He went on to state that they anticipate designing the end of the road to connect further to possibly alleviate any problem of overflow parking by widening the shoulders.



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Motion: J. Burdin made a motion to accept the application for items 4.E and 4.F. Seconded by F. Torr. Vote UA

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION – Conditional Use Permit:

C. Parker stated that the application meets the requirements of the Conservation District ordinance within chapter 170, regarding the need to impact steep slopes. Furthermore, staff notes that the final impact is less than the original proposed impact. The Planning Department recommends that the Board vote to approve the application with the following Conditions:

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

1. The applicant shall revise the plat to:
 - a. Add Planning File Number P17-62
2. The applicant shall provide the Planning Department with:
 - a. Copy of the NHDES Alteration of Terrain Permit
 - b. Copy of the NHDES Sewer Discharge Permit

The Chair inquired why, in the TRC notes, there was no mention of this from the Fire Department, and whether there was any discussion regarding what appears to be very limited access to the rear side of the building, in the event of emergency. C. Parker responded that the Fire Chief noted that the building will be engineered with sprinklers, and is in close enough proximity to the North End Station that he feels comfortable with the existing provided access, for which he can get to three sides.

Motion: F. Torr made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by G. Cruikshank. Vote UA

STAFF RECOMMENDATION – Waiver:

C. Parker stated that the application meets the requirements for a waiver – from the Stormwater Runoff requirements, as the runoff will remain upon the larger County property, and not impact abutters. The Planning Department recommends that the Board vote to approve the waiver with the following Condition:

Condition to Be Met Prior to Signing of Plans:

1. A note shall be added to the site 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.

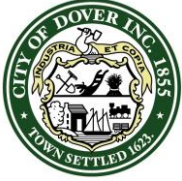
Motion: J. Burdin made a motion to grant the waiver subject to staff recommended condition. Seconded by T. Donovan. Vote UA

STAFF RECOMMENDATION – Site Plan:

C. Parker stated that the application meets the requirements for a waiver – from the External Boundaries requirement. The Planning Department recommends that the Board vote to approve the waiver with the following Condition:

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, October 24 2017**
Meeting Time: **7:00 pm**

- 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
 - 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
 - h. Add a note stating that construction will conform with institutional building codes and not those for residential uses.
 - i. Add a note that the applicant shall cover the cost of purchasing a bus shelter at the public transit stop located at Country Farm and County Farm Cross Road. Installation would be coordinated with the City and COAST.

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 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:

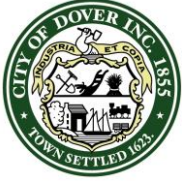
6. Public Transit Shelter shall be in place.
7. Any new units shall be assessed the current impact fees in place at the time of building permit application.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

C. Parker explained the rationale for Item #8, due to past experiences. He further noted that expectation is that the building will be built to Institutional Building Codes, or they should come back and ask to pay the full impact fee, etc. The Chair noted that this was discussed today with the Architects, and the plan is to design to the Institutional Standards.

F. Torr indicated that there should be some notation relative to the parking situation, also relative to the Fire Department, in the form of written documentation. C. Parker responded that that is covered by the condition that the Inspection Services TRC comments be satisfied (Item 3g). F. Torr inquired whether that item addressed the parking situation, in regards to the overflow parking can be accommodated by utilizing the right-of-way. C. Parker responded that that may not need to be included, but suggested that a condition can be added regarding monitoring parking onsite in order to determine if there's further need to address the situation.

D. Ciotti inquired whether there is an allowance of site supervision hours. C. Parker responded in the affirmative, and went on to state that it's at the Board's discretion whether they opt for just Saturday, or just Monday through Friday. Further discussion was had regarding the challenges of supervising the premises, due to budget and timing issues.

Motion: T. Donovan made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by J. Burdin. Vote UA



CITY OF DOVER

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F. Torr reiterated that the parking situation had not been resolved. Discussion was held amongst the Board Members regarding who could address that and how it may be able to be addressed, as well as analogous situations in which this issue has arisen.

- 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)

C. Parker stated that this is a plan to perform work within the tidal wetland impacting 210 square feet. The Conservation Commission endorsed the application on October 10, 2017. He indicated that A. Engel had a death in the family and was unable to be here tonight, so therefore he represented the application and described the layout and the impact to the tidal wetland.

Motion: F. Torr made a motion to accept the application for item 4.G. Seconded by D. White. Vote UA

Public Hearing Opened. Nobody spoke. Public Hearing Closed

STAFF RECOMMENDATION:

C. Parker stated that the application meets the requirements of the Wetlands ordinance within chapter 170, regarding the need to impact wetlands. The Planning Department recommends that the Board vote to approve the application with the following Conditions:

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

1. The applicant shall revise the plat to:
 - a. Add the owners signatures
 - b. Add Planning File Number P17-70
2. The applicant shall provide the Planning Department with:
 - a. Copy of the NHDES Wetlands Permit

T.Donovan inquired whether the Permit had come back yet, or whether it was still out. C. Parker responded that it's the latter.

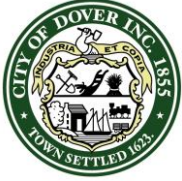
Motion: D. White made a motion to approve the Conditional Use Permit subject to staff recommended conditions. Seconded by D. Ciotti. Vote UA

- 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)

C. Parker stated that this item had a few remaining areas to resolve and should be continued until November 14, 2017.

Motion: D. Ciotti made a motion to Continue until November 14, 2017 the application for item 4.H. Seconded by J. Burdin. Vote UA

- 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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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Meeting Date: **Tuesday, October 24 2017**
Meeting Time: **7:00 pm**

C. Parker stated that this is an opportunity to have general discussion about the CIP. The Public Hearing will be held on November 14. After that the Board can pass along its recommendation to the City Council. He reviewed an email from David Landry who could not be present. No staff was requested to be present tonight, other than Dr. William Herbron from the School Department to answer any questions relative to the School projects.

D. Ciotti inquired whether, in terms of current use, if there's any chance the staff could compile a list of past, present, and future projects. C. Parker responded that Steve is currently in charge of preparing that. He went on to state that there is an annual contribution of between \$80,000 to \$120,000, depending on land sales and development.

W. Herbron spoke about the Garrison Project. He noted that Beth Duton, Principal, and Libby Simmons, Business Manager, who are both involved directly in the design and construction; as well as Harvey Construction Company; Dan Bison, from Hariman Architects, and the Engineer for the project are all present to answer any questions that the Board may have. He went into detail regarding the history of the CIP projects. He pointed out that, for 2024, there is another \$5.5 million that's been requested to be included in the CIP project for the final phases of the Garrison Project, and explained the rationale behind that.

A Board Member inquired as to what is contemplated in 2024. D. Bison presented the plans to the Board. W. Herbron pointed out that they are doing a complete study of their facilities and their capacity, along with a solid enrollment projection.

G. Cruikshank requested clarification on what the \$5.5 million is to be spent on. D. Bison responded that it's for administration offices and sitework. Further discussion was held defining what administration offices actually encompass, as well as the planning that's involved in constructing adequate facilities for special needs children, etc.

D. Ciotti added that the new section would also include the moving of electrical, the existing Principal's Office, as well as increasing the safety of the school entrance.

C. Parker reiterated that, on November 14th, at the next Planning Board meeting, they will hold a public hearing where, if the Board is ready to do so, they can make recommendations to the City Council on the CIP as a whole.

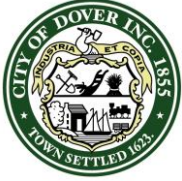
The Chair noted 250K for an engineering study in 2020, and suggested jumpstarting that study in order to prevent negative situations from compounding further, as they evaluate financial need to do that. C. Parker clarified that this work is to design the solution that was suggested by the Sebago study. He briefly described what the study encompassed.

F. Torr pointed out page 67 of the CIP and inquired if any discussion has had been had between TD Bank and the Mill Building to see if they will participate, due to the impact this has on them. C. Parker responded that efforts have been made to communicate with those parties.

C. Parker described the history of the facility.

F. Torr pointed out page 132 of the CIP, regarding the Water Main being constructed, wherein it doesn't indicate the cost of paving, etc., but rather indicates the cost of the \$1 million in 2023. He inquired if that \$1 million included the cost of repaving the road, etc. Discussion was had that the waterline was being fixed, but the road was not being adjusted.

Motion: D. White made a motion to table the discussion of the CIP until November 14th, 2017. Seconded by H. Harmon. Vote UA



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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Meeting Time: **7:00 pm**

5. STAFF COMMENT

C. Parker:

- There will be one Planning Board meeting in November.
- Recapped the Climate Change workshop on October 21st.
- Thanked Catherine Plante, who resigned from the Board for her work and time serving the community.
- Offered condolence to the family of Don Andolina. Don, a member of the PB for a number of years passed away recently.
- Impact Fees have been analyzed by a Consultant, who submitted a draft summary today. It is anticipated to have them attend a Planning Board meeting in December in order to present their findings and suggested amendments.
- Introduction of Minute-Taker for Planning Board, Zoning Board, and the Waterfront Committee, and plans to possibly retain this person under a long-term contract.

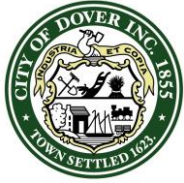
6. MEMBER COMMENTS

H. Harmon touched on the Climate Change Adaptation Study and requested that people take the time to complete one, as well as share it with people they know, so that they can participate, as well.

F. Torr suggested looking at projects, i.e. Pointe Place. He expressed his sentiments regarding the construction taking place.

7. ADJOURNMENT

Motion: G. Cruikshank made a motion to adjourn at 8:41 pm. Seconded by D. White. Vote UA.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-72

Application Type: Conditional Use Permit
Applicant(s): Adam Fogg and Patricia Nagle
Owner(s): Adam Fogg and Patricia Nagle
Location: 25 Nute Road (Tax Map L, Lot 13)
Meeting Date: November 14, 2017

INTENT: To obtain a Conditional Use Permit 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 sq. ft.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-H

ACREAGE: 0.30 acres

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

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential, and River

ZBA ACTION: Z14-13: Variance granted on 6/19/14 to permit the construction of a single family home to be 4' from side lot line where 20' is required.

ATTACHMENTS:

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 the October 24th meeting

PERMITS REQUIRED:

- Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit 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 sq. ft.

The applicant received a variance from the Zoning Board on June 19, 2014 to permit the construction of a single family home to be 4' from the side lot line where 20' is required.

The applicant also received a previous Conditional Use Permit on September 23, 2014 to allow the replacement of an existing house and garage with a new house and garage in a single structure. Total permanent impact to the Conservation District was 3,900 sq. ft.

The Conservation Commission endorsed this plan on October 10, 2017.

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to the Conservation District (within 100' from River) 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, table the public hearing, and continue the item to the regular meeting on December 12.

25 Nute Road

**Property Information**

Property ID L0013-000000
Location 25 NUTE RD
Owner FOGG ADAM R &

**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 11/07/2017



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: Adam Fogg and Patricia Nagle Telephone # 6036598939

Address of Applicant: 25 Nute Road, Dover, NH

E-Mail Address: atlanticsurvey@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # L Lot(s) # 13

Address of Property: 25 Nute Road

Zoning District(s) R 20 Overlay District(s) Conservation

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Revised exterior stair/walkway locations following residential rebuild.

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

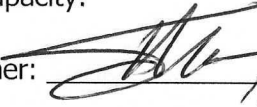
Name of Professional That Prepared Plans: Adam Fogg

Address 25 Nute Road, Dover, NH Telephone #: 6036598939

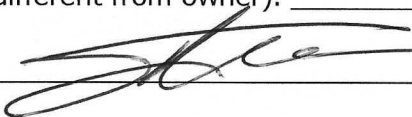
Professional License #: No. 1377 E-mail address: atlanticsurvey@comcast.net

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:  , for Adam Fogg + Patricia Nogle Date: 9-29-17

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

Signature of Agent:  Date: 9-29-17

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  , for Adam Fogg + Patricia Nogle Date: 9-29-17

The Law Office of Scott E. Hogan

Phone: 603-969-1183

P.O. Box 33
Durham, New Hampshire 03824

hoganlaw@comcast.net

Fax: 603-659-9092

BY EMAIL TRANSMISSION

Steve Bird,
City Planner
288 Central Avenue
Dover, NH 03820

September 29, 2017

RE: Fogg Property, 25 Nute Road
CUP Application re: revised exterior stair/walkway locations

Dear Steve:

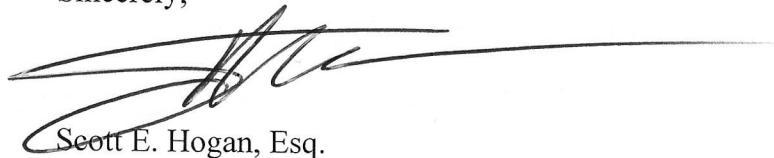
As you know I've been working with Adam Fogg and Patricia Nagle, who own and reside at 25 Nute Road, regarding the City's review and approval of their residential rebuild project.

Pursuant to our recent discussions, attached please see the "Conditional Use Permit Application" which pertains to the proposed revised exterior stair/walkway locations, following the City and State's original review and approval of the residential rebuild itself. Also attached please see the "Post Construction Conditions Plan" prepared by owner/applicant Adam Fogg of Atlantic Survey.

Please be in touch with any questions, and regarding the associated application fees, and dates for meeting with the Conservation Commission and Planning Board.

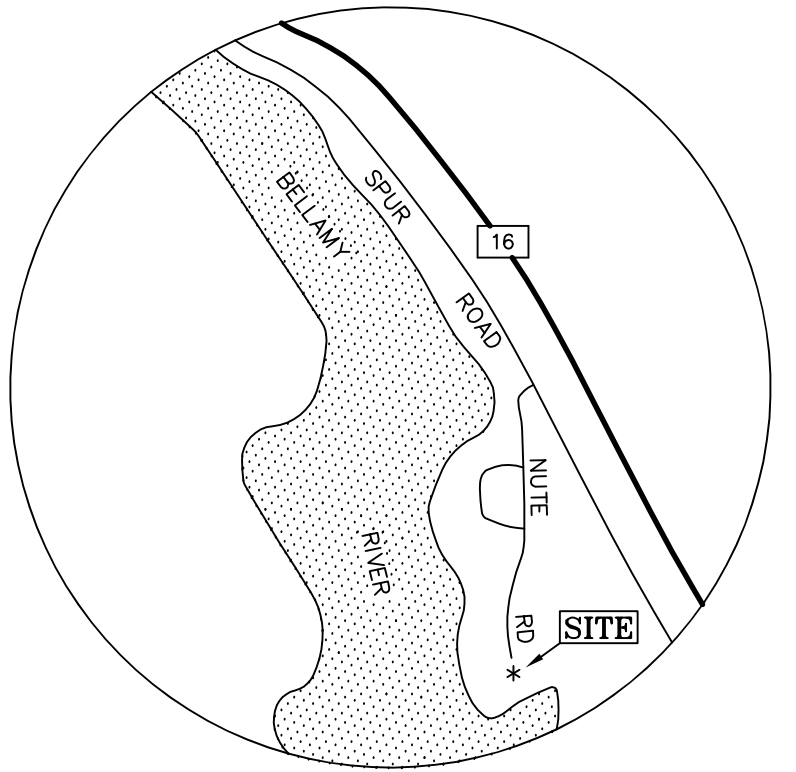
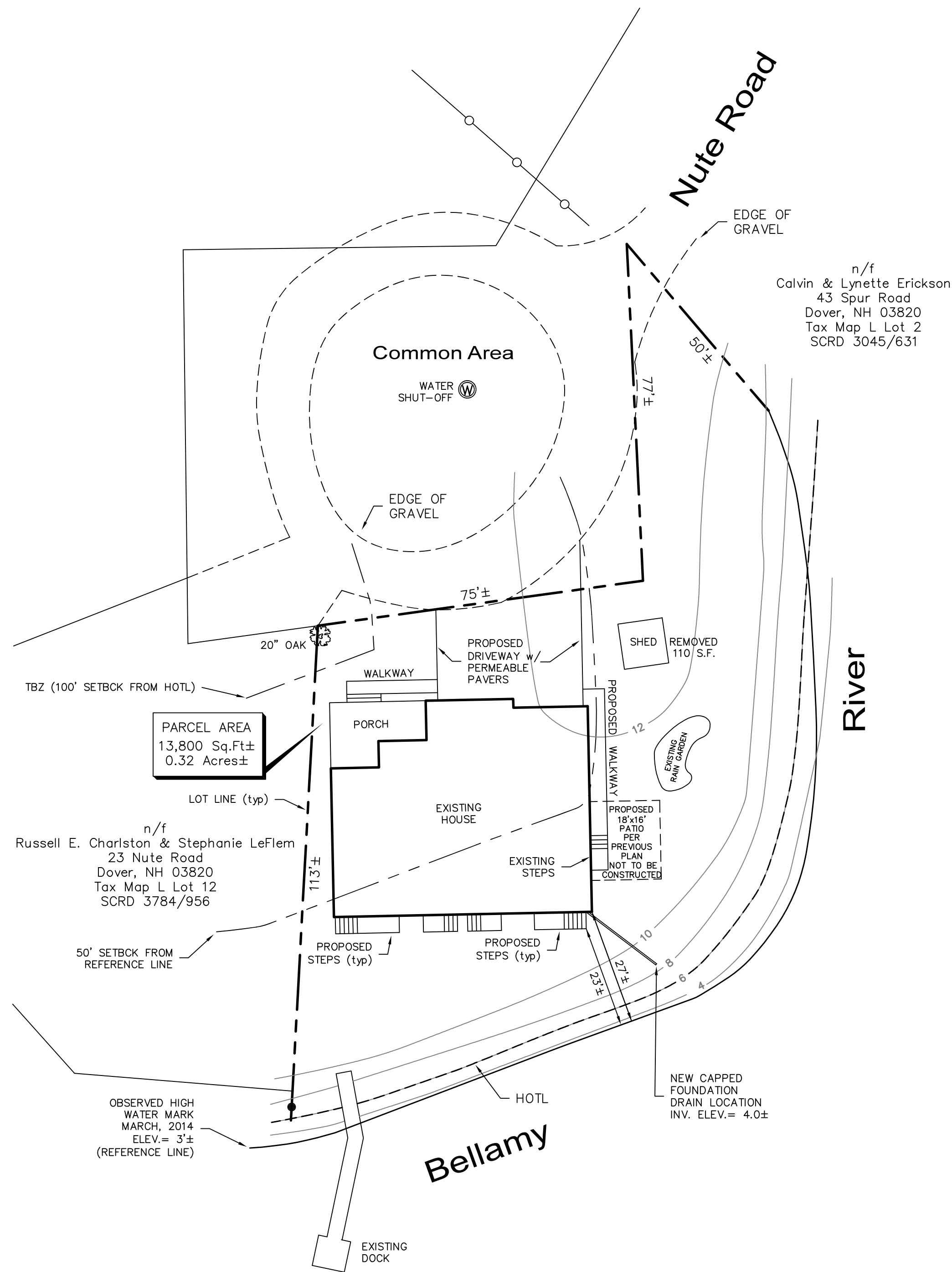
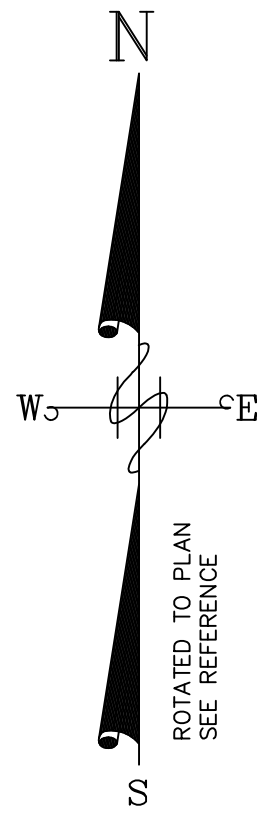
Thank you as always for your assistance.

Sincerely,



Scott E. Hogan, Esq.

Cc: Clients



LOCATION
PLAN

NOTES

- REFERENCE PLAN:
"RIVERSIDE CAMP LOTS" BY W.S. WHEELER DATED JUNE, 1926.
SCRD PLAN No. 47, POCKET 3, FOLDER 1
- ELEVATIONS BASED ON NAVD 1988.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 - ZONING DISTRICT R-20
 - MINIMUM LOT SIZE IS 20,000 Sq.Ft.
 - MINIMUM LOT FRONTAGE IS 125 Ft.
 - BUILDING SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 30'
- ENTIRE PARCEL IS IN AN ALTERED STATE.
- UTILITIES ARE CITY WATER AND SEWER.
- PRE-CONSTRUCTION IMPERVIOUS AREA = 4400 S.F. AND THE POST-CONSTRUCTION IMPERVIOUS AREA = 4211 S.F. INCLUDING DRIVEWAY. WITH PERVIOUS PAVERS IN THE DRIVEWAY, THIS NUMBER WOULD BE REDUCED.

POST-CONSTRUCTION CONDITIONS PLAN INCLUDING CAPPED FOUNDATION DRAIN LOCATION & PROPOSED REVISED EXTERIOR STAIR/WALKWAY LOCATIONS

OWNER: ADAM R. FOGG & PATRICIA E. NAGLE
25 NUTE ROAD
DOVER, NH 03820

LOT ADDRESS: 25 NUTE ROAD
DOVER, NH

TOWN INFO: TAX MAP L, LOT 13

REGISTRY of DEEDS: DURHAM BOOK 4243, PAGE 171

LEGEND:

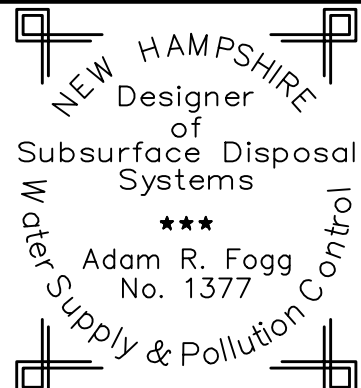
- | | | | |
|-------|------------------------|------|----------------------------|
| 102 | 2' CONTOUR LINE | W | WATER SHUT-OFF |
| --- | EDGE OF GRAVEL | HOTL | HIGHEST OBSERVED TIDE LINE |
| - - - | REFERENCE SETBACK LINE | | |

IMPERVIOUS AREA CALCULATIONS

HOUSE = 2590 S.F.
PORCH = 280 S.F.
TOTAL STAIRS = 200 S.F.
WALKWAYS = 210 S.F.
TOTAL IMPERVIOUS = 3280 S.F.



JULY 10, 2017
CAD FILE: 07143-PRO-2



PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939

P17-72

25 NUTE ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0014-F00000	51 SPUR RD	ROEMER DALE S D TRUSTEE	ROEMER DALE S D REV TRUST	51 SPUR RD	DOVER	NH	03820
L0014-N00000	53 SPUR RD	D R LEMIEUX BUILDERS INC		PO BOX 1163	ROCHESTER	NH	03866
L0011-000000	21 NUTE RD	CHANDLER D & GAISSL N & ESTABROOK CAROL	DOVER REALTY IRREVOCABLE TRUST	254 HALL ST	DUNSTABLE	MA	01827
L0010-000000	19 NUTE RD	SEARS MARK F & DONNA P TRUSTEES	SEARS DONNA P REVOCABLE TRUST	19 NUTE ROAD	DOVER	NH	03820
L0002-000000	43 SPUR RD	ERICKSON CALVIN J &	ERICKSON LYNETTE C	43 SPUR RD	DOVER	NH	03820
L0012-000000	23 NUTE RD	CHARLESTON RUSSELL E &	LEFLEM STEPHANIE	23 NUTE RD	DOVER	NH	03820
L0014-A00000	55 SPUR RD	LEMIEUX DAVID		PO BOX 1163	ROCHESTER	NH	03866
			FOGG ADAM	25 NUTE ROAD	DOVER	NH	03820
			NAGLE PATRICIA	25 NUTE ROAD	DOVER	NH	03820



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, 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

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.

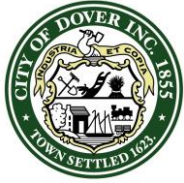
Erickson made a motion to endorse the NHDES Wetlands Permit and City of Dover CUP, provided that construction is done as specified in section 4 of the DES application, with no machinery in the water or mud flats, Fellows seconded. Vote: 4 in favor

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.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-57

Application Type: Conditional Use Permit
Applicant(s): Jeffrey & Sharon Warschauer
Owner(s): Jeffrey & Sharon Warschauer
Location: 3 Wentworth Terrace (Tax Map 8, Lot 32)
Meeting Date: November 14, 2017

INTENT: To obtain a Conditional Use Permit to allow demolition and construction of a home within the Conservation District as well as installation of a new dock within the Conservation District and Wetland Protection District. Total disturbance in the Conservation District is 6,730 sq. ft.

LOTS/UNITS PROPOSED: N/A for this case

AGENDA ITEM: # 4-B

ACREAGE: 1.02 acres

ZONING DISTRICT: Low-Density Residential (R-20) and Riverfront Residential Overlay

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and Piscataqua River

ZBA ACTION: Variance granted on 10.19.17 to allow a front setback of 48.77' where a build-to-line of 20' minimum and 35' maximum is required

ATTACHMENTS:

Application and materials, August 14, 2017 & September 11, 2017 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 Shoreland Permit
- NHDES Wetlands Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to demolish an existing house and build a new house within the Conservation District and Wetland Protection District. Total disturbance in the Conservation District is 6,730 sq. ft.

The applicant received a variance from the Zoning Board on October 19, 2017 to allow a front setback of 48.77' where a build-to-line of 20' minimum and 35' maximum is required.

The Conservation Commission reviewed this plan on August 14th and endorsed this project on September 11, 2017.

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to the Conservation District (within 100' from River) 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 P17-57
 - b. Have the LLS sign and stamp
 - c. Remove the Dover approval area
 - d. Add variance information
 - e. Update permit status with dates
 - f. Change any reference to Town of Dover to City of Dover
 - g. The applicant shall provide a copy of the NHDES Wetlands Permit

3 Wentworth Terrace

**Property Information**

Property ID 08032-000001
Location 3 U-1 WENTWORTH TR
Owner WARSCHAUER JEFFREY &

**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 11/07/2017



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: Jeffery & Sharon Warschauer Telephone # (717) 574-9175

Address of Applicant: 34 Heath Drive, Newfields, NH 03856

E-Mail Address: jeffw@nexuscorp.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 8 Lot(s) # 32 - Unit #1

Address of Property: 3 Wentworth Terrace

Zoning District(s) R-20 Overlay District(s) Conservation, Wetland Protection

Riverfront Residential Overlay

Existing Use of Property: Single-Family Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Demolition and construction of a home within the Conservation District. Installation of a new dock within Conservation

District and Wetland Protection District.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Shoreland Permit - Pending, NHDES Wetland Permit - Pending.

Name of Professional That Prepared Plans: Barry W. Gier, Jones & Beach Engineers, Inc.

Address 85 Portsmouth Avenue, Stratham, NH 03885 Telephone #: (603) 772-4746

Professional License #: NH PE #12535 E-mail address: bgier@jonesandbeach.com

SIGNATURES

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

Signature of Property Owner: [Signature]

Date: 8-7-17

Signature of Applicant (if different from owner): [Signature]

Date: [Blank]

Signature of Agent: [Signature]

Date: 8/7/17

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature]

Date: 8-7-17

**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	<u>MAILING ADDRESS</u>
8	32	Jeffery & Sharon Warschauer	34 Heath Drive, Newfields, NH 03856

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>
Jeffery & Sharon Warschauer	Owner	34 Heath Drive, Newfields, NH 03856

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Barry W. Gier	Jones & Beach Engineers, Inc.	PO Box 219 Stratham, NH 03885

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	<u>MAILING ADDRESS</u>

PLANNING BOARD ESTIMATED FEE SCHEDULE

This is only provided to give you an estimate of the application fees. *After you submit an application, staff will invoice you a total.* All fees must be paid two weeks before the Planning Board meeting. **If the Fee has not been paid, the item will not be placed upon the agenda.**

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

1. Application fee for the following:

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

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

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

C. Foster's newspaper public notice fee \$ **80.00**

D. Digital Version of the Plan in PDF/A format or Archive Fee \$1.00 x # _____
per sheet of plan set = \$ _____

(Revised May 15, 2017)

TOTAL FEE \$ _____



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: May 15, 2017]

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

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

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

APPLICANT: Jeffery & Sharon Warschauer File Number: _____

PROJECT TITLE: 3 Wentworth Terrace

PROPERTY LOCATION: 3 Wentworth Terrace Tax Map: 8 Lot: 32 - Unit #1

	Explain How Provided	Reviewed
1. Completed and signed Application form	included with submittal	
2. Electronic copy of the engineered/surveyed plan layout	included with submittal	
3. Electronic copy of supplementary materials and application	included with submittal	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	N/A	
5. Fiscal Impact Analysis (For more than 10 units)	N/A	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
7. Conditional Use Permit applications	Included	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	N/A	
9. A colored architectural plan showing all sides of buildings	N/A	
10. List of all professional agents to be notified for Planning Board	included with submittal	
11. Eight copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:		
Location map at appropriate scale	C1 & C2	
Proposed Project name and title and Planning File #	All Sheets	
Date, north arrow and scale	All Sheets	
Names of all abutting property owners	C1 & C2	
Name and address of owners and/or applicants	C1 & C2	
Signature & stamp of NH licensed land surveyor and/or engineer	All Plan Sheets	
Zoning District boundaries, including any special or overlay districts	C1 & C2	
Location of Conservation District areas	C1 & C2	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	N/A	
Location and widths of existing & proposed easements & right of ways	C1	
Depict pedestrian walkways and accessible access	N/A	
Location and width of existing and proposed access/egress ways	C1 & C2	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	C1 & C2	
Existing and proposed topographic information at two foot intervals	C1 & C2	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	C1 & C2	
Minimum building setbacks or build to lines on all lots	C1 & C2	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	C1 & C2	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	C1 & C2	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	C1 & C2	
Existing and proposed stormwater lines and facilities	N/A	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	N/A	
Location of Flood Hazard Zone	C1 & C2	
Location of all bodies of water and watercourses	C1 & C2	
Location of wetlands and buffers	C1 & C2	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	N/A, Ex. Res. Lot	
Existing natural features and/or significant vegetation on property	C1 & C2	
Depict existing contours up to 100 ft. beyond project limits	N/A, Ex. Res. Lot	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	N/A	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	N/A	
Location, material and size of existing and proposed pavement area	C1 & C2	
Location of proposed fire lanes	N/A	
Specify finished floor elevations of buildings	C2	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	N/A	
Depict all service, storage, loading bays and utility areas	N/A	
All applicable Dover Common Site Plan notes	C1 & C2	
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis		
Stormwater Management System Operation and Maintenance Plan		
Erosion and Sedimentation Control Plan		
Landscape Operation and Maintenance Plan		
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable		
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs		
Location of proposed drive-in facilities		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

September 19, 2017

City of Dover, Conservation Commission
Attn. William Hunt, Chairman
288 Central Avenue
Dover, NH 03820

**Re: Conditional Use Permit Application
Jeffrey & Sharon Warschauer
3 Wentworth Terrace, Dover, NH
Tax Map 08, Lot 32, Unit #1**

Dear Commission Members:

Jones & Beach Engineers, Inc., respectfully submits plans for Commission review for the above-referenced parcel on behalf of our clients, Jeffrey & Sharon Warschauer. The intent of this project is to demolish the existing home and construct a new home within the same approximate footprint on Dover Tax Map 8, Lot 32, Unit #1. In addition, the homeowner intends to construct a greenhouse (576 sq.ft.) within the Conservation District and install a dock on the Piscataqua River.

Total disturbance within the Conservation District is approximately 6,730 sq.ft.

The following items are provided in support of this Application:

1. Conditional Use Permit Application.
2. Four (4) full size, Eleven (11) reduced-size plan copies (for TRC).
3. Electronic Copies of submittal
4. Letter of Authorization

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Barry W. Gier, P.E.
Vice President

Letter of Authorization

I, Jeff Warschauer, Nexus Corp. Newfields, NH 03856, developer of property located in Dover, NH, known as Tax Map 08, Lot 32, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 3 Wentworth Terrace in Dover, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Cindy Spauldower
Witness

Jeff Warschauer
Jeff Warschauer
Nexus Corp.

6.20.17
Date

JONES & BEACH
ENGINEERS INC.



The State of New Hampshire

Department of Environmental Services



Robert R. Scott, Commissioner

=====

SHORELAND IMPACT PERMIT 2017-02629

Permittee: JEFFREY/SHARON WARSCHAUER
34 HEATH DR
NEWFIELDS NH 03856

Project Location: 3 WENTWORTH TERRACE, DOVER
TAX MAP/LOT NO: 8 / 32

Waterbody: Piscataqua River

NOTE CONDITIONS

APPROVAL DATE: September 26, 2017

EXPIRATION DATE: September 26, 2022

=====

Based upon review of the above referenced application, in accordance with RSA 483-B, a Shoreland Impact Permit was issued. This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Impact 10,629 square feet (SF) of shoreland protection in order to demolish the existing house and driveway, construct a new house, driveway, patio, and greenhouse.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with plans by Jones and Beach dated August 23, 2017 and received by the NH Department of Environmental Services (NHDES) on August 31, 2017.
2. Orange construction fencing shall be installed at the limits of the temporary impact area as shown on the approved plans prior to the start of work and shall be maintained throughout the project in order to prevent accidental encroachment into areas in which impacts have not been approved.
3. No more than 5.47% of the area of the lot within the protected shoreland shall be covered by impervious surfaces unless additional approval is obtained from NHDES.
4. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
5. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
6. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Wq 1700.
7. Any fill used shall be clean sand, gravel, rock, or other suitable material.
8. The individual responsible for completion of the work shall utilize techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
9. This permit shall not be interpreted as acceptance or approval of any impact that will occur within wetlands jurisdiction regulated under RSA 482-A including all wetlands, surface waters and their banks, the tidal-buffer zone, and sand dunes. The owner is responsible for maintaining compliance with RSA 482-A and Administrative Rules Env-Wt 100 - 900 and obtaining any Wetland Impact Permit that may be required prior to construction, excavation or fill that will occur within Wetlands jurisdiction.

www.des.nh.gov

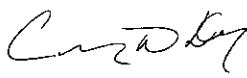
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: 271-7894 TDD Access: Relay NH 1-800-735-2964

10. This permit shall not preclude DES from taking any enforcement or revocation action if DES later determines that any of the structures depicted as "existing" on the plans submitted by the applicant were not previously permitted or grandfathered.

GENERAL CONDITIONS THAT APPLY TO ALL NHDES SHORELAND IMPACT PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES-Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by the Department;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have only received cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.

APPROVED:



Craig W. Day
NHDES Wetlands Bureau

=====

BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)

3 Wentworth Terrace
Dover, NH
Photo Log



Picture #1 - Looking South-East

3 Wentworth Terrace
Dover, NH
Photo Log



Picture #2 - Looking East

3 Wentworth Terrace
Dover, NH
Photo Log



Picture #3 - Looking South-East

P17-57

3 WENTWORTH TERRACE

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
08034-000000	9 WENTWORTH TR	DRADY MCCOOEY SUSAN A		9 WENTWORTH TR	DOVER	NH	03820
08035-000000	11 WENTWORTH TR	MAKRIS ALEXIS TRUSTEE	MAKRIS ALEXIS 2003 REVOCABLE TRUST	11 WENTWORTH TERRACE	DOVER	NH	03820
08034-A00000	8 WENTWORTH TR	RIPTIDE INVESTMENTS LLC		17 SOUTH PINE ST	DOVER	NH	03820
08037-000000	10 WENTWORTH TR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
08031-000000	1 WENTWORTH TR	SHORT BRIAN D &	HEMMING SHORT MARY ANN	1 WENTWORTH TR	DOVER	NH	03820-4658
08032-000002	3 U-2 WENTWORTH TR	SHORT BRIAN D &	HEMMING SHORT MARY ANN	1 WENTWORTH TR	DOVER	NH	03802
08032-000001	3 U-1 WENTWORTH TR	WARSCHAUER JEFFREY &	WARSHAUER SHARON	3 WENTWORTH TERRACE UNIT 1	DOVER	NH	03820
08033-000000	7 WENTWORTH TR	JOYCE KEVIN TRUSTEE		44 BROOKSIDE DRIVE	KINGSTON	NH	03438
		JEFFREY & SHARON WARSCHAUER		34 HEATH DRIVE	NEWFIELDS	NH	03856
		BARRY W. GIER	JONES & BEACH ENGINEERS, INC.	P.O. BOX 219	STRATHAM	NH	03885
		FRANCIS X. BRUTON ESQUIRE		601 CENTRAL AVE	DOVER	NH	03820



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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

Lucey: No mostly from water run-off from roads.

Hunt: What is your target for beginning work?

Wamser: We are planning on July of next year.

Bird: So the process is that they are on August 22nd Planning Board agenda for the CUP. They will discuss if they want a site walk and I will make you all aware of the date. They still need to finish their wetlands application so they will be back on a future agenda for you to take a vote on the CUP and wetlands application.

- E. Preliminary Consultation on 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 will need 2 wetland permits, one for the house and one for the dock.

O'Connor ascertained that the utilities will be placed underground.

Donovan: The build to line requires the house to be closer to the road than you show it. That would move the house further from the river which is better. It would also move the impervious cover further away.

Gier: We are putting the house in the same location so I didn't think that would be an issue.

Bird: We should discuss this further with the Zoning Administrator.

Joyce: I would want to see the erosions and sediment expanded to include the lay down areas.

- F. Vote on request for expenditures from the Conservation Fund for:

1. Apple Harvest Day Expenditure for OLC Booth Rental - \$150

Bird explained annual request to enable the OLC & Community Trails Committee for booth at AHD.

Erickson made a motion to approve the expenditure of \$150 as requested, O'Connor seconded. Vote: Six in favor

5. REPORT FROM THE CHAIR

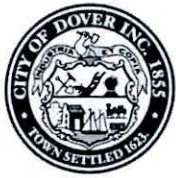
- A. Review of Correspondence Received From NH Department of Environmental Services: None

6. OTHER BUSINESS:

Hunt: I will not be at the September meeting.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 7:10 pm.



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.

SITE DEVELOPMENT

"3 WENTWORTH TERRACE"

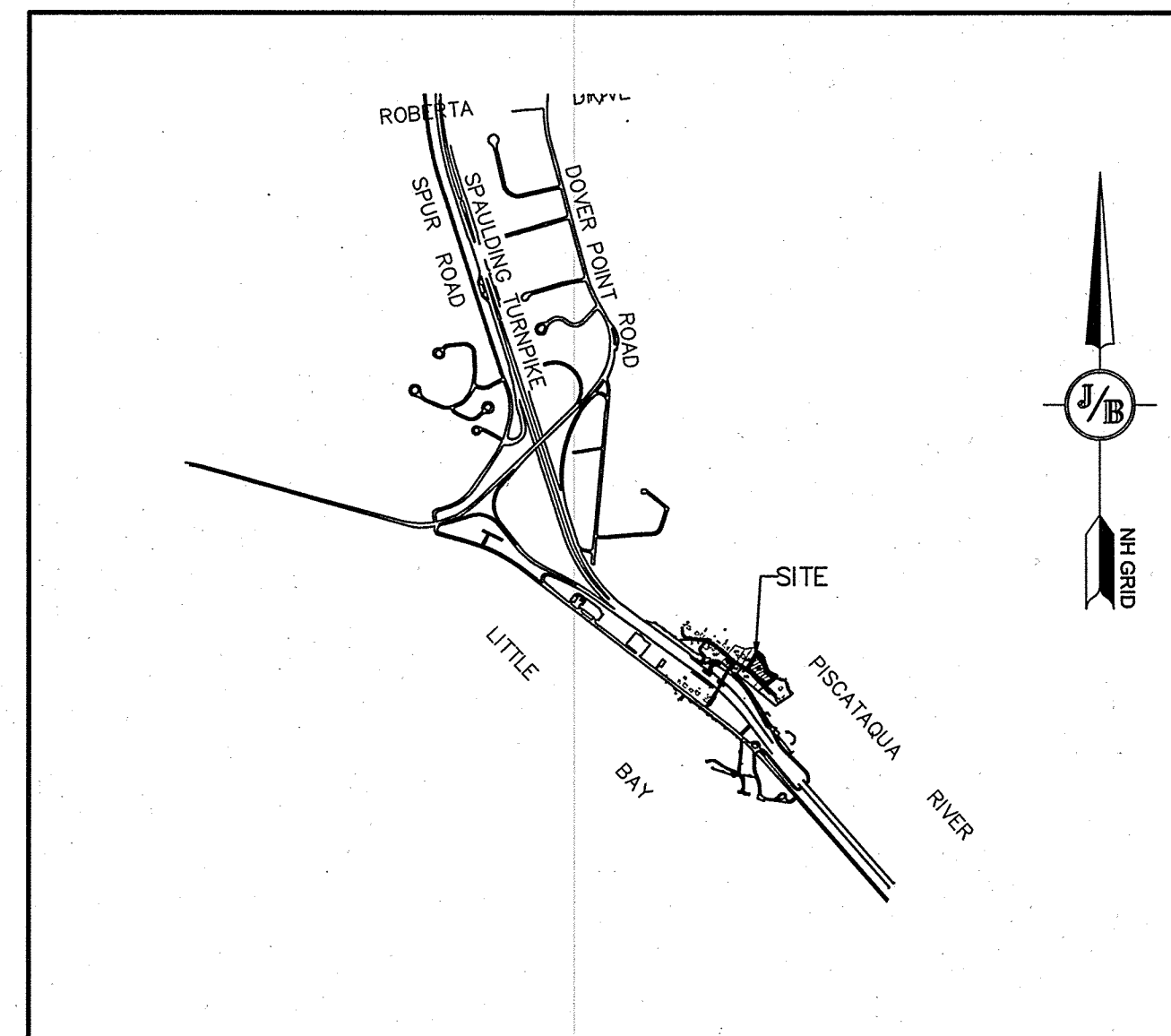
TAX MAP 8 AND LOT NUMBER 32, UNIT #1

3 WENTWORTH TERRACE

DOVER, NEW HAMPSHIRE

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
E1	EROSION AND SEDIMENT CONTROL DETAILS



LOCUS MAP
SCALE 1" = 2000'

APPLICANT / OWNER
JEFFREY & SHARON WARSCHAUER
34 HEATH DRIVE
NEWFIELDS, NH 03856
(717) 574-9175
CONTACT: JEFF WARSCHAUER

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: BARRY W. GIER, PE
EMAIL: BGIER@JONESANDBEACH.COM

WETLAND CONSULTANT
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: CHRISTOPHER ALBERT

ELECTRIC
EVERSOURCE
74 OLD DOVER ROAD
ROCHESTER, NH 03867
(603) 332-4227

TELEPHONE
FAIRPOINT COMMUNICATIONS
100 TRI CITY ROAD
SOMERWORTH, NH 03878
ATTN: DAVE KESTNER
(603) 743-1114

CABLE TV
COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695

PERMITS

TYPE OF PERMIT

CONDITIONAL USE PERMIT:
CITY OF DOVER, NH
288 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
(603) 516-6008
RESPONSIBLE CONSULTANT-
JONES & BEACH ENGINEERS, INC.

NHDES WETLAND PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES-
WETLANDS BUREAU
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302
(603) 271-2147
RESPONSIBLE CONSULTANT-
JONES & BEACH ENGINEERS, INC.

NHDES SHORELAND PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES-
WATER DIVISION/SHORELAND PROGRAM
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302
(603) 271-2147
RESPONSIBLE CONSULTANT-
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED:
08/07/2017
DATED:

EXPIRATION:

SUBMITTED:
09/18/2017
PERMIT NO.
PENDING
DATED:

EXPIRATION:

SUBMITTED:
08/29/2017
PERMIT NO.
PENDING
DATED:

EXPIRATION:

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	SINGLE GRATE CATCH BASIN
---	---	CULVERT W/WINGWALLS
---	---	WETLAND IMPACT
---	---	RIPRAP
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	CONCRETE
---	---	GRAVEL

PROJECT PARCEL
TOWN OF DOVER
TAX MAP 8, LOT 32

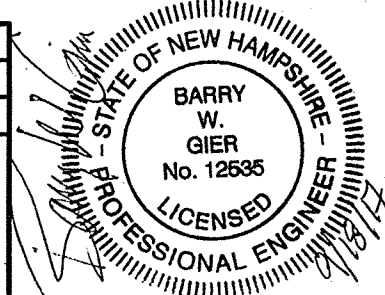
APPLICANT/OWNER
JEFFREY AND SHARON WARSCHAUER
34 HEATH DRIVE
NEWFIELDS, NH 03856
BK 4489, PG 758

TOTAL LOT AREA
77,000± SQ. FT.
1.77± ACRES

APPROVED - DOVER, NH
PLANNING BOARD

DATE:

Design: BWG	Draft: BWG	Date: 07/31/17
Checked: BWG	Scale: AS NOTED	Project No.: 17143
Drawing Name: 17143-DESIGN.dwg		
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REV.	DATE	REVISION	BY
1	08/23/17	REVISED PER CONSERVATION COMMISSION COMMENTS	BWG
0	08/07/17	ISSUED FOR REVIEW	BWG

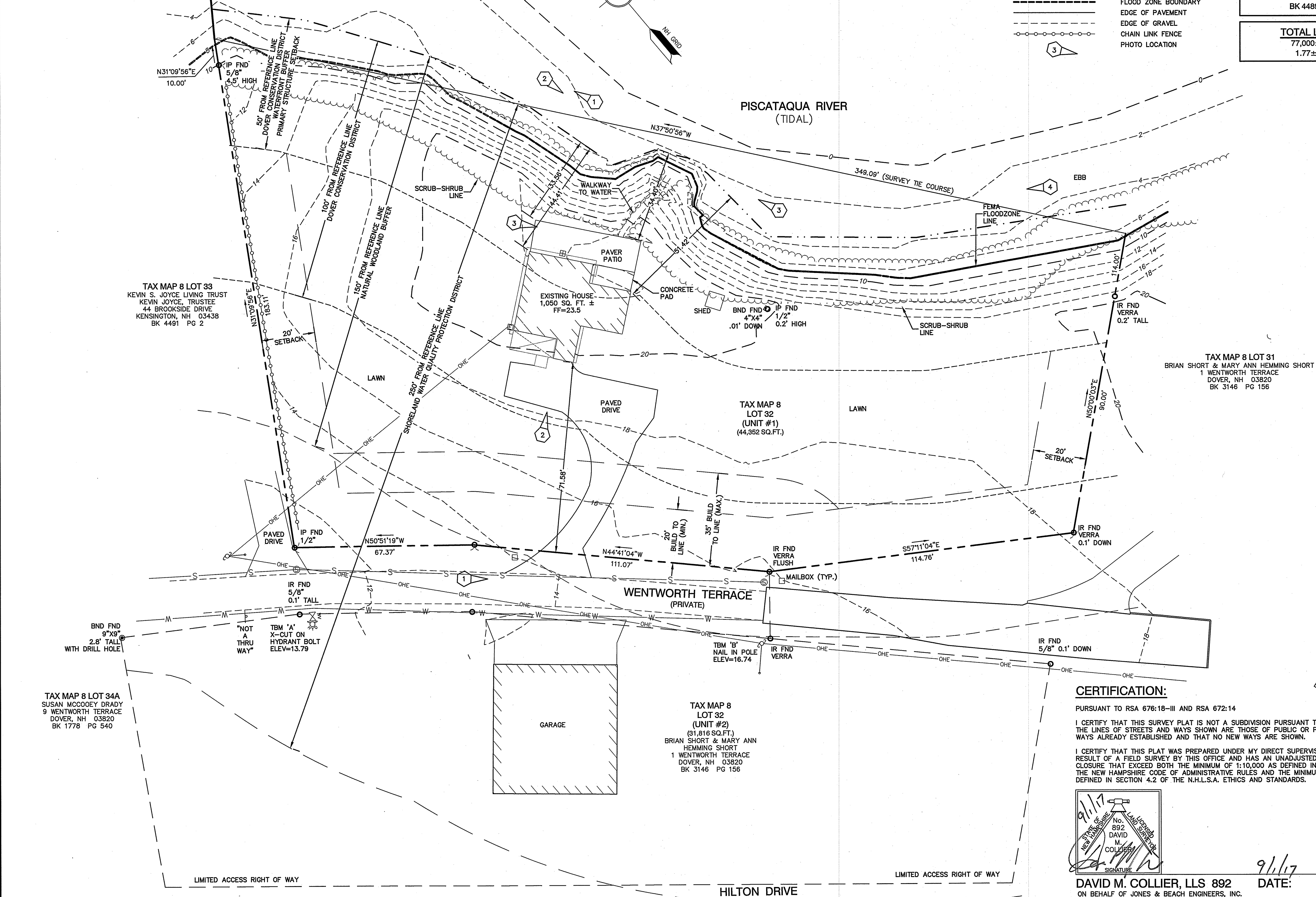
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	TAX MAP 8, LOT 32 3 WENTWORTH TERRACE, DOVER, NH
Owner of Record:	JEFFREY & SHARON WARSCHAUER 34 HEATH DRIVE, NEWFIELDS, NEW HAMPSHIRE 03856

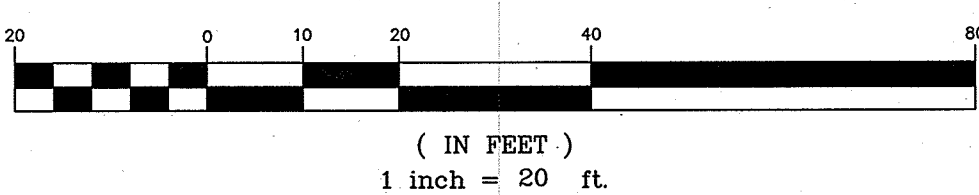
DRAWING No.	CS
SHEET 1 OF 4	
JBE PROJECT NO. 17143	

PLAN REFERENCES

- "LOT LINE ADJUSTMENT PLAN, 1 & 3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE, ASSESSOR'S PARCELS 8-31 & 8-32, FOR BRIAN D. SHORT & MARY ANN HEMMING SHORT," DATED MARCH 1, 2012, SCALE 1" = 30', PREPARED BY JAMES VERRA AND ASSOCIATES, S.C.R.D. 103-68.
- "CONDOMINIUM SITE & FLOOR PLAN, 3 WENTWORTH TERRACE CONDOMINIUM, 3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE, ASSESSOR'S PARCEL 8-32, FOR BRIAN D. SHORT & MARY ANN HEMMING SHORT," DATED FEBRUARY 9, 2016, SCALE 1" = 30', PREPARED BY JAMES VERRA AND ASSOCIATES, S.C.R.D. 111-009.



GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- ABUTTER LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- WETLAND BOUNDARY & HIGHEST OBSERVABLE TIDE LINE
- FLOOD ZONE BOUNDARY
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CHAIN LINK FENCE
- PHOTO LOCATION

PROJECT PARCEL

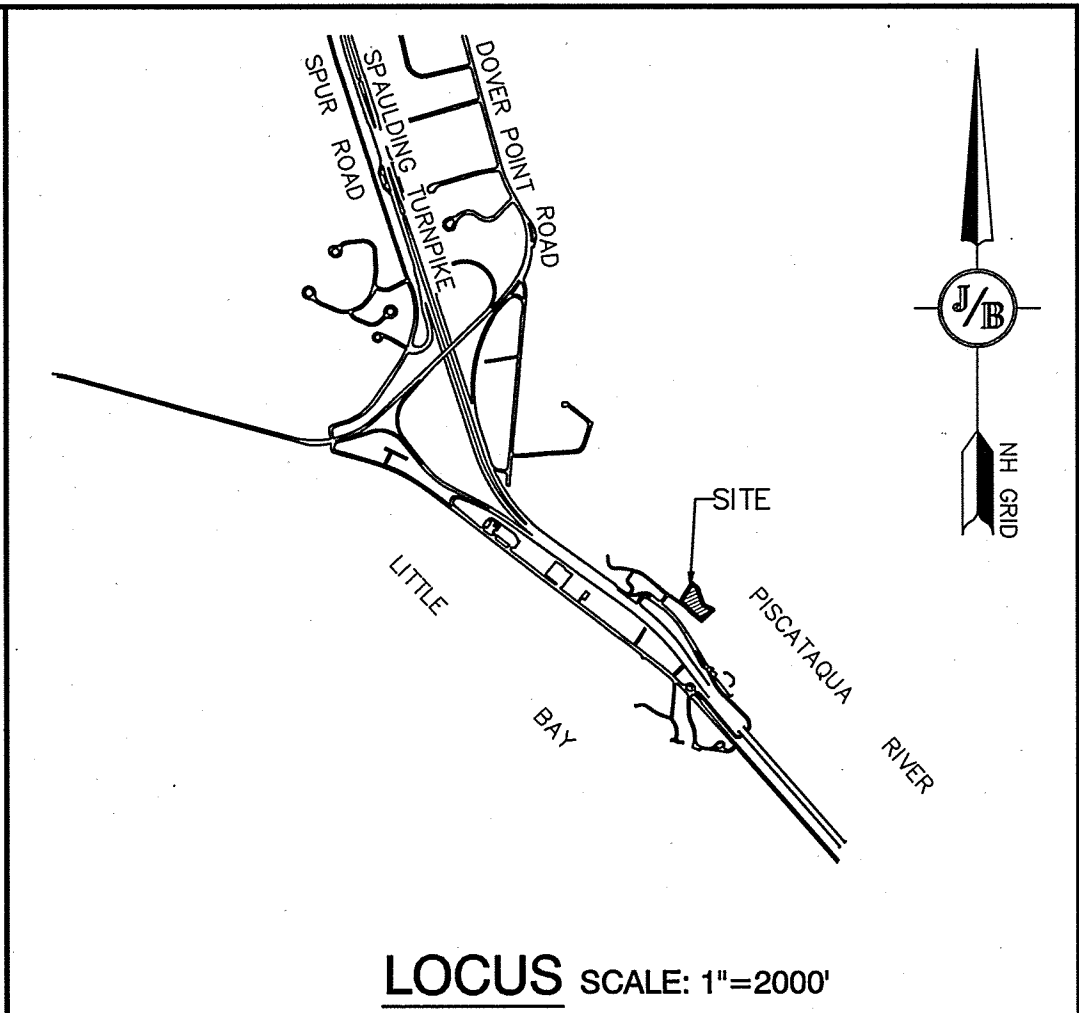
TOWN OF DOVER
TAX MAP 8, LOT 32

APPLICANT/OWNER

JEFFREY AND SHARON WARSHAUER
34 HEATH DRIVE
NEWFIELDS, NH 03856
BK 4489, PG 758

TOTAL LOT AREA

77,000± SQ. FT.
1.77± ACRES



NOTES:

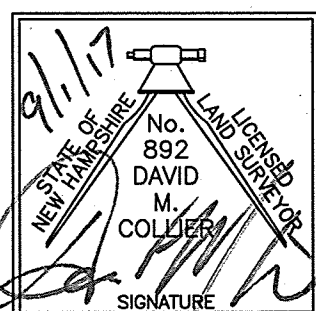
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF UNIT 1, 3 WENTWORTH TERRACE CONDOMINIUM, DOVER TAX MAP 8 LOT 32.
- ZONING DISTRICT: R-20 (RIVERFRONT RESIDENTIAL OVERLAY DISTRICT)
LOT AREA MINIMUM = 60,000 SF
LOT FRONTAGE MINIMUM = 125'
SHORELAND FRONTAGE MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 20'
SIDE SETBACK = 20'
REAR SETBACK = 30'
WETLAND BUFFER = 50'
- OVERLAY DISTRICTS:
RIVERFRONT RESIDENTIAL OVERLAY DISTRICT
WETLAND PROTECTION DISTRICT
CONSERVATION DISTRICT
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE "AE" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33017C0405E, WITH EFFECTIVE DATE OF SEPTEMBER 30, 2015, FOR COMMUNITY PANEL NO. 405 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE STATE OF NEW HAMPSHIRE SHORELAND AND WATER QUALITY PROTECTION DISTRICT.
- BASIS OF BEARING: HORIZONTAL NEW HAMPSHIRE STATE PLANE FEET, FIPS ZONE 2800, NAD 1983, PER PLAN REFERENCE 1, VERTICAL NAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF DOVER TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF DOVER ASSESSORS OFFICE, THE STRAFFORD COUNTY REGISTRY OF DEEDS, AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER S. ALBERT OF JONES AND BEACH ENGINEERS, INC. IN JULY 2017 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY CHRISTOPHER S. ALBERT OF JONES AND BEACH ENGINEERS, INC. IN JULY 2017
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 40,000.
- APPROXIMATE HIGH WATER LINE IS INDICATED AS BOUNDARY ON RECORD PLAN. APPROXIMATE LOW WATER LINE AT ELEVATION 0 LOCATED ON JULY 7, 2017.
- TOPOGRAPHIC SURVEY PERFORMED BY JONES & BEACH ENGINEERS, INC. IN JULY, 2017.

CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, L.L.S. 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 9/1/17

Design: BWG	Draft: MJS	Date: 7/26/17
Checked: DMC	Scale: 1" = 20'	Project No.: 17143
Drawing Name: 17143-EX-CONDITIONS.DWG		
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REV.	DATE	REVISION	BY
1	08/23/17	REVISED PER CONSERVATION COMMISSION COMMENTS	BWG
0	7/26/17	ISSUED FOR REVIEW	MJS

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

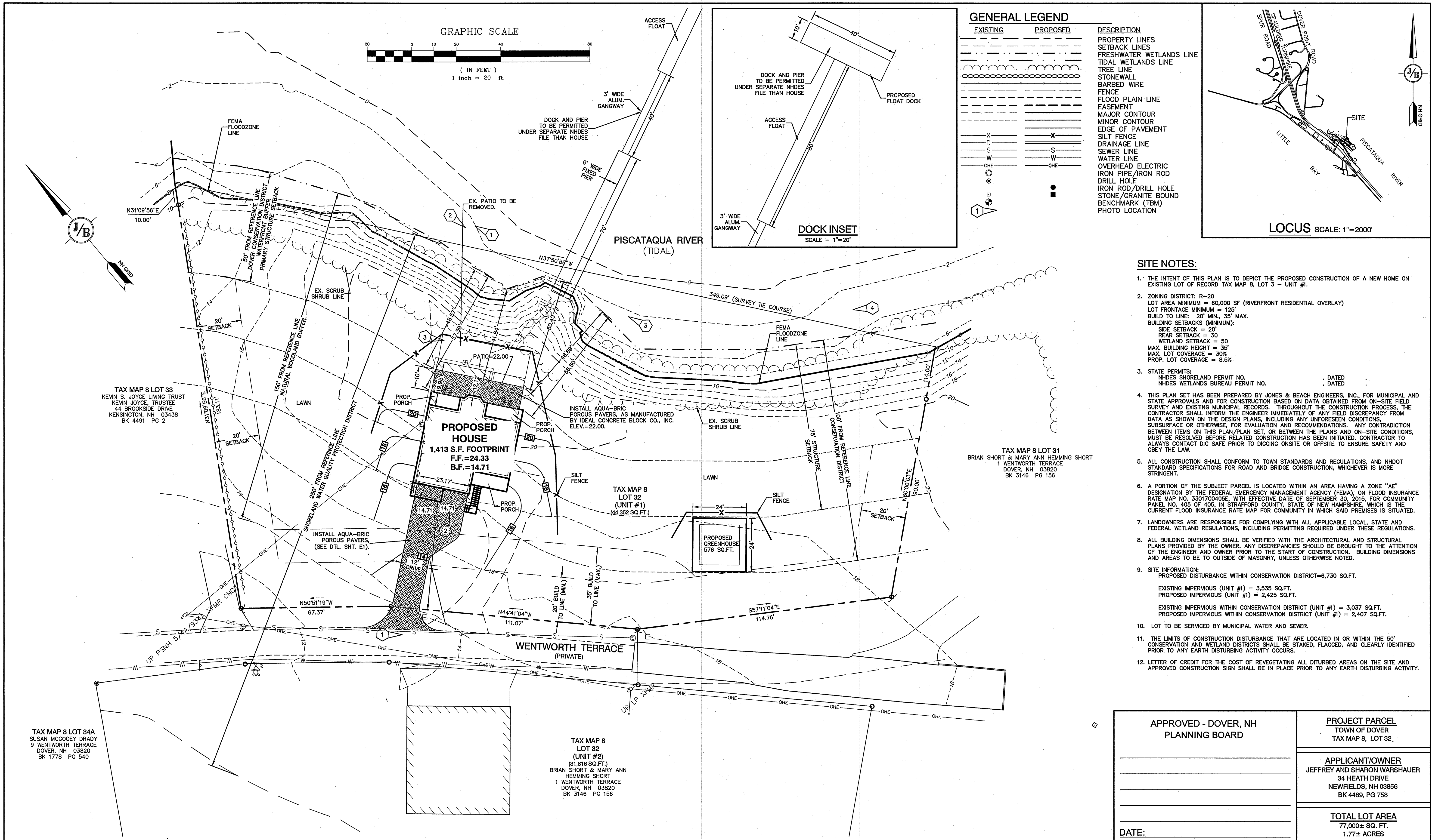
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

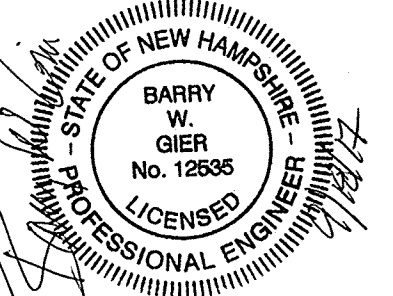
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	TAX MAP 8 LOT 32 3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE
Owner of Record:	JEFFREY AND SHARON WARSHAUER 34 HEATH DRIVE, NEW FIELDS, NEW HAMPSHIRE 03856

DRAWING No.	C1
SHEET 2 OF 4	JBE PROJECT NO. 17143



Design: BWG Draft: BWG Date: 07/31/17
Checked: BWG Scale: 1"=20' Project No.: 17143
Drawing Name: 17143-DESIGN.dwg
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REV.	DATE	REVISION	BY
1	08/23/17	REVISED PER CONSERVATION COMMISSION COMMENTS	BWG
0	08/07/17	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN - CONCEPT #2**

Project: **TAX MAP 8, LOT 32
3 WENTWORTH TERRACE, DOVER, NH**

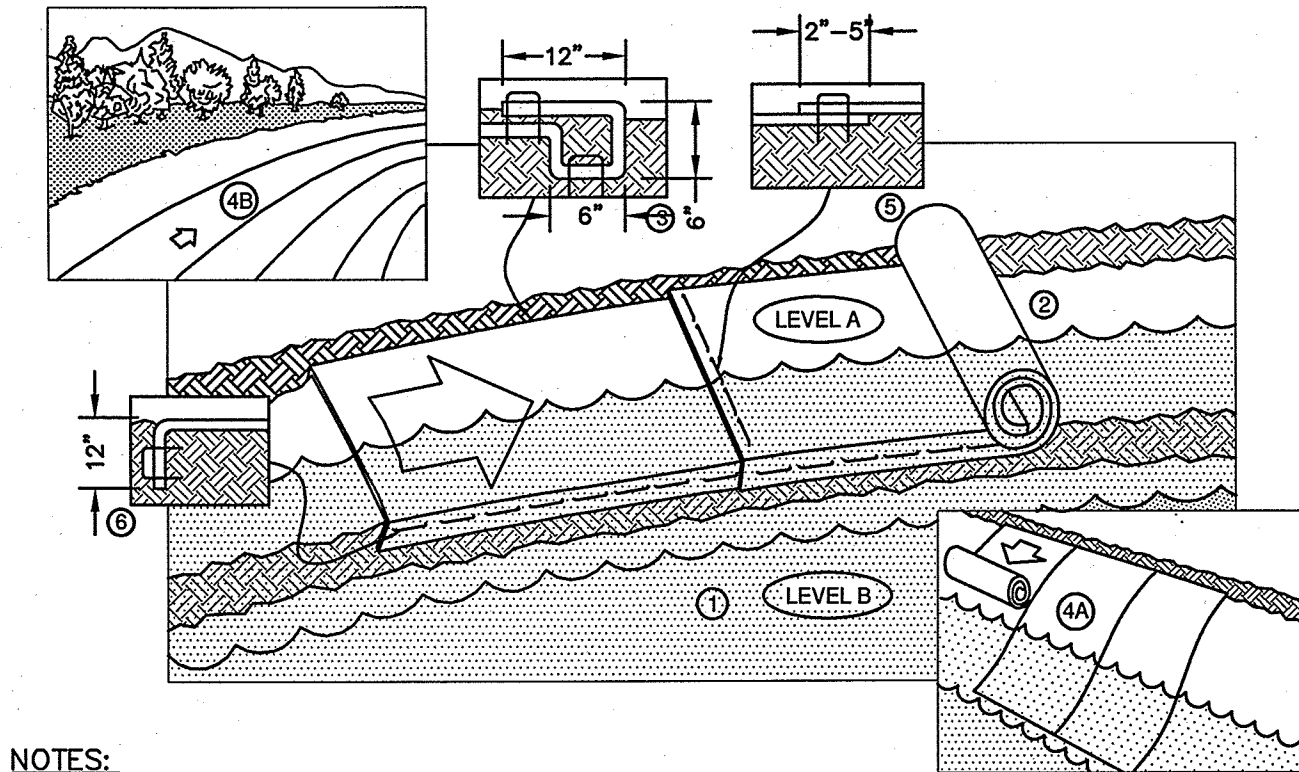
Owner of Record: **JEFFREY & SHARON WARSCHUER
34 HEATH DRIVE, NEWFIELDS, NEW HAMPSHIRE 03856**

DRAWING No. **C2**

SHEET 3 OF 4
JBE PROJECT NO. 17143

TEMPORARY EROSION CONTROL NOTES

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS./ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.25" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDBED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENVA 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.



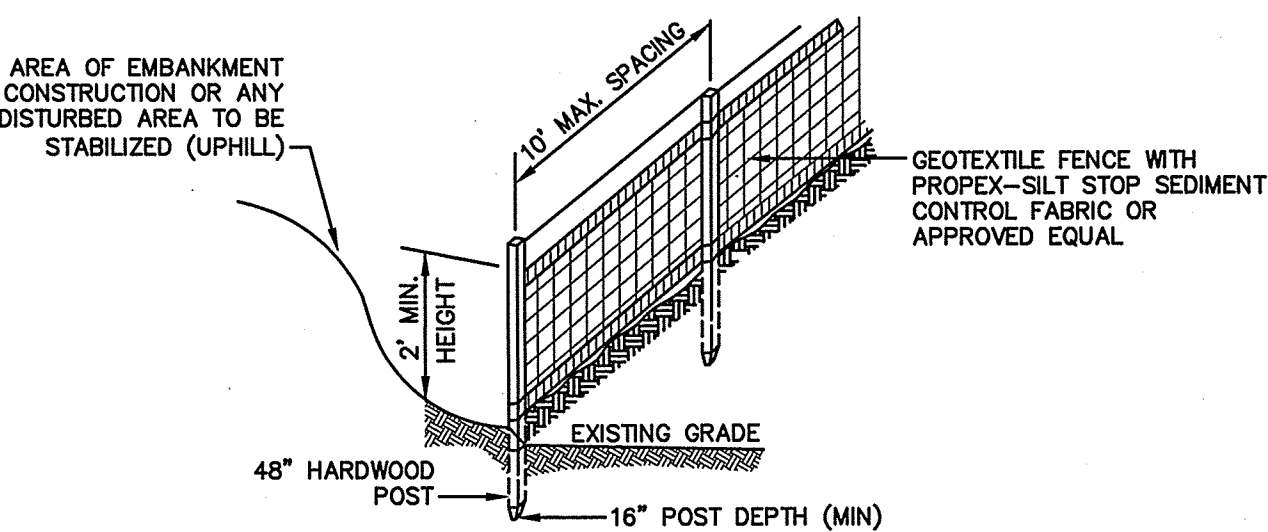
NOTES:

- FOR EASIER INSTALLATION, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION.
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED
- BEGIN AT THE TOP OF THE SHORELINE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL BLANKETS EITHER (A) DOWN THE SHORELINE FOR LONG BANKS (TOP TO BOTTOM) OR (B) HORIZONTALLY ACROSS THE SHORELINE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF ALL HORIZONTAL AND VERTICAL BLANKET SEAMS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT BETWEEN ADJACENT BLANKETS, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. SECURE ALL OVERLAPS WITH STAPLES SPACED 12" APART. NOTE: SEAM OVERLAP SHOULD BE SHINGLED ACCORDING TO PREDOMINANT EROSION ACTION.
- THE EDGE OF THE BLANKET AT OR BELOW NORMAL WATER LEVEL MUST BE ANCHORED BY PLACING THE BLANKET IN A 12" DEEP BY 6" WIDE ANCHOR TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART IN THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING WITH STONE OR SOIL. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH
EVANSVILLE, INDIANA 47725
1-800-772-2040

EROSION CONTROL BLANKET SHORELINE INSTALLATION
(North American Green)

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.

SILT FENCE

NOT TO SCALE

- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SEEDING SPECIFICATIONS

- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWWETCH, BIRDSFOOT, TREFOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SOIL.
 - WHEN SEEDBED AREAS ARE MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDBED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	B	GOOD	GOOD	FAIR	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	E	FAIR	EXCELLENT	EXCELLENT	2/
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	F	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH OR FLAT PEA	15	0.35
TOTAL	30	0.75
40 OR 55	0.95 OR 1.35	
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

*

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES

MAINTENANCE SPECIFICATIONS FOR ECO-PAVER OR INTERLOCKING CONCRETE PAVEMENT SYSTEMS

THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE PAVERS ARE MAINTAINED TO PRESERVE ITS HYDROLOGIC EFFECTIVENESS.

WINTER MAINTENANCE:

- SANDING FOR WINTER TRACTION IS PROHIBITED. DEICING IS PERMITTED (NaCl, MgCl₂, OR EQUIVALENT). REDUCED SALT APPLICATION OF 50% OVER TRADITIONAL PAVEMENT APPLICATION RATES. NONTOXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT, ARE PREFERABLE.
- PLOWING IS ALLOWED, BLADE SHOULD BE SLIGHTLY RAISED (ALTHOUGH NOT NECESSARY, THIS WILL PREVENT PAVEMENT SCORING). ICE AND LIGHT SNOW ACCUMULATION ARE GENERALLY NOT AS PROBLEMATIC AS FOR STANDARD ASPHALT. SNOW WILL ACCUMULATE DURING HEAVIER STORMS AND SHOULD BE PLOWED AFTER 2 TO 4 INCHES OF SNOW ACCUMULATION.

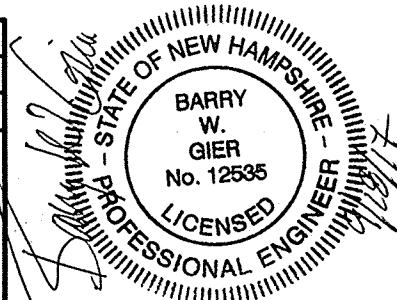
ROUTINE MAINTENANCE:

- PAVER SEAL COATING MUST BE ABSOLUTELY FORBIDDEN. SURFACE SEAL COATING IS NOT REVERSIBLE.
- THE PAVEMENT SURFACE SHOULD BE VACUUMED 1 OR 2 TIMES PER YEAR, ESPECIALLY AFTER WINTER AND FALL SEASONS, AND AT ANY ADDITIONAL TIMES SEDIMENT IS SPILLED, ERODED, OR TRACKED ONTO THE SURFACE.
- PLANTED AREAS ADJACENT TO PERVIOUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO THE PAVEMENT. IF ANY BARE SPOTS OR ERODED AREAS ARE OBSERVED WITHIN THE PLANTED AREAS, THEY SHOULD BE REPLANTED AND/OR STABILIZED AT ONCE.
- IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. SUPERFICIAL DIRT DOES NOT NECESSARILY CLOG THE PAVEMENT VOIDS. HOWEVER, DIRT THAT IS GRADED IN REPEATEDLY BY TIRES CAN LEAD TO CLOGGING. THEREFORE, TRUCKS OR OTHER HEAVY VEHICLES SHOULD BE PREVENTED FROM TRACKING OR SPILLING DIRT ONTO THE PAVEMENT.
- DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVER SURFACE.
- WRITTEN AND VERBAL COMMUNICATION TO THE POROUS PAVEMENT'S FUTURE OWNER SHOULD MAKE CLEAR THE PAVEMENT'S SPECIAL PURPOSE AND SPECIAL MAINTENANCE REQUIREMENTS SUCH AS THOSE LISTED HERE.

CONSTRUCTION SEQUENCE

- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- STRIP LOAM AND PAVEMENT. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS, INCLUDING THE CONSTRUCTION OF ANY RETAINING WALLS.
- PREPARE BUILDING PAD TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
- INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.e. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- INSTALL DRIVEWAY.
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- ALL CUT AND FILL SLOPES SHALL BE SEEDBED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

Design: BWG	Draft: BWG	Date: 07/31/17
Checked: BWG	Scale: AS NOTED	Project No.: 17143
Drawing Name: 17143-DESIGN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
1	08/23/17	REVISED PER CONSERVATION COMMISSION COMMENTS	BWG
0	08/07/17	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

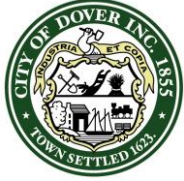
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	TAX MAP 8, LOT 32 3 WENTWORTH TERRACE, DOVER, NH
Owner of Record:	JEFFREY & SHARON WARSCHUER 34 HEATH DRIVE, NEWFIELDS, NEW HAMPSHIRE 03856

DRAWING No.	E1
SHEET 4 OF 4	JBE PROJECT NO. 17143



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-68

Application Type: Minor Lot Line Adjustment for Review
Applicant(s): Daniel & Lauren Fontaine
Owner(s): Daniel & Lauren Fontaine and City of Dover
Location: 544 Tolend Road (Assessor's Map C, Lots 28 & 28A)
Meeting Date: November 14, 2017

INTENT: To adjust a lot line between two lots. Both lots will stay the same size as they swap 0.27 acres each.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE	Existing:	Proposed
Lot 28:	2.11 acres	2.11 acres
Lot 28A:	1.27 acres	1.27 acres

ZONING DISTRICT: Rural
Residential District (R-40) and
Wetlands Overlay

EXISTING LAND USE: Residential
and City owned

PROPOSED LAND USE: N/A

EXISTING LAND USE: Residential
and City owned

ZBA ACTION: Z12-08: Variance
granted on 5.17.12 to permit the building
of a detached accessory dwelling unit

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. The lot sizes will be staying the same as the two lots will essentially be trading 0.27 acres so that the City's monitoring wells end up on the City of Dover property. This was approved by City Council on November 8th.

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 and Certified Wetland Scientist signatures and stamps
 - 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 note about previous variance granted
 - d. Add common subdivision note 14
 - e. Add a 25' access easement over 28A in favor of 28
3. Provide easement document to the Planning Department and record at the registry of deeds.

544 Tolend Road

**Property Information**

Property ID C0028-000000
Location 544 TOLEND RD
Owner FONTAINE DANIEL D &

**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 11/07/2017



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: July 19, 2010]

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

APPLICANT INFORMATION

Name of Applicant: Daniel D & Lauren E Fontaine Telephone # 603-717-8153

Address of Applicant: 544 Tolend Rd Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): Fontain Telephone # 603-717-8153

Address of 1st Property Owner: 544 Tolend Road, Dover, NH 03820

Address of Property: SAME

Assessor's Map # C Lot(s) # 28

Property Deed: Book 3828 Page: 858

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

Size of Existing Parcel (sq. ft.): 92,311 Size of Proposed Parcel (sq. ft.): 92,311

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): City of Dover Telephone # 603-516-6008

Address of 2nd Property Owner: 288 Central Ave, Dover, NH 03820

Address of Property: Adjacent to 544 Tolend Road

Assessor's Map # C Lot(s) # 28A

Property Deed: Book 1578 Page: 469

Zoning District(s) R40 Overlay District(s) Wetlands

Size of Existing Parcel (sq. ft.): 55,462 Size of Proposed Parcel (sq. ft.): 55,462

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

SURVEYOR INFORMATION

Kenneth A Berry, PE, LLS

Name of Surveyor and Company (Licensed in N.H.) Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 332-2863

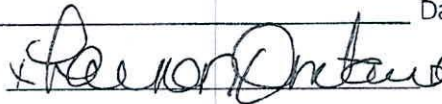
Professional License #: 805 E-mail address: K.Berry@Berrysurveying.com

SIGNATURES

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

Signature of First Property Owner:  Date: 10/2/17

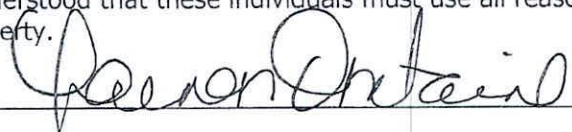
Signature of Second Property Owner: _____ Date: _____

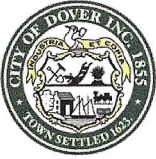
Signature of Applicant (if different from owner):  Date: 10/2/17

Signature of Agent:  Date: 10-2-17

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 10/2/17



City of Dover, New Hampshire LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: May 15, 2017]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Fifteen (15), folded, copies of the plan set and materials will be due 3 weeks prior to the Planning Board meeting. Fees will be invoiced and are due 2 weeks prior to Planning Board.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: FOWTAIL / CITY OF DOVER File Number: _____

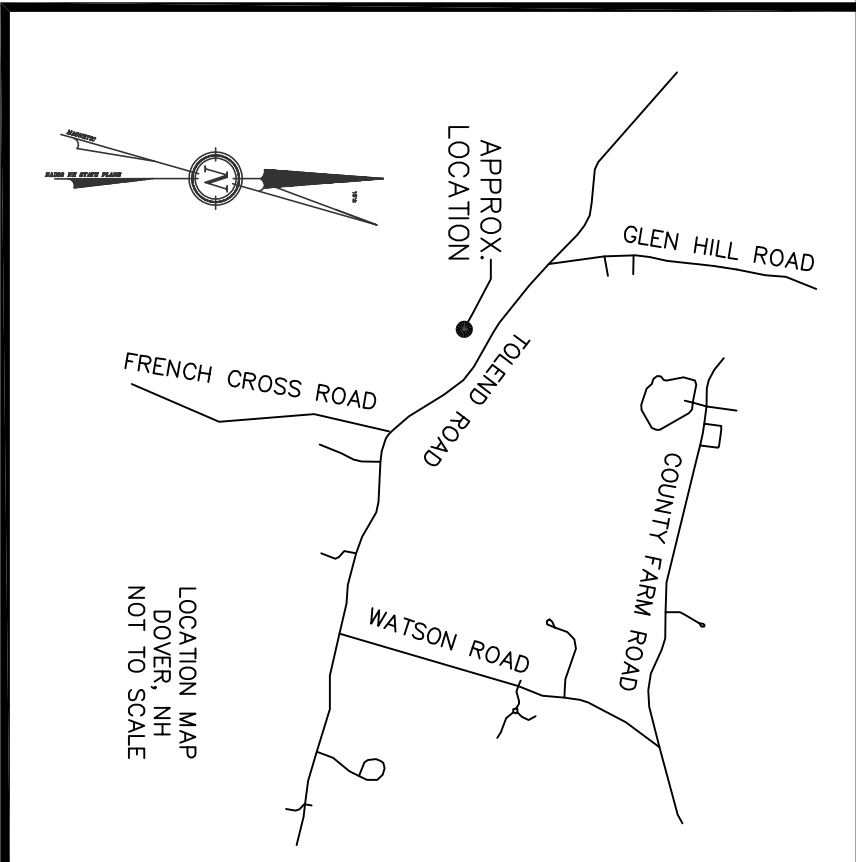
PROPERTY LOCATION: 544 TOLAND ROAD Tax Map: C Lot: 2B+2BA

	Explain How Provided	Reviewed
1. Completed and signed Application form	X	
2. Electronic copy of the surveyed plat layout	X	
3. Electronic copy of supplementary materials and application	X	
4. List of all professional agents to be notified for Planning Board	X	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners	X	
Signature & stamp of NH licensed land surveyor	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	X	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	X	
Location, material and size of existing and proposed permanent monuments	X	
All applicable Dover Common Subdivision notes	X	

REVIEWED BY: _____ DATE: _____

CRB

10-2-17

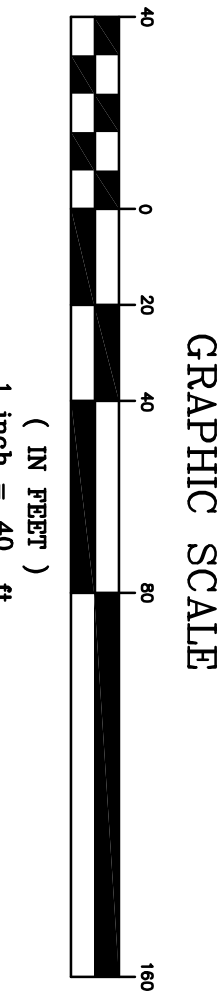
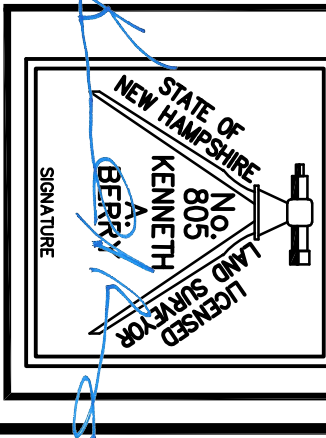


DOVER FILE NO. P17-68

REVISION	DATE	DESCRIPTION

PROPOSED LOT LINE REVISION OVERVIEW
FOR
DANIEL D. & LAUREN E. FONTAINE
AND
THE CITY OF DOVER
TOLEND ROAD
DOVER, N.H.
TAX MAP C, LOT 28 & 28A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : SEPTEMBER 21, 2017
FILE NO. : DB 2017-122



- PLAN REFERENCES:**
- "SUBDIVISION OF LAND FOR PHILIP & ERNESTINE WEBBER IN DOVER, N.H." BY BRUCE L. POKER, CIVIL ENGINEER, LICENSE #14899 S.C.R.D. PLAN #32-123
 - "PHASE II LOT 28 THRU 33, COCHOC PINES, DOVER N.H. FREDERICK E. DREW ASSOCIATES DATED: MAY 1980 S.C.R.D. PLAN #22A-36

DANIEL FONTAINE
LAUREN FONTAINE
CITY MANAGER

DOVER, NH 03820
TAX MAP C, LOT 28
BOOK 1083, PAGE 35

DOVER, NH 03820
TAX MAP C, LOT 28
BOOK 1083, PAGE 35

ROAD NOTE:
TOLEND ROAD
CLASS V PAVED
4 LANE DIVIDED
DOVER TOWN RECORDS - BOOK 10,
PAGE 132-135
DATED JANUARY 22, 1818

- NOTES CONT.:**
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330178, MAP# - 330700305E, DATED: SEPTEMBER 30, 2015. VERTICAL DATUM BASED ON MAM08 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIBER SR SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED IN SEPTEMBER OF 2017, WITH AN ERROR OF CLOSURE OF 1 PART IN 61,926.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP C, LOTS 28 & 28A.
 - BOTH LOTS ARE SERVED BY MUNICIPAL WATER AND AND PRIVATE SEPTIC SYSTEMS.
 - THIS IS A 1 SHEET PLAN SET. THE SHEET I WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVE. DOVER, NH 03820, (603) 516-6008.
 - AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG. AUTOCAD DXF OR ERIGI FORMAT TO THE CITY OF DOVER ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. LICENSED SURVEYOR. THE PLANS SHALL BE PREPARED USING THE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
 - THE INSTALLATION OF ELECTRIC POWER, CABLE, TELEVISION, AND TELEPHONE LINES SHALL BE THE RESPONSIBILITY OF THE OWNER. THE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.

- NOTES:**
- OWNER:
 - DANIEL D. & LAUREN E. FONTAINE
544 TOLEND ROAD
DOVER, NH 03820
 - CITY OF DOVER
288 CENTRAL AVE.
DOVER, NH 03820
 - TAX MAP C, LOT 28
 - LOT AREA:
 - 92,311 Sq. Ft., 2.11 Ac. EXISTING
 - 92,311 Sq. Ft., 2.11 Ac. PROPOSED
 - 55,462 Sq. Ft., 1.27 Ac. EXISTING
 - 55,462 Sq. Ft., 1.27 Ac. PROPOSED
 - TAX MAP C, LOT 28A
 - BOOK 3828, PAGE 858
 - BOOK 1578, PAGE 469
 - ZONING: R-40, RURAL RESIDENTIAL

N/F NOEL, RICHARD H.
569 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 28-R
S.C.R.D. BOOK 4217, PAGE 19

N/F AUSTIN, NOEL ALLEN
593 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 28-S
S.C.R.D. BOOK 1160, PAGE 5979

N/F CARENO, BENJAMIN J.
589 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 28-T
BOOK 3564, PAGE 402

N/F PISCITELLO, LAURA & JOSEPH TRUSTEES
PISCITELLO FAMILY REV. TRUST
575 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 28-U
S.C.R.D. BOOK 3790, PAGE 1002

N/F PERKINS, BRADLEY S. & TRACI E.
575 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 28-V
S.C.R.D. BOOK 1936, PAGE 542

N/F MATHELL, ELIZABETH A.
569 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 28-X
BOOK 1166, PAGE 732

N/F DEMARS, SUSAN L. & PETER A.
563 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 28-Y
BOOK 1166, PAGE 732

N/F CIRINNA, MATTHEW S. TRUSTEE
CIRINNA, MATTHEW S. LIVING TRUST
557 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 28-Z
BOOK 4283, PAGE 939

N/F WEBBER, JANET & JAMES
538 TOLEND ROAD
DOVER, NH, 03820
TAX MAP C, LOT 28-1
S.C.R.D. BOOK 1478, PAGE 779

N/F DANIEL D. & LAUREN FONTAINE
538 TOLEND ROAD
DOVER, NH, 03820
TAX MAP C, LOT 28
S.C.R.D. BOOK 3828, PAGE 858

N/F WEBBER, JANET & JAMES
538 TOLEND ROAD
DOVER, NH, 03820
TAX MAP C, LOT 28-1
S.C.R.D. BOOK 1478, PAGE 779

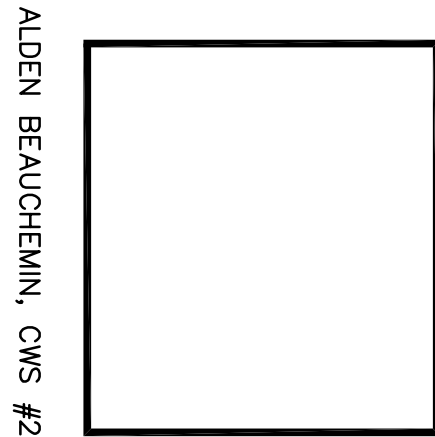
N/F DANIEL D. & LAUREN FONTAINE
538 TOLEND ROAD
DOVER, NH, 03820
TAX MAP C, LOT 28
S.C.R.D. BOOK 3828, PAGE 858

N/F DANIEL D. & LAUREN FONTAINE
538 TOLEND ROAD
DOVER, NH, 03820
TAX MAP C, LOT 28
S.C.R.D. BOOK 3828, PAGE 858

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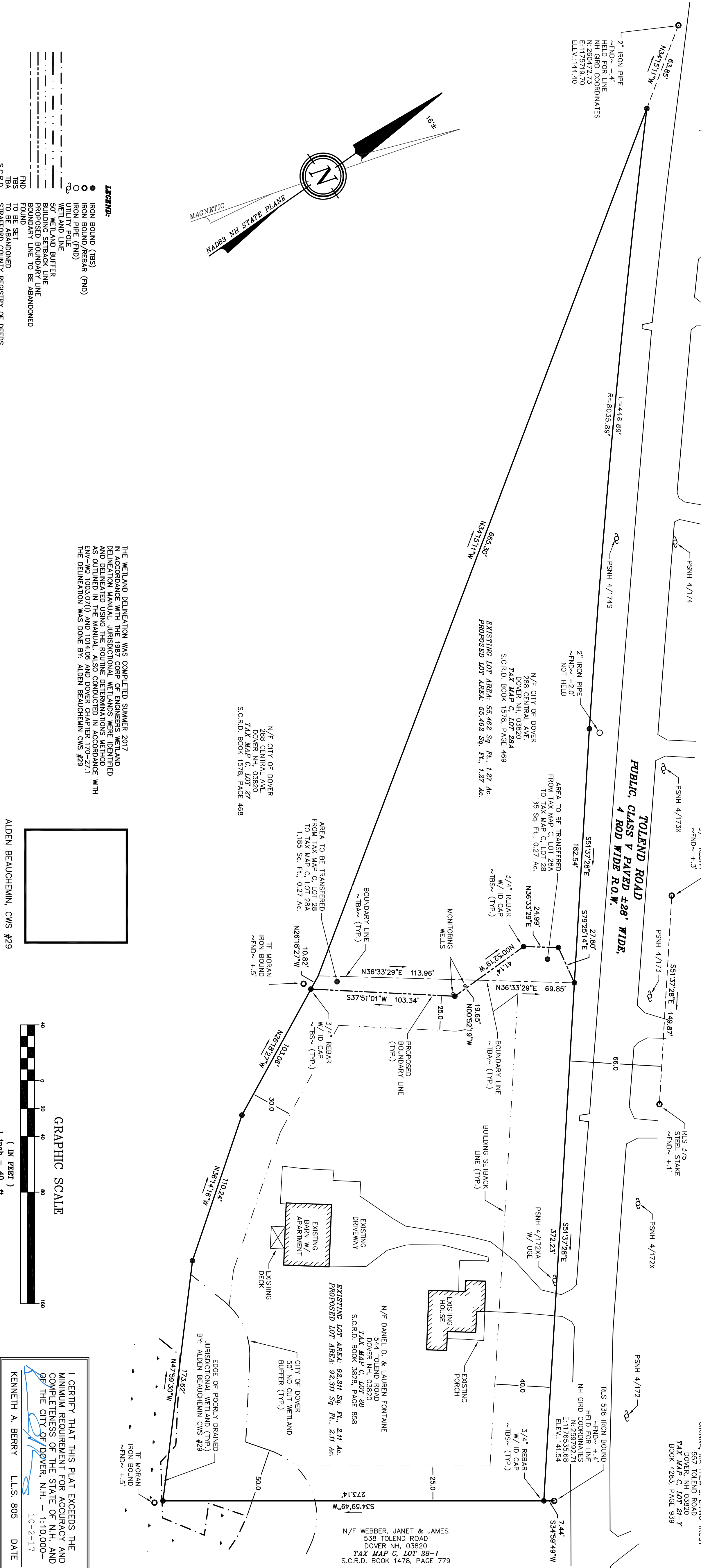
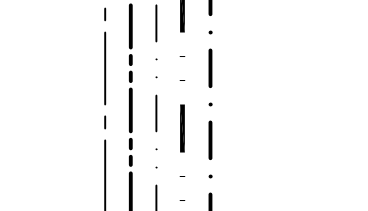
N/F DANIEL D. & LAUREN FONTAINE
538 TOLEND ROAD
DOVER, NH, 03820
TAX MAP C, LOT 28
S.C.R.D. BOOK 3828, PAGE 858



ALDEN BEAUCHEMIN, CWS #29

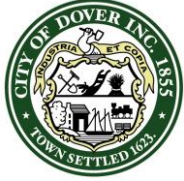
THE WETLAND DELINEATION WAS COMPLETED SUMMER 2017 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED. THE WETLANDS WERE IDENTIFIED AND DELINEATED AS OUTLINED IN THE MANUAL. ALSO CONDUCTED IN ACCORDANCE WITH ENV-WQ 1003.07(1) AND 1014.06 AND DOVER CHAPTER 170-27.1 THE DELINEATION WAS DONE BY: ALDEN BEAUCHEMIN CWS #29

- LEGEND:**
- IRON BOUND (TBS)
 - IRON BOUND (TBS)
 - IRON PIPE (FND)
 - UTILITY POLE
 - WETLAND LINE
 - 50' WETLAND BUFFER
 - BOUNDARY LINE
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE TO BE ABANDONED
 - FND FOUND SET
 - TBS TO BE ABANDONED
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



P17-68 & P17-69 544 Tolend Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0021-S00000	593 TOLEND RD	AUSTIN NOEL ALLEN		593 TOLEND RD	DOVER	NH	03820
C0021-R00000	599 TOLEND RD	BROWN ANDREW &	MANDEL KRISTI	599 TOLEND RD	DOVER	NH	03820
C0021-T00000	589 TOLEND RD	CARENO BENJAMIN J		589 TOLEND RD	DOVER	NH	03820
C0021-Y00000	557 TOLEND RD	CIRINNA MATTHEW S TRUSTEE	CIRINNA MATTHEW S LIVING TRUST	557 TOLEND ROAD	DOVER	NH	03820
C0018-000000	610 TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0021-X00000	563 TOLEND RD	DEMARS SUSAN L	DEMARS PETER A	563 TOLEND ROAD	DOVER	NH	03820
C0029-000000	541 TOLEND RD	DICKINSON WILLIAM J JR	DICKINSON MAUREEN M	541 TOLEND RD	DOVER	NH	03820
C0021-W00000	569 TOLEND RD	MATHIEU ELIZABETH A		569 TOLEND RD	DOVER	NH	03820
C0021-V00000	575 TOLEND RD	PERKINS BRADLEY S &	PERKINS TRACI E	575 TOLEND ROAD	DOVER	NH	03820
C0021-U00000	581 TOLEND RD	PISCITELLO LAURA & JOSEPH TRUSTEES	PISCITELLO FAMILY REVOCABLE TRUST	581 TOLEND RD	DOVER	NH	03820
C0023-B00000	16 GLEN HILL RD	SCHULTE JAMES H TRUSTEE	HARRIS JUDITH FAUST RE-STATED TRUST	16 GLEN HILL RD	DOVER	NH	03820
C0028-001000	538 TOLEND RD	WEBBER JANET	WEBBER JAMES	538 TOLEND RD	DOVER	NH	03820-5605
		FONTAINE DANIEL & LAUREN		544 TOLEND ROAD	DOVER	NH	03820
		BEAUCHEMIN ALDEN, CWS	KEYLAND ENTERPRISES, LLC	412 WEST RIVER ROAD	HOOKSETT NH		03106
		BERRY KENNETH LLS	BERRY SURVEYING & ENGINEERING	335 SECOND CROWN POINT ROAD	BARRINGTON NH		03825



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-69

Application Type: Minor Subdivision for Review
Applicant(s): Daniel & Lauren Fontaine
Owner(s): Daniel & Lauren Fontaine
Location: 544 Tolend Road (Assessor's Map C, Lot 28)
Meeting Date: November 14, 2017

INTENT: To subdivide one lot into two lots. Lot 28 would be 1.19 acres and lot 28B would be 0.92 acres.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-D

ACREAGE 2.11 acres then lot 28 would be 1.19 acres and lot 28B would be 0.92 acres

ZONING DISTRICT/School

District: Rural Residential District (R-40) and Wetlands Overlay/Woodman Park Elementary

EXISTING LAND USE: Residential

PROPOSED LAND USE:

Residential

EXISTING LAND USE: Residential and City owned

ZBA ACTION: Z12-08: Variance granted on 5.17.12 to permit the building of a detached accessory dwelling unit

ATTACHMENTS: Application, Subdivision Plan

APPLICATION IS COMPLETE:

Yes

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

PERMITS REQUIRED: NHDES Subdivision approval

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to subdivide lot 28 into two lots to have lot 28 be 1.19 acres and lot 28B to be 0.92 acres.

The lots are proposed to have municipal water and private septic systems.

Consistency with Land Use Regulations

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

Staff Recommendation:

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

Conditions to Be Met Prior to Signing of Plans:

1. The Lot Line Adjustment plan (P17-68) be approved.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. Provide copy of NHDES Subdivision approval.
4. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor and Certified Wetland Scientist signatures and stamps
 - 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 note about previous variance granted
 - d. Add abutter owner information for lots across the street
 - e. Add common subdivision notes 13, 14, & 25

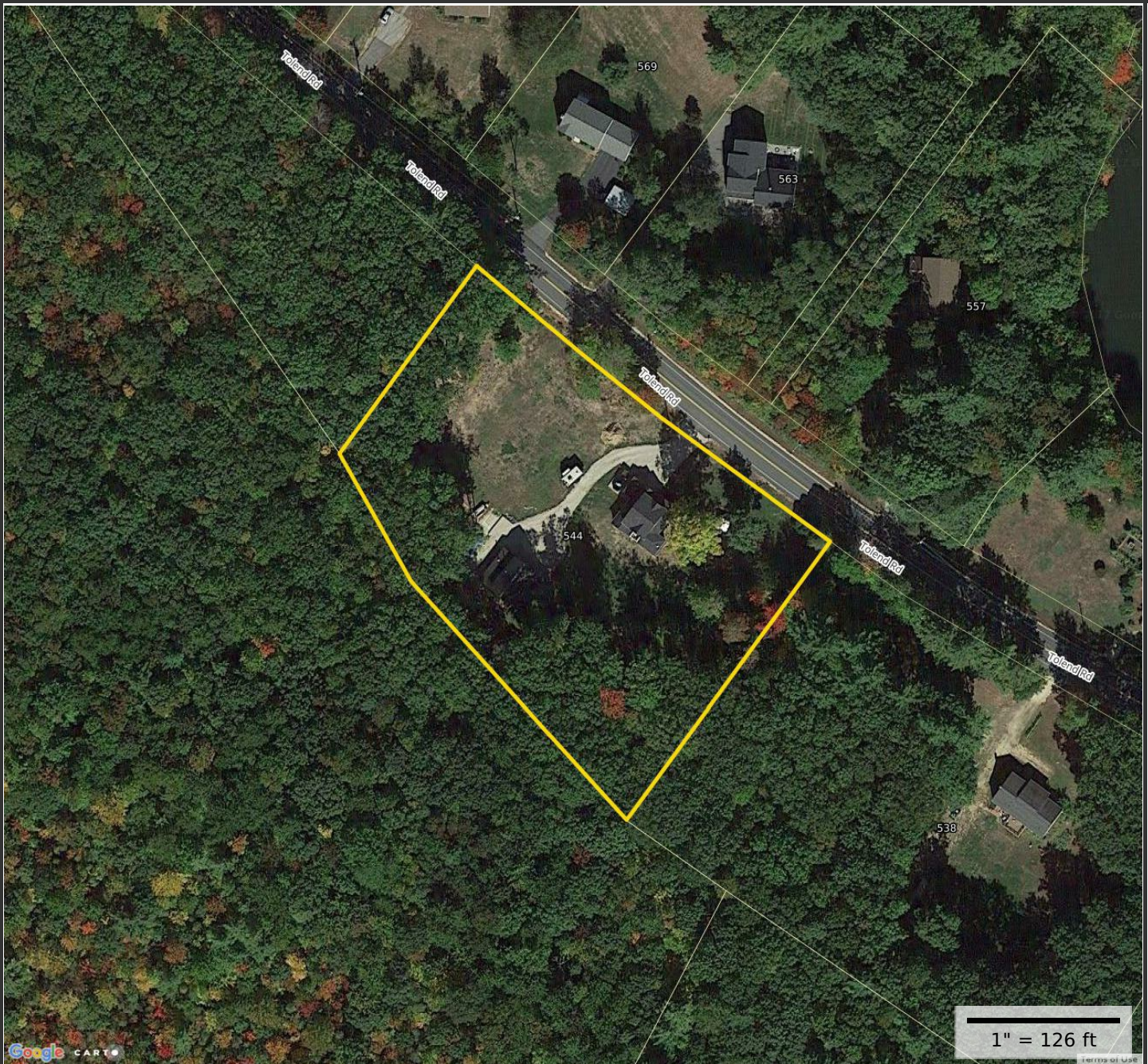
Conditions to Be Met Prior to issuance of a Building Permit:

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

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

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

544 Tolend Road

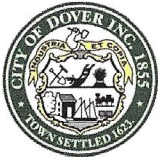
**Property Information**

Property ID C0028-000000
Location 544 TOLEND RD
Owner FONTAINE DANIEL D &

**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 11/07/2017



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: Daniel D & Lauren E Fontaine Telephone # 603-717-8153
Address of Applicant: 544 Tolend Rd Dover, NH 03820
Name of Property Owner (if different from applicant): Same as above Telephone # 603-717-8153
Address of Property Owner: _____
E-Mail Address: laurenfontaine@me.com danielfontaine@me.com

PROPERTY INFORMATION

Address of Property: 544 Tolend Rd
Assessor's Map # C Lot(s) # 28
Zoning District(s) R-40 Overlay District(s) Wetlands
Size of Parcel: 92,311 Property Deed: Book 3828 Page: 858
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? Out Front
City Sewer? ☐ Yes ☒ No How far is city sewer from the property? Over A Mile
Highway Access (check where applicable): ☒ City Street ☐ State Highway
Estimated Length of Proposed Roads: 0 feet Public or Private Road? 0

WAIVER REQUESTS

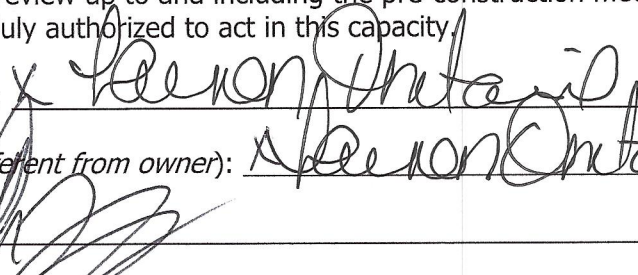
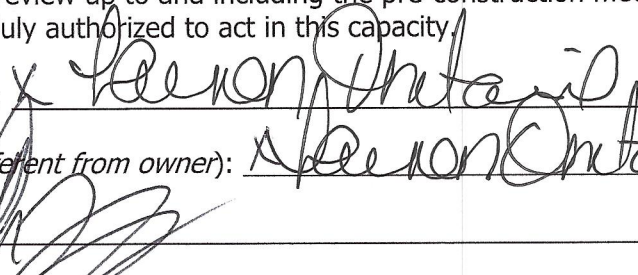
Subdivision Regulations section(s) to be waived: Driveway within 5' of a Boundary Line

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

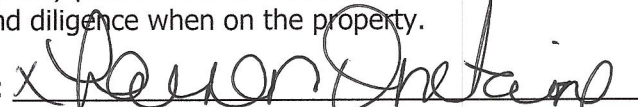
The created lot will have an easement for the existing driveway, which will be over the created boundary line. Both lots are owned by the same owner, and future owners will have the benefit of a known easement

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Berry Surveying & EngineeringAddress 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 332-2863Professional License #: 805 E-mail address: K.Berry@Berrysurveying.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Berry Surveying & EngineeringAddress 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 332-2863Professional License #: 14243 E-mail address: K.Berry@Berrysurveying.com**SIGNATURES**

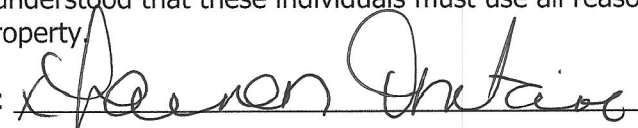
I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/We submit that the existing conditions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

Signature of Property Owner: X  Date: 10/2/17Signature of Applicant (if different from owner): X  Date: 10/2/17Signature of Agent:  Date: 10-2-17**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: X  Date: 10/2/17**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

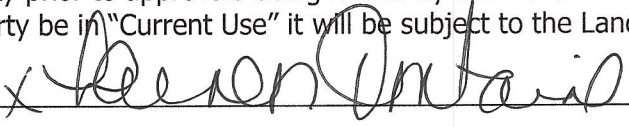
I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy,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

Signature of Property Owner: X  Date: 10/2/17

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

CERTIFICATION OF FEES

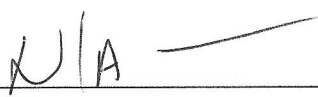
I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule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

Signature of Property Owner:  Date: 10/2/17

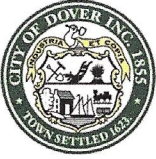
Signature of Applicant (*if different from owner*): _____ Date: _____

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner:  Date: _____

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



City of Dover, New Hampshire **MINOR SUBDIVISION SUBMISSION CHECKLIST**

[Revision Date: August 2, 2017]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Daniel D & Lauren E Fontaine File Number: _____

PROJECT TITLE: Fontain Subdivision

PROPERTY LOCATION: 544 Tolend Rd Tax Map: C Lot: 28

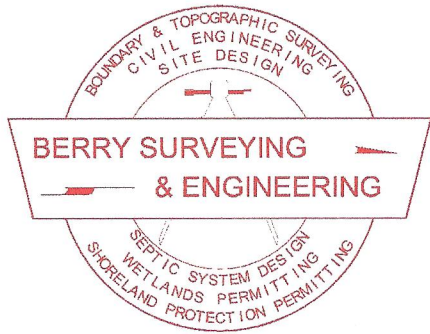
	Explain How Provided	Reviewed
1. Completed and signed Application form	x	
2. Electronic copy of the surveyed plat layout	x PDF on CD	
3. Electronic copy of supplementary materials and application	x PDF on CD	
4. Waiver requests to the Subdivision Regulations, with written justification	x Paper and PDF on CD	
5. Conditional Use Permit applications	NA	
6. List of all professional agents to be notified for Planning Board	on abutters list	
7. Fifteen copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	Paper and PDF	
Location map at appropriate scale	x	
Proposed subdivision name and title and Planning File #	x	
Date, north arrow and scale	x	
Names of all abutting property owners	x	
Name and address of owners and/or applicants	x	
Signature & stamp of NH licensed land surveyor and/or engineer	x	
Zoning District boundaries, including any special or overlay districts	x	
Location of Conservation District areas	x	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	x	
Location and widths of existing & proposed easements & right of ways	x	
Location and widths of existing and proposed sidewalks	x	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	x	
Existing and proposed lot areas in square feet	x	
Existing and proposed topographic information at two foot intervals	x 1' Interval	
Existing and proposed buildings and structure locations	x	
Minimum building setbacks or build to lines on all lots	x	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	x	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	x	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	x	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	x	
Existing and proposed stormwater lines and facilities	NA	
Location of Flood Hazard Zone	x	
Location of all bodies of water and watercourses	x	
Location of wetlands and buffers	x	
Existing natural features and/or significant vegetation on property	x	
Soil types	x	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	x	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	NA	
Location, material and size of existing and proposed permanent monuments	x	
Existing railroad lines	NA	
Note regarding solid waste disposal	NA	
All applicable Dover Common Subdivision notes	X	
8. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	NA	
Stormwater Management System Operation and Maintenance Plan	NA	
Erosion and Sedimentation Control Plan	NA	
Proposed restrictive covenants or homeowners association documents	NA	
Dates and permit numbers of all required state and federal permits	TO BE PROVIDED WHEN APPROVED	
If wetland buffer, indicate placards locations, as applicable	NA ON EXISTING LOT	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	NA	
8a. Construction Detail Sheets shall contain the following information (if appropriate):		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	NA	
Profiles showing the locations & a typical cross-section detail of streets	NA	
Location of street trees, street lighting poles and street signs	NA	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	NA	
Location and size of all water, gas and other underground utilities	NA	

REVIEWED BY: _____ DATE: _____



10-2-17



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

City of Dover
Planning Office
Attn: Donna Benton, Assistant City Planner
288 Central Ave
Dover, NH 03820

October 3, 2017

RE: Tolend Road
Lot line revision & subdivision

Mrs. Benton,

On behalf of Daniel & Lauren Fontaine we have performed a lot line revision and subdivision on their lot on Tolend Road.

The lot line revision took place on tax map C, lot 28 (Fontaine) and tax map C, lot 28A (City of Dover). Enclosed is 3 sets of 22X34 plans & 15 sets of 11x17 plans. The city had monitoring wells on the Fontaine property and we are doing an equal land swap so the monitoring wells end up on the City of Dover property.

Once the lot line revision is approved we will be doing a subdivision on tax map C, lot 28. This is a two lot subdivision. Enclosed is 3 sets of 22x34 plans & 15 sets of 11x17 plans.

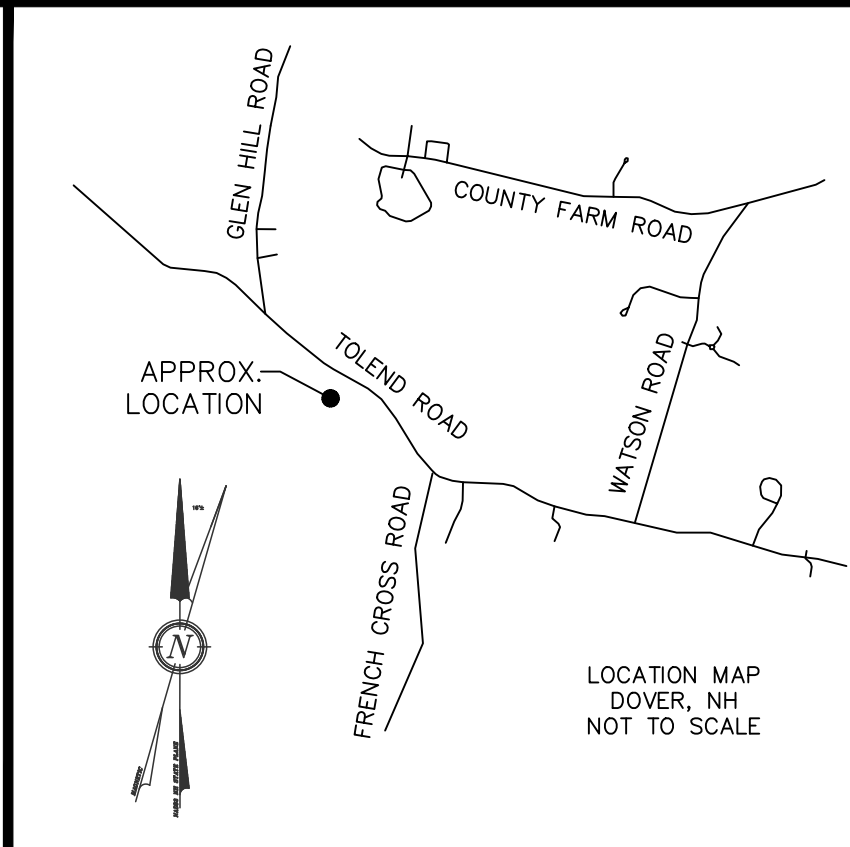
Please find the check for the required fees, a cd containing pdf copies, abutters lists, labels, 18 copies of each application, and the proper checklists. Thank you for your time and attention on this project.

Respectfully,

BERRY SURVEYING & ENGINEERING

Joseph N. Berry
Project Manager

Christopher R. Berry
Principal and President



- I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF DOVER, N.H. - 1:10,000-
-  10-2-17
- KENNETH A. BERRY L.L.S. 805 DATE

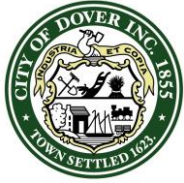
DOVER FILE NO. P17-69		
REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN
FOR
DANIEL D. & LAUREN E. FONTAINE
TOLEND ROAD
DOVER, N.H.
TAX MAP C, LOT 28

 BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332-2863	SCALE : 1 IN. EQUALS 20 FT.	DATE : SEPTEMBER 21, 2017
FILE NO. : DB 2017-122		

P17-68 & P17-69 544 Tolend Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0021-S00000	593 TOLEND RD	AUSTIN NOEL ALLEN		593 TOLEND RD	DOVER	NH	03820
C0021-R00000	599 TOLEND RD	BROWN ANDREW &	MANDEL KRISTI	599 TOLEND RD	DOVER	NH	03820
C0021-T00000	589 TOLEND RD	CARENO BENJAMIN J		589 TOLEND RD	DOVER	NH	03820
C0021-Y00000	557 TOLEND RD	CIRINNA MATTHEW S TRUSTEE	CIRINNA MATTHEW S LIVING TRUST	557 TOLEND ROAD	DOVER	NH	03820
C0018-000000	610 TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0021-X00000	563 TOLEND RD	DEMARS SUSAN L	DEMARS PETER A	563 TOLEND ROAD	DOVER	NH	03820
C0029-000000	541 TOLEND RD	DICKINSON WILLIAM J JR	DICKINSON MAUREEN M	541 TOLEND RD	DOVER	NH	03820
C0021-W00000	569 TOLEND RD	MATHIEU ELIZABETH A		569 TOLEND RD	DOVER	NH	03820
C0021-V00000	575 TOLEND RD	PERKINS BRADLEY S &	PERKINS TRACI E	575 TOLEND ROAD	DOVER	NH	03820
C0021-U00000	581 TOLEND RD	PISCITELLO LAURA & JOSEPH TRUSTEES	PISCITELLO FAMILY REVOCABLE TRUST	581 TOLEND RD	DOVER	NH	03820
C0023-B00000	16 GLEN HILL RD	SCHULTE JAMES H TRUSTEE	HARRIS JUDITH FAUST RE-STATED TRUST	16 GLEN HILL RD	DOVER	NH	03820
C0028-001000	538 TOLEND RD	WEBBER JANET	WEBBER JAMES	538 TOLEND RD	DOVER	NH	03820-5605
		FONTAINE DANIEL & LAUREN		544 TOLEND ROAD	DOVER	NH	03820
		BEAUCHEMIN ALDEN, CWS	KEYLAND ENTERPRISES, LLC	412 WEST RIVER ROAD	HOOKSETT NH		03106
		BERRY KENNETH LLS	BERRY SURVEYING & ENGINEERING	335 SECOND CROWN POINT ROAD	BARRINGTON NH		03825



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-75

Application Type: Minor Lot Line Adjustment for Review
Applicant(s): William & Charleen Creighton & Colleen Dean
Owner(s): William & Charleen Creighton & Colleen Dean
Location: 3 & 5 Mount Pleasant (Assessor's Map 21, Lots 26-C & 26-1)
Meeting Date: November 14, 2017

INTENT: To adjust a lot line between two lots. Lot 26-1 will go from 4.064 acres to 3.776 acres and lot 26-C will go from 2.019 acres to 2.315 acres.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

ACREAGE	Existing:	Proposed
Lot 26-1:	4.064 acres	3.776 acres
Lot 26-C:	2.019 acres	2.315 acres

ZONING DISTRICT: Medium
Density Residential (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 26-1 will go from 4.064 acres to 3.776 acres. Lot 26-C will go from 2.019 acres to 2.315 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.

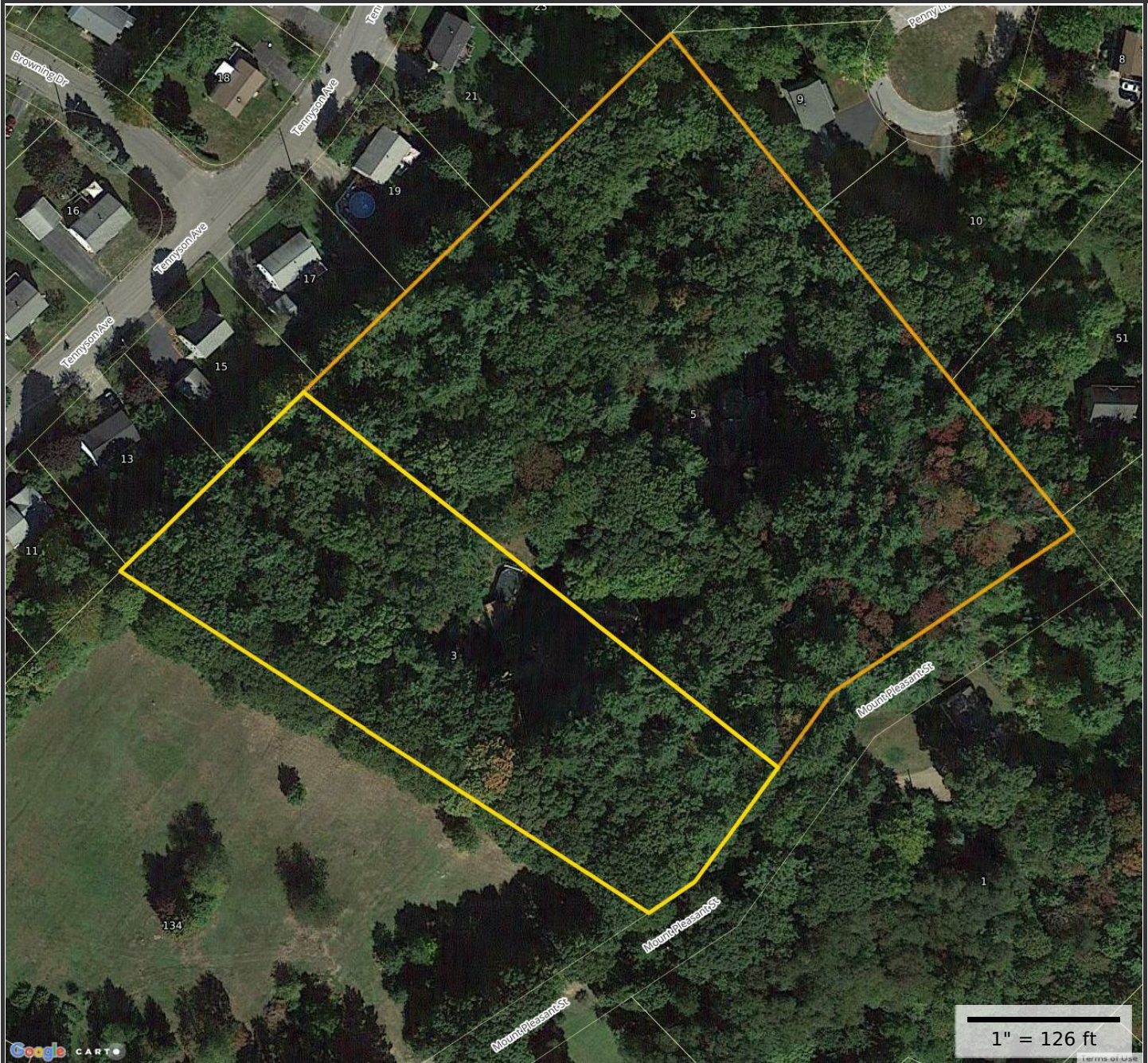
Staff Recommendation:

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 P17-75 on all sheets
 - d. Add common subdivision note 14 about tying into Dover GIS

3 and 5 Mount Pleasant Street

**Property Information**

Property ID 21026-C00000
Location 3 MOUNT PLEASANT ST
Owner CREIGHTON WILLIAM

**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 11/07/2017



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

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

APPLICANT INFORMATION

Name of Applicant: William + Charleen Creighton Telephone # 603-742-9025
Address of Applicant: 3 Mount Pleasant St, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): See above Telephone # See above

Address of 1st Property Owner: See above

Address of Property: 3 Mount Pleasant St, Dover, NH 03820

Assessor's Map # 21 Lot(s) # 26-C

Property Deed: Book 1014 Page: 771

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

Size of Existing Parcel (sq. ft.): 87,942 Size of Proposed Parcel (sq. ft.): 100,843

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Colleen Dean Telephone # 603-742-4098

Address of 2nd Property Owner: 5 Mount Pleasant St, Dover, NH 03820

Address of Property: 5 Mount Pleasant St, Dover, NH 03820

Assessor's Map # 21 Lot(s) # 26-1

Property Deed: Book 1781 Page: 617

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

Size of Existing Parcel (sq. ft.): 177,012 Size of Proposed Parcel (sq. ft.): 164,111

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.): Joel Runnals, Norway Plains Associates, Inc.

Address P.O. Box 2492, Rochester, NH 03866-0249 Telephone #: 603-335-3948

Professional License #: 865 E-mail address: jrunnals@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 First Property Owner: Charles Brighton Witham T. Ayrton Date: 10-22-17

Signature of Second Property Owner: Colleen Dean Date: 10-22-17

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

Signature of Agent: [Signature] Date: 10-22-17

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Wm T. Ayrton Date: 10-22-17

Charles Brighton
Colleen Dean

Seth M. Creighton
75 Ham Rd, New Durham, NH 03855
sethmcreighton@gmail.com
603-970-0737

October 22, 2017

Ms Donna Benton
Assistant City Planner
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169

Re: NARRATIVE- Proposed Lot Line Adjustment between 3 Mount Pleasant St (Map 21 Lot 26-C)
and 5 Mount Pleasant St (Map 21 Lot 26-1)

Dear Ms. Benton,

Mr. and Mrs. Creighton and Mrs. Dean wish to adjust the boundary of a shared side lot line between
their properties located at 3 and 5 Mount Pleasant St.

The proposed transfer of 12,901 square feet from parcel 21-26-1 to parcel 21-26-c will correct
existing longstanding nonconformities (shed, garage, and driveway located at 3 Mount Pleasant
encroached upon 5 Mount Pleasant St land).

The parcels are in the medium density residential (r-12) district and are serviced by individual sewer
and water systems. Post lot line adjustment both properties will meet setback requirements and
exceed all other minimum dimensional standards.

Thank you for your consideration in this matter, should you have any questions please feel free to
contact me.

Sincerely,



Seth Creighton (applicants' agent)

Seth M. Creighton
75 Ham Rd, New Durham, NH 03855
sethmcreighton@gmail.com
603-970-0737

October 22, 2017

Ms Donna Benton
Assistant City Planner
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169

Re: Letter of Authorization for Charleen and William Creighton (Map 21 Lot 26-C) and Colleen Dean (Map 21 Lot 26-1) Lot Line Adjustment

Dear Ms. Benton,

We, Charleen and William Creighton, owners of 3 Mount Pleasant St, and Colleen Dean, owner of 5 Mount Pleasant Street, hereby authorize Seth Creighton as decision making representative and designate him as signatory regarding the above referenced Lot Line Adjustment application. We additionally authorize Seth Creighton to represent us before the Boards &/or Committees affiliated with the City of Dover in this approval process.

By: Charleen Creighton

Date: 10-22-17

By: William T. Creight

Date: 10-22-2017

By: Colleen Dean

Date: 10-22-17

LAND SURVEYORS

CIVIL ENGINEERS

PARCEL ID	NAME	MAILING ADDRESS
21-26-C	WILLIAM & CHARLEEN CREIGHTON (PROPERTY OWNER #1)	3 MOUNT PLEASANT STREET, DOVER, NH 03820
21-26-1	COLLEEN R. DEAN (PROPERTY OWNER #2)	5 MOUNT PLEASANT STREET, DOVER, NH 03820
ADJUTERS:		
21-55-0	PHILIP A. & KELLY A. MAHILL	13 TENNYSON AVENUE, DOVER, NH 03820
21-67-0	KORINA P. & TARA RICKER	23 TENNYSON AVENUE, DOVER, NH 03820
21-07-0	KATHLEEN WHITS	134 COURT STREET, DOVER, NH 03820
21-69-0	ROBERT A. & TAMMY M. MCCLONE	25 TENNYSON AVENUE, DOVER, NH 03820
21-65-0	HANNAH & DANIEL WITSON	21 TENNYSON AVENUE, DOVER, NH 03820
21-26-16	BRENN REVOCABLE TRUST, MARK BRENN, TRUSTEES	51 SAMUEL HANSON AVENUE, DOVER, NH 03820
21-57-0	JOANNE CHISHOLM	15 TENNYSON AVENUE, DOVER, NH 03820
21-26-17	NAN MAURY & JOHN N. SNYDER, JR.	46 SAMUEL HANSON AVENUE, DOVER, NH 03820
21-26-05	MICHAEL C. TIBBETTS	9 PENNY LANE, DOVER, NH 03820
21-26-06	SANDRA M. REHMAN	10 PENNY LANE, DOVER, NH 03820
21-61-0	WILLIAM J. & DIANNE E. ROGERS TRUST, WILLIAM & DIANNE ROGERS, TRUSTEES	17 TENNYSON AVENUE, DOVER, NH 03820
21-63-0	SCOTT E. & KIM L. ABLETT	19 TENNYSON AVENUE, DOVER, NH 03820
21-18-A	MAUREEN J. JONES	1 MOUNT PLEASANT STREET, DOVER, NH 03820
21-53-0	GUOZ BAO & LEON TRAN	11 TENNYSON AVENUE, DOVER, NH 03820

RESERVED REGISTRY OF DEEDS

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

JOEL D. RUNNALS, L.L.S. 865 DATE 2017

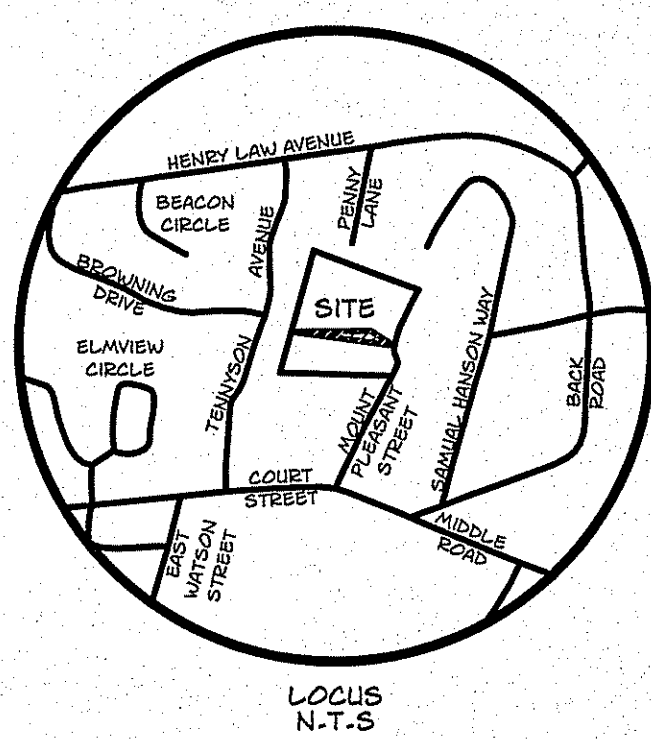
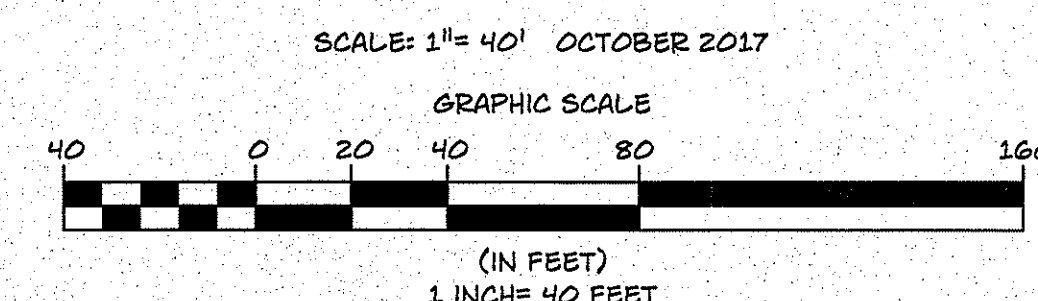
- NOTES:
- THE PURPOSE OF THIS PLAN IS PERFORM A LOT LINE ADJUSTMENT BETWEEN PARCEL 21-26-C AND PARCEL 21-26-1.
 - THE PARCELS ARE IN THE MEDIUM DENSITY RESIDENTIAL (R-12) DISTRICT.
 - LOT REQUIREMENTS (R-12):
LOT SIZE: 12,000 SF
FRONTAGE: 100'
SETBACKS: FY= 15' MIN. & NO GREATER THAN 25', SY= 15', RY= 30'
 - PARCEL AREAS:
PARCEL 21-26-C
OLD AREA= 87,942 SF / 2.019 AC
NEW AREA= 100,843 SF / 2.315 ACRES
PARCEL 21-26-1
OLD AREA= 177,012 SF / 4.064 ACRES
NEW AREA= 164,111 SF / 3.776 ACRES
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 - THE PARCELS ARE SERVICED BY INDIVIDUAL SEWER AND WATER SYSTEMS.
 - THE PROPOSED LOTS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 33017C0340E DATED 09-30-17.
 - HORIZONTAL DATUM IS BASED ON DOVER GIS.
 - PLANNING FILE NUMBER P17-XX.

Charleen Creighton 10-22-17
CHARLEEN CREIGHTON DATE
William Creighton 10-22-17
WILLIAM CREIGHTON DATE
Colleen R. Dean 10-22-17
COLLEEN R. DEAN DATE

TAX PARCEL ID 21-26-C-0
OWNER OF RECORD:
WILLIAM & CHARLEEN CREIGHTON
3 MOUNT PLEASANT STREET
DOVER, NH 03820
S.C.R.D. BOOK 1014, PAGE 771

TAX PARCEL ID 21-26-1-0
OWNER OF RECORD:
COLLEEN R. DEAN
5 MOUNT PLEASANT STREET
DOVER, NH 03820
S.C.R.D. BOOK 1781, PAGE 617

LOT LINE ADJUSTMENT PLAN
3 & 5 MOUNT PLEASANT STREET
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
WILLIAM & CHARLEEN CREIGHTON



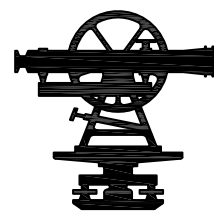
FILE NO. 531
PLAN NO. C-2876-LLA
DWG. NO. 16155\LLA
F.B. NO. "TJR"

- REFERENCE PLANS:
- "LIMITED SUBDIVISION, PLAN OF LAND, EDWARD F. MULLIGAN, DOVER, NH"
DATED APRIL 1978 BY FREDERICK E. DREW ASSOCIATES
SCRD PLAN 17D-104
 - "FINAL PLAN, OXFORD HEIGHTS, LOTS 1 THRU 34, DOVER, NEW HAMPSHIRE"
DATED JUNE 1977 BY G.L. DAVIS ASSOCIATES
SCRD PLAN 18-42
 - "MOUNT PLEASANT ESTATES, SUBDIVISION OF LAND OF CHARLES MUTRIE, HENRY LAW AVENUE, DOVER, NH, PREPARED FOR CHARLES MUTRIE"
DATED NOVEMBER 13, 1985 BY CIVIL CONSULTANTS
SCRD PLAN 29-21

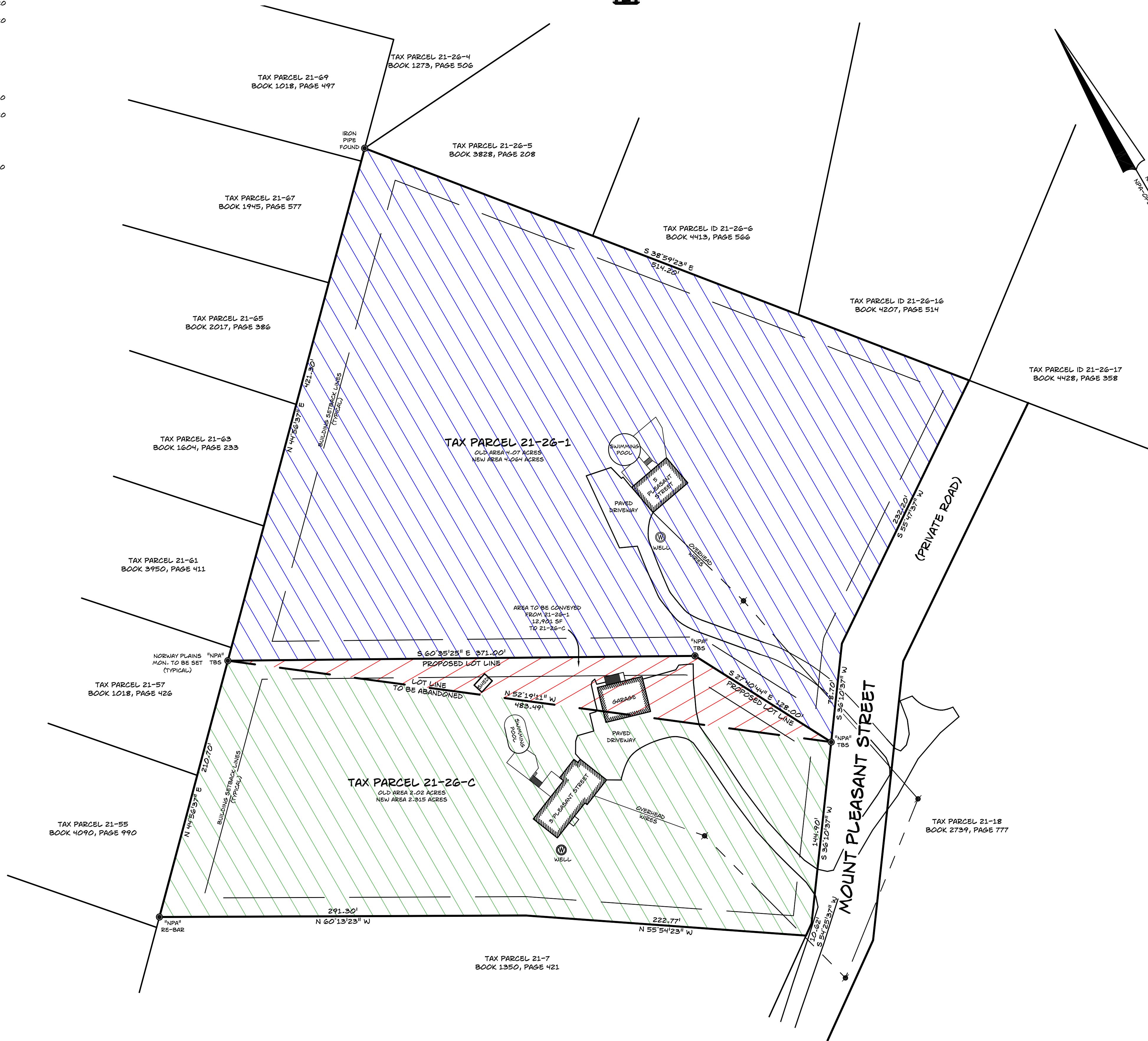
NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

31 MOONEY STREET, ALTON, NH 603-875-3948

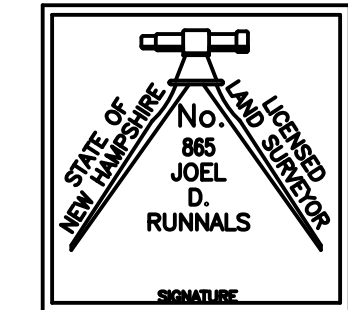


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21-53-0	GUOC BAO & LEON TRAN	11 TENNYSON AVENUE, DOVER, NH 03820



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JOEL D. RUNNALS, L.L.S. 865 DATE

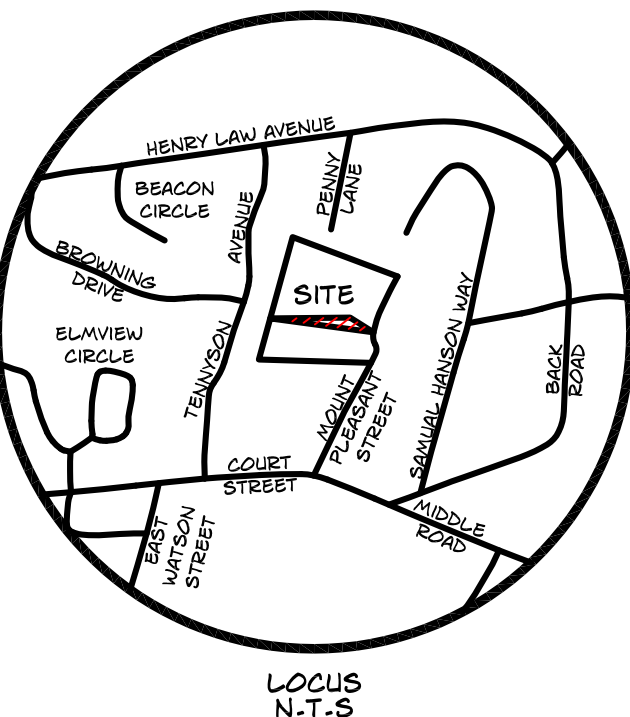
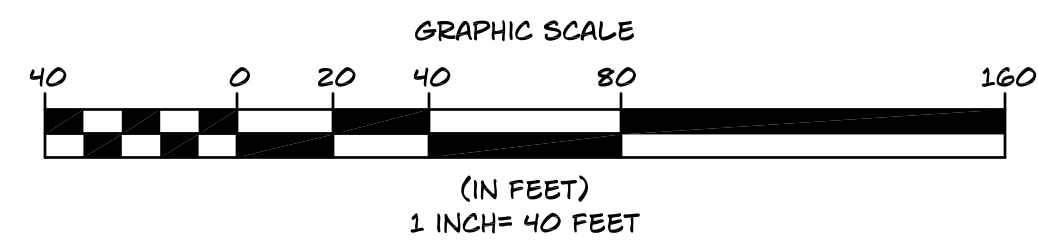
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 - HORIZONTAL DATUM IS BASED ON NH STATE GRID.

CHARLEEN CREIGHTON	DATE
WILLIAM CREIGHTON	DATE
COLLEEN R. DEAN	DATE

TAX PARCEL ID 21-26-C-0 OWNER OF RECORD: WILLIAM & CHARLEEN CREIGHTON 3 MOUNT PLEASANT STREET DOVER, NH 03820 S.C.R.D. BOOK 1014, PAGE 771	TAX PARCEL ID 21-26-1-0 OWNER OF RECORD: COLLEEN R. DEAN 5 MOUNT PLEASANT STREET DOVER, NH 03820 S.C.R.D. BOOK 1781, PAGE 617
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LOT LINE ADJUSTMENT PLAN
3 & 5 MOUNT PLEASANT STREET
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
WILLIAM & CHARLEEN CREIGHTON

SCALE: 1"= 40' OCTOBER 2017



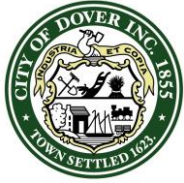
LOCUS
N.T.S

FILE NO.531
PLAN NO.C-2876-LLA
DWG. NO.16155\LLA
F.B. NO."TJR"

P17-75

3 & 5 Mount Pleasant Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
21026-003000	5 PENNY LN	PETRIN MARK W &	COBB JANICE E	9273 BRADY ST	SPRING HILL	FL	34608-4714
21054-000000	14 TENNYSON AV	ANWILER ERIC P &	ANWILER ASHLEY E	14 TENNYSON AVE	DOVER	NH	03820
21055-000000	13 TENNYSON AV	MAHILL PHILIP A &	MAHILL KELLY A	13 TENNYSON AV	DOVER	NH	03820
21060-000000	18 TENNYSON AV	SOMSAART SOUDTHADAVY &	SOMSAART LEE I	18 TENNYSON AV	DOVER	NH	03820-4147
21007-000000	134 COURT ST	WHITE KATHLEEN		134 COURT STREET	DOVER	NH	03820
21026-004000	7 PENNY LN	PERRON IRENE M	PERRON MARC R	7 PENNY LANE	DOVER	NH	03820
21056-000000	16 TENNYSON AV	AMERO ROBERT E SR &	AMERO ROBERT E JR	16 TENNYSON AVE	DOVER	NH	03820
21051-000000	9 TENNYSON AV	LIN XIAO DI		93 HENRY STREET #5C	NEW YORK	NY	10002
21061-000000	17 TENNYSON AV	ROGERS WILLIAM J & DIANNE E TRUSTEES	ROGERS WILLIAM J AND DIANNE E REVOCABLE	17 TENNYSON AV	DOVER	NH	03820
21063-000000	19 TENNYSON AV	ABLETT SCOTT E	ABLETT KIM L	19 TENNYSON AV	DOVER	NH	03820
21062-000000	20 TENNYSON AV	LIVINGSTON ROBERT A &	LIVINGSTON JUDITH B	20 TENNYSON AVENUE	DOVER	NH	03820
21018-A00000	1 MOUNT PLEASANT ST	JONES MAUREEN J		1 MOUNT PLEASANT	DOVER	NH	03820
21052-000000	12 TENNYSON AV	STARLING MALCOM	STARLING NATALIE	12 TENNYSON AVENUE	DOVER	NH	03820
21073-000000	27 TENNYSON AV	CHASSE LORRAINE	CHASSE GERRY D	27 TENNYSON AVENUE	DOVER	NH	03820
21053-000000	11 TENNYSON AV	TRAN QUOC BAO	TRAN LEON	11 TENNYSON AVE	DOVER	NH	03820
21050-000000	10 TENNYSON AV	SOURIOLLE ARTHUR R &	THORNTON JANE	10 TENNYSON AVENUE	DOVER	NH	03820
21067-000000	23 TENNYSON AV	RICKER KORINA P &	RICKER TARA	23 TENNYSON AVENUE	DOVER	NH	03820
21049-000000	7 TENNYSON AV	MOISAN LUCILLE M		7 TENNYSON AVENUE	DOVER	NH	03820
21069-000000	25 TENNYSON AV	MCGLONE ROBERT A	MCGLONE TAMMY M.	25 TENNYSON AVENUE	DOVER	NH	03820
21017-000000	2 MOUNT PLEASANT ST	THORNER KATHLEEN A	THORNER RICHARD F	2 MOUNT PLEASANT STREET	DOVER	NH	03820
21065-000000	21 TENNYSON AV	WATSON HANNAH &	WATSON DANIEL	21 TENNYSON AV	DOVER	NH	03820
21026-016000	51 SAMUEL HANSON AV	BREEN MARK TRUSTEE	BREEN REVOCABLE TRUST	51 SAMUEL HANSON AVE	DOVER	NH	03820
21057-000000	15 TENNYSON AV	CHISHOLM JOANNE		15 TENNYSON AVENUE	DOVER	NH	03820
21026-017000	46 SAMUEL HANSON AV	MAURY NAN &	SNYDER JOHN N JR	46 SAMUEL HANSON AVE	DOVER	NH	03820
21026-005000	9 PENNY LN	TIBBETTS MICHAEL C		9 PENNY LANE	DOVER	NH	03820
21026-006000	10 PENNY LN	REHAN SANDRA M		10 PENNY LANE	DOVER	NH	03820
	3 MOUNT PLEASANT STREET	CREIGHTON WILLIAM &	CREIGHTON CHARLEEN	3 MOUNT PLEASANT STREET	DOVER	NH	03820
	5 MOUNT PLEASANT STREET	DEAN COLLEEN		5 MOUNT PLEASANT STREET	DOVER	NH	03820
	P.O. BOX 2492	RUNNALS JOEL		P.O. BOX 2492	ROCHESTER	NH	03866-0249
	75 HAM ROAD	CREIGHTON SETH		75 HAM ROAD	NEW DURHAM	NH	3855



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-76

Application Type: Minor Lot Line Adjustment for Review
Applicant(s): David Vincent
Owner(s): David Lemieux
Location: 53 & 55 Spur Road (Assessor's Map L, Lots 14N & 14A)
Meeting Date: November 14, 2017

INTENT: To adjust a lot line between two lots. 0.89 acres will be conveyed from lot 14-A to lot 14-N.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-F

ACREAGE	Existing:	Proposed
Lot 14-A:	0.55 acres	1.39 acres
Lot 14-N:	1.35 acres	0.46 acres

***Please note: plan indicates lot 14-N as 14-L which would need to be corrected as a condition of approval*

ZONING DISTRICT: Low Density Residential (R-20), Conservation Overlay District and Riverfront Residential Overlay District

EXISTING LAND USE: Residential and vacant

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential and Bellamy River

ZBA ACTION: Z17-15: Variance granted on 8.17.17 to allow a side setback of 11' where 20' is required.

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:
Wetlands Permit 2013-03242
Wetlands Permit 2014-01105
Shoreland Impact Permit 2014-00905

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to adjust the lot lines between 2 lots. Lot 14-A will go from 0.55 acres to 1.39 acres. Lot 14-N will go from 1.35 acres to 0.46 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 wait to accept jurisdiction so that the applicant can request a variance from the Riverfront Overlay lot area requirements from the Zoning Board.

53 and 55 Spur Road

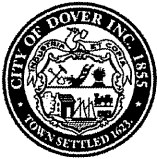
**Property Information**

Property ID L0014-N00000
Location 53 SPUR RD
Owner D R LEMIEUX BUILDERS INC

**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 11/07/2017



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: DAVID VINCENT Telephone # 603-664-5786

Address of Applicant: PO BOX 1622, DOVER, NH 03821

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): DAVID LEMIEUX Telephone # 603-235-4370

Address of 1st Property Owner: PO BOX 1163, ROCHESTER, NH 03866

Address of Property: 55 SPUR ROAD

Assessor's Map # L Lot(s) # 14-A

Property Deed: Book 4230 Page: 702

Zoning District(s) R-20 Overlay District(s) CONSERVATION DISTRICT
RIVERFRONT RESIDENTIAL DISTRICT

Size of Existing Parcel (sq. ft.): 21,440 +/- Size of Proposed Parcel (sq. ft.): 39,150 +/-

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): D.R. LEMIEUX BUILDERS Telephone # 603-235-4370

Address of 2nd Property Owner: PO BOX 1163, ROCHESTER, NH 03866

Address of Property: 53 SPUR ROAD

Assessor's Map # L Lot(s) # 14-A

Property Deed: Book 4308 Page: 343

Zoning District(s) R-20 Overlay District(s) CONSERVATION DISTRICT
RIVERFRONT RESIDENTIAL DISTRICT

Size of Existing Parcel (sq. ft.): 59,000 +/- Size of Proposed Parcel (sq. ft.): 41,300 +/-

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) DAVID W. VINCENT, LLC LAND SURVEYING SERVICES

Address P.O. BOX 1622, DOVER, NH 03821 Telephone #: 603-664-5786

Professional License #: 821 E-mail address: divincentelandsurveying
services.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 First Property Owner:  Date: 10/24/17

Signature of Second Property Owner:  president Date: 10/24/17

Signature of Applicant (if different from owner):  Date: 10-23-17

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:  Date: 10/24/17

CITY OF DOVER MINOR LOT LINE ADJUSTMENT 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
6	14A & 14L	DAVID LEMIEUX	PO Box 1163, ROCHESTER, NH 03866

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
DAVID VINCENT	LAND SURVEYING SERVICES	PO Box 1622, DOVER, NH 03821

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
DAVID W. VINCENT	LAND SURVEYING SERVICES	PO Box 1622, DOVER, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD ESTIMATED FEE SCHEDULE

This is only provided to give you an estimate of the application fees. *After you submit an application, staff will invoice you a total.* All fees must be paid two weeks before the Planning Board meeting. **If the Fee has not been paid, the item will not be placed upon the agenda.**

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

1. Application fee for the following:

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

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 3 of x \$8.00 = 24.00
2. Certified letters fee: # of abutters 2 X \$8.00 = 16.00 \$ 40.00
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
4. Creating/Printing Abutter Labels in triplicate per sheet 1 x \$10.00 = \$ 10.00

C. Foster's newspaper public notice fee

\$ 80.00

D. Digital Version of the Plan in PDF/A format or Archive Fee \$1.00 x # 1
per sheet of plan set =

\$ 1.00

(Revised May 15, 2017)

TOTAL FEE \$ 331.00



City of Dover, New Hampshire **LOT LINE ADJUSTMENT SUBMISSION CHECKLIST**

[Revision Date: May 15, 2017]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Fifteen (15), folded, copies of the plan set and materials will be due 3 weeks prior to the Planning Board meeting. Fees will be invoiced and are due 2 weeks prior to Planning Board.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: DAVID VINCENT File Number: _____

PROPERTY LOCATION: 53455 SPUR ROAD Tax Map: L Lot: 14A & 14L

	Explain How Provided	Reviewed
1. Completed and signed Application form	DELIVERED	
2. Electronic copy of the surveyed plat layout	EMAILED	
3. Electronic copy of supplementary materials and application	EMAILED	
4. List of all professional agents to be notified for Planning Board	DN APPLICATION	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	1" = 40'	
Location map at appropriate scale	SHOWN ON PLAN	
Planning File #	" " "	
Date, north arrow and scale	" " "	
Names of all abutting property owners	" " "	
Name and address of owners	" " "	
Signature & stamp of NH licensed land surveyor	" " "	
Zoning District boundaries, including any special or overlay districts	" " "	
Location of Conservation District areas	" " "	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	" " "	
Location and widths of existing & proposed easements & right of ways	" " "	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	" " "	
Existing and proposed lot areas in square feet	" " "	
Existing and proposed buildings and structure locations	" " "	
Minimum building setbacks or build to lines on all lots	" " "	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	" " "	
Location, material and size of existing and proposed permanent monuments	" " "	
All applicable Dover Common Subdivision notes	" " "	

REVIEWED BY: _____ DATE: _____

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment NOTICE OF DECISION

August 25, 2017

DR Lemieux Builders, Inc.
PO Box 1163
Rochester, NH 03866

Re: Z17-15 53 Spur Road (Tax Map L, Lot 14-N)

Dear Mr. Lemieux:

Please be advised that the Zoning Board of Adjustment at a public hearing held on August 17, 2017, voted **3-1** to **GRANT** your request for a variance from **Section 170-12.B** of the Zoning Ordinance and the R-20 Zoning District Table of Use and Dimensional Regulations to permit a side setback of 11 feet where a minimum of 20 feet is required.

Please note that per Section 170-52.C.4.d of the City of Dover Zoning Ordinance, if the variance is not acted upon within four (4) years of the date of approval, it shall be considered null and void.

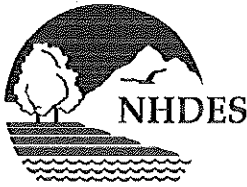
If you have any questions, please do not hesitate to contact me by phone at (603) 516-6008 or by email at e.piekut@dover.nh.gov.

Sincerely,

Elena C. Piekut
Assistant City Planner, Zoning Administrator

CC: James Maxfield, Building Official and Michelle Dube, Inspections Secretary (via email)
FX Bruton, Bruton & Berube

First
First in New Hampshire.
First with You!



The State of New Hampshire
Department of Environmental Services

Thomas S. Burack, Commissioner



WETLANDS AND NON-SITE SPECIFIC PERMIT 2013-03242

Permittee: Calvin Potter, 393 Main St., Eliot, ME 03903
Project Location: Spur Road, Dover
Dover Tax Map/Lot No. L / A
Waterbody: Bellamy River

APPROVAL DATE: 06/24/2014

EXPIRATION DATE: 06/24/2019

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Impact a total of 8,488 sq. ft. of undeveloped upland tidal buffer zone to construct a new dwelling, driveway, and temporary impact for construction access on a single family lot including the following: 1,114 sq. ft. for the new dwelling; 4,452 sq. ft. for the driveway and; 2,922 sq. ft. of temporary impact for construction access.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with revised plans by Beals Associates, PLLC dated May 5, 2014, as received by the NH Department of Environmental Services (DES) on May 9, 2014.
2. All work shall be in accordance with DES Shoreland Permit #2014-00905.
3. All activities conducted in association with the completion of this project shall be conducted in a manner that complies with applicable criteria of Administrative Rules Chapter Env-Wq 1400 and RSA 483-B during and after construction.
4. Temporary work areas shall be regraded to original contours and stabilized in accordance revised plans by Beals Associates, PLLC dated May 5, 2014, as received by the NH Department of Environmental Services (DES) on May 9, 2014.
5. Tree clearing shall be limited to the construction of the house and driveway.
5. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
6. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
7. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.
8. Any fill used shall be clean sand, gravel, rock, or other suitable material.
9. Construction equipment shall be inspected daily for leaking fuel, oil and hydraulic fluid prior to entering jurisdictional areas.

10. Faulty equipment shall be repaired prior to entering jurisdictional areas.
11. The contractor shall have appropriate oil spill kits on site and readily accessible at all times during construction and each operator shall be trained in its use.

GENERAL CONDITIONS THAT APPLY TO ALL DES WETLANDS PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES-Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by DES;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to **known** occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
8. Review enclosed sheet for status of the US Army Corps of Engineers' federal wetlands permit.

APPROVED: _____

David Price

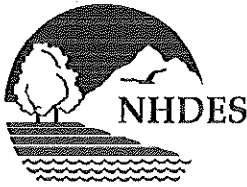
DES Wetlands Bureau

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**BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT
AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.**

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)



The State of New Hampshire
Department of Environmental Services

Thomas S. Burack, Commissioner



WETLANDS AND NON-SITE SPECIFIC PERMIT 2013-03242

Permittee: Calvin Potter, 393 Main St., Eliot, ME 03903
Project Location: Spur Road, Dover
Dover Tax Map/Lot No. L / A
Waterbody: Bellamy River

APPROVAL DATE: 06/24/2014

EXPIRATION DATE: 06/24/2019

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APPROVED: _____

David Price

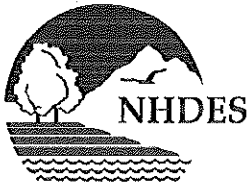
DES Wetlands Bureau

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**BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT
AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.**

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)



The State of New Hampshire
Department of Environmental Services

Thomas S. Burack, Commissioner



WETLANDS AND NON-SITE SPECIFIC PERMIT 2013-03242

Permittee: Calvin Potter, 393 Main St., Eliot, ME 03903
Project Location: Spur Road, Dover
Dover Tax Map/Lot No. L / A
Waterbody: Bellamy River

APPROVAL DATE: 06/24/2014

EXPIRATION DATE: 06/24/2019

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

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8. Review enclosed sheet for status of the US Army Corps of Engineers' federal wetlands permit.

APPROVED: _____

David Price

DES Wetlands Bureau

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**BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT
AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.**

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****1 Thousand 1 Hundred 92 Dollars	
DATE 07/28/2014	AMOUNT ST830656 \$ ****1192.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, **CALVIN G. POTTER**, a single man, of 393 Main Street, Eliot, County of York, State of Maine, for consideration paid, grant to **DAVID LEMIEUX**, a single person, of 163 Spur Road, Dover, County of Strafford, State of New Hampshire, **WITH WARRANTY COVENANTS**, the following described premises:

A certain parcel of land situated in Dover, County of Strafford, State of New Hampshire, bordering on the Bellamy River, bounded and described as follows:

DOVER, NEW HAMPSHIRE

Beginning at an iron pipe in the ground at the high water mark of the Bellamy River and running thence easterly by land formerly of Paul L. Gobbi and now of Koellmer, a distance of ninety-five (95) feet to an iron pipe; thence running northerly by other land formerly of Gobbi now of Hoginski and other land of Koellmer, a distance of two hundred fifty (250) feet to an iron pipe at the high water mark of the Bellamy River; thence running southwesterly and southerly on the Bellamy River to the point of beginning.

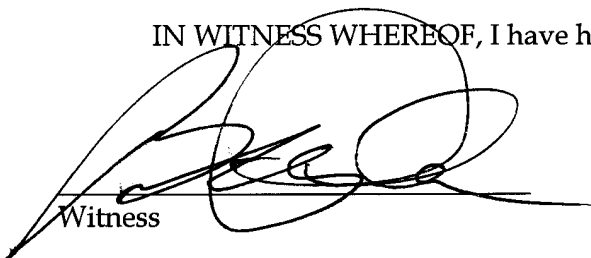
Together with the right to use in common with others the right of way as it now exists over other land formerly of Gobbi, from the land herein conveyed to the location of the old railroad bed, now known as Spur Road, said right of way being shown on plan entitled, "Subdivision of Land for Harold and Hazel Cate in Dover NH", prepared by Bruce Pohopek, dated October 18, 1988, recorded in the Strafford County Registry of Deeds as Plan 35-56.

Together with the further right of going on foot over other land formerly of Gobbi, to and from the spring, which spring is below the high water mark, in a northeasterly direction from the land herein conveyed.

This is not homestead property of the grantor.

Being the same premises conveyed to Calvin G. Potter by Warranty Deed from Priscilla L. Potter, dated October 1, 1999 and recorded in the Strafford County Registry of Deeds at Book 2152, Page 0432.

IN WITNESS WHEREOF, I have hereunto set my hand, this 28th day of July, 2014.


Witness

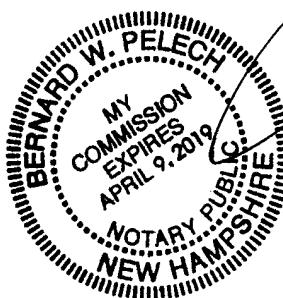

CALVIN G. POTTER

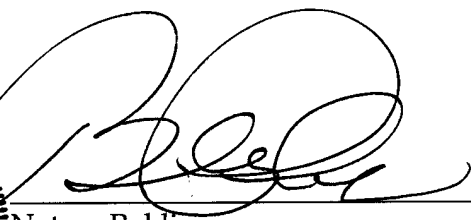
STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

July 28, 2014

Personally appeared the above-named **CALVIN G. POTTER** and acknowledged the above instrument to be his free act and deed.

Before me,




Notary Public
My commission expires:

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****1 Thousand 5 Hundred 00 Dollars	
DATE 07/14/2015	AMOUNT ST833832 \$ ****1500.00
VOID IF ALTERED	

Warranty Deed

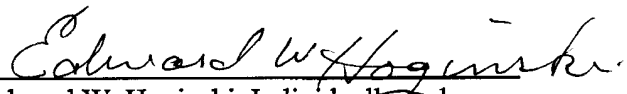
KNOW ALL MEN BY THESE PRESENTS that I, **Edward W. Hoginski, Trustee of the Edward W. Hoginski Living Revocable Trust of 2000**, u/t/d dated May 15, 2000, a married person, of 230 Dover Point Road, Dover, in the County of Strafford and State of New Hampshire 03820, for consideration paid, grant to D. R. Lemieux Builders, Inc., of P. O. Box 1163, Rochester, in the County of Strafford and State of New Hampshire 03866 with WARRANTY COVENANTS, the following described premises situated in Dover, County of Strafford and State of New Hampshire:

SEE ATTACHED EXHIBIT FOR COMPLETE LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF.

The property being herein conveyed is land only and is no part of the homestead property of the grantor herein.

Being a portion of the same premises conveyed to Edward W. Hoginski, Trustee of the Edward W. Hoginski Living Revocable Trust of 2000, u/t/d May 15, 2000 by deed from Edward W. Hoginski as to a one-half interest and Edward W. Hoginski and Frances L. Hoginski, as to the other one-half interest, dated September 30, 2002, and recorded in the Strafford County Registry of Deeds at Book 2594, Page 0493.

Dated July 14, 2015.

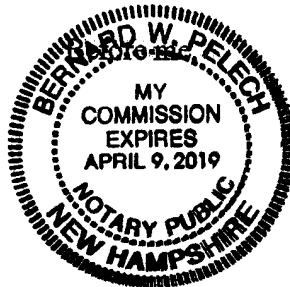

Edward W. Hoginski, Individually and as
Trustee of the Edward W. Hoginski Living
Revocable Trust

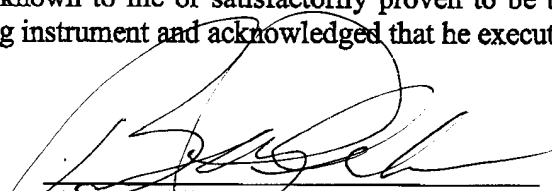
STAT OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

July 14th 2015

Personally appeared the above named Edward W. Hoginski, Individually and as Trustee of the Edward W. Hoginski Living Revocable Trust, known to me or satisfactorily proven to be the persons whose name is subscribed to the forgoing instrument and acknowledged that he executed the same for the purposes therein contained.




Notary Public:

My Commission Expires:

A certain tract or parcel of land situate on the Westerly side of Spur Road, so-called, in Dover, County of Strafford and State of New Hampshire, and bounded and described as follows:

Beginning on the Westerly side of Spur Road at the Northeasterly corner of the parcel herein described and running thence S 63° 58' 37" W by land now or formerly of Harold G. Cate and Hazel G. Cate a distance of 313.74 feet to the high water line of the Bellamy River; thence turning and running in a generally Southerly and Westerly direction by the high water line of said Bellamy River a distance of 290 feet, more or less to a point; thence turning and running N 39° 48' 45" E to a steel stake, and continuing along the same course by land now or formerly of Priscilla Potter a distance of 120.07 feet to a point; thence turning and running N 63° 58' 37" E by Lot #3, hereinafter described, a distance of 487.14 feet to an iron pin set on the Westerly side of Spur Road; thence turning and running by said Spur Road N 15° 19' 10" W a distance of 125 feet to the point of beginning.

The undersigned Trustee as Trustee under the Edward W. Hoginski Living Revocable Trust created by Edward W. Hoginski as grantor under Trust Agreement dated May 15, 2000 and thereto have full and absolute power in said Trust Agreement to convey any and all interest in real estate and improvements thereon held in said Trust and no lender, purchaser, or third party shall be bound to inquire whether the Trustee has said power or to see to the application of any trust asset paid to the trustee for the conveyance thereof. The trust agreement has not been revoked, modified, or amended in any manner which would cause the representations contained in this Trustee certificate to be incorrect.

Notes:

1. The intent of this plan is to relocate the existing lot line between the subject properties.

2. Owners of Record are: Lot 14-A
David Lemieux
PO Box 1163
Rochester, NH 03866

Authorized Signature
D. R. Lemieux Builders, Inc.
PO Box 1163
Rochester, NH 03866

Authorized Signature
D. R. Lemieux Builders, Inc.
PO Box 1163
Rochester, NH 03866

3. The parcels are shown as Lot No. 14-A & 14-L, Map L of the City of Dover Tax Assessor's Maps.

4. Lot 14-A contains 0.49± acre or 21,550± sq. ft. area of land and Lot 14-L contains 1.33± acres or 58,900± sq. ft. area of land.

5. Title reference for the project parcels are the Stratford County Registry of Deeds, Book No. 4230, Page No. 702 (Lot 14-A) and Book No. 4308, Page No. 343 (Lot 14-L).

6. Reference Plans:

a.) "Subdivision of Land for Harold & Hazel Cote, Dover, NH," dated Oct. 18, 1988, prepared by Bruce L. Potopok, SCRD Plan No. 35-56.

7. Lot 14-A is the beneficiary to the right of way as it now exists over land formerly of Gohbi from Lots 14-L & 14-P from the land herein conveyed to the location of the old railroad bed, now known as Spur Road, said right of way being shown on a plan entitled, "Subdivision of Land for Harold & Hazel Cote in Dover, NH," prepared by Bruce L. Potopok, dated October 18, 1988, recorded at the Stratford County Registry of Deeds as Book No. 4230, Page No. 702 (Lot 14-A) and Book No. 4308, Page No. 343 (Lot 14-L). The right of way is shown as a 30' wide easement across the land formerly of Gohbi to and from the spur, which is below the high water mark, in a northeasterly direction from the land herein conveyed."

8. Zoning dimensional and density requirements are as follows:

- a. Zoning district R-20 20,000 sq. ft.
b. Minimum lot size is 20,000 sq. ft.
c. Minimum lot coverage is 30%
d. Minimum yard setbacks:
Front 20 ft., 35' Max.
Side 20 ft.
Rear 30 ft.
About-a-street 20 ft., 35' Max
e. Maximum lot coverage 30%
f. Maximum building height 35 ft.
g. Maximum building setback:
Minimum Front 35 ft.*
Side 10 ft.
Rear 10 ft.
About-a-street 35 ft.*
h. No closer than the principal building or 35' whichever is less

These properties fall within the following zoning overlay districts:
Conservation Overlay District & Riverfront Residential Overlay District

9. Lot 14-L was granted a variance by the Dover Zoning Board on August 17, 2017, for on 11' side yard setback where 20' is required see file #217-15 53 Spur Road.

Lot 14-A has the following NHDES permits:
Shoreland Impact Permit 2014-00905 & 2013-0242 (Site Development)
Wetlands & Non-Site Specific Permit 2014-0105 (Docks)

10. Property line information has been obtained from an on the ground survey performed by this land surveyor June 21, 2017, with an error of closure not greater than 1 in 10,000.

11. A portion of the subject parcels are located within a Federally designated flood hazard area. The subject parcels are located on FEMA Community panel number 330700340E, Effective Date: September 30, 2015.

12. Basis of bearing is the New State Plane USA/NAD83-86 was used to determine location and orientation datum.

13. Both parcels are currently served by underground utilities.

14. Both parcels are currently served by private wells and municipal sewer.

15. The existing use for each lot is single family.

16. Parcel A is to be conveyed from Lot 14-L to Lot 14-A and is not to be considered a separate lot.

17. The licensed land surveyor of this plan does not warrant 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.

Legend:

- N/F New or Formerly
OHU Overhead Utilities
S Approximate Sewer Location
ss Approximate Sewer Service
SCRD Stratford County Registry of Deeds
(Typ)
Typical
x Steel Stake Found
o Iron Rod to be Set
● Iron Rod Found
d Utility Pole
Building Setback
Conservation Overlay District

See Note 12

Map L / Lot 14-F
N/F Dale S. D. Reamer
51 Spur Road
Dover, NH 03820
SCRD Bk 2054, Pg 155

See Note 9 Regarding
Side Yard Setback

Approximate Sewer
Note 17 See

State of New Hampshire
Spaulding Turnpike

Location Plan
NOT TO SCALE

For Registry of Deeds Purposes

Map L / Lot 14-P
N/F Nadia Koellner
53 Spur Road
Dover, NH 03820
SCRD Bk 4137, Pg 43

Map L / Lot 14-A
N/F David W. Vincent, LLS No. 821

24 Oct. 2017

DATE: OCTOBER 24, 2017

DAVID W. VINCENT, LLS

LAND SURVEYING SERVICES

PO BOX 1622

DOVER, NH 03821

TEL: (603) 664-5786

www.landsurveyingservices.net

53 & 55 SPUR ROAD

COUNTY OF STRAFFORD

DOVER, NH

LOCATED AT

TAX MAP L / LOTS 14-A & 14-L

SHOWN AS

D. R. LEMIEUX &

OF PROPERTIES IN THE NAMES OF

BOUNDARY LINE ADJUSTMENT PLAN

17-001

DWG NAME: 00110

FB: 48/57-58

David W. Vincent, LLS No. 821

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LAND SURVEYING SERVICES

PO BOX 1622

P17-76

53 & 55 Spur Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0014-L00000	59 SPUR RD	KOELLMER ANDREW &	HOGINSKI NATALIE A	59 SPUR RD	DOVER	NH	03820
L0014-F00000	51 SPUR RD	ROEMER DALE S D TRUSTEE	ROEMER DALE S D REV TRUST	51 SPUR RD	DOVER	NH	03820
L0012-000000	23 NUTE RD	CHARLESTON RUSSELL E &	LEFLEM STEPHANIE	23 NUTE RD	DOVER	NH	03820
L0014-H00000	61 SPUR RD	LOOMIS JAMES L		6 CULLEN BAY ROAD	DOVER	NH	03820
L0014-P00000	3 SPUR RD	KOELLMER NATALIE		59 SPUR RD	DOVER	NH	03820
L0013-000000	25 NUTE RD	FOGG ADAM R & VINCENT DAVID LEMIEUX DAVID	NAGLE PATRICIA	11 EASTERN SHORE RD S PO BOX 1622 PO BOX 1163	LACONIA DOVER ROCHESTER	NH NH NH	03246-1413 03820 03866