

 CITY OF DOVER	DOVER PLANNING BOARD – AGENDA Meeting Type: Workshop Meeting Location: McConnell Center Cafeteria 61 Locust Street, Dover, NH 03820 Meeting Date: Tuesday, January 9, 2018 Meeting Time: 5:30 pm-6:45 pm
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1. 2018 LAND USE BOARD MEET AND GREET

Members of the following boards, commissions and committees are cordially invited to attend the Meet and Greet:

- Zoning Board of Adjustment
- Conservation Commission
- Energy Commission
- Open Lands Committee
- Transportation Advisory Commission
- Community Trails Advisory Committee
- Dover Business and Industrial Development Authority
- Parking Commission
- Utilities Commission
- Recreation Advisory Committee
- Cochecho Waterfront Development Advisory Committee
- Climate Adaptation Master Plan Committee
- Downtown TIF Advisory Board
- Heritage Commission

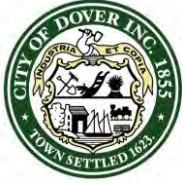
- **5:30 -5:45 PM** Welcome and light dinner

- **5:45 – 6:15 PM** Presentation and Q&A– Climate Adaptation Chapter of the Master Plan

- **6:15 – 6:45 PM** Land Use Board Activity Update

2. ADJOURNMENT

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CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, January 9, 2018**
Meeting Time: **7:00 pm**

1. **ELECTION OF OFFICERS**
2. **CITIZENS' FORUM**
3. **APPROVAL OF THE PRIOR MINUTES**
 - December 12, 2017 Regular Meeting Minutes
4. **NEW BUSINESS**
 - A. Consideration and acceptance of a Conditional Use Permit for Public Service Company of NH and Lilac Garden, LLC, Assessor's Map H, Lots 36-C & 35-D, zoned I-2 & RM-SU, located off Knox Marsh Road. (Proposal is to upgrade the Knox Marsh Road Switching Yard by expanding a gravel pad and installing new poles, with permanent wetland impacts of 3,278 sq.ft., temporary wetland impacts of 1,068 sq. ft., and wetland buffer impacts of 1,429 sq. ft).*(P17-80)
 - B. Consideration and acceptance of a Minor Lot Line Adjustment for Copley Properties, LLC., Assessor's Map C, Lots 2-3 & 2-5, zoned R-40, located at 11-15 Pear Drive.*(P17-83)
 - C. Discussion of Land Use Amendments / Goal Setting
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, December 12 2017**
Meeting Time: **7:00 pm**

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

Members Not Present: Dave White

Staff Present: Christopher Parker (Assistant City Manager), Steve Bird (City Planner)

The Chair called the meeting to order at 7:00 p.m. He announced that they will be hearing Item 4-F first. H. Harmon sat for D. White, interested in the vacant spot.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- November 14, 2017 Regular Meeting Minutes.

Motion: F. Torr made a motion to approve the November 14, 2017 Regular Meeting Minutes, as amended. Seconded by D. Ciotti. Vote UA

L. Skinner indicated that on page 1 of 7 that the wording regarding the percentage goal should be changed from "suggested" to "discussed".

3. OLD BUSINESS

4. NEW BUSINESS

A. Presentation and discussion on Dover's Impact Fee Study by BCM Planning LLC

S.Bird reviewed the history of impact fees in Dover, and introduced Bruce Mayberry.

Bruce Mayberry reviewed the findings of his study. He pointed out the following key components of the Impact Study:

1. Updated all the school enrollment ratios for the City (how many pupils per housing unit).
2. Updated call demand ratio for Police and Fire Services.
3. Updated capital values to 2017 values.
4. Recalculated fee credit allowances.
5. Updated demographics projections of residential and commercial development.

B. Mayberry made the following suggestions:

1. Creating a process by which you would assess fees for changes in use or redevelopment activity.
2. Consider doing reduced school fees for small apartments, on a square-foot basis.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-80

Application Type: Conditional Use Permit
Applicant(s): Public Service Company of NH d/b/a EverSource
Owner(s): PSNH and Lilac Garden, LLC
Location: Knox Marsh Road (Tax Map H, Lot 36-C & 35-D)
Meeting Date: January 9, 2018

INTENT: To obtain a Conditional Use Permit to upgrade an existing switching yard for automation. The proposal would have 3,278 sq. ft. of permanent wetland impacts, 1,068 sq. ft. of temporary wetland impacts, and 1,429 sq. ft. of wetland buffer impacts, over 2 lots.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-A

ACREAGE: 67.82 acres between the two lots

ZONING DISTRICT: Rural Restricted Industrial District (I-2) and Suburban Density Multi-residential District (RM-SU)

EXISTING LAND USE: Transmission Line Right-of-Way

PROPOSED LAND USE: Transmission Line Right-of-Way

SURROUNDING LAND USE: Residential, Commercial, and Industrial

ZBA ACTION:

-Z10-04: Lot 35D received a variance on 5/27/10 to construct three buildings to house 93 storage units, with the condition they go through the TRC and Planning Board review.
-H77-7: Lot 35D received a variance on 6/2/71 to build a barn in a residential district.

ATTACHMENTS:

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

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified and/or first class mail to all abutters for this meeting

PERMITS REQUIRED:

-Conditional Use Permit
-NHDES Wetlands Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to upgrade the Knox Marsh Road Switching Yard for automation. The existing footprint of the yard requires expansion to meet current safety clearance standards to work on the 34.5 kV line when it is energized. The proposed work will include expansion of the existing gravel pad into wetland areas, the installation of new poles within and along the edge of the gravel pad, placement of temporary construction matting, and the removal of existing utility pole structures. The proposal would have 3,278 sq. ft. of permanent wetland impacts, 1,068 sq. ft. of temporary wetland impacts, and 1,429 sq. ft. of wetland buffer impacts.

The Conservation Commission reviewed and endorsed this project. (12/11/17 Conservation Commission minutes attached).

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board 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 pay the outstanding application fees per the invoice.
2. The applicant shall revise the plat and
3. The applicant shall provide the Planning Department with a copy of the NHDES Wetlands Permit.

Knox Marsh Road



Property Information

Property ID H0036-C00000
Location KNOX MARSH RD
Owner PUBLIC SERV CO OF N H



**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 12/20/2017



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: Public Service Co. of NH d/b/a Eversource Energy Telephone # _____

Address of Applicant: 13 Legends Drive, Hooksett, NH 03106

E-Mail Address: _____

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

Address of Property Owner: 21 Continental Blvd, Suite 101, Merrimack, NH 03054

PROPERTY INFORMATION

Assessor's Map # H0036/ H0035 Lot(s) # C00000/ D00000

Address of Property: Knox Marsh Road

Hotel/Retail

Zoning District(s) Rural Restricted Industrial Overlay District(s) _____

Existing Use of Property: Transmission Line Right-of-Way

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:

PSNH proposes to upgrade the Knox Marsh Road Switching Yard. This work is required for automation. Additionally, the existing footprint of the yard requires expansion to meet current safety clearance standards to work on the 34.5 kV line when it is energized. The proposed work will include expansion of the existing gravel pad into wetland areas, the installation of new poles within and along the edge of the gravel pad, placement of temporary construction matting, and the removal of existing utility pole structures.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NH Department of Environmental Service's Wetlands Permit - not yet submitted

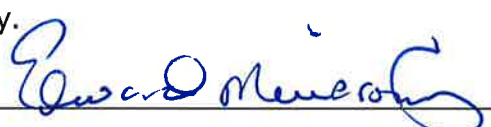
Name of Professional That Prepared Plans: Kristopher Wilkes

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110-6532 Telephone #: 603-391-3900

Professional License #: CWS #288 E-mail address: kwilkes@vnb.com

SIGNATURES

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

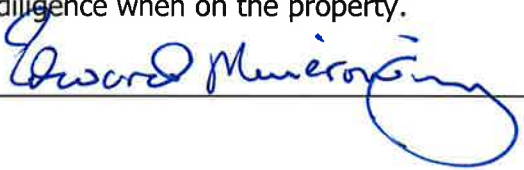
Signature of Property Owner:  Date: 12-1-2017

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 12-1-2017

DEC 04 2017

Dover, New Hampshire

December 4, 2017

Ref: 13563.57

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

Re: City of Dover Conditional Use Permit Application
Knox Marsh Road Switching Yard Project, Dover, New Hampshire

Dear Ms. Benton,

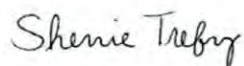
On behalf of Public Service of New Hampshire d/b/a Eversource Energy ("PSNH"), VHB is submitting the enclosed Conditional Use Permit Application to the City of Dover for the proposed upgrade of the existing switching yard off Knox Marsh Road located in Dover, NH. Permanent and temporary wetland and wetland buffer impacts are required to accommodate gravel pad expansion and pole relocations within the existing yard. This work is essential to facilitate automation of the existing yard and meet current safety clearances. A USGS Locus Map is attached for your reference.

Please see the attached Conditional Use Permit Application Form, Application Narrative and supporting information including permitting plans, site photographs, and abutter information. In accordance with Conditional Use Permitting procedures, the filing fee for the Conditional Use Permit will be paid once City of Dover staff has notified VHB of the total cost of the fee. VHB understands that the filing fee must be submitted no later than two weeks before the Planning Board meeting.

In addition to the CUP Application, a Wetlands Permit Application is being submitted to NHDES for the required jurisdictional impact in accordance with NH RS 482-A and administrative rules Env-Wt 100-900.

We look forward to discussing the proposed project with the City of Dover during the December 12th Conservation Commission meeting and a future Planning Board hearing. Please do not hesitate to contact me if you have questions at (603) 391-3951 or strefry@vhb.com.

Sincerely,



Sherrie Trefry
Director of Energy & Environmental Services

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
H0036/H0035	C00000/D00000	PSNH/ Lilac Garden LLC	See owners/abutters list attached

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Sherrie Trefry	PSNH d/b/a Eversource Energy	13 Legends Dr. Hooksett NH 03106

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kristopher Wilkes	VHB	2 Bedford Farms Dr., Suite 200, Bedford, NH 03110-6532
	PSNH d/b/a Eversource Energy	13 Legends Drive, Hooksett, NH 03106

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
H0035	D00000	City of Dover	288 Central Ave, Dover, NH 03820

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 # _____ 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 14 X \$8.00 = \$ 112.00
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 14 x \$10.00 = \$ 140.00

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: PSNH d/b/a Eversource Energy File Number:

PROJECT TITLE: Knox Marsh Road Switching Yard Project

PROPERTY LOCATION: Knox Marsh Road Tax Map: H0036/Lot: C00000/
H0035 D00000

	Explain How Provided	Reviewed
1. Completed and signed Application form	submitted	
2. Electronic copy of the engineered/surveyed plan layout	submitted	
3. Electronic copy of supplementary materials and application	submitted	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	not applicable	
5. Fiscal Impact Analysis (For more than 10 units)	not applicable	
6. Waiver requests to the Site Plan Review Regulations, with written justification	none submitted	
7. Conditional Use Permit applications	submitted	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	not applicable	
9. A colored architectural plan showing all sides of buildings	not applicable	
10. List of all professional agents to be notified for Planning Board	submitted	
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	submitted	
Proposed Project name and title and Planning File #	included	
Date, north arrow and scale	included	
Names of all abutting property owners	included separately	
Name and address of owners and/or applicants	Parcel IDs provided	
Signature & stamp of NH licensed land surveyor and/or engineer	Not applicable/Stamped by CWS	
Zoning District boundaries, including any special or overlay districts	included	
Location of Conservation District areas	included , as applicable	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	visually depicted and labeled	
Location and widths of existing & proposed easements & right of ways	information not available	
Depict pedestrian walkways and accessible access	visually depicted	
Location and width of existing and proposed access/egress ways	visually depicted	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	property not surveyed	
Existing and proposed topographic information at two foot intervals	existing topo from LIDAR	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	included	
Minimum building setbacks or build to lines on all lots	property setbacks not located	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	included	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	not applicable	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	not applicable	
Existing and proposed stormwater lines and facilities	not applicable	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	not applicable	
Location of Flood Hazard Zone	included	
Location of all bodies of water and watercourses	not applicable	
Location of wetlands and buffers	included	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	included	
Existing natural features and/or significant vegetation on property	visually depicted	
Depict existing contours up to 100 ft. beyond project limits	included	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	not applicable	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	not applicable	
Location, material and size of existing and proposed pavement area	not applicable	
Location of proposed fire lanes	not applicable	
Specify finished floor elevations of buildings	not applicable	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	not applicable	
Depict all service, storage, loading bays and utility areas	not applicable	
All applicable Dover Common Site Plan notes	included	
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	not applicable	
Stormwater Management System Operation and Maintenance Plan	not applicable	
Erosion and Sedimentation Control Plan	visually depicted	
Landscape Operation and Maintenance Plan	not applicable	
Proposed restrictive covenants or homeowners association documents	not applicable	
Dates and permit numbers of all required state and federal permits	not submitted	
If wetland buffer, indicate placards locations, as applicable	not applicable	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	not applicable	
Location of proposed drive-in facilities	not applicable	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	unknown	

REVIEWED BY: _____ DATE _____ TRC DATE _____

CITY OF DOVER PLANNING DEPARTMENT

(Revision Date: May 15, 2017)

APPLICANT: PSNH FILE NUMBER: _____

List of Common Site Plan Notes

The following list of commonly required notes is intended to be used as a guide to applicants and should not be construed as a comprehensive note requirement list for all projects. A preapplication conference with the Planning Department is suggested to help determine the actual notes that may be required.

1. The intent of this site plan is _____.

2. Current Owner: *Name and address*

Authorized Signature

3. The project parcel(s) is (are) shown as Lot No. _____, Map ____ of the City of Dover Tax Assessor's Maps.

4. The project parcel(s) contains ____ acres or _____ square feet area of land.

5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. ____, Page No. ____.

6. Project Plan References: *(List all reference plans and their SCRD #)*

7. All applicable right-of-way, conservation, slope, construction, utility, access, or other easements shall be referenced in a note and shown on the plan and shown on the plan.

8. Zoning dimensional and density requirements are as follows:

a. zoning district _____ subdistrict _____

b. minimum lot size: _____ acres (sq. ft.)

c. minimum lot frontage: _____ ft.

d. minimum yard setbacks/build-to-lines:

Front _____ ft.

Side _____ ft.

Rear _____ ft.

Abut-a-street _____ ft.

Maximum/minimum lot coverage _____ %

Minimum/maximum bldg. height _____ ft./stories

This property falls within the following zoning overlay districts: *(List districts)*

9. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from _____ Plan, prepared by (surveyor))*.

10. Subject parcel is (*is not*) located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
11. Wetlands were delineated by _____, Certified Wetlands Scientist, Certification Number _____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on _____, 20__.
12. The maximum parking space calculation is _____(broken down) and _____ spaces are provided.
13. As-built plans of the site shall be submitted on paper and in a digital format in pdf and AutoCAD DWG, AutoCAD DXF or an ESRI format to the City of Dover Engineer's Office upon completion of project. As-built plans shall be prepared and certified correct by a L.L.S. or P.E. Digital files shall be geo-referenced to New Hampshire State Plane Coordinates NAD83 and shall be expressed in feet.
14. Exterior lighting shall be cut-off type fixtures per Chapter 149-14-E and shall provide lighting directed on-site only.
15. Topographic survey performed by _____ on (*dates*).
16. Elevations are based on U.S.G.S. datum. (or Elevations depicted are based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).
17. A security system shall be installed as required by Chapter 58, Article I, section 58-2 of the Code of the City of Dover. (*If a business establishment or multi-family dwelling contained in a new, altered or repaired structure*)
18. Commercial vehicle route during construction shall conform with Dover City Code or be coordinated with the Community Services Director.
19. The installation of electric power, cable television and telephone lines shall be underground throughout the site for which development is proposed. Site plans shall show any easements for these services.
20. The subject parcel(s) is (are) served by municipal water and sewer (*or is served by on-site well and septic system*).
21. All erosion control notes shall include provisions for construction sequencing, temporary erosion control measures, and permanent standards such as loam spread rate for disturbed areas, rates of lime, type and rates for fertilizer, and seed and mulch mixture with rates of application.
22. The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved STORMWATER Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting.

23. The limits of construction disturbance that are located in or within the 50 ft. of Conservation and Wetland Districts shall be staked, flagged and clearly identified prior to any earth disturbing activity occurs.
24. All treatment swales to be constructed shall have sod bottoms.
25. A letter of credit for the cost of revegetating all disturbed areas on the site and approved construction sign shall be in place prior to any earth disturbing activity.
26. Site Construction hours shall be limited to *Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4 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.
27. A pre-construction conference with the developer, the design engineer, the earthwork contractor and the City Engineer shall occur prior to any earth disturbing activity.
28. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT) “Standard Specifications for Road and Bridge Construction” and with the City of Dover Community Services Regulations and standard specification for construction. The more stringent specification shall apply.
29. Approved backflow preventors shall be provided for both fire and domestic water lines.
30. The *(existing or proposed)* structure shall be served by a sprinkler system as required under Chapter 109-30 of the Code of the City of Dover and the 2015 State Building Codes.
31. Sprinkler connections must be flushed in accordance with NFPA 24 and a Contractor’s Material and Test Certificate for Underground Piping form must be completed.
32. Fire department connections shall be located on the street side of the building per NFPA 13.
33. Building addresses shall be assigned by the Building Official at the time of issuance of a building permit.
34. The site layout is designed in compliance with applicable accessibility regulations. The proposed structure will be also be designed in accordance with applicable accessibility regulations.
35. The proposed use for the site *(structure)* is _____. *(More specific uses are encouraged, such as restaurant, hotel, doctor's office, etc. Should more than one use be proposed, an indication of the percentage of each use is suggested.)*
36. The following federal and state permits have been issued for the subject property: *(List permit type, number and date of issuance.)*
37. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the proposed use or structure, including the case number and date of decision and any conditions.

Knox Marsh Road Switching Yard Project

Dover, New Hampshire

PREPARED FOR

Public Service Company of New
Hampshire d/b/a Eversource Energy
780 N. Commercial Street
Manchester, NH 03101

PREPARED BY



2 Bedford Farms Drive Suite 200
Bedford, NH 03110
603.391.3900

December 2017



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Application Narrative

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Attachments

Attachment A	USGS Location Map
Attachment B.....	Conditional Use Permitting Plans
Attachment C.....	Owner/Abutter Information
Attachment D	NHB Report
Attachment E	Registered Deed



Application Narrative

1.0 Introduction

On behalf of Public Service Company of New Hampshire d/b/a Eversource Energy (PSNH), VHB is submitting this Conditional Use Permit Application to the City of Dover for the proposed improvement of the Knox Marsh Road Switching Yard along an existing electric utility right-of-way (ROW) in the City of Dover, in accordance with *Section 170-27.1* of the City's Zoning Ordinance. A Conditional Use Permit is required for the proposed work to allow impacts to wetlands and associated buffers protected under the Wetland Protection District.

2.0 Proposed Project Description

PSNH proposes to conduct upgrades within the Knox Marsh Road Switching Yard in Dover, New Hampshire. This will include the removal and relocation of several structures within the vicinity of the switching yard. Additionally, the footprint of the yard requires expansion to meet current safety clearances to work on the 34.5 kV line when it is energized. The proposed work requires impacts to state jurisdictional wetlands and wetlands protected under the Wetland Protection District and associated buffers within the City of Dover.

Proposed project work includes the removal of existing structures located south of Knox Marsh Road, which are located within wetland areas. These structures will be reached utilizing wooden swamp mats of approximately 4-feet wide by 16-feet long. These swamp mats will be placed across the ROW within wetland areas to stabilize machinery and protect wetland resources from compaction, rutting, and sedimentation.

Additionally, the existing gravel pad that comprises the existing switching yard located north of Knox Marsh Road will be expanded slightly to the north, east, and west into the surrounding wetland areas. New structures will be installed within this expanded gravel pad and along the edge of the gravel pad. Refer to **Attachment A, USGS Location Map**, and **Attachment B, Conditional Use Permit Plan**, for the location of the proposed project and described project work.



3.0 Property Ownership and Abutters

All proposed work will occur within the limits of an existing electric utility ROW that is either owned in fee or maintained as easement by PSNH. All owners of parcels where impacts to the Wetlands Protection District are to occur, as well as abutters to these parcels, will be notified of the proposed project in accordance with the City of Dover's Conditional Use Application Process. Refer to **Attachment C** for a list of owner and abutter information.

4.0 Project Wetlands Subject to the Conservation Overlay District and Associated Impacts

Two wetlands will be impacted by the switching yard improvement work. The following provides a summary of the wetland delineation methodology used as well as a description of the proposed impacts required for the switching yard improvement work.

4.1 Wetland Delineation and Assessment

VHB Wetland Scientist Kristopher Wilkes (CWS #288) completed a wetland delineation of the project area on September 19, 2017. Wetland delineations were performed in accordance with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0* (January 2012). The *Corps of Engineers Wetland Delineation Manual* presents a three parameter approach involving indicators of hydrophytic vegetation, hydric soils, and hydrology. The Regional Supplement presents wetland indicators, delineation guidance and other information that is specific to the Northcentral and Northeast region of the United States. Wetland boundaries were established in the field using alpha-numerically coded pink flagging tape.

The *2016 National Wetland Plant List* published by the U.S. Army Corps of Engineers, the *Field Indicators for Identifying Hydric Soils in New England, Version 8.1 (2017)* published by the Natural Resources Conservation Service, and the *Field indicators to Identifying Hydric Soils in New England, Version 4 (May 2017)* published by the New England Interstate Water Pollution Control Commission were also used as technical references during the wetland field investigations. Soils were evaluated using a Dutch style auger. Wetlands were classified following the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al., 1979, revised 1985.) Functions and values were assessed using the *Highway Methodology Workbook Supplement* (USACOE, 1999).



Wetlands which are part of the Wetlands Protection District, as defined in the City of Dover's Zoning Ordinance, *Section 170-27.1*, that will either be directly impacted or impacted within their associated buffer are listed in the **Wetland Impact Summary Table** provided below in **Table 1**.

None of the wetlands to be impacted are considered rare or unusual and were found to exhibit common plant species. Plant species observed are characteristic of the landscape typically associated with partially cleared and maintained electric transmission ROWs in New Hampshire. Many of these wetlands have been previously disturbed by fill and removal activities associated with previous construction of the existing transmission lines within the ROW and other land use activities.

Wetland 1

A large wetland complex located within the ROW borders Knox Marsh Road and extends north, surrounding the existing switching yard. This wetland complex is classified as Palustrine, Scrub-Shrub, Broad-Leaved Deciduous wetland that is Seasonally Flooded/Saturated (PSS1E). The wetland complex includes roadside swales along Knox Marsh Road that are connected by a 36" corrugated metal pipe under the switching yard driveway. The swale portion of the wetland is classified as Palustrine, Emergent, Persistent wetland that is Seasonally Flooded/Saturated (PEM1E). The wetland transitions to a Palustrine, Forested, Broad-Leaved Deciduous wetland that is Seasonally Flooded/Saturated (PFO1E) outside of the cleared ROW edge to the east and west of the switching yard.

Dominant plants located within the PSS1E portion of the wetland include glossy buckthorn (*Rhamnus frangula*), meadowsweet (*Filipendula ulmaria*), dogwood (*Cornus* spp.), northern wild raisin (*Viburnum nudum*), arrowwood (*Viburnum dentatum*), willow (*Salix* spp.), New England aster (*Symphyotrichum novae-angliae*), flat topped white aster (*Doellingeria umbellata*), narrow leaved goldenrod (*Euthamia graminifolia*), Canada goldenrod (*Solidago canadensis*), steeplebush (*Spiraea tomentosa*), poison ivy (*Toxicodendron radicans*), purple loosestrife (*Lythrum salicaria*), sensitive fern (*Onoclea sensibilis*), white pine saplings (*Pinus strobus*), maleberry (*Lyonia ligustrina*), Joe-Pye weed (*Eutrochium fistulosum*), red maple (*Acer rubrum*), high bush blueberry (*Vaccinium corymbosum*), soft rush (*Juncus effusus*), sphagnum (*Sphagnum* spp.), aspen (*Populus tremuloides*), sedges (*Cyperaceae* spp.), swamp dewberry (*Rubus hispidus*), ostrich fern (*Matteuccia struthiopteris*), horsetail (*Equisetum* spp.), and reed canary grass (*Phalaris arundinaceae*). Dominant plants located within the PEM1E portion of the wetland include narrowleaf cattail (*Typha angustifolia*), soft rush, sensitive fern, tearthumb (*Polygonum* spp.), purple loosestrife, sedges, and reed canary grass. The vegetation within this wetland has recently been mowed in preparation for the proposed project.



Evidence of hydrology include soil saturation, saturation visible on aerial imagery, drainage patterns, and surface water. The surface water was observed in the swales and ditch running north to south outside of the ROW.

The scrub-shrub/emergent vegetation within the wetland can provide wildlife habitat, nutrient removal, and sediment retention. Potential sources of pollutants are present from abutting land uses such as maintained lawns and roads. The wetland is hydrologically connected to Knox Marsh Road and may provide some flood storage capacity during a flooding event. The wetland is capable of groundwater recharge and is situated above an aquifer. The portion of the wetland to be impacted is not associated with a surface water and is not capable of providing essential fish habitat or shoreline stabilization. The wetland does not provide opportunities for recreation or production export. The wetland does not provide education/scientific, heritage/uniqueness, or visual quality values. The wetland does not contain endangered species habitat based on a review of state and local databases.

Wetland 2

The ROW also included a wetland located within a mowed field to the south of Knox Marsh Road. This wetland is classified as Palustrine, Scrub-Shrub, Broad-Leaved Deciduous wetland that is Seasonally Flooded/Saturated (PSS1E). A portion of this wetland is a swale that exists downslope of the southern road shoulder which runs west to east and is fed by a culvert located under Lilac Lane. The swale is classified as Palustrine, Emergent, Persistent wetland that is Seasonally Flooded/Saturated (PEM1E).

Dominant plants located within the PSS1E portion of the wetland include purple loosestrife, meadowsweet, iris (*Iris* spp.), glossy buckthorn, willow, red maple, birch (*Betula* spp.), soft rush, vetch (*Vicia* spp.), sphagnum, sensitive fern, reed canary grass, smartweed (*Polygonum pensylvanicum*), New England aster, white aster (*Symphyotrichum pilosum*), goldenrod (*Solidago* spp.), sedges, steplebush, balsam poplar (*Populus balsamifera*), and beggars tick (*Bidens frondosa*). Dominant vegetation located within the PEM1E portion of the wetland is dominated by Phragmites (*Phragmites australis*).

Evidence of hydrology includes soil saturation, pockets of surface water, and rutting present in some areas.

4.2 Proposed Wetland Impacts

The proposed switching yard improvement work will result in a total of 1,068 square feet of temporary wetland impacts and 3,278 SF of permanent wetland impacts. In addition, a total of 1,428.5 square feet of permanent impact to wetland buffers is required for gravel pad expansion. No streams or vernal pools



are located within the vicinity of the proposed project and therefore will not be impacted by the proposed work.

Table 1. Wetland Impacts

PERMANENT IMPACT		TEMPORARY IMPACT	
Wetland		Swamp Matting	
Proposed Structures (assumed 4-ft diameter)	34 SF	Direct Wetland Impact	1,068 SF
Gravel Pad	3,244 SF	50' Wetland Buffer	0 SF
50-ft Wetland Buffer			
Proposed Structures (assumed 4-ft diameter)	5.8 SF		
Gravel Pad	1,422.7 SF		
<i>Total:</i>	<i>4,706.5 SF</i>		<i>1,068 SF</i>

Temporary impacts are the result of the placement of matting within wetland areas to remove existing structures located south of Knox Marsh Road. Permanent impacts will result from the installation of new poles within the switching yard located north of Knox Marsh Road as well as the installation of fill material within the wetland to expand the gravel pad. The new proposed structures will be constructed within or directly adjacent to the new fill material. Refer to **Attachments B** for the total impacts broken out by wetland and the location of each impact.

Impacts to wetlands were avoided to the maximum extent practicable. Wetlands will be marked prior to construction with the appropriate flagging to designate the limits of the wetlands and will be maintained throughout the duration of construction.

The proposed project will not be located within a Conservation Easement. A Conservation Easement held by the town exists south of Knox Marsh Road on Tax Map 50035 Lot D00000.

A NHDES Wetlands Permit Application will be submitted as a Minor Project for the prior to construction in accordance with Env-Wt 303.03(h) since the project involves less than 20,000 SF of alteration in jurisdictional wetlands.

5.0 Rare, Threatened, and Endangered Species

A search for the occurrence of rare plant, animal, or natural communities within the vicinity of the proposed project was completed using the NHB online DataCheck tool. In a report provided by NHB dated November 1, 2017, no species were identified



within the vicinity of the proposed project. No further coordination with NHB is required. Refer to **Attachment D** for the NHB report.

6.0 Mitigation Measures

Procedures established by PSNH are to be followed by its employees and contractors for accessing proposed structure locations and performing activities on transmission line ROW's. These procedures ensure that PSNH projects are completed in accordance with applicable environmental laws and regulations as well as with PSNH policies and compliance objectives.

Best Management Practices (BMP's) that will be implemented during the proposed work include the use of swamp mats for wetland crossings. Excavated soils from the pole installations will be removed from the site for proper disposal. Removed poles and equipment will be removed from the site for recycling or proper disposal. Erosion control socks will be installed around pole installations to prevent migration of excavated soils into surrounding wetland areas.

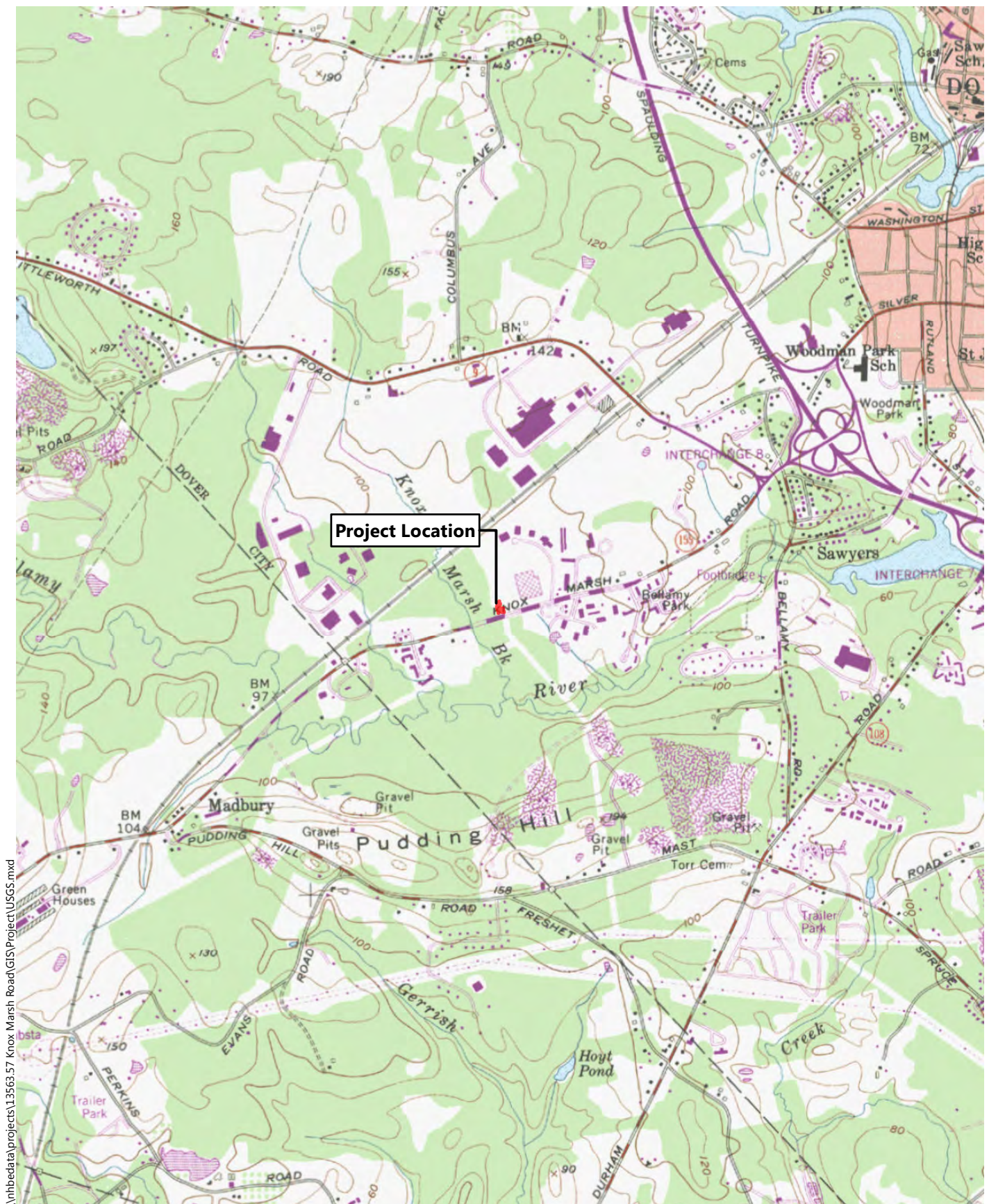
The invasive species *Phragmites* is present within the project area. During construction, contractors will be required to deliver clean equipment to the project area. Machinery entering and leaving any area containing invasive plants within the project area will be inspected for foreign plant matter (stems, flowers, roots, etc.) and soil embedded in the tracks or wheels. If foreign plant matter/soil is present, the operator will remove the plant material and soil from the machine using hand tools. Swamp mats will also be cleaned before transporting them on-site. Compressed air or water is typically used as a cleaning agent to remove seeds or root matter from mats.



Attachment A

USGS Location Map





0 1000 2000 4000 Feet



Project Location

Knox Marsh Road

Dover, New Hampshire

USGS Site Location

Source: NHGRANIT, VHB



Attachment B

Conditional Use Permitting Plans





0

25

50

100 Feet

Existing Structure to be Removed

Proposed New Structure

Existing Structure to Remain

Extent of Existing Gravel Pad

Proposed Gravel Pad Addition

Culverts

Delineated Wetland Edge

Wetlands Protection District

Temporary Construction Matting

Area within 50' Wetland Buffer

Approximate Property Boundary (Digitized from Deed)

2-ft Contour

10-ft Index Contour

Erosion Control Barrier

100-yr Floodplain (FEMA)

Knox Marsh Road

Dover, New Hampshire

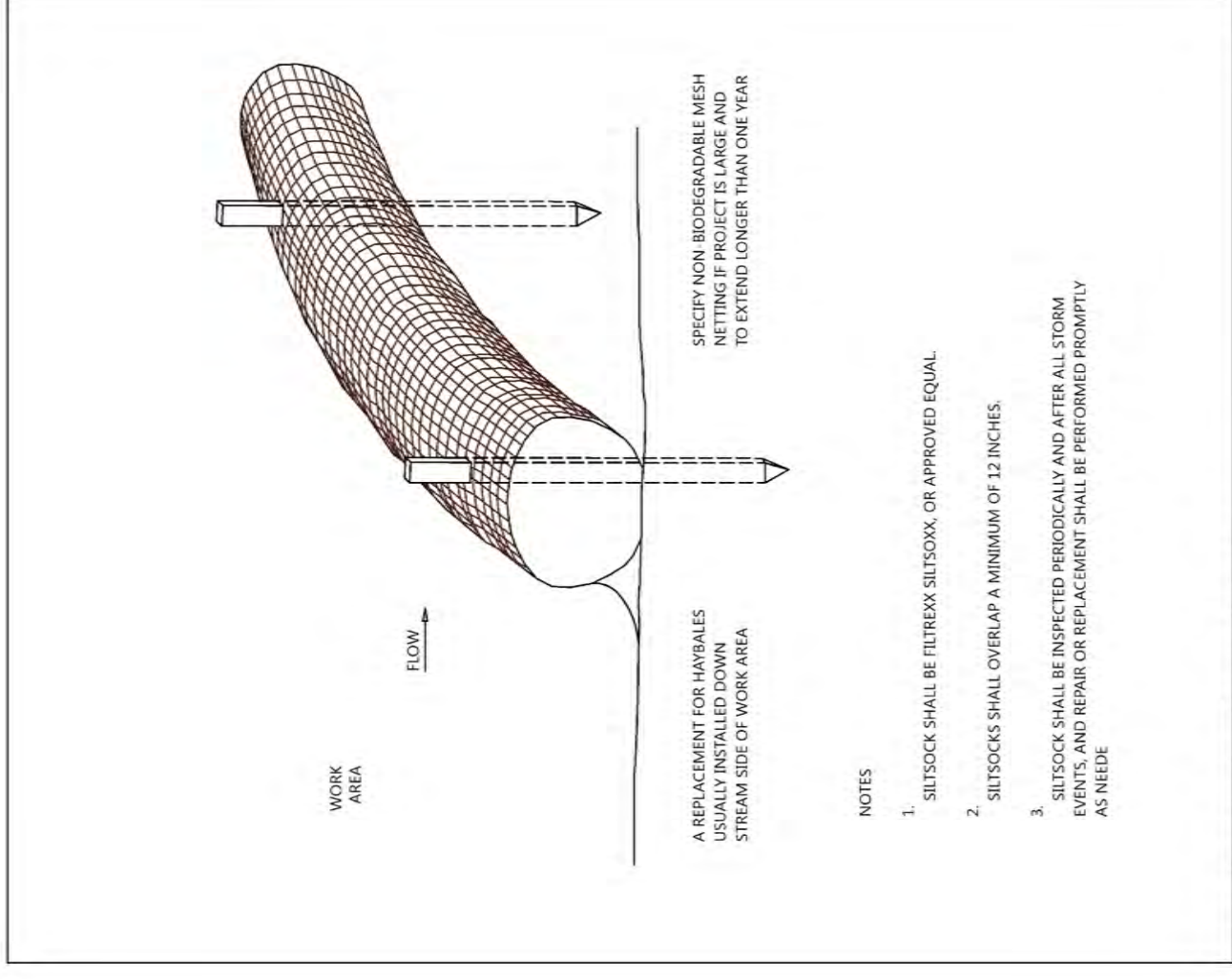
Conditional Use Permit Plans

November 2017

Source Info:VHB, NHGRANIT

NOTES:

1. The intent of this site plan is to obtain a NHDES Wetlands Permit for impacts to the Wetland Protection District for an expansion of an existing switching yard.
2. Current Owner: Public Service Company of New Hampshire, 780 N. Commercial Street, Manchester, NH 03101
3. The project parcels are shown as H0035-D and H0036-C of the City of Dover Tax Assessor's Maps.
4. The PSNH project parcel contains 17.3 acres of land.
5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. 781, Page No. 383.
6. Property line information has been obtained from an interpretation of the registered deed and has been approximated on the site plan.
7. The project area is located within the 0.2% Annual Chance Flood Hazard (Zone X) of the Bellamy River, as shown on the effective Flood Insurance Rate Map; Panel No. 33017C0320E, dated September 30, 2015
8. Wetlands were delineated by Kristopher Wilkes, Certified Wetlands Scientist, Certification Number 288, in accordance with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0* (January 2012).
9. Elevations are based off contours derived from NH GRANIT LIDAR (Coastal New Hampshire 2011)
10. The limits of construction disturbance that are located in or within the 50 ft. of the wetland shall be staked, flagged and clearly identified prior to any earth disturbing activity occurs.



Siltsock - Erosion Control Barrier

N.T.S.

Source: VHB

1/16

LD_658

Knox Marsh Road

Dover, New Hampshire

**Wetland Permitting Plans
Project Notes
November 2017**



Attachment C

Owner/Abutter Information



Owner/Abutter List (Dover, New Hampshire)

All project work will occur within an existing utility right-of-way.

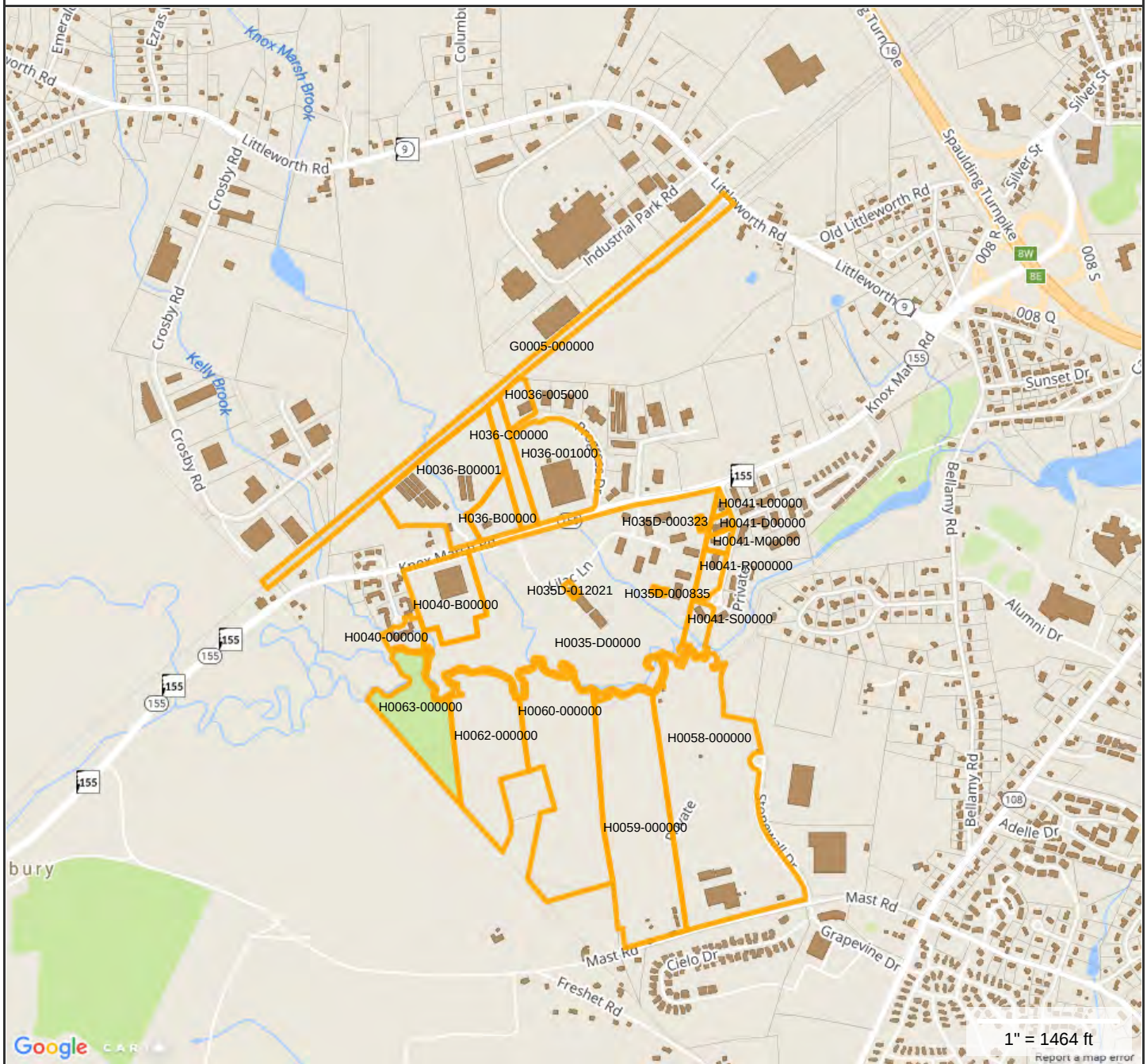
Owner/Abutter	Tax Map Number (map-block-lot)	Mailing Address
Boston & Maine RR	G0005-000000	Iron Horse Park, High Street North Billerica, MA 01862
Lilac Garden LLC	H0035-D00000 ¹	21 Continental Blvd, Suite 101 Merrimack, NH 03054
Electrocraft New Hampshire, Inc	H0036-001000	1 Progress Drive Dover, NH 03820
10 Progress Drive, LLC	H0036-005000	PO Box 926 Dover, NH 03821
Vasco Four Twenty-Seven River LLC	H0036-B00000	217 Knox Marsh Road Dover, NH 03820-5402
NSA Optivest Acquisition Holdings LLC	H0036-B00001	24901 Dana Point Harbor Drive, Suite 200 Dana Point, CA 92629
Public Service Company of NH C/O Tax Accounting	H0036-C00000 ¹	PO Box 330 Manchester, NH 03105-0330
Olde Madbury Lane Inc	H0040-000000	PO Box 250 Dover, NH 03820
237 Albany Street Investments LLC (85%) Abel and Brundelle Associates (15%)	H0040-B00000	160 Middlesex Turnpike Bedford, MA 01730
<i>Crosshill Housing Associates, Limited Partnership</i>	H0041-D00000	PO Box 250 New Ipswich, NH 03071
<i>Crosshill Housing Associates, Limited Partnership</i>	H0041-L00000	PO Box 250 New Ipswich, NH 03071
<i>Crosshill Housing Associates, Limited Partnership</i>	H0041-M00000	PO Box 250 New Ipswich, NH 03071
<i>MSM Brothers, Inc</i>	H0041-R00000	510 Martha's Way Dover, NH 03820
<i>MSM Brothers, Inc</i>	H0041-S00000	510 Martha's Way Dover, NH 03820
<i>City of Dover</i>	H0058-000000	288 Central Ave Dover, NH 03820
<i>Candia South Branch Brook Holdings, LLC</i>	H0059-000000	PO Box 410 Candia, NH 03034
<i>Candia South Branch Brook Holdings, LLC</i>	H0060-000000	PO Box 410 Candia, NH 03034
<i>Candia South Branch Brook Holdings, LLC</i>	H0062-000000	PO Box 410 Candia, NH 03034
<i>City of Dover</i>	H0063-000000	288 Central Ave Dover, NH 03820

Katherine J. Sanders & James K. Ettien	H035D-012021	1221 Lilac Lane Dover, NH 03820
Onkaram Venkateswarlu & Badabagni Sujatha	H035D-000835	12 Lee Road Madbury, NH 03823
Kerry S. Pope & Kimberly A. Pope	H035D-000323	3 Elizabeth Ln Rye, NH 03870

1 – Denotes parcels where impacts will occur.

***Italicized* names indicate more than one parcel has the same property owner.**

City of Dover Tax Map



**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 11/27/2017



Attachment D

NHB Report





To: Sherrie Trefry
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110

Date: 11/1/2017

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 11/1/2017

NHB File ID: NHB17-3308

Applicant: Edward Minerowicz

Location: Tax Map(s)/Lot(s):
Dover

Project Description: Project proposes to install an updated switching yard within the existing ROW.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 10/31/2018.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB17-3308





Attachment E

Registered Deed



781
383

KNOW ALL MEN BY THESE PRESENTS

That JAMES C. SULLIVAN, single, of Dover, County of Strafford, in The State of New Hampshire (hereinafter called the Grantor), for consideration paid, grants to PROPERTIES, INC., a corporation having its principal place of business at Manchester, County of Hillsborough, in The State of New Hampshire, with WARRANTY covenants, a certain parcel of land located in the City of Dover, County of Strafford, in The State of New Hampshire, described as follows:

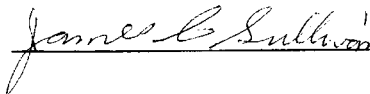
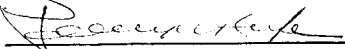
Beginning at an iron pin on the northerly side line of Knox Marsh Road, so-called, at the southwesterly corner of Grantor's land at land of Leoca Construction Company; thence easterly along said road a distance of 150 feet to a concrete bound at other land of Grantor; thence due north along other land of Grantor a distance of 1,310 feet, more or less, to land of the Boston and Maine Railroad; thence south 67° 00' west along land of the Boston and Maine Railroad a distance of 155 feet, more or less, to a concrete bound at land of Leoca Construction Company; thence due south along land of Leoca Construction Company a distance of 1,246 feet, more or less, to the point of beginning.

Being a part of the premises described in deed of Abbie H. Leathers to Timothy J. Sullivan dated October 14, 1940, and recorded in the Strafford County Registry of Deeds, Book 500, Page 6. Also being a part of the premises described in deed of Orimel W. Garside to Timothy J. Sullivan dated January 30, 1914, and recorded in the Strafford County Registry of Deeds, Book 370, Page 173.

The above-described 150-foot wide parcel of land includes the easterly 50 feet of the 100-foot wide easement deeded to Public Service Company of New Hampshire by James C. Sullivan by deed dated March 12, 1958, and recorded in the Strafford County Registry of Deeds, Book 686, Page 133.

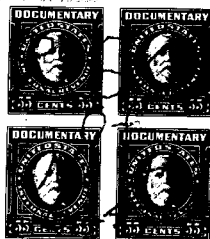
WITNESS my hand and seal this 23rd day of June, 1964.

Witness:



96-28

781
384



THE STATE OF NEW HAMPSHIRE

Strafford, SS.

June 23, 1964.

James C. Sullivan personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

[Signature]
Notary Public
[Signature]

RECEIVED 10:50 A.M. JULY 20, 1964

EXAMINED BY

***** *Margaret E. Holmes*

REGISTER

KNOW ALL MEN BY THESE PRESENTS

THAT the BETA KAPPA CHAPTER OF KAPPA SIGMA, INC., a corporation existing under the laws of the State of New Hampshire, and being located in Durham, in the County of Strafford and State of New Hampshire, for and in consideration of the sum of

FORTY THOUSAND DOLLARS (\$40,000.00)

to it in hand before the delivery hereof, well and truly paid by the Board of Trustees of the Kappa Sigma Endowment Fund as Trustees of the Caduceus Fund of Kappa Sigma Fraternity under Section One of Article 8 of the By Laws of Kappa Sigma Fraternity, the receipt whereof it does hereby acknowledge, has granted, bargained and sold, and by these presents does give, grant, bargain, sell alien, enfeoff, convey and confirm unto the said Board of Trustees of the Kappa Sigma Endowment Fund as Trustees of the Caduceus Fund of Kappa Sigma Fraternity under Section One of Article 8 of the By Laws of Kappa Sigma Fraternity, its successors and assigns forever, a certain leasehold interest in and unto a certain lot of land with the buildings thereon, situated on the Southerly side of Main Street in said Durham, bounded and described as follows, viz:

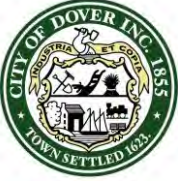
Beginning at the point where the steam tunnel and cement curbing converge at the private road from Main Street between the Kappa Sigma Fraternity Chapter House and the Commons Building and running in a Northwesterly direction along the Southerly side of the steam tunnel one hundred and ten (110) feet; thence turning and running Southwesterly one hundred and ninety (190) feet; thence turning and running Southeasterly parallel to the steam tunnel one hundred and ten (110) feet; thence turning and running Northeasterly one hundred and ninety (190) feet following generally the line of a tarred sidewalk and the cement curbing previously mentioned to the point of beginning, meaning to lease a portion of the so-called McDaniel Field deeded to the New Hampshire College by Jasper R. McDaniel and Hannah M. McDaniel, July 9, 1891, and recorded in Strafford County Records Book 296, Page 176. For title see lease of The University of New Hampshire



Property ID	Location	Owner 1	Owner 2
H008-010000	1 PROGRESS DR	ELECTROCRAT NEW HAMPSHIRE INC	BADAGNAN
H0350-010208	128 ULIAU LN	ONKARIM VENKATESWARLU & S	NOYEN LUOTI
H0350-010201	121 ULIAU LN	CANDOR RONALD P	
H0350-010211	1215 ULIAU LN	PLANTE JAMES	
H0350-010205	1217 ULIAU LN	HARRING ROBERT C	ETIENNE JAMES K
H0350-010217	1217 ULIAU LN	THORNTON KAREN T & J	THORNTON RYAN
H0350-010202	122 ULIAU LN	CRAWFORD SCOTT	
H0350-010207	122 ULIAU LN	BURNS MICHAEL E	
H0350-010203	123 ULIAU LN	OGONOWSKI LAURA A & MICHAEL NATHAN TRUSTEE	OGONOWSKI-MICHAEL LAURA A FAMILY TRUST
H0350-010204	124 ULIAU LN	STEVENS ANTHONY W	
H0350-010307	127 ULIAU LN	PAPEL ASHOK B & DONALD LLC	PATEL PANKASHEN P
H0350-010301	31 ULIAU LN	CARLISLE CAPITAL CORPORATION	
H0350-010302	81 ULIAU LN	DEIDER SASKER	
H0350-008813	121 ULIAU LN	PATEL ASHOK B & DONALD LLC	PATEL PRAVINA A
H0350-008824	121 ULIAU LN	ELMORAGHY EDEL N	
H0350-010203	123 ULIAU LN	ELMORAGHY EDEL N	
H0350-010201	121 ULIAU LN	217 ALBANY STREET INVESTMENTS LLC 89% & 11% OWNERS	ABEL AND BRUNELLE ASSOCIATES 15%
H0350-010206	128 ULIAU LN	MOVEMENT GARDEN LLC	DESAINTELS EILEEN
H0350-010208	128 ULIAU LN	REYES FRED E TRUST 1981	RELEY RUTH K TRUST 1981
H0350-010308	38 ULIAU LN	WISCO FOUR TWENTY SEVEN RIVER LLC	
H0350-010309	38 ULIAU LN	NSA OPTIMIST ACQUISITION HOLDINGS LLC	
H0350-000011	311 ULIAU LN	MCGRIL M72 R	
H0350-000012	311 ULIAU LN	CITY OF DOVER	
H0350-000000	MAST RD	POPE KERRY S & KATHY A	POPE KIMBERLY A
H0350-010322	321 ULIAU LN	TOOMEY JOHN A	AUO THAHMANG
H0350-010323	34 ULIAU LN	BLOSKER SARAH & JAMES	AREL DAVID
H0350-000031	331 ULIAU LN	CHEN HENG-CHUNG & SHIEN SHU-CHING	SHIEN SHU-CHING
H0350-010325	335 ULIAU LN	ARONIAN ANDREW & LAURA E & NATHAN CO TU	SHIEN SHU-CHING LAURA FAMILY TRUST
H0350-010205	335 ULIAU LN	WHITE CLIFFS	MCINNIS COLLEEN M
H0401-000000	381 ULIAU LN	MSM BROTHERS INC	
H0401-000038	381 ULIAU LN	SAMUELSON THOMAS F TRUSTEE	SAMUELSON THOMAS F REVOCABLE TRUST
H0350-000018	818 ULIAU LN	PARKER BONNIE A	
H0350-010204	124 ULIAU LN	TURNER JOHN F JR	
H0350-010206	128 ULIAU LN	PROGRESS DRIVE LLC	IRON HORSE PARK
H0401-000000	1 WESTGATE DR	CD PROGRESS DRIVING ASSOCIATES	LIMITED PARTNERSHIP
H0350-000000	99 KNOX MARSH RD	SAMPSON SUPERMARKETS INC	
H0350-000002	1 SUMMER DR	MCQUADE REALTY INC	MCDOONE GREGORY AND HERGOTT LISA TRUST
H0401-000000	OLDE MADBURY LANE INC	OLDE MADBURY LANE INC	
H0401-000000	OLDE MADBURY LN	CRACKENBERRY TRUSTEE	
H0350-010208	128 ULIAU LN	FOUWLER BENJAMIN & JILL	CRACKENBERRY TRUSTEE
H0350-000024	165 KNOX MARSH RD	COLE D DOVER NH LLC	CHAGIN PATEL J LIVING REVOCABLE TRUST
		CRACKENBERRY TRUSTEE OF NH	HASKELL SARAH D
		KRISTOPHER WIKES	CO RIVING OIL MARKETING INC
		PUBLIC SERVICE COMPANY OF NH	CO RIVING OIL MARKETING INC
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CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, December 11, 2017
Meeting Time: 5:30 pm

MEMBERS PRESENT: Tristen Donovan (Vice Chair), Richard Erickson, Steve Fellows, Robert Eckert, Amy Kramer Perry, Michael Joyce

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Kevin McEneaney, Sherri Trefry, Ed Minerowitz, Jay Aube

1. The meeting was convened at 5:31 PM and a roll call was done.
2. APPROVAL OF THE PRIOR MEETING MINUTES

Kramer-Perry moved to approve the November 13, 2017 minutes, Fellows seconded. Vote: 6 in favor

3. OLD BUSINESS:

4. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for Margaret Gabriel, Assessor's Map L, Lots 98 & 99, zoned R-20, located off Dover Point Road.

Kevin McEneaney was present to explain the proposal to build a 14 foot wide driveway to a proposed dwelling, with wetland buffer impacts of 1,042 square feet on lot 99 and 1,232 square feet on lot 98. Lot is landlocked with a shared driveway. Driveway will be 10-feet wide with shoulders. There is no wetlands impact. We looked at other areas for the driveway but those would have wetlands impacts.

Fellows: Describe the type of wetlands.

McEneaney: These are not high quality wetlands, mostly scrub brush vegetation.

Donovan: Do you anticipate the need for a culvert under the driveway?

McEneaney: Maybe but it would be within the 14 foot impact area so there is no additional impact.

Donovan confirmed that the driveway would likely be paved.

Joyce: Are there any additional impacts for the house construction?

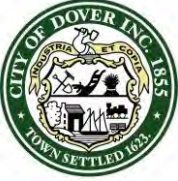
McEneaney: No impacts to wetlands or buffers and it is more than 100 feet from the river.

Bird: You will still need a DES Shoreland Permit.

Erickson made a motion to endorse the City of Dover CUP, Fellows seconded. Vote: 6 in favor

- B. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Public Service Company of NH and Lilac Garden, LLC, Assessor's Map H, Lots 36-C & 35-D, zoned I-2 & B-4, located off Knox Marsh Road.

Sherrie Trefry and Ed Minerowitz were present to explain the proposal to upgrade the Knox Marsh Road Switching Yard by expanding a gravel pad and installing new poles, with permanent wetland impacts of 3,278 square feet, temporary wetland impacts of 1,068 square feet, and wetland buffer impacts of 1,429 square feet. They are automating the switching yard to meet current safety standards.



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Six poles will be removed and six new poles will be installed. No fencing is proposed. Sediment and erosion control will be installed.

Donovan: Why wouldn't you remove the entire pole instead of leaving the underground portion?

Minerowitz: That is what DES wants for standard practice to reduce impacts, but we could remove them if you want.

Donovan: No if that is what DES usually requires that is fine.

Kramer-Perry: What is the goal of this work?

Minerowitz: The primary goal is to make the system more reliable.

Fellows made a motion to endorse the NH DES wetlands permit and City of Dover CUP, Erickson seconded. Vote: 6 in favor

5. REPORT FROM THE CHAIR

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

1. Letter to the NH Wetlands Council from Frank and Laurie Leichthammer related to the Patricia Rose appeal.

6. OTHER BUSINESS:

Bird informed members about the upcoming Land Use Board Meet and Greet scheduled for January 9th at 5:30 pm. An invitation will be sent soon.

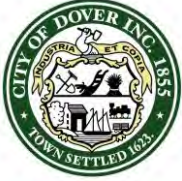
Chair recognized an audience member.

Jay Aube: I am interested in joining the Conservation Commission. I have lived in Dover for a couple of years and work at DES.

Bird explained the application process and said there are two alternate positions open. Members encouraged him to sign up

7. ADJOURNMENT

The Acting Chair declared the meeting adjourned at 6:00 pm.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, December 12 2017**
Meeting Time: **7:00 pm**

Board Questions:

- L. Skinner directed B. Mayberry to page 14, the table that shows changing components of Dover School Impact Fee calculations in 2007 v. 2017. He inquired as to whether there is a table in the documentation that shows change impact fees for Police, Fire, and Park, like it does schools. B. Mayberry responded that there isn't one currently, but that could be included, although it wouldn't be as straightforward as the school table. C. Parker added that before-and-after comparisons, as well as an Implementation Plan, would be provided to the Board to consider, in making their final decisions on fees.
- D. Landry inquired if the analysis that was performed for the City of Dover is the same analysis that is performed on all other City or Towns. B. Mayberry responded that the most frequent comparison done is of the schools, as that is the largest money outlay for capital improvements that Towns experience, Public Safety, and Recreation.

C. Parker laid out the next steps, which are:

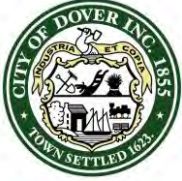
- At the 2nd meeting in January, Staff will bring forward the information that has been requested by the Board, as well as any other information that B. Mayberry feels need be conveyed and an Implementation Plan suggestion on how to adopt changes to fees but also amendments to the Ordinance.
- B. Consideration and acceptance of a Conditional Use Permit for 104 Wash Street, LLC c/o Cathartes, (Owner: 104 Wash Street, LLC and City of Dover) Assessor's Map 2, Lots 2, 3, 4, 5, 6, 6A, 7, 8, 8A & 9, zoned CBD-G, located at 104 Washington Street. (Proposal is to allow a 60% lot coverage where 75% is required, 65% frontage build out where 70% is required and to allow part of the ground floor for residential amenities use). *(P17-65)
- C. Consideration and acceptance of a Site Review for 104 Wash Street, LLC c/o Cathartes, (Owner: 104 Wash Street, LLC and City of Dover), Assessor's Map 2, Lots 2, 3, 4, 5, 6, 6A, 7, 8, 8A & 9, zoned CBD-G, located at 104 Washington Street. (Proposal is for a 5-story, mixed-use development with commercial on the first floor and 130 residential units on the second through fifth floors, providing 98 on-site parking spaces. The project also includes off-site roadway improvements). *(P17-66)

The Vice Chair announced items 4-B and C would be heard together. T. Donovan indicated that he would be recusing himself for Items 4B and C. J. Burdin sat for T. Donovan.

C. Parker stated that the applicant is seeking to build a 5 story, mixed-use development with commercial on the first floor and 130 residential units on the second through fifth floors. Part of the ground floor space will be for residential amenities. They are proposing 167 parking spaces, 98 on site, and some off-site roadway improvements to Chestnut Street, Washington Street and Locust Street.

A public/private agreement has been approved by the City Council for the offsite improvements and accepting the donations in lieu of impact fees. The Police Department, Fire Department, and Recreation Department are all in favor of the infrastructure that is being contributed in lieu of the payment of the fees. He noted that just because the City Council approved this agreement, it does not obligate the Board to approving it, as well.

The site is to be serviced by municipal water and sewer. They are also requesting three different Conditional Use Permits. The first request is to allow a 60% minimum lot coverage where as 75% is allowed. The second is requesting 65% frontage build out where 70% is the minimum. Lastly, they are requesting that part of the ground floor footprint



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DOVER PLANNING BOARD – MINUTES

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be used for residential amenities where the CBD-G zoning table states that only non-residential uses shall be on the ground floor level. In the application materials, the applicant provided a table of these three requests with their reasoning. If this property were in any other zone, a variance would be required, however the CBD reliefs are provided by the Planning Board, rather than the Zoning Board.

The Parking Commission, on September 9, 2017, has agreed to a long-term lease for parking within the parking garage, which is going to the City Council tomorrow night for ratification.

The applicant will be improving a portion of the right of way for St Thomas Street, by creating a park. This park will be owned by the City and available to the public, while maintained by the applicant.

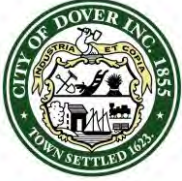
The applicant came before the Technical Review Committee on October 12. The Parking Commission endorsed the request by the applicant for a long term lease in the garage on September 19, 2017. The City Council is reviewing it Wednesday.

Jeff Johnston, Rob Simmons, both from Cathartes, and Rob Delsavio, architect from Embarc, Patrick Crimmons, Tigh and Bond, appeared, representing the application. J. Johnston reviewed the technical details with the Board.

C. Parker pointed out the Chestnut Street retail space on the map, and noted that, on the that are currently blank, that the Applicant is in discussions with the Arts Commission about doing artwork on those, in order to enliven that space. He also indicated that, on Washington Street, there will be both wider sidewalks, as well as a restored parking lane. He noted that they will be field-locating the benches in that area to ensure that they are put in a logical and user-friendly location.

Board Questions:

- D. Ciotti inquired whether the park on the end will be donated to the City. C. Parker responded that it is in the right-of-way currently owned by the City, and that they are seeking to improve public land for public benefit.
- D. Ciotti inquired whether the placement of the flagpole at the end of the building could be reconsidered, as it is so close to Veteran's Park. J. Johnston responded that they will reevaluate its placement.
- J. Burdin inquired whether an Environmental Assessment done on the Robbins Building for previous contamination. J. Johnston responded that there was a Phase I and interior completed.
- F. Torr inquired whether Locust Street parking should be commercial. C. Parker responded that one of the parts of the CUP would be that they would not be providing commercial in that area but the parking. Discussion was had regarding previous Board decisions and whether or not that set a precedent for allowing this parking.
- L. Skinner inquired whether the Variances for Signs that were issued previously for this location would go away, should the current structure be demolished. C. Parker responded they would not stay in effect, although they already are null and void, as the Zoning Ordinance was amended in 2010.
- D. Ciotti requested additional clarification regarding the residential amenities. C. Parker noted that it consists of: parking; gym; hallway; and mailbox.
- D. Ciotti requested clarification, under Waivers Requested, regarding waiving the fees for Rec., Police, and Fire, if they could get a detail whenever that is brought up at the Planning Board level, so they know what they're giving up in lieu of the fees. C. Parker pointed out that the detail is specified in the Development Agreement, where the majority of it is going towards the improvements at Chestnut and Washington; up to



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\$50,000 would be used in Veteran's Park; and remainder would be on the new public park that they are creating.

- D. Ciotti inquired regarding the composition of the Locust Street metal thicket screening in front of the parking. J. Johnston and C. Parker described the plans for the fence.
- T. Clark inquired if the left side of the structure that is within the parking lot that you can't see is just going to be an open parking structure. C. Parker responded that that is a wall.
- The Chair inquired whether the Applicant was contemplating both left-and-right entrance-and-exit into the parking. P. Crimmins indicated that it will be a left-and-right into, right out only.

Motion: F. Torr made a motion to accept the application for item 4.B and C. Seconded by T. Clark. Vote UA

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

C.Parker noted that Ellen Bates, 85 Washington Street, communicated support for the project to staff.

STAFF RECOMMENDATION – Conditional Use Permit:

The Planning Department believes the criteria in 170-20B(3) have been met and recommends that the Planning Board vote to approve the Conditional Use Permits with the following conditions as it meets the criteria of the CUP:

1. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

F. Torr indicated that he shares F. Torr's concern about the use on the ground floor for noncommercial, and brought up similar situations that the Board has encountered in the past. He explained the reasons for his concern. Discussion was had among the Board regarding the pros and cons to approving this CUP. C. Parker commented on the idea about precedence, and things that the Board should consider in arriving at their decision. He indicated that, in the next year, the ground floor should be further defined, as to its actual use, since the intent is to make sure there are no residential units in that area.

The Board requested further insight into the decision to deem parking more valuable than additional commercial space. J. Johnston went through the individual proposed residential areas on the ground floor and their rationale behind their development plans.

G. Cruikshank requested explanation on why the 2nd floor is going to be all residential, rather than including some commercial use, as well. J. Johnston responded that their decision was made based on market research, as well as the internal configurations of the structure.

D. Ciotti noted that the space will be taxed commercial/retail, and that the Board needs to be clear when they say no residential spaces on the ground floor that there will be no living spaces on the ground floor. He reminded the Board of a similar situation that they had faced on the St. Charles Church project.

The Chair requested clarification on "gym", and whether it would be akin to something that would be seen at a hotel. J. Johnston responded that that's what it would be like, and, further, it is hidden behind the retail frontage.

J. Burdin shared his interpretation of providing relief via a Conditional Use Permit, and whether the features of this site merit relief from the Zoning Code.



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DOVER PLANNING BOARD – MINUTES

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Motion: F. Torr made a motion to approve the Conditional Use Permit via 3 distinct votes. Seconded by L. Skinner. Vote UA

Motion: F. Torr made a motion to approve the Conditional Use Permit to allow 60% minimum lot coverage where 75% is allowed. Seconded by L. Skinner. Vote UA

Motion: F. Torr made a motion to approve the Conditional Use Permit to allow 65% frontage buildout where 70% is the minimum. Seconded by L. Skinner. Vote UA

Motion: J. Burdin made a motion to approve the Conditional Use Permit to allow part of the ground floor footprint to be used for residential leasing, management office, and residential amenities. (The CBD-G Zoning Table states that only non-residential uses shall be on the ground floor level.) Seconded by T. Clark.

Further discussion was held regarding the parking situation, and whether or not it could be utilized as a quasi-commercial structure.

Vote (8-1). F. Torr opposed the motion.

STAFF RECOMMENDATION – Waiver:

The Planning Department recommends that the Board approve the waiver per Section 170-23.F(1)(b) 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 impact waiver was granted for the reasons stated by the applicant and that the Board found the criteria of 170-23.F(1)(b) have been met.

Motion: D. Ciotti made a motion to approve the Waiver subject to staff recommended conditions. Seconded by D. Landry. Vote UA

STAFF RECOMMENDATION – Site Plan:

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

Conditions to Be Met Prior to Signing of Plans:

1. The Conditional Use Permits (P17-65) shall be approved.
2. The applicant shall provide:
 - a. a digital version of plan set
 - b. signalization plan to the satisfaction of the City Engineer
 - c. a license plan sheet to accompany the park agreement
3. The applicant must revise final plan set to:
 - a. Add the owner's signatures
 - b. Include the Professional Engineer, Licensed Land Surveyor, Architect, and Licensed Landscape Architect stamp and signatures
 - c. Move oil grease separator onto property rather than in public right of way.
 - d. Add note that should additional Fire Department Connections (FDC) be required the proposed locations shall be approved by Dover Fire & Rescue, Inspection Services.
 - e. Add note indicating how the Dover Fire & Rescue will have access to the site without exiting the fire apparatus since the parking lot access gates will be closed (lowered) at night
 - f. Add note that if walk through access is not available between the 98 space open parking to the 37 covered parking area (17,755 sq ft parking area) then additional standpipe shall be installed as approved by Dover Fire and Rescue, Inspection Services.



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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.
5. The parking memorandum of agreement shall be approved by the City Council.
6. An agreement for the maintenance of the park shall be approved by the City Council

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

7. The new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for service.
8. Once it is determined how the brown space along Chestnut Street will look (whether mural or another feature), revised architectural renderings shall be submitted and approved by the Assistant City Manager.

Conditions to Be Met Prior to Occupancy:

9. Issuance of a certificate of occupancy.
10. Any new dwelling units and commercial space shall be assessed the current school impact fees in place at the time of building permit application.
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Board Questions:

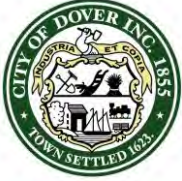
- F. Torr inquired regarding the overhead wires, and whether there's any lines going into the facilities. C. Parker responded that that is correct, and that it's one of the offsite improvements, wherein the Applicant, Staff, and Eversource have been working on plans to put lines on the Chestnut Street poles, the St. Thomas Street poles, and some Locust Street poles underground, which would be consistent with the Master Plan, calling for underground utilities.
- L. Skinner inquired regarding illustration that looks like a stairwell. C. Parker indicated it was a stair tower within the building for emergency egress.
- L. Skinner requested a prospective timeline for the project. J. Johnston indicated that, pending approval, they plan to begin demo over the winter, and start construction in April/May with an anticipated delivery of summer 2019.

Motion: F. Torr made a motion to approve the Site Plan, subject to staff recommended conditions. Seconded by

D. Ciotti. Vote UA

- D. Consideration and acceptance of Site Review for Salty Sea, LLC, (Owner: Thomas Cauley, Sr.), Assessor's Map 40, Lot 25, zoned B-3, located at 52 Old Rochester Road. (Proposal is to renovate an existing 1,672 sq. ft. residential unit to total 3,664 sq. ft. of commercial space in Bldg A, the removal of the existing garage to construct two buildings. Bldg B is comprised of 2,436 sq. ft. of commercial space on the first floor with 8 residential townhouses in the balance of the building. Bldg C will have 7 residential townhouses). *(P17-74)
- E. Consideration and acceptance of a Conditional Use Permit for Salty Sea, LLC, (Owner: Thomas Cauley, Sr.), Assessor's Map 40, Lot 25, zoned B-3, located at 52 Old Rochester Road. (Proposal is for 52 parking spaces where 44 are allowed) *(P17-79)

The Vice Chair announced items 4-D and E would be heard together.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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C. Parker stated that applicant is requesting to renovate an existing mixed use building, and create two additional buildings. Building B is comprised of 2,436 sq. ft. of commercial space on the first floor with 8 residential townhouses in the balance of the building and Building C will have 7 residential townhouses. A total of 6,100 square feet of commercial space will be available post construction.

The parking will be the side and rear of all three buildings, with the residential parking being mainly within garages. The applicant is seeking a conditional use permit for 8 additional parking spaces, above the allowed number. These will be on permeable pavement as shown on the parking plan.

Francis Bruton, Robert Stowell, TriTech Engineering, Mr. Collie (?), and the Applicant were present, represented the application. F. Bruton described the site plan and development program. R. Stowell went through further technical details, and explained their reasons for requesting the waivers.

Board Questions:

- The Chair verified that the necessity of the immense field of asphalt between Building C and Building D was due to fire safety, to which R. Stowell concurred. The Chair went further to inquire if it's feasible to utilize grass pavers. C. Parker indicated he would follow up on that suggestion. T. Donovan inquired whether there was a way to incorporate landscape strips between the individual parking spaces. R. Stowell noted that the pavement area next to the garage is what counts as parking space, rather than in front of the garage.
- D. Ciotti inquired regarding the gate to the dog park, and whether the dog park is accessible via the back of the property. C. Parker responded that, due to the fact that the site doesn't have that much green space on there, this would encourage the residents to utilize the park, even though it's not directly abutting it. The idea being that there would be a gate parallel to the project, creating closer access to the dog park, itself. H. Harmon inquired regarding any barriers on the gate, coming into the dog park. C. Parker responded that he has spoken to the Rec. Director, who indicated that he would work with the Applicant to best design it.
- T. Donovan inquired as to why more parking is being proposed than is allowed. C. Parker responded that, due to the change in the Regulations in 2014, while there is a maximum threshold for parking, there is a possibility of going above the maximum by meeting certain criteria, as outlined in the Conditional Use Permit. R. Stowell responded that, due to their design with emphasis on safety and not mixing traffic between residential and commercial, this will avoid typical overspill that would lead to mixed use.
- A Board Member inquired regarding the size of the units, in terms of bedroom counts. R. Stowell responded that there will be eight, 3-bedroom units in Building B. The other building will have seven, mostly 2-bedroom units.
- A Board Member inquired whether there is a relationship between the number of parking spaces and the Traffic Study. C. Parker stated that there is no real relationship, because the Traffic Analysis is based on unit count, although there could foreseeably be an indirect relationship, wherein unit count creates parking demand. Further discussion was had regarding whether or not there should be a direct relationship between them, rather than an indirect one.

Motion: F. Torr made a motion to accept the application for item 4-D and 4-E. Seconded by H. Harmon. Vote UA.

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION – Waiver:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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Meeting Time: **7:00 pm**

The Planning Department recommends that the Board approve the waiver from Section 149-14 (E)(2)(b) 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: F. Torr made a motion to approve the Waiver subject to staff recommended conditions. Seconded by L. Skinner Vote UA

STAFF RECOMMENDATION – Site Plan:

C. Parker stated that the application meets the requirements of a Site Plan Review within chapter 149. 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 Conditional Use Permit (P17-79) shall be approved.
2. The applicant shall provide the Planning Department with:
 - a. digital version of plan set
 - b. Letters from utilities regarding ability to provide service to the development
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. Revise architectural sheet to indicate color and materials.
 - d. Revise Sewer note S-3 which points to the underground gas piping on plan sheet SP-3.
 - e. Add note that the Building Official shall assign mailing addresses.
 - f. Add note that the street sign (indicating Private) shall be placed on site at the time the curb cut for new road is created.
 - g. Indicate location where waste toters will be collected on collection day.
 - h. Add note about bike racks provided inside residential buildings and label commercial bike rack.
 - i. Indicate how the applicant plans to mitigate the issues brought up in the traffic study regarding sight distance concerns (e.g. signage, education of residents, etc.).

Conditions to Be Met Prior to Any Construction Activity:

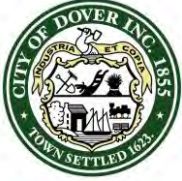
4. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM-4 PM with no Sunday hours. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

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

5. The new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for service.
6. Applicant shall provide a financial contribution in lieu of providing the active and passive open space per 170-15.A to the satisfaction of the Assistant City Manager.
7. The applicant shall provide a gate to the dog park to the satisfaction of the Recreation Director.

Conditions to Be Met Prior to Occupancy:

8. Certificate of Occupancy be issued.
9. Any new dwelling units and commercial space shall be assessed the current impact fees in place at the time of building permit application.



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10. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
11. Implement traffic study recommendations to the satisfaction of the Assistant City Manager.

Board Questions:

- F. Torr inquired if 3(i) was necessary, as result of the explanation by R. Stowell. C. Parker responded that he would like that explanation put on the plan, should someone question the Site Plan in the future.
- L. Skinner inquired regarding 3(h). C. Parker responded that the Parking Requirements state that the parking required a certain percentage of additional bike parking has to be provided, and he would just like them identified on the premises as to whether they are residential or commercial.
- D. Landry requested further clarification of 3(i), and whether or not the Applicant considers it to be a significant issue. C. Parker indicated that it's not a major issue, and explained the rationale behind it.
- D. Ciotti touched on 3(i) and inquired whether the last parking space would enter the sightline of the driver to the north of Old Rochester View. C. Parker indicated that's the stabilization for the construction entrance during construction, which would then be a paved asphalt surface. D. Ciotti went further to ask if that gives enough room for a car to cue in to turn left or right. He noted that if sight distance is a concern, possible removal of that last spot may alleviate any concerns. R. Stowell responded that the spot is not in the location that it's going to hit the sight distance, as there's a solid 20 feet from the fogline to the first space.

Motion: F. Torr made a motion to approve the Site Plan subject to staff recommended conditions. Seconded by D. Ciotti. Vote UA

STAFF RECOMMENDATION – Conditional Use:

C. Parker stated that the application meets the requirements for issuing a CUP for excess parking within chapter 149. The Planning Department recommends that the Board vote to approve the Conditional Use Permit as it meets the criteria of a CUP.

Motion: D. Ciotti made a motion to approve the Conditional Use Permit. Seconded by G. Cruikshank. Vote UA

- F. Consideration and acceptance of a Minor Lot Line Adjustment for Timothy & Cheryl Lindsay Rev. Trust & Robert & Lucilee E. Richard Rev. Trust, Assessor's Map J, Lots 17 & 18A, zoned R-40, located at 4 & 10 Bayview Road. *(P17-77)

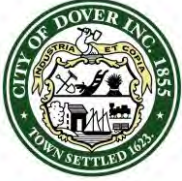
C. Parker stated that this is a minor lot line adjustment between 2 lots. Lot 17 will go from 27,985 s.f (0.642 acres) to 28,987 s.f (0.665 acres). Lot 18-A will go from 54,629 s.f. (1.254 acres) to 53,627 s.f. (1.231 acres).

Lot 17 is already non-conforming as the zone requires 40,000 square feet minimum lot size and the lot is currently 27,985 square feet and will be 28,987 square feet. So this does not create a new non-conformity.

The lot line is moving 5.04' easterly which will make lot 17 slightly more conforming in lot area although not enough to make it conform to the 40,000 s.f. minimum lot area. Since lot 17 is a corner lot, it meets the frontage requirement of 150'. Lot 18-A remains conforming to the minimum frontage and the minimum lot area.

Steve Haight, Civilworks New England, represented the application and described the layout.

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, December 12 2017**
Meeting Time: **7:00 pm**

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

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. Add Planning file number to be P17-77 on all sheets
 - d. Revise note 4 to indicate proposed and existing area in both square feet and acres.
 - e. Revise lot area calculations to indicate acres in addition to square feet.
 - f. Indicate well radii
 - g. Add common minor lot line adjustment note 14 about Dover GIS tie in.

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

- G. Consideration and acceptance of a Conditional Use Permit for Frederic & Deborah Federlein, Assessor's Map L, Lot 95-1K, zoned R-20, located at 11 Landing Way. (Proposal is for site improvements and construction within the Conservation District) *(P17-78)

C. Parker stated that applicant is requesting a Conditional Use Permit to build a pervious paver patio with retaining wall and a new walkway to existing dock, within the 100 foot Conservation District adjacent to the tidal Piscataqua River, with 883 square feet of temporary impact and 205 square feet of permanent impact. Three existing retaining walls are proposed to be rebuilt but only one is in the Conservation District.

The Conservation Commission reviewed and endorsed this project at their November 13, 2017.

Steve Rickerich, Ambit Engineering, represented the application and described the layout.

Board Questions:

- The Chair requested confirmation that this is a repair of existing walls. S. Rickerich indicated that it's a replacement in very similar locations.
- A Board Member inquired how the wall ended up in the Conservation District. C. Parker responded that he will have to do further research on it to see if it does fall into the Conservation District.

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

Public Hearing Opened. Nobody spoke. Public Hearing Closed.

STAFF RECOMMENDATION:

C. Parker stated that the application meets the requirements of a CUP within chapter 170. The Planning Department recommends that the Board vote to approve the application with the following Conditions:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers 288 Central Avenue Dover, NH 03820
Meeting Date: **Tuesday, December 12 2017**
Meeting Time: **7:00 pm**

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall revise the plat to:
 - a. Add the owner's signatures.
 - b. Add Planning File Number P17-78
 - c. Have the Certified Wetland Scientist, Licensed Land Surveyor, and Professional Engineer re-stamp and sign
 - d. Add note about tying into Dover GIS and supplying a DWG to the City
2. The applicant shall provide:
3. Copy of the NHDES Wetlands & Shorelands permit.

Motion: T. Donovan made a motion to approve the CUP subject to staff recommended conditions. Seconded by H. Harmon. Vote UA

5. STAFF COMMENT

C. Parker:

- There is no December 26th meeting.
- Land Use Meet and Greet is January 9th, with subsequent goal setting meeting.
- No TRCs have occurred.
- Update on Third Street, Chapel Street, and Pointe Place.
- Change of issuance of Certificate of Occupancy to be required prior to occupancy.

D. Landry inquired regarding the area across from Aroma Joe's, in terms of progress of development. C. Parker has not received any update on it.

D. Landry inquired if during Q1 that the Open Lands Committee could make a presentation at a PB meeting. C. Parker indicated that it may take place during the 2nd meeting in January 2018.

6. MEMBER COMMENTS

T. Clark brought up the subject of the parking issue and the 1st Floor residential, and gave clarification to L. Skinner's verbiage that "the words are the same". He pointed out 170-20D3H.

L. Skinner conveyed his sentiments regarding Open Space Subdivisions, and inquired as to why they should be maintained.

7. ADJOURNMENT

Motion: G. Cruikshank made a motion to adjourn at 9:27 pm. Seconded by L. Skinner. Vote UA.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-83

Application Type: Minor Lot Line Adjustment for Review
Applicant(s): Copley Properties, LLC.
Owner(s): Ryan & Tracey Swett & Copley Properties, LLC.
Location: 11-15 Pear Drive (Assessor's Map C, Lots 2-3 & 2-5)
Meeting Date: January 9, 2018

INTENT: To adjust a lot line between two lots. Lot C/2-3 will remain 0.48 acres and lot C/2-5 will remain 0.46 acres since 95 sq. ft. will be swapped between the two parcels.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE	Existing:	Proposed
Lot 2-3:	20,757 s.f	20,757 s.f
Lot 2-5:	20,198 s.f	20,198 s.f

ZONING DISTRICT: Rural
Residential District (R-40)

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 created in 2016 with no change in frontage. Because 95 sq. ft. will be swapped between the two parcels both lots will remain the same size. Both lots will continue to be conforming to the open space subdivision zoning dimensional requirements for reduced lot sizes.

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. No open space is being affected.

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. Add Planning file number to be P17-83

11-15 Pear Drive

**Property Information**

Property ID C0002-005000
Location 15 PEAR DR
Owner COPLEY PROPERTIES LLC

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

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

Parcels updated 6/13/2017
Properties updated 12/20/2017



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: COPLEY PROPERTIES, LLC Telephone # _____

Address of Applicant: 1 SACTUARY DRIVE STRATHAM, NH 03885

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: SAME

Address of Property: 15 PEAR DRIVE

Assessor's Map # C Lot(s) # 2-5

Property Deed: Book 4403 Page: 22

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

Size of Existing Parcel (sq. ft.): 20,198 (.46ac) Size of Proposed Parcel (sq. ft.): 20,198 (.46ac)

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): RYAN + TRACEY SWETT Telephone # _____

Address of 2nd Property Owner: 11 PEAR DRIVE DOVER NH 03820

Address of Property: 11 PEAR DRIVE

Assessor's Map # C Lot(s) # 2-3

Property Deed: Book 4530 Page: 824

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

Size of Existing Parcel (sq. ft.): 20,757 (.48ac) Size of Proposed Parcel (sq. ft.): 20,757 (.48ac)

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

SURVEYOR INFORMATION

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

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

Professional License #: Kevin McENEANEY E-mail address: Kevin@surveynh.com
NH US 661

SIGNATURES

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

Signature of First Property Owner: [Signature] Date: 12/8/17

Signature of Second Property Owner: [Signature] Date: 12/12/17

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of ^{1ST} Property Owner: [Signature] Date: 12/8/17

Signature of ^{2ND} ~~owner~~ ^{owner}: [Signature] Date: 12/12/17



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: COPLEY PROPERTIES, LLC File Number: _____

PROPERTY LOCATION: PEAR DRIVE Tax Map: C Lot: 2-3 + 2-5

	Explain How Provided	Reviewed
1. Completed and signed Application form	delivered to City	
2. Electronic copy of the surveyed plat layout	emailed to City	
3. Electronic copy of supplementary materials and application	emailed to City	
4. List of all professional agents to be notified for Planning Board	included in 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:	4 large prints, 11 (11x17) prints	
Location map at appropriate scale	delivered to City	
Planning File #	shown on plan	
Date, north arrow and scale	pending assignment	
Names of all abutting property owners	shown on plan	
Name and address of owners	shown on plan	
Signature & stamp of NH licensed land surveyor	shown on plan	
Zoning District boundaries, including any special or overlay districts	shown on plan	
Location of Conservation District areas	n/a	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	n/a	
Location and widths of existing & proposed easements & right of ways	shown on plan - no no road detail	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	n/a	
Existing and proposed lot areas in square feet	shown on plan	
Existing and proposed buildings and structure locations	shown on plan	
Minimum building setbacks or build to lines on all lots	shown on plan (not proposed)	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	shown on plan	
Location, material and size of existing and proposed permanent monuments	shown on plan	
All applicable Dover Common Subdivision notes	shown on plan	

REVIEWED BY: _____ DATE: _____

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/Applicant

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
C	2-5	Copley Properties LLC	1 Sanctuary Dr Stratham NH 03885

Applicant (if different from owner): OWNER

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
C / 2-3	Ryan + Tracey Swett	11 Pearl Drive Dover NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney	McEneaney Survey Associates	24 Chestnut St. Dover NH 03820

Conservation Easement Holder: N/A

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

S:\Department\Planning\Planning_Share\forms

see attached abutters list & labels

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 6 X \$8.00 = \$ 48.00
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 # 1
per sheet of plan set =

\$ 1.00
TOTAL FEE \$ 353.00

(Revised May 15, 2017)

APPLICANT & OWNERS:

Property ID	Owner 1	Owner Address 1	City	State	Zip	Deed
C0002-003000	RYAN M. & TRACEY L. SWETT	11 PEAR DRIVE	DOVER	NH	03820	4530 / 824
C0002-005000	COPLEY PROPERTIES, LLC	1 SANCTUARY DRIVE	STRATHAM	NH	03885	4403 / 22
C0002-006000						4403 / 22
C0002-007000						4403 / 22
C0002-002000						4403 / 22
C0002-004000						4403 / 22
C0002-0000PN						4403 / 22

ABUTTERS:

Property ID	Owner 1	Owner Address 1	City	State	Zip	Deed
C0002-001000	BENJAMIN & MADISON KIELEY	7 PEAR DRIVE	DOVER	NH	03820	4499/850
C0002-B00001	GREGORY M. & SUSAN G. ROVNAK	18 SANDPIPER DRIVE	DOVER	NH	03820	2416/666
C0002-B00000	BRIAN SWIENTON	10 SANDPIPER DRIVE	DOVER	NH	03820	4061/35
C0002-A00000	CHARLENE S. WRIGHT	126 WATSON ROAD	DOVER	NH	03820	1387/7
E0036-000000	GLADYS H. KILCULLEN	125 WATSON ROAD	DOVER	NH	03820	3912/110
E0035-000000	DOUGLAS DODD GENERAL CONTRACTOR, INC.	15E HANSON STREET	DOVER	NH	03820	3154/739
SURVEYOR:	MCENEANEY SURVEY ASSOCIATES, INC.	24 CHESTNUT STREET	DOVER	NH	03820	

P17-83

11 & 15 Pear Drive

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0002-007000	PEAR DR	COPLEY PROPERTIES LLC		1 SANCTUARY DR	STRATHAM	NH	03885-2606
C0002-002000	PEAR DR	COPLEY PROPERTIES LLC		1 SANCTUARY DR	STRATHAM	NH	03885-2606
C0002-004000	14 PEAR DR	COPLEY PROPERTIES LLC		1 SANCTUARY DR	STRATHAM	NH	03885-2606
C0002-0000PN	PEAR DR	COPLEY PROPERTIES LLC		1 SANCTUARY DR	STRATHAM	NH	03885-2606
C0002-B00001	18 SANDPIPER DR	ROVNAK GREGORY M	ROVNAK SUSAN G	18 SANDPIPER DR	DOVER	NH	03820
C0002-000000	114 WATSON RD	COPLEY PROPERTIES LLC		7 CHARLES DR	STRATHAM	NH	03885
C0002-006000	18 PEAR DR	COPLEY PROPERTIES LLC		1 SANCTUARY DR	STRATHAM	NH	03885-2606
C0002-B00000	10 SANDPIPER DR	SWENTON BRIAN		10 SANDPIPER DR	DOVER	NH	03820
C0002-001000	7 PEAR DR	KIELEY BENJAMIN &	KIELEY MADISON	7 PEAR DR	DOVER	NH	03820
C0002-A00000	126 WATSON RD	WRIGHT CHARLENE S		126 WATSON ROAD	DOVER	NH	03820
		RYAN M. & TRACEY L. SWETT		11 PEAR DRIVE	DOVER	NH	03820
		GLADYS H. KILCULLEN		125 WATSON ROAD	DOVER	NH	03820
		DOUGLAS DODD GENERAL CONTRACTOR, INC.		15E HANSON STREET	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES, INC.		24 CHESTNUT STREET	DOVER	NH	03820

CITY OF DOVER - SUMMARY OF PROPOSED AMENDMENTS – 2018

For January 9, 2018

Zoning Ordinance – Chapter 170

Amendment #	Section	Summary	Why
1	170-6	Amend definitions for Build To Line	Clarify how to measure for lots without frontage
2	170-12	Amend Zoning Map to include Maglaras Park in CWD	Approved by PB
3	170-12	Amend Zoning Map to eliminate I-1 District on Maple Street	Neighborhood consistency
4	170-12	Amend Zoning Map to eliminate I-1 District on Broadway	Meld into CBD
5	170-12	Amend Zoning Map to eliminate I-1 district on Locust Street	Neighborhood consistency
6	170-12	Amend R-12/20 to increase density for affordable housing	To promote homeownership as affordable housing
7	170-12	Amend R-20 to revise helicopter restrictions	Citizen request to allow helicopters within 1000' of a residence
8	170-20	Revise Central Business District regulations to clarify uses allowed on first floor in general district	To clarify intent, and take into account buildings which front on two or more streets
9	170-20	Revise CDB coverage percentages	CUPS have been issued for almost all infill projects.
10	170-23	Amend Impact Fees ordinance	As per Mayberry Consulting report
11	170-41	Amend rebuild for damage for nonconforming structures	Allow for maintenance of legacy structures
	170-42	Amend prohibition on repairs for nonconforming structures	Allow for maintenance of legacy structures

Site Review Regulations – Chapter 149

Amendment #	Section	Summary	Why
1	149-11	Amend to include a 2 year landscape bond	To ensure that landscaping is healthy after construction
2	149-13	Update requirements of fiscal analysis	To include mixed use buildings, and use occupants, not units
3	149-13	Update landscape regulations	To encourage low water use
4	149-13	Update to require Landscape O&M plan	To ensure that landscaping is healthy after construction
5	149-13	Create requirements for minor site plans	To be used for submission of CUPs and TRC only plans

Subdivision of Land – Chapter 155

Amendment #	Section	Summary	Why
1	155-09	Amend to require Landscape O&M plan	To ensure that landscaping is healthy after construction
2	155-14	Amend to include a 2 year landscape bond	To ensure that landscaping is healthy after construction
3	155-22.F	Eliminate Open Space Subdivision requirements	To no longer allow open space subdivisions
4	155-22.F	Amend Open Space Subdivision requirements	To allow OSS dimension to be used for yield plan for affordable subdivision.
5	155-28	Update requirements of fiscal analysis	To be consistent with modern analysis, and use occupants, not units
6	155-59	Update definition of BLOCK	To include that it also determines appropriate street/cul-de-sac length

S:\Department\Planning\Planning_Share\Land Use Ordinances Regs\Zoning Ordinance\2018\Amendment summary -