



CITY OF DOVER

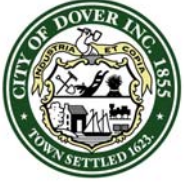
DOVER PLANNING BOARD - AGENDA

Meeting Type: Workshop Session
Meeting Location: Council Chambers - City Hall, 288 Central Avenue, Dover NH
Meeting Date: **Tuesday, April 24, 2018**
Meeting Time: **6:00 pm**

PUBLIC INPUT SESSION ON PROPOSED ZONING AMENDMENTS

- A. Summary of Zoning Amendments
- B. Public Comments on Chapter 170, entitled “Zoning” of the Code of the City of Dover. Amendments include revising and adding definitions, renaming the Gateway District, revising setbacks in the B-3, B-4 and B-5 districts, updating references within the chapter, and Code, revising non-conforming lot and use provisions, updating Open Space provisions dimensional regulations, revising the Central Business District section, revising the impact fee ordinance, revising the Transfer of Development Right’s Ordinance to promote affordable housing. The full text of the amendments is available in Planning Department and at www.dover.nh.gov located under City Documents & View Current City Reports.

The public is welcome to attend to provide comments and ask questions.

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The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by updating the Code to reflect changes in the community and in land use regulations.

2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-6 “Definitions”, revising section B as follows:

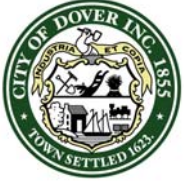
“B. Words and terms appearing in CAPITAL LETTERS throughout this Chapter shall have the meanings indicated: below. Other Land Use/Planning related words and terms not defined in this Chapter shall rely on the definition(s) contained within *A Planners Dictionary* published and updated by the American Planning Association.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-6 “Definitions”, to delete the definition of Building Floor Area as follows:

BUILD TO LINE means a line parallel to the STREET RIGHT-OF-WAY LINE representing the distance that ~~which~~ part of the BUILDING is must be located. Front porches, stairs and handicap ramps may extend beyond the BUILD TO LINE up to half their depth. If locating the BUILDING at the BUILD TO LINE is not possible due to SETBACK or buffer requirements of Chapter 170-27 or Chapter 170-27.1, the BUILDING shall be located as close to the BUILD TO LINE as feasible. For parcels with no frontage, the BUILD TO LINE shall be calculated from the boundary parallel to the nearest STREET RIGHT-OF-WAY LINE. For parcels with frontage on a tidal waterway, the BUILD TO LINE may be one hundred feet from the waterway, no matter the distance to the STREET RIGHT-OF-WAY LINE.

BUILDING means any STRUCTURE built for the support, shelter or enclosure of persons, animals, chattels or property of any kind and which is constructed and permanently affixed on the land. Such "BUILDING" includes open ~~porches~~ decks, open breezeways and any roofed areas. This in no way is to be construed to include a trailer, MANUFACTURED HOUSE or any other like product. For the purposes of measuring SETBACKs, eaves and uncovered ~~decks~~, porches ~~and~~ accessible ramps or steps may encroach into the side, REAR

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and front SETBACKs for a distance of up to three (3) feet. Patios are not required to meet SETBACKS.

~~“**BUSINESS FLOOR AREA** means that area, leased or occupied by a business, excluding hallway(s) or shared BUILDING/tenant facilities.”~~

3. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-7 “Establishment of Districts” to revise the name of the “Gateway District” as follows:

“B-5 ~~Gateway~~ Highway Business District

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations Tables in the Gateway District (B-5) to rename it to the Highway Business District.

4. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-11 “Use Regulations” section D “Planning Board site Review Approval” as follows:

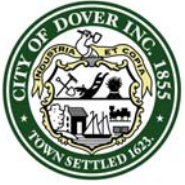
“D. PLANNING BOARD Site Review Approval. Any ~~The following~~ development/redevelopment meeting the criteria laid out in the Applicability section of the Site Review Regulations of the City of Dover shall be subject to the rules and regulations contained in said chapter. ~~the Site Review Regulations of the City of Dover~~¹:

~~(1) All non-residential development or redevelopment.~~

~~(2) All multi-family residential uses wherein more than five (5) units are proposed for development.~~

~~(3) All MANUFACTURED HOUSING PARKS.~~

¹ See Ch. 149, Site Review.

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~~(4) Any chance of use as defined in Chapter 149, Site Review Regulations.~~

5. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations Tables in the Thoroughfare Business District (B-3), HOTEL/Retail District (B-4), Gateway District (B-5) District to adjust the add Principle Building Setbacks as follows:

B-3

FRONT SETBACK	<u>50</u>30 FT
ABUT A STREET SETBACK	<u>50</u>30 FT

B-4

FRONT SETBACK	<u>50</u>30 FT
ABUT A STREET SETBACK	<u>50</u>30 FT

B-5

FRONT SETBACK	<u>50</u>30 FT
ABUT A STREET SETBACK	<u>50</u>30 FT

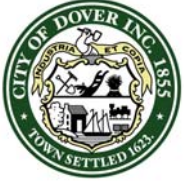
6. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District” by revising the Dimensional Regulations Table in the Heritage Residential District (HR) footnote [*]: “Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable.”

7. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-14 “Nonconforming LOTS” by revising the reference to former Article X, now Article XI of this ordinance as follows:

B. “Refer to Article **XI** of this chapter for provisions regulating nonconforming LOTS that are adjacent or of continuous FRONTAGE and NONCONFORMING USES and STRUCTURES”

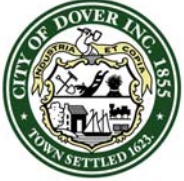
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8. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-15 “OPEN SPACE Requirements”, by revising the title and adding new subsection D and E and revising the current D to F as follows:

“170-15. ~~OPEN SPACE~~ Recreation Space and Separation between Use Requirements. [Amended on 08-01-90 by Ord. No. 8-90, Amended on 12-09-2009 by Ord. No. 2009.09.09-15.]

- A. For each bedroom of a multifamily [greater than four (4) DWELLING UNITS] residential STRUCTURE, there shall be provided at least one hundred (100) square feet of usable ~~OPEN SPACE recreation space~~. Half of this required ~~OPEN SPACE recreation space~~ shall be provided in such a manner so as to afford active recreational opportunities for children, to include such facilities as swings, sandboxes, slides, play areas, etc. The remainder of the required ~~OPEN SPACE recreation space~~ shall be provided in such a manner so as to afford passive recreational opportunities for adults, such as sitting areas, outdoor cooking facilities, walkways, etc. The active and passive recreational facilities may be combined or separated as appropriate to the site and to the anticipated occupancy needs of the development. ~~Efficiency apartments shall be counted on the basis of fifty (50) square feet per unit. Projects which are designed not to contain children (i.e., housing for the elderly) may eliminate the active recreational component of this requirement.~~
 - a. Efficiency apartments shall be counted on the basis of fifty (50) square feet per unit.
 - b. A payment in lieu of providing the recreation space on site, for an identified recreation area, may be agreed to by the Planning Board.
- B. The minimum distance between any main BUILDING and any accessory BUILDING not structurally attached to such main BUILDING shall be not less than the HEIGHT of the REAR wall of the accessory BUILDING.
- C. No part of a yard or other ~~OPEN SPACE recreation space~~ required about any BUILDING for the purpose of complying with the provisions of this Chapter shall be included as part of a yard or other ~~OPEN SPACE recreation space~~ similarly required for another BUILDING.



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- D. ~~All OPEN SPACE requirements pursuant to this section shall not be binding in the CBD, and CWD Zoning Districts.~~ Non-Residential uses requiring site plan review shall be at least one hundred fifty (150) feet from all existing residential STRUCTURES, located within residential zones.
- E. A continuous and year round visual buffer of either vegetation or fencing shall separate STRUCTURES and parking areas from existing residential STRUCTURES located to the rear and side of any proposal.
- F. All screening requirements pursuant to this section shall not be binding in the ETP or any Mixed Use Zoning District.
- G. All recreation space requirements pursuant to this section shall not be binding in the CBD – General, TOD and CWD districts.

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations table in the B-4 District revising footnote 4 as follows:

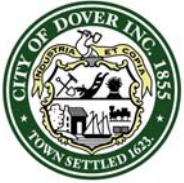
~~“[4] Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enactment of the B-4 Zoning District. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18-88] See Section 170-15”~~

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations table in the B-5 District revising footnote 4 as follows:

~~“[4] A continuous visual buffer of either vegetation or fencing shall separate buildings and parking areas from existing residential structures located to the rear and side of any proposal. See Section 170-15”~~

AND



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~~“[4] Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enactment of the I-4 Zoning District. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18-88] See Section 170-15”~~

9. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-17 “Dimensional Regulations for Accessible Additions” by revising as follows:

~~“170-17 Dimensional Regulations for Accessible Additions~~ Removal of Barriers to Access

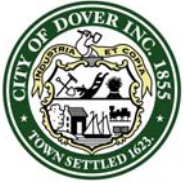
Upon the discretion of the Building Inspector, with consultation of the Zoning Administrator, in all zoning districts a STRUCTURE constructed for the express purpose of improving and/or providing accessibility to an existing BUILDING for physical and/or mentally ~~challenged~~ disabled individuals may be erected within the BUILDING SETBACKS (front, side and/or REAR) as specified in the Table of Dimension Regulations provided:

- A. The STRUCTURE cannot feasibly and practicably be constructed on the LOT in compliance with the Table of Dimensional Regulations;
- ~~B. ABUTTERS to the property on which the proposed STRUCTURE will be erected shall be notified by the Building Inspector prior to the issuance of the building permit; and~~
- C. The STRUCTURE must not create a hazard or detrimental impact to surrounding properties.”

10. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-20 “Central Business District Regulations”, by revising section D – “Standards and regulations”, to read as follows

“D. Standards and regulations



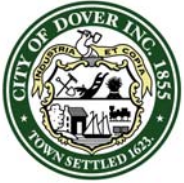
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- (1) The standards for use and dimensions to be utilized within the CBD are shown on the tables at the end of the section. Included in each table are the following areas:
 - (a) District Purpose
 - (b) LOT Occupation Regulations
 - (c) Diagram of BUILDING HEIGHT
 - (d) Diagram of BUILD TO LINEs
 - (e) Special Regulations
 - (f) Permitted Uses
- ~~(2) Where BUILDINGS exist on LOTS adjacent to a proposed BUILDING, the proposed BUILDING may match the more conforming of the adjacent BUILDINGS' SETBACKs and HEIGHTs rather than match the provisions of this code.~~ Through the issuance of a conditional use permit, BUILDING HEIGHT may be increased by one (1) story for each subgrade story of parking provided on the site. Any additional stories shall be setback from the allowed height to create a terrace.
- (3) General Guiding Principles for BUILDING Placement
 - (a) The goal of the BUILDING HEIGHT and BUILD TO LINE standards is the creation of a healthy and vital public realm through good STREET space.
 - (b) BUILDINGs are aligned and close to the STREET.
 - (c) The STREET is a coherent space, with consistent BUILDING forms on both sides of the STREET, creating a clear PUBLIC SPACE and community identity.
 - (d) BUILDINGs oversee the STREET (and SQUARE) with active fronts contributing to a vital and safe PUBLIC SPACE.
 - (e) Property lines are physically defined by BUILDINGs or STREET WALLs.



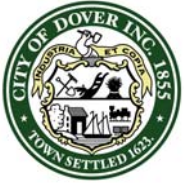
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- (f) BUILDINGs are designed for an urban feel and situation. Views are directed to the STREET and the garden/courtyard, not toward the neighbors. However within the STREET wall alcoves or small courtyards are permitted to allow for seating and public access
- (g) Vehicle storage, garbage and mechanical equipment are kept away from the STREET.
- (h) Within the General, Mixed Use, and TOD sub-districts, new retail and commercial activities are located on the GROUND FLOOR. Residential activity is not.
 - 1. Where a BUILDING does not front directly onto a STREET or municipal parking lot residential activity may be located on the GROUND FLOOR. When retail and commercial activities are located on the GROUND FLOOR of BUILDINGs not fronting directly onto a STREET or municipal parking lot, the HEIGHT of the BUILDING may be increased by one (1) story.
 - 2. Where a BUILDING fronts more than one (1) STREET, residential activity may be located on the GROUND FLOOR, of the portion fronting on the secondary STREET. If retail and commercial activities are located on the GROUND FLOOR of BUILDING along all STREETs, the HEIGHT of the BUILDING maybe increased by one (1) story.
 - i. The determination of a secondary STREET shall be made during the Site Plan Review process by vote of the Technical Review Committee.
 - ii. Any additional stories shall be setback from the allowed height to create a terrace, and approved via a Conditional Use Permit.
- (i) In the Downtown Gateway residential may be located on the GROUND FLOOR, however new retail and commercial activities are encouraged to be developed.
- (j) Parking (not including on-street parking) should be away from the STREETs and shared by multiple owners/users.
- (k) Historic character should be preserved and enhanced by context sensitive construction.



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11. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-23 “Impact Fees” as follows:

“170-23. *IMPACT FEE Ordinance.* [Amended on 01-22-2003 by Ord. No. 35-02; Amended on 12-09-2009 by Ord. No. 2009.09.09-15; Amended on 11-28-2012 by Ord. No. 2012.11.14-24.]

A. Purpose: This ordinance is enacted pursuant to RSA 674:16 and 674:21, and in order to:

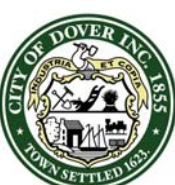
- ~~Promote public health, safety, convenience, welfare, and prosperity;~~
- ~~Insure that adequate and appropriate public facilities are available; and~~
- ~~Provide for the harmonious development of the City and its environs.~~

~~For consideration in lieu of above:~~

- (1) Assist in the implementation of the Master Plan and Capital Improvements Program;
- (2) Provide adequate public capital facilities necessitated by NEW DEVELOPMENT;
- (3) Assess an equitable share of the cost of public capital facilities to NEW DEVELOPMENT.

B. Authority

- (1) IMPACT FEES may be assessed to NEW DEVELOPMENT to compensate the City of Dover and the School District for the proportional share of capital facilities generated by NEW DEVELOPMENT in the City of Dover. Any person who seeks approval for NEW DEVELOPMENT may be required to pay an IMPACT FEE in the manner set forth herein.
- (2) The PLANNING BOARD may, as a condition of approval of any subdivision, site plan, or change of use, and when consistent with applicable Board regulations, require an APPLICANT to pay exaction for off site improvements necessitated by the development.
- (3) Nothing in this section shall be construed to limit the existing authority of the PLANNING BOARD to disapprove proposed development which is scattered or premature, or which would require an excessive expenditure of public funds, or which would otherwise violate applicable ordinances and regulations. Nothing in this section shall be construed to limit the PLANNING BOARD’s authority to require off-site work to be performed by the APPLICANT, in lieu of paying an exaction for OFF-SITE IMPROVEMENTS, or the board’s authority to impose other types of

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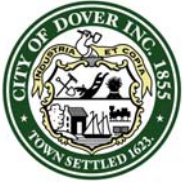
conditions of approval. Nothing in this section shall be construed to affect types of fees governed by other statutes, ordinances or regulations.

C. ASSESSMENT Methodology

- (1) Proportionality: The amount of the IMPACT FEE shall be calculated by the PLANNING BOARD to be a proportional share of municipal capital improvement costs which is reasonably related to the capital needs created by the development, and to the benefits accruing to the development from the capital improvements financed by the fee. The PLANNING BOARD may prepare, adopt, or amend studies or reports that are consistent with the above standards, and which define a methodology for IMPACT FEE ASSESSMENT for public capital facilities and IMPACT FEE ASSESSMENT schedules therefore.
- (2) Existing Deficiencies: Upgrading of existing facilities and STRUCTURES, the need for which is not created by NEW DEVELOPMENT, shall not be paid for by IMPACT FEES.
- (3) In the case of NEW DEVELOPMENT created by conversion or modification of an existing use, the impact fee shall be based upon the net positive increase in the impact fee assessed for the new use as compared to the highest impact fee that was or would have been assessed for the previous use in existence on or after the effective date of this Ordinance.

D. Administration

- (1) Accounting: In accord with RSA 673:16, II and RSA 674:21, V(c), IMPACT FEES shall be accounted for separately, shall be segregated from the City's general fund, may be spent upon order of the City Council, and shall be used solely for the capital improvements for which it was collected, or to recoup the cost of capital improvements made in anticipation of the needs which the fee was collected to meet. In the event that bonds or similar debt instruments have been or will be issued by the City of Dover or the Dover School District for the funding of capital improvements that are the subject of IMPACT FEE ASSESSMENT, IMPACT FEES from the appropriate related capital facility IMPACT FEE accounts may be applied to pay debt service on such bonds or similar debt instruments.
- (2) ASSESSMENT and COLLECTION:
 - (a) Where subdivision or site plan approval is required for NEW DEVELOPMENT, IMPACT FEES shall be assessed at the time of PLANNING BOARD approval of a subdivision PLAT or site plan. The amount of such ASSESSMENT shall be applicable to subsequent BUILDING construction within the approved



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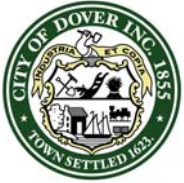
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subdivision or site plan for a period of ~~four (4)~~ five (5) years from the date of PLANNING BOARD approval. Once this ~~four (4)~~ five (5) year period has expired, remaining construction for which no BUILDING permit has been obtained shall be subject to the adopted fee schedule in force at the time the BUILDING permit application is made.

- (b) With the exception of those PLATS and site plans meeting the conditions in A) above, and when no other PLANNING BOARD approval is required, or has been made prior to the adoption or amendment of the IMPACT FEE ordinance, IMPACT FEES shall be assessed upon the issuance of a BUILDING permit. In such cases, the IMPACT FEE schedule in force at the time of the BUILDING permit application shall apply.
- (c) IMPACT FEES will be collected prior to or at the time of issuance of a Certificate of Occupancy ~~BUILDING permit~~, unless the PLANNING BOARD establishes an alternate, mutually acceptable schedule of payment of IMPACT FEES imposed on an ASSESSED PROPERTY. If an alternate schedule of payment is established, the PLANNING BOARD may require security, in the form of a cash bond, letter of credit, or performance bond so as to guarantee future payment of IMPACT FEES. In no case will an IMPACT FEE payment be allowed to be made after the issuance of a CERTIFICATE OF OCCUPANCY.
- (3) Security: In the interim between ASSESSMENT and COLLECTION, the Building Inspector may require developers to post bonds, issue letters of credit, accept liens, or otherwise provide suitable measures of security so as to guarantee future payment of assessed IMPACT FEES.
- (4) Refund of Fees Paid: The current owner of record of property for which an IMPACT FEE has been paid shall be entitled to a refund of that fee, plus accrued interest under the following circumstances:
 - (a) When either the full or partial portion of the IMPACT FEE, whichever is applicable, has not been encumbered or legally bound to be spent for the purpose for which it was collected within a period of six (6) years from the date of the full and final payment of the fee; or
 - (b) When the City of Dover, or in the case of school IMPACT FEES, the Dover School District, has failed, within the period of six (6) years from the date of the full and final payment of such fee, to appropriate their proportionate non-IMPACT FEE share of related capital improvement costs.

E. Appeals



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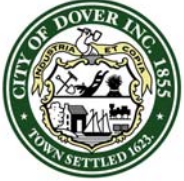
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- (1) A party aggrieved by a decision made by the Building Inspector regarding the ASSESSMENT or COLLECTION of IMPACT FEES authorized by this Section may appeal such decision to the PLANNING BOARD.
- (2) In accord with RSA 676:5, III, appeals of the decision of the PLANNING BOARD in administering this ordinance may be made to Superior Court, as provided in RSA 676:5, III and RSA 677:15.

F. Waivers

- (1) The PLANNING BOARD may grant full or partial waivers of IMPACT FEES where the PLANNING BOARD finds that one (1) or more of the following criteria are met with respect to the particular public capital facilities for which IMPACT FEES are normally assessed:
 - (a) ~~An APPLICANT may request a full or partial waiver of school IMPACT FEES for those residential units that are lawfully restricted to occupancy by senior citizens age sixty two (62) or over in a development that is also maintained in compliance with the provisions of RSA 354-A: 15, Housing For Older Persons. The PLANNING BOARD may waive school IMPACT FEE ASSESSMENTS on such age restricted units where it finds that the property will be bound by lawful deeded restrictions on occupancy by senior citizens age sixty two (62) or over for a period of at least twenty (20) years.~~
 - (b) ~~A person may request a full or partial waiver of IMPACT FEES for construction within a subdivision or site plan approved by the PLANNING BOARD prior to the effective date of this ordinance. Prior to granting such a waiver, the PLANNING BOARD must find that the proposed construction is entitled to the four (4) year exemption provided by RSA 674:39, pursuant to that statute. This waiver shall not be applicable to phases of a phased development project where active and substantial development, BUILDING and construction has not yet occurred in the phase in which construction is proposed.~~
 - (c) The PLANNING BOARD may agree to waive all or part of an IMPACT FEE ASSESSMENT and accept in lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public. Prior to acting on a request for a waiver of IMPACT FEES under this provision that would involve a contribution of real property or the construction of capital facilities; the PLANNING BOARD shall submit a copy of the waiver request to the City Council for its review and consent prior to its acceptance of the proposed contribution. The value of contributions or improvements shall be credited only toward facilities of like kind, and may not be credited to other categories of IMPACT FEE ASSESSMENT. The APPLICANT shall pay all costs

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incurred by the City for the review of such proposal, including consultant and counsel fees.

12. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-25 “Floodplain Development”, by revising section D – “Standards and regulations”, to read as follows

“(c) Certification by a registered engineer or architect that the FLOOD PROOFING methods for any nonresidential STRUCTURE meet the FLOOD PROOFING criteria in subsection KL(2).”

13. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-27 “Conservation District”, by revising section D – “Procedures for Subdivision”, to read as follows

“D. Procedures for subdivision. No subdivision of land shall be permitted which would create a LOT or parcel or leave as a remainder a LOT or parcel is solely made up of an area defined as ~~which does not have, outside the Conservation District, an area equal to the minimum LOT size or one (1) acre, whichever is less. The ZONING BOARD OF ADJUSTMENT may grant an exception to this rule if unless~~ such a LOT or parcel is to be permanently dedicated to OPEN SPACE or natural uses and is to be dedicated to a public or private agency having as a purpose the holding of such land in a natural state in perpetuity.”

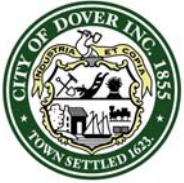
14. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-27.2 “Transfer of Development Rights” to read as follows

“170-27.2. TRANSFER OF DEVELOPMENT RIGHTS. [Amended on 10-31-90 by Ord. No. 16-90; Amended on 01-22-2003 by Ord.35-02; Amended on 12-09-2009 by Ord. No. 2009.09.09-15; Amended on 02-22-2012 by Ord. No. 2012.01.25.]

A. Authority. By the authority granted under RSA 674:21, this section creates overlay district(s) for the purpose of transferring DEVELOPMENT RIGHTS (TDR) within said districts.

B. Purpose and Intent. Within the City of Dover there are certain lands that possess significant conservation features, including but not limited to wetlands, groundwater recharge zones, forested areas, wildlife habitat, farmland, scenic viewsheds, historic



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landmarks, and linkages to other such areas. Because of their unique assemblages of flora and fauna and their significant contribution to the ecological system and/or the cultural identity of our community, these lands are worthy of special protection. The City of Dover furthermore, has a limited supply of land suitable for development. The purpose of this overriding district is to promote intensive development on the developable land possessing the least conservation value and to permanently protect lands possessing significant conservation features that provide unique values in their undisturbed condition.

Additionally, it is recognized that the City of Dover has an Open Lands Committee and Conservation Commission who are active in protecting and preserving OPEN SPACE.

C. Applicability. Upon request by an APPLICANT for development approval and at the discretion of the PLANNING BOARD, the provisions of this subsection may apply to the district(s) defined in this subsection E below.

D. Districts Defined.

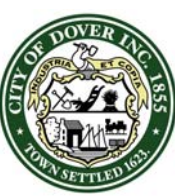
(1) The Industrial TDR DISTRICT is hereby determined to be any I-4 or B-4 zoning district as shown on the Zoning Map for the City of Dover, New Hampshire, adopted December 9, 2009. The SENDING AREA is defined to be OPEN SPACE and related SETBACKS as defined by the City of Dover Wetland Protection District, Chapter 170-27.1, which are located in any I-4 or B-4 zoning district. The RECEIVING AREA is defined to be all remaining land in be any I-4 or B-4 zoning district.

(2) The Residential TDR DISTRICT is hereby determined to be Residential districts noted or displayed on the Zoning Map for the City of Dover, New Hampshire, adopted December 9, 2009. The SENDING AREA is defined to be any land preserved by the City of Dover through conservation programs in the R-40 or R-20 residential zoning districts. The RECEIVING AREA is defined to be all non-R-40 or R-20 zoning districts east of the Spaulding Turnpike which allow residential development.

a. If the units created meet the requirements of Section G 3) (a) below, the receiving area may be any zoning district that allows residential development.

E. Procedural Requirements.

(1) At the discretion of the PLANNING BOARD, an APPLICANT for development approval within the RECEIVING AREA of the defined Industrial TDR DISTRICT may apply the performance standards specified in Subsection F below in return for the acquisition of land or DEVELOPMENT RIGHTS from the SENDING AREA

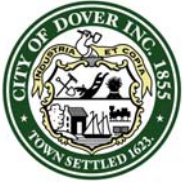
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within the same TDR DISTRICT. The performance standards for the Residential TDR DISTRICT are outlined in Subsection G below.

- (2) A certified boundary survey of the associated land in the SENDING AREA shall be submitted as a supplement to the site plan or subdivision plan for development within the RECEIVING AREA. ~~For residential application, proof of previous preservation by the City of Dover is required.~~
- (3) The owner of the subject OPEN SPACE within the SENDING AREA of the TDR DISTRICT shall SIGN all application materials as a co- APPLICANT of the development application. For residential application, proof of an agreement to sell DEVELOPMENT RIGHTS must be provided by the Conservation Commission.
- (4) A sketch plan estimating layout of the development site and identifying the OPEN SPACE associated with the plan shall be submitted to the PLANNING BOARD for review at a regularly scheduled meeting. The PLANNING BOARD, within thirty (30) days of its review of the sketch plan, shall determine if waivers will be granted as allowed in Subsections ~~G~~ F and ~~H~~ G below. Following this decision, a final application is prepared. The final application for development approval shall be reviewed in accordance with the standard plan review process and subjected to all applicable development regulations, except as provided in this section.
- (5) A perpetual easement or restrictive covenant shall be recorded at the Strafford County Registry of Deeds that preserves the designated OPEN SPACE within the SENDING AREA. Said easement or covenant may allow for the continuance of existing residential and agricultural activities, and may allow for utility and access crossings in accordance with subsection I below. The designation of the land protection agency to hold the easement shall be approved by the PLANNING BOARD.

F. Industrial Performance Standards.

- (1) Land within a SENDING AREA, when surveyed, approved by the PLANNING BOARD and preserved by easement or covenant as specified in Subsection E above, may be counted for the OPEN SPACE requirement for a development site in a RECEIVING AREA. The amount of land preserved in a SENDING AREA shall equal or exceed the OPEN SPACE requirement for the development site, but in no case be less than one (1) acre. Notwithstanding, development sites within the I-4 and B-4 zoning districts shall maintain OPEN SPACE or landscaped area on at least ten percent (10%) of the site. The design of the development site shall locate the OPEN SPACE or landscaped area to maximize the aesthetic value of the site.
- (2) The minimum LOT size requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS.



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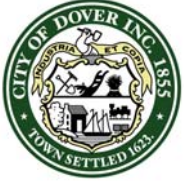
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- (3) The minimum FRONTAGE requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS provided that paved access to all developed areas suitable for emergency vehicles is approved by the PLANNING BOARD.
- (4) SETBACKs for parking, paved areas, and BUILDINGs may be waived by the PLANNING BOARD, and be consistent with the intent to promote intensive development of suitable development sites. Notwithstanding, BUILDINGs shall be at least one hundred fifty (150) feet from residential STRUCTUREs that exist on the date of enactment of the I-4 and B-4 Zoning districts, and seventy five (75) feet from the LOT LINE of a disagreeing residential ABUTTER.
- (5) The developer shall record covenants that address architectural considerations for STRUCTUREs, SIGNAGE and lighting that are designed to promote the highest possible aesthetic quality of the development site.
- (6) A landscaping plan shall be submitted with a development application that depicts landscaping or OPEN SPACE around the perimeter of the site, near the proposed BUILDINGs, and within the parking LOT that promotes the highest possible aesthetic quality of the development.

G. Residential Performance Standards.

- (1) ~~A residential TRANSFER OF DEVELOPMENT RIGHTS APPLICANT may pursue one of the following methods for TRANSFERING DEVELOPMENT RIGHTS.~~ Annually, the City shall update a document identifying the cumulative cost per acre spent to preserve OPEN SPACE within the City of Dover. This list shall be kept on file in the Department of Planning and Community Development, and coordinated with the Conservation Commission.
- (2) Proceeds from the purchase of DEVELOPMENT RIGHTS, shall be placed into the Conservation Fund to be used to purchase future property or easements, and not into the general fund.
- (3) A residential TRANSFER OF DEVELOPMENT RIGHTS APPLICANT may pursue one of the following methods for TRANSFERING DEVELOPMENT RIGHTS.
 - (a) ~~Private land transfer~~ Single Family method
 - i. An applicant shall develop a baseline yield for a lot, through the following formula
 1. The square footage of the parent lot minus environmental constraints (wetlands, conservation areas etc) is the base lot size.



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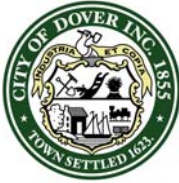
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2. The base lot size is then reduced by fifteen (15) percent for roadway, this creates the net area.
3. The net area is then multiplied by a factor, determined by the amount of wetlands over the full lot. This is the developable area.

<u>Percentage of Parcel that is wetlands</u>	<u>Factor</u>
<u>0<10%</u>	<u>0.85</u>
<u>11<20%</u>	<u>0.8</u>
<u>21<30%</u>	<u>0.75</u>
<u>31%<</u>	<u>.7</u>

4. The developable area is then divided by the minimum lot size, and the whole number value is the base number, with no rounding.
 - a. This base number is not required to be restricted by the requirements in subsection iii.
- ii. The transfer shall equate to one and a half (1.5) dwelling units per acre preserved. The unit count shall be the whole number value and not rounded up.
 1. If the math to devise the base number ends in more than half a unit but less than a whole, and a transfer is purchased, the result would be two (2) dwelling units.
- iii. The units created, through the transfer must be:
 1. Sold, and are not for rental purposes
 2. No larger than fourteen hundred (1,400) square feet of living area
 - a. Future additions or conversion of space shall result in a total living area of no more than seventeen hundred (1,700) square feet.
- iv. A note shall be placed on the approved plan and any Building Permit shall note the adherence to this section of the Code.
 - (i) ~~For land in the sending district to be eligible for a TRANSFER OF DEVELOPMENT RIGHTS, it must be a parcel of at least five (5) acres, and developable under the existing land use regulations.~~
 - (ii) ~~Land within a SENDING AREA, when surveyed, endorsed by the Conservation Commission/Open Lands Committee, approved by the PLANNING BOARD and preserved by easement or covenant as specified in subsection E above, may be counted for the minimum lot size requirement for a development site in a RECEIVING AREA. The criteria used by Open Lands Committee to rank parcels shall be listed on the application.~~

- (b) ~~Land bank~~ Two family, three family and 4 or more method



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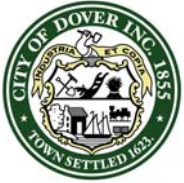
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- (i) The transfer may be through the purchase of development rights, as described in G) (1) and (2), or through the protection of land via a permanent conservation easement as per section E) (5). For land in the sending district to be eligible for a TRANSFER OF DEVELOPMENT RIGHTS, it must be a parcel or easement purchased by the City through the use of Conservation funds allocated and approved by the City Council.
- (ii) The transfer shall equate to one (1) unit per acre preserved. If the end result is a village themed residential/commercial project, the transfer shall equate to one (1) unit per tenth (10th) of an acre preserved. Annually, the City shall update a document identifying the cumulative cost per acre spent to preserve OPEN SPACE within the City of Dover. This list shall be kept on file in the Department of Planning and Community Development, and coordinated with the Conservation Commission.
- (iii) Proceeds from the purchase of DEVELOPMENT RIGHTS, shall be placed into the Conservation Fund to be used to purchase future property or easements, and not into the general fund.
- (4) Regardless of the method utilized, the transfer shall equate to one (1) unit per acre preserved. If the end result is a village themed residential/commercial project, the transfer shall equate to one (1) unit per tenth (10th) of an acre preserved. A minimum of three (3) acres shall be purchased. Regardless of the method utilized, the minimum LOT size requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS.
- (5) Regardless of the method utilized, the setbacks shall be:

<u>MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS</u>		<u>MINIMUM BUILDING SETBACKS FOR SUBDIVISION LOTS</u>	
<u>STREET Sides of Units</u>	<u>Between Units</u>	<u>Abutting A STREET</u>	<u>Abutting A LOT LINE</u>
<u>20 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>10 feet</u>

- (6) Regardless of the method utilized, the minimum LOT size requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS. FRONTAGE requirement may be waived by the PLANNING BOARD, for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS provided that paved access to all developed areas suitable for emergency vehicles is approved by the PLANNING BOARD.
- a. If lots are proposed, the minimum frontage allowed shall be forty (40) feet per unit



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- (7) ~~Regardless of the method utilized, the minimum FRONTAGE requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS provided that paved access to all developed areas suitable for emergency vehicles is approved by the PLANNING BOARD. A continuous visual buffer shall be created along the perimeter of the parent parcel.~~
- (8) Regardless of the method utilized, any other provision in this Chapter to the contrary, the density or intensity of development of a receiving parcel may be increased by the TRANSFER OF DEVELOPMENT RIGHTS so long as the increase in density or intensity:
- (a) Is consistent with the Master Plan
 - (b) Is not incompatible with the land uses on neighboring LOTs (eg a multifamily building in a single family neighborhood)

~~H. Conditional Uses.~~

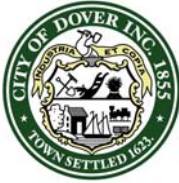
- (1) ~~The PLANNING BOARD may grant conditional use permits to allow STREETS, roads, utilities, or other infrastructure improvements to cross wetlands within the RECEIVING AREA of the TDR DISTRICT, provided said infrastructure is essential to the productive use of land within the RECEIVING AREA of a TDR DISTRICT, and further provided that no possible location exists for said infrastructure in non-wetland areas.~~

15. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-41 “Nonconforming STRUCTURES”, by revising section B to read as follows

“B. A BUILDING or STRUCTURE nonconforming either in terms of use or BULK may be restored to its former BULK if destroyed by fire, ~~or other hazard~~ or is determined by the BUILDING OFFICIAL to be a hazard to persons or BUILDINGS abutting it, provided that restoration of the STRUCTURE is begun within twelve (12) months after the act of destruction. All such STRUCTURES in use at the time of destruction for agricultural purposes shall be exempt from the provisions of this subsection, provided that such reconstruction, ALTERATIONS or repairs are in compliance with the provisions of subsection A.”

16. AMENDMENT



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Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-42 “Repairs and Maintenance” to read as follows:

“On any nonconforming STRUCTURE or portion of a STRUCTURE containing a NONCONFORMING USE, ordinary repairs may be made, subject to the following provisions: if a nonconforming STRUCTURE or portion of a STRUCTURE containing a NONCONFORMING USE becomes physically unsafe or unlawful due to lack of repairs and maintenance and is so declared by ~~any duly authorized official~~ the Housing Standards Board, to be unsafe or unlawful by reason of physical condition, an owner shall be able to restore, repair or rebuild it within six (6) months of said determination, in its existing location, unless an extension is granted by the Housing Standards Board. Otherwise, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located. Any duly authorized official charged with protecting the public safety may rightfully order a STRUCTURE to be secured to a safe condition.”

17. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

AUTHORIZATION

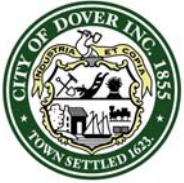
Approved as to Funding:	Daniel R. Lynch Finance Director	Sponsored by:	Councilor Dennis Ciotti City Council Planning Board Representative
Approved as to Legal Form and Compliance:	Anthony Blenkinsop City Attorney		
Recorded by:	Karen Lavertu City Clerk		

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

Document Created by: Planning Department	Zoning amendments second draft
Document Presented on: March 27, 2018	Page 20 of 21



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VOTING RECORD		
Date of Vote:	YES	NO
Mayor, Karen Weston		
Deputy Mayor, Robert Carrier		
Councilor John O'Connor, Ward 1		
Councilor Dennis Ciotti, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Joseph Nicolella, Jr, Ward 4		
Councilor Dennis Shanahan, Ward 5		
Councilor Jason Gagnon, Ward 6		
Councilor Sarah Greenshields, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL:



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, April 24, 2018**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 10, 2018 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include revising terminology, administrative review process, certificate of occupancy requirements, lighting standards, driveway regulations, and updating definitions. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under City Documents & View Current City Reports. *
- B. Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include the merging driveway regulations into the chapter, revising terminology, certificate of occupancy requirements and renumbering sections. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under City Documents & View Current City Reports. *

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Scott & Rachel Filion, Assessor's Map 7, Lot 10, zoned R-20, and located at 17 Boston Harbor Road. (Proposal is to replace existing residential structure and detached garage with a new house, deck and attached garage, within the 100 foot Conservation District adjacent to tidal Little Bay. Temporary Conservation District impacts are 2,935 square feet and permanent Conservation District impacts are 2,053 square feet.) *(P18-15)
- B. Consideration and acceptance of a Minor Lot Line Adjustment for 171 Watson Road of Dover Holding Corporation, Assessor's Map E, Lot 27A & 27B, zoned ETP, and located at 398A Sixth Street, 50 & 100 Education Way. *(P18-16)
- C. Consideration and acceptance of a Minor Lot Line Adjustment for Richard & Anna Kay, (Owners: Richard & Anna Kay Irrevocable Trust), Assessor's Map G, Lot 29 & 29B, zoned I-2, and located at 45 Littleworth Road. *(P18-17)
- D. Update on Conservation/Preservation activities.
- E. Discussion on Further land use changes.

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>.



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 10, 2018**
Meeting Time: **7:00 pm**

Members Present: Frank Torr, Dave White, Kirt Schuman (Chair), Tom Clark, Dennis Ciotti (Councilor), Gina Cruikshank (Vice Chair), David Landry, Lee Skinner, Sarah Wheeler (Alternate), James Burdin

Members Not Present: Tristan Donovan (Alternate), Hayley Harmon (Alternate)

Staff Present: Christopher Parker, Assistant City Manager

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

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- March 27, 2018 Regular Meeting Minutes

Motion: F. Torr made a motion to approve the minutes as presented. Seconded by T.Clark. Vote U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

Vice Chair stated the applicant has asked that the next three applications be continued so they will be presented together on May 8, 2018.

- Consideration and acceptance of a Lot Line Adjustment for 6 Grove Street Residences LLC, (Owners: 6 Grove Street Residences & Gotham Holdings, LLC), Assessor's Map 31, Lot 14 & 14D-1, zoned CBD-TOD, and located at 6 Grove Street. *(P16-31A)
- Consideration and acceptance of a Conditional Use Permit for 6 Grove Street Residences LLC, (Owners: 6 Grove Street Residences & Gotham Holdings, LLC) Assessor's Map 31, Lot 14, zoned CBD-TOD, and located at 6 Grove Street. (Proposal is to allow a two story structure where a minimum of 3 stories is required, and to provide less than the minimum 75% required lot coverage.) *(P16-31B)
- Consideration and acceptance of a Site Plan Amendment for 6 Grove Street Residences LLC, (Owners: 6 Grove Street Residences & Gotham Holdings LLC), Assessor's Map 31, Lot 14, zoned CBD-TOD, and located at 6 Grove Street. (Proposal is to convert an existing building into 32 residential rental units and 8,967 sq. ft. of commercial space and construct 6 townhouses units. The proposal will also include 39 on-site parking spaces). *(P16-31C)

Vice Chair stated the next applicants would be presented together.

- Consideration and acceptance of a Minor Subdivision for STF Development Corp., (Owner: Strafford Farms Restaurant Inc.) Assessor's Map 40, Lot 43, zoned B-3, and located at 58 New Rochester Road. *(P18-10) (2 new lots)



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 10, 2018**
Meeting Time: **7:00 pm**

- E. Consideration and acceptance of a Site Review for STF Development Corp., (Owner: Strafford Farms Restaurant Inc.) Assessor's Map 40, Lot 43, zoned B-3, and located at 58 New Rochester Road. (Proposal is to construct a 6,000 sq. ft. mixed use building with commercial on the first floor and 12 residential units on the second and third floors in an existing parking lot with associated parking spaces and a shared access and parking easement). *(P18-11)

C.Parker explained that the applicant is seeking to subdivide a parcel which has an existing restaurant upon it, and create a mixed use building where parking currently exists. The parking and access for both projects will be shared and will accommodate all uses on the site. The newly subdivided lot will be \$30,000 where 20,000 is required.

The applicant proposes a 6,000 sq. ft., three story building containing three commercial units and 12 residential units, with associated parking and stormwater management improvements, as well as a bus pull-out for the COAST bus stop currently located at the City's adjacent sewer pump station.

The applicant was granted a special exception for multi-family dwellings by the Zoning Board of Adjustment on March 15, 2018. An addition six dwelling use will be purchased through the Transfer of Development Rights ordinance.

Christopher Berry, Berry Surveying and Engineering, represented both the applicant and owner. He reviewed the details of the plan and subdivision.

Motion: F.Torr made a motion to accept the application. Seconded by D.Landry. Vote U/A

Public hearing opened.

Sally Fletcher, 5 Willand Ave spoke about concerns regarding the fence height, lighting, tree line, vehicle parking, noise, cigarette smokers, dumpster location and hours of operation for the commercial uses.

Public Hearing Closed.

C.Berry responded to concerns pointing out the 8' high fence, cut-off lighting, landscaping, shared parking, offering to install cigarette receptacles, and explaining the site limitations regarding dumpster locations.

C.Berry confirmed for D.Ciotti that there is passive recreation space on the lot to the front of the building, and discussed the parking lot on the northerly side of the existing building.

C.Berry confirmed for D.Landry the storm water management features.

F.Torr expressed concern relative to pedestrian safety and the use of painted islands on the site. Discussion ensued about increased landscaping.

STAFF RECOMMENDATION: Subdivision

Staff finds that the request is consistent with the provisions of Chapter 155, Subdivision of Land, and recommends that the Planning Board approve the 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.



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 10, 2018**
Meeting Time: **7:00 pm**

2. The applicant shall revise the plat to:
 - a. Add the owners' signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - b. Include location, names and widths of existing streets, including pavement widths, grades, curbs, and crosswalks
 - c. Indicate material and size of proposed permanent monuments
 - d. Correct reference to site plan P18-10 in note 13
 - e. Add plan reference #P18-10 to plan
 - f. Indicate all adjacent zoning districts and boundaries
 - g. Add common subdivision plan note 10
 - h. Correct notes on both sheets regarding special flood hazard area.
 - i. Add a note that pedestrian safety striping and signage be added to the site plan to improve mobility between the two parcels.

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

STAFF RECOMMENDATION: Site Plan

Staff finds that the request is consistent with the provisions of Chapter 149 Site Plan Review, and recommends that the Planning Board approve the plan with the following conditions:

Conditions to be Met Prior to Signing of the Plans:

1. The subdivision plan P18-10 shall be approved
2. The applicant shall provide:
 - a. A digital version of plan set
 - b. Payment for the 6 TDR Units
 - c. Parking and access easements approved by the Assistant City Manager, with consultation as to form by the City Attorney
 - d. Letters from utilities regarding their ability to service the proposed uses
3. The applicant must revise final plan set to:
 - a. Add the owner's signatures
 - b. Revise the streetscape renderings to be consistent with floor plans and elevations
 - c. Revise site plan to be consistent with first floor plan
 - d. Revise the intent note to indicate 3 commercial spaces, not 4
 - e. Add signage and cigarette receptacles to the north eastern corner of the building
 - f. Add a note that the parking lot of the existing restaurant shall be restriped as shown on the plan
 - j. Revise the plan to add pedestrian safety striping and signage to improve mobility between the two parcels, with particular attention paid to the accessible ramp area on the restaurant.
 - g. Revise the landscape plan to show additional landscaping around the dumpster
4. The applicant and the City shall enter into an agreement regarding:
 - a. The value of a contribution to be made towards Willand Pond for active recreation
 - b. The contribution to be made to COAST for the purchase of bus shelter on New Rochester Road
5. All Fire Department TRC comments have been addressed.

Conditions to Be Met Prior to Construction Activities:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, April 10, 2018**
Meeting Time: **7:00 pm**

6. The applicant shall identify the location of the proposed fence and shall walk the line with staff and abutters to determine areas where existing vegetation can remain and where new vegetation can be added to mitigate noise.

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. The parking lot on the north side of the existing restaurant shall be restriped as shown on the plan.

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 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.
12. The applicant shall provide the value agreed to with the City towards the improvements at Willand Pond and COAST bus shelter.
13. All pedestrian safety striping and signage on the new development and the existing restaurant shall be in place
14. Any vegetation required after the pre-construction walk shall be in place.

Motion: F.Torr made a motion to approve the Subdivision subject to the staff recommended conditions.
Seconded by D.Ciotti

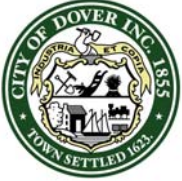
5. STAFF COMMENTS

- Review TRC projects: 99 Sixth Street
- Updated the Board on Washington Street, Central/Glenwood.
- Looking for a representative to Strafford Regional Planning, as a commissioner.
- April 28 Conference for PB Members
- Emails regarding affordable housing
- Public hearings on zoning
- Conservation report

6. MEMBER COMMENTS

7. ADJOURNMENT

Motion: G.Cruikshank made a motion to adjourn at 8:20 p.m. Seconded by F.Torr. Vote U/A



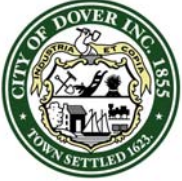
CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: March 27, 2018

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Amendments
Chapter: 149

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-4 “Applicability”, by revising Section A and B as follows:
 - A. New DEVELOPMENT or REDEVELOPMENT. Site Review and Planning Board approval will be required for:
 - (1) Non-residential USES;
 - (2) Multi-family dwellings of five (5) or more units; and;
 - (3) Construction of IMPERVIOUS surfaces/parking areas larger than 4,000 contiguous square feet. A single family home, two or three to four family dwelling units shall not be regulated by provisions of this chapter.
 - (4) Construction activities that result in a land disturbance of greater than or equal to one acre or less than one acre if part of a larger common PLAN of development that would disturb one acre or more.
 - B. Expansions and/or additions. Technical Review Committee review will be required for the following expansion and/or additions to existing development:
 - (1) Any increase of NONRESIDENTIAL development resulting in an expansion of gross floor area exceeding twenty-five hundred (2,500) square feet.
 - (2) Any addition to a residential structure resulting in the creation of five (5) or more additional units.
 - (3) Any accessory structures with floor areas exceeding fifteen hundred (1,500) square feet.
 - (4) Any expansion of an IMPERVIOUS surface/parking areas ~~or paving of a gravel parking area~~ larger than one thousand (1,000) square feet. A single family home, two or three to four family dwelling units shall not be regulated by provisions of this chapter.
 - (5) Any construction activities that result in a CONTIGUOUS LAND DISTURBANCE of greater than or equal to twenty thousand (20,000) square feet.



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Posted: March 27, 2018

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Chapter: 149

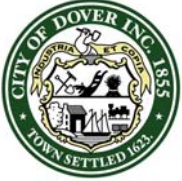
- (6) Any construction activities that result in a CONTIGUOUS LAND DISTURBANCE of greater than or equal to one thousand (1,000) square feet if the activity is located in or within fifty (50) feet of a wetland or Conservation District.
2. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-11 “Performance Guaranties”, adding a new Section C, to read as follows:

“C. A separate PERFORMANCE BOND for landscaping shall be submitted to the City Engineer to be used in the event landscaping installed is removed, dies or is otherwise damaged the three years succeeding the issuance of the Certificate of Occupancy.”

3. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 “SITE DEVELOPMENT PLAN”, Section A by revising subsection 18 to read as follows:

~~“(18) Any project that creates more than ten (10) residential units shall submit a fiscal impact analysis which details the probable effects of the site plan on the following aspects of concern to the City:~~

- ~~(a) attendance at public schools;~~
- ~~(b) increase in vehicular traffic;~~
- ~~(c) changes in the number of legal residents;~~
- ~~(d) increases in municipal costs;~~
- ~~(e) load on public utilities or future demand for them;~~
- ~~(f) public safety;~~
- ~~(g) changes in tax revenue;~~
- ~~(h) changes in surface drainage;~~
- ~~(i) increased consumption of groundwater;~~
- ~~(j) increased refuse disposal;~~
- ~~(k) pollution of water or air;~~



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- ~~(l) land EROSION or loss of tree cover;~~
- ~~(m) disturbance to other aspects of the natural ecology;~~
- ~~(n) blocking of views;~~
- ~~(o) harmony with the character of surrounding development; and~~
- (p) ~~location of utilities.~~ Reserved

4. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 “SITE DEVELOPMENT PLAN”, Section A, by adding new sections 21 to read as follows:

“(21) A detailed Landscape Operations and Maintenance plan, developed in accordance with the requirements of Chapter 149-14-G. Site plans shall provide for the proper management of landscaping, ensuring that landscaping is not unintentionally damaged as a result of snow removal or general traffic flow, pedestrian or otherwise.”

AND

Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 “SITE DEVELOPMENT PLAN”, adding a new Section B(1), to read as follows:

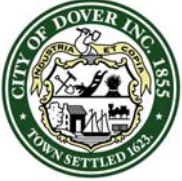
“B. The information required by A 1) through A ~~20~~ 21) of this section must be supplied. The SITE DEVELOPMENT PLAN may be modified to eliminate items outlined under Article II that are not subject to change or are impertinent to the proposed USE, however the Planning Board or its staff may require that the information be supplied. In addition, the Planning Board may require the area and USES outside the building to be upgraded to meet existing standards.

“(1) A pre-application meeting with staff shall be held to determine what elements of Section A, may be modified. All modifications will be noted by staff, in writing.”

5. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 “Site Development Design Criteria”, Section C to read as follows:

C. Driveways, ACCESSWAYS and Internal Roads

- (1) All driveways, ACCESSWAYS, internal roads, loading and service areas shall be graded, paved and improved with curbs, gutters, sidewalks and stormwater drainage



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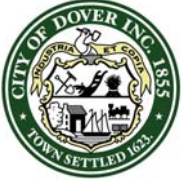
facilities. The curbing along or at intersections with public street rights-of-way shall be granite. Internal walkways shall be constructed of a pervious material, such as pervious asphalt or concrete, open or pervious paving blocks, or similar technologies.

- (2) Private driveways and internal roads shall be designed and constructed pursuant to the following criteria:

	0-4 RESIDENTIAL UNITS	5-24 RESIDENTIAL UNITS	OVER 25 RESIDENTIAL UNITS
<i>RIGHT-OF-WAY</i>	30 Feet	30 Feet	50 Feet
<i>ROAD WIDTH</i>	16 Feet	24 Feet	24-32 Feet *
<i>BASE COURSE</i>	12" bank run gravel	18" bank run gravel	18" bank run gravel
	4" crushed gravel	4" crushed gravel	6" crushed gravel
	2" asphalt tight binder	2" asphalt tight binder	2 1/2" asphalt tight binder
	3' gravel shoulder	3' gravel shoulder	3' gravel shoulder

*The width of the roadway shall be determined by the site's physical characteristics and the layout and density of the proposed development.

- (3) A road PLAN and profile shall be submitted with the site review application. Said plans shall be prepared by a professional engineer licensed to practice in the State of New Hampshire. If a roundabout is proposed for inclusion, a professional engineer with traffic engineering certifications must design the roundabout in conformance with "Roundabouts: An Informational Guide" as adopted and amended by the Federal Highway Administration.
- (4) When a non-residential zoned parcel straddles or abuts a residential zone, non-residential traffic shall be prohibited from exiting or entering through the residential zone, unless there is no other viable option. Infill and redevelopment projects shall include sidewalk improvements via installation of sidewalks back to closest improved sidewalk.
- (5) For access to a proposed non-residential or to a multifamily dwelling containing more than four (4) dwelling units, DRIVEWAY entrances and exits shall be as follows:



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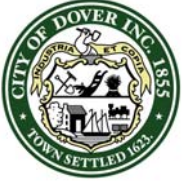
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- a. Where one (1) entrance/exit is designed to service a parcel, the width shall not exceed thirty-two (32) feet.
 - b. Where two (2) entrances/exits are designed to service a parcel, the width shall not exceed twenty-four (24) feet.
6. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 “Site Development Design Criteria”, Section E subsection (1) (e) to read as follows:

“(e) All outdoor light fixtures shall be designed, oriented or shielded to prevent light or glare onto adjacent property or streets. In the Central Business District General and TOD sub-districts light may overflow onto streets, but not adjacent property.”
7. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-15 “Physical Arrangements”, Section C, to read as follows:

“C. All paving and/or storage shall not be permitted within five (5) feet of any side or rear property line, except for a shared driveway or parking lot that straddles a common property line, and no parking or paving, except for entrances/exits, shall be permitted within ten (10) feet of any front property line. These spaces shall be maintained as landscaped area. This section shall not apply within the Central Business District General and TOD sub-districts.”
8. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-21 “Definitions” clarifying a defined term as follows:

“IMPERVIOUS means those surfaces that cannot effectively infiltrate rainfall consisting of surfaces such as building rooftops, pavement, sidewalks, driveways, recreational areas and compacted gravel.”



CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: March 27, 2018

Ordinance Number: O – yyyy.mm.dd -
Ordinance Title: Subdivision of Land Regulation Amendments
Chapter: 155

1. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-2 “Legislative Authority”, to read as follows:

“These regulations are adopted by the Dover PLANNING BOARD pursuant to the authority granted by the RSAs 674:35 and 236:13, and by Chapter 41 Planning Board of the City of Dover ORDINANCES.”

2. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-3 “Purpose”, to read as follows:

“For the purpose of providing for the orderly growth and development of the City of Dover and affording adequate facilities for the housing, transportation, distribution, comfort, health, safety and welfare of persons living within the jurisdiction of the municipality, this chapter prescribes guidelines for the SUBDIVISION or RESUBDIVISION of land within the jurisdiction of the City of Dover and sets forth the procedures, requirements, standards and specifications with respect thereto. Furthermore, it establishes an administrative procedure by which the location, method and materials used to provide vehicular access to and from city streets onto private property are subject to the review and approval of the Community Services Director.”

3. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-26 “Maintenance Guaranties”, to read as follows:

“An IRREVOCABLE LETTER OF CREDIT to guaranty that all SITE work was properly done shall be posted by the APPLICANT with the Community Services Department, which shall place the letter of credit with the City Treasurer. Such MAINTENANCE GUARANTY shall be in an amount of two percent of the estimated project cost prepared by the City Engineer, plus the full cost of replacement for all street trees and other landscaping required, for three (3) years after a CERTIFICATE OF COMPLETION is issued ~~SITE IMPROVEMENTS are completed~~. If such repairs are needed and are not satisfactorily installed by the DEVELOPER, then such guaranty shall be used to complete and/or install such IMPROVEMENTS in accordance with the requirements specified herein.

4. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-28 “PRELIMINARY PLAT Layout”, Section O to read as follows:

“(O) Reserved A detailed Landscape Operations and Maintenance plan, developed in accordance with the requirements of Chapter 155-36-E and Chapter 155-36-F. Plans shall provide for the proper management of landscaping, ensuring that landscaping is not unintentionally damaged as a result of snow removal or general traffic, pedestrian or otherwise, flow.”

AND



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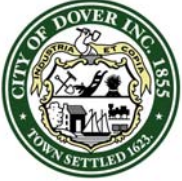
Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-28 “PRELIMINARY PLAT Layout”, deleting section Q as follows:

- Q. ~~Any project that creates more than ten (10) residential LOTS shall submit a fiscal impact analysis which details the probable effects of the SUBDIVISION on the following aspects of concern to the City:~~
- ~~(1) attendance at public schools;~~
 - ~~(2) increase in vehicular traffic;~~
 - ~~(3) changes in the number of legal residents;~~
 - ~~(4) increases in municipal costs;~~
 - ~~(5) load on public utilities or future demand for them;~~
 - ~~(6) public safety;~~
 - ~~(7) changes in tax revenue;~~
 - ~~(8) changes in surface drainage;~~
 - ~~(9) increased consumption of groundwater;~~
 - ~~(10) increased refuse disposal;~~
 - ~~(11) pollution of water or air;~~
 - ~~(12) land EROSION or loss of tree cover;~~
 - ~~(13) disturbance to other aspects of the natural ecology~~
 - ~~(14) blocking of views;~~
 - ~~(15) harmony with the character of surrounding development; and~~
 - ~~(16) location of utilities. Reserved~~

5. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-33 “Street Design”, Section J to read as follows:

“J. Dead-end STREETS (CUL-DE-SAC). Unless topography indicates a need for an alternative greater length, said public STREETS shall not be less than five hundred (500) feet nor exceed one thousand (1,000) feet in length and shall terminate in a CUL-DE-SAC. The exact form of the CUL-DE-SAC shall be aesthetically pleasing as well as functional. The RIGHT-OF-WAY limits at the CUL-DE-SAC shall be as necessary to ensure adequate property within which to properly maintain the area. The exact configuration and dimension of the CUL-DE-SAC shall be approved by the PLANNING BOARD. Temporary dead-end STREETS, such as in phased construction, may require temporary turnaround facilities. Hammer head designed dead end STREETS are not acceptable for public roadways.

6. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-33 “Street Design”, by adding new Section M to read as follows:



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“M. If a roundabout is proposed for inclusion, a professional engineer with traffic engineering certifications must design the roundabout in conformance with “Roundabouts: An Informational Guide” as adopted and amended by the Federal Highway Administration.

7. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-48 “Private Roads”, by adding new Section E to read as follows:

E) “A DRIVEWAY is a private way. Accordingly, no DRIVEWAY may subsequently be dedicated to the city as a public STREET until and unless the owner(s) of the property served by such DRIVEWAY make, at their expense, any improvements necessary to bring such roadway into conformance with the construction standards and specifications as set forth in Chapter 152 or this Chapter, for a public STREET. Compliance with all applicable zoning requirements shall also be met.”

8. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-51 “Waivers”, to section 155-52, and renumbering all subsequent sections.

And

Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by adding a new number 155-51 “Driveways”, within Article VIII, to read as follows:

“155-51 Driveways

A) The provisions of this Section apply to the construction, reconstruction, alteration, surfacing or resurfacing of any DRIVEWAY which intersects with the right-of-way of any city-owned, city maintained way and/or other private way. Section 152-8 of the City Code, referring to licensing requirements, applies to all paving contractors or related construction enterprises engaged in the retailing of DRIVEWAY paving services to the general public within Dover's city limits.

B) It shall be unlawful to construct, reconstruct, alter, surface or resurface any DRIVEWAY in a manner which affects the size, elevation or grade of such DRIVEWAY until the Community Services Director has reviewed and approved of such construction or alteration and has issued a written permit for such work. No permit shall be required for any existing DRIVEWAY, entrance or approach unless the grade, elevation, location or width of said DRIVEWAY is changed. For purposes of this section, any DRIVEWAY so constructed, reconstructed, altered, surfaced or resurfaced as indicated above which abuts or is clearly designed to provide access to a public way as defined by RSA 259:125 shall be presumed to be situated within the right-of-way.

(1) Pursuant to this section, a written construction permit application must be obtained from and filed with the Community Services Department by any landowner or by



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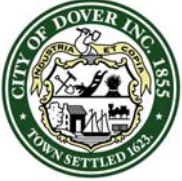
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his paving contractor, if he is employing one, affected by the provisions of this Chapter.

- (2) Before any construction or alteration work is commenced, said permit application shall have been reviewed and approved and a construction permit issued by the Community Services Director. Said permit shall:
- (i) Describe the location, area and width, of the DRIVEWAY, as well as the entrance, exit or approach. The location shall be selected to most adequately protect the safety of the traveling public.
 - (ii) Describe any drainage structures, traffic control devices and channelization islands to be installed by the applicant.
 - (iii) Establish grades that adequately protect and promote street drainage and permit a safe and controlled approach to the street in all seasons of the year.
 - (iv) Include any other terms and specifications necessary for the safety of the traveling public.

C) The following Construction Standards must be adhered to for DRIVEWAYS:

- (1) Unless an ALL SEASON SIGHT DISTANCE of four hundred (400) feet in both directions along the street can be obtained, the Community Services Director shall not permit more than one (1) access to a single parcel of land, and this access shall be at that location he determines to be safest. The Community Services Director shall not give final approval for use of any additional access until it has been demonstrated that the four-hundred-foot ALL SEASON SIGHT DISTANCE has been approved.
- (2) Within twenty (20) feet of the point where the DRIVEWAY intersects the public right-of-way, the maximum slope of a DRIVEWAY to four (4) or fewer dwelling units shall not exceed twelve percent (12%) and the maximum slope for other DRIVEWAYS shall not exceed eight percent (8%).
- (3) With the exception of shared DRIVEWAYS, no DRIVEWAY, including any flare, shall be within five (5) feet of a side property line.
- (4) The angle of the DRIVEWAY with respect to the pavement edge shall not be less than sixty (60) degrees to ninety (90) degrees, except that a smaller angle may be used for entrance DRIVEWAYS along a divided street, permitting only one-way operation of the DRIVEWAY.
- (5) At rural intersections, the minimum distance between the nearest edge of the DRIVEWAY and the crossroad edge of pavement, measured along the edge of



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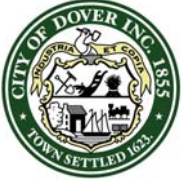
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pavement, shall be one hundred (100) feet. At urban intersections, this minimum distance may be reduced to twenty-five (25) feet. DRIVEWAYS to be located on the opposite side of T-intersections shall generally conform to the urban- intersection standard. The Community Services Director shall have the authority to increase these distances if, in his opinion, such action is necessary for the protection of traffic. He may also modify these requirements, if justifiable on the basis of specific site conditions, including Lot size.

- (6) The type of construction where the DRIVEWAY meets the edge of the traveled way shall be commensurate with existing conditions with respect to drainage and curb configuration and shall be subject to the approval of the Community Services Director. The property owner shall be responsible for the proper installation and maintenance of all drainage facilities (DRIVEWAY culvert, swale, etc.) and the DRIVEWAY bed that lies between the edge of the traveled way and the parcel's property line
- (7) In no case shall the permitted DRIVEWAY construction cause water to stand on the pavement, shoulders or within the street right-of-way limits. In those cases where property development increases drainage runoff such that existing street drainage structures are insufficient to adequately dispose of all drainage, the applicant will be required to provide additional or larger drainage facilities to prevent any ponding within the street right-of-way or adjacent lands thereto.
- (8) No construction permit shall allow a residential DRIVEWAY entrance, exit or approach to be constructed more than twenty-two (22) feet in width.
- (9) Where the Community Services Director finds that an unnecessary hardship may result from the strict compliance with these regulations, they may modify the above regulations so that substantial justice may be achieved and the public interest secured, provided that such modifications shall not have the effect of nullifying the intent and purpose of this Chapter may be allowed.”
9. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-54 “Definitions”, by adding new Section D to read as follows:

“155-53. Fees [Amended per Planning Board on 11-15-91, 01-14-2003, 08-26-2008, 03-23-2010 and 01-24-2012]

A. Application Fees. Any application for approval of a SUBDIVISION shall be accompanied by a non-refundable fee per new LOT as set forth in the City of Dover Adopted Schedule of Fees, as amended annually, to cover the cost of reviewing the application. An application for a



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MINOR LOT LINE ADJUSTMENT or boundary change shall be accompanied with a non-refundable fee as set forth in the City of Dover Schedule of Fees, as amended annually. In addition, the APPLICANT shall be responsible for paying the cost of mailing certified notices to ABUTTERS as well as paying the cost of advertising or posting the application.

B. Additional Fees. Any APPLICANT may be required to pay additional reasonable fees, as well as the fees for notice under 155-53 .A, as imposed by the BOARD to cover costs of special investigative studies, review of documents and other matters which may be required by a particular application (RSA 676:4-I (g)). A fee as set forth in the City of Dover Adopted Schedule of Fees, as amended annually, shall be charged the APPLICANT for staff time spent reviewing requests for time extensions to approved SUBDIVISIONs, per Chapter 155-24.

C. Inspection Fees. All fees and costs connected with inspections and engineering review of plans and specifications for IMPROVEMENTS shall be paid for by the APPLICANT, at a rate determined by the City Engineer and the Community Services Director. Where the APPLICANT/owner fails to comply with the payment of fees, inspections will not be conducted nor will CERTIFICATE OF OCCUPANCY awarded until full payment has been made.

D. Driveway Violation/Penalties/Cost of Restoration. Any action taken which violates provisions of 155-51 shall be fined, as per the Schedule of Fees. The landowner shall be liable for the cost of restoration of the affected public street to a condition which conforms to the provisions of this chapter to the satisfaction of the Community Services Director. If a landowner fails to ensure that the above said conformance is accomplished within thirty (30) days of receiving written notification from the Community Services Director, the restoration shall be accomplished by the city and charged to the landowner."

10. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-59 "Appeals", by adding new terms to read as follows:

"155-59. Appeals.

A. Any person aggrieved by a decision of the Community Services Director, regarding DRIVEWAYS may request a hearing before the Planning Board on the merits of their case. After a properly noticed public hearing, the Planning Board shall hear the facts in the case and vote to confirm, reject or modify the decision of the Community Services Director. The decision of the Planning Board shall be final.

B. As provided for in RSA 677:15, any persons aggrieved by any decision of the PLANNING BOARD concerning a PLAT or SUBDIVISION may present to the Superior Court a petition, duly verified, setting forth that such decision is illegal or unreasonable in whole or in part, specifying the grounds upon which the same is claimed to be illegal or



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unreasonable. Such petition shall be presented to the Court within thirty (30) days after the filing of the decision in the office of the PLANNING BOARD.”

11. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-61 “Definitions”, by adding new terms to read as follows:

ALL SEASON SIGHT DISTANCE – A line which encounters no visual obstruction between two (2) points, each at a height of three (3) feet nine (9) inches above the pavement and so located as to represent the critical line of sight between the operator of a vehicle using the access and the operator of a vehicle approaching from either direction.

DRIVEWAY – A private, paved or unpaved, road which is intended to provide vehicular access from a public or private way to a single primary building which is located on a single lot. This includes accessory uses off the main driveway used for parking/storage of motor vehicles. A "driveway" may service up to four (4) lots only if it complies with the terms and conditions of the Subdivision Ordinance, 155-51.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-15

Application Type: Conditional Use Permit
Applicant(s): Scott & Rachel Filion
Owner(s): Scott & Rachel Filion
Location: 17 Boston Harbor Road (Assessor's Map 7, Lot 10)
Meeting Date: April 24, 2018

INTENT: To obtain a Conditional Use Permit for the replacement of an existing residential structure and detached garage with a new house, deck and attached garage, within the 100 foot Conservation District adjacent to tidal Little Bay. Temporary Conservation District impacts are 2,935 square feet and permanent impacts are 2,053 square feet.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-A

ACREAGE: 0.44 acres

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

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE: Residential and tidal Little Bay

ZBA ACTION: None

ATTACHMENTS:

CUP application and materials, April 9th Conservation Commission minutes, 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
- NH Department of Environmental Services Wetlands Permit and Shoreland Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit for the replacement of an existing residential structure and detached garage with a new house, deck and attached garage, within the 100 foot Conservation District adjacent to tidal Little Bay. Temporary Conservation District impacts are 2,935 square feet and permanent impacts are 2,053 square feet.

The Conservation Commission reviewed and endorsed this project on April 9, 2018 (Conservation Commission minutes attached).

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to land within 100 feet of a tidal river 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 provide the Planning Department with a copy of the NHDES Wetlands Permit.
2. The applicant shall provide the Planning Department with a copy of the NHDES Shoreland Permit.

17 Boston Harbor Road

**Property Information**

Property ID 07010-000000
Location 17 BOSTON HARBOR RD
Owner FILION SCOTT &

**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 03/29/2018
Properties updated 04/16/2018



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, April 9, 2018
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Tristan Donovan (Vice Chair), Steve Fellows, Richard Erickson, Robert Eckert, Abby Lyon (Alternate), Jay Aube (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Steve Riker, Zach Taylor, Scot Filion, Rachael Filion, others

1. The meeting was convened at 5:30 PM and a roll call was done.

2. APPROVAL OF THE PRIOR MEETING MINUTES – March 12, 2018

Fellows moved to approve the March 12, 2018 minutes, Donovan seconded. Vote: 7 in favor

3. OLD BUSINESS: NONE

4. NEW BUSINESS:

- A. NHDES Wetlands Permit for Denise Whittier and Frank Locker, Assessor's Map L, Lot 111-B, zoned R-20, located at 306C Dover Point Road.

Zach Taylor was present to explain the proposal to replace an existing tidal dock. Proposed new dock would have a 4' x 15' access ramp, a 4' x 30' fixed pier, a 3' x 25' seasonal gangway, and a 10' x 20' seasonal float adjacent to the tidal Piscataqua River, with a temporary impact of 275 square feet and a permanent wetlands impact of 140 square feet. There was not enough evidence to confirm to DES that the dock was pre-existing so we filed a new dock application, which allowed the location to comply with the 20' setback requirement.

Donovan: What kind of float stop design are you using?

Taylor: The float stops will be driven into the ground to have the dock rest on them instead of mud.

Fellows: How will you remove the existing dock?

Taylor: We will use a barge and crane for removal of existing dock and to install the new dock.

Donovan made a motion to endorse the NHDES Wetlands Permit, Erickson seconded. Vote: 7 in favor

- B. City of Dover Conditional Use Permit and NHDES Wetlands Expedited Permit for Scott and Rachel Filion, Assessor's Map 7, Lot 10, zoned R-20, located at 17 Boston Harbor Road.

Steve Riker was present to explain the proposal to replace an existing residential structure and detached garage with a new house, deck and attached garage, within the 100 foot Conservation District adjacent to tidal Little Bay. Temporary wetland impacts are 2,935 square feet and permanent wetland impacts are 2,053 square feet. House was built in 1950. Trees will need to be removed. New house is no closer to the river than the existing house except for the deck which is 12 feet closer, which DES allows. Adding storm water treatment that doesn't exist now. This requires a DES Shoreland Permit.

Fellows: Why is the house setback 35 feet?

Riker: Dover has a front build to line in this district that is between 20 and 35 feet.

Donovan: Why isn't it setback 20 feet?



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, April 9, 2018
Meeting Time: 5:30 pm

Riker: We went with 35' due to the slope of the driveway and the desire not to back out onto the road.

Lyon: Explain the rationale for the placement of the rain garden.

Riker: The purpose of rain garden is to collect run off from the driveway and part of the garage. We wanted to keep it out of the 100 foot buffer. A stone drip edge will treat the run off from the house.

Aube: Stormwater management is required due to the proposed increase in impervious surface.

Hunt: Did you consider using pervious pavement for the driveway?

Riker: We did but the rain garden achieves the same goal.

Donovan: I appreciate the house being no closer than the existing house, but the deck and stairway are impacting the buffer area.

Riker: The impacts are diminimus. The mitigation for the impacts is the storm water treatment.

Donovan: Did you consider using landscaping instead of the retaining wall.

Riker: The wall is not very tall.

Aube: Is the stone drip edge designed to meet DES standards.

Riker: Yes it is.

Aube: How many trees are to be removed?

Riker: Worst case would be 13 trees.

Lyon: Is there a maintenance plan for the rain garden?

Riker: Yes it is on the detail sheet. The rain garden is oversized.

Donovan made a motion to endorse the City of Dover Conditional Use Permit and NHDES Wetlands Permit, Erickson seconded. Vote: 7 in favor

5. REPORT FROM THE CHAIR

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

1. Letter from Ambit Engineering to DES Shoreland responding to request for more information for 135 Spur Road.
2. Letter from DES Wetlands to Indian Ridge at Dover, regarding closing enforcement action.

6. OTHER BUSINESS:

Bird distributed an e-mail from Lisa Grachian of UNH Cooperative and NH Sea Grant regarding funding opportunities and upcoming events.

Lyon: I am working with Dover High School teachers on environmental issues and they are looking for projects for their students. Can do trail brochures and GPS work for trails.

Bird: The OLC has a couple of trail brochures but could use help with using GPS for trails.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:12 pm.



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
801 Islington Street, Suite 31, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

14 March 2018

Kirt Schuman, Chair
Dover Planning Board
288 Central Avenue
Dover, NH 03820

**RE: Conditional Use Permit Application
Residential Site Improvements
Tax Map 7, Lot 10
17 Boston Harbor Road
Dover, NH**

Dear Kirt,

This letter transmits a City of Dover Conditional Use Application for construction under the City of Dover Zoning Ordinance *Article VIII, Section 170-27* for work within the Conservation District. It is our understanding that the applicant will need a Conditional Use Permit from the City of Dover for the proposed project.

The project proposes re-development of the site including replacement of the existing residential structure, replacement of the detached garage with an attached garage, re-configuration of the existing driveway, a rain garden for stormwater management, and associated landscape improvements on the residential lot (see NH DES Permit Plan-Sheet C2).

The proposal includes a stone drip edge around the proposed residential structure and a rain garden that will greatly aid in stormwater treatment and infiltration on the site, improving water quality that leaves the site and enters Little Bay.

The subject parcel is located directly adjacent to Little Harbor. Approximately half of the lot area is within the City of Dover Conservation District.

Attached to this transmittal letter please find a Conditional Use Application, a plan set depicting existing and proposed conditions, a signed client authorization form, a photo log, an abutters list, and architectural plans. Please note that a NH DES Wetland Permit Application & Shoreland Application will be submitted for the proposed project.

According to the City of Dover Zoning Ordinance, *Article VIII, Section 170-27, C.2.A.*, Conditional Use approval may be granted by the Planning Board provided that the proposed construction complies with the following standards:

The proposed construction is essential to the productive use of land not in the Conservation District;

Due to the location of the of the Conservation District on the lot, the existing topography of the lot, and zoning setbacks applicable to the lot, it was not feasible to construct a new home on the lot, and a driveway entirely outside of the Conservation District. However; the new home accommodates an attached 2- car garage and re-configuration of the existing driveway, of which a majority is located outside of the Conservation District. In addition, the proposed rain garden needed for stormwater management is located outside of the Conservation District.

Is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas;

This proposal replaces an existing single family home and detached garage, with a new single family home with attached garage. Proposed stone drip aprons and a rain garden will capture and infiltrate stormwater from the roof of both the existing home, and the proposed driveway. Both stormwater management structures will capture, percolate and treat stormwater, improving water quality that leaves the site and enters Little Bay.

The proposed home is located no closer to the tidal resource area than the existing home. The proposed design utilizes the existing footprint to the greatest extent practicable. In addition, the new home will require minimal grading between the structure and the tidal resource to achieve construction goals.

Where it is physically impossible to locate such use on land not in the district;

Due to the configuration of the lot, location of the tidal wetland resource, existing topography of the lot, and zoning setbacks applicable to the lot, relocating the use outside the district was not feasible. The elevation of Boston Harbor Road in relation to the mean elevation of the site would require extensive filling in order to construct a home closer to Boston Harbor Road, and therefore located outside of the Conservation District. In addition, the Zoning Ordinance requires a "build-to" setback from the front property line of 20-35 feet. This setback requires location of the structure a certain distance from the front property line, reducing where the home can be constructed on the lot, in this case, further from the tidal wetland resource.

Economic advantage alone shall not be deemed a sufficient reason for such a proposed use.

The proposal is to re-develop the lot including replacement of the existing single family residential structure, replacement of the detached garage with an attached garage, re-configuration of the existing driveway, a rain garden for stormwater management, associated and landscape improvements on the residential lot. The need for the proposed use does not improve the applicant's financial position.

A NH DES Wetland Permit & Shoreland Permit Approval will be required for this project for impacts to the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland. These applications will be submitted to NH DES as soon as possible.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker

NH Certified Wetland Scientist/Environmental Permitting Specialist
Ambit Engineering, Inc.

Cc: Scott & Rachel Filion-Owners/Applicant

2 March, 2018

To Whom It May Concern

RE: New Hampshire Department of Environmental Services Applications and City of Dover Conditional Use Permit Application for residential site re-development for Scott Fillion, 17 Boston Harbor Road, Dover, NH.

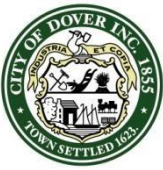
This letter is to inform the New Hampshire Department of Environmental Services and the City of Dover, in accordance with State Law that Ambit Engineering is authorized to represent me as my agent in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott & Rachel Fillion", written in dark ink.

Scott & Rachel Fillion
17 Hamel Farm Drive
Newmarket, NH 03857
603-785-1766



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: Scott & Rachel Filion Telephone # 603-785-1766

Address of Applicant: 17 Hamel Farm Drive, Newmarket, NH 03857

E-Mail Address: filion5@yahoo.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 7 Lot(s) # 10

Address of Property: 17 Boston Harbor Road, Dover, NH 03820

Zoning District(s) Low Density Residential (R-20) Overlay District(s) Conservation District

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Please see attached letter.

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

_____ NH DES Wetland & Shoreland (to be filed). _____

Name of Professional That Prepared Plans: _____ John Chagnon, PE, LLS _____

Address _____ 200 Griffin Road, Unit 3, Portsmouth, NH 03801 _____ Telephone #: _____ 603-430-9282 _____

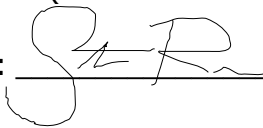
Professional License #: _____ PE-7651, LLS-738 _____ E-mail address: _____ jrc@ambitengineering.com _____

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.

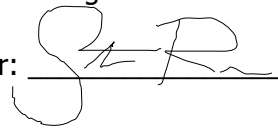
Signature of Property Owner: _____ Date: _____

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

Signature of Agent:  _____ Agent-See Authorization _____ Date: _____ 3/14/18 _____

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:  _____ Agent-See Authorization _____ Date: _____ 3/14/18 _____

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>
7	10	Scott & Rachel Fillion	17 Hamel Farm Drive, Newmarket, NH 03857

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Steven D. Riker, CWS	Ambit Engineering, Inc.	200 Griffin Road, Unit 3, Portsmouth, NH 03801

Conservation Easement Holder:

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

PLANNING BOARD ESTIMATED FEE SCHEDULE

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

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

1. Application fee for the following:

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

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

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 2 of x \$8.00 =
2. Certified letters fee: # of abutters 6 X \$8.00 = \$ 64.00
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____

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

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

(Revised May 15, 2017)

TOTAL FEE \$ 294.00



Front (North)

NOTE: Final Grade TBD.



NOTE: Final Grade TBD.

Rear (South)

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com	6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Scott and Rachel Filion Residence	SITE: 17 Boston Harbor Road Dover Point, NH	ISSUED FOR: Pre-Price Review ISSUE DATE: February 4, 2018	SCALE: 1" = 10'-0" (Letter)	TITLE: Proposed Elevations	SHEET: P1
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Right (West)

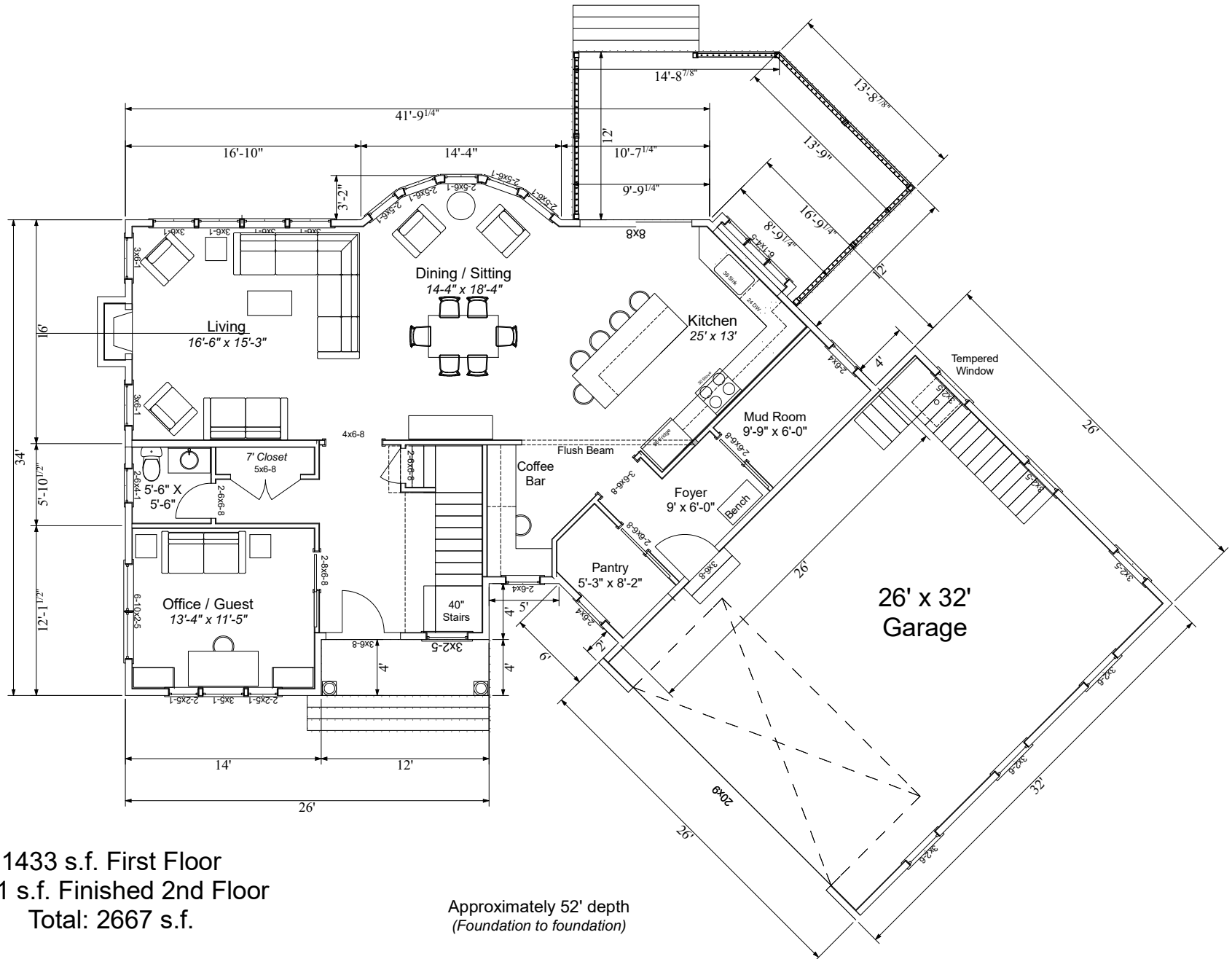
NOTE: Final Grade TBD.



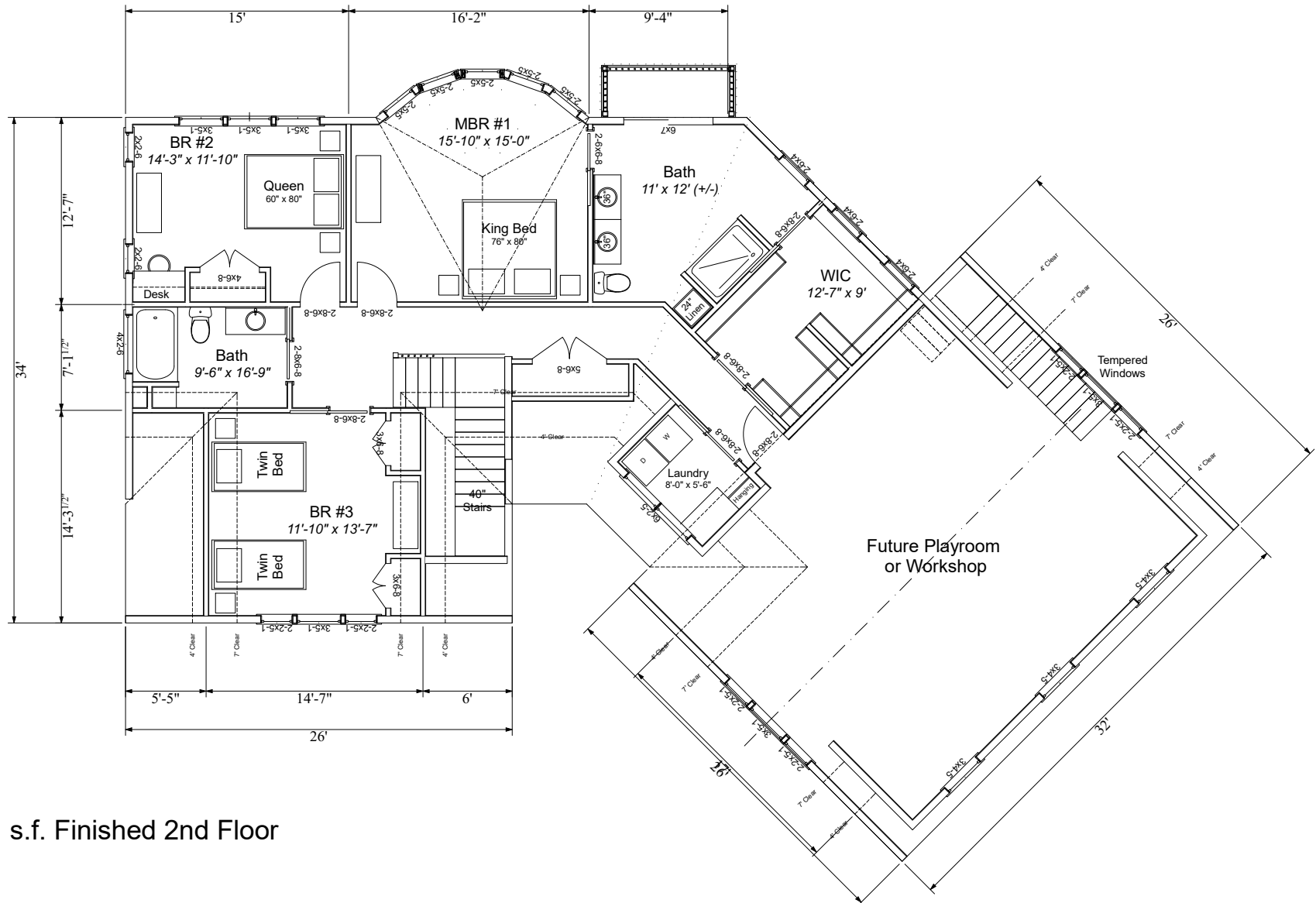
Left (East)

NOTE: Final Grade TBD.

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com	6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Scott and Rachel Filion Residence	SITE: 17 Boston Harbor Road Dover Point, NH	ISSUED FOR: Pre-Price Review ISSUE DATE: February 4, 2018	SCALE: 1" = 10'-0" (Letter)	TITLE: Proposed Elevations	SHEET: P2
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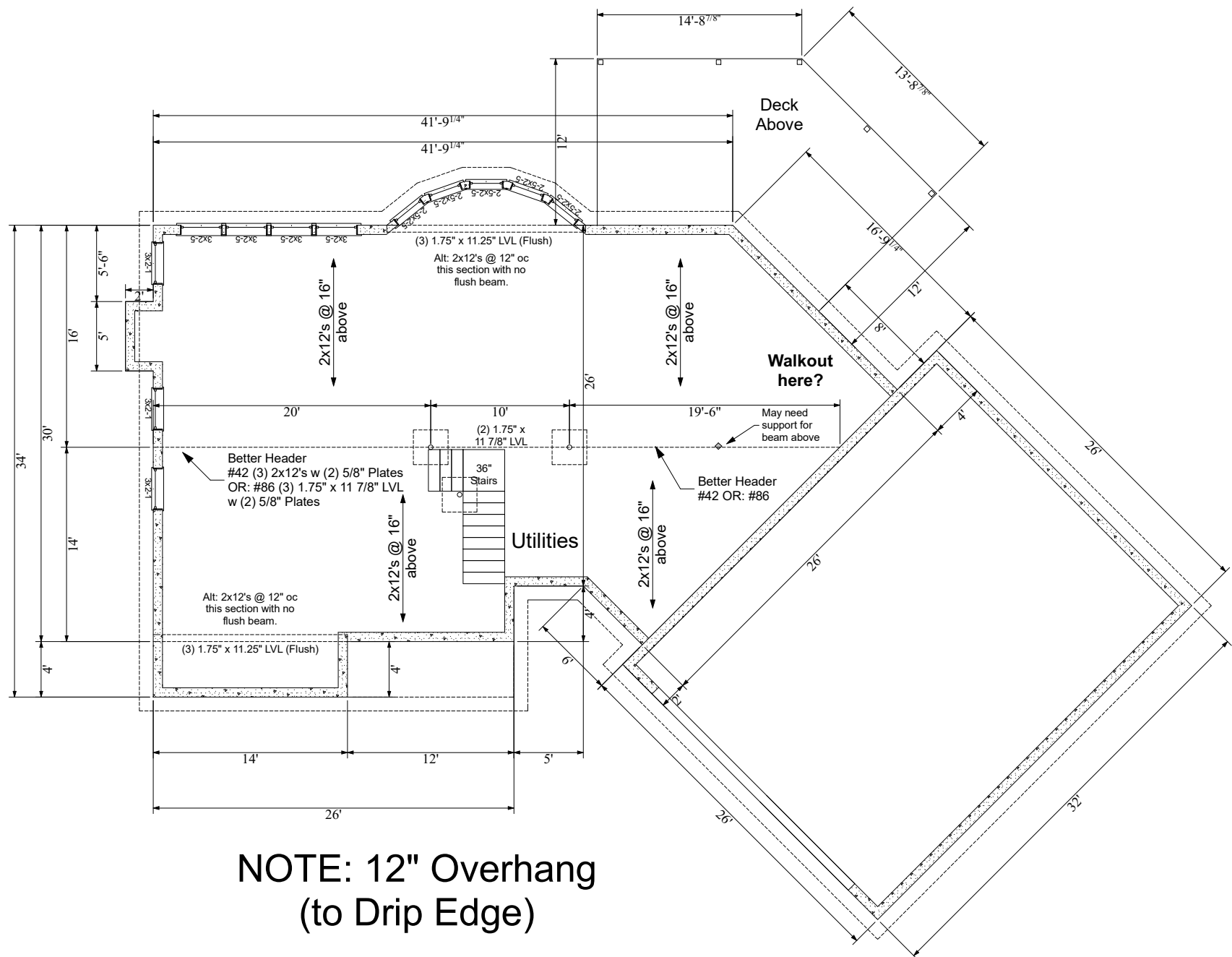


Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com	6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Scott and Rachel Filion Residence	SITE: 17 Boston Harbor Road Dover Point, NH	ISSUED FOR: Pre-Price Review	SCALE: 1" = 10'-0" (Letter)	TITLE: Proposed 9' First Floor	SHEET: P3
				ISSUE DATE: February 4, 2018			



1231 s.f. Finished 2nd Floor

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com	6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT: Scott and Rachel Filion Residence	SITE: 17 Boston Harbor Road Dover Point, NH	ISSUED FOR: Pre-Price Review ISSUE DATE: February 4, 2018	SCALE: 1" = 10'-0" (Letter)	TITLE: Proposed 8' Second Floor	SHEET: P4
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**NOTE: 12" Overhang
(to Drip Edge)**

**Michelle Shields
Design**
Smart Creative Architecture

6 Rudolph Avenue
Kittery, Maine 03904
207-438-9829
Cell: 207-752-7623

www.MichelleShieldsDesign.com

PROJECT:

Scott and Rachel
Filion Residence

SITE:

17 Boston Harbor Road
Dover Point, NH

ISSUED FOR:

Pre-Price Review

ISSUE DATE:

February 4, 2018

SCALE:

1" = 10'-0"
(Letter)

TITLE:

Proposed
Foundation

SHEET:

P5



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
801 Islington Street, Suite 31, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

14 March 2018

Wetland Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive / P.O. Box 95
Concord, New Hampshire 03302

**Re: NHDES Minimum Impact Expedited Wetland Permit Application
Tax Map 7, Lot 10
17 Boston Harbor Road
Dover, New Hampshire**

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minimum Impact Expedited Wetland Permit Application request to permit 2,935 sq. ft. of temporary construction impacts, and 2,053 sq. ft. of permanent impacts within the previously developed 100' Tidal Buffer Zone for re-development of the site including replacement of the existing residential structure, replacement of the detached garage with an attached garage, re-configuration of the existing driveway, a rain garden for stormwater management, and associated landscape improvements on the residential lot (see NH DES Permit Plan-Sheet C2).

Attached to this application you will find a "NH DES Permit Plan-Sheet C2" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, permanent impact and temporary construction impact areas.

According to the "Classification of Wetlands and Deepwater Habitats of the United States" (USFWS December 1979) the tidal wetlands associated with the site would be classified as an estuarine intertidal unconsolidated shore sand wetland system that is regularly flooded by the tides (E2US2N).

In order to complete the application package for this project, the DES Wetlands Bureau rules in Chapter Env-Wt 300 have been thoroughly reviewed, specifically Env-Wt 302.04 (b) and Env-Wt 302.04(c). Items listed in rule Env-Wt 302.04 (b) are addressed below.

1. Type of wetlands impacted;

The project proposes no wetland impacts. The impacts are to the previously developed 100' Tidal Buffer Zone. The wetlands located adjacent to the property are part of a larger tidal wetland system (Little Bay). The tidal wetlands associated with the site is classified as an estuarine intertidal unconsolidated shore sand wetland system that is regularly flooded by the tides (E2US2N).

2. The surface area of the wetlands that will be impacted;

The project proposes no wetland impacts. The impacts are to the previously developed 100' Tidal Buffer Zone.

3. The relationship of the proposed wetlands to be impacted relative to nearby wetlands and surface waters;

The project proposes no wetland impacts. The impacts are to the previously developed 100' Tidal Buffer Zone. The wetlands located adjacent to the property are part of a larger tidal wetland system.

4. The impact to abutting owners pursuant to RSA 482-A:11, II;

There are no impacts to the abutters interests.

5. Lack of alternatives with lesser wetlands and surface water impacts.

The project proposes no wetland impacts or surface water impacts. The impacts are to the previously developed 100' Tidal Buffer Zone.

Items listed in rule Env-Wt 302.04 (c) are addressed below.

1. The extent to which a project impacts beach or tidal flat sediment replenishment and movement of sediments along a shore;

The project proposes no impact to a beach or tidal flat. There will be no impacts to sediment replenishment or the movement of sediments along a shore.

2. The impact on a tidal wetlands ability to dissipate wave energy and storm surge;

There will be no impacts to the tidal wetland that exists on site which functions to dissipate wave energy and/or storm surge.

3. The impact of project runoff on salinity levels in tidal environments.

The project will have no impact on the lots ability to contain stormwater or runoff and provide treatment before it enters adjacent resource areas.

It is my belief that this NHDES Wetland Permit Application meets all of the standards set forth by RSA 482-A, and I request that a permit be issued for this project.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker, CWS

NH Certified Wetland Scientist/Permitting Specialist
Ambit Engineering, Inc.

2 March, 2018

To Whom It May Concern

RE: New Hampshire Department of Environmental Services Applications and City of Dover Conditional Use Permit Application for residential site re-development for Scott Fillion, 17 Boston Harbor Road, Dover, NH.

This letter is to inform the New Hampshire Department of Environmental Services and the City of Dover, in accordance with State Law that Ambit Engineering is authorized to represent me as my agent in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott & Rachel Fillion", written in dark ink.

Scott & Rachel Fillion
17 Hamel Farm Drive
Newmarket, NH 03857
603-785-1766



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

WETLANDS PERMIT APPLICATION

Land Resources Management

Wetlands Bureau

Check the status of your application: www.des.nh.gov/onestop

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

1. REVIEW TIME:

Indicate your Review Time below. Refer to Guidance Document A for instructions.

☐ Standard Review (Minimum, Minor or Major Impact)☒ Expedited Review (Minimum Impact only)**2. PROJECT LOCATION:**

Separate applications must be filed with each municipality that jurisdictional impacts will occur in.

ADDRESS: **17 Boston Harbor Road**TOWN/CITY: **Dover**TAX MAP: **7**

BLOCK:

LOT: **10**

UNIT:

USGS TOPO MAP WATERBODY NAME: **Little Bay**☐ NA

STREAM WATERSHED SIZE:

☒ NALOCATION COORDINATES (If known): **X:1,204,243.9273 Y:229,799.4870**

State Plane

☐ Latitude/Longitude ☐ UTM ☒**3. PROJECT DESCRIPTION:**

Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

The project proposes 2,935 sq. ft. of temporary construction impacts, and 2,053 sq. ft. of permanent impacts within the previously developed 100' Tidal Buffer Zone for re-development of the site including replacement of the existing residential structure, replacement of the detached garage with an attached garage, re-configuration of the existing driveway, a rain garden for stormwater management, and associated landscape improvements on the residential lot.

4. SHORELINE FRONTAGE☐ NA This lot has no shoreline frontage.SHORELINE FRONTAGE: **109.88**

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

5. RELATED PERMITS, ENFORCEMENT, EMERGENCY AUTHORIZATION, SHORELAND, ALTERATION OF TERRAIN, ETC.**DES Shoreland: To Be Filed****6. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:**

See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 17 - 3545b. ☐ Designated River the project is in ¼ miles of: _____; anddate a copy of the application was sent to the [Local River Management Advisory Committee](#): Month: ____ Day: ____ Year: ____☒ NAshoreland@des.nh.gov or (603) 271-2147

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

www.des.nh.gov

7. APPLICANT INFORMATION (Desired permit holder)LAST NAME, FIRST NAME, M.I.: **Filion, Scott & Rachel**

TRUST / COMPANY NAME:

MAILING ADDRESS: **17 Hamel Farm Drive**TOWN/CITY: **Newmarket**STATE: **NH**ZIP CODE: **03857**EMAIL or FAX: **filion5@yahoo.com**PHONE: **603-785-1766**

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

8. PROPERTY OWNER INFORMATION (If different than applicant)

LAST NAME, FIRST NAME, M.I.:

TRUST / COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL or FAX:

PHONE:

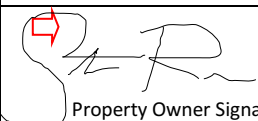
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically

9. AUTHORIZED AGENT INFORMATIONLAST NAME, FIRST NAME, M.I.: **Riker, Steven, D.**COMPANY NAME: **Ambit Engineering, Inc.**MAILING ADDRESS: **200 Griffin Road, Unit 3**TOWN/CITY: **Portsmouth**STATE: **NH**ZIP CODE: **03801**EMAIL or FAX: **sdr@ambitengineering.com**PHONE: **603-430-9282**ELECTRONIC COMMUNICATION: By initialing here SR, I hereby authorize NHDES to communicate all matters relative to this application electronically**10. PROPERTY OWNER SIGNATURE:**

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.


 Agent-See Authorization
 Property Owner Signature
Steven D. Riker

Print name legibly

3 / 14 / 2017

Date

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

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

www.des.nh.gov

MUNICIPAL SIGNATURES

11. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.



Print name legibly

Date

DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will reviewed in the standard review time frame.

12. TOWN / CITY CLERK SIGNATURE

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



Town/City Clerk Signature

Print name legibly

Town/City

Date

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

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

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

www.des.nh.gov

13. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

Permanent: impacts that will remain after the project is complete.

Temporary: impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	☐ ATF	☐ ATF
Scrub-shrub wetland	☐ ATF	☐ ATF
Emergent wetland	☐ ATF	☐ ATF
Wet meadow	☐ ATF	☐ ATF
Intermittent stream	☐ ATF	☐ ATF
Perennial Stream / River	/ ☐ ATF	/ ☐ ATF
Lake / Pond	/ ☐ ATF	/ ☐ ATF
Bank - Intermittent stream	/ ☐ ATF	/ ☐ ATF
Bank - Perennial stream / River	/ ☐ ATF	/ ☐ ATF
Bank - Lake / Pond	/ ☐ ATF	/ ☐ ATF
Tidal water	/ ☐ ATF	/ ☐ ATF
Salt marsh	☐ ATF	☐ ATF
Sand dune	☐ ATF	☐ ATF
Prime wetland	☐ ATF	☐ ATF
Prime wetland buffer	☐ ATF	☐ ATF
Undeveloped Tidal Buffer Zone (TBZ)	☐ ATF	☐ ATF
Previously-developed upland in TBZ	2,053 ☐ ATF	2,935 ☐ ATF
Docking - Lake / Pond	☐ ATF	☐ ATF
Docking - River	☐ ATF	☐ ATF
Docking - Tidal Water	☐ ATF	☐ ATF
TOTAL	2,053 /	2,935 /

14. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

☒ Minimum Impact Fee: Flat fee of \$ 200

☐ Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) _____ sq. ft. X \$0.20 = \$ _____

Temporary (seasonal) docking structure: _____ sq. ft. X \$1.00 = \$ _____

Permanent docking structure: _____ sq. ft. X \$2.00 = \$ _____

Projects proposing shoreline structures (including docks) add \$200 = \$ _____

Total = **\$ 200.00**

The Application Fee is the above calculated Total or \$200, whichever is greater = **\$ 200.00**

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

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

www.des.nh.gov

Map by NH GRANIT



Legend

- State
- County
- City/Town

Map Scale

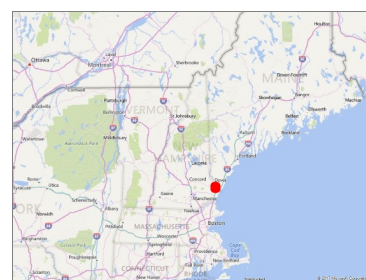
1: 25,977

© NH GRANIT, www.granit.unh.edu

Map Generated: 11/28/2017



Notes



**Property Information**

Property ID 07010-000000
Location 17 BOSTON HARBOR RD
Owner CURTIS ANNE E & GILPATRIC DAVID TRUSTEES

**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

ABUTTER'S LIST

JN 2850

**Scott & Rachel Fillion
17 Boston Harbor Road
Dover, NH**

MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
7	11A	Keegan Family Revocable Trust Thomas & Jean Keegan, Trustees		19 Boston Harbor Road	Dover, NH 03820
7	9	Wesley C. & Sandra C. Elmer		79 Christian Hill Road	Amherst, NH 03031
7	28	Richardson Family Revocable Trust John T. & Donna J. Richardson, Trustees		15 Boston Harbor Road	Dover, NH 03820
Engineer		Ambit Engineering, Inc. Civil Engineers & Land Surveyors		200 Griffin Road, Unit 3	Portsmouth, NH 03801
Applicant/Owner					
7	10	Scott Fillion		17 Hamel Farm Drive	Newmarket, NH 03857



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
801 Islington Street, Suite 31, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

6 March, 2018

Keegan Family Revocable Trust
Thomas & Jean Keegan Trustees
19 Boston Harbor Road
Dover, NH 03820

RE: New Hampshire DES Wetland & Shoreland Applications for site re-development for Scott & Rachel Filion, 17 Boston Harbor Road, Dover, NH.

Dear Property Owner,

Under NH RSA 482-A & RSA 483-B, this letter is to inform you in accordance with State Law that a Wetlands and Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland for site re-development**, on behalf of your abutter, **Scott & Rachel Filion**.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Scott & Rachel Filion** proposes a project that requires construction in the previously developed tidal buffer zone, and the 250' Protected Shoreland.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing during normal business hours at the office of the **Dover** clerk, **Dover City offices**, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,

Steven D. Riker
NH Certified Wetland Scientist/Permitting Specialist

CERTIFIED MAIL/Return Receipt Requested



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
801 Islington Street, Suite 31, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

6 March, 2018

Richardson Family Revocable Trust
John T. & Donna J. Richardson, Trustees
15 Boston Harbor Road
Dover, NH 03820

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NH Certified Wetland Scientist/Permitting Specialist

CERTIFIED MAIL/Return Receipt Requested



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
801 Islington Street, Suite 31, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

6 March, 2018

Wesley C. & Sandra C. Elmer
79 Christian Hill Road
Amherst, NH 03031

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Sincerely,

Steven D. Riker
NH Certified Wetland Scientist/Permitting Specialist

CERTIFIED MAIL/Return Receipt Requested

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To
KEEGAN FAMILI REVOCABLE TRUST
 Street and Apt. No., or PO Box No.
19 BOSTON HARBOR ROAD
 City, State, ZIP+4[®]
DOVER, NH 03820

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To
WESLEY C. & SANDRA C. ELMER
 Street and Apt. No., or PO Box No.
79 CHRISTIAN HILL ROAD
 City, State, ZIP+4[®]
AMHERST, NH 03031

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT 2850
 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To
RECHARDSON FAMILI REVOCABLE TRUST
 Street and Apt. No., or PO Box No.
15 BOSTON HARBOR ROAD
 City, State, ZIP+4[®]
DOVER, NH 03820

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NH DES Permit Application
Scott Filion
Residential Re-Development

SITE PHOTOGRAPHS
Dover, NH

Site Photograph #1

November 2017



Site Photograph #2

November 2017



Site Photograph #3

November 2017



Site Photograph #4

November 2017



Site Photograph #5

November 2017



Site Photograph #6

November 2017



Site Photograph #7

November 2017



Site Photograph #8

November 2017





NEW HAMPSHIRE NATURAL HERITAGE BUREAU
NHB DATACheck RESULTS LETTER

To: John Chagnon, Ambit Engineering, Inc.
200 Griffin Road
Unit 3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau

Date: 12/5/2017 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau of request submitted 11/27/2017

VALID ONLY FOR NOTIFICATION OR MINIMUM EXPEDITED
APPLICATIONS SUBMITTED TO THE NHDES WETLANDS BUREAU

NHB File ID: NHB17-3545

Applicant: Scott Filion

Location: Dover
Tax Maps: Tax Map 7, Lot 10

Project Description: The project proposes replacement of the existing residential structure and detached garage with a new structure and new garage.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program 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.

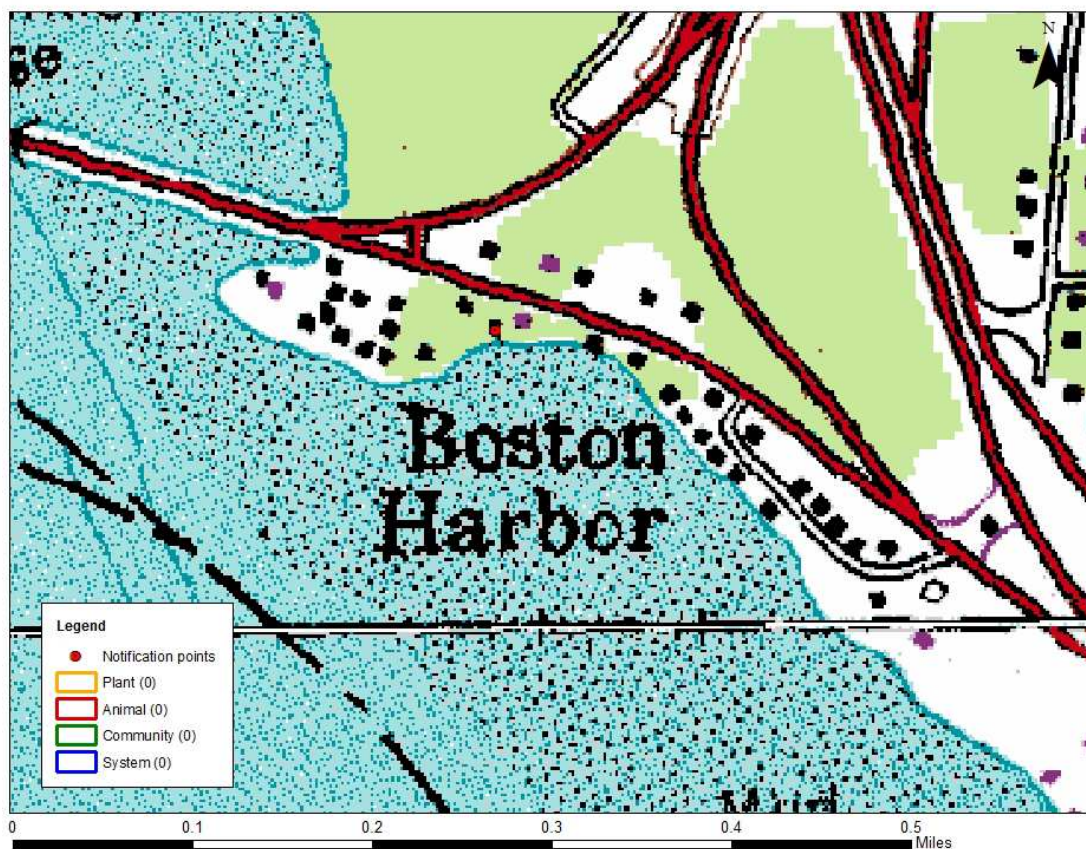
It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 11/27/2017, and cannot be used for any other project.



NEW HAMPSHIRE NATURAL HERITAGE BUREAU
NHB DATACheck RESULTS LETTER

MAP OF PROJECT BOUNDARIES FOR: **NHB17-3545**

NHB17-3545



P18-15

17 Boston Harbor Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
07007-000000	13 BOSTON HARBOR RD	LARKIN WILLIAM F & SHEILA M TRUSTEES	LARKIN FAMILY REVOCABLE TRUST	66 EXETER RD	HAMPTON	NH	03842
07008-000000	11 BOSTON HARBOR RD	VAUGHAN HUGH	LEAVITT BETSY	11 BOSTON HARBOR ROAD	DOVER	NH	03820
07009-000000	15 1/2 BOSTON HARBOR RD	ELMER WESLEY C &	ELMER SANDRA C	79 CHRISTIAN HILL RD	AMHERST	NH	03031
07011-000000	23 BOSTON HARBOR RD	GENO PROPERTIES LLC		66 DEER ST	PORTSMOUTH	NH	03801
07011-A00000	19 BOSTON HARBOR RD	KEEGAN THOMAS & JEAN TRUSTEES	KEEGAN FAMILY REVOCABLE TRUST	19 BOSTON HARBOR ROAD	DOVER	NH	03820
07024-000000	24 BOSTON HARBOR RD	MILLER WILLIAM J &	MILLER CASSANDRA	27 BOSTON HARBOR ROAD	DOVER	NH	03820
07024-000018	24 18 BOSTON HARBOR RD	KEATING MACKENZIE &	COUTURIER RONALD	24 BOSTON HARBOR RD LOT 18	DOVER	NH	03820-4652
07025-000000	14 BOSTON HARBOR RD	MACMILLAN JAN K & SMITH GORDON SJ TRUSTEES	MACMILLAN JAN K REVOCABLE LIVING TRUST	5400 95TH ST N # BOX 269	ST PETERSBURG	FL	33708-3737
07026-000000	16 BOSTON HARBOR RD	BURNS WILLIAM J		16 BOSTON HARBOR RD	DOVER	NH	03820
07028-000000	15 BOSTON HARBOR RD	RICHARDSON JOHN T & DONNA J TRUSTEES	RICHARDSON FAMILY REVOCABLE TRUST	15 BOSTON HARBOR ROAD	DOVER	NH	03820
07031-000000	18 BOSTON HARBOR RD	PHILBRICK GEORGE M		18 BOSTON HARBOR ROAD	DOVER	NH	03820
		SCOTT & RACHEL FILION		17 HAMEL FARM DRIVE	NEWMARKET	NH	03857
		AMBIT ENGINEERING, INC.	STEVEN D. RIKER, CWS	200GRIFFIN ROAD, UNIT 3	PORTSMOUTH	NH	03801



N/F
CRP
RCRD
(Q)
LE
□ RRC SPK FND
○ IR FND
○ IP FND
● DH FND
■ NH FND
■ TB FND
■ BND w/DH
--- ST FND w/DH
--- HOTL ---
--- HWY ---
--- PWS ---
--- TRZ ---
850
97x3
S
GUY
GUY
GW E
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B
AC
HI
CMP
CMU
CBP
DI
RVC
VRCP
CC
CC
CHP
LB.F.
LV.
TBM
TP.
VGC / SSC
Ø.B
O
LCRA
DBR

NOW OR FORMERLY
RECORD OF PROBATE
STAFFORD COUNTY REGISTRY OF DEEDS

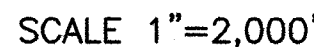
MAP 11 / LOT 21

RAILROAD SPIKE FOUND
IRON ROD FOUND
IRON PIPE FOUND
DRILL HOLE FOUND
NHOOT BOUND FOUND
TOWN BOUND FOUND
BOUND W/ DRILL HOLE
STONE BOUND W/DRILL HOLE
HIGHEST OBSERVABLE TIDE LINE
MEAN HIGH WATER LINE
NHDES PRIMARY STRUCTURE SETBACK
NHDES TIDAL BUFFER ZONE
SEWER LINE
STORM DRAIN
WATER LINE
OVERHEAD ELECTRIC/WIRES
CONTOUR
SPOT ELEVATION
EDGE OF PAVEMENT (EP)
WOODS / TREE LINE
UTILITY POLE (w/ GUY)
WATER SHUT OFF/CURB STOP
METER (GAS, WATER, ELECTRIC)
CATCH BASIN
SEWER MANHOLE
PHOTO LOCATION/DIRECTION
ASBESTOS CEMENT PIPE
CAST IRON PIPE
CORRUGATED METAL PIPE
CONCRETE MASONRY UNIT
COPPER PIPE
DUCTILE IRON PIPE
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
VITRIFIED CLAY PIPE
ELEVATION
EDGE OF PAVEMENT
FINISHED FLOOR
INVERT
TEMPORARY BENCHMARK
TYPICAL
VERTICAL/SLOPED GRANITE CURB
CAPE COD BERM
CENTERLINE
LANDSCAPED AREA
TO BE REMOVED

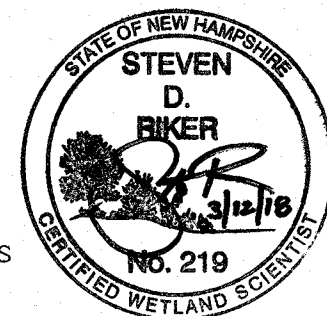
PAUL A DOBBERSTEIN, LLS 1000	DATE
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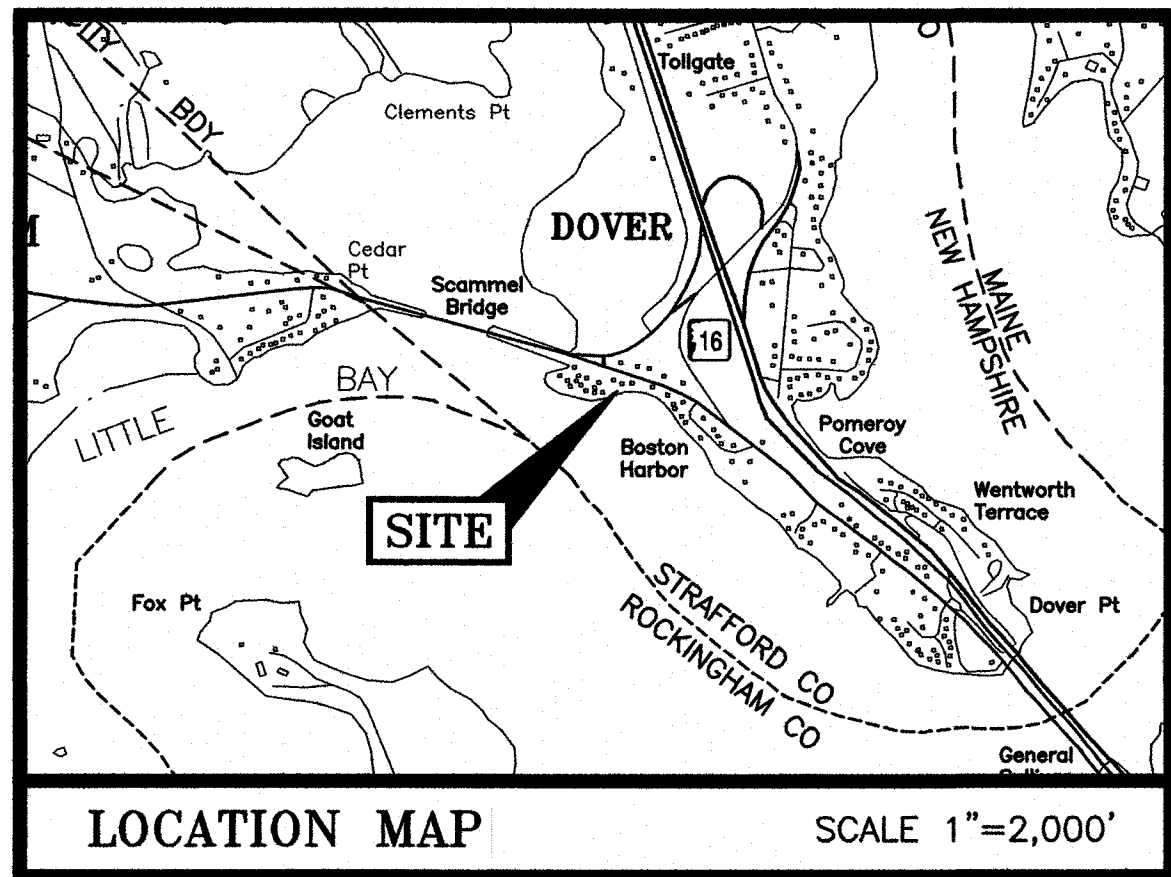


850



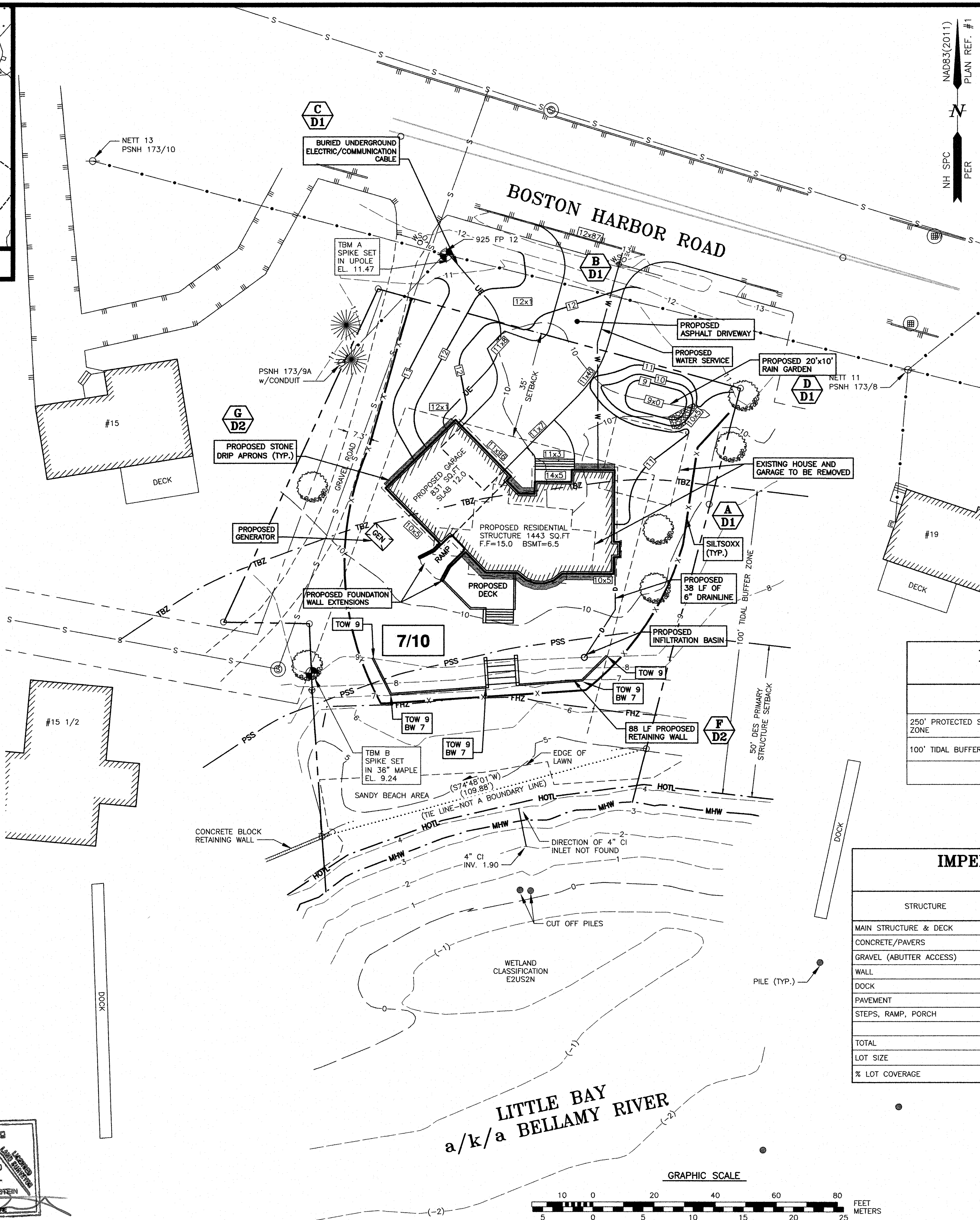
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STAFFORD COUNTY SURVEY OF DEEDS
	MAP 11 / LOT 21
RR SPK FND	RAILROAD SPIKE FOUND
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
DH FND	DRILL HOLE FOUND
NHHB FND	NHDOT BOUND FOUND
TB FND	TOWN BOUND FOUND
BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	STONE BOUND w/DRILL HOLE
---ST---HOTL---	HIGHEST OBSERVABLE TIDE LINE
---M---MHW---	MEAN HIGH WATER LINE
---S---PSS---	NHDES PRIMARY STRUCTURE SETBACK
---T---TBZ---	NHDES TIDAL BUFFER ZONE
---S---	SEWER LINE
---D---	STORM DRAIN
---W---	WATER LINE
---•---•---	OVERHEAD ELECTRIC/WIRES
---100---	CONTOUR
---97x3---	SPOT ELEVATION
---III---	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	WATER SHUT OFF/CURB STOP
	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
	SEWER MANHOLE
	PHOTO LOCATION/DIRECTION
AC	ASBESTOS CEMENT PIPE
CI	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
COP	COPPER PIPE
DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VC	VITRIFIED CLAY PIPE
EL	ELEVATION
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB
CCB	CAPE COD BERM
	CENTERLINE
LSA	LANDSCAPED AREA
TBR	TO BE REMOVED





LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
RR SPK FND	RAILROAD SPIKE FOUND
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
DH FND	DRILL HOLE FOUND
NHFB FND	NHFB FOUND
TB FND	TOWN BOUND FOUND
BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	STONE BOUND w/DRILL HOLE
HOTL	HIGHEST OBSERVABLE TIDE LINE
MHW	MEAN HIGH WATER LINE
PSS	NHDES PRIMARY STRUCTURE SETBACK
TBZ	NHDES TIDAL BUFFER ZONE
S	SEWER LINE
D	STORM DRAIN
W	WATER LINE
100	OVERHEAD ELECTRIC WIRES
97x3	CONTOUR
97x3	SPOT ELEVATION
97x3	EDGE OF PAVEMENT (EP)
97x3	WOODS / TREE LINE
97x3	UTILITY POLE (w/ GUY)
97x3	WATER SHUT OFF/CURB STOP
97x3	METER (GAS, WATER, ELECTRIC)
97x3	CATCH BASIN
97x3	SEWER MANHOLE
97x3	PHOTO LOCATION/DIRECTION
97x3	ASBESTOS CEMENT PIPE
97x3	CAST IRON PIPE
97x3	CORRUGATED METAL PIPE
97x3	CONCRETE MASONRY UNIT
97x3	COPPER PIPE
97x3	DUCTILE IRON PIPE
97x3	POLYVINYL CHLORIDE PIPE
97x3	REINFORCED CONCRETE PIPE
97x3	VITRIFIED CLAY PIPE
97x3	ELEVATION
97x3	EDGE OF PAVEMENT
97x3	FINISHED FLOOR
97x3	INVERT
97x3	TEMPORARY BENCHMARK
97x3	TYPICAL
97x3	VERTICAL/SLOPED GRANITE CURB
97x3	CAPE COD BERM
97x3	CENTERLINE
97x3	LANDSCAPED AREA



PLAN REFERENCE:

1) PLAN OF LAND PREPARED FOR THE ANNE E. CURTIS TRUST, TAX MAP 7, LOT NO. 10, 17 BOSTON HARBOR ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. PREPARED BY McENEANY SURVEY ASSOCIATES, INC. DATED OCTOBER 2, 2017. NOT RECORDED.

WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 11/27/2017 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE, FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

NHDES IMPACT AREAS IN S.F.

	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
250' PROTECTED SHORELAND ZONE	2,107	3,535
100' TIDAL BUFFER ZONE	2,053	2,935
TOTAL:	4,160	6,470

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE & DECK	1,766	2,597
CONCRETE/PAVERS	164	136
GRAVEL (ABUTTER ACCESS)	884	884
WALL	78	44
DOCK	0	0
PAVEMENT	441	1,878
STEPS, RAMP, PORCH	57	112
TOTAL	3,390	5,651
LOT SIZE	19,972	19,972
% LOT COVERAGE	17.0%	28.3%



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 430-2315

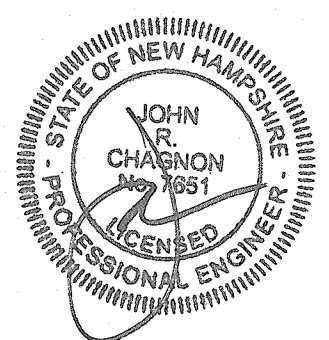
NOTES:

- PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 7 AS LOT 10.
- OWNERS OF RECORD:
SCOTT FILION & RACHEL FILION
17 HAMEL FARM ROAD
NEWMARKET, NH 03857
4529/61
PLAN REFERENCE 1
- PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL. 6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.
- EXISTING LOT AREA:
19,972 S.F.± (PER PLAN REF. 1)
0.42 ACRES± (PER PLAN REF. 1)
- PARCEL IS LOCATED IN LOW DENSITY RESIDENTIAL (R-20) ZONING DISTRICT.
- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

FILION RESIDENCE
17 BOSTON HARBOR RD.
DOVER, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	3/5/18
0	ISSUED FOR COMMENT	2/7/18

REVISIONS



SCALE 1"=20' FEBRUARY 2018

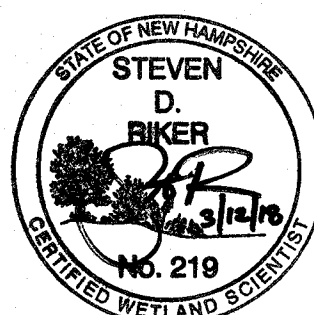
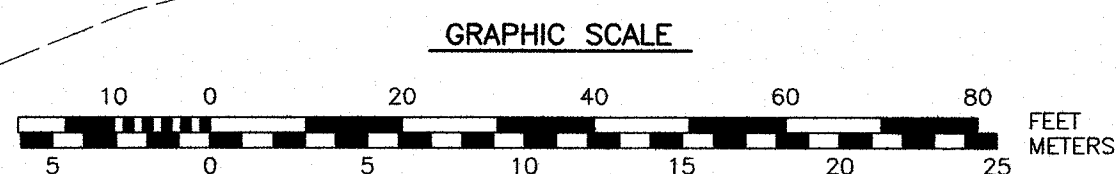
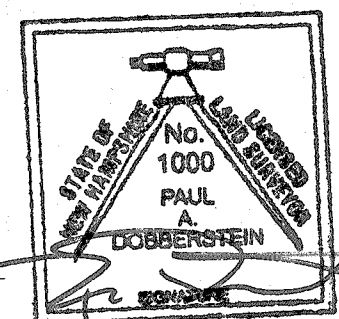
DES WETLANDS
PERMIT PLAN

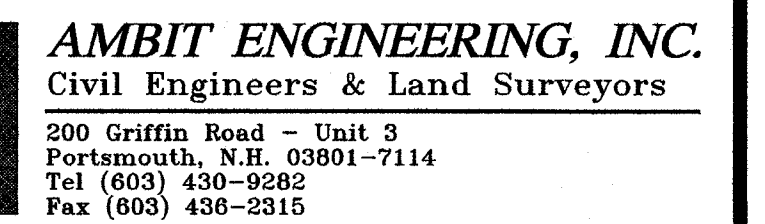
C2

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS 1000

DATE

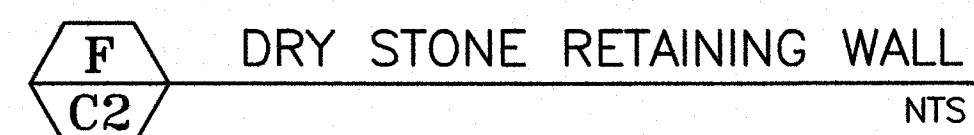




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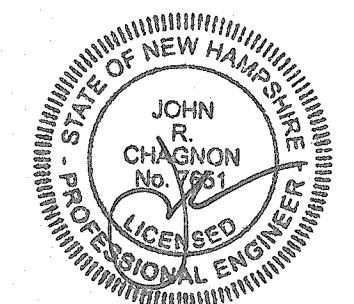
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3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



FILION RESIDENCE
17 BOSTON HARBOR RD.
DOVER, N.H.

0	ISSUED FOR APPROVAL	3/5/18
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE: 1" = 20' FEBRAURY 2018

NHDES WETLAND PERMIT DETAILS

D2

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN **NPDES** PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (**S.W.P.P.P.**) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE **S.W.P.P.P.** AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (**N.O.T.**) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, I.E., SILTOSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

PERFORM DEMOLITION.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILTOSOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.

CONSTRUCT RAIN GARDEN AND FOREBAY AND OUTLET, BUT DO NOT ALLOW INFLOW UNTIL ALL CONTRIBUTING AREAS ARE STABILIZED AND EROSION-FREE. ROUGH GRADE SITE.

INSTALL FOUNDATIONS

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

ROUGH GRADE SITE. BACKFILL DRIVEWAY GRAVEL IN TWO, COMPACTED LIFTS. PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES IN THE FORM OF MULCHING, JUTE MESH OR DITCH DAMS.

CONSTRUCT SITE IMPROVEMENTS

PLACE BINDER LAYER OF PAVEMENT.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

AFTER BUILDING IS COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT ASPHALT WEARING COURSE.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILTOSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILTOSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE OR SILTOSOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILTOSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

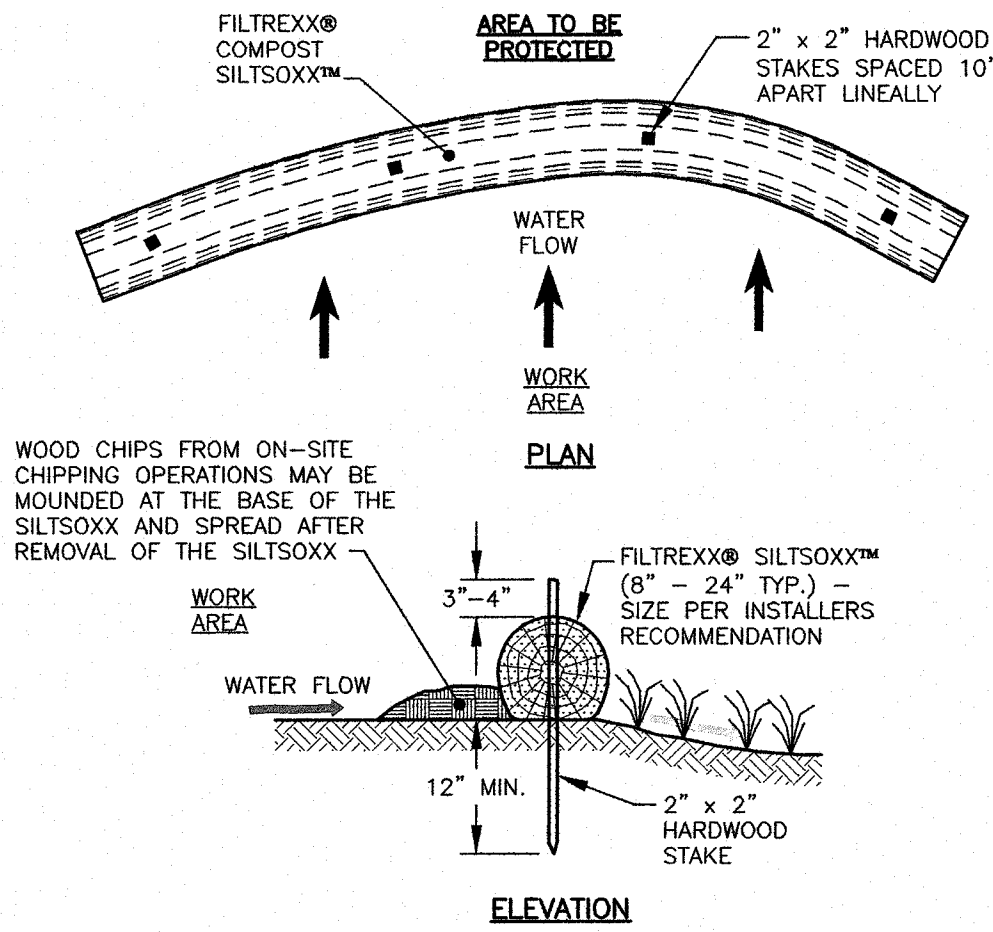
SILT FENCING AND SILTOSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTOSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL, BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

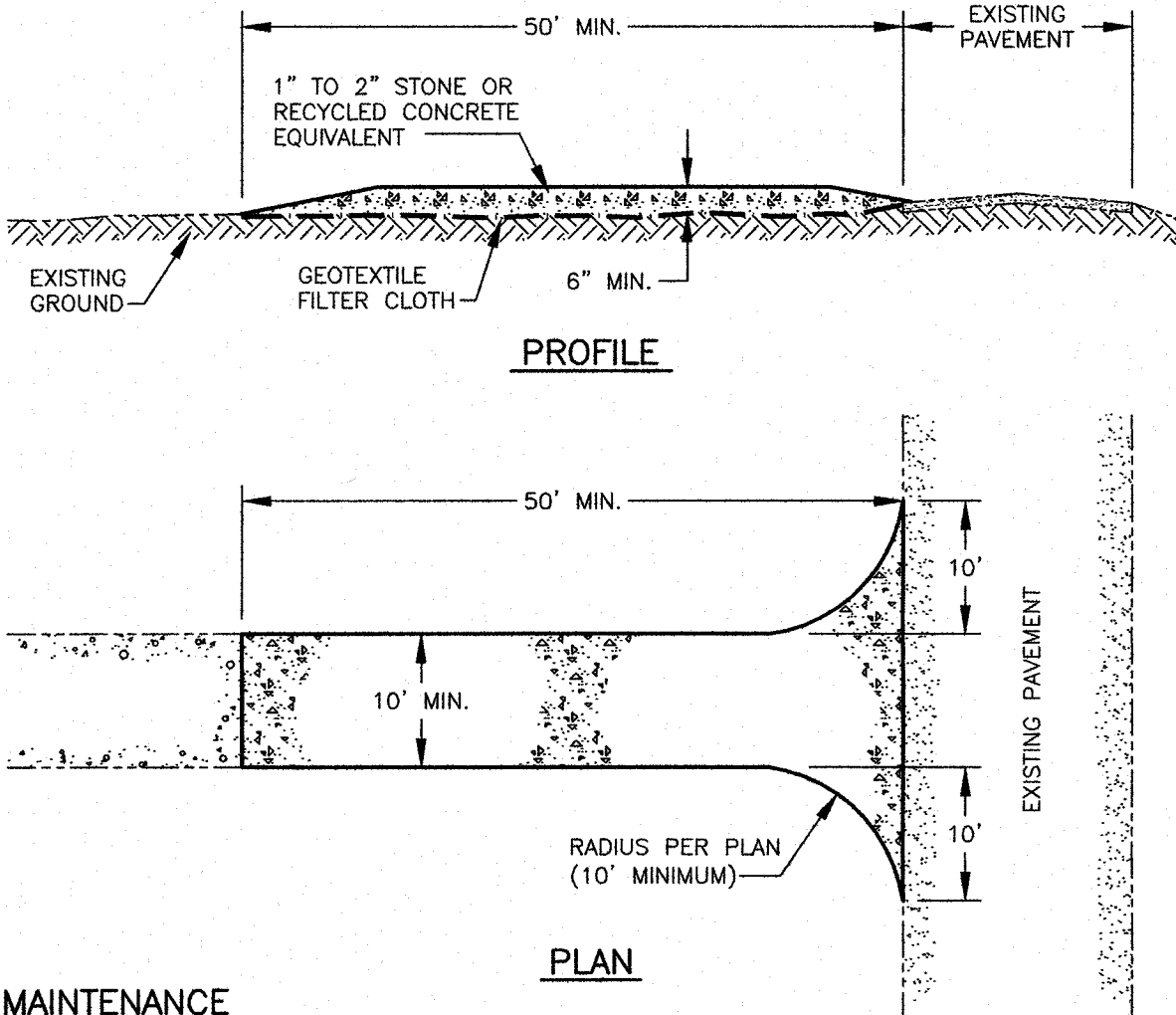
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILTOSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A C2 FILTREXX® SILTOSOXX™ FILTRATION SYSTEM NTS



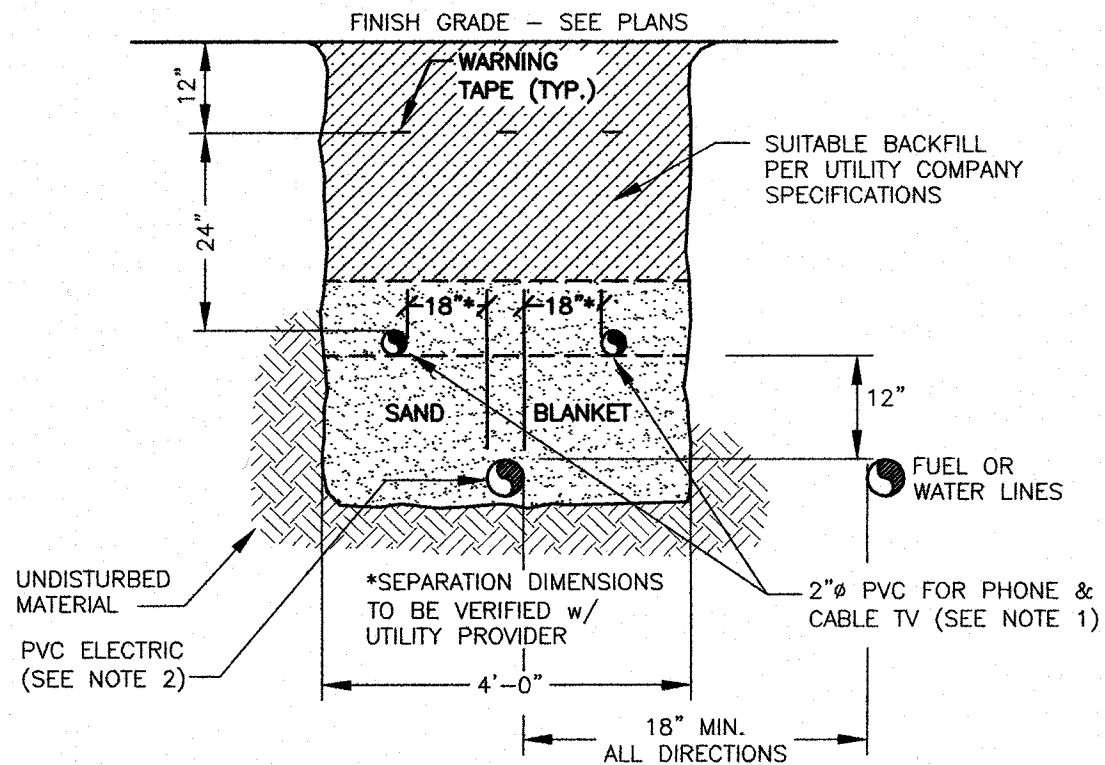
MAINTENANCE

- 1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
- 2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

- 1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- 2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- 3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- 4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- 5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- 6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- 7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- 8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

B C2 STABILIZED CONSTRUCTION ENTRANCE NTS



- NOTES:
1. ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.
 2. NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 3. ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
 4. INSTALL A 200# PULL ROPE FOR EACH CONDUIT
 5. VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.

C C2 BURIED ELEC/COMM CABLE NTS

BIORETENTION MAINTENANCE

SOILS: VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS. CHECK THE pH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.

MULCH: REMULCH ANY VOID AREAS BY HAND AS NEEDED. EVERY 6 MONTHS, IN THE SPRING AND FALL, ADD A FRESH MULCH LAYER NOT TO EXCEED 1". ONCE EVERY 2 TO 3 YEARS, IN THE SPRING, REMOVE OLD MULCH LAYER BEFORE APPLYING NEW ONE.

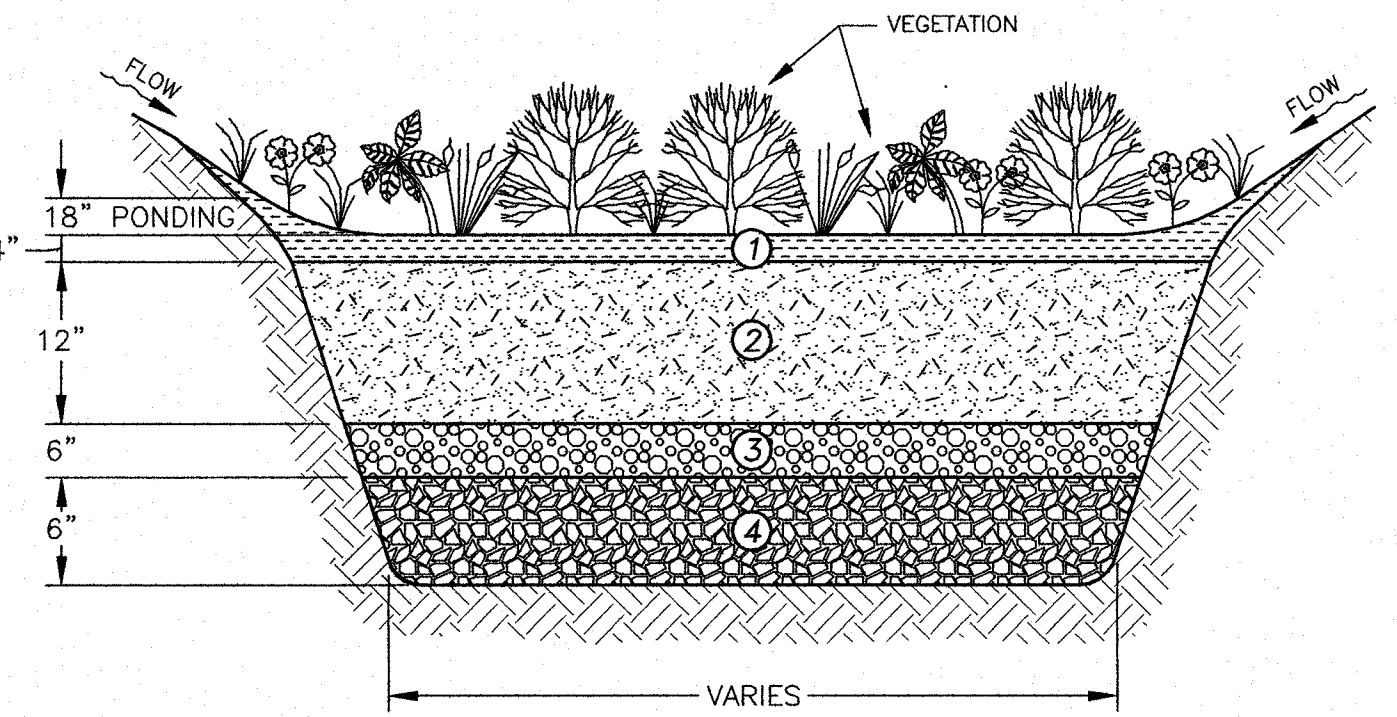
PLANTS: IMMEDIATELY AFTER THE COMPLETION OF CELL CONSTRUCTION, WATER PLANT MATERIAL FOR 14 CONSECUTIVE DAYS UNLESS THERE IS SUFFICIENT NATURAL RAINFALL. WHEN TREES HAVE TAKEN ROOT, OR AT LEAST BY 6 MONTHS, REMOVE STAKES AND WIRES. ONCE A MONTH (MORE FREQUENTLY IN SUMMER), VISUALLY INSPECT VEGETATION FOR DISEASE OR PEST PROBLEMS. IF TREATMENT IS WARRANTED, USE THE LEAST TOXIC APPROACH. TWICE A YEAR, FROM MARCH 15TH TO APRIL 30TH AND OCTOBER 1ST TO NOVEMBER 30TH, REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. DURING TIMES OF EXTENDED DROUGHT, LOOK FOR PHYSICAL FEATURES OF STRESS (UNREVIVED WILTING, YELLOW, SPOTTED OR BROWN LEAVES, LOSS OF LEAVES, ETC.). WATER IN THE EARLY MORNING AS NEEDED. WEED REGULARLY, IF NEEDED.

RAIN GARDEN PLANTING SCHEDULE

ITEM	SIZE	QTY
MAPLELEAVED VIBURNUM	3 GALLON	2
VIBURNUM ACERIFOLIUM	3 GALLON	2
HIGH BUSH BLUEBERRY	3 GALLON	2
VACCINIUM CORYMBOSUM	3 GALLON	2
RED-OSIER DOGWOOD	1 GALLON	2
CORNUS STOLONIFERA	1 GALLON	2
STEEPLEBUSH	1 GALLON	2
SPIRAEA TOMENTOSA	1 GALLON	2
NEW ENGLAND ASTER	1 GALLON	2
ASTER NOVAE-ANGLIAE	1 GALLON	2

RAIN GARDEN MEDIA

①	MULCH/GROWING MEDIUM: FINELY SHREDDED WOOD FIBER MULCH OR YARD WASTE COMPOST (FINES <5%).
②	SOIL FILTER LAYER: 20% - 30% MULCH BY VOLUME, MIXED THOROUGHLY WITH LOAMY, COARSE SAND (70% - 80% BY VOLUME) MEETING THE FOLLOWING GRADATION:
	SIEVE NO. % BY WEIGHT, PASSING
	10 85 - 100
	20 70 - 100
	60 15 - 40
	200 8 - 15
③	3/8" PEA GRAVEL
④	0.75" - 1.5" CRUSHED STONE, WASHED.



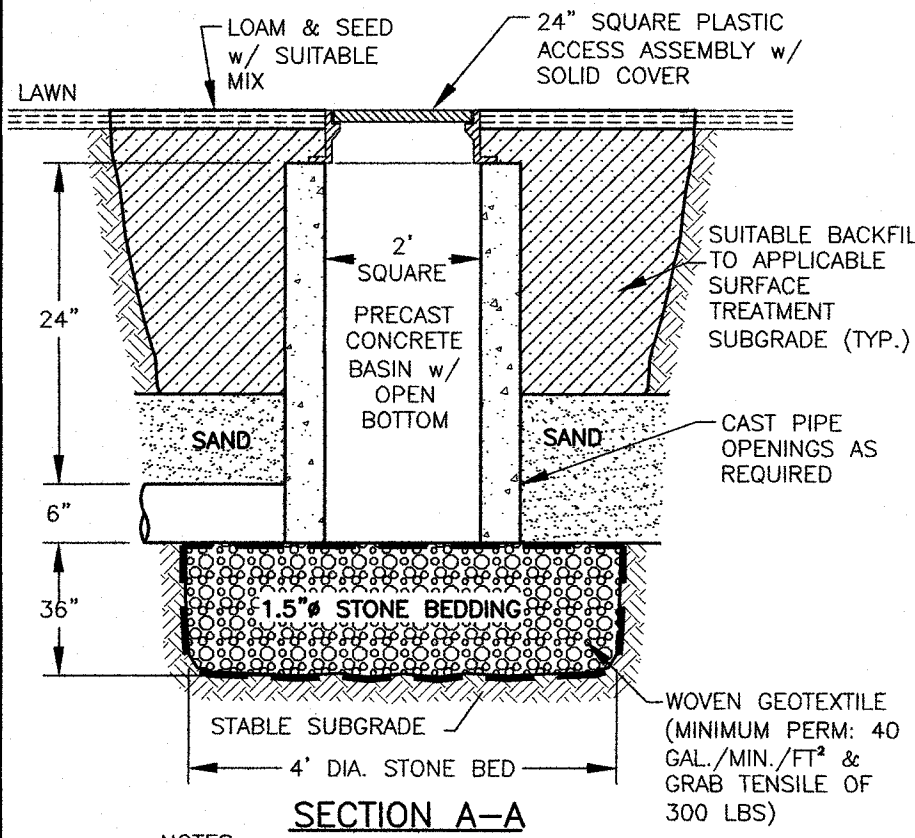
D C2 RAIN GARDEN NTS



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



- NOTES:
1. CONCRETE 5,000 PSI AFTER 28 DAYS.
 2. REINFORCING 1 LAYER OF 4 x 4/4 x 4 W.W.M.

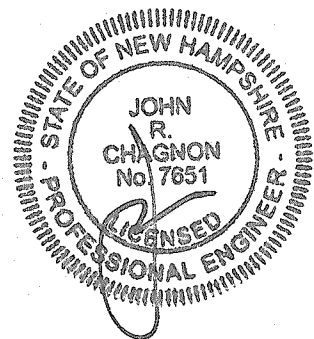
REFERENCE: SUPERIOR CONCRETE Co., AUBURN, MAINE CAT. PAGE IV AAA

E C2 INFILTRATION BASIN NTS

FILION RESIDENCE
17 BOSTON HARBOR RD.
DOVER, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	3/5/18
0	ISSUED FOR COMMENT	2/7/18

REVISIONS



SCALE: 1" = 20' FEBRAURY 2018

NHDES WETLAND
PERMIT DETAILS

D1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-16

Application Type: Minor Lot Line Adjustment
Applicant(s): 171 Watson Road of Dover Holding Corporation
Owner(s): 171 Watson Road of Dover Holding Corporation
Location: 398A Sixth Street (Assessor's Map E. Lot 27A) and 50 & 100 Education Way (Assessor's Map E, Lot 27B)
Meeting Date: April 24, 2018

INTENT: To adjust the property boundaries between Map E, Lot 27A and Lot 27B. Lot 27A will decrease from 3.839 acres to 3.0 acres. Lot 27B will increase from 70.196 acres to 71.035 acres.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE	Existing:	Proposed
Lot 27A	167,207 s.f	130,680 s.f
Lot 27B:	1,057,742 s.f	1,094,269 s.f

ZONING DISTRICT: Executive and Technology Park (ETP)

EXISTING LAND USE:
Residential/Commercial

PROPOSED LAND USE: Same as Existing

SURROUNDING LAND USE:
Residential and office.

ZBA ACTION: None

ATTACHMENTS: Application, LLA Plan and Waiver Request

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: Yes-for Lot 27B (large parcel). Chapter 155-18B(5)-Provide dimensions and bearings. Chapter 155-18B(6)-Provide building setback lines. Chapter 155-18B(8)-Provide location of existing Structures.

Summary of Request and Background

The applicant proposes to adjust the lot lines between 2 lots. Lot 27A will decrease from 3.839 acres to 3.0 acres. Lot 27B will increase from 70.196 acres to 71.035 acres.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

Waiver Request:

The Planning Department recommends that the Board approve the waiver to Section 155-18B(5) and (6) based upon the information presented in the Waiver Request submitted by the applicant.

Conditions to Be Met Prior to Signing of Plans:

The Planning Department recommends that the following conditions be met prior to signing of the plans:

1. A note shall be added to the subdivision plan that waivers were granted to Section 155-18B(5) and (6) for the reasons stated by the applicant and that the Board found the criteria of 155-51A have been met.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor signature and stamp
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Add planning file number P18-16
 - d. Add locations of existing structures for lot 27B on Plan T2.

398A Sixth Street - 50 100 Education Way

**Property Information**

Property ID E0027-A00000
Location 398 A SIXTH ST
Owner 171 WATSON RD OF DOVER HOLDING CORP

**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 03/29/2018
Properties updated 04/16/2018



City of Dover, New Hampshire

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: May 18, 2017]

Office Use Only	Project #:	<u>P18-16</u>	Date Received:	<u>RECEIVED</u> <u>Planning Office</u>
	Amount Paid:	<u> </u>	Time Received:	<u>APR 03 2019</u>

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: 171 Watson Road of Dover Holding Corporation Telephone # (603)285-7165

Address of Applicant: P.O. Box 1217, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: Same

Address of Property: 398A Sixth Street, Dover, NH 03820

Assessor's Map # E Lot(s) # 27A

Property Deed: Book ETP Page: Wetland

Zoning District(s) 3851 Overlay District(s) Wetland

Size of Existing Parcel (sq. ft.): 167,207 Size of Proposed Parcel (sq. ft.): 130,680

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: Same

Address of Property: 50 & 100 Education Way, Dover, NH

Assessor's Map # E Lot(s) # 27B

Property Deed: Book 2938 Page: 889

Zoning District(s) ETP Overlay District(s) Wetland

Size of Existing Parcel (sq. ft.): 3,057,742 Size of Proposed Parcel (sq. ft.): 3,094,269

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

SURVEYOR INFORMATION

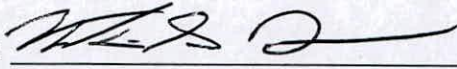
Name of Surveyor and Company (Licensed in N.H.) Tritech Engineering Corporation

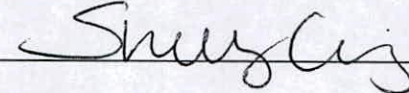
Address 755 Central Avenue, Dover, NH Telephone #: (603)742-8107

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

SIGNATURES

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

Signature of First Property Owner:  Date: 3/26/18

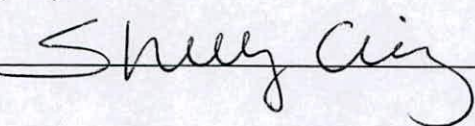
Signature of Second Property Owner:  Date: 3/26/18

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

Signature of Agent:  PRESIDENT Date: 04/03/18

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 3/26/18

**CITY OF DOVER MINOR LOT LINE ADJUSTMENT
LIST OF ABUTTERS**

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
E	27A & 27B	171 Watson Road of Dover Holding	PO Box 1217, Dover, NH 03820

Applicant (if different from owner): Corporation

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert E. Stowell	Tritech Engineering Corporation	755 Central Avenue, Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD ESTIMATED FEE SCHEDULE

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

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

1. Application fee for the following:

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

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

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

C. Foster's newspaper public notice fee

\$ 80.00

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

(Revised May 15, 2017)

TOTAL FEE \$ _____



City of Dover, New Hampshire

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: 171 Watson Road of Dover Holding Corporation File Number: _____

PROPERTY LOCATION: 398 Sixth Street, Dover, NH Tax Map: E Lot: 27A & 27B
50-100 Education Way, Dover, NH

	Explain How Provided	Reviewed
1. Completed and signed Application form	Enclosed	
2. Electronic copy of the surveyed plat layout		
3. Electronic copy of supplementary materials and application		
4. List of all professional agents to be notified for Planning Board	Enclosed	
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:	Enclosed	
Location map at appropriate scale	On Plan	
Planning File #	On Plan	
Date, north arrow and scale		
Names of all abutting property owners	On Plan	
Name and address of owners	On Plan	
Signature & stamp of NH licensed land surveyor	On Plan	
Zoning District boundaries, including any special or overlay districts	On Plan	
Location of Conservation District areas	N/A	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	On Plan	
Location and widths of existing & proposed easements & right of ways	On Plan	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	On Plan	
Existing and proposed lot areas in square feet	On Plan	
Existing and proposed buildings and structure locations	On Plan	
Minimum building setbacks or build to lines on all lots	On Plan	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	On Plan	
Location, material and size of existing and proposed permanent monuments	On Plan	
All applicable Dover Common Subdivision notes	On Plan	

REVIEWED BY: _____ DATE _____

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0013-005000	VENTURE DR	CRAMER FABRICS INC		20 VENTURE DR	DOVER	NH	03820
D0013-B00000	407 SIXTH ST	HALEY MARTHA J	HALEY TIMOTHY J	407 SIXTH STREET	DOVER	NH	03820
D0013-C00000	405 SIXTH ST	LEAHY WILLIAM J	LEAHY AUDREY B	405 SIXTH ST	DOVER	NH	03820
D0016-C00000	399 SIXTH ST	SAWYER EDWARD M &	SAWYER VALERIE C	399 SIXTH ST	DOVER	NH	03820
D0016-D00000	403 SIXTH ST	BOYLE IRENE G	BOYLE GERALD F	403 SIXTH STREET	DOVER	NH	03820
D0016-E00000	401 SIXTH ST	DUBE DENNIS D JR &	DUBE KIMBERLY J	401 SIXTH ST	DOVER	NH	03820-5906
D0016-G00000	SIXTH ST	BLACK DOG REALTY LLC		35 HODGDON FARM LN	NEWINGTON	NH	03801
E0024-000000	100 LIBERTY WY	LIBERTY MUTUAL INSURANCE CO	ATTN: JOANNE BRAGG	175 BERKELEY ST MS 03L	BOSTON	MA	02116
E0026-B00000	390 SIXTH ST	LAROSE SEAN M &	LAROSE ASTRID	390 SIXTH ST	DOVER	NH	03820
E0027-C00000	408 SIXTH ST	DUBE DANA R &	DUBE MICHELLE	408 SIXTH ST	DOVER	NH	03820
E0027-D00000	406 SIXTH ST	171 WATSON RD OF DOVER HOLDING CORP		PO BOX 1217	DOVER	NH	03821-1217
E0027-E00000	398 SIXTH ST	NEWELL RUSSELL A &	NEWELL JENNIFER K	398 SIXTH ST	DOVER	NH	03820
E0028-000000	12 EDUCATION WY	CASTALDO CHRISTINE E &	CASTALDO MICHAEL C	12 EDUCATION WAY	DOVER	NH	03820
E0029-000000	410 SIXTH ST	CASWELL KAREN		410 SIXTH ST	DOVER	NH	03820-5909
E0031-000000	1 EDUCATION WY	FMX LLC		1 EDUCATION WY	DOVER	NH	03820-5815
E0032-A00000	156 WATSON RD	CARRIER MICHELE W &	CARRIER MARK R	156 WATSON ROAD	DOVER	NH	03820
E0032-C00000	88 COUNTY FARM RD	VARNEY LINDA S & JAMES W TRUSTEES	VARNEY LINDA S LIVING REVOCABLE TRUST	88 COUNTY FARM ROAD	DOVER	NH	03820
E0032-D00000	164 WATSON RD	HUTCHISON THOMAS L & HEIDI S TRUSTEES	HUTCHISON THOMAS AND HEIDI FAMILY LIVING	164 WATSON RD	DOVER	NH	03820
E0033-000000	171 WATSON RD	SEACOAST CHARTER SCHOOL		171 WATSON RD	DOVER	NH	03820
E0033-B00000	WATSON RD	NH WATER DIVISION	DEPT OF ENVIROMENTAL SERVICES	6 HAZEN DRIVE	CONCORD	NH	03301
E0034-000000	WATSON RD	STATE OF NEW HAMPSHIRE	WATER RESOURCES	J.D. MORTON BLDG	CONCORD	NH	03301
E0035-000000	115 WATSON RD	DOUGLAS DODD GENERAL CONTRACTOR INC		15E HANSON ST	DOVER	NH	03820
E0038-000000	67 WATSON RD	BRINDAMOUR WILLIAM J & MARY K TRUSTEES	BRINDAMOUR MARY REVOCABLE TRUST OF 2011	67 WATSON RD	DOVER	NH	03820
E0042-000000	WILLOW ST	THE WILLOWS MASTER CARD	WILLOWS HOME OWNERS ASSOCIATION	PO BOX 9	DOVER NH	NH	03821-0009
E0045-005000	TOLEND RD	STATE OF NEW HAMPSHIRE	WATER RESOURCES BOARD	J.D. MORTON BLDG	CONCORD	NH	03301
E0047-001000	TOLEND RD	STERN BRIAN		WERDERSTRASSE 28	HAMBURG GERMANY		20144
		171 WATSON ROAD OF DOVER HOLDING CORPORATION		P.O. BOX 1217	DOVER	NH	03820
		TRITECH ENGINEERING CORPORATION	ROBERT E. STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820

Waiver Request

from

Subdivision of Land Regulation

ARTICLE III - APPLICATION PROCEDURES FOR MINOR SUBDIVISIONS

Specifically: Chapter 155-18B (5) "Lot Lines"

Chapter 155-18B (6) "Building Setback Lines"

Chapter 155-18B (8) "Existing Structures"

171 WATSON ROAD OF DOVER HOLDING CORPORATION

Tax Map E Lots 27A & 27B

Education Way & Sixth Street

Dover, New Hampshire

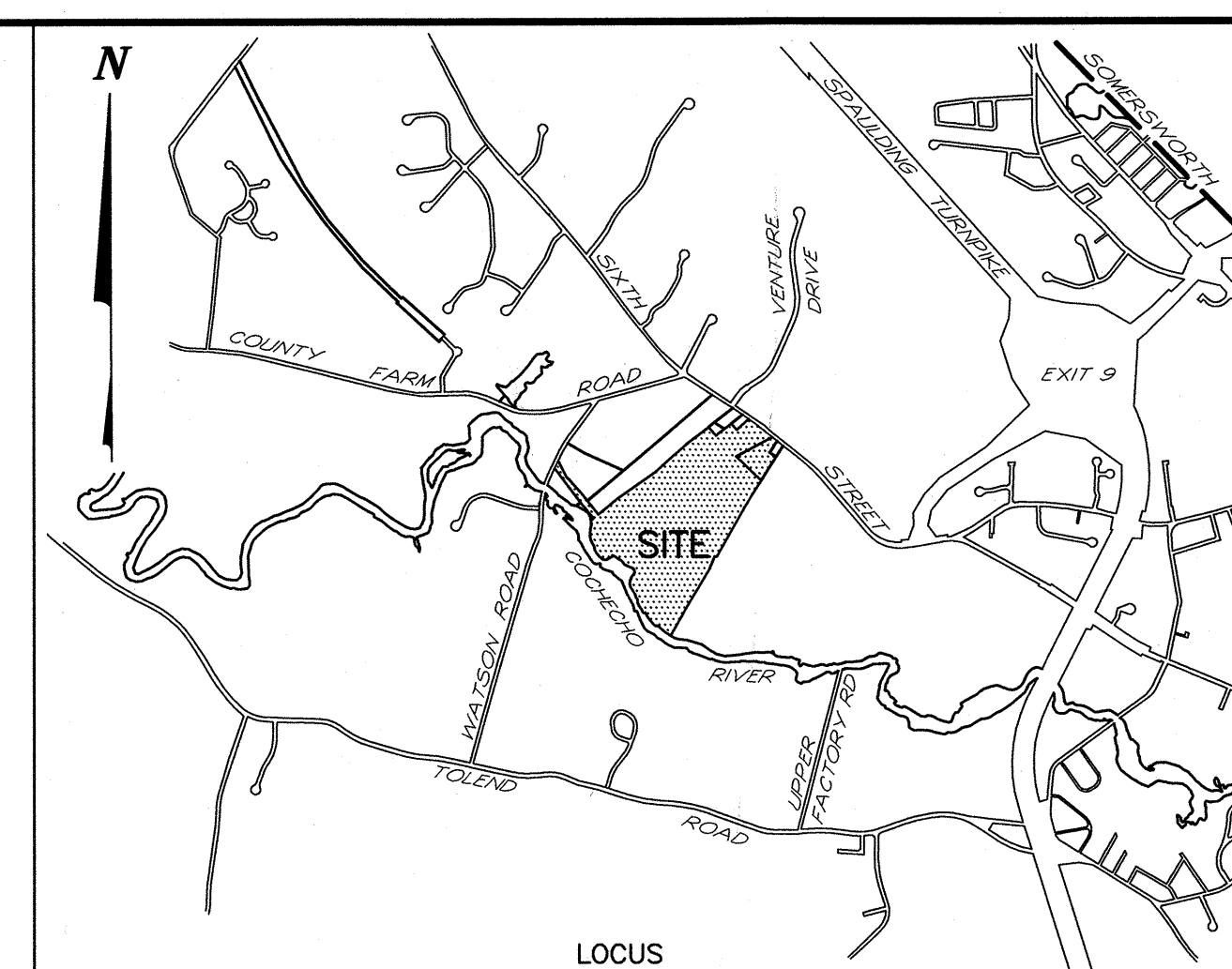
Job No. 18105

In Accordance with Chapter 155-51 Waivers, Subdivision of Land, City of Dover Code, we are formally requesting a waiver from Section's: 155-18B (5), "Lot Lines", 155-18B (6) "Building Setback Lines", 155-18B (8) "Existing Structures". The applicant is requesting that this data not be required for Lot 27B.

As required by Article IV of the Dover Code, Administration, Chapter 155-51, Waivers, we submit the following in support of our waiver request:

Waiver

1. Chapter 155-18, establishes the submittal requirements necessary for the board to evaluate the compliance with zoning of a Lot Line Adjustment.
2. Chapter 155-51.A(2), allows the board to grant a waiver if; "specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulation".
3. We respectfully submit that the; "specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulation". Said specific circumstances being:
 - a.) Lot 27B is in excess of 70 acres and has significant development.
 - b.) Parcel "A" is making Lot 27B larger.
 - c.) There are record surveys of the property on file.
 - d.) We have provided Sheet T-2 as a graphical depiction of the property.



(NOT TO SCALE)

- DATE: TO ADJUST THE PROPERTY BOUNDARIES BETWEEN TAX MAP E LOT 27A AND TAX MAP E LOT 27B. BY ADDING PARCEL "A" (PART OF LOT 27A) TO LOT 27B.
2. CURRENT OWNER: **MAP E LOT 27A & 27B**
171 WATSON ROAD OF
DOVER HOLDING CORPORATION
100 EDUCATION WAY
DOVER, N.H. 03280
3. TOTAL AREA: **MAP E LOT 27A**
ORIGINAL 167,207 SQ.FT. - 3.839 ACRES
MINUS PARCEL "A" 36,527 SQ.FT. - 0.839 ACRES
FINAL 130,680 SQ.FT. - 3.000 ACRES
- TOTAL AREA: **MAP E LOT 27B**
ORIGINAL 1,057,742 SQ.FT. - 70.196 ACRES
PLUS PARCEL "A" 36,527 SQ.FT. - 0.839 ACRES
FINAL 1,094,269 SQ.FT. - 71.035 ACRES
4. TAX MAP E LOT 27A & 27B.
5. PROJECT DEED REFERENCE: **MAP E LOT 27A** BOOK 3851 PAGE 246 **MAP E LOT 27B** BOOK 2938 PAGE 889
6. ZONING: ETP
MIN. LOT SIZE: 3 ACRES
MIN. FRONTAGE: N/A
MIN. BUILDING SETBACKS:
FRONT: 50 FEET - 100 FEET FROM SIXTH STREET AND EXISTING STRUCTURES
SIDE: 50 FEET - 100 FEET FROM SIXTH STREET AND EXISTING STRUCTURES
REAR: 50 FEET - 100 FEET FROM SIXTH STREET AND EXISTING STRUCTURES
- MAXIMUM/MINIMUM LOT COVERAGE 33%
MAXIMUM/MINIMUM BUILDING HEIGHT 55 FEET
- THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS:
CONSERVATION AND WETLANDS
7. WETLANDS WERE NOT MAPPED AS PART OF THIS PROJECT.
8. PROJECT PLAN REFERENCE:
BOUNDARY PLAN
ELIZABETH FOSTER REVOCABLE TRUST
SIXTH STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
AUGUST 23, 2003
- PLAN OF SUBDIVISION FOR
WALLACE I. AKERMAN
SIXTH STREET
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
OCT. 1984 SCD 25-42
- RIGHT-OF-WAY AND TRACK MAP
BOSTON AND MAINE R.R.
OPERATED BY THE
BOSTON AND MAINE R.R.
STATION 105+60 TO STATION 158+40
OFFICE OF VALUATION ENGINEER
JUNE 30, 1914
- LAND IN
DOVER, N.H.
BOSTON AND MAINE CORPORATION - TO
WALTER U. & FANNIE R. AKERMAN
J.D. BATCHELDER, ENGR. OF DESIGN.
AUG. 1971
SCD POCKET #2, FOLDER #20, PLAN #53
- PLAN OF LOT LINE ADJUSTMENT FOR
ELIZABETH B. FOSTER REVOCABLE TRUST
AND OTHER LAND OF
ELIZABETH B. FOSTER REVOCABLE TRUST
TAX MAP E, LOT NOS. 27 & 27C
408 SIXTH STREET
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
KEM LAND SURVEY, INC.
OCTOBER 25, 2000 SCD 60-99
- SUBDIVISION OF LAND
OF ELDEANE CASSELL
FOR LIBERTY MUTUAL
KIMBALL CHASE COMPANY, INC.
10-15-87 SCD 33-22
- PLAN OF SUBDIVISION FOR
WALLACE I. AKERMAN
SIXTH STREET
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
OCT. 1985 SCD 29-19
- SUBDIVISION OF LAND
FOR HAZEL LITTLEFIELD
IN DOVER, N.H.
BRUCE L. POHOPEK
JUNE 4, 1978 SCD 19A-26
9. THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 20,000, AND WAS ACCOMPLISHED USING A LEICA TPS 700 TOTAL STATION, DURING THE MONTH OF JULY, 2003.
10. BASIS OF BEARING: DOVER GPS SYSTEM. COORDINATES SHOWN ARE BASED ON GPS FIELD OBSERVATIONS ON MARCH 6, 2018, USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON MARCH 9, 2018. DATUM: BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).
11. PARCEL IS SUBJECT TO FLOWAGE RIGHTS AS DESCRIBED IN SCD 144/336.
12. HIGH WATER OBSERVED IN JULY 2003. THIS BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THIS MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. (MAP E LOT 27B).
13. A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0310E, MAP No. 33017C0310E, DATE: 9-30-2015). (MAP E LOT 27B).
14. MAP E LOT 27B FALLS WITHIN 250 FEET OF THE SHORELINE OF THE COCHECHO RIVER AND IS SUBJECT TO THE MINIMUM SHORELAND PROTECTION STANDARDS, RSA 483-B. (MAP E LOT 27B).
15. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
16. THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
17. LOTS WILL BE SERVICED BY MUNICIPAL SEWER AND MUNICIPAL WATER.
18. VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE
19. EASEMENTS AFFECTING MAP E LOT 27A, 2478-807 & 1517-636.
20. EASEMENTS AFFECTING MAP E LOT 27B 2478-807, 1607,519, 1517-636, 668-184, 214-142, 144-336 3291-329 & 3584-64.

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS	DATE:	DESCRIPTION:
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LOT LINE ADJUSTMENT PLAN

171 WATSON ROAD OF DOVER
HOLDING CORPORATION

SIXTH STREET & EDUCATION WAY
DOVER, NEW HAMPSHIRE

SCA/F: 1" = 40'

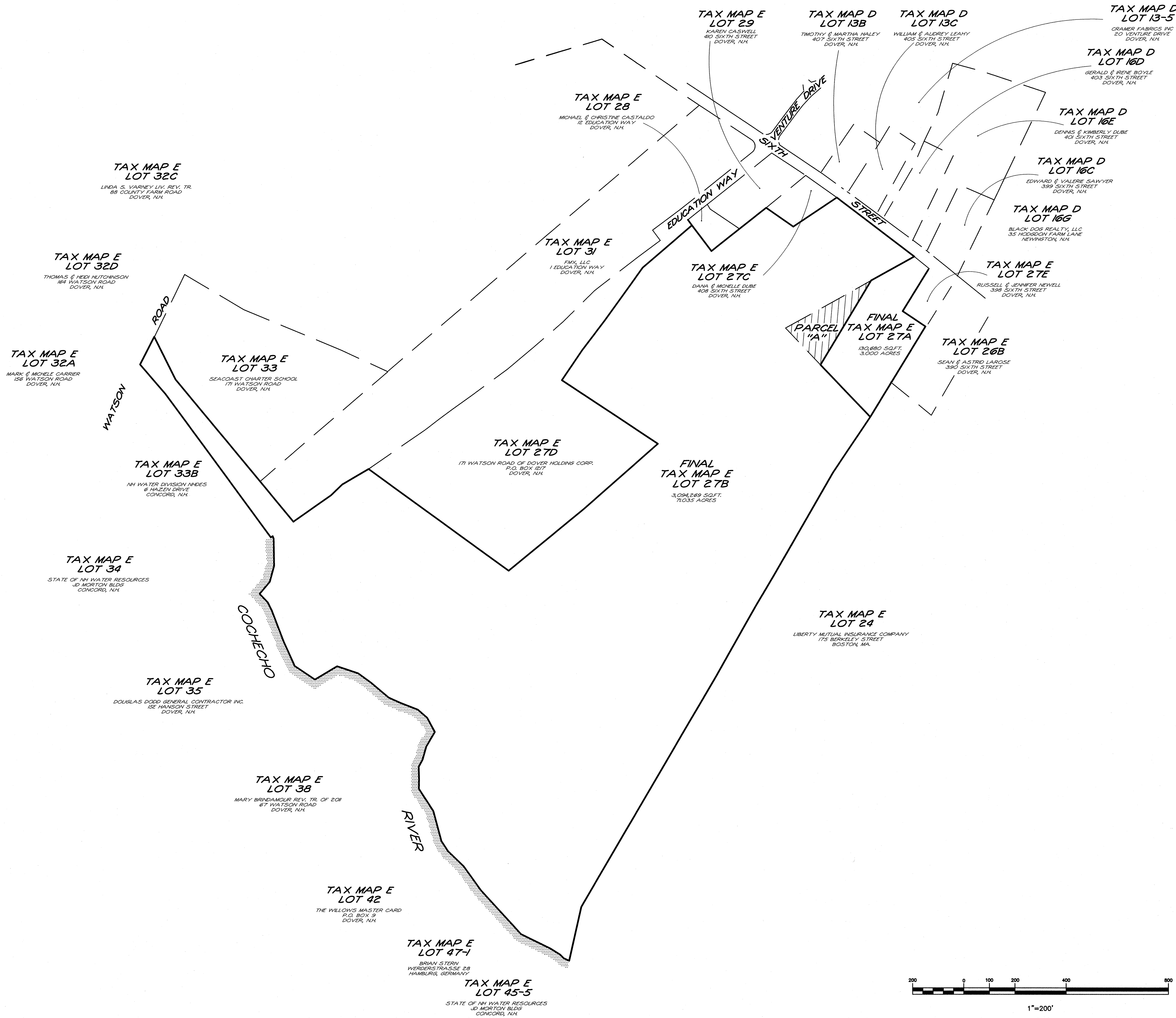
APRIL 3, 2018

SHEET NO.

S-1

N

TRITECH
ENGINEERING CORPORATION



TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS
DATE: DESCRIPTION:

ABUTTER PLAN

171 WATSON ROAD OF DOVER
HOLDING CORPORATION
SIXTH STREET & EDUCATION WAY
DOVER, NEW HAMPSHIRE
APRIL 3, 2018 SCALE: 1" = 200' JOB No. 18105

SHEET NO.

T-2



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-17

Application Type: Minor Lot Line Adjustment for Review
Applicant(s): Richard & Anna Kay
Owner(s): Richard & Anna Kay Irrevocable Trust
Location: 45 Littleworth Road-(Assessor's Map G. Lot 29B) and Littleworth Road
(Assessor's Map G, Lot 29)
Meeting Date: April 24, 2018

INTENT: To adjust the property boundaries between Map G, Lot 29 and Lot 29B. Lot 29B will decrease from 14.797 ac to 2.0 ac. Lot 29 will increase from 63.372 ac to 76.169 ac.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE	Existing:	Proposed
Lot 29B	644,546 s.f	87,120 s.f
Lot 29:	2,760,479 s.f	3,317,908 s.f

ZONING DISTRICT: Rural
Industrial District (I-2)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Same as
Existing

SURROUNDING LAND USE:
Residential, Vacant, Commercial and
Industrial

ZBA ACTION: None

ATTACHMENTS: Application, LLA
Plan

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to adjust the lot lines between 2 lots. Lot 29B will decrease from 14.797 acres to 2.0 acres. Lot 29 will increase from 63.372 acres to 76.169 acres.

Consistency with Land Use Regulations

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

Staff Recommendation:

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

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor signature and stamp
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Add Planning file number to be P18-17

45 Littleworth Road

**Property Information**

Property ID G0029-000000
Location LITTLEWORTH RD
Owner KAY RICHARD & ANNA REVOCABLE TRUST

**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 03/29/2018
Properties updated 04/16/2018



City of Dover, New Hampshire

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: May 18, 2017]

Planning Office

Office Use Only

Project #:

P18-17

Date Received:

10/13/2017

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: Richard & Anna Kay Telephone # (603)834-0971

Address of Applicant: 45 Littleworth Road, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): Richard & Anna Kay
Revocable Trust Telephone # (603)834-0971

Address of 1st Property Owner: 45 Littleworth Road, Dover, NH

Address of Property: Littleworth Road

Assessor's Map # G Lot(s) # 29

Property Deed: Book 4533 4541 Page: 2 387-400

Zoning District(s) I-2 Overlay District(s) Wetlands

Size of Existing Parcel (sq. ft.): 2,760,479 Size of Proposed Parcel (sq. ft.): 3,317,908

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Richard & Anna Kay
Irrevocable Trust Telephone # (603)834-0971

Address of 2nd Property Owner: 45 Littleworth Road, Dover, NH

Address of Property: 45 Littleworth Road

Assessor's Map # G Lot(s) # 29B

Property Deed: Book 2938 Page: 889

Zoning District(s) I-2 Overlay District(s)

Size of Existing Parcel (sq. ft.): 644,546 Size of Proposed Parcel (sq. ft.): 87,120

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

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

Professional License #: 884

E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of First Property Owner: Lana Kay Trustee Date: 4-1-18Signature of Second Property Owner: Lana Kay Trustee Date: 4-2-18Signature of Applicant (if different from owner): Lana Kay Richman Date: 4-2-18Signature of Agent: [Signature], Principal Date: 04/03/18**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: Lana Kay Trustee Date: 4-2-18

CITY OF DOVER MINOR LOT LINE ADJUSTMENT LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
G	29 & 29B	Richard & Anna Kay Revocable Trust	45 Littleworth Road, Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Richard & Anna Kay		45 Littleworth Road, Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corporation	755 Central Avenue, Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD ESTIMATED FEE SCHEDULE

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

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

1. Application fee for the following:

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

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

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

C. Foster's newspaper public notice fee

\$ 80.00

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

\$ _____

(Revised May 15, 2017)

TOTAL FEE \$ _____



City of Dover, New Hampshire

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.

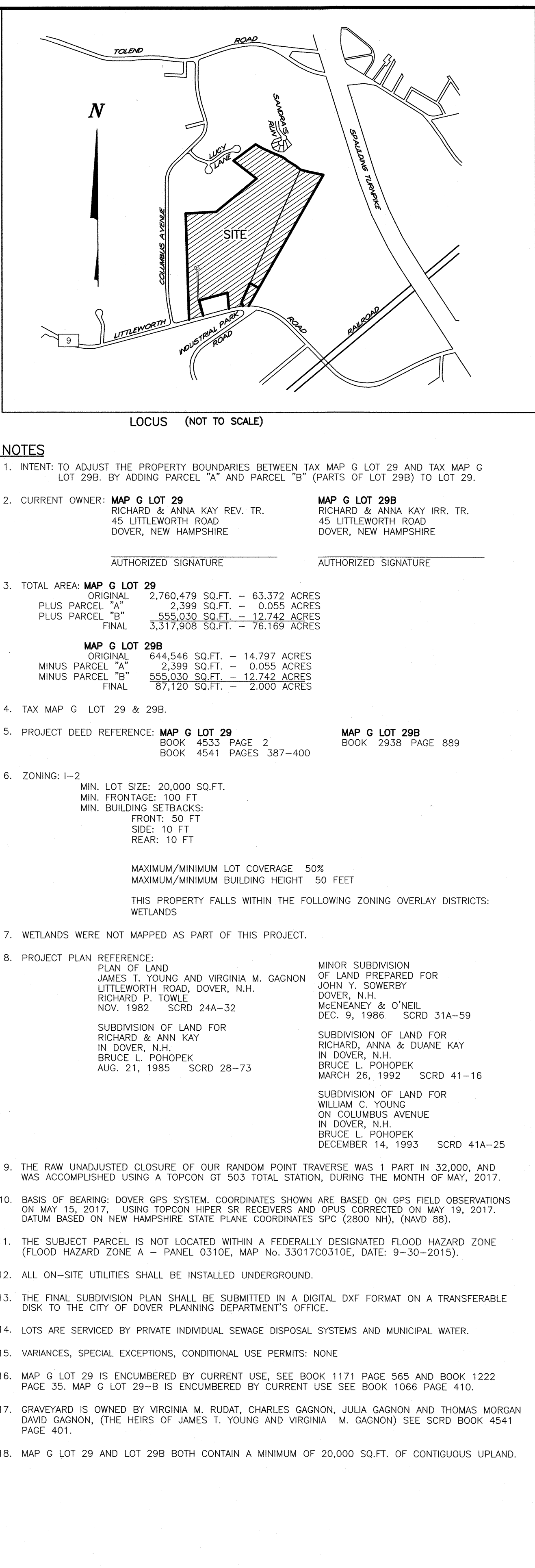
APPLICANT: Richard & Anna Kay File Number: _____

PROPERTY LOCATION: 45 Littleworth Road Tax Map: G Lot: 29 & 29B

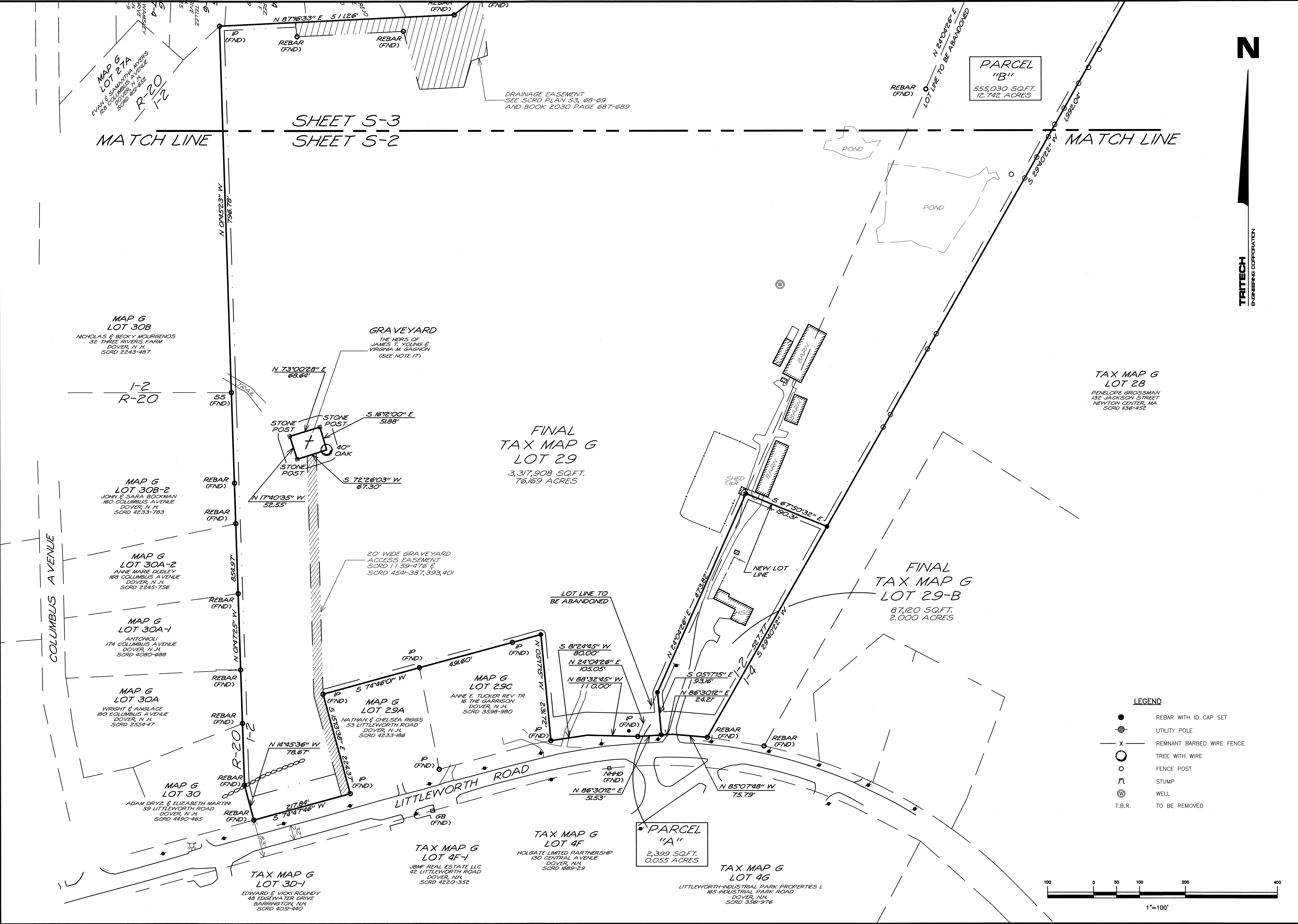
	Explain How Provided	Reviewed
✓ 1. Completed and signed Application form		
○ 2. Electronic copy of the surveyed plat layout		
○ 3. Electronic copy of supplementary materials and application		
✓ 4. List of all professional agents to be notified for Planning Board		
○ 5. Fifteen copies of LLA plan w/scale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

REVIEWED BY: _____ DATE: _____

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
G0003-D00001	52 LITTLEWORTH RD	ROUNDY VICKI S &	ROUNDY EDWARD K JR	48 EDGEWATER DR	BARRINGTON	NH	03825
G0003-D00002	62 LITTLEWORTH RD	IWORX REAL ESTATE LLC		62 LITTLEWORTH RD	DOVER	NH	03820
G0004-D00000	120 INDUSTRIAL PARK RD	GLOBAL INVENTORY MANAGEMENT LLC		120 INDUSTRIAL PARK RD	DOVER	NH	03820
G0004-E00000	92 INDUSTRIAL PARK RD	WILLMANCH CORP	% TAX DEPT	PO BOX 28606	ATLANTA	GA	30358-0606
G0004-F00000	136 INDUSTRIAL PARK RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
G0004-F00001	42 LITTLEWORTH RD	JBMF REAL ESTATE LLC		42 LITTLEWORTH RD	DOVER	NH	03820
G0004-G00000	165 INDUSTRIAL PARK RD	LITTLEWORTH/INDUSTRIAL PARK PROPERTIES L		165 INDUSTRIAL PARK RD	DOVER	NH	03820
G0004-G00001	38 LITTLEWORTH RD	38 LITTLEWORTH ROAD CONDOMINIUM	C/O 38 LITTLEWORTH RD LLC AND FISH LIPS	PO BOX 2232	DOVER	NH	03821
G0019-B00000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
G0024-J00000	TOLEND RD	WYNDBROOK AT DOVER HOMEOWNERS ASSOCIATIO		PO BOX 1685	DOVER	NH	03821-1685
G0024-J00150	35 SANDRA'S RUN	ABOOD ADAM A &	ABOOD CARRIE R	35 SANDRA'S RUN	DOVER	NH	03820
G0024-J00151	37 SANDRA'S RUN	SUNDRARAM HARI HARA BALAJI KANDHAN MEENA	DEVASENATHYPATHY SUHASHNI	37 SANDRA'S RUN	DOVER	NH	03820-4731
G0024-J00152	39 SANDRA'S RUN	LEMON JONATHAN &	LEMON RACHEL	39 SANDRA'S RUN	DOVER	NH	03820
G0024-J00153	41 SANDRA'S RUN	MARGESON ALLAN E		2440 CROWNCREST DR	HENRICO	VA	23233
G0024-J00154	43 SANDRA'S RUN	MACINTIRE ERIN		43 SANDRA'S RUN	DOVER	NH	03820
G0024-J00155	45 SANDRA'S RUN	GARCIA BRITTNEY E &	GARCIA SHANE C	45 SANDRA'S RUN	DOVER	NH	03820
G0026-007000	23 LUCY LN	TOLAND DANIEL P &	TOLAND KRISTIN M	23 LUCY LN	DOVER	NH	03820-5516
G0026-008000	27 LUCY LN	RICHARDSON JACOB E &	RICHARDSON CORINNE M	27 LUCY LN	DOVER	NH	03820
G0026-009000	33 LUCY LN	BEAUREGARD PETER D &	BEAUREGARD AMY T	33 LUCY LN	DOVER	NH	03820
G0026-010000	37 LUCY LN	MCKAY MICHAEL C		37 LUCY LN	DOVER	NH	03820
G0026-011000	41 LUCY LN	LOOKER SUSAN N &	LOOKER WILLIAM	41 LUCY LN	DOVER	NH	03820
G0026-012000	40 LUCY LN	MOE EROL R &	MOE JENNIFER A	40 LUCY LN	DOVER	NH	03820-5516
G0027-004000	7 WALLACE DR	WAMSLEY RICHARD D &	WAMSLEY NADINE E	7 WALLACE DR	DOVER	NH	03820
G0027-006000	11 WALLACE DR	TELLEZ ERIN M &	TELLEZ-REYNOSA CRESCENCIO	11 WALLACE DR	DOVER	NH	03820
G0027-A00000	128 COLUMBUS AV	MYERS EVAN B &	MYERS SAMANTHA G	128 COLUMBUS AVENUE	DOVER	NH	03820
G0028-000000	LITTLEWORTH RD	GROSSMAN PENELOPE		132 JACKSON STREET	NEWTON CTR.	MA	02159
G0029-005000	48 WALLACE DR	NOLLET JOHN &	NOLLET LORI	48 WALLACE DR	DOVER	NH	03820
G0029-006000	51 WALLACE DR	ROBERTS FREDERICK R &	CORDES-ROBERTS FLORENCE D	51 WALLACE DR	DOVER	NH	03820-5520
G0029-007000	49 WALLACE DR	SMITH JOAN DORIS		49 WALLACE DR	DOVER	NH	03820
G0029-008000	47 WALLACE DR	MCINTYRE JOHN T &	MCINTYRE MEGAN A	47 WALLACE DR	DOVER	NH	03820
G0029-009000	43 WALLACE DR	PARKER CHRISTOPHER W &	PARKER LEANNE	43 WALLACE DR	DOVER	NH	03820
G0029-010000	37 WALLACE DR	JOST JERRY WESTON &	POKROVSKAYA IRINA	37 WALLACE DR	DOVER	NH	03820
G0029-011000	33 WALLACE DR	JERRY GLEN C REVOCABLE TRUST	JERRY GLEN C TRUSTEE	33 WALLACE DRIVE	DOVER	NH	03820
G0029-012000	27 WALLACE DR	VANASCO STEVEN J &	VANASCO LARA B	27 WALLACE DRIVE	DOVER	NH	03820
G0029-013000	23 WALLACE DR	TREJO VANESSA E &	TREJO DONALDO H	23 WALLACE DR	DOVER	NH	03820
G0029-014000	17 WALLACE DR	SUAREZ CHRISTOPHER		171 EAST ST 275F	METHUEN	MA	01844
G0029-A00000	53 LITTLEWORTH RD	RIGGS NATHAN &	RIGGS CHELSEA	53 LITTLEWORTH RD	DOVER	NH	03820
G0029-B00000	45 LITTLEWORTH RD	KAY RICHARD W & ANNA R TRUSTEES	KAY RICHARD AND ANNA IRREVOCABLE TRUST	45 LITTLEWORTH ROAD	DOVER	NH	03820
G0030-000000	59 LITTLEWORTH RD	DRYZ ADAM &	MARTINI ELIZABETH	59 LITTLEWORTH RD	DOVER	NH	03820
G0030-A00000	180 COLUMBUS AV	WRIGHT JEREMY S &	STANLEY STACI L	180 COLUMBUS AVE	DOVER	NH	03820
G0030-A00001	174 COLUMBUS AV	ANTONIOLI KATHERINE MICHELLE &	ANTONIOLI RYAN TED	174 COLUMBUS AV	DOVER	NH	03820-5507
G0030-A00002	168 COLUMBUS AV	DUDLEY ANNE MARIE		168 COLUMBUS AVE	DOVER	NH	03820
G0030-B00000	152 COLUMBUS AV	MOURGENOS NICHOLAS G	MOURGENOS BECKY L	32 THREE RIVERS FARM	DOVER	NH	03820
G0030-B00002	160 COLUMBUS AV	BOCKMAN SARA J &	BOCKMAN JOHN J II	160 COLUMBUS AVE	DOVER	NH	03820
		RICHARD & ANNA KAY REVOCABLE TRUST		45 LITTLEWORTH ROAD	DOVER	NH	03820
		TRITECH ENGINEERING CORPORATION	ROBERT J. STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820



SHEET No.	0-1 (P18-17)	LOT LINE ADJUSTMENT PLAN RICHARD & ANNA KAY REV. TR. AND RICHARD & ANNA KAY IRREV. TR. 45 LITTLEWORTH ROAD DOVER, NEW HAMPSHIRE APRIL 3, 2018 JOB No. 16150 SCALE: 1" = 200'																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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LEGEND

- REBAR WITH ID CAP SET
- UTILITY POLE
- × REMNANT BARBED WIRE FENCE
- TREE WITH WIRE
- FENCE POST
- ⌒ STUMP
- ⊙ WELL
- ⊙ T.B.R.
- TO BE REMOVED

1"=100'

TRITECH
ENGINEERING CORPORATION

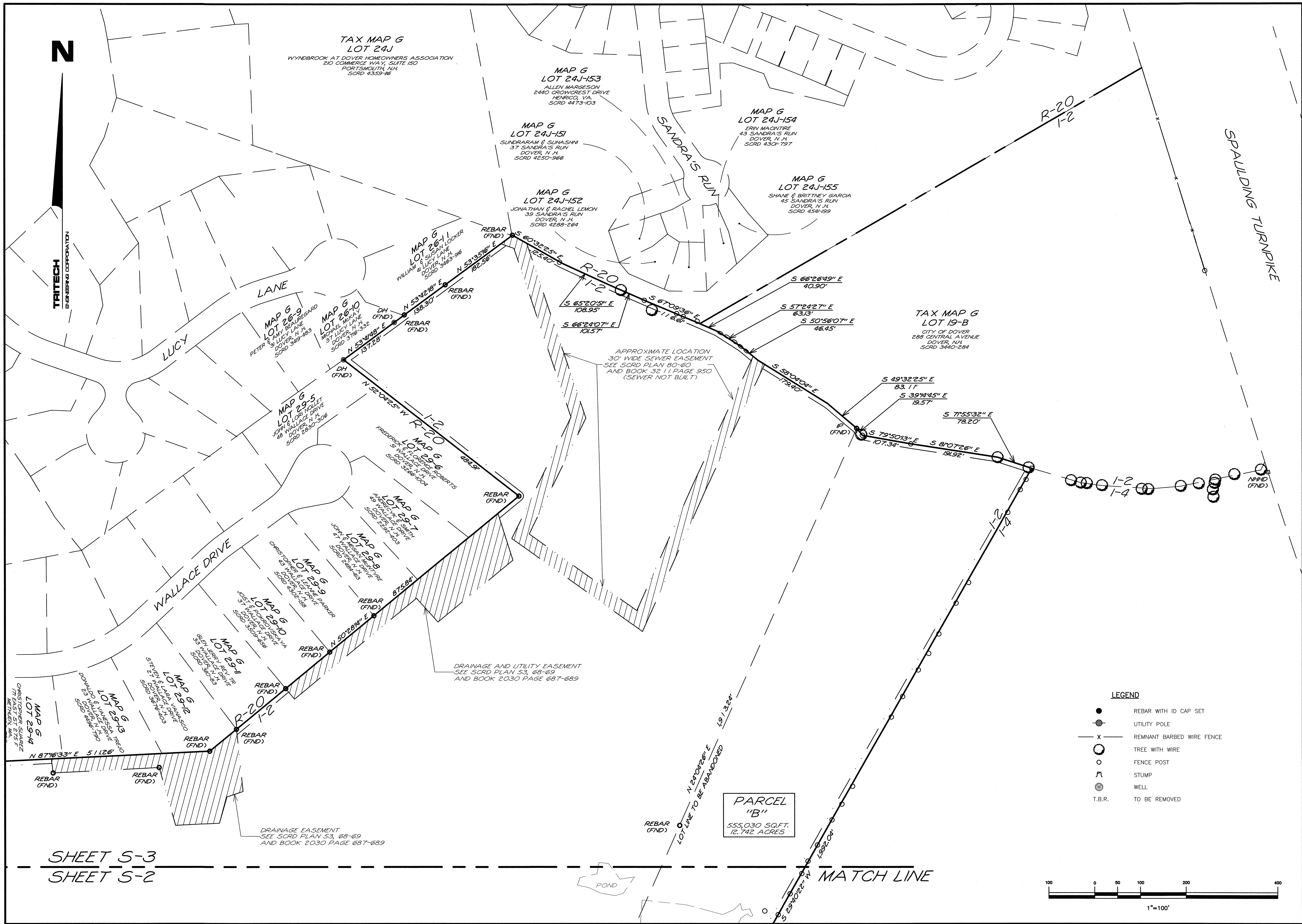
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9550

REVISIONS	DATE	DESCRIPTION
1	4-11-2018	REVISED PER STAFF COMMENTS

LOT LINE ADJUSTMENT PLAN
RICHARD & ANNA KAY REV. TR.
RICHARD & ANNA KAY IRREV. TR.
45 LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
APRIL 3, 2018
JOB No. 16150
SCALE: 1" = 100'

SHEET No.

0-2
(P18-17)



TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
1	4-11-2018	REVISED PER STAFF COMMENTS

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3650

LOT LINE ADJUSTMENT PLAN
RICHARD & ANNA KAY REV. TR.
RICHARD & ANNA KAY REV. TR.
45 LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
APRIL 3, 2018
JOB No. 16150
SCALE: 1" = 100'

SHEET No.

S-3
(P18-17)

SHEET S-3
SHEET S-2

●

REBAR WITH ID CAP SET

○

UTILITY POLE

x

REMNANT BARBED WIRE FENCE

○

TREE WITH WIRE

○

FENCE POST

○

STUMP

⊙

WELL

⊙

T.B.R.

TO BE REMOVED

LEGEND

100 0 50 100 200 400

1"=100'