



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 306, 61 Locust Street, Dover NH 03820
Meeting Date: **Tuesday, October 23, 2018**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 9, 2018 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a Site Review for R&P Singh LLC, (Owner: Aranosian Oil Co., Inc.), Assessor's Map 15, Lot 71, zoned B-5, located at 52 Central Avenue. (Proposal is to add a drive-thru service window). *(P08-09A)
- B. Public Hearing on the City's proposed Capital Improvements (CIP) FY 2020-2025. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.*

4. NEW BUSINESS

- A. Consideration and acceptance of a Transfer of Development Rights for James R. Wolcott, Assessor's Map 10, Lot 2B, zoned R-12, and located at Prospect Street. (Proposal is to allow construction of a duplex on a lot which otherwise would not be allowed). *(P18-48)
- B. Consideration and acceptance of a Conditional Use Permit for Patrick M. Murray, Assessor's Map 4, Lot 56, zoned CBD-General SUB District, and located at 55 New York Street. (Proposal is to remove a dilapidated four bay garage and rebuild a garage of the same size with 8 ½ ft setbacks from a residential structure located on property and 12 ft. setbacks from a commercial garage located on property). *(P18-47)
- C. Public Hearing and possible vote Conditional Use Permit for DBS Holdings, LLC., Assessor's Map 31, Lot 34, zoned CBD-General, and located at 36 Fourth Street. (Proposal is to remove an existing residential duplex structure and build a new one allowing residential use on the first floor where non-residential is required. Also to allow 46% of lot coverage where 75% is required and 56% of frontage build out where 70% is required.) *(P18-46)

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: McConnell Center Rm 306 – 61 Locust Street
Meeting Date: **Tuesday, October 09, 2018**
Meeting Time: **7:00 pm**

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

Members Not Present: Gina Cruikshank (Vice Chair), Tom Clark

Staff Present: Christopher G. Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 pm, and announced Mr. Donovan was sitting for G.Cruikshank, and H.Harmon for T.Clark. Also noted that item 4F would not be heard tonight

1. CITIZENS' FORUM

Citizens Forum Open. No One Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- September 25, 2018 Regular Meeting Minutes
- October 3, 2018 Joint Planning Board and City Council Meeting Minutes

Motion: T. Donovan made a motion to approve the minutes as presented. Seconded by D.Ciotti. Vote U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Discussion on the City's proposed Capital Improvements (CIP) FY 2020-2025. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.

C. Parker explained the CIP process and stated that only Dan Barufaldi was requested to be present.

Motion: T.Donovan made a motion to table the CIP to hold a public hearing. Seconded by D.Ciotti. Vote U/A

T.Donovan noted that items B, C and D would be heard together.

B. Consideration and acceptance of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to construct a 6-unit apartment building and 17 parking spaces, with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.) *(P18-01)

C. Consideration and acceptance of a Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to allow a fourth story on a building where three is the maximum). *(P18-44)

D. Consideration and acceptance of a Site Review for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-Residential, located at 24 Hanson Street. (Proposal is to demolish the existing garage and replace with a six (6) unit apartment building. The lot contains an existing five (5) unit building which would remain.) *(18-02)



DOVER PLANNING BOARD – MINUTES

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C. Parker explained the applicant is seeking to demolish an existing garage and replace with a 6 unit apartment building which proposes to have 4 stories where 3 stories is the maximum in the CBD-Residential. To properly install the driveway and parking lot, the applicant is requesting wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft.

The applicant appeared before the Technical Review Committee on August 2, 2018 (Minutes are attached).

The Conservation Commission endorsed the Conditional Use Permit at their September 10, 2018 meeting.

Christian Smith, Besals and Associates, reviewed the layout and details.

Motion: J.Burdin made a motion to accept the application. Seconded by L.Skinner. Vote U/A

Public hearing opened.

Public Hearing closed.

Staff Recommendation

C. Parker stated that since discussion has occurred about a site walk, that should be determined first, and if needed, no need to read recommendations.

Motion: L.Skinner made a motion to table all three applications for a site walk. Seconded by F.Torr. Vote 8-1

E. Consideration and acceptance of an Amendment for a previously approved Site Plan Review (03/27/18) for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G, and located at 333 Central Avenue. (Proposal is to amend the building façade materials and minor site plan changes). *(P18-04A)

C.Parker stated that the applicant is requesting an amendment to its previously approved site plan (conditionally approved by the Board at their March 28, 2018 meeting and signed by the Chair on August 30, 2018). The site plan needs to be amended and re-reviewed by the Planning Board as it involves minor site changes and a change in the proposed façade.

The applicant withdrew their application in September 2018 and resubmitted to the Planning Department the same amendment request but is no longer requesting the change involving the grease traps.

The proposed amended plans include:

- rebuilding existing ramps from Central Ave sidewalks to meet latest regulations
- all hand rails changed to black aluminum
- the roof line at Building B north and south gable is changing
- exterior finish changed from brick to clapboards at building B north and south gable

While the list above indicates the changes being made, the applicant is back before the Planning Board specifically for your review of the architecture. A formal TRC for the amendment was not required.

This approval would supersede the previous plan signed by the Chair on August 30, 2018.



DOVER PLANNING BOARD – MINUTES

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Mike Sievert, MJS Engineering, applicant, explained the changes requested.

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

Public hearing opened. No one spoke Public Hearing closed.

Staff Recommendation:

Conditions to Be Met Prior to Signing of Plans:

1. Add a note to the plan about this plan superseding the previous approval
2. Swap out all sheets within the plan set to create a full and corrected plan set for submission.
3. Adjust the landscaping (vegetative, wall or fence) to hide the utility connections on the south facing wall
4. Return for a compliance hearing with revised architectural adding more contrast, and architectural detail to the south facing façade, of building C.

Motion: L.Skinner made a motion to approve with staff recommended conditions. Seconded by D.Ciotti. Vote U/A

- F. Consideration and acceptance of a Site Review for R&P Singh LLC, (Owner: Aranosian Oil Co., Inc.), Assessor's Map 15, Lot 71, zoned B-5, located at 52 Central Avenue. (Proposal is to add a drive-thru service window). *(P08-09A)

This item will be heard on October 23, 2018.

- G. Consideration and possible posting of an amendment to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. The amendment allows any future relief to the Cochecho Waterfront District regulations to be through a Conditional Use Permit from the Planning Board rather than by relief from the Zoning Board of Adjustment.

C.Parker explained the proposed amendment to allow the Board to grant relief in the CWD, similar to the CBD.

Motion: J.Burdin made a motion to post and hold a public hearing. Seconded by F.Torr. Vote U/A

5. STAFF COMMENTS

- Thanked those who took the Visual Preference Survey
- TRC has been scheduled for a project 56 Dover Point Road.
- Sitewalk on the 13th at 9 am

6. MEMBER COMMENTS

7. ADJOURNMENT

Motion: T.Donovan made a motion to adjourn at 9:10pm. Seconded by J.Burdin. Vote U/A

From: [FX Bruton](#)
To: [Benton, Donna](#)
Cc: [Mr. SINGH](#); [Robert J. Stowell](#)
Subject: 52 Central
Date: Wednesday, October 17, 2018 3:25:52 PM

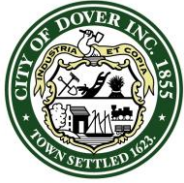
Ms. Benton

The applicant for the above-referenced project is engaged in additional traffic review. As such, we respectfully request that the matter be continued to the November 13th meeting of the Planning Board. Thank you kindly.

Francis X. Bruton, III, Esquire

Bruton & Berube, PLLC
601 Central Avenue
Dover, New Hampshire 03820
P: (603) 749-4529
F: (603) 343-2986
www.brutonlaw.com

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-48

Application Type: Transfer of Development Rights
Applicant(s): James R. Wolcott
Owner(s): James R. Wolcott
Location: Prospect Street (Assessor's Map 10, Lot 2B)
Meeting Date: October 23, 2018

INTENT: To build a duplex where only 1 unit per lot is allowed in the R-12 for new developments. Therefore, 1 unit would be purchased through Transfer of Development Rights should the Board vote to allow the duplex.

LOTS/UNITS PROPOSED: 2 units (1 purchased through TDR and 1 allowed by right)

AGENDA ITEM #: 4-A

ACREAGE 1.03 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Duplex

SURROUNDING LAND USE: Residential and train tracks

ZBA ACTION: None

ATTACHMENTS: Application materials and TDR Concept Plan

APPLICATION IS COMPLETE: Yes for TDR Concept

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background

Per Chapter 170-27.2.E(4), the applicant is requesting that the Board vote on the plan indicating the duplex where it is not allowed by right.

The sketch layout shows one duplex with 2 units where only 1 unit is permitted by zone. Conversion of a single family to a duplex is allowed, and the applicant has provided information documenting the existence of multi unit buildings within the neighborhood.

Consistency with Land Use Regulations

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights.

The process allows the applicant to come to the Board with a concept sketch. Since the applicant is requesting a duplex, full Planning Board review is not applicable and therefore the Planning Board would only act on the request for the additional unit and the applicant would not need to come back before the Board with a full site plan. Should the Board find the request is in keeping with the intensity and density of the neighborhood, then it should grant the additional unit.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, open the public hearing, close the public hearing, and vote to approve the application of TDR to the Site Plan with the following conditions:

Conditions to be Met Prior to Granting the TDR:

1. Payment of the TDR fee (13,402)
2. Revise the plan to note what relief is granted.
3. Any requirements of 170-27.2 be included on the plan.

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

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

Conditions to be Met Prior to Occupancy

5. Issuance of a certificate of occupancy.
6. Impact fees for new dwelling units shall be paid per the invoice included with the Notice of Decision.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Prospect Street



Property Information

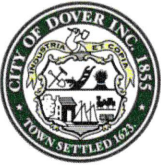
Property ID 10002-B 00000
Location PROSPECT ST
Owner ARSENAULT ROLAND



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 10/15/2018



City of Dover, New Hampshire

TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: August 16, 2018]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: James R. Wolcott Telephone # 603-765-7305

Address of Applicant: 52 Old Rochester Road, Dover, New Hampshire 03820

E-Mail Address: jwolcott3@yahoo.com

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

Address of Property Owner: 53 Cross Road, Rochester, New Hampshire 03867

PROPERTY INFORMATION

Assessor's Map # 10 Lot(s) # 2B

Address of Property: Prospect Street

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

Existing Use of Property: Vacant Land

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☒ Residential ☐ Residential (reduced size) ☐ Industrial | ☒ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☒ Increase by 1 units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

The applicant proposes to construct a duplex on a lot which otherwise would not be allowed.

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

Name of Professional That Prepared TDR Plans: Tritech Engineering, Robert J. Stowell, PE, LLS

Address 755 Central Avenue, Dover, New Hampshire 03820 Telephone #: 603-742-8107

Professional License #: NHPE #9903 & NHLLS #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 Property Owner: *Roland J. Arsenault* dotloop verified
10/01/18 8:42PM EDT
CNNX-WT1Y-SDBR-E4HF Date: _____

Signature of Applicant (if different from owner): *Jim Wolcott* dotloop verified
10/02/18 9:27AM EDT
GSB6-BLZI-QA5W-BIDX Date: _____

Signature of Agent: *[Signature]*, PRESIDENT Date: 10/01/18

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: *Roland J. Arsenault* dotloop verified
10/01/18 8:42PM EDT
WOEB-ANWU-VHLY-7RYO Date: _____

**CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS
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
10	2B	Roland Arsenault	53 Cross Road, Rochester, NH 03867

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
James R. Wolcott	Wolcott Properties, LLC	52 Old Rochester Road, Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

October 2, 2018

Christopher G. Parker, AICP
Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: Transfer of Development Rights Application
Prospect Street
Tax Map 10 Lot 2B
Dover, New Hampshire
Job No. 18136

Dear Christopher:

Enclosed please find the Transfer of Development Rights Application, fee and plan for the above referenced project

The applicant proposes to develop Tax Map 10 Lot 2B located on Prospect Street, which is located in the R-12 Zoning District, with a duplex. As a duplex is not a permitted use in the B-12 Zoning District, the application proposes to purchase the additional unit under the Transfer of Development Rights Regulation.

In accordance with Chapter 170-27.2(D)(2), the subject property is located and zoned as an appropriate receiving area.

The proposed purchase of the additional unit is in compliance with Chapter 120-27.2(G)(3)(b)(i).

The proposed development is in compliance with Chapter 170-27.2(G)(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

The location of subject parcel is identified in the Master Plan as "High Density Residential".

- (b) Is not incompatible with the land uses on neighboring LOTs (eg a multifamily building in a single family neighborhood)

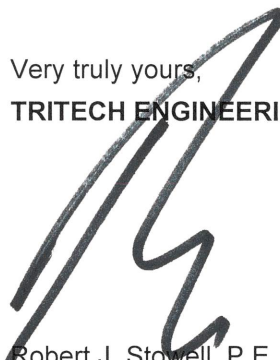
The subject parcel is located in an area of single family homes and some duplex and multifamily development including the lot directly adjacent to the property.

The proposed duplex structure is architecturally designed to simulate a single family home.

Christopher Parker
October 2, 2018
Page 2 of 2

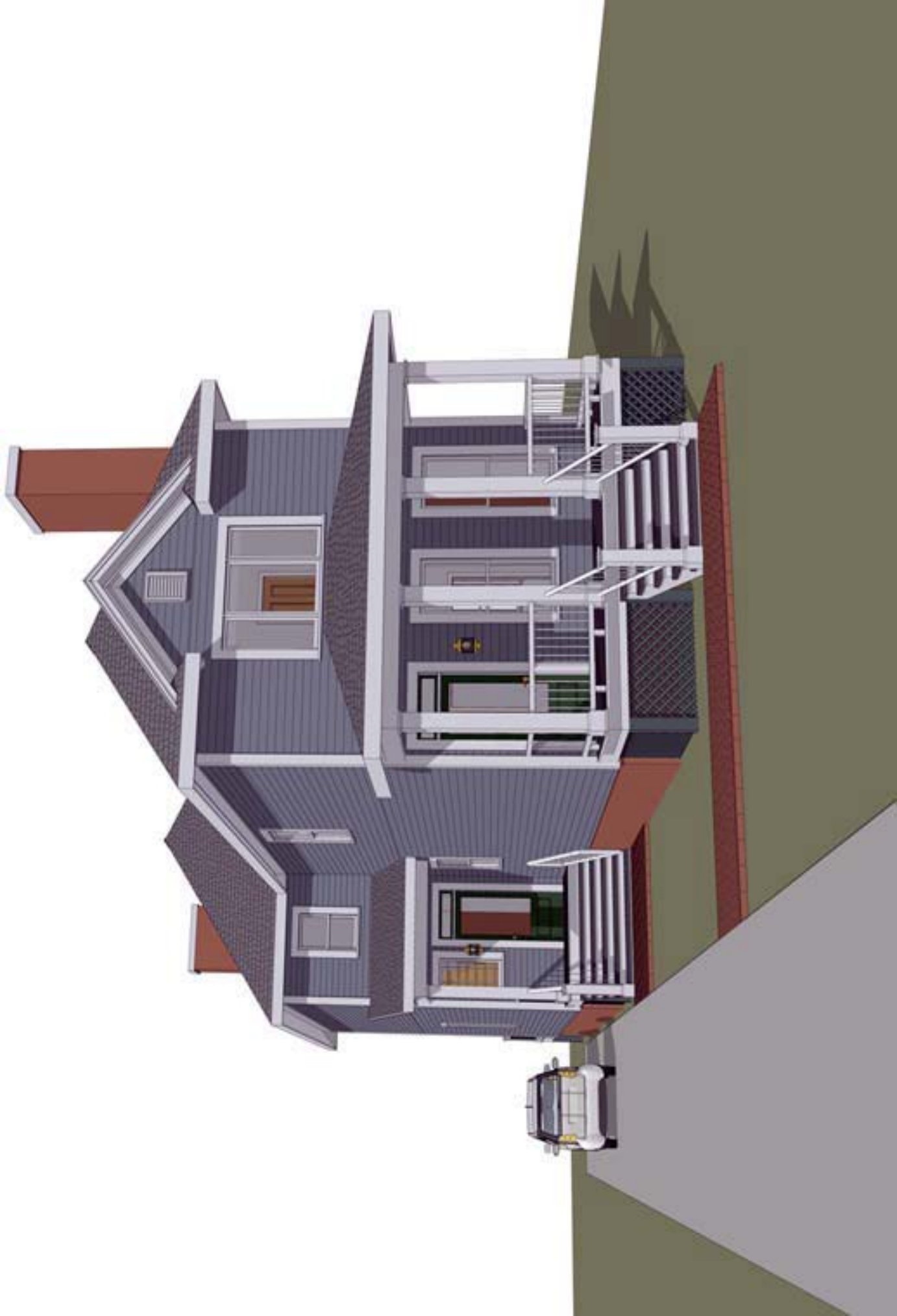
Please advise should you have any questions.

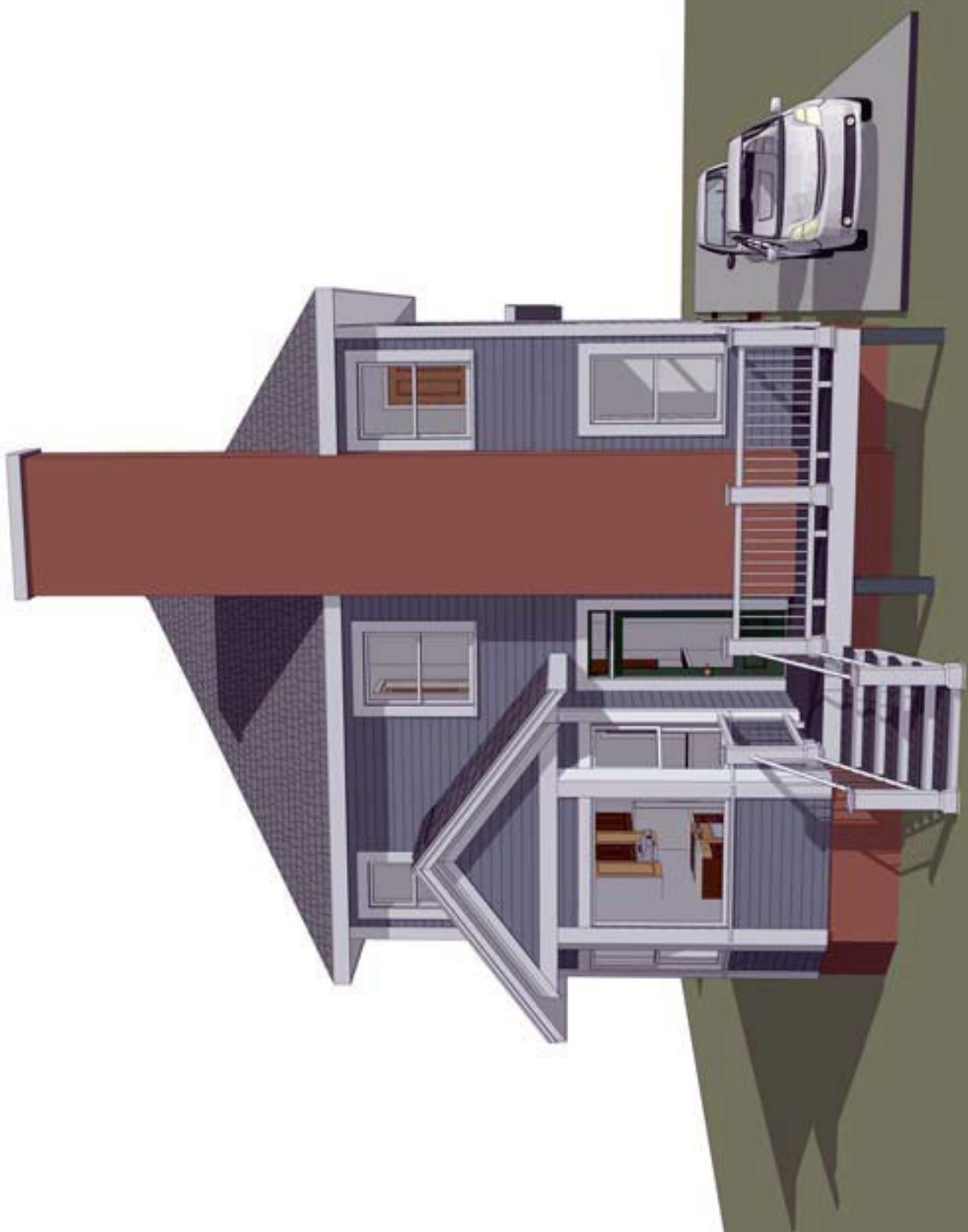
Very truly yours,
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS / rms
Enclosures
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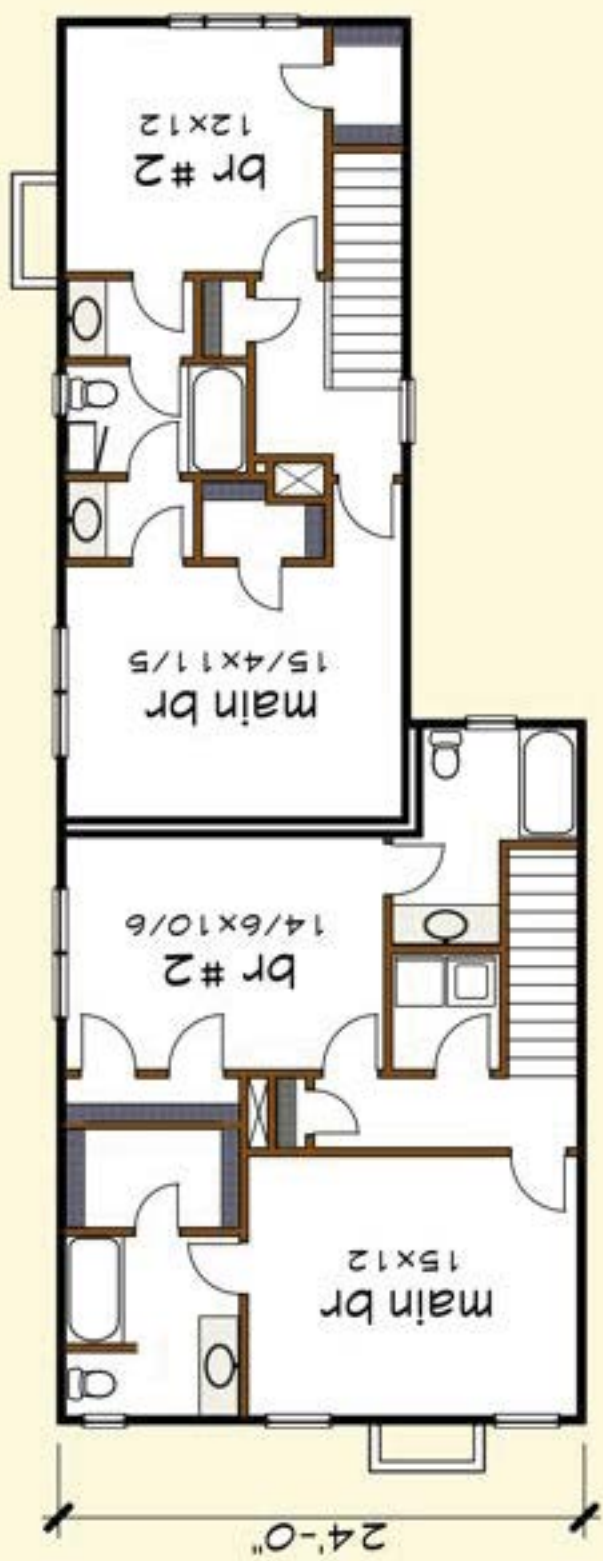




Floor 1 plan

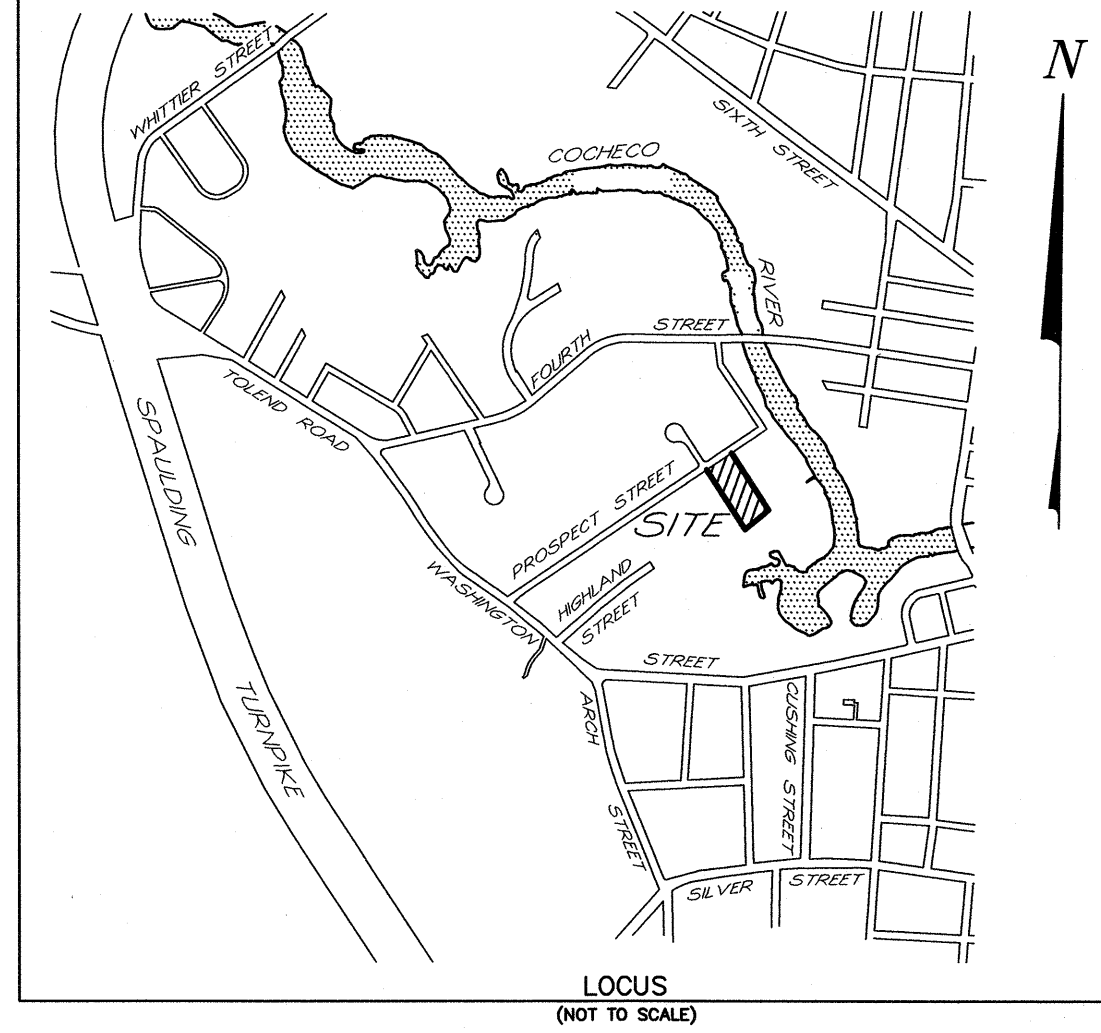
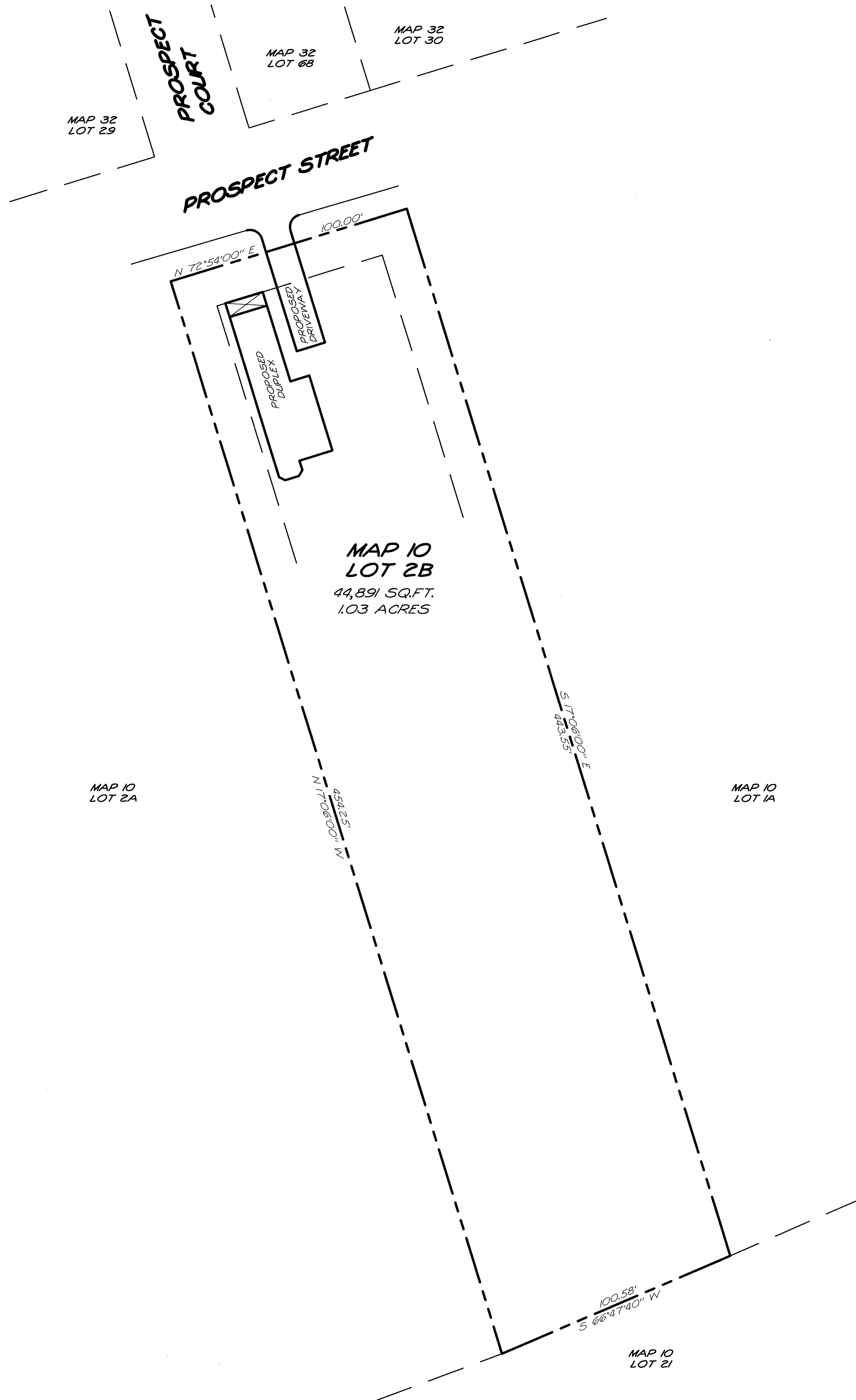


Floor 2 plan





TRAITECH
ENGINEERING CORP.



NOTES

- 1.) INTENT: THIS PLAN IS INTENDED TO ACCOMPANY A CITY OF DOVER, NEW HAMPSHIRE DEVELOPMENT RIGHTS APPLICATION FOR TAX MAP 10 LOT 2B, TO ALLOW THE DEVELOPMENT OF A DUPLEX.
- 2.) CURRENT OWNER OF RECORD: ROLAND ARSENALUT
26 MORGAN DRIVE
EPPING, N.H.
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 44,891 SQ.FT. - 1.03 ACRES
- 5.) TAX MAP 10 LOTS 2B.
- 6.) PROJECT DEED REFERENCE: BOOK 4450 PAGE 745
- 7.) BOUNDARY LINES SHOWN FROM: PLAN OF SUBDIVISION FOR
JOSEPHINE & RALPH A. POTTERTON
PROSPECT STREET
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
SEPT. 1983 SCRD 52-42
- 8.) ZONING: R-12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT MIN - 25 FT MAX
SIDE: 15 FT
REAR: 30 FT

SHEET NO.

TDR

TDR PLAN

JAMES R. WOLCOTT

PROSPECT STREET
DOVER, NEW HAMPSHIRE

OCTOBER 2, 2018

SCALE: 1" = 30'

ENGINEERING CORPORATION

TRITECH

P18-48 Prospect Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
10001-A00000	57 PROSPECT ST	KEAZER LORRAINE T TRUSTEE	KEAZER LORRAINE REV TRUST	57 PROSPECT ST	DOVER	NH	03820
10001-B00000	59 PROSPECT ST	KENNEDY EDWARD J & MARGARET TRUSTEES	KENNEDY EDWARD J AND MARGARET IRREV TRUS	59 PROSPECT ST	DOVER	NH	03820
10002-A00000	53 PROSPECT ST	ROUSSE CHAD &	ROUSSE BRITNEY	53 PROSPECT ST	DOVER	NH	03820
10002-C00000	49 PROSPECT ST	ELIADES ALEXANDER J	ELIADES GERALDINE	49 PROSPECT ST	DOVER	NH	03820
10021-000000	ARCH ST	BOSTON & MAINE RR	IRON HORSE PARK	HIGH STREET	NORTH BILLERICA	MA	01862
10034-000000	ALONG B & M RR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
32029-000000	54 PROSPECT ST	TAYLOR JOHN R JR &	EGAN SHANNON R	54 PROSPECT ST	DOVER	NH	03820
32030-000000	58 PROSPECT ST	TRAVIS JULIA		58 PROSPECT ST	DOVER	NH	03820
32031-000000	15 SNOW'S CT	HELLO SNOWS COURT LLC		PO BOX 504	PORTSMOUTH	NH	03801
32068-000000	56 PROSPECT ST	BARSTOW KELLY P &	BARSTOW MEAGHAN	18 MILO LN	SOMERSWORTH	NH	03878-1241
32069-000000	1 PROSPECT CT	SPILLANE PAMELA		1 PROSPECT CT	DOVER	NH	03820
32074-000000	2 PROSPECT CT	MCDONALD EILEEN		PO BOX 564	EXETER	NH	03833
32075-000000	52 PROSPECT ST	KEYS ROBERT E & MARY W TRUSTEES	KEYS ROBERT AND MARY REVOCABLE LIVING T	52 PROSPECT STREET	DOVER	NH	03820
		WOLCOTT PROPERTIES, LLC	JAMES R WOLCOTT	52 OLD ROCHESTER ROAD	DOVER	NH	03820
		ROLAND ARSENAULT		53 CROSS ROAD	ROCHESTER	NH	03867
		TRITECH ENGINEERING	ROBERT J STOWELL, PE, LLS	755 CENTRAL AVENUE	DOVER	NH	03820

Benton, Donna

From: mkeays4939@aol.com
Sent: Thursday, October 18, 2018 12:35 PM
To: City of Dover - Planning
Subject: Building a duplex on Prospect St.

Dear Dover Planning Board:

We would like to state our opposition to building a duplex on Prospect Street (Tax Map 10, Lot 2B zoned R-12).

It is our opinion that a duplex does not belong in a well established residential neighborhood of one family homes. It would not look appropriate or fit in any way with other structures in this area. Once this use is granted for this individual it would not be long before he would want to build another unit on the other side of the property. Others might want to do the same or something similar to their homes.

We live on a street with no sidewalks and there is enough traffic now without adding to it.

We see no hardship or reason to grant this request.

Thank You,

Bob and Mary Keays
52 Prospect St.
Dover, NH 03820

Benton, Donna

From: Chad Rouse <chad.rousse@gmail.com>
Sent: Monday, October 15, 2018 1:39 PM
To: City of Dover - Planning
Subject: Agenda item #4-A file P18-48

Hello,

My name is Chad Rouse. I am the owner of the property at 53 prospect Street which abuts the proposed duplex for the subject file number. I have some concerns. The street frontage of the property is a mere 100' wide, and the plan proposes a building, with a driveway from the street going up the side of the building. This means that the building would have to be unacceptably close to my property line. I would like to know all dimensions of the exterior of the building, including all variations in width and length, the height of all sections of the building, number of floors, as well as the dimensions of the driveway. I also request the locations of the driveway and structure in reference to my property line, before even considering allowing the subject structure to be built. I respectfully request a timely response of 24-36 hours from now, 15 October, 2018, at 1:35 pm; so that I may have time to review the details prior to the meeting next Tuesday, 23 October 2018.

Very Respectfully,

Chad E Rouse
Life-long Dover resident
Currently at 53 Prospect Street
Dover, NH 03820
603-781-6011

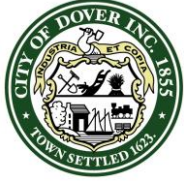
Benton, Donna

From: Christopher A. Wyskiel <cwyskiel@wbtblaw.com>
Sent: Wednesday, October 17, 2018 5:45 PM
To: Benton, Donna
Subject: Re: 55 New York

As confirmed by my 10/16/18 e-mail exchange w/ Chris Parker, Mr. Murray will proceed w/ changed plans conforming to ordinance (e-mails explain). Accordingly, please w/draw the CUP application for 55 NY St from the 10/23 Pl Bd agenda.

Chris Wyskiel
Atty for Pat Murray

Sent from my iPhone



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-46

Application Type: Conditional Use Permits
Applicant(s): DBS Holdings, LLC.
Owner(s): DBS Holdings, LLC.
Location: 36 Fourth Street
Meeting Date: October 23, 2018

INTENT: To replace an existing duplex with a new larger duplex. The new larger building will bring the property closer to compliance, but not fully meet the requirements for the zone and therefore needs 3 Conditional Use Permits for the first floor to be residential where non-residential is required, a lot coverage area of 46 % where 75% is required and a frontage build out of 56% where 70% is required.

LOTS/UNITS PROPOSED: Same as existing

AGENDA ITEM #: 4-C

FILE: P18-46

APPLICANT(S): DBS Holdings, LLC.

OWNER(S): DBS Holdings, LLC.

LOCATION: 36 Fourth Street. (Assessor's Map 31 Lot 34)

ACREAGE: 0.12 ac (5,227 sq. ft.)

ZONING DISTRICT: CBD-General

EXISTING LAND USE: Duplex

PROPOSED LAND USE: Duplex

SURROUNDING LAND USE: Mixed-use, single-family dwellings, multi-family dwellings, and commercial properties.

ZBA ACTION: None

ATTACHMENTS: Application materials and Site Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
-Conditional Use Permits

WAIVERS REQUESTED:
N/A

Summary of Request and Background

The applicant proposes a 5,700 sq. ft. inn containing 17 rooms and a 2,296 sq. ft. (footprint) duplex.

The applicant is requesting 4 Conditional Use Permits:

- To allow residential on the ground floor
- Allow 46% of lot coverage where 75% is required
- Allow for 56% of frontage build out where 70% is required.

Staff supports the Conditional Use Permits because the existing lot coverage is 26% therefore the 46% increases the conformity.

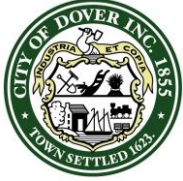
The existing frontage build out is 45% so 56% is an improvement.

Consistency with Land Use Regulations

The CBD-General-district requires a minimum lot coverage of 75%, a frontage build-out of 70%, and non-residential on the ground floor. Because the applicant proposes buildings which do not meet those requirements, Conditional Use Permits are required. If this property were in any other zone, a variance would be required; however, in the CBD, relief is provided by the Planning Board via a CUP rather than by a Zoning Board variance.

Chapter 170-20-B(1) of the City Code states that conditional use approval for relief from the standards may be granted by the Planning Board provided that the proposed project complies with the following standards:

- (a) That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACES.
- (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
- (c) That the design of STREETs and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.
- (d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
- (e) That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- (f) That CIVIC BUILDINGS and public gathering places shall be provided as locations that



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-46

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Meeting Date: October 23, 2018

reinforce community identity and activity.

- (g) That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.
- (h) That the preservation and renewal of historic BUILDINGs shall be facilitated.
- (i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use.

Chapter 170-20-B(2) of the City Code states that conditional use approval for relief from the use may be granted by the Planning Board provided that the proposed project complies with the following standards:

- (a) The requested use shall be compatible with abutting uses and the surrounding NEIGHBORHOOD
- (b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
- (c) The requested use will not result in objectionable noise or odor which would constitute a NUISANCE

Considering the justification provided in the applicant's narrative dated October 1, 2018, the Conditional Use Permit request meets these requirements.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to approve the Conditional Use Permits with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

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

36 Fourth Street



Property Information Property ID 31034-000000 Location 36 FOURTH ST Owner DBS HOLDINGS LLC	MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map. Parcels updated 03/29/2018 Properties updated 10/15/2018	
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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: DBS HOLDINGS, LLC Telephone # 817-1206

Address of Applicant: 71 DANIELLE LANE DOVER NH 03820

E-Mail Address: N/A

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 31 Lot(s) # 34

Address of Property: 36 FOURTH STREET

Zoning District(s) CBD General Overlay District(s) NONE

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:

SEE ATTACHED NARRATIVE

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

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

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

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

SIGNATURES

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

Signature of Property Owner: Paul B. Smith Date: 10/1/18

Signature of Applicant (if different from owner): _____ Date: ~~10/1/18~~

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Paul B. Smith Date: 10/1/18

**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	MAILING ADDRESS
31	34	DBS HOLDINGS, LLC	71 DANIELLE LANE DOVER NH 03820

Applicant (if different from owner): —

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
KEVIN McENEANEY	McENEANEY SURVEY ASSOC	24 CHESTNUT ST DOVER, NH 03820

Conservation Easement Holder: N/A

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

NARRATIVE for DBS HOLDINGS, LLC
CONDITIONAL USE PERMIT APPLICATION

36 FOURTH STREET - TAX MAP 31, LOT 34

October 1, 2018

This project is located in the CBD - General District and its objective is to remove an existing residential duplex structure and build a new residential duplex structure of a slightly larger size than the current structure. The proposed structure will bring the property closer to compliance, however, it will not fully meet the minimum requirements for this Zone. Therefore, the client is seeking Conditional Use Permits for the following items:

A. Allow for continued residential use on the first floor where non-residential is required.

The existing duplex will be replaced with a new duplex which will continue to have residential use on the first floor. This is consistent with the primarily residential use properties in the neighborhood.

B. Allow for 46% of lot coverage where 75% is required.

The existing building has 26% of lot coverage. In order to meet the 75% lot coverage, 3735 s.f., and adhere to the 10' rear setback and 5' front set back, the building would need to be 85' long and 44' wide. As the lot is only 50' wide, there would not be sufficient space for a driveway. The proposed building is 82' long and 28' wide, leaving 11' along each side line. This will allow for a 10' driveway on each side to accommodate parking for both units. Additionally, the proposed building will provide 46% of lot coverage which brings it closer to compliance than the existing building.

C. Allow for 56% of front build out where 70% is required.

The existing building has 45% of front build out. In order to meet the required 70% build out the building would need to be 35' wide. This would leave only 7.5' on each side of the building which is not sufficient width for a driveway on each side. The width of the proposed building is 28' which brings the lot closer to compliance than the existing building, while maintaining sufficient width for driveways on each side of the building as it exists today, continuing to provide parking for both units.

170.20.B Conditional Use Permit NARRATIVE

- (1) Conditional use approval for relief from the standards herein may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:
- (a) **That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS of WAY as CIVIC SPACES.**
The proposed building will have a similar size, feel, and location as the surrounding parcels which will not change the current physical definition of the RIGHT of WAY as a CIVIC SPACE.
 - (b) **That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.**
Although there are no public areas included in this project, the new design layout for the building and driveways does provide sufficient driveway width to accommodate vehicle accessibility.
 - (c) **That the design of STREETS and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.**
There are no new streets proposed, however, the proposed building and driveway configuration maximizes lot coverage while allowing for sufficient accessibility and does not pose any unsafe factors.
 - (d) **That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.**
With the physical features of the parcel in mind, the proposed project will be in keeping with generally accepted architecture and typical landscaping for this area and/or neighborhood, maintaining an appreciation of the history of the area while utilizing modern building practices.
 - (e) **That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.**
The proposed project will utilize current building materials and practices appropriate for the geography and climate of this area.
 - (f) **That CIVIC BUILDINGS and public gathering places shall be provided as locations that reinforce community identity and activity.**
There are no civic buildings or public gathering places proposed, therefore, this project would neither reinforce, nor diminish the community identity and activity.
 - (g) **That CIVIC BUILDINGS shall be distinctive and appropriate to a role more important than the other BUILDINGS that constitute the fabric of the city.**
There are no civic buildings proposed and therefore this does not apply.
 - (h) **That the preservation and renewal of historic BUILDINGS shall be facilitated.**
This project does not involve an historic building and therefore this does not apply.
 - (i) **That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDINGS and/or use.**
While the proposed building will be harmonious to its surrounding neighborhood, the evolution of said neighborhood will neither be advanced nor diminished by it.

170.20.B Conditional Use Permit NARRATIVE

- (2) Conditional use approval for relief from the use standards herein may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:

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

The existing building use is 100% residential, as are most of the buildings in the surrounding neighborhood. Residential use is requested for the entire proposed building, compatible with the surrounding neighborhood, where commercial space is required on the first floor.

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

The requested residential only use avoids any increased traffic activity which could pose additional pedestrian safety concerns that would be created by the commercial space requirement.

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

The requested residential use is consistent with the surrounding neighborhood and will not result in activity that creates objectionable noise or odor which would constitute a nuisance.



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: May 15, 2017]

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

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

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

APPLICANT: DBS HOLDINGS, LLC File Number: _____

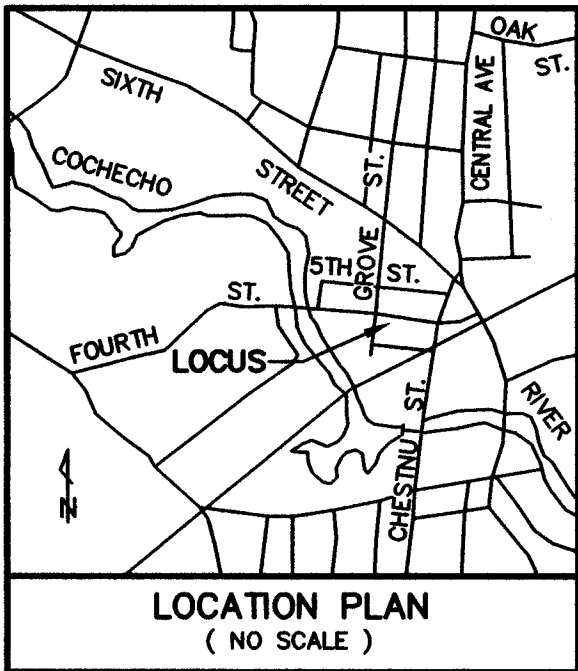
PROJECT TITLE: N/A

PROPERTY LOCATION: 36 FOURTH STREET Tax Map: 31 Lot: 34

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

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

REVIEWED BY: _____ DATE _____ TRC DATE _____



31 / 37
INTERNATIONAL CHURCH
OF THE FOUR SQUARE GOSPEL
P.O. Box 1298
DOVER, NH 03821
3699 / 673

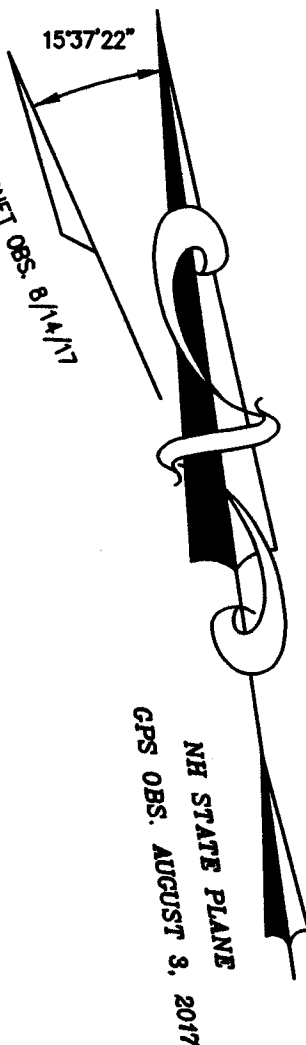
31 / 39
KATHLEEN FINK
GREGORY E. BELL
45 FOURTH STREET
DOVER, NH 03820-2931
3063 / 892

REFERENCE PLANS:

- SUBDIVISION - GREGORY KOUTRELAKOS AND STEPHEN STOCKLAN
PROPERTY, DOVER, N.H. SCALE: 1" = 30'; DATED: JANUARY 1976; BY:
EVERETT L. BEAN. RECORDED S.C.R.D. PLAN 17-24.
- CONDOMINIUM SITE PLAN OF WHITE BIRCH CONDOMINIUMS OF DOVER, 28 &
30 FOURTH STREET, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20, DATED:
APRIL 13, 2005, REVISED THROUGH 5/8/05; BY: DOUCET SURVEY, INC.
RECORDED S.C.R.D. PLAN 80-43.

NOTES:

- OWNER OF RECORD:
DBS HOLDINGS, LLC
36 FOURTH STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4500, PAGE 334
- 31 / 34 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 4,980 S.F. / 0.11 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED LOCATION OF A NEW
TWO (2) STORY DUPLEX.
- ZONING DISTRICT:
CBD GENERAL SUB-DISTRICT.
BUILDING DIMENSIONAL REQUIREMENTS:
FRONT BUILD TO LINE (EXPANSION) = AVERAGE -5 FEET
SIDE SETBACK = 0 FEET MIN. / 24 FEET MAX.
REAR SETBACK = 10 FEET
MINIMUM LOT COVERAGE = 75 PERCENT
MAXIMUM BUILDING HEIGHT = 2 STORY MIN. / 5 STORY MAX.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 0.2 PERCENT ANNUAL CHANCE
FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER
330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE
SEPT. 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION
DATED AUGUST 3, 2017.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED
BY MCENEANEY SURVEY ASSOCIATES, INC. ON DECEMBER 11, 2017 WITH AN
ERROR NOT GREATER THAN 1 IN 10,000.
- CONDITIONAL USE PERMITS REQUESTED:
A) RESIDENTIAL USE ON THE FIRST FLOOR WHERE NON-RESIDENTIAL IS REQUIRED.
B) ALLOW FOR 46 PERCENT OF LOT COVERAGE WHERE 75 PERCENT IS REQUIRED.
C) ALLOW FOR 56 PERCENT OF FRONT BUILD OUT WHERE 70 PERCENT IS
REQUIRED.



IRON PIPE FOUND,
3/4" Ø, BROKEN @ BASE
N - 255,930.917
E - 1,194,309.453
(SEE NOTE 7)

C.B.
RIM = 76.74
INV. OUT = 73.8
SUMP = 73.7
(SEE NOTE 9)

C.B.
RIM = 75.81
INV. OUT = 72.3
SUMP = 72.3
(SEE NOTE 9)

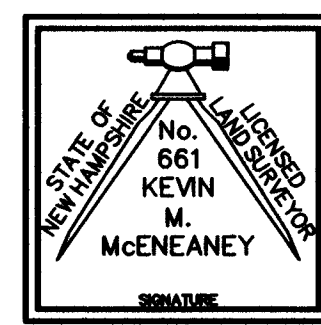
- ### LEGEND
- MON (TBS) ● - BOUNDARY MONUMENT
(TO BE SET)
 - S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
 - S.F. - SQUARE FEET
 - Ac. - ACRE
 - (TYP.) - TYPICAL
 - Ø - DIAMETER
 - UP - UTILITY POLE
 - OHU - OVERHEAD UTILITY LINES
 - W - WATER SHUT-OFF (CURB STOP)
 - VGC - VERTICAL GRANITE CURB

31 / 35
BERNARD R. RIELLY
38 FOURTH STREET
DOVER, NH 03820
1893 / 13

31 / 32
JAMES C. KIMBALL
LEANN V. KIMBALL
32 FOURTH STREET
DOVER, NH 03820-2932
3342 / 472

PROPOSED BUILDING LOCATION AND CONDITIONAL USE PERMIT PLAN PREPARED FOR DBS HOLDINGS, LLC TAX MAP 31, LOT No. 34 36 FOURTH STREET CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-
DRAWN BY: RJM FILE: W10 CP\2172\17-2172
SCALE: 1" = 10' DATE: OCTOBER 1, 2018



McEneaney
Survey
Associates, inc.

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

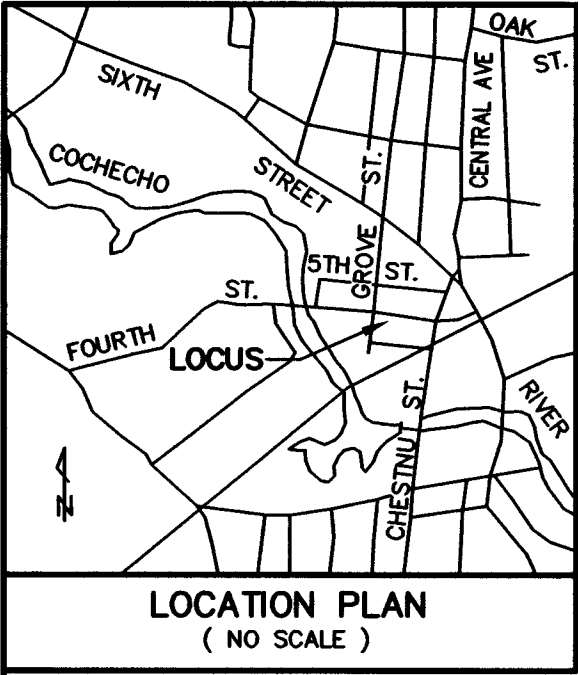
SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
17-2172	PROPOSED	17-07	56-60	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

31 / 22
ABK REALTY MANAGEMENT, LLC
35 THIRD STREET
DOVER, NH 03820-3316
3669 / 49

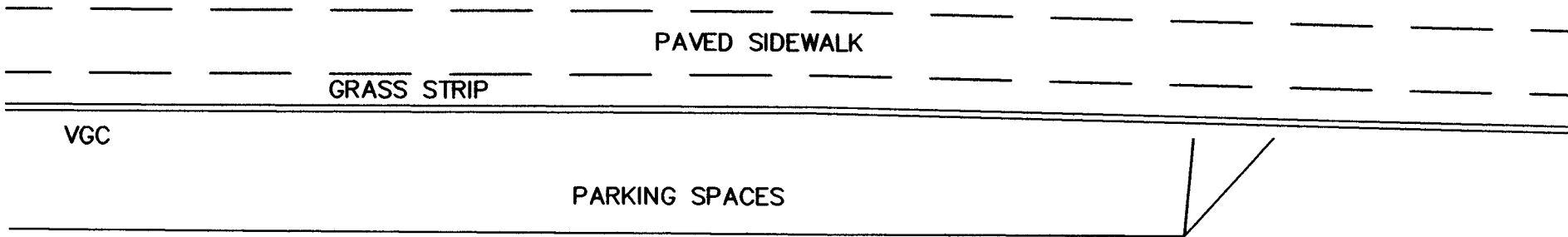
31 / 23
PEAK RENTAL HOLDINGS, LLC
P.O. Box 253
STRATHAM, NH 03885
4142 / 462

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND
SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY
DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND
BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION
REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN
TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF
THE BOARD OF LICENSURE FOR LAND SURVEYORS."



31 / 37
INTERNATIONAL CHURCH
OF THE FOUR SQUARE GOSPEL
P.O. Box 1298
DOVER, NH 03821
3699 / 673

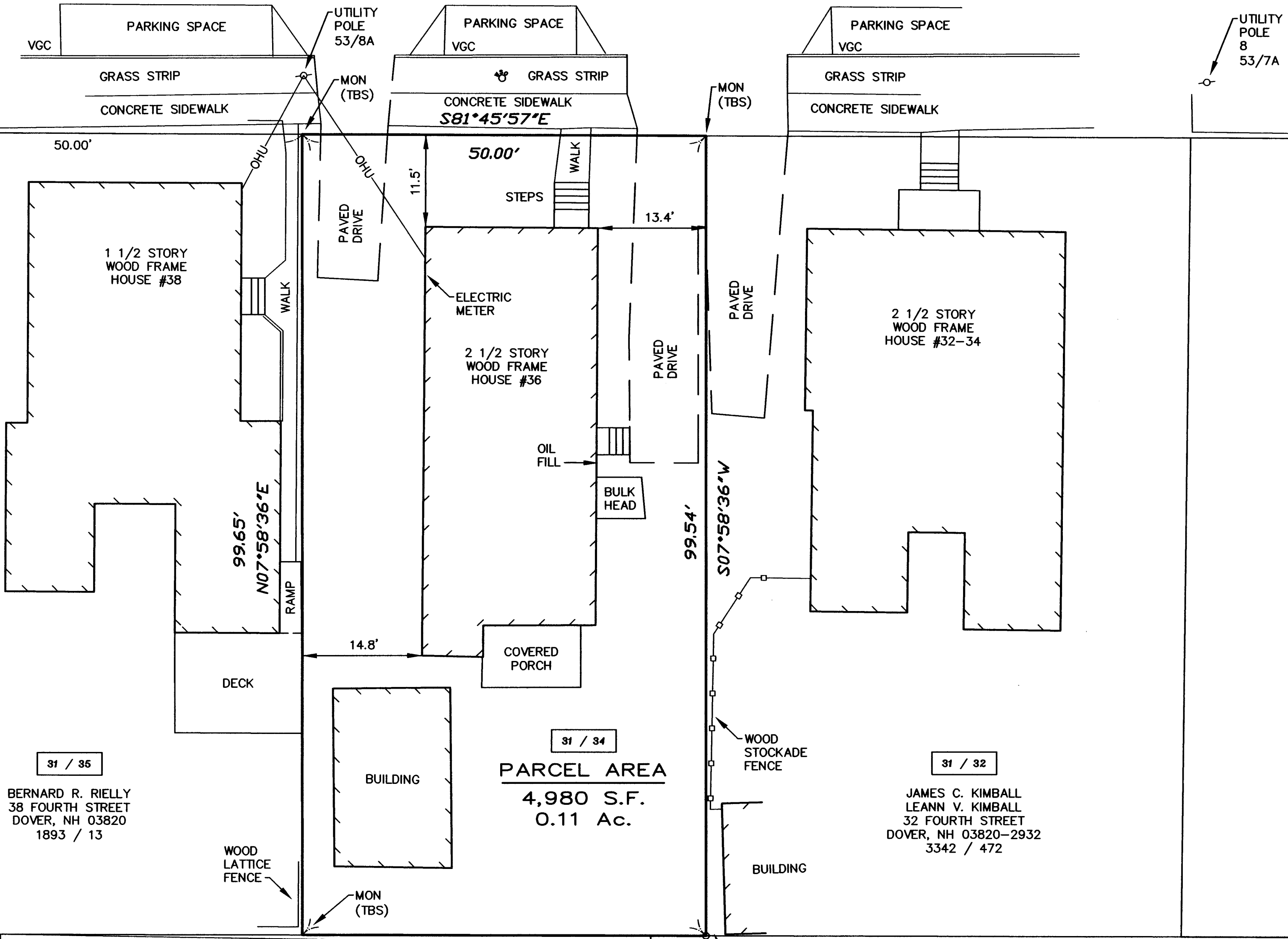
31 / 39
KATHLEEN FINK
GREGORY E. BELL
45 FOURTH STREET
DOVER, NH 03820-2931
3063 / 892



FOURTH STREET

NATURAL GAS MAIN (4" PP)

IRON PIPE FOUND,
3/4" Ø, BROKEN @ BASE
N - 255,930.917
E - 1,194,309.453
(SEE NOTE 7)



LEGEND

- MON (TBS) - BOUNDARY MONUMENT (TO BE SET)
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- Ø - DIAMETER
- OHU - OVERHEAD UTILITY LINES
- W - WATER SHUT-OFF (CURB STOP)
- VGC - VERTICAL GRANITE CURB

31 / 35
BERNARD R. RIELLY
38 FOURTH STREET
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1893 / 13

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JAMES C. KIMBALL
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32 FOURTH STREET
DOVER, NH 03820-2932
3342 / 472

31 / 22
ABK REALTY MANAGEMENT, LLC
35 THIRD STREET
DOVER, NH 03820-3316
3669 / 49

31 / 23
PEAK RENTAL HOLDINGS, LLC
P.O. Box 253
STRATHAM, NH 03885
4142 / 462

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. McENEANEY LLS # 661

REFERENCE PLANS:

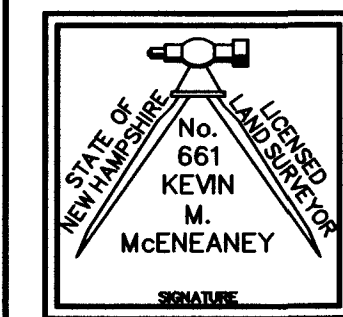
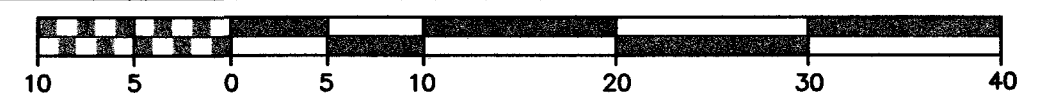
- SUBDIVISION - GREGORY KOUTRELAKOS AND STEPHEN STOCKLAN PROPERTY, DOVER, N.H. SCALE: 1" = 30'; DATED: JANUARY 1976; BY: EVERETT L. BEAN. RECORDED S.C.R.D. PLAN 17-24.
- CONDOMINIUM SITE PLAN OF WHITE BIRCH CONDOMINIUMS OF DOVER, 28 & 30 FOURTH STREET, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20, DATED: APRIL 13, 2005, REVISED THROUGH 5/8/05; BY: DOUCET SURVEY, INC. RECORDED S.C.R.D. PLAN 80-43.

NOTES:

- OWNER OF RECORD:
DBS HOLDINGS, LLC
36 FOURTH STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4500, PAGE 334
- 31 / 34 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 4,980 S.F. / 0.11 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF DECEMBER 13, 2017.
- ZONING DISTRICT:
CBD GENERAL SUB-DISTRICT.
BUILDING DIMENSIONAL REQUIREMENTS:
FRONT BUILD TO LINE (EXPANSION) = AVERAGE -5 FEET
SIDE SETBACK = 0 FEET MIN. / 24 FEET MAX.
REAR SETBACK = 10 FEET
MINIMUM LOT COVERAGE = 75 PERCENT
MAXIMUM BUILDING HEIGHT = 2 STORY MIN. / 5 STORY MAX.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPT. 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED AUGUST 3, 2017.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. ON DECEMBER 11, 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

PLAN OF LAND
PREPARED FOR
DBS HOLDINGS, LLC
TAX MAP 31, LOT No. 34
36 FOURTH STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: W10 CP\2172\17-2172
SCALE: 1" = 10' DATE: DECEMBER 15, 2017



McEneaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
17-2172	BOUNDARY	17-07	56-60	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



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OCT 15 2018

Dover, New Hampshire

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Butterscotch Duplex

P18-46

Fourth Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
31007-000000	66 THIRD ST	SOJOURN PROPERTY MANAGEMENT LLC		750 EXETER RD	HAMPTON	NH	03842-1022
31008-000000	78 THIRD ST	SOJOURN PROPERTY MANAGEMENT LLC		750 EXETER RD	HAMPTON	NH	038421022
31008-A00000	80 THIRD ST	LYDSTON JOHN A		PO BOX 334	PORTSMOUTH	NH	03802
31009-000000	82 84 THIRD ST	GRASS ARTHUR		82 THIRD STREET	DOVER	NH	03820
31010-000000	86 88 THIRD ST	ERNEST 39 HOLDING LLC		13 COPELAND DR	DOVER	NH	03867
31010-000001	86 THIRD ST	ERNEST 39 HOLDING LLC		13 COPELAND DR	ROCHESTER	NH	03867
31010-000002	88 THIRD ST	ERNEST 39 HOLDING LLC		13 COPELAND DR	ROCHESTER	NH	03867
31012-000000	5 GROVE ST	BRADFORD DAWN REAL ESTATE LLC		PO BOX 405	RAYMOND	NH	03077
31015-000000	10 GROVE ST	10 GROVE ST LLC		10 GROVE ST UNIT A	DOVER	NH	03820
31016-000000	12 14 GROVE ST	DECEW JUDSON &	HUSSEY SEAN	PO BOX 178	DOVER	NH	03821
31017-000000	16 18 GROVE ST	EMERY THOMAS H		2726 SHELTER ISLAND DRIVE #279	SAN DIEGO	CA	92106
31022-000000	35 THIRD ST	ABK REALTY MANAGEMENT LLC		35 THIRD ST	DOVER	NH	03820-3316
31023-000000	33 THIRD ST	PEAK RENTAL HOLDINGS LLC		PO BOX 253	STRATHAM	NH	03885
31024-000000	31 THIRD ST	ROMAN CATHOLIC BISHOP		153 ASH ST	MANCHESTER	NH	03104
31028-000000	24 FOURTH ST	ROWELL ANNE K		13 WILBROD AVE	DOVER	NH	03820-2304
31029-000000	26 FOURTH ST	RICHARDS PAUL C	RICHARDS BEVERLY	26 FOURTH STREET	DOVER	NH	03820
31030-000000	28 FOURTH ST	VELAZQUEZ DAVID &	VELAZQUEZ RACHEL	28 FOURTH ST	DOVER	NH	03820
31031-000000	30 FOURTH ST	BONDI MICHAEL E &	BONDI DENISE A	30 FOURTH ST	DOVER	NH	03820
31032-000000	32 34 FOURTH ST	KIMBALL JAMES C &	KIMBALL LEANN V	32 FOURTH ST	DOVER	NH	03820-2932
31035-000000	38 40 FOURTH ST	RIELLY BERNARD R		38 FOURTH ST	DOVER	NH	03820
31036-000000	17 GROVE ST	MIZENER MICHAEL W		17 GROVE ST	DOVER	NH	03820
31037-000000	47 FOURTH ST	INTERNATIONAL CHURCH OF FOUR SQUA		PO BOX 1298	DOVER	NH	03821
31039-000000	45 FOURTH ST	FINK KATHLEEN &	BELL GREGORY E	45 FOURTH ST	DOVER	NH	03820-2931
31040-000000	35 FOURTH ST	NORTH EAST HOTEL SUPPLY LLC		35 FOURTH ST	DOVER	NH	03820
31040-A00000	41 FOURTH ST	KIDNEY MICHAEL & SHARON TRUSTEES	KIDNEY M AND S FAMILY REVOCABLE TRUST	41 FOURTH STREET	DOVER	NH	03820
31041-000000	31 33 FOURTH ST	BENCKS AARON	BENCKS DOUGLAS	33 B FOURTH ST	DOVER	NH	03820
31049-000000	34 36 FIFTH ST	SPULER EDWARD		34 FIFTH STREET	DOVER	NH	03820
31050-000000	38 FIFTH ST	PR3 ROCHESTER LLC		130 ROCKY HILL RD	SOMERSWORTH	NH	03878-2817
31051-000000	42 FIFTH ST	CABRAL ANTONE G &	CABRAL JESSICA A	42 FIFTH ST	DOVER	NH	03820-2950
31052-000000	21 GROVE ST	HARRIMAN CAROL &	MILLER VICTORIA	48 FIFTH STREET	DOVER	NH	03820
31052-A00000	48 FIFTH ST	HARRIMAN CAROL		48 FIFTH STREET	DOVER	NH	03820
31060-000000	20 GROVE ST	BELLIVEAU GUY RENE TRUSTEE	BELLIVEAU GUY REVOCABLE TRUST	20 GROVE ST	DOVER	NH	03820-2957
		DBS HOLDINGS LLC		71 DANIELLE LANE	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES, INC	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820