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, June 25, 2019**
Meeting Time:	**7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 11, 2019 Regular Meeting Minutes

3. OLD BUSINESS

A. Public hearing and possible vote on an amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include revising terminology, references, footnotes, fees, height of fences, and architectural and streetscape standards including solar. 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 Minor Subdivision for Thomas E. Allen, Assessor's Map J, Lot 8, zoned R-40, and located at 232 Spruce Lane Ext. (1 new lot) *(P19-43)

B. Consideration and acceptance of a Minor Lot Line Adjustment for Bean Family Trust, (Owners: Bean Family Trust, Nora E. Stead, Trustee, Daniel P. Irish and Kristopher & Elizabeth M. Reischer), Assessor's Map A, Lots 45-2, 45A-2-1 & 45A-2-3, zoned R-40, and located at 12, 22, & 32 Olive Meadow Lane. *(P19-44)

C. Consideration and acceptance of a Conditional Use Permit for Jason Franklin, (Owner: Matthew Carroll), Assessor's Map A, Lot 39-29, zoned R-40, and located at 28 Fieldstone Drive. (Proposal is to replace a failed septic system with a new septic system 42 feet from wetlands, where 75 feet is required). *(P19-42)

D. Consideration and acceptance of a Request to use Transfer of Development Rights to purchase units for Princeton Dover LLC, Assessor's Map D, Lots 79-1 & 81, zoned RM-U and located at 306 Plaza Drive. (Proposal is to buy 24 units) *(P19-45)

E. Consideration and acceptance of a Site Review using Transfer of Development Rights Princeton Dover LLC, Assessor's Map D, Lots 79-1 & 81, zoned RM-U located at 306 Plaza Drive. (Proposal is to construct a 10,551 sq. ft. 24 unit garden style multifamily building and associated surface parking by parking by purchasing TDR units). *(P19-30)

F. Consideration and acceptance of an Amendment to the conditions for a previously approved Subdivision Plan for TDAK & Company LLC, Assessor's Map M, Lot 61, zoned R-20, located at 146 Dover Point Road. (Proposal is to remove the note requiring a fence along the southerly boundary line). *(P18-14A)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	City Council Chamber's 288 Central Avenue
Meeting Date:	**Tuesday, June 11, 2019**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Dave Landry, Frank Torr, Tom Clark, Jackson Kaspari, Lee Skinner, Ellen Brooks (Alternate), Matt Sullivan (Alternate), Dave White, Hayley Harmon (Vice Chair)

Members Not Present (excused): James Burdin (Alternate), Dennis Ciotti (Councilor)

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 pm and stated only a Councilor can sit for Councilor Ciotti.

1. CITIZENS' FORUM

Citizens Forum Open No one spoke. *Citizens Forum Closed.*

2. APPROVAL OF THE PRIOR MINUTES

- May 28, 2019 Regular Meeting Minutes

Motion: F. Torr made a motion to approve the minutes. Seconded by L. Skinner. Vote: U/A.

3. OLD BUSINESS

A. Public Hearing to consider amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include revising terminology, references, footnotes, fees, height of fences, and architectural and streetscape standards including solar. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under City Documents & View Current City Reports. *

C. Parker gave background of the project and noted none of these changes are for zoning purposes. Those items are still being discussed and will be presented in the fall. He noted the procedure for these amendments is that there will be another public hearing in two weeks at the Planning Board level before being recommended to Council.

Public hearing opened.
Mark McCowski, 44 Mt. Vernon St wanted to know more about the threshold for solar panels amendment.
Public Hearing closed.

C. Parker addressed the public comment explaining that any mixed-use building in the downtown area over 25,000 sq. ft. would be required to have solar panels. Any building created in that area would be required to be solar-ready.

4. NEW BUSINESS

A. Consideration and acceptance of a Request to use Transfer of Development Rights to purchase units for Daniel Sheehan, Assessor's Map H, Lot 10, zoned R-20, located at 55 Durham Rd. (Proposal is to buy 2 units) *(P19-41)

C. Parker stated that the applicant wishes to convert the existing residence into a duplex by right and to build a second duplex through Transfer of Development. This would create a total of 4 units on the property,

which would share the driveway and parking lot. If the lot were subdivided the applicant could get one unit by right, on the new lot, and either do an accessory dwelling unit on the second. When reviewing the site and the tax maps, there is multi-family across Durham Road, a mix of single family and two family further up Durham Road, the fire station and middle school also abut the site.

Dan Sheehan, 55 Durham Road, the applicant, discussed the proposal and presented the application.

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

Public hearing opened. No one spoke. *Public Hearing closed.*

STAFF RECOMMENDATION:
Chapter 170-27.2 of the Zoning Ordinance of the City Code provides for transfer of development rights via two processes, this uses the original process, not the affordable single family process. Planning Department recommends that the Planning Board approve the sale of two units with the following condition:

Conditions to be Met Prior to Granting the TDR:

1. Payment of the TDR fee ($26,804)
2. Revise the plan to note what relief is granted and any requirements of Chapter 170-27.2. G0 (3) (b)

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

4. Technical Review Committee reviews the parking lot and stormwater management for administrative approval
5. 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.

Motion: D. White made a motion that the Planning Board determine that proposal is consistent with the neighborhood and approve the TDR with staff recommended conditions. Seconded by D. Landry. Vote U/A

5. STAFF COMMENTS

- TRC item since the last meeting: Final review of Phase II of Bradley Commons
- Rezoning Committee update
- Kirt Schuman named Citizen Planner of the Year by NHPA
- Review of changes to application and process
- Review of TDR memo – C. Parker had sent out a review document for board viewing and he highlighted the document at this point in the meeting.

6. MEMBER COMMENTS

Review of TDR memo discussion continued:
D. Landry wondered about the housing starts statistics. C. Parker explained where he got the information and said he could share it with D. Landry by email.

D. Landry was curious about the timing of payment for the conservation fund. C. Parker said the fee has to be paid before the plan will be signed.
D. Landry noted many of the units are rental units rather than single-family homes which he believed was the initial intention. What will control the rental prices for apartments? C. Parker said the ordinance about apartments does not address affordability. D. Landry commented that might be an area to tweak in the future.
D. Landry is in favor of the increased external buffers.

L. Skinner does not want to rush into new procedures without taking the time to review if the procedures put in place are having the effect intended. He wondered how many children will be entering the school system due to the added apartments. He also would prefer more commercial growth rather than just residential growth.

D. Landry said sales data is needed before drawing conclusions. He is in favor of density, but perhaps the board needs to look at applying it to the proper areas of the City. He reiterated wanting to focus on gaining some affordability in the apartment units.

F. Torr wants the new construction to maintain the character of Dover.

7. ADJOURNMENT

Motion: L. Skinner made a motion to adjourn at 7:50 pm. Seconded by F. Torr. Vote U/A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-43

Application Type:	Minor Subdivision
Applicant(s):	Thomas E. Allen
Owner(s):	Thomas E. Allen
Location:	232 Spruce Lane Ext. (Map J, Lot 8)
Meeting Date:	June 25, 2019

INTENT: To subdivide one lot into 2 lots. The new lots would be 6.02 acres and 2.01 acres.

LOTS/UNITS PROPOSED: 2 lots (1 new)

AGENDA ITEM #: 4-A

ACREAGE: 8.03 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Vacant, Fish & Game land

ZBA ACTION: None

ATTACHMENTS: Application Materials including Subdivision Plan

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

PERMITS REQUIRED: NH State Subdivision

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant proposes to subdivide Dover Tax Map J Lot 8 into two lots. The new lot areas would be 6.02 acres and 2.01 acres.

The new lots meet the frontage and area requirements and will be served by private well and septic systems.

As this is a minor subdivision, it did not go before the Technical Review Committee.

Consistency with Land Use Regulations
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with the regulations.

STAFF RECOMMENDATION-Minor Subdivision:
The Planning Department recommends that the Planning Board accept the application, open the public hearing, and vote to approve the Minor Subdivision with the following conditions:

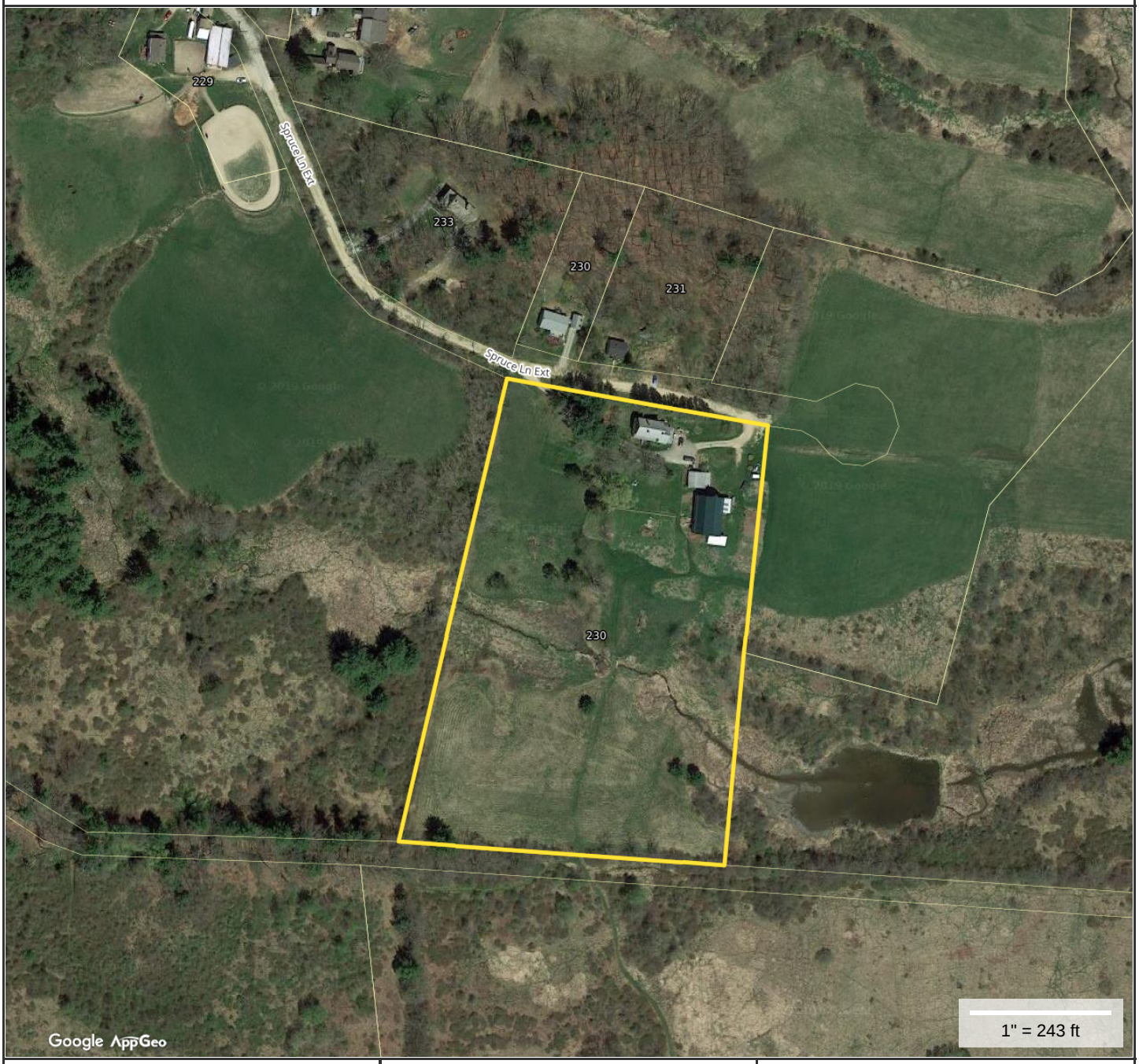
Conditions to Be Met Prior to Signing of Plans:

1. 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 #P19-43
    d. Add NHDES Subdivision number to note 11
    e. Indicate proposed drive or not if using the existing paved drive
    f. Show electrical utilities and indicate future utilities will be underground

Conditions to Be Met Prior to Occupancy:

2. Issuance of a Certificate of Occupancy.
3. Impact fees for new dwelling unit shall be paid per the invoice included with the Notice of Decision.

232 Spruce Lane



Property Information

Property ID	J0008-000000
Location	230 232 SPRUCE LN EXT
Owner	ALLEN THOMAS E
Land Use	104

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.

Geometry updated 5/3/2019
Data updated Daily

City of Dover, New Hampshire
MINOR SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: THOMAS E. ALLEN Telephone # N/A

Address of Applicant: 232 SPRUCE LANE EXT. DOVER, NH 03820

Name of Property Owner (*if different from applicant*): SAME Telephone # N/A

Address of Property Owner: SAME

E-Mail Address: N/A

PROPERTY INFORMATION

Address of Property: 232 SPRUCE LANE EXT.

Assessor's Map # J Lot(s) # 8

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

Size of Parcel: 8.03 AC Property Deed: Book 1840 Page: 574

Existing Use of Property: RESIDENTIAL

SUBDIVISION INFORMATION

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

City Water? ___Yes X No How far is city water from the property? N/A

City Sewer? ___Yes X No How far is city sewer from the property? N/A

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

Estimated Length of Proposed Roads: N/A feet Public or Private Road? N/A

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE

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

SURVEYOR INFORMATION

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

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 603-742-0911

Professional License #: NH LLS 661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES

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

Signature of Property Owner: Thomas E. Allen Date: 5/29/2019

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Thomas E. Allen Date: 5/29/2019

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY N/A

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

Signature of Property Owner: _____ Date: _____

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

CERTIFICATION OF FEES

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

Signature of Property Owner: Thomas L. Allen Date: 5/29/2019

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE N/A

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

Signature of Property Owner: _____ Date: _____

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

CITY OF DOVER SUBDIVISION
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
J	8	THOMAS E. ALLEN	232 SPRUCE LANE EXT. DOVER, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
KEVIN MCENEANEY	MCENEANEY SURVEY ASSOCIATES	24 CHESTNUT STREET DOVER, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

City of Dover, New Hampshire
MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: December 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.

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

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

APPLICANT: THOMAS E. ALLEN File Number: P19-

PROJECT TITLE: ALLEN SUBDIVISION

PROPERTY LOCATION: 232 SPRUCE LANE EXT. Tax Map: J Lot: 8

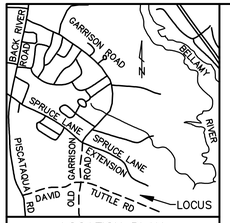
	Explain How Provided	Reviewed
1. Completed and signed Application form	X	
2. Electronic copy of the surveyed plat layout	X	
3. Electronic copy of supplementary materials and application	X	
4. Waiver requests to the Subdivision Regulations, with written justification	N/A	
5. Conditional Use Permit applications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

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

REVIEWED BY: _____ DATE_____

P19-43 **232 Spruce Lane Ext.**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
J0006-000000	SPRUCE LN	STATE OF NEW HAMPSHIRE	C/O NH FISH AND GAME	11 HAZEN DR	CONCORD	NH	03301
J0006-A00000	233 SPRUCE LN	DUVALL LOIS M		233 SPRUCE LN	DOVER	NH	03820-5200
J0008-A00000	SPRUCE LN	STATE OF NEW HAMPSHIRE	C/O NH FISH AND GAME	11 HAZEN DR	CONCORD	NH	03301
J0008-B00000	230 SPRUCE LN EXT	HALL JENNIFER L &	GENTILE MATTHEW J	230 SPRUCE LN EXT	DOVER	NH	03820
J0008-C00000	231 SPRUCE LN EXT	BALLOU DEBRA A		231 SPRUCE LN EXT	DOVER	NH	03820
J0010-000000	GARRISON RD	STATE OF NEW HAMPSHIRE	C/O NH FISH AND GAME	11 HAZEN DR	CONCORD	NH	03301
J0020-001000	GARRISON RD	STATE OF NEW HAMPSHIRE	C/O NH FISH AND GAME	11 HAZEN DR	CONCORD	NH	03301
J0008-000000	230 232 SPRUCE LN EXT	ALLEN THOMAS E		232 SPRUCE LANE EXT	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820



LOCATION PLAN
(NO SCALE)

No.	Bearing	Distance
L1	S74°33'39"E	32.77'

J / 6A
LOIS M. DUVALL
233 SPRUCE LANE
DOVER, NH 03820-5200
4585 / 942

J / 8B
JENNIFER L. HALL
MATTHEW J. GENTILE
230 SPRUCE LANE EXTENSION
DOVER, NH 03820
4383 / 498

J / 8C
DEBRA A. BALLOU
231 SPRUCE LANE EXTENSION
DOVER, NH 03820
2246 / 311

J / 8A
STATE OF NEW HAMPSHIRE
C/O NH FISH AND GAME
11 HAZEN DRIVE
CONCORD, NH 03301
1603 / 198

SPRUCE LANE EXTENSION
{PUBLIC VARIABLE WIDTH R.O.W.}

I.R.(set)
N - 239,109.971
E - 1,199,107.283
(SEE NOTE 8)

UP
GRAVEL
OHU
L1
S80°11'24"E 117.50'
I.R.(set)
GRAVEL
IRON ROD (FOUND)
I.R.(set)
N - 239,033.776
E - 1,199,529.079
(SEE NOTE 8)
S80°11'24"E 278.50'

J / 8-1

LOT 1
87,590 S.F.
2.01 Ac.
EXCLUDING STEEP SLOPES & WETLANDS
CONTIGUOUS AREA = 42,855 S.F.
36,633 S.F. OUT OF BUFFER / SLOPES

UP
202/52
115/30
OHU
EOP
HOUSE #232
CISTERN
EXISTING LEACH FIELD
GRAVEL
PAVED DRIVE
SHED
GAR.
BARN

16°44'49"
S.C.R.D. 38-145

NH STATE PLANE
GPS OBS. APRIL 12, 2019

AREA WITH SLOPES GREATER THAN 20 PERCENT (STEEP); DOVER CONSERVATION DISTRICT (TYP.)

N13°14'07"E 350.52'
530.00'
S09°48'36"W
S05°14'56"W 370.62'

50' WETLAND BUFFER
75' WELL RADIUS
CONCRETE WELL COVER
50' WETLAND BUFFER
IRON ROD (FOUND)

J / 6
STATE OF NEW HAMPSHIRE
C/O NH FISH AND GAME
11 HAZEN DRIVE
CONCORD, NH 03301
1603 / 198

I.R.(set)
183.39'
N11°25'57"E
I.R.(set)
176.24'
N80°11'24"W
I.R.(set)
N11°25'57"E 237.15'
S05°14'56"W 331.52'

J / 8
REMAINING LAND
262,125 S.F.
6.02 Ac.
EXCLUDING STEEP SLOPES & WETLANDS
CONTIGUOUS AREA = 124,290 S.F.
85,045 S.F. OUT OF BUFFER / SLOPES

J / 20-1
STATE OF NEW HAMPSHIRE
C/O NH FISH AND GAME
11 HAZEN DRIVE
CONCORD, NH 03301
1533 / 627

IRON ROD (FOUND)
STEEL STAKE (FOUND)
IRON ROD (FOUND)
N87°35'03"W
IRON ROD (FOUND)
521.63'
STEEL STAKE (FOUND)
DRILL HOLE (FOUND)
IRON ROD (FOUND)

DAVID TUTTLE LANE
{VARIABLE WIDTH R.O.W. - CLASS VI SCENIC}

J / 10
STATE OF NEW HAMPSHIRE
C/O NH FISH AND GAME
11 HAZEN DRIVE
CONCORD, NH 03301
1603 / 198

LEGEND

I.R. (set) o - IRON ROD W/ I.D. CAP (SET)
I.P. (fnd) - IRON PIPE (FOUND)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
-o- - UTILITY POLE
>—— - GUY WIRE
OHU - OVERHEAD UTILITIES
R.O.W. - RIGHT OF WAY
INV. - INVERT
ELEV. - ELEVATION
TBM - TEMPORARY BENCHMARK
EOP - EDGE OF PAVEMENT
- WETLAND
- EDGE OF WETLAND

REFERENCE PLANS:

1.) PLAN OF LOT JULIA SABOL, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: APRIL 1964; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. VOL. 778, PAGE 33.

2.) PLAN OF LAND OF HARRY T. DENNING, JR. ON NORTH SIDE OF DAVID TUTTLE ROAD, DOVER, N.H. SHOWING PARCEL TO BE SOLD TO LOIS DUVALL. SCALE: 1" = 100'; DATED: DEC. 1972; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. POCKET 6, FOLDER 4, PLAN 41.

3.) OVERALL SUBDIVISION AND CONSOLIDATION PLAN FOR RIVER RUN, GARRISON ROAD, DOVER, N.H. SCALE: 1" = 250'; DATED: AUGUST 9, 1990, REVISED THROUGH 10/10/90; BY: RICHARD P. MILLETTE AND ASSOCIATES. RECORDED S.C.R.D. PLAN 38-145.

NOTES:

1.) OWNER OF RECORD:

THOMAS E. ALLEN
232 SPRUCE LANE EXTENSION
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1840, PAGE 574

OWNER SIGNATURE

2.) J / 8 - DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R-40 (RURAL RESIDENTIAL)

4.) DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 40,000 S.F.
MAXIMUM LOT COVERAGE	= 10 PERCENT
MINIMUM FRONTAGE	= 150 FEET
BUILDING REQUIREMENTS:	
FRONT	= 40 FEET
SIDE SETBACK	= 25 FEET
REAR SETBACK	= 30 FEET

5.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL AS SHOWN. PARCEL IS SERVICED BY INDIVIDUAL SUBSURFACE DISPOSAL SYSTEM AND WELL. THE PROPOSED USE IS FOR A SINGLE FAMILY RESIDENCE.

6.) TOTAL PARCEL AREA: 349,714 S.F. / 8.03 Ac.

7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

8.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED APRIL 12, 2019.
VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED APRIL 12, 2019.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING MARCH 2019 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.

10.) JURISDICTIONAL WETLANDS IDENTIFIED AND FLAGGED BY DAMON BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES. DURING APRIL 2019 AND FIELD LOCATED BY McENEANEY SURVEY ASSOCIATES, INC.

11.) NH DES STATE SUBDIVISION APPROVAL NUMBER (PENDING), DATED . (LOT 1).

12.) TAX MAP AND LOT NUMBERS ARE TO BE ASSIGNED BY THE DOVER ASSESSING DEPARTMENT.

13.) STREET ADDRESSES ARE TO BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

19-2219	SUBDIVISION	19-03	1-9
PROJECT NO	TYPE	FIELDBOOK & PAGES	

"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."

MINOR SUBDIVISION OF LAND
PREPARED FOR
THOMAS E. ALLEN
TAX MAP J, LOT No. 8
232 SPRUCE LANE EXTENSION
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 19-___

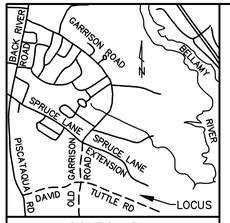
DRAWN BY: RJM	FILE: \\MSA\2219\DWG\SE NH 2010
SCALE: 1" = 50'	DATE: JUNE 3, 2019

50 25 0 25 50 100 150 200

STATE OF NEW HAMPSHIRE
No. 661
KEVIN M. McENEANEY
LICENSED LAND SURVEYOR
SIGNATURE

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

SURVEYING - PLANNING - CONSULTING



LOCATION PLAN
(NO SCALE)

No.	Bearing	Distance
L1	S74°33'39"E	32.77'

J / 6A
LOIS M. DUVALL
233 SPRUCE LANE
DOVER, NH 03820-5200
4585 / 942

J / 8B
JENNIFER L. HALL
MATTHEW J. GENTILE
230 SPRUCE LANE EXTENSION
DOVER, NH 03820
4383 / 498

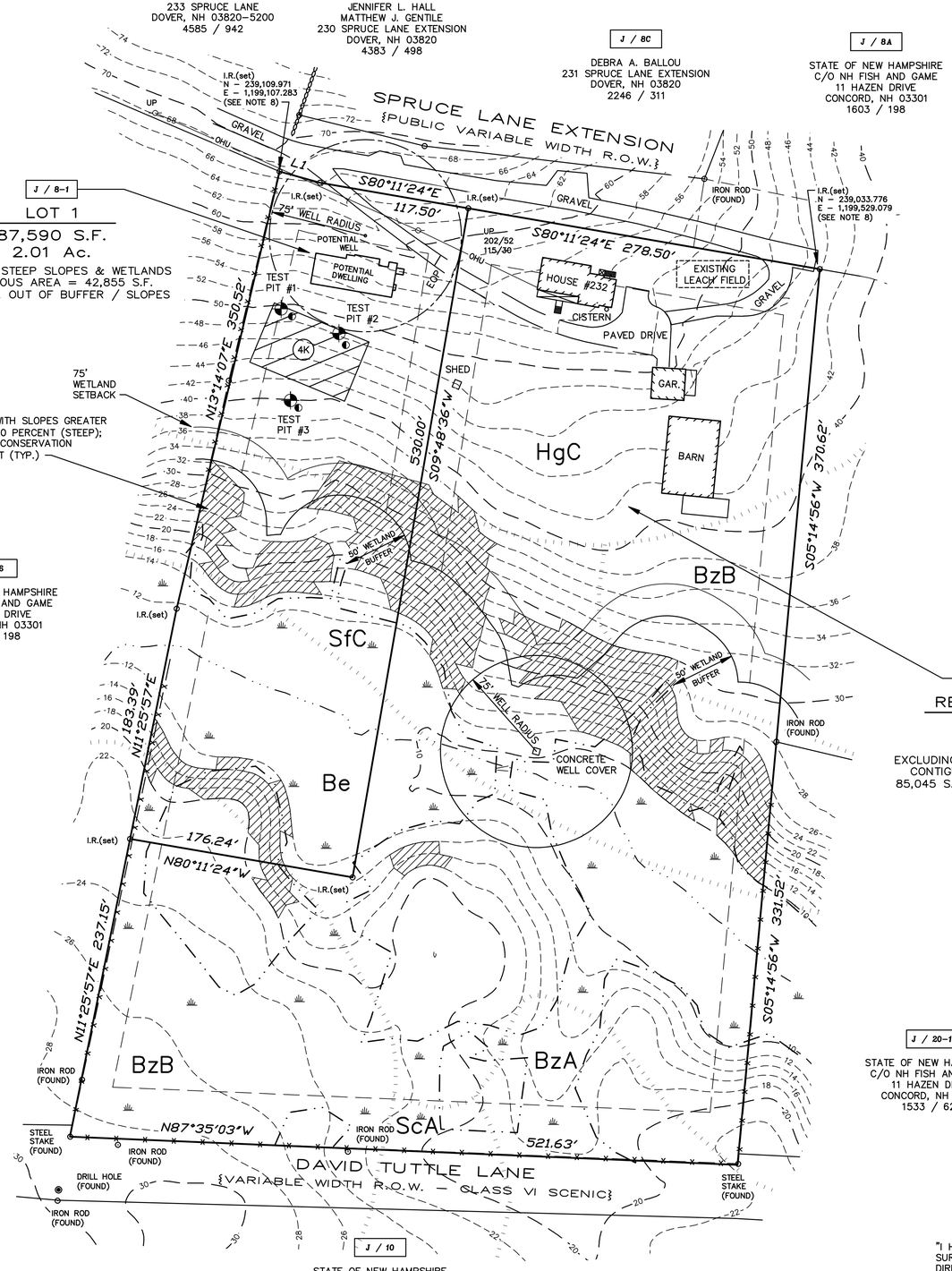
J / 8C
DEBRA A. BALLOU
231 SPRUCE LANE EXTENSION
DOVER, NH 03820
2246 / 311

J / 8A
STATE OF NEW HAMPSHIRE
C/O NH FISH AND GAME
11 HAZEN DRIVE
CONCORD, NH 03301
1603 / 198

J / 8-1

LOT 1
87,590 S.F.
2.01 Ac.

EXCLUDING STEEP SLOPES & WETLANDS
CONTIGUOUS AREA = 42,855 S.F.
36,633 S.F. OUT OF BUFFER / SLOPES



J / 6
STATE OF NEW HAMPSHIRE
C/O NH FISH AND GAME
11 HAZEN DRIVE
CONCORD, NH 03301
1603 / 198

J / 10
STATE OF NEW HAMPSHIRE
C/O NH FISH AND GAME
11 HAZEN DRIVE
CONCORD, NH 03301
1603 / 198

J / 20-1
STATE OF NEW HAMPSHIRE
C/O NH FISH AND GAME
11 HAZEN DRIVE
CONCORD, NH 03301
1533 / 627

J / 8
REMAINING LAND
262,125 S.F.
6.02 Ac.

EXCLUDING STEEP SLOPES & WETLANDS
CONTIGUOUS AREA = 124,290 S.F.
85,045 S.F. OUT OF BUFFER / SLOPES

TEST PIT LOGS

TEST PITS CONDUCTED: MAY 7, 2019
BY: KENNETH J. FAUCHER, DESIGNER #851

Test Pit #1
ESHWT @ 18" Perc rate 32 minutes/inch @ 14"
00-10" Olive brown (2.5Y 4/4) Silt Loam, granular, friable.
10-18" Light olive brown (2.5Y 5/4) Silt Loam, blocky, friable.
10-48"+ Olive brown (2.5Y 4/3) Silty Clay Loam, blocky, firm.
Restrictive @ 18"
Observed water @ 48"

Test Pit #2
ESHWT @ 22" Perc rate 32 minutes/inch @ 18"
00-14" Olive brown (2.5Y 4/4) Silt Loam, granular, friable.
14-22" Light olive brown (2.5Y 5/4) Silt Loam, blocky, friable.
22-48"+ Olive brown (2.5Y 4/3) Silty Clay Loam, blocky, firm.
Restrictive @ 22"
No observed water

Test Pit #3
ESHWT @ 22" Perc rate 32 minutes/inch @ 18"
00-18" Olive brown (2.5Y 4/4) Silt Loam, granular, friable.
18-22" Light olive brown (2.5Y 5/4) Silt Loam, blocky, friable.
22-30" Olive brown (2.5Y 4/4) Silty Clay Loam, blocky, friable.
30-36"+ Olive brown (2.5Y 4/3) Silty Clay Loam, blocky, firm.
Restrictive @ 22"
Observed water @ 22"

LEGEND

I.R. (set) o - IRON ROD W/ I.D. CAP (SET)
I.P. (fnd) - IRON PIPE (FOUND)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
-o- - UTILITY POLE
>—— - GUY WIRE
OHU - OVERHEAD UTILITIES
R.O.W. - RIGHT OF WAY
INV. - INVERT
ELEV. - ELEVATION
TBM - TEMPORARY BENCHMARK
EOP - EDGE OF PAVEMENT
- WETLAND
- EDGE OF WETLAND
(4K) - 4,000 S.F. AREA SUITABLE FOR SUBSURFACE DISPOSAL SYSTEM
- SOIL TEST PIT
- SOIL PERCOLATION TEST
- SOIL BOUNDARY
HgC - SOIL TYPE DELINEATOR
50 - CONTOUR (2FT INTERVAL)

SOIL MAPPING KEY

DESIGNATION	DESCRIPTION
Be	BIDDEFORD SILTY CLAY LOAM
BzA	BUXTON SILT LOAM, 0 TO 3 PERCENT SLOPES
BzB	BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
HgC	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
ScA	SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
SfC	SUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES

THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

NO.	DATE	DESCRIPTION	BY	CHK

REVISIONS

19-2219	SUBDIVISION	19-03	1-9
PROJECT NO	TYPE	FIELDBOOK & PAGES	

REFERENCE PLANS:

1.) PLAN OF LOT JULIA SABOL, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: APRIL 1964; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. VOL. 778, PAGE 33.

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3.) OVERALL SUBDIVISION AND CONSOLIDATION PLAN FOR RIVER RUN, GARRISON ROAD, DOVER, N.H. SCALE: 1" = 250'; DATED: AUGUST 9, 1990, REVISED THROUGH 10/10/90; BY: RICHARD P. MILLETTE AND ASSOCIATES. RECORDED S.C.R.D. PLAN 38-145.

NOTES:

1.) OWNER OF RECORD:

THOMAS E. ALLEN
232 SPRUCE LANE EXTENSION
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1840, PAGE 574

OWNER SIGNATURE

2.) J / 8 - DENOTES TAX MAP AND PARCEL NUMBER.

3.) ZONING DISTRICT IS R-40 (RURAL RESIDENTIAL)

4.) DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE	= 40,000 S.F.
MAXIMUM LOT COVERAGE	= 10 PERCENT
MINIMUM FRONTAGE	= 150 FEET
BUILDING REQUIREMENTS:	
FRONT	= 40 FEET
SIDE SETBACK	= 25 FEET
REAR SETBACK	= 30 FEET

5.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL AS SHOWN. PARCEL IS SERVICED BY INDIVIDUAL SUBSURFACE DISPOSAL SYSTEM AND WELL. THE PROPOSED USE IS FOR A SINGLE FAMILY RESIDENCE.

6.) TOTAL PARCEL AREA: 349,714 S.F. / 8.03 Ac.

7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015.

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VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED APRIL 12, 2019.

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12.) TAX MAP AND LOT NUMBERS ARE TO BE ASSIGNED BY THE DOVER ASSESSING DEPARTMENT.

13.) STREET ADDRESSES ARE TO BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

14.) SOIL TEST PITS WERE OBSERVED BY KENNETH J. FAUCHER, DESIGNER #851 ON MAY 7, 2019.

15.) TOPOGRAPHIC INFORMATION SHOWN IS BASED ON FIELD OBSERVATIONS MADE BY THIS OFFICE, AND SUPPLEMENTED BY INFORMATION OBTAINED FROM NH GRANIT (LIDAR).

"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."

TOPOGRAPHIC PLAN

MINOR SUBDIVISION OF LAND
PREPARED FOR
THOMAS E. ALLEN
TAX MAP J, LOT No. 8
232 SPRUCE LANE EXTENSION
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 19-___

DRAWN BY: RJM	FILE: \\MSA\2219\DWG\SE NH 2010
SCALE: 1" = 50'	DATE: JUNE 3, 2019

50 25 0 25 50 100 150 200

STATE OF NEW HAMPSHIRE
No. 661
KEVIN M. McENEANEY
SIGNATURE
LICENSED LAND SURVEYOR

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

SURVEYING - PLANNING - CONSULTING

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-44

Application Type:	Minor Lot Line Adjustment
Applicant(s):	Bean Family Trust
Owner(s):	Bean Family Trust, Nora E. Stead, Daniel P Irish, Kristopher & Elizabeth Reischer
Location:	12, 22, & 232 Olive Meadow Lane (Assessor's Map A, Lots 45-2, 45A-2-1, 45A-2-3)
Meeting Date:	June 25, 2019

INTENT: Proposed is to adjust the lot lines between two adjacent parcels.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

AREA:	**Existing:**	**Proposed:**
45-2:	117,546 s.f.	102,753 s.f
45A-2-1:	20,335 s.f.	24,239 s.f
45A-2-3:	22,999 s.f.	33,884 s.f.

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential and temple/daycare

ZBA ACTION: None

ATTACHMENTS: Application materials including LLA Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is proposing to adjust the lot line between the three subject lots. Parcel A of 3,906 s.f. will be conveyed from lot 45-2 to 45A-2-1. Parcel B of 10,887 s.f. will be conveyed from lot 45-2 to 45A-2-3. The new lots would meet the zoning requirements as part of the original open space subdivision.

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.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to approve the minor lot line adjustment 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. Provide proof of compliance with requirements of prior subdivisions for these parcels.
3. Provide the Planning Department with drafts of deed language for Parcel A that will be transferred from lot 45-2 to lot 45A-2-1 and Parcel B which will be transferred from lot 45-2 to 45A-2-3.
4. The applicant shall revise the plat to:
   a. Add Planning file number P19-44
   b. Add signature and stamp of LLS
   c. Add owners' signatures
   d. Revise lot area calculation table to include acres as well
   e. Indicate driveway location to lot 45-2.

Conditions to Be Met After Signing of Plans:

5. The applicant will record the deeds referenced in #3 above and provide the Planning Department with the Book and page numbers of the recorded deeds.

12, 22 and 32 Olive Meadow Lane

Property Information

Property ID	A0045-002000
Location	16 OLIVE MEADOW LN
Owner	STEAD NORA E TRUSTEE
Land Use	130

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.

Geometry updated 5/3/2019
Data updated Daily

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

May 28, 2019

City of Dover
288 Central Avenue
Dover, NH 03820

Attn: Donna Benton, City Planner

Subject: Bean Family Trust - Lot Line Adjustment Plan
Tax Map A, Lots 45-2, 45A-2-1, 45A-2-3
16, 22, & 32 Olive Meadow Lane - Dover, NH
Our Reference No. 1717

Dear Ms. Benton:

On Behalf of our clients, Bean Family Trust, we are pleased to submit (3) full size and (12) 11 x 17 of the attached Lot Line Adjustment Plan for Planning Board consideration.

We look forward to review by the Planning Board. If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND

Stephen J Haight, PE
SJH

City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT INFORMATION

Name of Applicant: Bean Family Trust, Nora E. Stead, Trustee Telephone # 603-512-4237

Address of Applicant: 12 Olive Meadow Lane 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: 16 Olive Meadow Lane

Assessor's Map # A Lot(s) # 45-2

Property Deed: Book 4475 Page: 144

Zoning District(s) R-40 Overlay District(s) Conservation & Wetlands Protection

Size of Existing Parcel (sq. ft.): See Page 2 Size of Proposed Parcel (sq. ft.): See Page 2

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Daniel P. Irish Telephone # N/A

Address of 2nd Property Owner: 22 Olive Meadow Lane Dover, NH 03820

Address of Property: 22 Olive Meadow Lane

Assessor's Map # A Lot(s) # 45A-2-1

Property Deed: Book 3998 Page: 974

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

Size of Existing Parcel (sq. ft.): See Page 2 Size of Proposed Parcel (sq. ft.): See Page 2

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) David Vincent, P.L.S. - Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-664-5786

Professional License #: 821 E-mail address: shaight@civilworksne.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: 6-5-18

Signature of Second Property Owner: _____ Date: 6/6/18

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

Signature of Agent: _____ Date: 6/5/18

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: 6-5-18

LOT #	EXISTING LOT SIZE	PROPOSED LOT SIZE
45-2	117,546 sf	85,510 SF
45A-2-1	20,335 SF	23,820 SF
45A-2-3	22,999 SF	31,130 SF

Third Property Owner & Parcel Information

Name: Kristopher & Elizabeth Reischer

Address: 32 Olive Meadow Lane

Dover, NH 03820

Map A / Lot 45A-2-3

Deed Book 4018, Pg. 240

Zoning - R-40

See above for Lot Sizes

Signature of Third Property Owner _____ 6-5-18

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.

First **Owner:**

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
A	45-2	Bean Family Trust, Nora E. Stead, Trustee	12 Olive Meadow Lane Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
David W. Vincent	Civilworks New England	P.O. Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

S:\Department\Planning\Planning_Share\forms

Second Owner:

A / 45A-2-1 Daniel P. Irish 22 Olive Meadow Lane Dover, NH 03820

Third Owner:

A / 45A-2-3 Kristopher & Elizabeth Reischer 32 Olive Meadow Lane Dover, NH 03820

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: Bean Family Trust File Number: P19-

PROPERTY LOCATION: 16, 22, 32 Olive Meadow Lane Tax Map: A Lot: 45-2, 45A-2-1, 45A-2-3

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

REVIEWED BY: _____ DATE_____

P19-44 **16 & 22 & & 32 Olive Meadow Lane**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0045-000000	12 OLIVE MEADOW LN	BEAN JEFFREY W		12 OLIVE MEADOW LN	DOVER	NH	03820
A0045-001000	6 OLIVE MEADOW LN	INDIAN RIDGE AT DOVER LLC		42J DOVER POINT RD	DOVER	NH	03820
A0045-A00002	36 OLIVE MEADOW LN	PARACOSM LLC		36 OLIVE MEADOW LN	DOVER	NH	03820
A0045-A00009	11 FOXTAIL RIDGE RD	FENNIMAN WILLIAM W JR	FENNIMAN DONNA M	11 FOXTAIL RIDGE	DOVER	NH	03820
A0045-A00010	9 FOXTAIL RIDGE RD	MITCHELL EDITH H		9 FOXTAIL RIDGE RD	DOVER	NH	03820
A0045-A00011	7 FOXTAIL RIDGE RD	MOURGENOS GREGORY S &	MOURGENOS NOEL A	7 FOXTAIL RIDGE RD	DOVER	NH	03820
A0045-A00012	5 FOXTAIL RIDGE RD	MURPHY ROBERT J	MURPHY MARILYN A	5 FOXTAIL RIDGE RD	DOVER	NH	03820-5911
A0045-A02LSE	36 OLIVE MEADOW LN	PARACOSM LLC		36 OLIVE MEADOW LN	DOVER	NH	03820
A0047-009000	8 REYNERS BROOK DR	KEELER SANDRA J	KEELER DAVID A	8 REYNERS BROOK	DOVER	NH	03820
A0047-011000	10 REYNERS BROOK DR	CALCULATOR STEPHEN	CALCULATOR JEAN	10 REYNERS BROOK	DOVER	NH	03820
A0047-013000	12 REYNERS BROOK DR	GIANNECHINI ANTONIO L	GIANNECHINI ELIZABETH S	12 REYNERS BROOK	DOVER	NH	03820
A0047-015000	14 REYNERS BROOK DR	TURNER CHRISTOPHER & JUDITH TRUSTEES	TURNER CHRISTOPHER AND JUDITH REV TRU	14 REYNERS BROOK D	DOVER	NH	03820
A045A-002002	28 OLIVE MEADOW LN	D ABROSCA DAVID L &	D ABROSCA CARIN J	28 OLIVE MEADOW LN	DOVER	NH	03820
A045A-002004	25 OLIVE MEADOW LN	CHILDRESS ANDREW J &	CHILDRESS GREGORY H AND ANN C	25 OLIVE MEADOW LN	DOVER	NH	03820
A045A-002005	21 OLIVE MEADOW LN	NAQSHBANDI SYED MUDASSAR &	AFZAL ASRA	21 OLIVE MEADOW LN	DOVER	NH	03820
A045A-002006	15 OLIVE MEADOW LN	SINGH RAGHBIR SINGH &	KAUR PARMINDER	15 OLIVE MEADOW LN	DOVER	NH	03820-4718
A045A-002007	11 OLIVE MEADOW LN	GORMAN DANIEL A &	GORMAN MARY C	11 OLIVE MEADOW LN	DOVER	NH	03820-4718
A045A-002008	5 OLIVE MEADOW LN	CINTAVEY ALBERT T & KATHLEEN JANE TRUSTE	A AND K CINTAVEY FAMILY REVOCABLE TRUST	5 OLIVE MEADOW LN	DOVER	NH	03820
A045A-002009	3 OLIVE MEADOW LN	THOMPSEN DAVID P &	THOMPSEN LINDA M	3 OLIVE MEADOW LN	DOVER	NH	03820
A0045-002000	16 OLIVE MEADOW LN	STEAD NORA E TRUSTEE	BEAN FAMILY TRUST	12 OLIVE MEADOW LN	DOVER	NH	03820
A045A-002001	22 OLIVE MEADOW LN	IRISH DANIEL P		22 OLIVE MEADOW LN	DOVER	NH	03820
A045A-002003	32 OLIVE MEADOW LN	REISCHER KRISTOPHER &	REISCHER ELIZABETH MENDOZA	32 OLIVE MEADOW LN	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	DAVID W VINCENT	PO BOX 1166	DOVER	NH	03820

LOCATION PLAN

NOT TO SCALE

Curve Table:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	385.00'	189.69'	28°13'50"
C2	145.00'	33.53'	13°14'57"
C3	65.00'	161.74'	142°34'12"
C4	315.00'	152.63'	27°45'39"

Length Table:

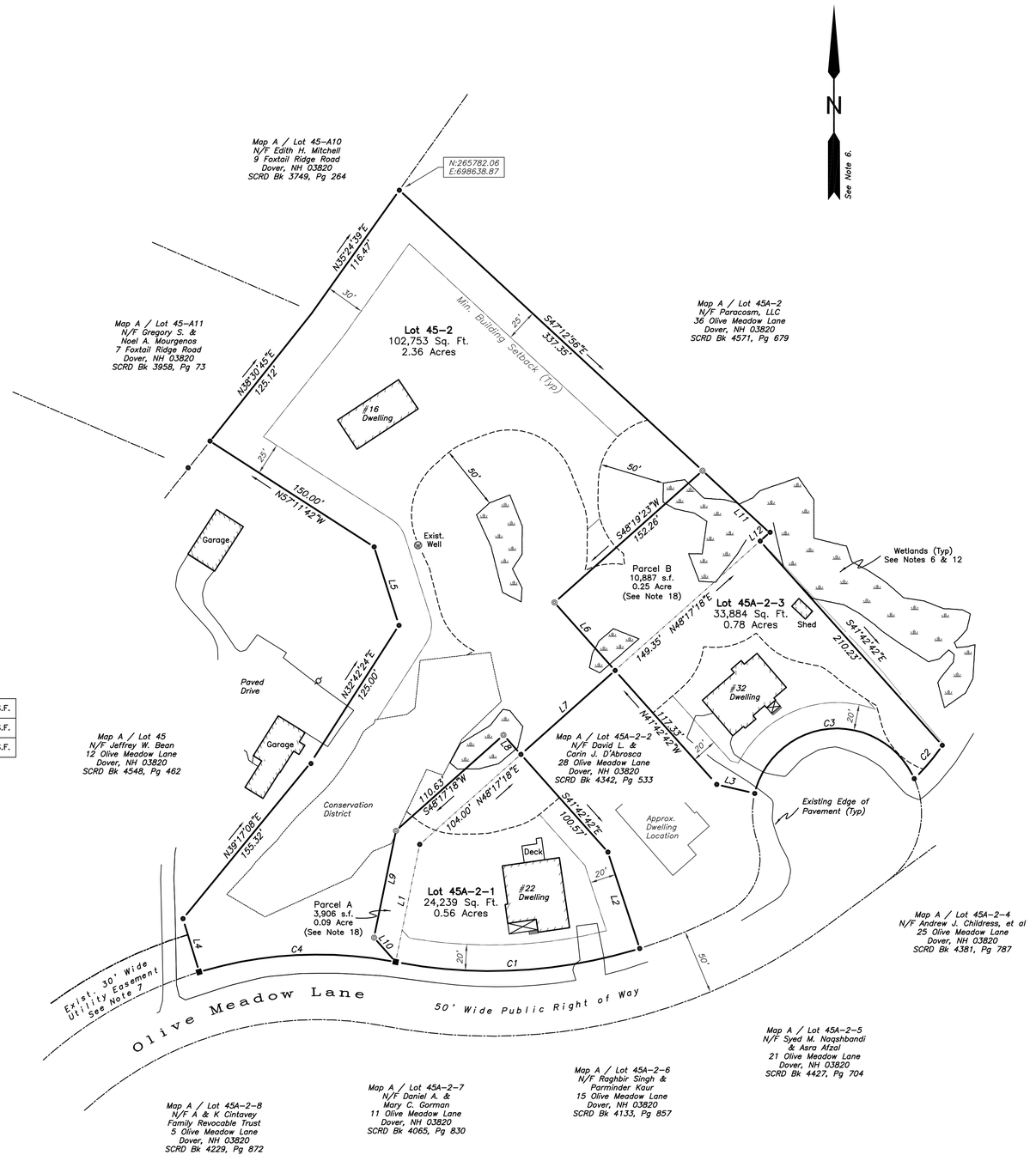
LINE	BEARING	DISTANCE
L1	N11°36'08"E	92.16'
L2	S18°14'59"E	77.93'
L3	N76°34'46"W	29.99'
L4	N16°48'57"W	42.82'
L5	N17°31'50"W	63.27'
L6	S41°42'42"E	70.00'
L7	S48°17'18"W	97.00'
L8	N41°42'42"W	20.00'
L9	S11°36'08"W	83.79'
L10	S41°31'40"E	25.00'
L11	S47°12'56"E	70.23'
L12	N48°17'18"E	9.65'

Lot Area Calculations:

LOT NO.	EXISTING GROSS AREA	PROPOSED GROSS AREA	EXCLUDED AREA	NET AREA
45–2	117,546 S.F.	102,753 S.F.	17,240± S.F.	85,510± S.F.
45A–2–1	20,335 S.F.	24,239 S.F.	420± S.F	23,820± S.F.
45A–2–3	22,999 S.F.	33,884 S.F.	2,760± S.F	31,130± S.F.

Excluded Areas:

- *Conservation District (Slopes >20%)*
- *Wetland Protection Areas*



Legend:

C1	See Curve Table
N/F	Now or Formerly
OHP	Overhead Utilities
SCRD	Strafford County Registry of Deeds
●	Iron Rod Found
■	Granite Bound Found
◉	Drill Hole Found
◎	Iron Rod to be Set
⌀	Utility Pole
⊂⊂⊂⊂⊂⊂⊂	Stone Wall
·-·-·-·-	Lot Line to be Relocated
———	Limit of Jurisdictional Wetlands
———	Building Setback
- - - - - - -	50' Wetland Buffer

Notes:

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

2. *Owners of Record are: Bean Family Trust*
   Nora E. Stead, Trustee
   12 Olive Meadow Lane
   Dover, NH 03820

   _____
   Authorized Signature

   Daniel P. Irish
   22 Olive Meadow Lane
   Dover, NH 03820

   _____
   Authorized Signature

   Kristopher & Elizabeth M. Reischer
   32 Olive Meadow Lane
   Dover, NH 03820

   _____
   Authorized Signature

3. *The parcels are shown as Lot No. 45–2, 45A–2–1 & 45A–2–3 on Map A of the City of Dover Tax Assessor's Maps.*

4. *The subject parcels contains the following:*
   Lot 45–2 – 2.70 acres or 117,546 sq. ft. area of land.
   Lot 45A–2–1 – 0.67 acres or 20,335 sq. ft. area of land.
   Lot 45A–2–3 – 0.528 acres or 22,999 sq. ft. area of land.

5. *Title reference for the project parcels are the Strafford County Registry of Deeds, Book No. 4475, Page No. 144 (Lot 45–2), Book No. 3998, Page No. 974 (Lot 45A–2–1) and Book No. 4018, Page No. 240 (Lot 45A–2–3),*

6. *Reference Plan: (a) "Open Space Subdivision Plan Olive Meadow, Dover, NH," dated December 2, 2010, revised 2–07–2011, prepared by Tritech Engineering Corp., SCRD Plan No. 102–16 & 017, (b) "Boundary Line Adjustment Plan and Amended Subdivision Plan Changing Places, LLC and Jeffray & Anne Bean, Dover, NH," dated July 11, 2011, revised 8–8–2011, prepared by Tritech Engineering Corp., SCRD Plan No. 102–80 and (c) "Subdivision Plan Bean Family Trust, Dover, NH," dated 6–30–2017, revised 8–28–2017, prepared by Civilworks New England, SCRD Plan No. 114–70.*

7. *Lot 45–2 is the beneficiary of a 30' wide utility easement across Map A Lot 45–1 as described in SCRD Bk 4356, Pg. 733. Lots 45A–2–1 & 45A–2–3 are subject to a utility easement as described in SCRD Bk 2994, Pg. 744, a conservation easement as described in SCRD Bk 3940, Pg. 348, protective covenants as described in SCRD Bk 3940, Pg. 354 and homeowner's association as described in SCRD Bk 3940, Pg. 360,*

8. *Zoning dimensional and density requirements are as follows:*

a. Zoning districts R–40	*Lots A/45A–2–1 & A/45A–2–3 & A/45–2*
b. Minimum lot size is 40,000 sq. ft.	*20,000 sq. ft.*
c. Minimum lot frontage is 150 ft.	*40 ft.*
d. Minimum yard setbacks:	
Front 40 ft.	*20 ft.*
Side 25 ft.	*20ft.*
Rear 30 ft.	*20 ft.*
Abut–a–street 40 ft.	
Maximum lot coverage 10%	
f. Maximum building height 35 ft.	

   Outbuildings/Accessory Use
   Minimum yard setbacks:
   Front 40 ft.
   Side 10 ft.
   Rear 10 ft.
   Abut–a–street 40 ft.

   This property falls within the following zoning overlay districts: Conservation & Wetlands Protection. A 50' natural buffer shall be maintained from wetland protection areas.

9. *No variances by the Dover Zoning Board were required for this lot line adjustment.*

10. *Property line information has been obtained from a survey performed by Civilworks New England between May 31, 2017 and June 19, 2017 and updated on November 1, 2017, with an error of closure not greater than 1 in 10,000.*

11. *Subject parcels are not located within a Federally designated flood hazard area as depicted on FEMA Community panel number 33017C0310E, Effective Date: September 30, 2015.*

12. *Wetlands were delineated by Michael Mariano, of Highland Soil Services, Certified Wetlands Scientist, Certification Number 183, in accordance with Chapter 170–27.1 of the Zoning Ordinance, as depicted on the plan references in Note 6.*

13. *Topography depicted is based on the plan references in Note 6.*

14. *Basis of bearing is based on the plan references in Note 6.*

15. *Parcels are currently served by underground utilities.*

16. *Parcels are currently served by municipal water and municipal sewer.*

17. *The existing use for each lot is single family.*

18. *Parcel A is to be conveyed from Lot 45–2 to Lot 45A–2–1 and Parcel B is to be conveyed from Lot 45–2 to Lot 45A–2–3 and are not to be considered a separate lots.*

19. *The licensed land surveyor of this plan does not warranty nor guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire Statute RSA 374, Sections 47–56, the owner/contractor, prior to the commencement of any construction, shall verify the location of all utilities and contact "DigSafe" at 1–800–344–7233 or dial 811.*

Paul J. Connolly, NH Licensed Land Surveyor #683 Date

GRAPHIC SCALE: 1"=50'

50 0 25 50 100 200

For Registry of Deeds Purposes

DOVER PLANNING DEPARTMENT FILE:

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-9043

NO.	REVISION	BY	APP'D	DATE

DATE: 5–28–19
SCALE: 1"=50'
DRAWN BY: DWV
DESIGN BY: PJC
APPROVED BY:PJC
PROJECT NO:1717
FILE:

LOT LINE ADJUSTMENT PLAN

16, 22 & 32 OLIVE MEADOW LANE
DOVER, NH
COUNTY OF STRAFFORD

LOT LINE ADJUSTMENT PLAN
PREPARED FOR BEAN FAMILY TRUST, DANIEL P. IRISH and KRISTOPHER & ELIZABETH M. REISCHER
TAX MAP A
LOTS 45–2, 45A–2–1 & 45A–2–3

C–1

ONLY SHEET C–1 IS TO BE RECORDED

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-42

Application Type:	Conditional Use Permit for Review
Applicant(s):	Jason Franklin
Owner(s):	Jason Franklin
Location:	28 Fieldstone Drive (Assessor's Map A, Lot 39-29)
Meeting Date:	June 25, 2019

INTENT: Proposal is to replace a failed septic system with a new septic system within 42' of a wetland when 75' is required.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: 1.79 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Application materials and CUP Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
-Conditional Use Permit
-NHDES Septic System Permit

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is requesting a Conditional Use Permit to install a new septic system within 42' of a wetland whereas 75' is required.

The Conservation Commission is reviewing this item at their June 10, 2019 meeting. (minutes attached)

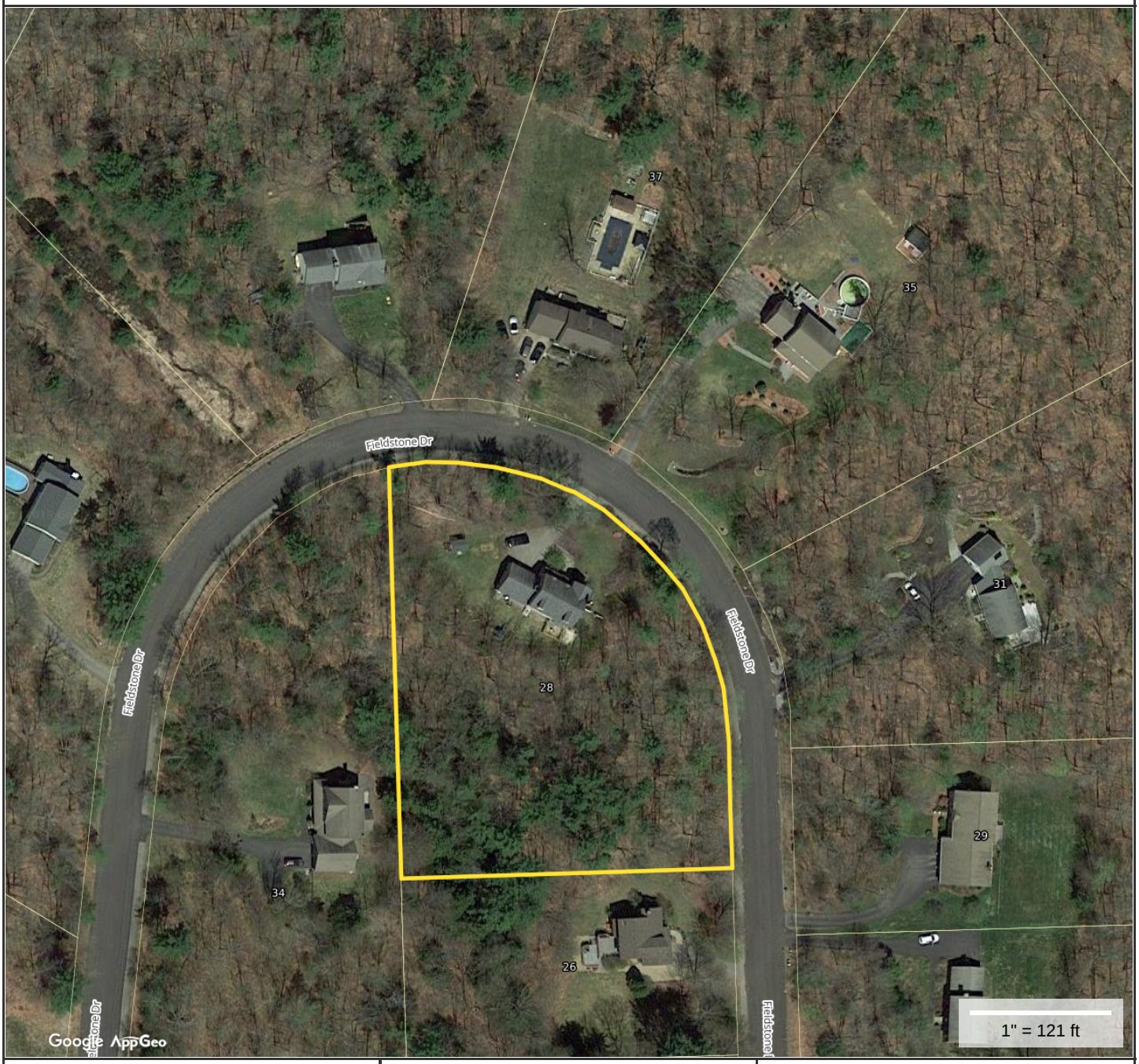
Consistency with Land Use Regulations
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those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

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following conditions:

Condition to Be Met Prior to the Issuance of a Conditional Use Permit:

1. Provide NHDES Septic System Permit

28 Fieldstone Drive



Property Information

Property ID	A0039-029000
Location	28 FIELDSTONE DR
Owner	CARROLL MATTHEW
Land Use	101

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.

Geometry updated 5/3/2019
Data updated Daily

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

RECEIVED
Planning Office
JUN 03 2019
Dover, New Hampshire

Office Use Only	Project #:	P19-42	Date Received:	JUN 03 2019
	Amount Paid:	$344.00	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: JASON FRANKLIN Telephone # 603 860 0016

Address of Applicant: 143 RAYMOND RD, UNIT 4, CANDIA, NH 03034

E-Mail Address: JEFRANKLIN @ METROCAST. NET

Name of Property Owner (if different from applicant): MATTHEW CARROLL Telephone # 603-969-1608

Address of Property Owner: 28 FIELDSTONE DR, DOVER NH 03820

PROPERTY INFORMATION

Assessor's Map # A Lot(s) # 39-29

Address of Property: 28 FIELDSTONE DR

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

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:

REPLACING A FAILING LEACH FIELD LESS THAN 75' FROM POORLY DRAINED WETLANDS. THE C.U.P. IS BEING APPLIED FOR TO BE 42' AWAY FROM WETLANDS ON BOTH THE NORTH & SOUTH SIDE OF THE PROPOSED LEACHFIELD

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NH DES SEPTIC DESIGN WITH WAIVERS TO BE LESS THAN 50' FROM POORLY DRAINED WETLANDS. STATUS: NOT YET SUBMITTED

Name of Professional That Prepared Plans: JASON FRANKLIN

Address 143 RAYMOND RD, UNIT 4 CANDIA, NH Telephone #: 603 860 0016

Professional License #: NH SEPTIC DESIGNER #1803 E-mail address: JEFRANKLIN@METROCAST.NET

SIGNATURES

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

Signature of Property Owner: Matthew Carroll Date: 6-3-19

Signature of Applicant (if different from owner): [signature] Date: 6/3/19

Signature of Agent: [signature] Date: 6/3/19

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: Matthew Carroll Date: 6-3-19

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
A	39-29	MATTHEW CARROLL	28 FIELDSTONE DR, DOVER, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
JASON FRANKLIN	FRANKLIN ASSOCIATES	143 RAYMOND RD, UNIT 4, CANDIA, NH 03034

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
JASON FRANKLIN	FRANKLIN ASSOCIATES	143 RAYMOND RD, UNIT 4, CANDIA, NH 03034

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

P19-42 **28 FIELDSTONE DRIVE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0039-010000	27 FIELDSTONE DR	WALSH ROBERT J JR	WALSH ROBIN M	27 FIELDSTONE DR	DOVER	NH	03820
A0039-011000	29 FIELDSTONE DR	WINTERS TIMOTHY C	WINTERS MARIE R	29 FIELDSTONE DR	DOVER	NH	03820
A0039-012000	31 FIELDSTONE DR	WILLETTE KATHLEEN R	WILLETTE GILBERT J	31 FIELDSTONE DR	DOVER	NH	03820
A0039-013000	35 FIELDSTONE DR	CONRAD JOHN H &	CONRAD CYNTHIA W	35 FIELDSTONE DRIVE	DOVER	NH	03820
A0039-014000	37 FIELDSTONE DR	BRUTON FRANCIS X III	BERUBE CATHERINE A	37 FIELDSTONE DR	DOVER	NH	03820
A0039-015000	41 FIELDSTONE DR	KINVILLE DANIEL J &	KINVILLE BILLIE J	41 FIELDSTONE DR	DOVER	NH	03820
A0039-016000	47 FIELDSTONE DR	CRAIG NANCY C	CRAIG RICHARD H	47 FIELDSTONE DR	DOVER	NH	03820
A0039-028000	34 FIELDSTONE DR	HARRIS JONATHAN L &	HARRIS LAUREN A	34 FIELDSTONE DR	DOVER	NH	03820
A0039-030000	26 FIELDSTONE DR	PETTIROSSI ROBERT & NANCY CO-TRUSTEES	PETTIROSSI FAMILY TRUST	26 FIELDSTONE DR	DOVER	NH	03820
A0039-031000	24 FIELDSTONE DR	BOUFFORD KENNETH & JENNIFER TRUSTEES	KAB ALLIANCE AND JLB ALLIANCE REV TRUSTS	24 FIELDSTONE DR	DOVER	NH	03820
			FRANKLIN JASON	143 RAYMOND RD UNIT 4	CANDIA	NH	03034
			CARROLL MATTHEW	28 FIELDSTONE DR	DOVER	NH	03820

DOVER CONSERVATION COMMISSION – MINUTES

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	**1st Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date:	Monday, June 10, 2019
Meeting Time:	5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair); Steve Fellows (Vice Chair); Abby Lyon, Robert Atwood, Richard Erickson

Absent (Excused): Amy Kramer Perry

Absent (Un-excused): Jason Aube, Zach Schmidt (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Jason Franklin, Matthew Carroll, Roland Fellows

1. **The meeting was convened at 5:30 PM and a roll call was done.**
2. **APPROVAL OF THE PRIOR MEETING MINUTES** – May 13, 2019

Lyon moved to approve the May 13, 2019 minutes, Fellows seconded. Vote: 3 in favor, Atwood and Erickson abstained

3. **OLD BUSINESS:**
4. **NEW BUSINESS:**

A. City of Dover Conditional Use Permit for Jason Franklin (Owner: Matthew Carroll), Assessor's Map A, Lot 39-29, zoned R-40, located at 28 Fieldstone Drive.

Jason Franklin was present to explain the proposal to replace a failed septic system with a new septic system 42 feet from wetlands, where 75 feet is required. Owner tested the septic system in preparation for selling house and found that the system was failing. The wetland to the north was created after the road was built. Decided to split the difference between wetlands after consulting with Bird. Putting the system in the front yard is not desirable.

Lyon: Is the new septic system different?

Franklin: Yes the new one is an advanced enviro system that can be used within 2 feet of the water table. We will have to put in a pump.

Carroll: I am the owner and need to get this fixed as soon as possible so the house sale can happen soon due to my health issues.

Hunt: Have you spoken with DES about this location and design?

Franklin: Yes they feel this is the best location.

Erickson moved to endorse the Conditional Use Permits as presented, Fellows seconded. Vote: 5 in favor

5. **REPORT FROM THE CHAIR**

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

Letter from DES to Margaret and William Green of 124 Dover Neck Road for amendment and time extension.

6. **OTHER BUSINESS**:

A. Update on Forest Management Sub-committee Meeting Held on May 6, 2019

Fellows: The sub-committee meeting was held last week. We discussed the site walk conducted at the City parcels near Tolend Road landfill last month. The contiguous lands equal almost 200 acres. Next step is doing RFP for hiring forester, which should be done by July or August. Revenues could be used to plant street trees or fund more plans. We could put recreation trails in the area.

DRAFT

FIELDSTONE DR

APPROXIMATE PROPERTY LINE

APPROXIMATE PROPERTY LINE

EOW

50' WETLAND SETBACK

EXISTING SEPTIC TANK– PROPOSED PUMP CHAMBER

42±'

SHED

EXISTING LEACHFIELD TO BE REMOVED

PC

ST

TP1

PAVED DRIVEWAY

LANDSCAPED AREA

SIDEWALK

50' WETLAND SETBACK

BUILDING SETBACK

42±'

EXISTING 4 BEDROOM HOUSE

LANDSCAPED AREA

BM1

50' WETLAND SETBACK

EOW

EOW

EOW

EXISTING WELL

75' PROTECTIVE WELL RADIUS

EOW

154 152 152 154 156 158 160 162 160 160 162 164

LEGEND

- Landscaping
- Edge Of Wetland
- 50' EOW Setback
- Building Setback
- Edge of Pavement
- Treeline

INSET

Map A
Lot 39-29
1.79ac±

LOCUS MAP

PICKERING RD
SITE
FIELDSTONE DR
COUNTY FARM CROSS RD
6TH ST
LONG HILL RD
16

CONDITIONAL USE SKETCH PLAN

Prepared for/Owned by
MATTHEW CARROLL
Tax Map A Lot 39-29
28 FIELDSTONE DR
DOVER, NH 03820

DATE: 6-1-19 SCALE: 1" = 20'

PREPARED BY: Franklin Associates
143 Raymond Rd, Unit 4, Candia, NH 03034
jefranklin@metrocast.net 603-860-0016

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-45

Application Type:	Transfer of Development Rights
Applicant(s):	Princeton Dover LLC
Owner(s):	Princeton Dover LLC
Location:	306 Plaza (Assessor's Map D, Lots 79-1 & 81)
Meeting Date:	June 25, 2019

INTENT: To buy 24 units through Transfer of Development Rights.

LOTS/UNITS PROPOSED: TDR to buy 24 additional units

AGENDA ITEM #: 4-D

ACREAGE 1.68 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Additional residential

SURROUNDING LAND USE: Single family and multi-family residential

ZBA ACTION: None

ATTACHMENTS: Application materials and TDR Plan

APPLICATION IS COMPLETE: Yes

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.G(3)(b), the applicant is requesting that the Board vote on the plan indicating the additional 24 units can be built where they are not allowed by right. The applicant is using the non-restricted style of TDR.

The site plan shows a new residential building with 24 units and associated site improvements.

In order to meet the recreational component, the applicant has worked with staff to met the required calculation of 26,900 s.f. of recreational space on site by both providing active and passive recreation on site and by paying in lieu of providing the remaining required.

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 multi-family housing an accompanying site plan application (P19-30) is before the Board for review as well.

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 ($321,648)

306 Plaza Drive

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.

Geometry updated 5/3/2019
Data updated Daily

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: Princeton Dover LLC Telephone # 978-458-8700

Address of Applicant: 1115 Westford Street, Lowell MA 01851

E-Mail Address: dendyke@princetonproperties.com OR alathrop@princetonproperties.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # D Lot(s) # 81

Address of Property: 306 Plaza Drive & 8 Northway Circle, Dover NH 03820

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

Existing Use of Property: Multifamily

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 24 units

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

Development of one 24-unit garden style, multifamily building and associated surface parking.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Not applicable.

Name of Professional That Prepared TDR Plans: Stuart Moncrieff, P.E., Howard Stein Hudson

Address 114 Turnpike Road, Suite 2C, Chelmsford, MA 01824 Telephone #: 617-348-3361

Professional License #: 12720 (NH) E-mail address: smoncrieff@hshassoc.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: _____ Duly Authorized on behalf of Princeton Dover LLC, but not individually Date: 3/20/19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Duly Authorized on behalf of Princeton Dover LLC, but not individually Date: 3/20/19

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
D	81	Princeton Dover LLC	1115 Westford St., Lowell MA 01851

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stuart Moncrieff, P.E.	Howard Stein Hudson	114 Turnpike Road, Suite 2C, Chelmsford, MA 01824
David Prince, PLS	WSP USA	9 Executive Park Dr., Suite 101, Merrimack NH 03054

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) =
   - SITE REVIEW – TRANSFER OF DEVELOPMENT RIGHTS Application fee $150.00 = $ _____
   - 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**

(Revised October 2, 2018)

TOTAL FEE $ _____

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-30

Application Type:	Site Plan
Applicant(s):	Princeton Dover LLC
Owner(s):	Princeton Dover LLC
Location:	306 Plaza (Assessor's Map D, Lots 79-1 & 81)
Meeting Date:	June 25, 2019

INTENT: To build a 10,551 s.f. 24 unit garden style multifamily building with associated surface parking by purchasing TDR units.

LOTS/UNITS PROPOSED: TDR to buy 24 additional units

AGENDA ITEM #: 4-E

ACREAGE: 1.68 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Additional residential

SURROUNDING LAND USE: Single family and multi-family residential

ZBA ACTION: None

ATTACHMENTS: Application materials, Site Plan, TRC minutes from 4/11/19

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: None

Summary of Request and Background
The applicant is proposing to build a new 24 unit building at their property at 306 Plaza Drive should the Board vote to sell the TDR units (P19-45). The units would be serviced by public water and sewer and are intended as rentals.

The Technical Review Committee reviewed this application at their April 11, 2019 meeting.

In order to meet the recreational component, the applicant has worked with staff to met the required calculation of 26,900 s.f. of recreational space on site by both providing active and passive recreation on site and by paying in lieu of providing the remaining required.

Consistency with Land Use Regulations
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION:
The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the Site Plan with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The TDR (P19-45) shall be approved by the Planning Board.
2. The applicant shall provide a digital version of plan set
3. Applicant to provide a revised letter from Eversource from the Engineering team.
4. The applicant must revise final plan set to:
   a. Add the owner's signatures to the final plat
   b. Add LLS, PE, Architect, and LLA signatures and stamps to final plan
   c. Replace note 33 on sheet 6 with a note to the Assistant City Manager's satisfaction
   d. Revise note 23 to eliminate Sunday hours for construction.
   e. Add common notes: 12, 14, 17, 18, 19, 28, 29, & 37

Conditions to Be Met Prior to any Construction Activity:

5. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
6. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp

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

7. The new building 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:

8. Issuance of a certificate of occupancy.
9. Impact fees shall be paid per the invoice included with the Notice of Decision.
10. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
11. The applicant shall pat the recreation in-lieu fees.

306 Plaza Drive

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.

Geometry updated 5/3/2019
Data updated Daily

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: April 02, 2018]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Princeton Dover LLC Telephone # 978-458-8700

Address of Applicant: 1115 Westford Street, Lowell MA 01851

E-Mail Address: dendyke@princetonproperties.com OR alathrop@princetonproperties.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 306 Plaza Drive, Dover NH

Assessor's Map # D Lot(s) # 81

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

Size of Parcel: 73180.8 sq. ft. 1.68 ac. Property Deed: Book 4246 Page: 0251

Existing Use of Property: R-12: Tennis court & playground

SITE PLAN INFORMATION

Describe Proposed Use: Multifamily housing

Area of Parcel to be Developed: 65,054 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: One 24-unit garden style building

Number of Parking Spaces: Existing 0 Proposed 28 (3 of which are handicap)

Highway Access (check where applicable): ✓ City Street ____ State Highway

Number of Employees Total: 0 In Maximum Shift: 0

Disposition of Parcel:

Building Footprint 10,551 sq. ft.

Total Building Area 29,853 sq. ft.

Paved Area 6920 (new) sq. ft.

Building Setbacks:

Front Yard 19.3 ft.

Rear Yard 38.4 ft.

Side Yard: Right 170.8 ft. Left 21.6 ft.

City Water? ✓ Yes ___ No How far is city water from the property? At site.

City Sewer? ✓ Yes ___ No How far is city sewer from the property? At site.

BUILDING INFORMATION

Type of Building to be Built: 3 story, wood frame, garden style, multifamily

Height of Building: 35' Finished Floor Elevation: _____

Number of Seats (where applicable) Not applicable.

Estimated value of construction: $3.2M Refuse removal: Public Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) David Prince, PLS, WSP USA

Address 9 Executive Park Dr., Suite 101, Merrimack NH 03054 Telephone #: 603-595-7900

Professional License #: 977(NH) E-mail address: david.prince@wsp.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stuart Moncrieff P.E., Howard Stein Hudson

Address 114 Turnpike Road, Suite 2C, Chelmsford, MA 01824 Telephone #: 617-348-3361

Professional License #: 12720 (NH) E-mail address: smoncrieff@hshassoc.com

SIGNATURES

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

Signature of Property Owner: _____ Duly Authorized on behalf of Princeton Dover LLC, but not individually Date: 3/20/19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Duly Authorized on behalf of Princeton Dover LLC, but not individually Date: 3/20/19

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Duly Authorized on behalf of Princeton Dover LLC, but not individually Date: 3/20/19

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Duly Authorized on behalf of Princeton Dover LLC, but not individually Date: 3/20/19

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

PLANNING BOARD
ESTIMATED FEE SCHEDULE

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2. Certified letters fee: # of abutters _____ X $8.00 = $ _____
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C. Foster's newspaper public notice fee **$ 80.00**

(Revised October 2, 2018)

TOTAL FEE $ _____

CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
D	81	Princeton Dover LLC	1115 Westford Street, Lowell MA 01851

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stuart Moncrieff P.E.	Howard Stein Hudson	114 Turnpike Road, Suite 2C, Chelmsford, MA 01824
David Prince, PLS	WSP USA	9 Executive Park Dr., Suite 101, Merrimack NH 03054

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 25, 2018]

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: Princeton Dover LLC File Number: _____

PROJECT TITLE: Princeton Dover Apartments

PROPERTY LOCATION: 306 Plaza Dr, Dover NH Tax Map: D Lot: 81

	Explain How Provided	Reviewed
1. Completed and signed Application form	Hard copy & electronic file hand delivered	
2. Electronic copy of the engineered/surveyed plan layout	Electronic copy hand delivered	
3. Electronic copy of supplementary materials and application	Electronic copy hand delivered	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	Hard copy & electronic file hand delivered	
5. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
6. Conditional Use Permit applications	N/A	
7. A colored rendering of the streetscape that will be created along the existing public right-of-way	Hard copy & electronic file hand delivered	
8. A colored architectural plan showing all sides of buildings	Hard copy & electronic file hand delivered	
9. List of all professional agents to be notified for Planning Board	Contained within the application	
10. Letter to Serve from Public and Private Utilities	All utilities at site	
11. Eight folded 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:	Hand delivered	
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		
Location of Conservation District areas		
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		
Depict pedestrian walkways and accessible access		
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		
	Explain How Provided	**Reviewed**

Existing and proposed topographic information at two foot intervals		
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		
Existing and proposed water lines and fire hydrants, including materials and capacity needed		
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load		
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		
Location of Flood Hazard Zone		
Location of all bodies of water and watercourses		
Location of wetlands and buffers		
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set		
Existing natural features and/or significant vegetation on property		
Depict existing contours up to 100 ft. beyond project limits		
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect		
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces		
Location, material and size of existing and proposed pavement area		
Location of proposed fire lanes		
Specify finished floor elevations of buildings		
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening		
Depict all service, storage, loading bays and utility areas		
All applicable Dover Common Site Plan notes		
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	Hand delivered	
Stormwater Management System Operation and Maintenance Plan	Hand delivered	
Erosion and Sedimentation Control Plan	Hand delivered	
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_____

P19-30 & P19-45 306 Plaza Drive

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0001-000000	40 42 SMITH WELL RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
D0027-000000	35 GLENWOOD AV	CADRETTE NICOLE RAE &	LYMAN MATTHEW STUART	35 GLENWOOD AV	DOVER	NH	03820
D0028-000000	37 GLENWOOD AV	IVEY LEIGH	IVEY LYNN	37 GLENWOOD AVENUE	DOVER	NH	03820
D0029-000000	39 GLENWOOD AV	SILLITTA ANTHONY &	SILLITTA VINCENT	39 GLENWOOD AVE	DOVER	NH	03820
D0030-000000	41 GLENWOOD AV	CONWAY MARY	CONWAY DOUGLAS	41 GLENWOOD AVENUE	DOVER	NH	03820
D0031-000000	43 GLENWOOD AV	FROST ELAINE L		43 GLENWOOD AVE	DOVER	NH	03820
D0032-000000	45 GLENWOOD AV	WILLETT ROBERT &	MOREAU LAURA	45 GLENWOOD AV	DOVER	NH	03820
D0033-000000	47 GLENWOOD AV	CUMMINGS CHARLES H JR &	CUMMINGS LIZBETH K	39 NANTUCKET PLACE	GREENLAND	NH	03840
D0034-000000	49 GLENWOOD AV	BRADLEY MATTHEW &	DULMAGE JANE KYRA	49 GLENWOOD AV	DOVER	NH	03820
D0035-000000	51 GLENWOOD AV	PERRON DOROTHY E		51 GLENWOOD AV	DOVER	NH	03820
D0070-000000	15 BARRY ST	TUTTLE PAUL E &	BUTTERFIELD MARTIN R	15 BARRY STREET	DOVER	NH	03820
D0071-000000	17 BARRY ST	MONAHAN KENNETH A		17 BARRY ST	DOVER	NH	03820
D0072-000000	14 BARRY ST	DALEY LORIS E	DALEY GERALD P	14 BARRY STREET	DOVER	NH	03820
D0073-000000	12 BARRY ST	BORROS ELIZABETH W		12 BARRY ST	DOVER	NH	03820
D0079-001000	306 PLAZA DR	PRINCETON DOVER LLC		1115 WESTFORD ST	LOWELL	MA	01851
D0081-A00001	310 312 PLAZA DR	CARRIER ERNEST J TRUSTEE	CARRIER ERNEST J REVOCABLE TRUST	50 F W HARTFORD DR	PORTSMOUTH	NH	03801
D0081-A00002	15 17 NORTHWAY CR	PRINCETON DOVER TWO LLC		1115 WESFORD STREET	LOWELL	MA	01851
D0081-A00003	19 21 NORTHWAY CR	PRINCETON DOVER TWO LLC		1115 WESTFORD STREET	LOWELL	MA	01851
D0081-000000	306 PLAZA DR	PRINCETON DOVER LLC		1115 WESTFORD ST	LOWELL	MA	01851
		DAVID PRINCE, PLS	WSP USA	9 EXECUTIVE PARK DR. SU	MERRIMACK	NH	03054
		STUART MONCRIEFF P.E.	HOWARD STEIN HUDSON	114 TURNPIKE ROAD, SUIT	CHELMSFORD	MA	01824

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Dover III
Transportation Impact Assessment

Prepared for
Princeton Properties

Prepared by
Howard Stein Hudson

May 2, 2019

In accordance with RSA 672-677 and Chapter 41 of the City of Dover Code Planning Board Operating Rules, I certify that this transportation impact assessment has been prepared under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering.

Signed,

Keri Pyke, P.E., PTOE
Howard Stein Hudson
May 2, 2019

Introduction

Overview

In accordance with Chapter 149-13-A (20) of the Site Review Regulations and Chapter 155-9-I of the Land Subdivision Regulations of the City of Dover, New Hampshire, proponents of construction projects are required to submit a Traffic Impact Assessment to document existing and future conditions. This study, prepared by ***Howard Stein Hudson (HSH)*** for Princeton Properties (the Proponent), presents the traffic impacts associated with the proposed residential development located at 306 Plaza Drive (Princeton Dover) in Dover, New Hampshire. This report has been prepared as part of the Application for Site Plan Review through the Dover Planning Board. Based on the trip generation totals, a "Standard" analysis is to be conducted for this Project.

Project Description

The site location is referred to as 306 Plaza Drive although it is located on the east end of Northway Circle. The 1.68-acre site, which is within the larger 5.8-acre Princeton Dover development, currently contains the leasing office and community pool. The proposed Project will include construction of a 24-unit garden style apartment building on the 1.68-acre site and retain the leasing office and community pool. A locus map of the Project site is shown in **Figure 1**.

Figure 1. Locus Map

Existing Conditions

Roadway Descriptions

Glenwood Avenue is a two-way major collector roadway under local jurisdiction running in an east-west direction from Central Avenue to the east to 6th Street to the west. The posted speed limit within the project area is 30 mph. Concrete sidewalks are provided on both sides of Glenwood Avenue within the Project area. On-street parking is restricted along both sides of the roadway.

Plaza Drive is a two-way local roadway under local jurisdiction running in a north-south direction from Northway Circle to the north and Glenwood Avenue to the south. Speed limit signs are not posted on Plaza Drive. Concrete sidewalks are only provided on the west side of the roadway. On-street parking is allowed on both sides of the roadway with parking restricted on the east side of the roadway, south of Northway Circle.

Northway Circle is a two-way local roadway under local jurisdiction running in an east-west direction from a dead end/parking lot to the east and Plaza Drive to the west. Speed limit signs are not posted on Northway Circle. Sidewalks are not present on either side of the roadway. On-street parking is restricted along both sides of the roadway.

Intersection Descriptions

Plaza Drive/Northway Circle is an unsignalized intersection with three approaches. The Northway Circle westbound approach is stop-controlled and consists of a shared left-turn/right-turn lane. The Plaza Drive northbound and southbound approaches are free movements and consist of a shared through/right-turn lane and a shared left-turn/through lane, respectively. Crosswalks and wheelchair ramps are not provided at this intersection. On-street parking is permitted only on Plaza Drive.

Glenwood Avenue/Plaza Drive/Whittier Street is an unsignalized intersection with four approaches. The Glenwood Avenue eastbound and westbound approaches operate as free movements and consist of a shared left-turn/through/right-turn lane. Bus stops are located on both sides of the Glenwood Avenue, east of the intersection. The Whittier Street northbound approach and the Plaza Drive southbound approach are stop-controlled and both consist of a shared left-turn/through/right-turn lane. Crosswalks and wheelchair ramps are not provided at this intersection. On-street parking is not permitted in the vicinity of the intersection.

Public Transportation

The Project area is served by a wide variety of bus routes provided by Cooperative Alliance for Seacoast Transportation (COAST). The Project site is located within a three-minute walk to Glenwood Avenue, where a bus stop is located with access to bus Routes 1 and 33. **Table 1** and **Figure 2** summarize the nearby bus routes.

Table 1. Existing Public Transportation

Route	Description	Peak Hour headway (minutes)[1]
Route 1	Dover – Somersworth – Berwick	40-60
Route 2	Rochester – Somersworth – Dover – Newington – Portsmouth	60
Route 33	Downtown Dover – County Complex	60
Route 101	Dover – Kittery (PNSY Gate 1)	-

Headway is the time between vehicles. Source: COAST, March 2019.

Figure 2. Public Transportation

Sight Distance

Stopping Sight Distance (SSD) is the distance needed for an approaching motorist to perceive an obstruction ahead and be able to stop prior to reaching the obstruction. The minimum SSD at an intersection is a requirement necessary to determine the safety of an intersection as outlined in the American Association of State Highway and Transportation's (AASHTO's) *A Policy on Geometric Design of Highways and Streets*, 7th Edition, which states, "The provision of stopping sight distance at all locations along each highway or street, including intersection approaches, is fundamental to intersection operation." HSH measured the available sight distance at the intersections of Glenwood Avenue at Plaza Drive and Plaza Drive at Northway Circle.

The posted speed limit on Glenwood Avenue within the project area is 30 mph. Since no speed limit signs are posted on Plaza Drive and Northway Circle, the implied speed limit is 30 mph per the "Dover 2023 Building Our Tomorrow" Transportation Chapter. The minimum SSD necessary for a roadway with a speed limit of 30 mph is 200 feet. At lower speeds, the SSD decreases.

At the intersection of ***Glenwood Avenue at Plaza Drive***, the SSD measurements were taken 10 feet off the edge of the approaching travel lane on Glenwood Avenue. A Glenwood Avenue motorist approaching from the east (westbound) has approximately 325 feet of available sight distance, and a Glenwood Avenue motorist approaching from the west (eastbound) has approximately 215 feet of sight distance. Both of these sight distances are greater than the minimum SSD requirement (200 feet), indicating that the sight distance is adequate.

At the intersection of ***Plaza Drive at Northway Circle***, a Plaza Drive motorist approaching from the north (southbound) has approximately 100 feet of available sight distance and a Plaza Drive motorist approaching from the south (northbound) has approximately 210 feet of available sight distance. The available southbound approach sight distance is less than the minimum SSD requirement (200 feet) and is limited by on-street parked vehicles along the east side of Plaza Drive. This is an existing condition that will not be exacerbated by the proposed Project. Should the City want to increase the available sight distance at this location, on-street parking could be restricted on the east side of Plaza Drive between Northway Circle and the walkway leading to 306 Plaza Drive.

Project Trip Generation

To estimate the number of trips expected to be generated by the Project's 24 apartment units, data published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual*[1] were used. The following Land Use Code (LUC) was used to estimate the number of vehicular trips for the Project:

- **Land Use Code 221 – Multifamily Housing Mid-Rise**. Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have three and ten levels (floors).

Note that although transit service is available in the area, no Project trips have been allocated to transit, resulting in a conservative (higher) estimate of vehicle trips. **Table 2** shows the vehicle trip generation for the Project. Detailed trip generation calculation sheets are attached in the Appendix.

Table 2. Project Vehicle Trip Generation

Land Use	Direction	Vehicle Trips
Weekday Daily		
Residential	In	65
	Out	65
	Total	**130**
Weekday a.m. Peak Hour		
Residential	In	2
	Out	6
	Total	**8**
Weekday p.m. Peak Hour		
Residential	In	6
	Out	4
	Total	**10**
Saturday Midday Peak Hour		
Residential	In	5
	Out	5
	Total	**10**

[1] Trip Generation Manual, 10th Edition; Institute of Transportation Engineers; Washington, D.C.; 2017.

Trip Distribution

A vehicle trip distribution pattern identifies the various travel paths for vehicles arriving at a destination and the corresponding departure travel paths. The trip distribution for the Project trips, as shown in **Figure 3**, is expected to be approximately 65% towards Spaulding Turnpike (Route 16) for regional destinations and approximately 35% towards Central Avenue (Route 9) for commercial uses including downtown Dover.

Conclusion

As shown in **Table 2**, the proposed Project is not expected to generate a perceivable number of new vehicle trips and is expected to have minimal impact on the surrounding transportation infrastructure. However, to enhance pedestrian and motorist safety at the intersection of Plaza Drive at Northway Circle, HSH recommends the following actions:

- Post speed limit signs along Plaza Drive. Based on a discussion with City safety officials, the recommended speed limit is 25 mph.
- Restrict parking for approximately 50 feet on the east side of Plaza Drive, between Northway Circle and the walkway to 306 Plaza Drive. The capacity of this segment is approximately two vehicles. By restricting parking on this segment, the available sight distance between Plaza Drive motorists travelling from the north (southbound) and motorists exiting Northway Circle will be increased, thereby improving safety.

Figure 3. Trip Distribution

City of Dover, NH

288 Central Avenue
Dover, NH 03820

ESTIMATE OF INVESTMENT FEES

DEPT: Water/Sewer Billing
TYPE: Water & Sewer Investment Fees

DATE: 4/25/2019
LOCATION: 307 Plaza Drive
BP #:

For Billing Inquiries Dial (603) 516-6028

Rates change as of 7/1/2019

TO: CCP DOVER 0591 LLC
C/O SABRA HEALTH CARE REIT
18500 VON KARMAN AVE STE 550
IRVINE CA 92612

DATE		DESCRIPTION	CHARGES	CREDITS	BALANCE
4/25/2019		Water Investment Fee			
150 GPD/per bedroom for 2 bedrooms or more		150 Gallons per bedroom x 17 two bedrooms 150 X 34 = 5,100 5,100 x $5.05 = $25,755.00	$25,755.00		$25,755.00
225 GPD/Per Bedroom		225 Gallons per bedroom x 7 one bedrooms 225 X 7 = 1,575 1,575 X $5.05 = $7,953.75	$7,953.75		$7,953.75
4/25/2019		Sewer Investment Fee			
150 GPD/per bedroom for 2 bedrooms or more		150 Gallons per bedroom x 17 two bedrooms 150 X 34 = 5,100 5,100 X $6.44 = $32,844.00	$32,844.00		$32,844.00
225/GPD/Per Bedroom		225 Gallons per bedroom x 7 one bedrooms 225 X 7 = 1,575 1,575 X $6.44 = $10,143.00	$10,143.00		$10,143.00

THE AMOUNT OF THIS INVOICE IS AN ESTIMATE AS THE INVESTMENT FEES ARE REVIEWED YEARLY AND COULD INCREASE OR DECREASE AS OF JULY 1ST. PAYMENT OF THE WATER/SEWER INVESTMENT FEES IS REQUIRED PRIOR TO METERS BEING INSTALLED OR THE ISSUANCE OF AN OCCUPANCY PERMIT BY THE CITY OF DOVER. INVESTMENT FEES ARE CHARGED FOR NEW CONSTRUCTION, EXISTING RESIDENCES THAT HOOK UP TO WATER AND OR SEWER AND ALSO WHEN UNITS ARE ADDED TO RESIDENTIAL & COMMERCIAL PROPERTIES TO PAY FOR FUTURE WATER AND SEWER EXPANSION.

Please submit your payment to Water & Sewer Billing, 288 Central Avenue, Dover, NH 03820

Balance Due $76,695.75

DAVE WHITE, P.E.
City Engineer
d.white@dover.nh.gov

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6450
www.dover.nh.gov

City of Dover, New Hampshire

COMMUNITY SERVICES DEPARTMENT

March 13, 2019

Ms. Andrea Lathrop
Acquisition & Development Administrator
Princeton Development, LLC
1115 Westford Street
Lowell, MA 01851

RE: Tax Map D Lot 81- 8 Northway Circle or 306 Plaza drive

To Whom It May Concern:

This letter is written confirmation that the City of Dover is able to serve the above referenced development with water and sanitary sewer service. Water and sanitary sewer work shall conform to the City's Water and Sewer Ordinances, as well as the requirements of Dover's Community Services Utilities Division. There is also adequate supply and capacity in the water and sewer system. If you have any questions, please feel free to call me at 516-6450.

Sincerely,

Dave White

Dave White, PE
City Engineer

April 18, 2019

Princeton Development LLC
Attn: Andrea Lathrop
1115 Westford Street, 4th Fl
Lowell MA, 01851

RE: 8 Northway Cir, Dover, NH

Dear Andrea,

Princeton Development has inquired about the ability of Unitil to supply natural gas to their proposed project in Dover, NH.

Based on the current location of our distribution system, I am pleased to inform you that Unitil can supply your project with natural gas. The specific terms would be spelled out in a contract with Princeton Development and be dependent on approval from the Dover DPW.

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,

Janet Oliver
Business Development Representative

CUSTOMER ENERGY SOLUTIONS
325 West Road
Portsmouth, NH 03801

T 888.486.4845 www.unitil.com

2/18/2019

Ms. Andrea Lathrop
Acquisition & Development Administrator
Princeton Development, LLC
1115 Westford Street
Lowell, MA 01851

RE: 8 Northway Circle, Dover, NH Comcast Broadband Communications Services Availability

Dear Ms. Andrea Lathrop,

Comcast Cable Communications Management, LLC is authorized by the franchise authority of the City of Dover New Hampshire to provide cable television service in the City. Comcast is a broadband communications provider capable of providing multi-channel video, high speed data, information and voice services. Comcast is excited about the opportunity to provide service to 8 Northway Circle Comcast will be able to provide all of these services contingent upon the following term:

- Execution of an Installation and Services Agreement mutually agreeable to Comcast and Princeton Development, LLC.

If you have any further questions, please feel free to give me a call at 617-999-5612. I look forward to working with you in the near future.

Sincerely,

Kenneth Quinn
Business Development Account Executive
Government-Educational-Medical
92 Glenn St. Lawrence MA 01843
Desk: 508-998-9000 x 5643532
Cell: 617-999-5612
Email: Kenneth_Quinn@cable.comcast.com

EVERSOURCE ENERGY

Electric Service Support Center PO
Box 330
Manchester, NH 03105
1-800-362-7764

May 20, 2019

Andrea Lathrop
Princeton Development LLC
1115 Westford St
4FL
Lowell MA 01851

Re: Dover III
306 Plaza Dr, Map D Lot 81, Dover NH

Dear «Ms Lathroptitle»:

Eversource Energy agrees to provide electric service to the above site in accordance with the Tariff for Electric Service on file with the New Hampshire Public Utilities Commission (NHPUC), subject to the applicable NHPUC rules and regulations, as well as Eversource's "Requirements for Electric Service Connections".

Please keep in mind that all requirements for providing electric service, such as, but not limited to, contracts, licenses, fees, payments, easements and inspections must be provided to Eversource prior to the construction of the electric facilities.

Should you have any questions or concerns, please call us at 1-800-362-7764

Sincerely,

Andrea Hoben
Electric Service Support Center
PO Box 330
Manchester, NH 03105-9989

Andrea Lathrop

From: DONOTREPLY@EVERSOURCE.COM
Sent: Thursday, May 23, 2019 10:33 PM
To: Andrea Lathrop
Subject: Welcome Letter for Work Request # 3277979

Dear Valued Customer,

Thank you for your recent electric service request. We look forward to working with you on your new electric service connection or improvement project.

Please review the following information for accuracy and call 1-800-362-7764 or email us at NHNewService@eversource.com with any updates:

* Work Request Number: 3277979
* Work Request Date: 05/22/2019

* Customer Name: Princeton Development Llc
* Job Location: Plaza Dr, Unit 81, Dover, NH

* Contractor Name: ANDREA LATHROP
* Contractor Number: (978) 458-8700 1106

Requests such as this require close collaboration between you, Eversource, and possibly the city or town where service is being requested. Our Electric Service Process and Responsibilities Guide explains in detail this collaboration, and how your request will be processed. In the case of complex projects, there may be additional steps, which would be discussed directly with you.

To check on the status of your request at any time, please visit us at www.eversource.com. If you have any questions or need to cancel your request, please contact us by telephone or by email. Our Technicians are available Monday through Friday from 7:00 a.m. to 4:30 p.m., and are happy to assist you.

Eversource Electric Service Support Center.

Sincerely,

Eversource

Electric Service Support Center Team-NH

1-800-362-7764
NHNewService@eversource.com

******* Please DO NOT REPLY to this email as responses to this email address are not monitored. *******

This electronic message contains information from Eversource Energy or its affiliates that may be confidential, proprietary or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. Any views or opinions expressed in this message are not necessarily those of Eversource Energy or its affiliates. Any disclosure, copying or distribution of this message or the taking of any action based on its contents, other than by the intended recipient for its intended purpose, is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete it from your system. Email transmission cannot be guaranteed to be error-free or secure or free from viruses, and Eversource Energy disclaims all liability for any resulting damage, errors, or omissions.

RECEIVED
Planning Office
JUN 0 3 2019
Dover, New Hampshire

LANDSCAPE OPERATIONS & MAINTENANCE PLAN

Prepared for:

Dover III

306 Plaza Drive

Dover, New Hampshire

Trees

Botanical Name:	Syringa reticulata 'Ivory Silk'		
Common Name:	Ivory Silk Japanese Tree Lilac		
Installation Size:	3.5" cal.		
No. Required:	2	Plan Abbreviation:	JTL

Care Information:
Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. Increase watering before spring bloom.

Pruning Time: Spring

Light Needs: Partial to full sun

Watering Needs: Water regularly in extreme heat for best performance. Requires less water once established.

Source: https://www.monrovia.com/plant-catalog/plants/5159/ivory-silk-japanese-tree-lilac/

Botanical Name:	Ostrya virginiana		
Common Name:	Hop Hornbeam		
Installation Size:	3.5" cal.		
No. Required:	1	Plan Abbreviation:	OV

Care Information:
Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. Increase watering before spring bloom.

Pruning Time: Spring

Light Needs: Partial to full sun

Watering Needs: Water regularly in extreme heat for best performance. Requires less water once established.

Source: https://plants.usda.gov/core/profile?symbol=OSVI

Botanical Name:	Quercus palustris		
Common Name:	Pin Oak		
Installation Size:	3.5" cal.		
No. Required:	2	Plan Abbreviation:	PO

Care Information:
Large, pyramidal form, the foliage displays scarlet to russet fall color. Deciduous, but much of the foliage will persist through winter. Intriguing brownish gray bark. An excellent lawn specimen.

Pruning Time: (Not Specified)

Light Needs: Full sun

Watering Needs: Water deeply, regularly during first few growing seasons to establish extensive root system; once established, reduce frequency

Source: https://www.monrovia.com/plant-catalog/plants/2045/pin-oak/

Botanical Name:	Acer rubrum 'Red Sunset'		
Common Name:	Red Sunset Maple		
Installation Size:	3.5" cal.		
No. Required:	1	Plan Abbreviation:	RM

Care Information:
Provide slightly acidic, well-drained soil. Best color in full sun but tolerates light shade. Apply fertilizer before new growth begins in spring.

Pruning time: winter; seldom requires pruning.

Light Needs: Full sun to light shade

Watering Needs: Water deeply and regularly during first few growing seasons to establish an extensive root system. Once established, reduce frequency; prefers regular moisture but tolerates drier soils.

Source: https://www.monrovia.com/plant-catalog/plants/42/red-sunset-red-maple/

Botanical Name:	Tilia cordata 'Greenspire'		
Common Name:	Greenspire Littleleaf Linden		
Installation Size:	3.5" cal.		
No. Required:	1	Plan Abbreviation:	TIL

Care Information:

The tree grows in sun or partial shade, will tolerate alkaline soil if it is moist, and it transplants well. It is not particularly tolerant of drought, scorching at the leaf margins in summer drought. But this apparently does little long-term harm. It is more tolerant of heat and compact soil than American Basswood. Many communities plant Linden along the streets due to its rapid growth rate and dense, symmetrical crown but Littleleaf Linden is sensitive to road salt.

Pruning Time: (Not specified)

Light Needs: Full sun and partial shade are best for this tree, meaning it prefers a minimum of four hours of direct, unfiltered sunlight each day.

Watering Needs: Should be watered during dry periods, especially when young.

Source: https://www.arborday.org/trees/treeguide/TreeDetail.cfm?ItemID=858

Shrubs

Botanical Name:	Myrica pensylvanicum		
Common Name:	Northern Bayberry		
Installation Size:	2-3'		
No. Required:	10	Plan Abbreviation:	BAY

Care Information:
Fragrant, dense foliage on a compact form makes this shrub useful for hedges and screens. The white waxy coating on the small fruits is used for candle making. Evergreen in mild climates, deciduous elsewhere.

Pruning Time: (Not Specified)

Light Needs: Partial to full sun

Watering Needs: Water weekly or more often in extreme heat; less often, once established.

Source: https://www.monrovia.com/plant-catalog/plants/1880/northern-bayberry/

Botanical Name:	Comptonia peregrina		
Common Name:	Sweetfern		
Installation Size:	2-3'		
No. Required:	10	Plan Abbreviation:	COMP

Care Information:
Easily grown in average, medium, well-drained soil in full sun to part shade. Adaptable plant that tolerates wet conditions and wind (including sheltered seashore areas), drought and a wide range of soils (prefers sandy, acidic loams, but tolerates poor soils). Does not transplant well. Once established, however, it can spread rapidly to form colonies.

Pruning Time: Not required

Light Needs: Full sun to part shade

Watering Needs: Drought tolerant

Source: http://www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=c240

Botanical Name:	Juniperus virginiana		
Common Name:	Eastern Red Cedar		
Installation Size:	5-6'		
No. Required:	2	Plan Abbreviation:	ERC

Care Information:

Eastern red-cedar is native to North America. These cold-hardy, adaptable evergreen trees serve many purposes in the landscape, especially in sites that are dry, alkaline or windy. The foliage of scale-like needles is attractive but prickly. In late summer and fall, many junipers have blue-green berry-like fruits, actually modified cones, that attract birds. Because they are quite salt-tolerant, they can be used near roads, driveways, and sidewalks. Eastern red cedar is usually a tree, but there are shrub-sized cultivars available.

Pruning Time: (Not Specified)

Light Needs: Full sun (6 hrs direct light daily)

Watering Needs: Drought tolerant

Source: https://www.mortonarb.org/trees-plants/tree-plant-descriptions/eastern-red-cedar

Botanical Name:	Ilex glabra 'Shamrock'		
Common Name:	Shamrock Inkberry		
Installation Size:	2-3'		
No. Required:	18	Plan Abbreviation:	IG

Care Information:

Selected for its compact habit and glistening, bright green new foliage, this dwarf female holly makes an excellent hedge or border plant. The dense twiggy habit displays an abundance of black berries through winter, accenting the evergreen foliage. Requires a male inkberry for berry set.

Pruning Time: Annually

Light Needs: Partial to full sun

Watering Needs: Water deeply and regularly during the first growing season to establish an extensive root system; reduce frequency once established. Water regularly once established – weekly, or more often in extreme heat

Source: https://www.monrovia.com/plant-catalog/plants/2555/shamrock-inkberry/

Botanical Name:	Cornus alba 'Elegantissima'		
Common Name:	Varigated Red Twig Dogwood		
Installation Size:	2-3'		
No. Required:	12	Plan Abbreviation:	RTD

Care Information:
Variegated leaves, attractive berries, stunning fall color and showy red stems in winter make this a wonderful shrub for all seasons! Vigorous and adaptable, naturally forms a thicket of upright, blood red stems. White berries are often tinged blue or green. Ideal for naturalizing. Best color in full sun. Deciduous.

Pruning Time: Late winter to early spring

Light Needs: Partial to full sun

Watering Needs: Water deeply, regularly during first growing season to establish an extensive root system. Once established, water regularly to maintain evenly moist soil - weekly, or more often.

Source: https://www.monrovia.com/plant-catalog/plants/919/variegated-red-twig-dogwood/

Botanical Name:	Vibernum dentatum		
Common Name:	Arrowwood Viburnum		
Installation Size:	3-4'		
No. Required:	4	Plan Abbreviation:	VID

Care Information:
A multi-stemmed, rounded shrub with creamy white late spring or early summer flowers. Leaves are lustrous, dark green in summer changing to yellow to glossy red and reddish- purple in the fall. Flowers are followed by ½" blue-black berries that ripen in early fall. This shrub provides food, cover, and nesting sites for birds, and larval food for butterflies and moths. Grows 6'-15 high with a comparable spread.

Pruning Time: May need occasional pruning for rejuvenation and shaping

Light Needs: Full sun to partial shade

Watering Needs: Water regularly to establish roots

Source: https://www.arborday.org/trees/treeguide/TreeDetail.cfm?ItemID=931

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-30

Application Type:	TDR Site Plan Review
Applicant(s):	Princeton Dover LLC
Owner(s):	Princeton Dover LLC
Location:	306 Plaza Drive (Tax Map D, Lot 81)
Date:	April 11, 2019

INTENT: To build a 10,551 s.f. 24 unit garden style multifamily building with associated surface parking by purchasing TDR units.

UNITS PROPOSED: 24

AGENDA ITEM #: 1

ACREAGE: 1.68 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Tennis Court and playground

SURROUNDING LAND USE: Single family and multi-family residential

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

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

Others:
Stuart Moncrieff, Engineer
Daniel Endyke, Princeton Properties

Approval of 3/28/2019 Meeting Minutes
D.White moved to approve the minutes of March 28, 2019. D.Barufaldi seconded. Vote: UA

PLAN REVIEW:
Planning Comments:

- TDR fees
- Impact fees (4,601 x24=$110,424)
- Water/Sewer Investment fees (Contact W/S Department)
- Recreation space is calculated at 100 sq. ft. per bedroom, not unit. Discuss payment in lieu of providing space.
- Please revise application to include:
  - Letter from Eversource and Dover Community Services regarding ability to provide service (consider cable/internet too)
  - Combine architectural renderings/streetscape, and plan set into one package
  - Have Engineer sign/stamp the traffic study
  - Building materials on elevations for all sides of all buildings
  - Provide floor plans for each level
- Please revise plan set to:
  - Match the architectural renderings with the floor plans and site plans
  - Add bike rack or note about bike rack being interior
  - Add dumpster and screening
  - Match streetscape and elevations
  - Correct project name on streetscape
  - Add planning file number throughout (P19-30)
  - Note private waste removal
  - Provide compliant neighborhood plan
  - Add common site plan notes
  - Indicate snow storage
  - Indicate build-to-lines
  - Add width of egress and right of way
  - Add note about tying into Dover GIS
  - Add topography 100' off site
  - Revise lighting plan to conform with regs (seems bright and is missing the uniformity ratio)
  - Provide landscaping operation and maintenance plan
  - Engineer, LLS, Architect, and Landscape Architect to sign and stamp final plan set
  - Add owners signatures
  - Note signage regarding visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer.

Police Department Comments:

- Traffic Impact Assessment, page 4: have Howard Stein Hudson expand on the language in paragraphs 2 and 4 to offer a

DRAFT

conclusion whether a reduced speed limit of 25 mph is recommended on Plaza Drive and Northway Circle, based on the available sight distance. Reference NH RSA 265:63.

- Based on conclusion on page 6 of Traffic Impact Assessment, developer should install a "No Parking Here to Corner" sign on Plaza Drive at least 20' north of Northway Circle.
- Reference Cover Sheet 1: Parking spaces Northway Circle - if essential to the project – should not be included in parking calculations. These may not be available if the City reverts to a winter parking ban.
- Building Official should assign a Northway Circle address to the proposed building

Fire/Inspections Comments:

- The subject property will be issued a Northway Circle address by the Building Official.
- The numbering of Northway Circle structures will require address changes.
- Clarify location of electric meters
- Indicate the location of the FDC at the front of the structure. Path shall remain free from obstructions.
- Plan shall indicate the means/methods used to provide and maintain the minimum width required for accessible routes.
- Plan shall indicate design compliance in accordance to applicable accessibility requirements (i.e. IBC, ANSI-117.1) and NH RSA 155-A:5.
- Architectural and site plans shall coincide with one another.

Engineering Comments:

- Show existing water and sewer services to existing building to confirm no conflicts

Economic Development Comments:

- Traffic looks at 2 stories not 3
- Rendering should reflect what it will actually look like including materials
- Add landscaping to the streetscape
- Add some architectural amenities
- Lighting rendering needs improvement
- Dumpster/screening?
- Snow storage needs to be indicated

Planning Board Comments:

- Need to show replacement of recreation area on site plan including size, location, and what it consists of
- Will the power be underground?

Next Steps:

Come back for an unofficial second TRC in two weeks with narrative explaining where/how each comment has been addressed. Then submit for Planning Board.

Motion to adjourn TRC at 11:10am by F.Torr and seconded by D.White. Vote: U/A

DRAFT

SITE PLAN
FOR
DOVER III
306 PLAZA DRIVE
DOVER, NEW HAMPSHIRE
TAX MAP D, LOT 81

GENERAL NOTES:

1. EXISTING PROPERTY LINE AND UTILITY INFORMATION SHOWN IS BASED ON AN EXISTING SURVEY CONDUCTED BY WSP, INC. DATED FEBRUARY 1, 2019.
2. THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT DIGSAFE AT 1-888-344-7233.
3. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE APPROPRIATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
5. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED AND DISPOSED. EXTREME CAUTION SHALL BE EXERCISED TO AVOID AERIAL UTILITIES, WHICH EXIST WITHIN THE PROPOSED LIMIT OF WORK.
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT HIS/HER OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.

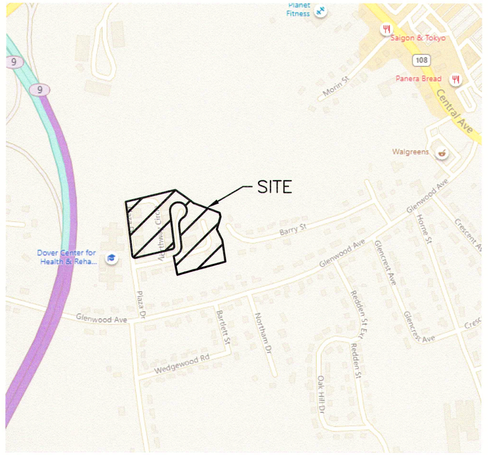
SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	LOCUS PLAN
SHEET 4	DEMOLITION & EROSION CONTROL PLAN
SHEET 5	LAYOUT AND MATERIALS PLAN
SHEET 6	GRADING AND DRAINAGE PLAN
SHEET 7	UTILITIES PLAN
SHEET 8	LANDSCAPE PLAN
SHEET 9	LIGHTING PLAN
SHEET 10	NEIGHBORHOOD PLAN
SHEET 11	DETAIL SHEET 1 OF 3
SHEET 12	DETAIL SHEET 2 OF 3
SHEET 13	DETAIL SHEET 3 OF 3

LEGEND

IRON PIPE FOUND	EOP	EDGE OF PAVEMENT
IRON ROD FOUND	WC	WOOD CURB
CATCH BASIN	BC	BITUMINOUS CURB
SEWER MANHOLE	LSA	LANDSCAPED AREA
ELECTRIC PEDESTAL	FFE	FINISHED FLOOR ELEVATION
GRILL	BOH	BUILDING OVERHANG
FIRE HYDRANT	SRW	STONE RETAINING WALL
SIGN (SINGLE POSTED)	CRW	CONCRETE RETAINING WALL
SIGN (DOUBLE POSTED)	INV.	INVERT
DECIDUOUS TREE	RCP	REINFORCED CONCRETE PIPE
CONIFER TREE	PVC	POLYVINYL CHLORIDE
SHRUB	(R)	RECORD INFORMATION
UTILITY POLE	UTO	UNABLE TO OBSERVE
UTILITY POLE WITH LIGHT AND RISER		

	ABUTTERS LOT LINE
	PROPERTY LINE
	INTERIOR LOT LINE
	EASEMENT
	CHAIN LINK FENCE
	WOOD/ VINYL FENCE
	METAL/WIRE FENCE
	TREE LINE
189	INTERMEDIATE CONTOURS
190	INDEX CONTOURS
S	SEWER LINE
D	DRAIN LINE
W	WATER LINE (RECORD)
G	GAS LINE (RECORD)
E	UNDERGROUND ELECTRIC (RECORD)
C	UNDERGROUND CABLE (RECORD)
OHW	OVERHEAD WIRES



LOCUS MAP
1"=500'

PROJECT TEAM:

CIVIL ENGINEER
HOWARD STEIN HUDSON
114 TURNPIKE ROAD
SUITE 2C
CHELMSFORD, MA 01824

ARCHITECT
O'SULLIVAN ARCHITECTS
606 MAIN STREET
SUITE 3001
READING, MA 01867

SURVEYOR
WSP USA
9 EXECUTIVE PARK DRIVE
MERRIMACK, NH 03054

LIGHTING CONSULTANT
PROGRESS LIGHTING
701 MILLENNIUM BLVD
GREENVILLE, SC 29609

DEVELOPER
PRINCETON DOVER LLC
1115 WESTFORD STREET
LOWELL, MA 01851

LANDSCAPE ARCHITECT
JAMES K. EMMANUEL ASSOCIATES
22 CARLTON ROAD
MARBLEHEAD, MA 01945

SITE PLAN NOTES

1. THE INTENT OF THIS SITE PLAN IS TO PROPOSE A MULTIFAMILY BUILDING EXPANSION TO PRINCETON DOVER WITH ASSOCIATED PARKING, LANDSCAPING, AND UTILITY IMPROVEMENTS.
2. CURRENT OWNER: PRINCETON DOVER, LLC
   1115 WESTFORD STREET
   LOWELL, MA 01851

   _____
   AUTHORIZED SIGNATURE
3. THE PROJECT PARCELS ARE SHOWN AS LOT NO. D0079, MAP 001 & LOT NO. D0081, MAP 0 OF THE CITY OF DOVER TAX ASSESSORS MAPS.
4. THE PROJECT PARCELS CONTAIN 65,054 SQUARE FEET AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCELS ARE THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4246, PAGE NO. 251
6. PROJECT PLAN REFERENCE: EXISTING CONDITIONS SURVEY BY WSP, INC. DATED FEBRUARY 1, 2019
7. ALL KNOWN EASEMENTS ARE SHOWN ON THE EXISTING CONDITIONS PLAN (SHEET 2 OF 13)
8. ZONING REQUIREMENTS:

   R-12 MEDIUM DENSITY RESIDENTIAL DISTRICT/RM-U URBAN DENSITY MULTI-RESIDENTAIL DISTRICT, R-12 MOST RESTRICTIVE AND ENCOMPASSES PARCEL

   DIMENSIONAL REQUIREMENTS

	REQUIREMENT	PROPOSED
MINIMUM LOT AREA	12,000 SF	65,054 SF
MAXIMUM LOT COVERAGE	30%	19%
MINIMUM FRONTAGE	100 FT	102.03
FRONT BUILD TO LINE	15 FT MIN/25 FT MAX	19±FT
ABUT A STREET BUILD TO LINE	15 FT MIN/25 FT MAX	19±FT
SIDE SETBACK	15 FT	21±FT
REAR SETBACK	30 FT	38±FT
HEIGHT PRINCIPAL BUILDING	35 FT	<35FT.

9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY WSP, INC. ON FEBRUARY 1, 2019 WITH AN ERROR NOT GREATER THAN 1 IN 10,000
10. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
11. MAXIMUM PARKING SPACE CALCULATION:
    1.4 SPACES PER UNIT + 0.5 VISITOR SPACES PER UNIT = 1.9 SPACES PER UNIT
    TOTAL EXISTING UNITS (TOTAL DEVELOPMENT)= 125 UNITS
    TOTAL EXISTING PARKING = 205 SPACES
    SPACES AT NORTHWAY CIRCLE APPROX. 36 SPACES
    PROPOSED UNITS = 24 UNITS
    PROPOSED PARKING SPACES = 28 SPACES
    TOTAL UNITS = 149 UNITS
    TOTAL PARKING = 266 SPACE
    RATIO = 266 SPACES/149 UNITS = 1.7 SPACES PER UNIT < 1.9 SPACES PER UNIT MAX

*SITE PLAN NOTES CONTINUED ON LAYOUT & MATERIALS PLAN (SHEET 5 OF 13)

PLANNING FILE NO. P19-30

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PREPARED FOR:

PRINCETON DOVER LLC
1115 WESTFORD STREET
LOWELL, MA 01851

DOVER III
306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	PS	5/2/19	PER TRC COMMENTS
2	PS	5/22/19	PER TRC COMMENTS

STATE OF NEW HAMPSHIRE - STUART A. MONCRIEFF No. 12720 - LICENSED PROFESSIONAL ENGINEER
5/27/19

NOTE: THE STAMP ABOVE APPLIES ONLY TO SITE PLAN DRAWINGS PREPARED BY HOWARD STEIN HUDSON

SITE PLAN

COVER SHEET

DATE:	MARCH 19, 2019
PROJECT NUMBER:	18253
DESIGNED BY:	KE
DRAWN BY:	PS/KE
CHECKED BY:	SM

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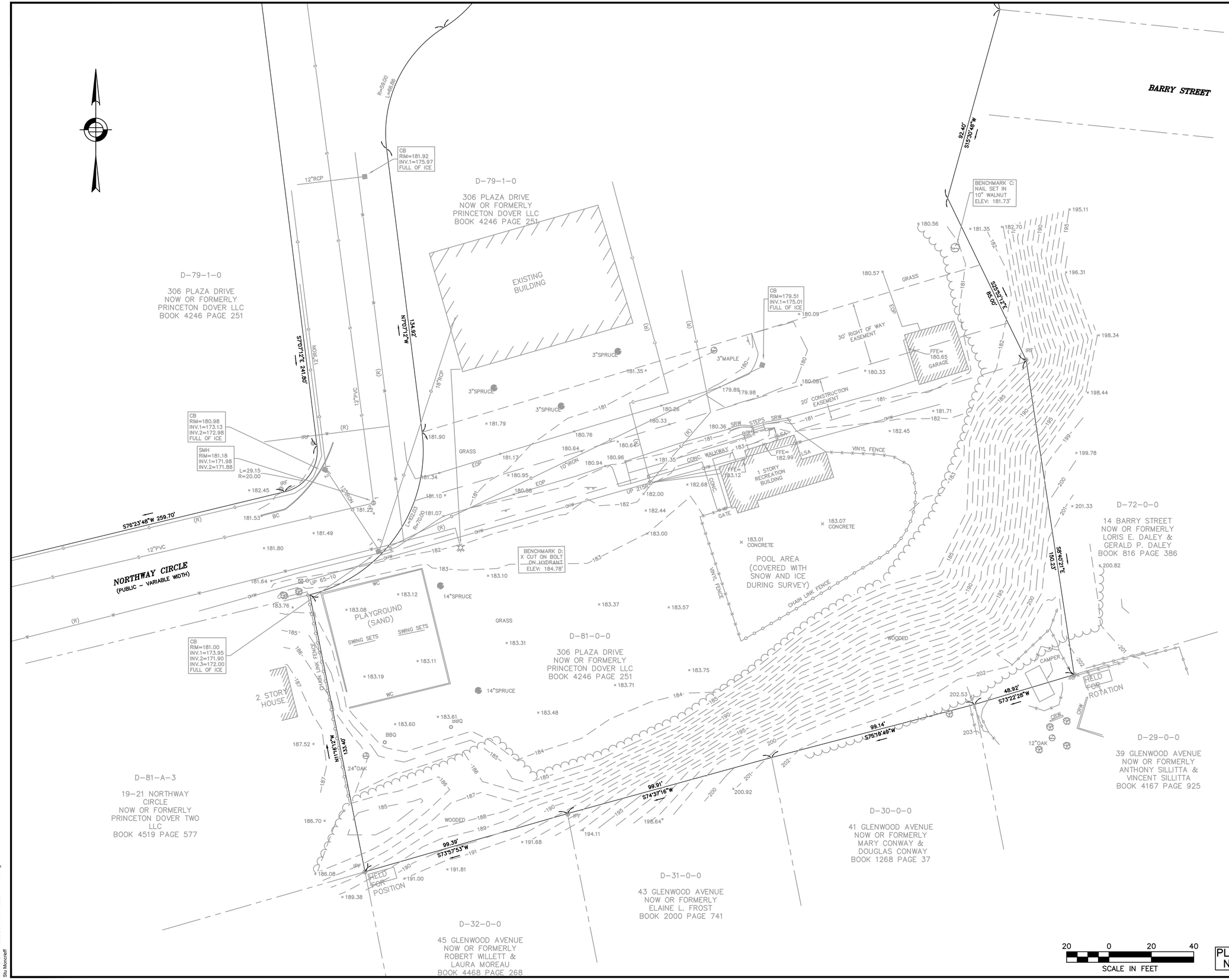

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PLANNING FILE NO. P19-30

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SITE PLAN

EXISTING CONDITIONS PLAN

DATE:	MARCH 19, 2019
PROJECT NUMBER:	18253
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DRAWN BY:	PS/KE
CHECKED BY:	SM

NOTE:
1. EXISTING BUILDINGS, SIDEWALKS, PARKING AND ROADS SHOWN IN DASHED LINES ARE APPROXIMATE LOCATIONS.
2. TOPOGRAPHY SHOWN ON THIS PLAN WAS OBTAINED FROM GIS SOURCES AND IS NOT THE RESULT OF AN ON-THE-GROUND SURVEY. REFER TO SHEET 2 FOR DETAILED GROUND SURVEY WITHIN THE PROJECT AREA.

D-2-1-0
70-72 WEBB PLACE
NOW OR FORMERLY
CA INVESTMENT TRUST
CORMIER YVON AND ENXING
DENISE TRUSTEES
BOOK 2730 PAGE 9

D-1-0-0
NOW OR FORMERLY
CITY OF DOVER

D-71-0-0
17 BARRY STREET
NOW OR FORMERLY
KENNETH A. MONAHAN
BOOK 4601 PAGE 336

D-79-1-0
306 PLAZA DRIVE
NOW OR FORMERLY
PRINCETON DOVER LLC
BOOK 4246 PAGE 251

D-81-0-0
306 PLAZA DRIVE
NOW OR FORMERLY
PRINCETON DOVER LLC
BOOK 4246 PAGE 251

D-81-A-3
19-21 NORTHWAY CIRCLE
NOW OR FORMERLY
PRINCETON DOVER TWO LLC
BOOK 4519 PAGE 577

D-72-0-0
14 BARRY STREET
NOW OR FORMERLY
LORIS E. DALEY &
GERALD P. DALEY
BOOK 816 PAGE 386

D-29-0-0
39 GLENWOOD AVENUE
NOW OR FORMERLY
ANTHONY SILLITTA &
VINCENT SILLITTA
BOOK 4167 PAGE 925

D-30-0-0
41 GLENWOOD AVENUE
NOW OR FORMERLY
MARY CONWAY &
DOUGLAS CONWAY
BOOK 1268 PAGE 37

D-31-0-0
43 GLENWOOD AVENUE
NOW OR FORMERLY
ELAINE L. FROST
BOOK 2000 PAGE 741

D-32-0-0
45 GLENWOOD AVENUE
NOW OR FORMERLY
ROBERT WILLETT &
LAURA MOREAU
BOOK 4468 PAGE 268

D-33-0-0

PLAZA DRIVE

BARRY STREET

NORTHWAY CIRCLE (PUBLIC - VARIABLE WIDTH)

PROP. RECREATION AREA 1,200 SF

RECREATION AREA 600 SF

POOL AREA (COVERED WITH SNOW AND ICE DURING SURVEY)

2 STORY RECREATION BUILDING

PLAYGROUND (SAND) SWING SETS SWING SETS

2 STORY HOUSE

EXISTING BRICK 3 STORY MULTIFAMILY

EXISTING BRICK 3 STORY BUILDING

LANDSCAPE ISLAND

SMH RIM=182.90 INV.1=175.80 NO OTHER PIPES VISIBLE

CB RIM=181.92 INV.1=175.97 FULL OF ICE

CB RIM=179.51' INV.1=175.01 FULL OF ICE

CB RIM=180.98 INV.1=173.18 INV.2=172.98 FULL OF ICE

SMH RIM=181.16 INV.1=171.98 INV.2=171.88

CB RIM=181.00 INV.1=173.95 INV.2=171.90 INV.3=172.00 FULL OF ICE

2019 SURVEY SMH RIM=184.62 DEPTH=165.17 INV.1=169.67 INV.2=177.37 INV.3=UTO INV.4=UTO

2013 SURVEY DMH RIM=184.58 INV.1=164.98 INV.3=168.08 INV.4=164.98

BENCHMARK C: NAIL SET IN 10" WALNUT ELEV= 186.73'

BENCHMARK D: 'X' CUT ON BOLT ON HYDRANT ELEV. 184.78'

N39° 19' 23.00"W 84.69'

N37° 28' 34.00"W 74.32'

S53° 20' 16"E

S83° 43' 16.00"E 191.81'

S82° 18' 24.00"W 27.65'

S19° 36' 48"W 92.40'

N87° 44' 00.00"W 355.76'

N76° 23' 48"E 355.76'

S8° 45' 00.00"W 377.50'

N7° 07' 12"W 377.50'

N8° 45' 00.00"E 241.80'

N8° 45' 00.00"E 134.92'

S7° 07' 12"E 241.80'

N7° 07' 12"W 134.92'

S8° 45' 00.00"W 134.92'

S87° 44' 00.00"E 259.27'

S76° 23' 48"W 259.70'

N87° 44' 00.00"W 259.27'

S8° 45' 00.00"E 377.50'

N8° 45' 00.00"W 377.50'

N8° 45' 00.00"E 134.92'

N87° 44' 00.00"W 99.91'

S74° 57' 16"W 99.91'

S75° 19' 49"W 99.14'

S73° 22' 28"W 48.92'

S19° 36' 48"W 92.40'

S25° 24' 12"E 89.00'

S8° 45' 00.00"E 150.73'

S8° 45' 00.00"E 150.73'

S73° 57' 53"W 99.39'

S14° 40' 00"W 48.92'

L=252.22 R=59.00

L=251.83 R=59.00 Δ=244.55°

R=59.00 Δ=64.65 L=66.47 R=59.00'

L=29.15 R=20.00

L=133.61 R=200.00 Δ=38.28.29

L=101.78 R=200.00 Δ=29.09.29

12"RCP

24"OAK

30"RCP

8"RCP

12"IRON

10"IRON

15"UTO

8"CMP

OHW

EOP

BC

WC

IRF

IPF

(R)

HELD FOR POSITION

SCRIBE FOR ROTATION

SRW STEPS

SRW BOX

SRW

SA

SA

VINYL FENCE

CHAIN LINK FENCE

CONC. WALKWAY

CONC. GATE

UP 2'6"

GRASS

WOODED

3"SPRUCE

3"MAPLE

14"SPRUCE

BBQ

GARAGE

30' RIGHT OF WAY EASEMENT

20' CONSTRUCTION EASEMENT

TRAMPER

30 0 30 60
SCALE IN FEET

SHEET LAYOUT

PLANNING FILE NO. P19-30

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LOWELL, MA 01851

DOVER III
306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	PS	5/2/19	PER TRC COMMENTS
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SITE PLAN

LOCUS PLAN

DATE:	MARCH 19, 2019
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DESIGNED BY:	KE
DRAWN BY:	PS/KE
CHECKED BY:	SM

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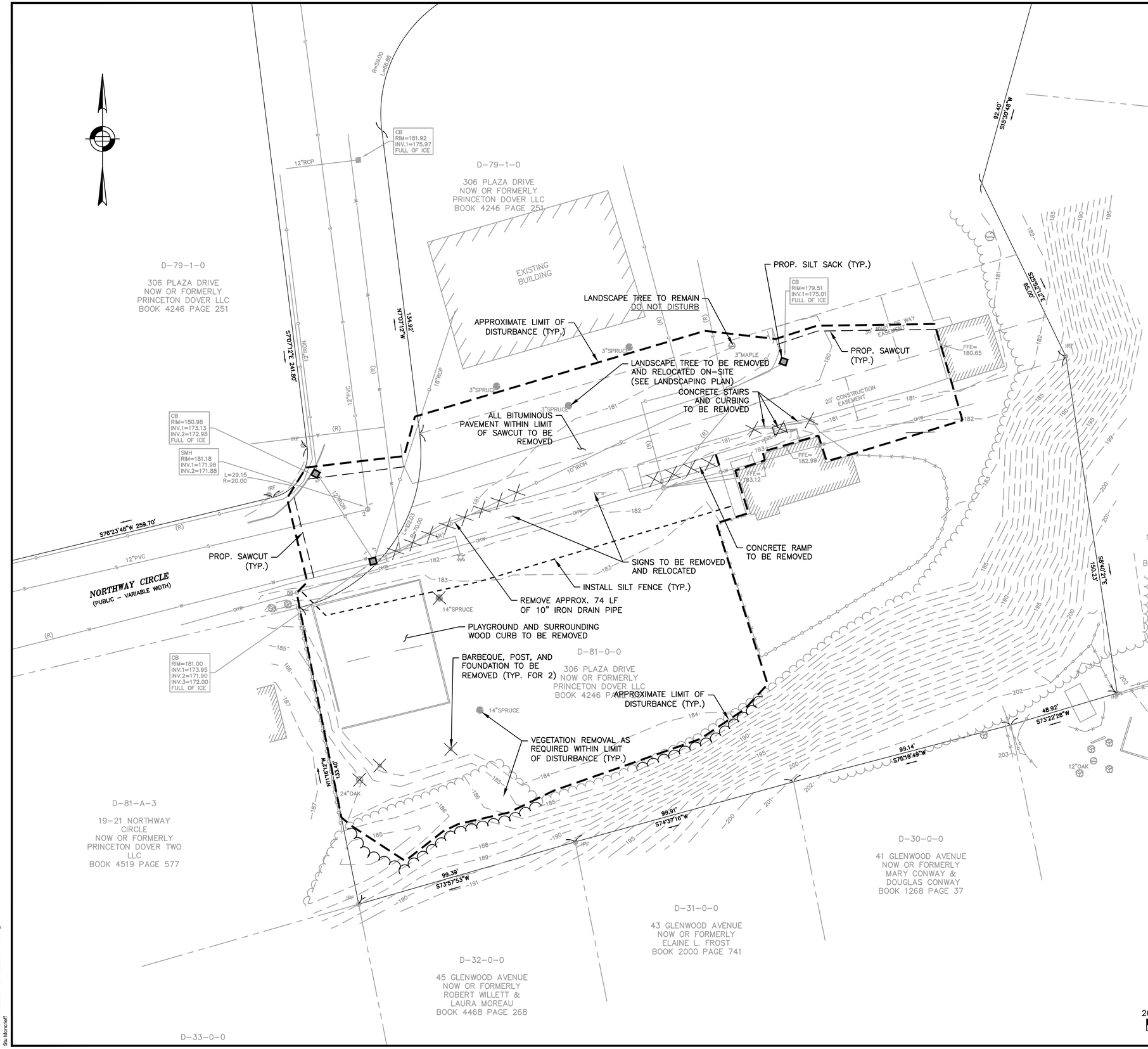
Site Microsoft



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SITE PLAN

DEMOLITION AND EROSION CONTROL PLAN

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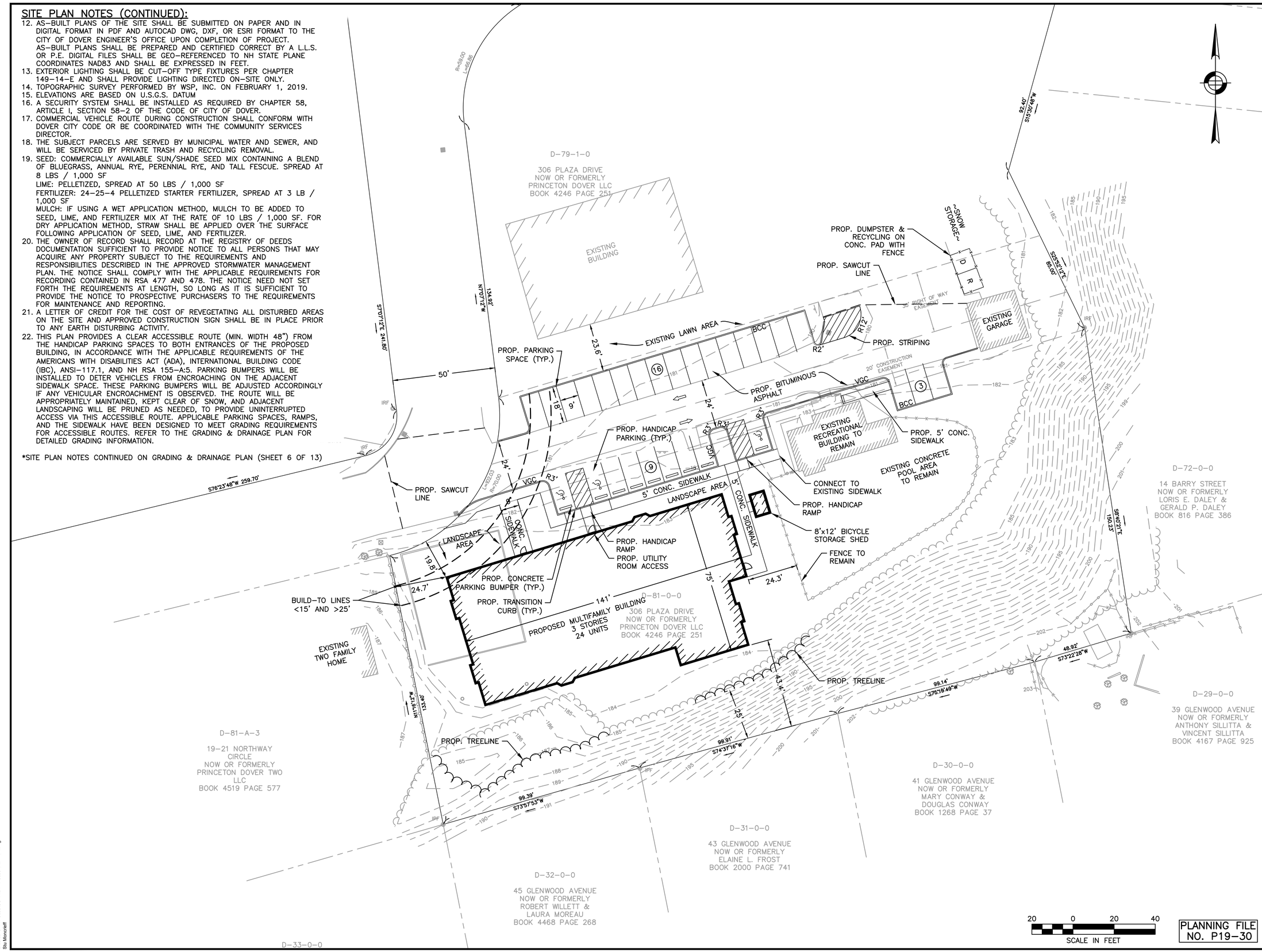
SITE PLAN NOTES (CONTINUED):

12. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT IN PDF AND AUTOCAD DWG, DXF, OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NH STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
13. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
14. TOPOGRAPHIC SURVEY PERFORMED BY WSP, INC. ON FEBRUARY 1, 2019.
15. ELEVATIONS ARE BASED ON U.S.G.S. DATUM
16. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF CITY OF DOVER.
17. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
18. THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER, AND WILL BE SERVICED BY PRIVATE TRASH AND RECYCLING REMOVAL.
19. SEED: COMMERCIALLY AVAILABLE SUN/SHADE SEED MIX CONTAINING A BLEND OF BLUEGRASS, ANNUAL RYE, PERENNIAL RYE, AND TALL FESCUE. SPREAD AT 8 LBS / 1,000 SF
    LIME: PELLETIZED, SPREAD AT 50 LBS / 1,000 SF
    FERTILIZER: 24-25-4 PELLETIZED STARTER FERTILIZER, SPREAD AT 3 LB / 1,000 SF
    MULCH: IF USING A WET APPLICATION METHOD, MULCH TO BE ADDED TO SEED, LIME, AND FERTILIZER MIX AT THE RATE OF 10 LBS / 1,000 SF. FOR DRY APPLICATION METHOD, STRAW SHALL BE APPLIED OVER THE SURFACE FOLLOWING APPLICATION OF SEED, LIME, AND FERTILIZER.
20. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE THE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
21. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
22. THIS PLAN PROVIDES A CLEAR ACCESSIBLE ROUTE (MIN. WIDTH 48") FROM THE HANDICAP PARKING SPACES TO BOTH ENTRANCES OF THE PROPOSED BUILDING, IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), INTERNATIONAL BUILDING CODE (IBC), ANSI-117.1, AND NH RSA 155-A:5. PARKING BUMPERS WILL BE INSTALLED TO DETER VEHICLES FROM ENCROACHING ON THE ADJACENT SIDEWALK SPACE. THESE PARKING BUMPERS WILL BE ADJUSTED ACCORDINGLY IF ANY VEHICULAR ENCROACHMENT IS OBSERVED. THE ROUTE WILL BE APPROPRIATELY MAINTAINED, KEPT CLEAR OF SNOW, AND ADJACENT LANDSCAPING WILL BE PRUNED AS NEEDED, TO PROVIDE UNINTERRUPTED ACCESS VIA THIS ACCESSIBLE ROUTE. APPLICABLE PARKING SPACES, RAMPS, AND THE SIDEWALK HAVE BEEN DESIGNED TO MEET GRADING REQUIREMENTS FOR ACCESSIBLE ROUTES. REFER TO THE GRADING & DRAINAGE PLAN FOR DETAILED GRADING INFORMATION.

*SITE PLAN NOTES CONTINUED ON GRADING & DRAINAGE PLAN (SHEET 6 OF 13)



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DOVER III
306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
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SITE PLAN

LAYOUT AND MATERIALS PLAN

DATE:	MARCH 19, 2019
PROJECT NUMBER:	18253
DESIGNED BY:	KE
DRAWN BY:	PS/KE
CHECKED BY:	SM

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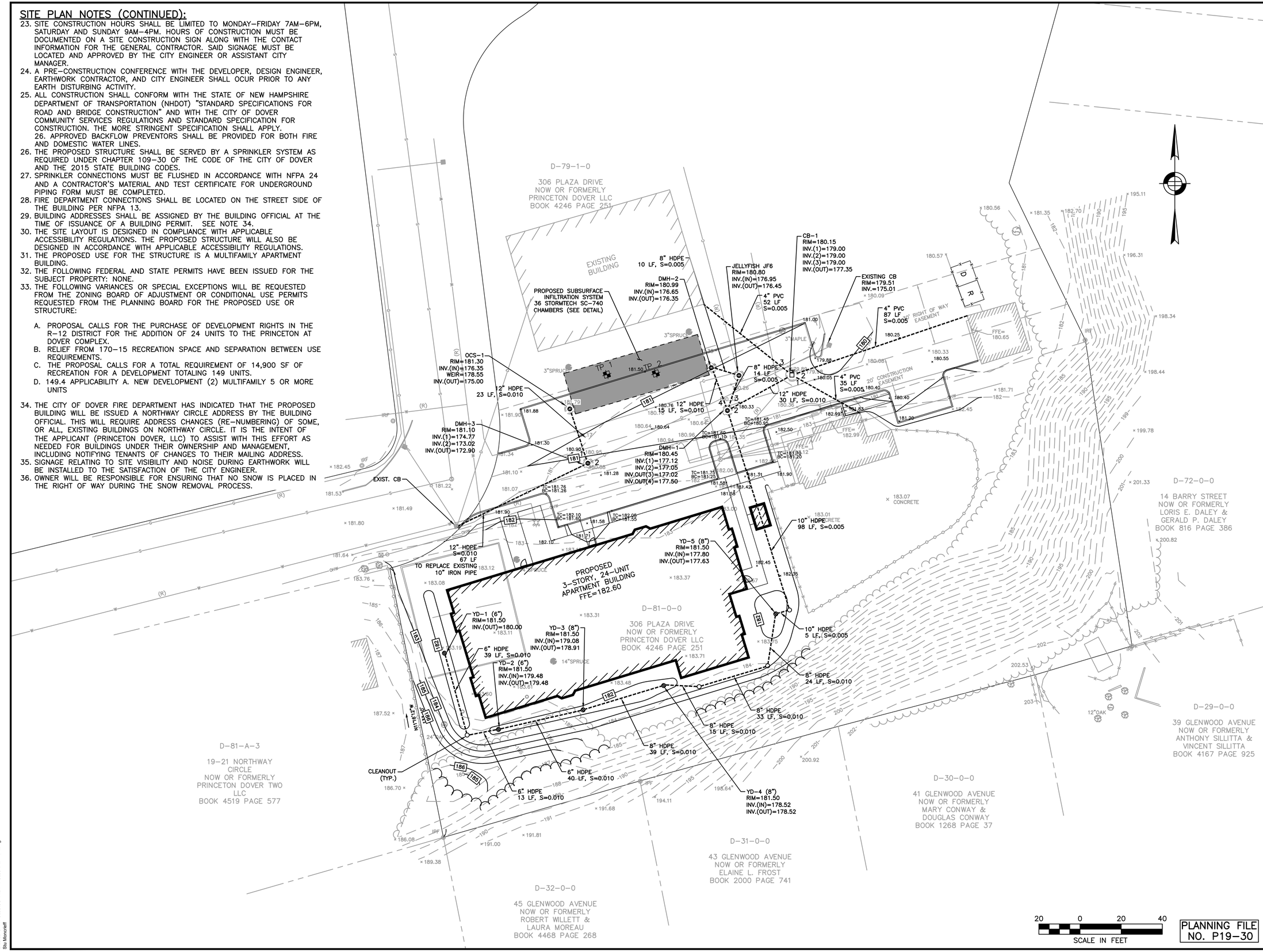
SITE PLAN NOTES (CONTINUED):

23. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7AM–6PM, SATURDAY AND SUNDAY 9AM–4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
24. A PRE–CONSTRUCTION CONFERENCE WITH THE DEVELOPER, DESIGN ENGINEER, EARTHWORK CONTRACTOR, AND CITY ENGINEER SHALL OCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
25. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
26. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
26. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109–30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.
27. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
28. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
29. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. SEE NOTE 34.
30. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
31. THE PROPOSED USE FOR THE STRUCTURE IS A MULTIFAMILY APARTMENT BUILDING.
32. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE.
33. THE FOLLOWING VARIANCES OR SPECIAL EXCEPTIONS WILL BE REQUESTED FROM THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS REQUESTED FROM THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE:

    A. PROPOSAL CALLS FOR THE PURCHASE OF DEVELOPMENT RIGHTS IN THE R–12 DISTRICT FOR THE ADDITION OF 24 UNITS TO THE PRINCETON AT DOVER COMPLEX.
    B. RELIEF FROM 170–15 RECREATION SPACE AND SEPARATION BETWEEN USE REQUIREMENTS.
    C. THE PROPOSAL CALLS FOR A TOTAL REQUIREMENT OF 14,900 SF OF RECREATION FOR A DEVELOPMENT TOTALING 149 UNITS.
    D. 149.4 APPLICABILITY A. NEW DEVELOPMENT (2) MULTIFAMILY 5 OR MORE UNITS

34. THE CITY OF DOVER FIRE DEPARTMENT HAS INDICATED THAT THE PROPOSED BUILDING WILL BE ISSUED A NORTHWAY CIRCLE ADDRESS BY THE BUILDING OFFICIAL. THIS WILL REQUIRE ADDRESS CHANGES (RE–NUMBERING) OF SOME, OR ALL, EXISTING BUILDINGS ON NORTHWAY CIRCLE. IT IS THE INTENT OF THE APPLICANT (PRINCETON DOVER, LLC) TO ASSIST WITH THIS EFFORT AS NEEDED FOR BUILDINGS UNDER THEIR OWNERSHIP AND MANAGEMENT, INCLUDING NOTIFYING TENANTS OF CHANGES TO THEIR MAILING ADDRESS.
35. SIGNAGE RELATING TO SITE VISIBILITY AND NOISE DURING EARTHWORK WILL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
36. OWNER WILL BE RESPONSIBLE FOR ENSURING THAT NO SNOW IS PLACED IN THE RIGHT OF WAY DURING THE SNOW REMOVAL PROCESS.



PLANNING FILE NO. P19–30

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LOWELL, MA 01851

DOVER III
306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	PS	5/2/19	PER TRC COMMENTS
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SITE PLAN

GRADING AND DRAINAGE PLAN

DATE:	MARCH 19, 2019
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CHECKED BY:	SM

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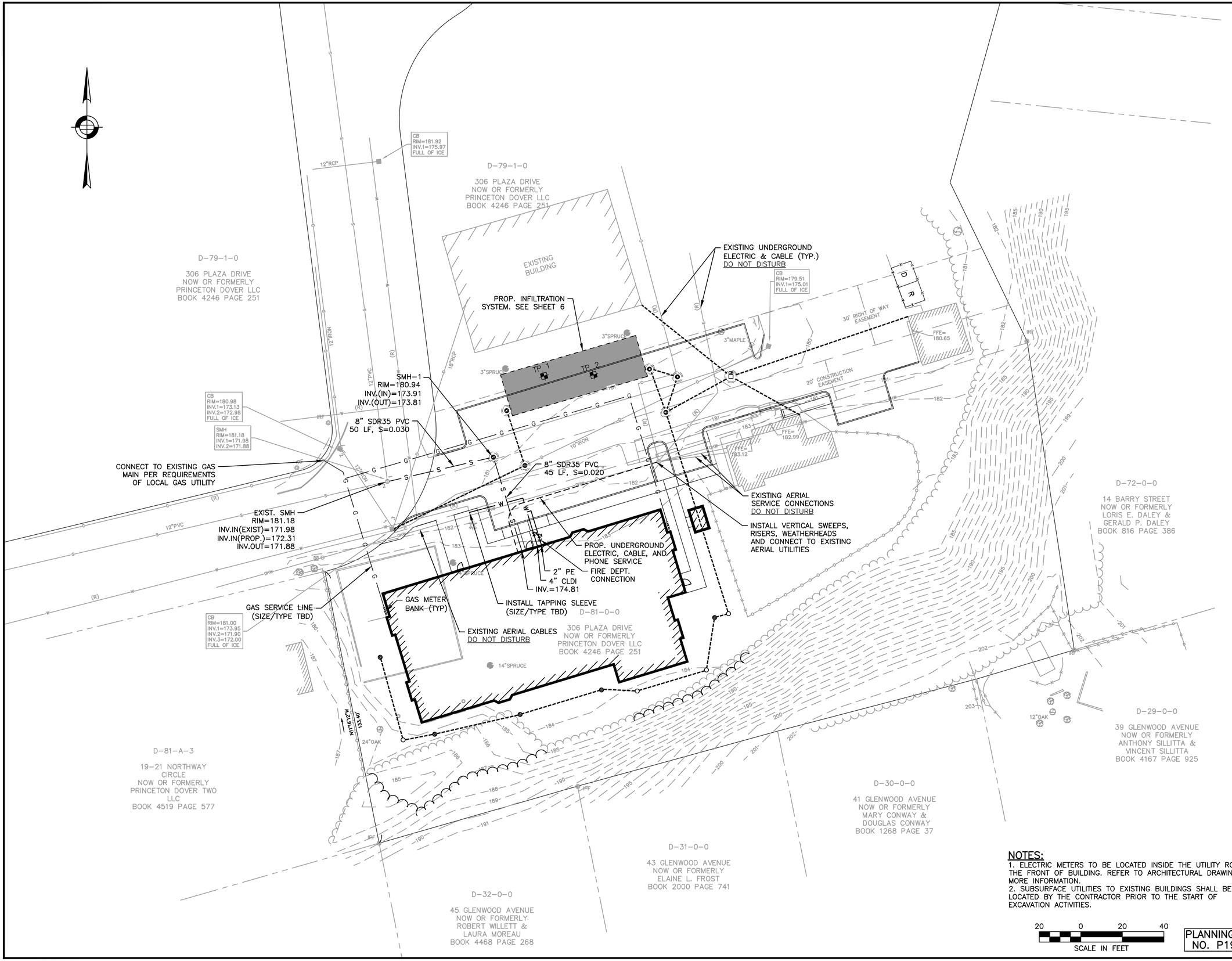

NOTES:

1. ELECTRIC METERS TO BE LOCATED INSIDE THE UTILITY ROOM AT THE FRONT OF BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
2. SUBSURFACE UTILITIES TO EXISTING BUILDINGS SHALL BE FIELD LOCATED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION ACTIVITIES.

20 0 20 40
SCALE IN FEET

PLANNING FILE NO. P19–30

HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

PREPARED FOR:

PRINCETON DOVER LLC
1115 WESTFORD STREET
LOWELL, MA 01851

DOVER III
306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	PS	5/2/19	PER TRC COMMENTS
2	PS	5/22/19	PER TRC COMMENTS

SITE PLAN

UTILITIES PLAN

DATE:	MARCH 19, 2019
PROJECT NUMBER:	18253
DESIGNED BY:	KE
DRAWN BY:	PS/KE
CHECKED BY:	SM

7

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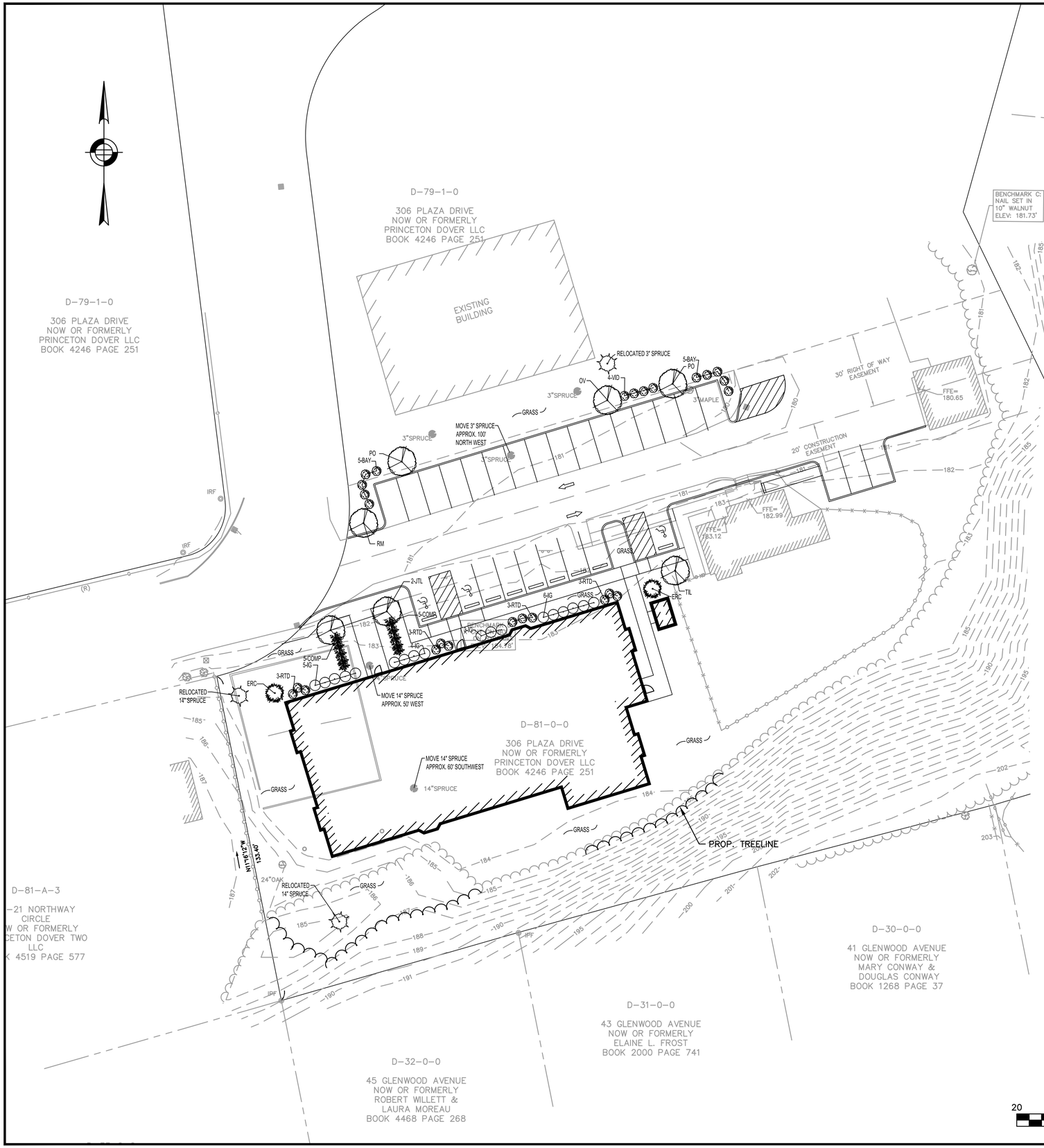
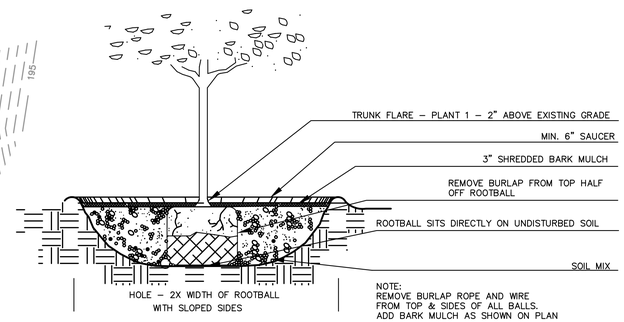
Stu Marcinoff

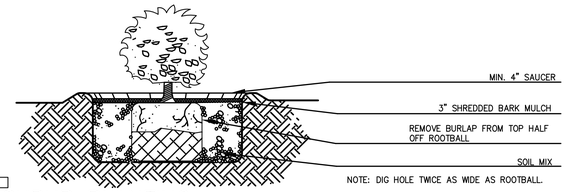


Plant Schedule:

No.	Key	Botanical Name	Common Name	Installation Size
TREES				
2	JTL	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3.5" cal.
1	OV	Ostrya virginiana	Hop Hornbeam	3.5" cal.
2	PO	Quercus palustris	Pin Oak	3.5" cal.
1	RM	Acer rubrum 'Red Sunset'	Red Sunset Maple	3.5" cal.
1	TIL	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3.5" cal.
SHRUBS				
10	BAY	Myrica pensylvanicum	Northern Bayberry	2-3'
10	COMP	Comptonia peregrina	Sweetfern	2-3'
2	ERC	Juniperus virginiana	Eastern Red Cedar	5-6'
18	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-3'
12	RTD	Cornus alba 'Elegantissima'	Varigated Red Twig Dogwood	2-3'
4	VID	Viburnum dentatum	Arrowwood Viburnum	3-4'



SECTION 3 / L-1
TREE PLANTING
SCALE: 1/2"=1'-0"



SECTION 2 / L-1
SHRUB PLANTING
SCALE: 1/2"=1'-0"

PLANTING NOTES:

1. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTORS CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBERS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
2. THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN.
3. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER.
4. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE.
5. THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO PLANNING. ANY CONFLICTS BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT APPROVAL OF THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AGAINST DAMAGE FROM ON-GOING CONSTRUCTION. PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL FORMAL ACCEPTANCE OF ALL PLANTING.

PLANNING FILE NO. P19-30

james k. emmanuel | associates
LANDSCAPE ARCHITECTS
22 Carlton Rd.
Marblehead, MA 01945
tel. (781) 622-7487
james@jamesemmanuel.com
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PREPARED FOR:

PRINCETON DOVER LLC
1115 WESTFORD STREET
LOWELL, MA 01851

DOVER III
306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	PS	5/2/19	PER TRC COMMENTS
2	PS	5/22/19	PER TRC COMMENTS

SITE PLAN

LANDSCAPE PLAN

DATE:	MARCH 19, 2019
PROJECT NUMBER:	18253
DESIGNED BY:	KE
DRAWN BY:	PS/KE
CHECKED BY:	SM

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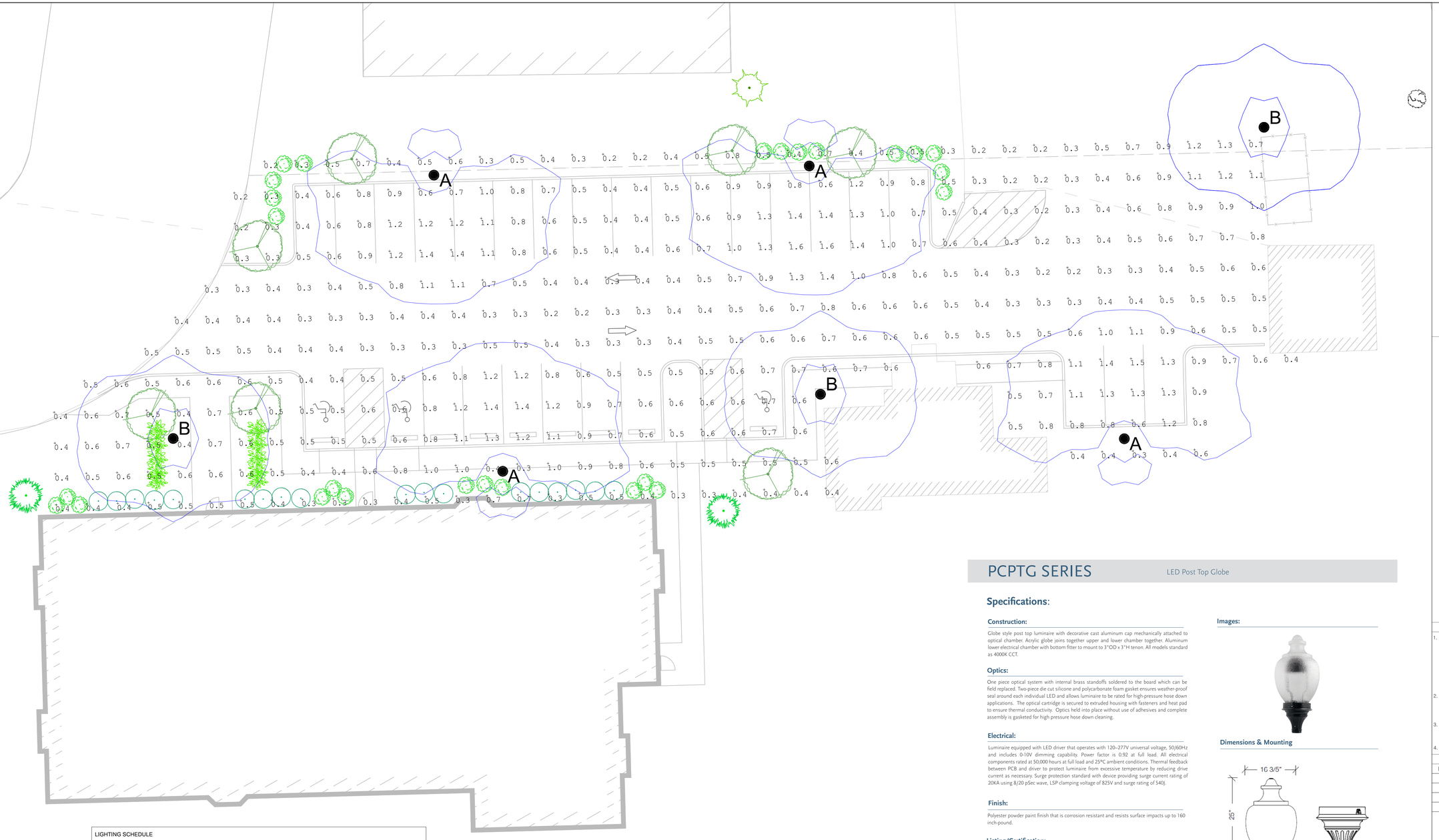


LIGHTING SCHEDULE						
TYPE	QTY	PART NUMBER	MH	ARRANGEMENT	LLF	DESCRIPTION
A	3	PCPTG-27-5	15'	SINGLE	0.95	27W POST TOP TYPE 5 OPTICS
B	4	PCPTG-27-3	15'	SINGLE	0.95	27W POST TOP TYPE 3 OPTICS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	0,61	1.6	0.2	3.05	8.0

PCPTG SERIES

LED Post Top Globe

Specifications:

Construction:

Globe style post top luminaire with decorative cast aluminum cap mechanically attached to optical chamber. Acrylic globe joins together upper and lower chamber together. Aluminum lower electrical chamber with bottom fitter to mount to 3"OD x 3"H tenon. All models standard as 4000K CCT.

Optics:

One piece optical system with internal brass standoffs soldered to the board which can be field replaced. Two-piece die cut silicone and polycarbonate foam gasket ensures weather-proof seal around each individual LED and allows luminaire to be rated for high-pressure hose down applications. The optical cartridge is secured to extruded housing with fasteners and heat pad to ensure thermal conductivity. Optics held into place without use of adhesives and complete assembly is gasketed for high pressure hose down cleaning.

Electrical:

Luminaire equipped with LED driver that operates with 120–277V universal voltage, 50/60Hz and includes 0-10V dimming capability. Power factor is 0.92 at full load. All electrical components rated at 50,000 hours at full load and 25ºC ambient conditions. Thermal feedback between PCB and driver to protect luminaire from excessive temperature by reducing drive current as necessary. Surge protection standard with device providing surge current rating of 20KA using 8/20 pSec wave, LSP clamping voltage of 825V and surge rating of 540J.

Finish:

Polyester powder paint finish that is corrosion resistant and resists surface impacts up to 160 inch-pound.

Listing/Certification:

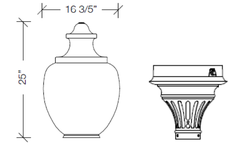
The luminaire bears an NRTL label and is marked suitable for wet locations.

Warranty:

5 year limited warranty covering LED array and LED driver(s).

Images:

Dimensions & Mounting



PROGRESS LIGHTING | COMMERCIAL

701 MILLENNIUM BLVD, GREENVILLE, SC 29607
WWW.PROGRESSLIGHTING.COM
PCO@PROGRESSLIGHTING.COM
864.678.1671

8 NORTHWAY

DOVER, NH
SITE LIGHTING

GENERAL NOTES

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO PROGRESS COMMERCIAL. SITE DETAILS PROVIDED HEREIN ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
4. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE INDICATED

REVISION SCHEDULE

REV	DESCRIPTION	DATE
A	CUSTOMER UPDATES	03.12.19
B	IMPROVE UNIFORMITY	04.26.19
C	SITE CHANGES	04.26.19
D	LIGHT CHANGE	05.13.19

CLIENT

HOWARD STEIN HUDSON
PAUL SALIBE
PSALIBE@HSHASSOC.COM

ACCOUNT MANAGER

JARED SOUZA
JSOUZA@PROGRESSLIGHTING.COM
508.207.5809
TERRITORY 599

PROJECT NUMBER

022719NC REV D

DATE	05.13.19
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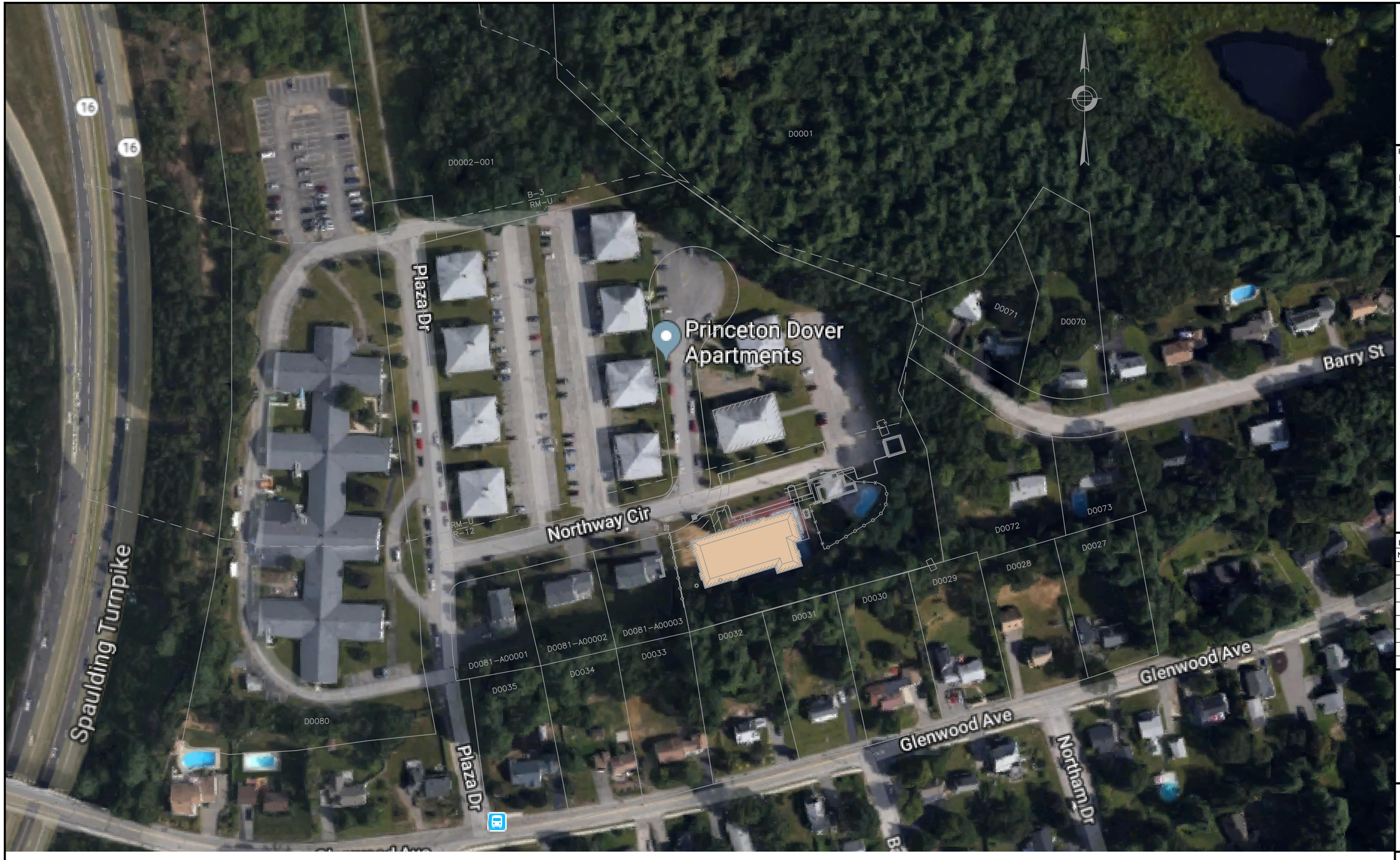
PAGE	1 OF 1



ABUTTERS WITHIN 200 FT:

D0081–A00003
N/F PRINCETON DOVER LLC
1115 WESTFORD ST.
LOWELL, MA 01851
BOOK 4519/PAGE 577

D0081–A00001
N/F ERNEST J CARRIER TRUSTEE
50 F W HARTFORD DRIVE
PORTSMOUTH, NH 03801
BOOK 4174/PAGE 346

D0034
N/F MATTHEW BRADLEY &
JANE KYRA DULMAGE
49 GLENWOOD AVE
DOVER, NH 03820
BOOK 4479/PAGE 320

D0032
N/F ROBERT WILLET &
LAURA MOREAU
45 GLENWOOD AVE
DOVER, NH 03820
BOOK 4468/PAGE 268

D0030
N/F MARY CONWAY &
DOUGLAS CONWAY
41 GLENWOOD AVE
DOVER, NH 03820
BOOK 1268/PAGE 37

D0028
N/F LEIGH IVEY &
LYNN IVEY
37 GLENWOOD AVE
DOVER, NH 03820
BOOK 1458/PAGE 173

D0073
N/F ELIZABETH W BORROS
12 BARRY STREET
DOVER, NH 03820
BOOK 2686/PAGE 750

D0070
N/F PAUL E TUTTLE &
MARTIN R BUTTERFIELD
15 BARRY STREET
DOVER, NH 03820
BOOK 4569/PAGE 369

DD080
N/F CCP DOVER 0591 LLC
SABRA HEALTH CARE REIT
18500 VON KARMAN AVE
SUITE 550 IRVINE, CA 92612
BOOK 4317/PAGE 696

D0001
N/F CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

D0081–A00002
N/F PRINCETON DOVER LLC
1115 WESTFORD ST.
LOWELL, MA 01851
BOOK 4519/PAGE 575

D0035
N/F DOROTHY E PERRON
51 GLENWOOD AVE
DOVER, NH 03820
BOOK 3620/PAGE 541

D0033
N/F CHARLES H CUMMINGS
JR & LIZBETH K CUMMINGS
39 NANTUCKET PLACE
GREENLAND, NH 03840
BOOK 4464/PAGE 689

D0031
N/F ELAINE L FROST
43 GLENWOOD AVE
DOVER, NH 03820
BOOK 2000/PAGE 741

D0029
N/F ANTHONY SILLITTA &
VINCENT SILLITTA
39 GLENWOOD AVE
DOVER, NH 03820
BOOK 4167/PAGE 925

D0027
N/F NICOLE RAE CADRETTE
& MATTHEW STUART LYMAN
35 GLENWOOD AVE
DOVER, NH 03820
BOOK 4475/PAGE 754

D0072
N/F LORIS E DALEY &
GERALD P DALEY
14 BARRY STREET
DOVER, NH 03820
BOOK 816/PAGE 386

D0071
N/F KENNETH A MONAHAN
17 BARRY STREET
DOVER, NH 03820
BOOK 4601/PAGE 336

D0002–001
N/F CA INVESTMENT TRUST
CORMIER YVON & ENXING
DENISE TRUSTEES
3 CRENSHAW LN
ANDOVER, MA 01810
BOOK 2730/PAGE 9

60 0 60 120
SCALE IN FEET

PLANNING FILE
NO. P19–30

HOWARD STEIN HUDSON
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PREPARED FOR:

PRINCETON DOVER LLC
1115 WESTFORD STREET
LOWELL, MA 01851

DOVER III

306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	PS	5/2/19	PER TRC COMMENTS
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SITE PLAN

NEIGHBORHOOD PLAN

DATE:	MARCH 19, 2019
PROJECT NUMBER:	18253
DESIGNED BY:	KE
DRAWN BY:	PS/KE
CHECKED BY:	SM

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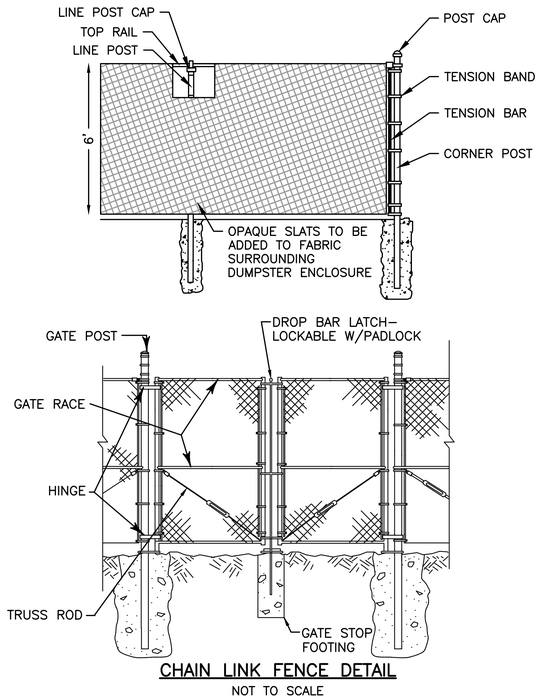
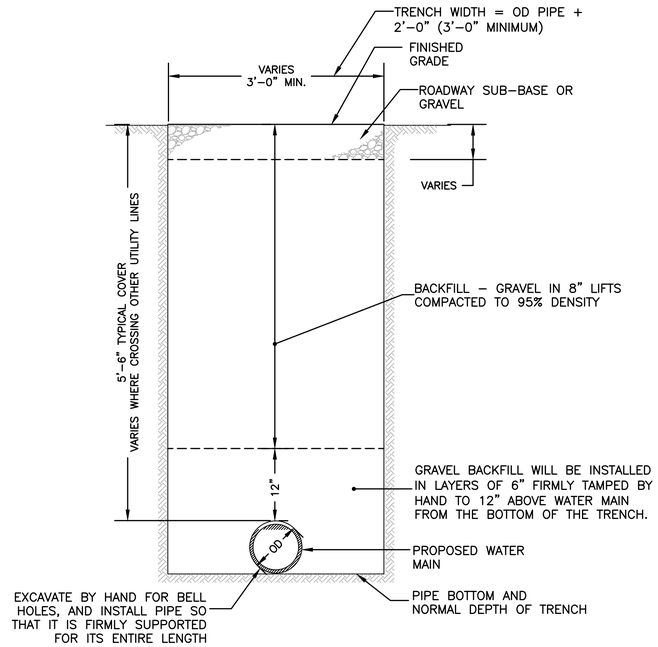
Stu Moncrieff



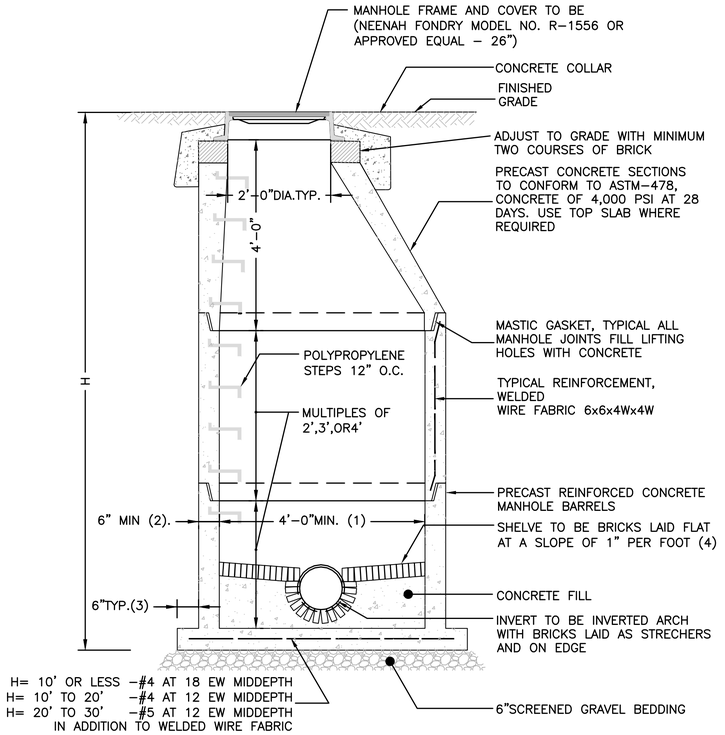
CHAIN LINK FENCE DETAIL

NOT TO SCALE



TRENCH DETAIL – WATER MAIN

NOT TO SCALE

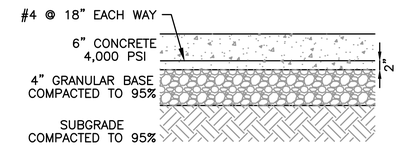


H= 10' OR LESS –#4 AT 18 EW MIDDEPTH
H= 10' TO 20' –#4 AT 12 EW MIDDEPTH
H= 20' TO 30' –#5 AT 12 EW MIDDEPTH
IN ADDITION TO WELDED WIRE FABRIC

NOTES:
1. 5'–0" DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER.
2. 6 INCH MIN. WALL THICKNESS AND 7 INCH MIN. BASE THICKNESS WITH 5'–0" DIAMETER MANHOLES.
3. 6 INCH LIP OPTIONAL UNLESS OTHERWISE NOTED. CONCRETE INVERT AND SHELF MAY BE SUBSTITUTED IN STORM DRAIN MANHOLES AS DIRECTED BY THE ENGINEER.

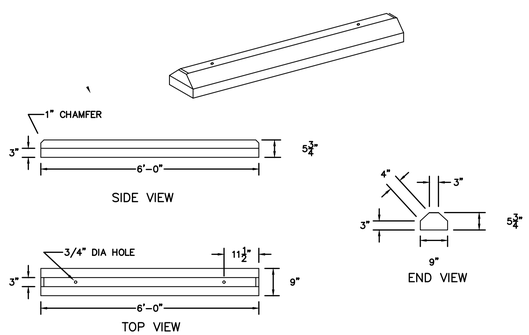
PRECAST CONCRETE MANHOLE

NOT TO SCALE



DUMPSTER PAD

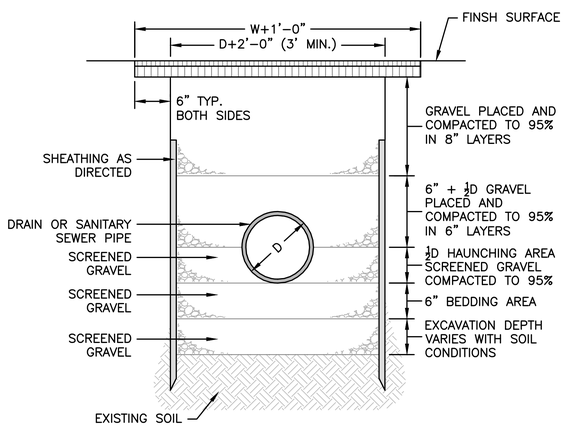
NOT TO SCALE



NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS
2. PINS AVAILABLE.

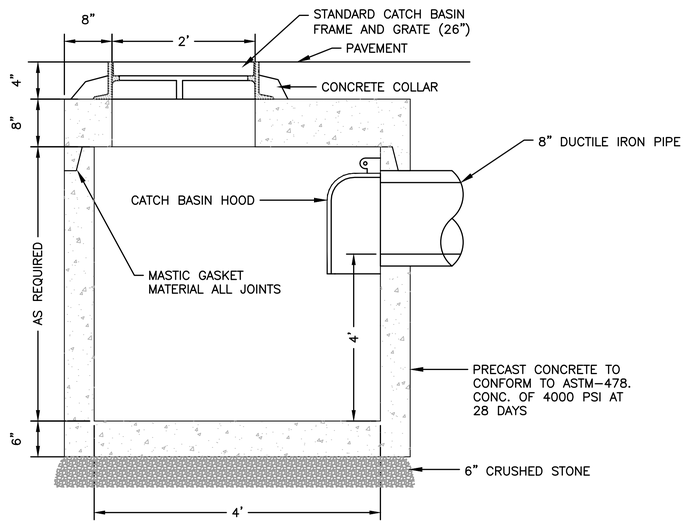
CURB STOP DETAIL

NOT TO SCALE
*BY SHEA CONRETE
** OR APPROVED EQUAL



TRENCH DETAIL – DRAIN & SANITARY SEWER

NOT TO SCALE



SHALLOW CATCH BASIN DETAIL

NOT TO SCALE

PLANNING FILE NO. P19–30

HOWARD STEIN HUDSON
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PREPARED FOR:

PRINCETON DOVER LLC
1115 WESTFORD STREET
LOWELL, MA 01851

DOVER III
306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	PS	5/2/19	PER TRC COMMENTS
2	PS	5/22/19	PER TRC COMMENTS

SITE PLAN

DETAIL SHEET 1 OF 3

DATE:	MARCH 19, 2019
PROJECT NUMBER:	18253
DESIGNED BY:	KE
DRAWN BY:	PS/KE
CHECKED BY:	SM

11

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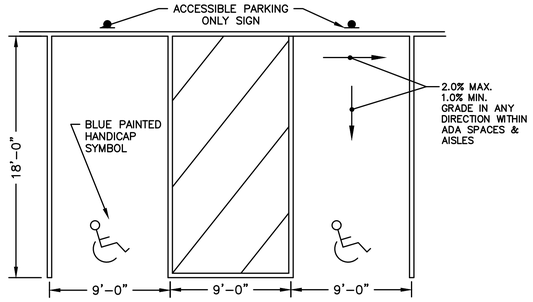
Sal Moncrieff

EROSION AND SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED AND UPGRADED AS NECESSARY DURING CONSTRUCTION BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND INSTALL ADDITIONAL CONTROL MEASURES AS NEEDED DURING CONSTRUCTION.
2. ALL CATCH BASINS RECEIVING DRAINAGE FROM THE PROJECT SITE MUST BE PROVIDED WITH A CATCH BASIN FILTER.
3. STABILIZATION OF ALL RE–GRADED AND SOIL STOCKPILE AREAS MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
4. SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL DEVICES MUST BE PROPERLY REMOVED AND DISPOSED. ALL DAMAGED CONTROLS MUST BE REMOVED AND REPLACED.
5. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN. THIS INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER CITY AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING WIND EROSION AND DUST THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL MAY INCLUDE, BUT IS NOT LIMITED TO, SPRINKLING OF WATER ON EXPOSED SOILS AND STREET SWEEPING ADJACENT ROADWAYS.
7. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN 21 DAYS AFTER LAND DISTURBANCE ACTIVITIES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZED SOILS WITHIN 14 DAYS OF THE LAST DISTURBANCE.
8. IF A DISTURBED AREA WILL BE EXPOSED FOR GREATER THAN ONE YEAR, PERMANENT GRASSES OR OTHER APPROVED COVER MUST BE INSTALLED.
9. THE CONTRACTOR MUST KEEP ON–SITE AT ALL TIMES ADDITIONAL SILT FENCE AND HAY BALES FOR THE INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE CITY TO MITIGATE ANY EMERGENCY CONDITION.
10. THE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROLS AS SHOWN MAY NOT BE PRACTICAL DURING ALL STAGES OF CONSTRUCTION. EARTHWORK ACTIVITY ON–SITE MUST BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO A SEDIMENT CONTROL DEVICE OR INFILTRATED TO THE GROUND.
11. DEMOLITION AND CONSTRUCTION DEBRIS MUST BE PROPERLY CONTAINED AND DISPOSED OF.
12. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.

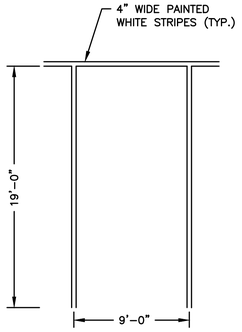
GENERAL CONSTRUCTION SEQUENCE

1. INSTALL EROSION AND SEDIMENT CONTROLS PRIOR TO STARTING ANY EARTHWORKS ACTIVITY.
2. INSTALL CONSTRUCTION ENTRANCE.
3. BEGIN CLEARING AND GRUBBING.
4. CONSTRUCT STORMWATER MANAGEMENT SYSTEM.
5. INSTALL SITE FURNISHINGS.
6. INSTALL PAVEMENT AND CURBS.
7. INSTALL LANDSCAPING.
8. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED.

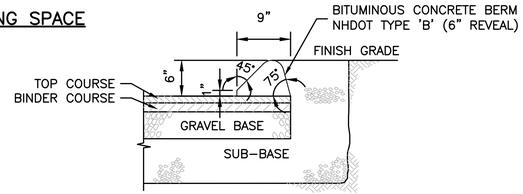


NOTE:
* GRADING WITHIN THE HANDICAP PARKING SPACE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.

TYPICAL HANDICAP PARKING SPACE
NOT TO SCALE



TYPICAL PARKING SPACE
NOT TO SCALE

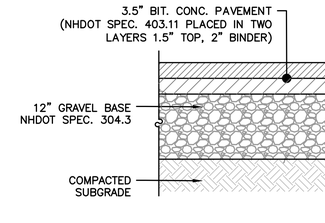


CAPE COD BERM/CURB
NOT TO SCALE

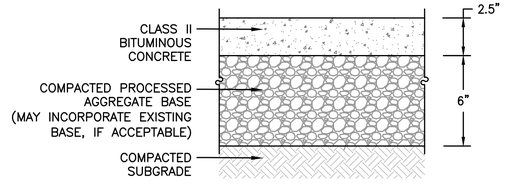
LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)

A	B	C	D	E	F	G	H	J	K	L
12"	6"	.375	.438	1.5	1.5 D	.5	1 D	1.875	3.859	1.5

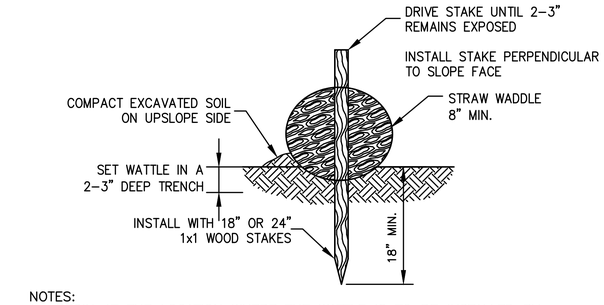
HANDICAP & VAN ACCESSIBLE SIGNS DETAIL
NOT TO SCALE



FULL DEPTH PARKING LOT SECTION DETAIL
NOT TO SCALE

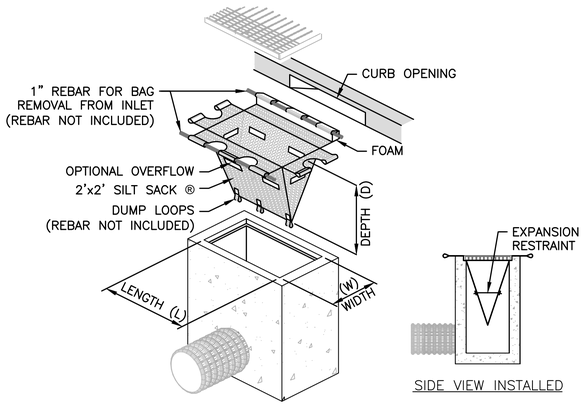


BIT. CONC SIDEWALK SECTION DETAIL
NOT TO SCALE

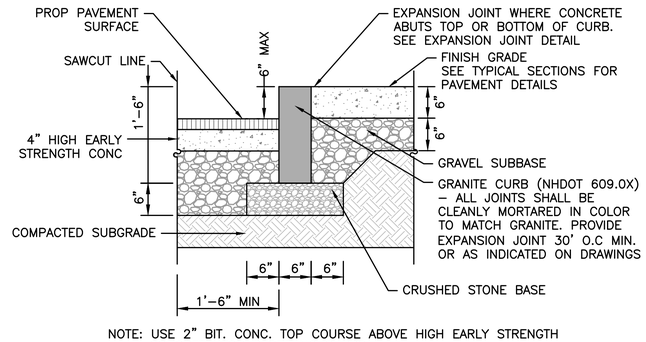


NOTES:
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2–3"(5–7.5 CM) DEEP X 9"(22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP–SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18–24" (45.7–61 CM) STAKES EVERY 3–4' (0.9 – 1.2 M) AND WITH A STAKE ON EACH END. (STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2–3" (5–7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

STRAW WATTLE DETAIL
NOT TO SCALE



TEMPORARY INLET PROTECTION
NOT TO SCALE



NOTE: USE 2" BIT. CONC. TOP COURSE ABOVE HIGH EARLY STRENGTH CONCRETE FOR RESETTING CURBS

VERTICAL GRANITE CURB
NOT TO SCALE

PLANNING FILE NO. P19–30

HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

PREPARED FOR:

PRINCETON DOVER LLC
1115 WESTFORD STREET
LOWELL, MA 01851

DOVER III
306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	PS	5/2/19	PER TRC COMMENTS
2	PS	5/22/19	PER TRC COMMENTS

SITE PLAN

DETAIL SHEET
2 OF 3

DATE:	MARCH 19, 2019
PROJECT NUMBER:	18253
DESIGNED BY:	KE
DRAWN BY:	PS/KE
CHECKED BY:	SM

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5/29/2019 M:\18253\CURRENT\18253 Site Plan.dwg
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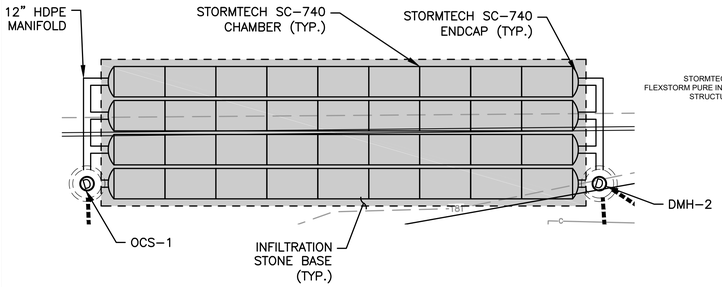
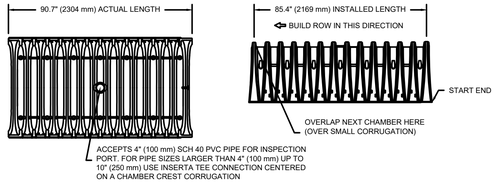
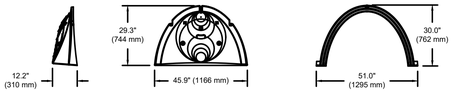


INFILTRATION SYSTEM DETAILS
PROPOSED LAYOUT INCLUDES 36 STORMTECH SC-740 CHAMBERS AND 8 STORMTECH SC-740 ENDCAPS INSTALLED WITH A 6" BASE STONE AND 6" COVER STONE

MAXIMUM GRADE OVER SYSTEM	176.80
MINIMUM GRADE OVER SYSTEM	180.30
TOP OF STONE	179.30
TOP OF CHAMBER	178.80
INVERT 12" MANIFOLD	176.35
BOTTOM OF CHAMBER	176.30
BOTTOM OF STONE	175.80
ESTIMATED WATER TABLE	173.80





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

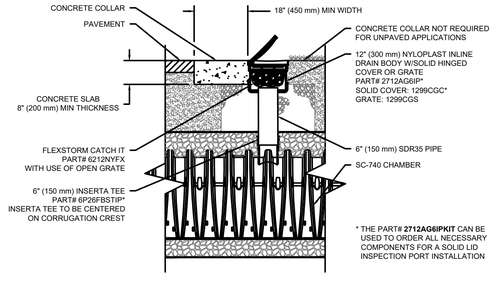
PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

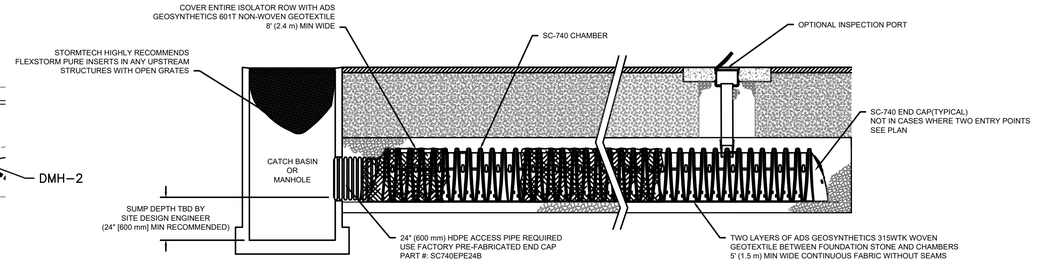
NOTE: ALL DIMENSIONS ARE NOMINAL

SC-740 TECHNICAL SPECIFICATION
NTS



* THE PART# **2712AG6IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

SC-740 6" INSPECTION PORT DETAIL
NTS



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

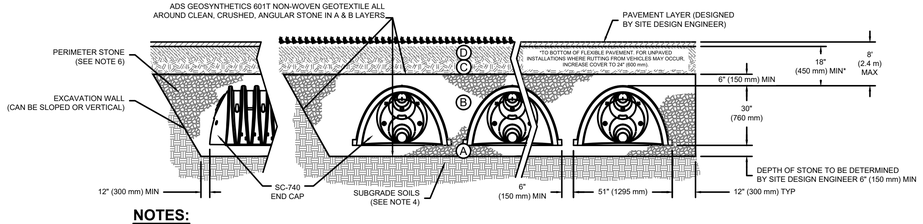
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

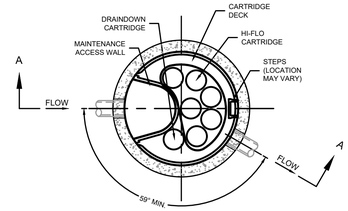
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B) AND EXTENDS TO 450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

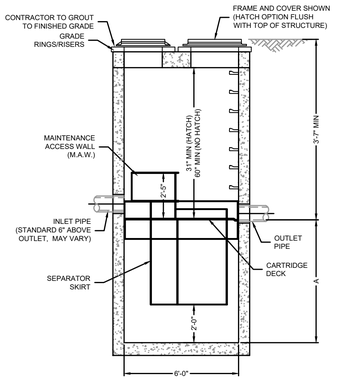


NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



PLAN VIEW



SECTION A-A

Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,257,706, 8,277,818 & US 8,533,995, OTHER INTERNATIONAL PATENTS PENDING

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

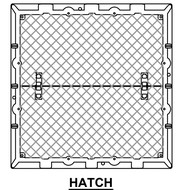
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			JF6
WATER QUALITY FLOW RATE (cfs)			0.72
PEAK FLOW RATE (cfs)			0.81
RETURN PERIOD OF PEAK FLOW (yrs)			1
# OF CARTRIDGES REQUIRED (HF / DD)			4
CARTRIDGE SIZE			54"
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	176.95	HDPE	8"
INLET PIPE #2	-	-	-
OUTLET PIPE	176.45	HDPE	8"
RIM ELEVATION			180.80
ANTI-FLOTATION BALLAST		NONE	NONE
		NONE	NONE
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



HATCH
(48" x 48" CAST INTO SLAB)
N.T.S.

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø72" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 1.16 CFS. IF THE SITE CONDITIONS EXCEED 1.16 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-5"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	6 / 1			

PLANNING FILE NO. P19–30

HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

PREPARED FOR:

PRINCETON DOVER LLC
1115 WESTFORD STREET
LOWELL, MA 01851

DOVER III
306 PLAZA DRIVE
DOVER, NH
TAX MAP D, LOT 81

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	PS	5/2/19	PER TRC COMMENTS
2	PS	5/22/19	PER TRC COMMENTS

SITE PLAN

DETAIL SHEET
3 OF 3

DATE: MARCH 19, 2019
PROJECT NUMBER: 18253
DESIGNED BY: KE
DRAWN BY: PS/KE
CHECKED BY: SM

13
SHEET 13 OF 13

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Stu Morcroft

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-14A

Application Type:	Amendment to Major Subdivision with Transfer of Development Rights
Applicant(s):	TDAK & Company LLC
Owner(s):	TDAK & Company LLC
Location:	146 Dover Point Road (Tax Map M, Lot 61)
Meeting Date:	June 25, 2019

INTENT: To amend a previously approved subdivision to remove the condition of approval regarding a fence on the southern border

LOTS/UNITS PROPOSED: Previously approved 10 new lots

AGENDA ITEM #: 4-F

FILE: P18-14A

APPLICANT/OWNER: TDAK & Company LLC

LOCATION: 146 Dover Point Rd (Assessor's Map 35, Lot 61)

ACREAGE: 4.23 ac (184,225 sq. ft.)

ZONING DISTRICT: R-20

EXISTING LAND USE: Single-family residential

PROPOSED LAND USE: 11 single family dwellings

SURROUNDING LAND USE: Single-family dwellings, manufactured housing park, Tendercrop Farm

ZBA ACTION: None

ATTACHMENTS: Application, amended plan sheet, minutes from 8/28/18 PB meeting

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background
The applicant's TDR and subdivision request was approved at the August 28, 2018 Planning Board meeting. One of the conditions of approval was that a note be added indicating a fence be added by working with the abutter. The applicant is asking for that note to now be removed from the plan.

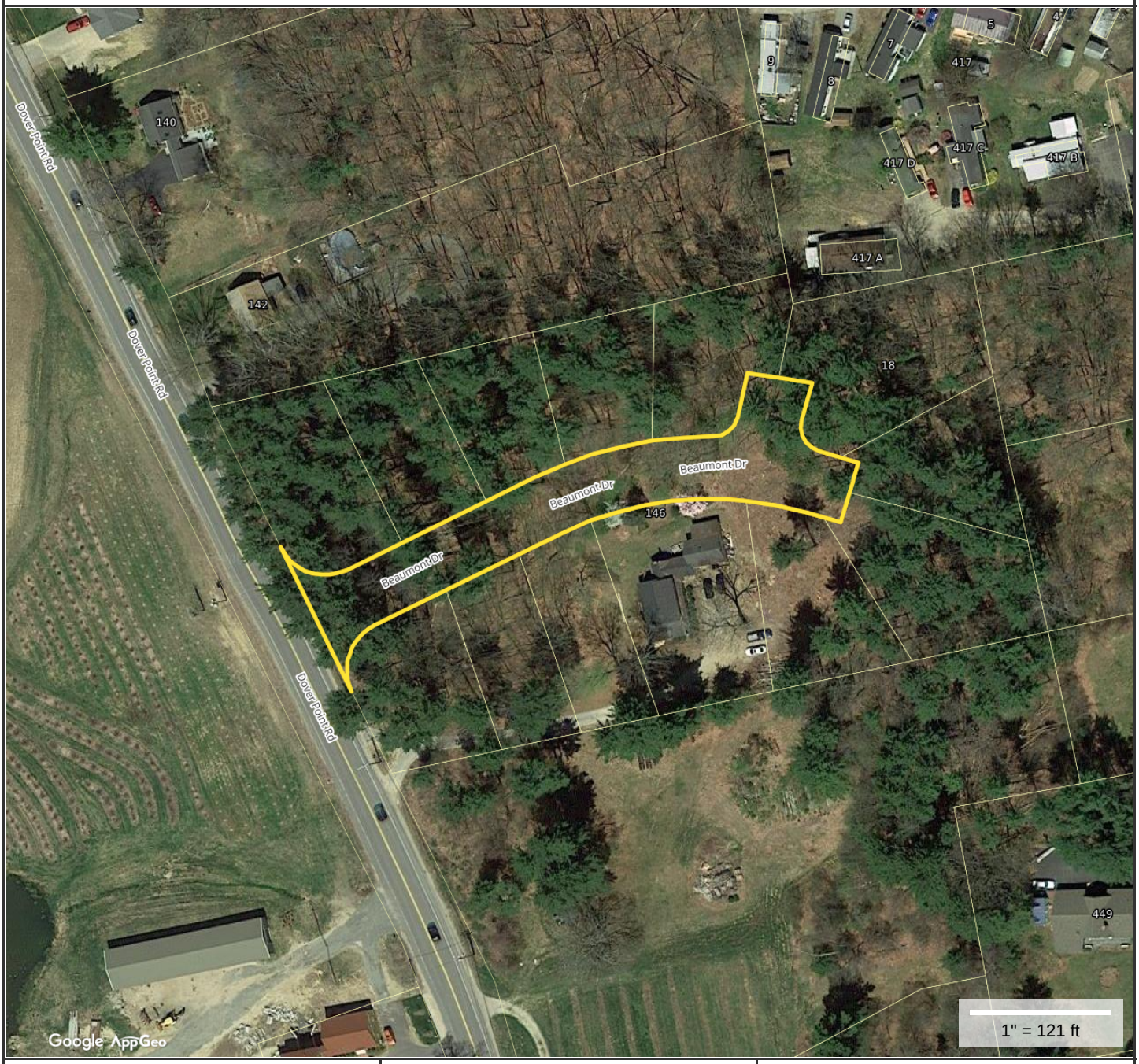
See the attached email string with the abutter regarding the fence to be removed.

Consistency with Land Use Regulations
Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. Section 155-51 allows the Board to grant waivers. Section 170.27.2 allows additional units to be purchased through Transfer of Development Rights. The Applicant has the right to request an amendment to an approved plan from the Planning Board.

Conditions to be Met Prior to Signing of the Plans:

1. All previous conditions of approval remain in place.
2. The applicant shall provide a digital version of the plan to the Planning Department.
3. The applicant shall revise the plat to:
    a. Add the owners' signatures
    b. Add the Licensed Land Surveyor, Professional Engineer, Landscape Architect, and Wetland Soil Scientist stamps and signatures
    c. Revise Planning file number to be P18-14A

146 Dover Point Road



Property Information

Property ID	M0061-000000
Location	146 DOVER POINT RD
Owner	TDAK & COMPANY LLC
Land Use	930

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.

Geometry updated 5/3/2019
Data updated Daily

City of Dover, New Hampshire
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED PLAN

[Revised June 30, 2014]

Office Use Only	Amount Paid: _____	Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: TDAK & Company Telephone # 235-8469

Address of Applicant: 9B Kelsey Lane E-Mail tdak3.0@gmail.com

Project Name: Beaumont Drive Project Location: 146 Dover Point Road

Planning File Number: P18-14 Date of Original Approval August 28, 2018

File Type: Conditional Use _____ Site Plan Review _____ Subdivision x

EXTENSION INFORMATION (***Note: notification of abutters required for first time extensions under Sec. 149-9.B and Sec. 155-24.B only)***

Extension type requested (*check one*): ___Sec. 149-8.A ___Sec. 149-9.B ___Sec. 155-14.A ___Sec. 155-24.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*):_____

_____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: Removal of the note requiring a fence along the southerly boundary line to be negotiated with Tendercrop Farm.

Reason(s) for amendment/comments (*attach additional sheets as needed*): Neither party wants or requires the fence. The applicant has discussed this with Tendercrop Farm.

_____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: _____

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

_____

_____

SIGNATURES

I/We hereby submit this application to the 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: FKa Tenk Date: 6-4-19

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

Signature of Agent: _____ Date: 6-4-19

P18-14A **146 Dover Point Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
M0052-000000	DOVER POINT RD	KOZAZCKI MATTHEW		108 HIGH RD	NEWBURY	MA	01951
M0054-000000	DOVER POINT RD	KOZAZCKI MATTHEW		108 HIGH RD	NEWBURY	MA	01951
M0054-001000	441 MIDDLE RD	COFFEY MARGARET M TRUSTEE	COFFEY MARGARET REVOCABLE TRUST	441 MIDDLE RD	DOVER	NH	03820
M0061-001000	BEAUMONT DR	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
M0061-002000	BEAUMONT DR	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
M0061-003000	BEAUMONT DR	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
M0061-004000	BEAUMONT DR	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
M0061-005000	18 BEAUMONT DR	KERNANDER CARL P &	KERNANDER MARY E	9 TEMPERANCE HILL DR	NORTHWOOD	NH	03261
M0061-006000	BEAUMONT DR	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
M0061-007000	BEAUMONT DR	GETCHELL FRANK &	MALESKI JANET	20 SHORE LN	DOVER	NH	03820
M0061-008000	21 BEAUMONT DR	PERKINS NATHAN S &	PERKINS AMY L	50 POINTE PLACE APT 307	DOVER	NH	03820
M0061-009000	BEAUMONT DR	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
M0061-00OPN1	BEAUMONT DR	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
M0061-00OPN2	BEAUMONT DR	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
M0061-010000	BEAUMONT DR	SCANNELL TARA C		191 CRESCENT WAY	PORTSMOUTH	NH	03801
M0061-011000	BEAUMONT DR	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
M0061-A00000	437 MIDDLE RD	TUTTLE MICHELLE		437 MIDDLE RD	DOVER	NH	03820-4904
M0061-B00000	429 MIDDLE RD	HAGON BRIAN K &	LAWS SIMON J	429 MIDDLE RD	DOVER	NH	03820
M0062-A00000	417 MIDDLE RD	COCHECO RIVER CO-OP		417 MIDDLE ROAD	DOVER	NH	03820
M0062-A00002	417 A MIDDLE RD	HART LAWRENCE W &	HART GAYLYNE	417 MIDDLE RD UNIT A	DOVER	NH	03820-4922
M0062-D00000	417 MIDDLE RD	PIETLICKI JOHN W &	SORRELL ARTHUR E	417 D MIDDLE RD	DOVER	NH	03820
M0063-000000	142 DOVER POINT RD	CHENEVERT WILLIAM J III HEIRS OF		23 FOGARTY RD	BARRINGTON	NH	03825-5510
M0064-000000	140 DOVER POINT RD	ALUXEK DIANE M	O BRIEN KEVIN P	140 DOVER POINT RD	DOVER	NH	03820
M0061-000000	146 DOVER POINT RD	TDAK & COMPANY LLC		9B KELSEY	GREENLAND	NH	03840
		BERRY SURVEYING & ENGINEERING	CHRISTOPHER BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Rm 306 – 61 Locust Street
Meeting Date: **Tuesday, August 28, 2018**
Meeting Time: **7:00 pm**

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

Members Not Present: Hayley Harmon (Alternate), Sarah Wheeler (Alternate)

Staff Present: Donna Benton, Assistant City Planner

The Chair called the meeting to order at 7:03 p.m.

1. CITIZENS' FORUM

Citizens Forum Open.
Chair Kirt Schuman announced to the public that there is currently a visual preference survey available to the public. The City is soliciting feedback to help develop Architectural and Urban design guidelines for the Central Business District
No One Else Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- July 24, 2018 Regular Meeting Minutes

Motion: G. Cruikshank made a motion to approve the minutes as presented. Seconded by D. Landry. Vote U/A

3. OLD BUSINESS

A. Consideration and acceptance of a Subdivision with Transfer of Development Rights for TDAK & Company LLC, Assessor's Map M, Lot 61, zoned R-20, located at 146 Dover Point Road. (Proposal is to construct a private roadway approximately 475 ft. long, 24 ft. wide with a turnaround for emergency vehicles.) (11 lots plus open space) *(P18-14)

D. Benton explained that the applicant presented the case at the June meeting, tabled for a site walk which occurred July 26th and then requested to be continued until this meeting to revise the road grade to better meet the regulations. She then explained that the Council adopted new Zoning Regulations including an amendment to the Transfer of Development Rights.

Chris Berry, Berry Surveying & Engineering represented the applicant, described the project and highlighted they've found where the sewer is located and provided a plan; they were originally requesting a 10% grade, but have altered that to 8% which meets the requirements; the waiver is still being requested to allow just over 3% grade within 35' of the intersection; proposal is for six natural units on site and to purchase five additional units.

Motion: D. White made a motion to remove the items from the table. Seconded by D. Landry. Vote U/A

Public hearing re-opened.
Cynthia Ellis- 449 Middle Rd, said this major subdivision is out of place in this area. She has been trying to stop this project since the beginning. She presented a petition against the project with 56 names. She asked the board to deny TDR units on this project.

Bill Tuttle- 437 Middle Rd, grew up on this property. He asked what rain gardens are and wondered if they will work. He stated that salt is the enemy of soil and there is a significant grade on that property.

Kevin O'Brien- 140 Dover Point Rd, has concerns with water/ culvert/ flooding and believes the 10' buffer of trees will not block the view at all.

Lucy Tuttle- 455 Middle Rd, asked if the sewer will run to Middle Rd. The answer was that it will not.

Public Hearing Closed

STAFF RECOMMENDATION- TDR:

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

Conditions to be Met Prior to Signing of the Plans:

1. TDR fees shall be paid.
2. Note shall be added onto the plan explaining what relief is granted.
3. Any requirements of 170-27.2 be included on the plan.

Mr. Berry addressed the rain garden and water flow questions from the public.

Discussion ensued about the TDR and the board asked questions of Mr. Berry which he answered.

The board discussed what number of units to allow. The Chair clarified procedurally the board can only vote tonight on the plan before them. If the plan needs to change it will have to come back.

Motion: L. Skinner made a motion to approve the Transfer of Development Rights with the staff recommended conditions. Seconded by D. White. Vote passed 5-4 with D. Landry, K. Schuman, D. Ciotti and F. Torr opposed

STAFF RECOMMENDATION-WAIVER:

The Planning Department recommends that the Planning Board approve the waiver request with the following condition:

Condition to Be Met Prior to the Signing of the Plan:

1. A note shall be added to the subdivision plan that the waiver was granted for the reasons stated by the applicant and that the Board found the criteria of 155-52 have been met.

Discussion about the waiver ensued.

Motion: D. White made a motion to grant the waiver to the driveway regulations with the staff recommended conditions. Seconded by J. Burdin. Vote U/A

STAFF RECOMMENDATION-SUBDIVISION:

The Planning Department recommends that the Planning Board approve the subdivision plan with transfer of development rights with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide a digital version of the plan to the Planning Department.
2. The applicant shall provide homeowners association documents to be reviewed and approved by the Assistant City Manager in consultation with the City's General Legal Counsel. Documentation shall include common space, roadway, perimeter screening, stormwater infrastructure maintenance/operation, and deed/easement requirements per Section 170.27.2.
3. The applicant shall provide:
   a. letters from utilities regarding ability to provide service to the development
   b. a copy of the NHDOT Driveway Permit.
   c. Revised landscape plan to have "no-cut no-disturb" buffer to be 15' wide and indicate that problematic trees shall be cut with new trees to replace them per the satisfaction of the Assistant City Manager.
4. The applicant shall revise the plat to:
   a. Add the owners' signatures
   b. Add the Licensed Land Surveyor, Professional Engineer, Landscape Architect, and Wetland Soil Scientist stamps and signatures
   c. Add permit numbers and dates to the permit status notes
   d. Remove note 15 on sheet 2
   e. Adjust the frontages of lots 6 & 7 to have at least 40' of frontage
   f. Extend the sewer at the entrance to go past the pavement
   g. Maintain seven feet of separation between the underground electric utilities and the sewer.
   h. Add an easement to allow the sewer to serve the Middle Road residents in the future
   i. Add screening along pedestrian walking easement
   j. Provide evidence of request to the Tuttle owners regarding fence to the satisfaction of the Assistant City Manager.

Conditions to Be Met Prior to Any Construction Activity:

5. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
6. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. https://www.unh.edu/unhsc/ptapp
7. Add language to the deed indicating that a farm use is nearby with certain sounds and smells to be expected.

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

8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
9. Water and sewer investment fees shall be paid at the time of request of service.

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

10. Documentation that the HOA has been created and is in place.

11. Impact fees for any new unit ($8,895 per unit) shall be paid per the invoice provided with the Notice of Decision.

Discussion about the subdivision ensued. Amendments were made to the conditions.

Motion: D. White made a motion to approve the subdivision with the staff recommended conditions and amendments. Seconded by J. Burdin. Vote passed 8-1 with F. Torr opposed.

4. NEW BUSINESS

A. Consideration and acceptance of a Conditional Use Permit for Tim Patterson / Unitil, in an existing utility easement on 15 properties on Ivan's Lane, Dover Point Road, Toftree Lane, and Constitution Lane. Proposal is to install 3,351 lineal feet of 12" steel gas pipeline underground adjacent to existing pipeline. Temporary wetland buffer impacts are 18,097 sq. ft. and permanent wetland impacts are 1,580 sq. ft. Temporary Conservation District impacts along Varney Brook are 11,278 sq. ft. and permanent impacts are 1,580 sq. ft. 113 feet of the bank of Varney Brookwill be rebuilt. *(P18-32)

D. Benton explained the applicant is requesting to replace underground gas pipe which impacts the wetland buffer and Conservation District permanently and temporarily. The Conservation Commission endorsed this application at their August meeting.

Tim Patterson of Unitil and Doug Hogue of Process Pipeline Services represented the application and discussed the project. Phase I includes approximately 3,300 square feet of 12" steel gas pipeline which will be installed in a trench.

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

Public hearing opened. No one spoke. Public Hearing Closed.

STAFF RECOMMENDATION
The Planning Department recommends the Planning Board vote to approve the Conditional Use Permit for Phase I 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 confirm in writing to the Planning Department that vegetated stabilization is used rather than hard stabilization.

Motion: F. Torr made a motion to conditionally approve the Conditional Use Permit. Seconded by D. White. Vote U/A.

B. Consideration and acceptance of a Conditional Use Permit for STF Development Corp, (Owner: Lee Ann Burns Revocable Trust), Assessor's Map 15, Lot 67, zoned CBD- Downtown Gateway, located at 260 Locust Street.(Proposal is to allow construction of a 5,700 sq. ft. building with the proposed lot coverage of 25.98% less than the minimum of 50% and the frontage build-out of 44.17% which is below the minimum of 60%, 12 units instead of 9.5 units permitted, and lack of brick facade.) * (P18-31)

Motion: F. Torr made a motion to adjourn at 11:28 p.m. Seconded by L. Skinner. Vote U/A

GENERAL PLAN SET NOTES:

1.) OWNER: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

1A.) APPLICANT: TDAK & COMPANY
9B KELSEY LANE
GREENLAND, NH 03840

2.) TAX MAP M, LOT 61

3.) LOT AREA: 184,225 Sq. Ft., 4.23 Ac.

3.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE SITE LAYOUT ITEMS AS WELL AS FINISH CONSTRUCTION ITEMS FOR BEAUMONT DRIVE.

4.) SEE NOTES PAGE FOR STANDARD CONSTRUCTION NOTES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THIS RESIDENTIAL SUBDIVISION USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170-27.2. UNITS 1,2,4,5,11 ARE TO REQUIRED TO REMAIN 1,400 SF OR LESS IN LIVING SPACE SEE CHAPTER 170.27.2 FOR OTHER USES AND RESTRICTIONS.

TDR UNIT CALCULATIONS

1.) 184,211 SF. - CONSERVATION = 184,211

2.) 184,211 * .85 = 156,579.35

3.) 156,579.35 * .85 = 133,092.45

4.) 133,092.45 SF./20,000 SF. = 6.65 UNITS

5.) REMAINING 4.5 UNITS TO BE PURCHASED, THUS ALLOWING FOR 11 UNITS

N/F CHENEVERT WILLIAM J. III
142 DOVER POINT ROAD
DOVER, NH 03820
S.C.R.D. BOOK 3144, PAGE 909
TAX MAP M, LOT 63

N/F COCHECO RIVER CO-OP
417 MIDDLE ROAD
DOVER, NH 03820
S.C.R.D. BOOK 1448, PAGE 074
TAX MAP M, LOT 62A

DOVER POINT ROAD
NHDOT CONTROLLED

BEAUMONT DRIVE

UNIT 1 · UNIT 2 · UNIT 3 · UNIT 4 · UNIT 5 · UNIT 7 · UNIT 8 · UNIT 9 · UNIT 10 · UNIT 11

EXISTING DWELLING UNIT TO REMAIN UNIT 9

Remove Note

INSTALL A FENCE ALONG THE SOUTHERN BOUNDARY LINE. A SIGNED AGREEMENT WITH THE TENDERCROP FARM LAND OWNERS IS REQUIRED TO BE PRESENTED TO THE ASSISTANT CITY MANAGER FOR REVIEW AND APPROVAL.

DOVER FILE #P18-14

REVISION	DATE	DESCRIPTION
#7A	12-13-18	REVISED PER FINAL CONDITIONS OF APPROVAL & NHDOT
#6	10-16-18	REVISED PER NHDOT COMMENT
#5	8-29-18	CONDITIONS OF LOCAL APPROVAL
#4	8-20-18	UPDATED BOUNDARY TO PROVIDE FRONTAGE
#3	7-13-18	PLANNING BOARD REVISIONS
#2	6-6-18	SEWER DESIGN REVISIONS
#1	5-2-18	REVISED PER TRC COMMENTS OF 4-26-18

SITE PLAN
LAND OF
TDAK & COMPANY LLC
146 DOVER POINT ROAD
DOVER, N.H.
TAX MAP M, LOT 61

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 5, 2018
FILE NO. : DB 2018 - 001

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER