



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, September 24, 2019**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- August 27, 2019 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Wentworth-Douglas Hospital, (Owner: Weathervane Seafoods), Assessor's Map K, Lot 30-N, zoned B-3, and located at Stark Ave. (Proposal for paved parking lot, grading, and drainage impacting 3,107 sq. ft. of wetland buffer). *(P19-55)
- B. Consideration and acceptance of a Site Review for Wentworth-Douglas Hospital, (Owner: Weathervane Seafoods), Assessor's Map K, Lot 30-N, zoned B-3, and located at Stark Ave. (Proposal is to construct a 4,500 sq. ft. Urgent Care Facility with paved parking). *(P19-56)
- C. Consideration and acceptance for a Minor Lot Line Adjustment for Roy Josselyn and Mason Ham, Assessor's Map L, Lots 108 & 110, zoned R-20, located at 294 Dover Point Road. *(P19-66)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, August 27 2019**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Dave Landry, Frank Torr, Lee Skinner, Dave White, Dennis Ciotti (Councilor), Ellen Brooks (Alternate), and Erin Allgood (Alternate)

Members Not Present (excused): Hayley Harmon (Vice Chair), Jackson Kaspari, Tom Clark, Matt Sullivan (Alternate)

Members Not Present (un-excused): None

Staff Present: Donna Benton, City Planner

The Chair called the meeting to order at 7:00pm. She asked Ellen Brooks to sit for Tom Clark and Erin Allgood to sit for Jackson Kaspari. D. Landry sat as Vice Chair.

1. CITIZENS' FORUM

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

2. APPROVAL OF THE PRIOR MINUTES

- July 23, 2019 Regular Meeting Minutes

Motion: D. Ciotti made a motion to approve the minutes of July 23, 2019. Seconded by D. White. Vote: U/A.

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Dorothy E. Perron, Assessor's Map D, Lots 35 & 35-1, zoned R-12, and located at 51 Glenwood Avenue. *(P19-63)

D. Benton stated that the applicant wishes to adjust their lot lines. This lot was recently restored by the City Council and is now coming in to adjust the lot lines making the rear lot more conforming than it is today both in area and frontage.

Christopher Berry, Berry Surveying and Engineering, represented the applicant, discussed the proposal and presented the application. The new, revised lot would be slated for a single-family home after the lot lines are adjusted to bring the lot closer to conformance.

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

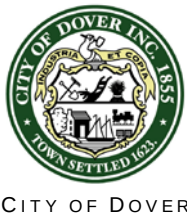
Public hearing opened. No one spoke. *Public Hearing closed.*

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board 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. The applicant shall revise the plat to:
 - a. Add Planning file number P19-63



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- b. Add signature and stamp of LLS
- c. Add owners' signatures
- d. Add abutter information across Glenwood Ave

Motion: F. Torr made a motion that the Planning Board approve the application with staff recommended conditions. Seconded by E. Brooks. Vote U/A

- B. Consideration and acceptance of a Minor Lot Line Adjustment for Randy Donckers, (Owners: Steven Marion & Nicholas Small), Assessor's Map E, Lots 61 & 60, zoned R-20, and located at 135 & 137 Tolend Road. *(P19-60)

D. Benton stated that the applicant is proposing to adjust the lot line between the two subject lots.

Randy Donckers, Amerisite Land Survey represented the applicant, discussed the proposal and presented the application. The lot line adjustment will increase the value of the larger lot. The owner of the smaller lot just renovated the property. He intends to purchase the larger lot and renovate that as well.

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

Public hearing opened.

Kathryn Guilmette, abutter, 15 Upper Factory Rd, asked if one lot line adjustment goes through, does another lot line adjustment on another property automatically become approved.

D. Benton clarified that each individual project and lot line adjustment comes before the board separately for approval.

Public Hearing closed.

STAFF RECOMMENDATION:

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

The Planning Department recommends that the Planning Board 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. The applicant shall revise the plat to:
 - a. Add Planning file number P19-60
 - b. Add signature and stamp of LLS
 - c. Add owners' signatures
 - d. Move LLS stamp over to allow a 2"x2" blank space for Dover approval stamp

Motion: D. White made a motion that the Planning Board approve the application with staff recommended conditions. Seconded by D. Ciotti. Vote U/A.



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Meeting Type: Regular Meeting
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- C. Consideration and acceptance of a Conditional Use Permit for Alex Ross, (Owners: David P Fonseca III & Martha Werler), Assessor's Map L, Lot 91, zoned R-20, and located at 17 Riverside Drive. (Proposal is remove an existing barn and construct a new house with retaining walls within Conservation District. 445 s.f. impact in the Conservation District). *(P19-49)

D. Benton stated that the applicant is requesting a conditional use permit. The Conservation Commission endorsed this application with one condition of providing a landscaping plan to the Planning Department at their meeting on August 12.

D. White recused himself from the case.

Alex Ross, surveyor/ engineer for the project representing the property owner, discussed the proposal and presented the application. The proposed plan decreases the square footage in the tidal buffer zone. By removing a section of the house, the proposed setback to the high tide will be greater than it is now.

D. Landry asked if there is a gravel driveway going to the existing barn. Mr. Ross explained there used to be a gravel driveway there that has since grown over a bit due to lack of use- but it is there.

E. Allgood asked if the home still has septic tank and pump chamber as well as City sewer. Mr. Ross explained that due to how low the home sits, it has to utilize the septic tank and pump chamber and then it connects to the City sewer at the end of the driveway.

L. Skinner inquired about one of the staff recommendations and wondered what criteria turns a dwelling unit to not a dwelling unit. D. Benton said they are turning the existing home into storage. An inspection will be done to confirm there aren't two dwellings on the property.

D. Ciotti asked if there is existing water or sewer in the barn. There is not.

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

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

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

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

1. Revise the plan set to:
 - a. Include planning file number P19-49
 - b. Add landscaping plan to the plan set
 - c. Show existing 33' wide right of way benefitting the subdivision
 - d. Show existing 30' easement benefitting the City
2. Provide a copy of the NHDES Wetland Permit
3. Provide a copy of the NHDES Shoreland Permit

Conditions to Be Met Prior to Occupancy:

4. Construction completed with Building Permits and inspection completed by the Building Inspector to confirm only one dwelling unit exists on the property.



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5. Issuance of a Certificate of Occupancy.

Motion: F. Torr made a motion that the Planning Board approve the conditional use permit with staff recommended conditions. Seconded by D. Ciotti. Vote U/A

D. White returned to his seat.

The Vice Chair announced items D & E would be heard together.

D. Consideration and acceptance of a Conditional Use Permit for White Birch Ammo, LLC., (Owner: 74 Industrial Park, LLC, Assessor's Map G, Lot 3-A-1, zoned I-2, located on Industrial Park Drive. (Proposal is for the construction of a driveway and associated grading and drainage impacting 11,667 sq. ft. of wetlands buffer). *(P19-58)

E. Consideration and acceptance of a Site Review for White Birch Ammo, LLC., (Owners: White Birch Ammo, LLC, dba:White Birch Armory, and 74 Industrial Park, LLC), Assessor's Map G, Lot 3A-1, zoned I-2, and located at Industrial Park Road. (Proposal is to construct a 19,500 sq. ft. commercial building with retail, office, warehouse space and an indoor shooting range with a parking lot with 60 parking spaces). *(P19-57)

D. Benton stated that the applicant went before TRC and was endorsed by the Conservation Commission on August 12, 2019.

Steve Haight, Civilworks NE, representing the property owner, discussed the proposal and presented the applications. He explained that the project has been through several iterations. It was going to include a long-range portion to the indoor shooting range, but that has been removed from the plan.

No permits are required for wetlands or alteration of terrain.

They have revised the grading and drainage and have a revised drainage analysis to provide.

Mr. Haight described the location of the property. He addressed the access to the property.

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

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

STAFF RECOMMENDATION-CUP:

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following condition:

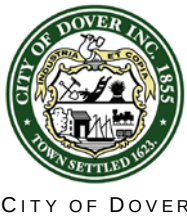
Condition to Be Met Prior to the Issuance of a Conditional Use Permit:

1. The Planning Board approves the Site Plan (P19-57).

Motion: L. Skinner made a motion that the Planning Board approve the conditional use permit with staff recommended conditions. Seconded by D. Landry. Vote U/A

STAFF RECOMMENDATION- Site Plan:

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.



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The Planning Department recommends the Planning Board approve the Site Plan with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The CUP (P19-58) shall be approved by the Planning Board.
2. The applicant shall provide:
 - a. a digital version of plan set
 - b. a revised stormwater plan to the satisfaction of the City Engineer
 - c. draft easement deed for 50' right of way
3. The applicant must revise final plan set to:
 - a. Add the owner's signatures to the final plan
 - b. Add LLS, PE, Architect, CWS, and LLA signatures and stamps to final plan
 - c. Confirm darkest spot in parking lot is between 0.3 and 0.5 fc
 - d. Revise note 24 on sheet 4 to indicate Saturday and Sunday hours of 9AM to 4PM.

Conditions to Be Met Prior to any Construction Activity:

4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

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

5. The new building shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
6. Record driveway easement deed

Conditions to Be Met Prior to Occupancy:

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

D. Ciotti thanked the applicant for coming back to the City with a new proposal and for bringing their business to Dover.

Motion: D. Ciotti made a motion that the Planning Board approve the site review with staff recommended conditions. Seconded by D. Landry. Vote U/A

5. STAFF COMMENTS

- TRC items since July 23 meeting include 96 Portland Ave TDR, 54 Back River Road Subdivision, Amendment to 87 Portland Ave (Gundalow Landing), 66 Third Street converting some commercial to 10 residential units)
- No items are ready for September 10, agenda. Therefore, the board may not meet until September 24
- We have most of the members of the Recreation chapter of the Master Plan but looking for maybe one more and will ask the Board to appoint on September 24th.
- Chris Parker provided memos on the private road meeting on August 5th as well as Coffee with the Mayor on August 10. If the Board has any questions, let Chris know.



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6. MEMBER COMMENTS

D. Ciotti mentioned that private road residents are looking to get their roads accepted as City streets at the City Council level. Those residents have not yet come before the City Council.

L. Skinner commented that developers build roads either to City standards with the intention of them becoming public roads or they don't build them to the standards, and they remain private.

G. Cruikshank welcomed new alternate Erin Allgood to the Board.

7. ADJOURNMENT

Motion: L. Skinner made a motion to adjourn at 7:40. Seconded by D. Landry. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-55

Application Type: Conditional Use Permit
Applicant(s): Wentworth Douglass Hospital
Owner(s): Weathervane Seafoods
Location: Stark Ave (Assessor's Map K, Lot 30-N)
Meeting Date: September 24, 2019

INTENT: To allow construction of a parking lot, grading and drainage impacting 3,107 sq. ft. of wetland buffer. This is a 431 sq. ft. increase from the existing conditions.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: 0.47 acres

ZONING DISTRICT: B-3

EXISTING LAND USE: Parking lot

PROPOSED LAND USE: Medical

SURROUNDING LAND USE:

Residential, commercial, vacant

ZBA ACTION: None

ATTACHMENTS: Application materials, Site Plan, TRC minutes from 7/25/19, Conservation Commission minutes from 9/19/19

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: CUP for Conservation District impacts

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is proposing to build a new urgent care on an existing parking lot. The construction of the parking lot, grading and drainage impact 3,107 sq. ft. of wetland buffer which is 431 sq. ft. more than the existing conditions.

The Technical Review Committee reviewed this application at their July 25, 2019 meeting.

The Conservation Commission endorsed this item at their September 9 meeting.

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 condition:

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

1. The Planning Board approves the Site Plan (P19-56).

Stark Avenue

**Property Information**

Property ID K0030-N00000
Location DOVER POINT RD
Owner WEATHERVANE SEAFOODS
Land Use 336

**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

PLANNING BOARD - STAFF MEMO FILE #P19-56

Application Type: Site Plan
Applicant(s): Wentworth Douglass Hospital
Owner(s): Weathervane Seafoods
Location: Stark Ave (Assessor's Map K, Lot 30-N)
Meeting Date: September 24, 2019

INTENT: To construct a 4,500 s.f. Urgent Care Facility with paved parking.

LOTS/UNITS PROPOSED:
N/A

AGENDA ITEM #: 4-B

ACREAGE: 0.47 acres

ZONING DISTRICT: B-3

EXISTING LAND USE:
Parking lot

PROPOSED LAND USE:
Medical

SURROUNDING LAND USE:
Residential, commercial, vacant

ZBA ACTION: None

ATTACHMENTS: Application materials, Site Plan, TRC minutes from 7/25/19, Conservation Commission minutes from 9/19/19
APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: CUP for wetland buffer

WAIVERS REQUESTED:
None

Summary of Request and Background

The applicant is proposing to build a new urgent care on an existing parking lot. The site will be serviced by public water and sewer.

The Technical Review Committee reviewed this application at their July 25, 2019 meeting.

The Conservation Commission endorsed this item at their September 9 meeting.

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 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 CUP (P19-55) shall be approved by the Planning Board.
2. The applicant shall provide:
 - a. a digital version of plan set
3. The applicant must revise final plan set to:
 - a. Add the owner's signatures to the final plat
 - b. Add LLS, PE, Architect, CWS, and LLA signatures and stamps to final plan
 - c. Update lighting plan to add security lighting on all four sides of the building
 - d. Revise permit section on sheet C-1
 - e. Show electrical conduits to generator pad

Conditions to Be Met Prior to any Construction Activity:

4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

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

5. The new building shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
6. Record access and parking easement

Conditions to Be Met Prior to Occupancy:

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

Stark Avenue

**Property Information**

Property ID K0030-N00000
Location DOVER POINT RD
Owner WEATHERVANE SEAFOODS
Land Use 336

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

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Geometry updated 5/3/2019
Data updated Daily



August 29, 2019

Ref: 52602.00

Ms. Donna Benton, AICP
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169

Re: Technical Review Committee - Response to Comments
Proposed Urgent Care Facility
130 Stark Avenue
Dover, NH

Ms. Benton,

On behalf of the applicant, Wentworth-Douglass Hospital, VHB has prepared the following responses (in bold) to the Technical Review Committee comments (in italics) dated July 25, 2019. Fifteen copies of the following documents have been included in this submittal, unless otherwise indicated:

- Site Review Application,
- CUP Application,
- Application Fees (\$876.87 check submitted with original application & \$266 abutters fee submitted at TRC meeting on 8/15/19),
- List of Professionals,
- Checklist,
- Site Rendering,
- Letters to Serve,
- Sewer and Water Flow Calculations,
- Draft Easement Agreement,
- Stormwater Analysis Memorandum with Operation and Maintenance Manual (previously submitted),

Engineers | Scientists | Planners | Designers

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- Traffic Impact Assessment and Analysis Memorandum,
- Permitting Site Plans, Revised August 29, 2019 (3 - Full size, 12 - 11x17, folded),
- CD with all documents listed above.

Planning Comments

Comment 1: Impact Fees (\$4,140)

VHB Response: The applicant will pay the required impact fees.

Comment 2: Water and Sewer Investment fees

VHB Response: The applicant will pay the required water and sewer investment fees.

Comments 3: Please revise application to include:

- *Letter from Eversource and Community Services regarding ability to provide service*

VHB Response – Letters from Eversource and Community Services are included in the revised application package.

- *Architectural renderings in color with materials indicated*

VHB Response – The building materials have been added to the colored Planning Elevations sheet (Reference Sheet 3).

- *Streetscape in plan set*

VHB Response – The rendered streetscape has been added as a reference sheet in the plan set, titled "Site Rendering" (Reference Sheet 6).

- *Floor plans*

VHB Response – Plans have been added depicting the buildings floor plan. See reference sheets titled "Site/Floor Plan" and "Floor Plan" (Reference Sheet 5).

- *Access easement documentation*

VHB Response – A draft access and parking easement has been included in the revised application package.

- *Provide updated application*

VHB Response – The updated application is included in the revised application package.

Comment 4: Please revise plan set to:

- *Note WDH is buying the lot*



VHB Response - See Sheet C-1 Legend and General Notes, Dover Specific Note #26.

- *Calculation of increase in impervious cover within the wetland buffer*

VHB Response – A wetland impact chart has been added including a column for the increase in impervious cover in the wetland buffer (Sheet C-2).

- *Add stop bar in parking lot turning right into parking lot*

VHB Response – A stop bar and stop sign have been added in the drive aisle turning into the parking lot (Sheet C-2).

- *Add security lighting on all 4 sides of building*

VHB Response – Lighting has been added to the building on all four sides see the Site Lighting Plan (Reference Sheet 4).

- *Show bollards on streetscape*

VHB Response – Bollards have been added to the streetscape plan. See “Site Rendering” reference sheet in the plan set (Reference Sheet 6).

- *Add planning file number throughout (P19-56)*

VHB Response – The Planning File Number has been added to the title block in the plan set as well as the cover (All sheets).

- *Add abutter information to NP-1*

VHB Response - Abutter information has been added to the neighborhood plan (Reference Sheet NP-1).

- *Add common site plan notes or indicate location of: 4, 5, 9, 17, 19, 23, 25, 27, 28, 29, 31, and 34*

- **VHB Response – See list of common notes included as an attachment in the application package for location of all plan notes.**

- *Revise to have full note 41*

VHB Response – See Sheet C-1 Legend and General Notes, Dover Specific Note #25.

- *Engineer, LLS, Architect, CWS, and Landscape Architect to sign and stamp final plan set*

VHB Response – Applicable plans have been stamped and signed by the appropriate professional (various sheets).

- *Add flood hazard location*

VHB Response - Site and depicted adjacent areas are completely located within Zone X – no screen, areas of minimal flood hazard which are areas determined to be outside the 0.2%



(500-year) annual chance floodplain. The FEMA Firmette is included in the revised application package.

- *Add additional utility information (i.e. size/capacity)*

VHB Response – Anticipated utility loads have been included on the plans. See Sheet C-1 Legend and General Notes, Utilities Note #1.

- *Add contours 100' offsite*

VHB Response – GIS contours (LIDAR) have been added to the Grading, Drainage and Erosion Control sheet to depict elevations 100 feet beyond the site where topographical survey was not performed. (Sheet C-3).

- *Add wetland buffer placards*

VHB Response - Wetland buffer placards have been added to the plans and noted to be purchased from the City (Sheet C-2).

- *Show ambulance entrance by identifying spaces opposite entrance for ambulance only*

VHB Response - Two parking spaces opposite the ambulance entrance have been hatched to identify them as ambulance only parking (Sheet C-2).

- *Revise parking calculation to indicate shared parking under the "allowed" section*

VHB Response – Parking summary chart has been updated to indicate the parking is to be shared between the proposed use and the restaurant (Sheet C-2).

- *Indicate more detail on dumpster? Who is designing?*

VHB Response – A dumpster detail has been added to the plans. See the Dumpster Pad with Enclosure on Sheet C-5.

- *Indicate project is on Stark Ave*

VHB Response: The address has been updated to reflect the new address of 130 Stark Avenue.

Police Department Comments

Comment 1: Regarding the light pole to be removed from the bio-retention area, is it to be relocated elsewhere nearby? Lighting plan appears to be deficient in this particular area.

VHB Response: Lighting has been added to the building on all four sides see the Site Lighting Plan (Reference Sheet 4).

Comment 2: Provide 2-sided R6-1 or R6-2 "One Way" signs at Weathervane entrance driveway



VHB Response: One Way signs (R6-1L and R6-1R) have been added to the plans. See revised signage on Sheet C-2.

Comment 3: Add centerline markings to the two-way driveway between the facility and car wash

VHB Response: A centerline marking was added to the driveway as well as a stop bar and stop sign at the exit (Sheet C-2).

Comment 4: Is there any room to increase drive aisles from 22' to 24'?

VHB Response: VHB has reviewed alternative designs with a 24' drive aisle. There is not enough space to expand the drive aisle in the proposed parking area. Increasing the drive aisle going into the site would increase the wetland impact and impervious area on the site. Due to these reasons, VHB has kept the drive aisles at 22'.

Comment 5: WD Security and DPD to work together on alarms and calls

VHB Response: Wentworth Douglass Security will work with the Dover Police Department regarding responding to alarms and calls.

Fire/Inspections Comments:

Comment 1: Provide location of FDC. Said location shall provide a continuous unobstructed path.

VHB Response: A fire department connection has been added on the southwest corner of the building. A 5-foot wide concrete sidewalk has been added from the shared driveway to the FDC to ensure an unobstructed path (Sheet C-4).

Comment 2: Add hydrant along Dover Point Road

VHB Response: A hydrant has been added on the property at the entrance of the shared driveway (Sheet C-4).

Comment 3: Provide individual water supply shut off for suppression and domestic water

VHB Response: A water valve has been added to the both the fire protection line and domestic water line (Sheet C-4).

Comment 4: Add a turning lane in the North bound lane of Dover Point Road on the south side of the entrance

VHB Response: The purpose of a turning lane would be to provide a parking place for the fire truck along the street to access the building. The current lane adjacent to the site will serve as a fire lane and bus lane. A 5-foot wide sidewalk has also been shown to ensure an unobstructed path to the building (Sheet C-2).

Comment 5: Document bus lane/fire lane



VHB Response: A sidewalk with an ADA compliant ramp has been added to provide access from the fire/bus lane to the sidewalk in the front of the building (Sheets C-2, C-3 & C-4).

Comment 6: Plans shall indicate design compliance with the required accessible regulations and NH RSA 155-A :5

VHB Response: The plans have been reviewed and a note has been added regarding compliance on Sheet C-1 Legend and General Notes, Dover Specific Note #25.

Comment 7: The subject property will be 130 Stark Avenue

VHB Response: Comment noted.

Engineering Comments:

Comment 1: Are there hoods in the catch basins?

VHB Response: Oil/debris traps (hoods) will be provided in all catch basins. See Catch Basin with Oil/Debris Trap detail on Sheet C-7.

Comment 2: Will there be a gas service to anyone?

VHB Response: New gas service connections will be made to both the proposed project and the existing restaurant. Further coordination with the gas company will be required.

Comment 3: Reconsider how will trash be handled

VHB Response: Trash disposal and pickup will be coordinated between the two users under a shared easement agreement. Final dumpster and trash easement language will be added to the attached draft easement in the application package and submitted upon final approval.

Comment 4: Show Emergency generator and screen

VHB Response: An emergency generator will be provided in the landscape area to the northeast of the building. Screening has been provided from the building and from the shared driveway as cars are entering. (Sheet L-1)

Comment 5: Note about evaluating the condition of the existing sewer service, before tie in

VHB Response: A note has been added to the plans for the Contractor to verify the condition of the existing sewer service (Sheet C-4).

Comment 6: Add headwall and rip rap at the existing outfall

VHB Response: A headwall and rip rap apron has been added to the existing outlet pipe (Sheets C-3, C-4 & C-6).

Comment 7: Note 12x6 tapping sleeve and gate



VHB Response: A 12x6 tapping sleeve and gate has been added to the proposed water line (Sheet C-4).

Comment 8: Add a gate on the fire line outside the building

VHB Response: Water gate has been added to each water line (Sheet C-4). Reference Fire/Inspections Comment #3 above.

Comment 9: Separate the water from the underground by 7 ft

VHB Response: The waterline has been moved to provide separation from other utilities by 7' (Sheet C-4).

Comment 10: Trench detail sand around the water and stone around the drain

VHB Response: The trench detail has been updated to comply with the City standards set in "Construction Guidelines, Permits, Rules, and Regulations" (Sheet C-7).

Comment 11: Manhole opening is to be 30"

VHB Response: The drainage manhole detail has been updated to provide a 30-inch access opening (Sheet C-7).

Comment 12: No cleanouts outside the building are shown so remove detail

VHB Response: The cleanout detail has been removed from Sheet C-7.

Economic Development Comments

Comment 1: Indicate materials on renderings

VHB Response: Building materials have been added to the architectural elevations. See Planning Elevations sheet (Reference Sheet 3).

Sincerely,

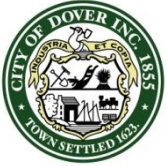
Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read "DF", with a stylized flourish extending to the right.

David Fenstermacher

Sr. Project Manager
dfenstermacher@vhb.com

SITE PLAN APPLICATION



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Wentworth-Douglass Hospital Telephone # (603) 740-6581

Address of Applicant: 789 Central Avenue, Dover, NH 03820

E-Mail Address: david.soares@wdhospital.com

Name of Property Owner (*if different from applicant*): Weathervane Seafood Telephone # 207.475.7078

Address of Property Owner: 306 US Rte 1, Kittery, ME 03904

PROPERTY INFORMATION

Address of Property: 130 Stark Avenue

Assessor's Map # K Lot(s) # 30-N

Zoning District(s) B-3 Thoroughfare Business Overlay District(s) _____

Size of Parcel: 20,298 sq. ft. 0.466 ac. Property Deed: Book 1045 Page: 48

Existing Use of Property: Parking Lot

SITE PLAN INFORMATION

Describe Proposed Use: Medical Office

Area of Parcel to be Developed: 20,298 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 72 (for both lots) Proposed 64 (for both lots)

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

Number of Employees Total: 10+ (supported by WDH staff) In Maximum Shift: 10

Disposition of Parcel:

Building Setbacks:

Building Footprint 4,500 sq. ft.

Front Yard 30 ft.

Total Building Area 4,500 sq. ft.

Rear Yard 15 ft.

Paved Area 7,410 sq. ft.

Side Yard: Right 12 ft. Left 12 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? 40 feet

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 38 feet

BUILDING INFORMATION

Type of Building to be Built: 2B

Height of Building: 16 ft Finished Floor Elevation: 92.8'

Number of Seats (where applicable) _____

Estimated value of construction: \$1.5m 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.) Glen Johnson, VHB

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 Telephone #: (603) 391-3930

Professional License #: 898 E-mail address: gjohnson@vhb.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) David Fenstermacher, VHB

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 Telephone #: (603) 391-3929

Professional License #: 13382 E-mail address: dfenstermacher@vhb.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) Kevin Neumann, e4h

Address 21 Drydock Avenue, Suite 630W, Boston, MA 02210 Telephone #: (617) 807-1193

Professional License #: 1989 E-mail address: kneumann@e4harchitecture.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) David Woodward, VHB

Address 500 Southborough Drive, Suite 105B, Portland, ME 04106 Telephone #: (207) 536-2577

Professional License #: 153 E-mail address: dwoodward@vhb.com

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Kristopher Wiles, VHB

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 Telephone #: (603) 391-3944

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

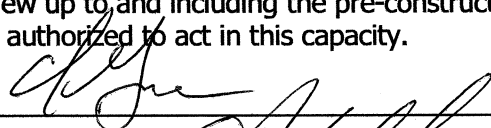
CONSERVATION EASEMENT HOLDER N/A

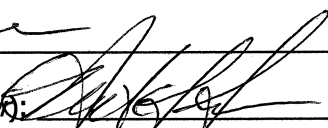
Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

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.

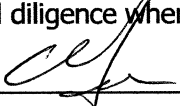
Signature of Property Owner:  Date: 07/30/2019

Signature of Applicant (if different from owner):  Date: 07/31/2019

Signature of Agent: _____ Date: _____

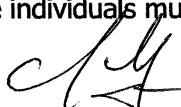
AUTHORIZATION TO ENTER SUBJECT PROPERTY

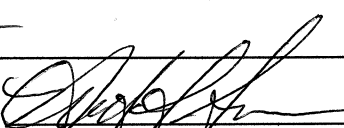
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction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

Signature of Property Owner:  Date: 07/30/2019

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

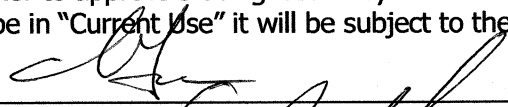
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

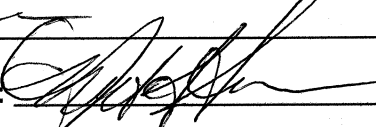
Signature of Property Owner:  Date: 07/02/19

Signature of Applicant (if different from owner):  Date: 07/31/19

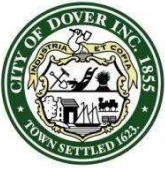
CERTIFICATION OF FEES

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

Signature of Property Owner:  Date: 07/02/19

Signature of Applicant (if different from owner):  Date: 07/31/19

CUP APPLICATION



City of Dover, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Wentworth-Douglass Hospital Telephone # (603) 740-6581

Address of Applicant: 789 Central Avenue, Dover, NH 03820

E-Mail Address: david.soares@wdhospital.com

Name of Property Owner (if different from applicant): Weathervane Seafood Telephone # 207.475.7078

Address of Property Owner: 306 US Rte 1, Kittery, ME 03904

PROPERTY INFORMATION

Assessor's Map # K Lot(s) # 30-N

Address of Property: 130 Stark Avenue, Dover NH 03820

Zoning District(s) B-3 Thoroughfare Business Overlay District(s) _____

Existing Use of Property: Parking Lot

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:

Paved parking is within wetland buffer.

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

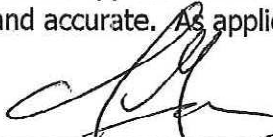
Name of Professional That Prepared Plans: David Fenstermacher

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 Telephone #: (603) 391-3929

Professional License #: 13382 E-mail address: dfenstermacher@vnhb.com

SIGNATURES

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

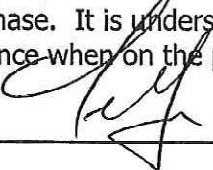
Signature of Property Owner:  Date: 7-2-19

Signature of Applicant (if different from owner):  Date: 7-2-19

Signature of Agent:  Date: 7-2-19

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:  Date: 7-2-19

APPLICATION FEES CALCULATION

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION \$150.00 x # _____ new lots created= \$ _____
- ☐ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= \$ _____
- ☐ 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)
 - o New construction \$.15 sq. ft. x # 4,500 sq. ft.= \$ 675
 - o Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
- ☐ CHANGE OF USE (not to exceed \$5,000)
 - o Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT \$150.00 x # 1 per application= \$ 150
- ☐ GRAVEL PIT/ EXCAVATIONS
 - o Application fee \$50.00= \$ _____
 - o Permit fee \$75.00= \$ _____
- ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN \$50.00 x # _____ per hour of review (3 hour minimum)= \$ _____
- ☐ REQUEST FOR REZONING Application fee \$150.00= \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$100.00= \$ _____

SUB TOTAL=

\$ 825

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # 741 =

\$ 51.87

TOTAL PLAN REVIEW FEE=

\$ 876.87 (paid)

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 review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - o Certified letters fee # 5 of x \$8.00= \$ 120
- ☐ Certified letters fee: # of abutters 10 X \$8.00= \$ _____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters 10 X \$1.00= \$ 10
- ☐ Creating/Printing Abutter Labels in triplicate per sheet 3 x \$10.00= \$ 30

SUB TOTAL=

\$ _____

C. Foster's newspaper public notice fee

\$ 80.00

TOTAL NOTICE FEE=

\$ 266 (paid)

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.

LIST OF PROFESSIONALS

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
K	30-N	Weathervane Seafoods	306 US Rte 1, Kittery, ME 03904

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
David Soares	Wentworth-Douglass Hospital	789 Central Avenue, Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Glen Johnson	VHB	2 Bedford Farms Dr, Suite 200, Bedford, NH 03110
David Fenstermacher	VHB	2 Bedford Farms Dr, Suite 200, Bedford, NH 03110
Dale Taglienti	Environments for Health Architecture	21 Drydock Ave, Suite 630w, Boston, MA 02210

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

SITE PLAN CHECKLIST



City of Dover, New Hampshire

SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours 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: Wentworth-Douglass Hospital File Number: P19-56

PROJECT TITLE: Proposed Urgent Care Facility

PROPERTY LOCATION: Dover Point Road Tax Map: K Lot: 30-N

	Where/How Provided	Reviewed
1. Completed and signed Application form	Application Packet	
2. Plan Review Fees are provided	Application Packet	
3. Electronic copy of the engineered/surveyed plan layout	CD	
4. Electronic copy of supplementary materials and application	CD	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Application Packet	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
7. Conditional Use Permit applications	Application Packet	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	Site Plans - Reference Sheet	
9. A colored architectural plan showing all sides of buildings	Site Plans - Reference Sheet	
10. 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:		
Location map at appropriate scale	Site Plans - Cover Sheet	
Proposed Project name and title and Planning File #	Site Plans - Cover Sheet	
Date, north arrow and scale	Site Plans - All Sheets	
Names of all abutting property owners	Site Plans - All Sheets	
Name and address of owners and/or applicants	Site Plans - Reference Sheet Sv-1	
Signature & stamp of NH licensed land surveyor and/or engineer	Site Plans - All Sheets	
Zoning District boundaries, including any special or overlay districts	Site Plans - Reference Sheet NP-1	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Site Plans - Sheet C-2	
Location and widths of existing & proposed easements & right of ways	Site Plans - Sheet C-2 & Sv-1	
Location and width of existing and proposed access/egress ways	Site Plans - Sheet C-2	

City of Dover – Site Plan Review Checklist

Page 2 of 2

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	Site Plans - Sheet C-2	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Site Plans - Reference Sheet Sv-1	
Existing and proposed topographic information at two foot intervals	Site Plans - Sheet C-3 & Sv-1	
Existing and proposed buildings and structure locations	Site Plans - Sheet C-2 & Sv-1	
Minimum building setbacks or build to lines on all lots	Site Plans - Sheet C-2	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Site Plans - Sheet C-4 & Sv-1	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	Site Plans - Sheet C-4 & Sv-1	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	Site Plans - Sheet C-4 & Sv-1	
Existing and proposed stormwater lines and facilities	Site Plans - Sheet C-3, C-4 & Sv-1	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Site Plans - Reference Sheet	
Location of Flood Hazard Zone	Site Plans - Reference Sheet Sv-1	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	Site Plans - Sheet C-2 & Sv-1	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	Site Plans - Reference Sheet NP-1	
Existing natural features and/or significant vegetation on property	Site Plans - Reference Sheet Sv-1	
Depict existing contours up to 100 ft. beyond project limits	Site Plans - Sheet C-3	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	Site Plans - Sheet L-1 & L-2	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	Site Plans - Sheet C-2	
Location, material and size of existing and proposed pavement area	Site Plans - Sheet C-2 & Sv-1	
Location of proposed fire lanes	N/A	
Specify finished floor elevations of buildings	Site Plans - Sheet C-3 & Sv-1	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	Site Plans - Sheet C-2 & Sv-1	
Depict all service, storage, loading bays and utility areas	Site Plans - Sheet C-2, C-4 & Sv-1	
All applicable Dover Common Site Plan notes	Site Plans - Sheet C-1 & C-3	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	Stormwater Memorandum & Site Plan Sheet C-3	
Stormwater Management System Operation and Maintenance Plan	Stormwater Memorandum Attachment	
Letter to Serve from Public and Private Utilities	Application Packet	
Erosion and Sedimentation Control Plan	Site Plans - Sheet C-3	
Landscape Operation and Maintenance Plan	Site Plans - Sheet L-1	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	Site Plans - Reference Sheet Sv-1	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	Stormwater Memorandum Attachment	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	Application Packet	

REVIEWED BY: _____ DATE _____ TRC DATE _____

CITY OF DOVER PLANNING DEPARTMENT
Revised June 4, 2019

APPLICANT: Wentworth-Douglass Hospital FILE NUMBER: P19-56

List of Common Site Plan Notes

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

- C-1 Gen Note #11. The intent of this plan is to *(describe the purpose of the plan)*.
- Cover 2. Owners of Record are: Name
Street address
Municipality, State, Zip Code

Authorized Signature
- Cover 3. The parcel(s) is *(are)* shown as Lot No. _____, Map _____ of the City of Dover Tax Assessor's Maps.
- C-1 Existing Conditions Information #3 4. The subject parcel(s) contains _____ acres or _____ sq. ft. area of land.
- Sv-1 Gen Note #15. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. _____, Page No. _____.
- Sv-1 Plan References 6. Reference Plans: *(List all reference plans and their SCRD #)*
- Sv-1 7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note.
- C-2 Zoning Summary Chart 8. Zoning dimensional and density requirements are as follows:
- | Required: | Provided: |
|---|-----------|
| a. Zoning district _____ sub-district _____ | |
| b. Minimum lot size: _____ acres (sq. ft.) | |
| c. Minimum lot frontage: _____ ft. | |
| d. Minimum yard setbacks/build-to-lines: | |
| Front _____ ft. | |
| Side _____ ft. | |
| Rear _____ ft. | |
| Abut-a-street _____ ft. | |
| e. Maximum/minimum lot coverage _____ % | |
| f. Minimum/maximum bldg. height _____ ft./stories | |

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

- C-1 Permits Note #1
9. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the proposed use or structure, including the case number and date of decision and any conditions.
- C-1 Existing Conditions Information #4
10. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from _____ Plan, prepared by (surveyor))*.
- C-1 Existing Conditions Information #5
11. Subject parcel is *(is not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
- Sv-1 Wetland Notes
12. Wetlands were delineated by _____, Certified Wetlands Scientist, Certification Number _____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on _____, 20____.
- C-1 Dover Spec. Notes #1
13. As-built plans of the subdivision shall be submitted on paper and in digital format AutoCAD DWG, AutoCAD DXF or ESRI format to the City of Dover Engineer's Office upon completion of project if a street is proposed for City acceptance. As-built plans shall be prepared and certified correct by a L.L.S. or P.E. Digital files shall be geo-referenced to New Hampshire State Plane Coordinates NAD83 and shall be expressed in feet.
- C-1 Dover Spec. Notes #5
14. The installation of electric power, cable television and telephone lines shall be underground throughout the site for which development is proposed.
- C-1 Dover Spec. Notes #6
15. The subject parcel(s) is (are) served by municipal water and sewer *(or is served by on-site well and septic system)*.
- C-1 Dover Spec. Notes #12
16. 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.
- C-3 Erosion Control Notes
17. All erosion control notes shall include provisions for construction sequencing, temporary erosion control measures, and permanent standards such as loam spread rate for disturbed areas, rates of lime, type and rates for fertilizer, and seed and mulch mixture with rates of application.
- C-1 Dover Spec. Notes #8
18. The limits of construction disturbance that are located in or within the 50 ft. of Conservation and Wetland Districts shall be staked, flagged and clearly identified prior any earth disturbing activity occurs.
- C-1 Dover Spec. Notes #20
19. All treatment swales to be constructed shall have sod bottoms.
- C-1 Dover Spec. Notes #9
20. A letter of credit for the cost of revegetating all disturbed areas on the site shall be submitted, and the approved construction sign installed prior to any earth disturbing activity occurs.
- C-1 Dover Spec. Notes #11
21. A pre-construction conference with the developer, the design engineer, the earthwork contractor and the City Engineer shall occur prior to any earth disturbing activity.
- C-1 Dover Spec. Notes #10
22. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4 PM. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

- C-1 Dover Spec. Notes #17 23. Building addresses (including apt/unit numbers if applicable) shall be assigned by the Building Official at the time of issuance of a building permit.
- C-1 Dover Spec. Notes #18 24. The proposed use for the site (structure) is _____. (More specific uses are encouraged, such as single family, duplex, multi-family, restaurant, hotel, doctor's office, etc. Should more than one use be proposed, an indication of the percentage of each use is suggested.)
- C-1 Dover Spec. Notes #20 25. The following federal and state permits have been issued for the subject property: (*List permit type, number and date of issuance.*)
- C-1 Dover Spec. Notes #4 26. Commercial vehicle route during construction shall conform to Dover City Code or be coordinated with the Community Services Director.
- C-1 Dover Spec. Notes #21 27. Any retaining wall taller than four feet (4') requires issuance of a building permit from Inspection Services.
- C-1 Dover Spec. Notes #22 28. Any fence taller than six feet (6') requires the issuance of a building permit from Inspection Services.
- C-1 Dover Spec. Notes #23 29. 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>
- C-1 Dover Spec. Notes #7 30. The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons/entities that may acquire any property subject to the requirements and responsibilities described in the approved STORMWATER Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting.
- C-1 Dover Spec. Notes #24 31. Fire department access road(s) shall be installed and maintained to support the imposed loads of fire apparatus in all weather conditions at all times.
- C-2 Parking Summary Chart 32. The maximum parking space calculation is _____ (broken down) and _____ spaces are provided.
- C-1 Dover Spec. Notes #2 33. Exterior lighting shall be cut-off type fixtures per Chapter 149-14-E and shall provide lighting directed on-site only.
- C-1 Existing Conditions Information #1 34. Topographic survey performed by _____ on (*dates*).
- C-1 Existing Conditions Information #2 35. Elevations are based on U.S.G.S. datum. (**or** Elevations depicted are based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).
- C-1 Dover Spec. Notes #3 36. A security system shall be installed as required by Chapter 58, Article I, section 58-2 of the Code of the City of Dover. (*If a business establishment or multi-family dwelling contained in a new, altered or repaired structure*)
- C-1 Dover Spec. Notes #13 37. Approved backflow preventers shall be provided for both fire and domestic water lines.
- C-1 Dover Spec. Notes #14 38. The (*existing or proposed*) structure shall be served by a sprinkler system as required by Chapter 109- 30 of the Code of the City of Dover and the adopted State of NH Building and Fire Codes.

- C-1 Dover Spec. Notes #15

39.

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 and approved by Inspection Services prior to connection of the backflow device.
- C-1 Dover Spec. Notes #16

40.

Fire department connection(s) shall be located on the street side of the building per NFPA 13. Access to the FDC shall maintain a clear and unobstructed path at all times.
- C-1 Dover Spec. Notes #25

41.

The site layout is designed in compliance with applicable accessibility regulations. The proposed structure will be also be designed in accordance with applicable accessibility regulations. (i.e. IBC, ANSI-117.1) and NH RSA 155-A:5.

REMARKS:

LETTERS TO SERVE



June 19, 2019

1700 Lafayette Road
Portsmouth, NH 03801

Trevor Emmons
603-332-7515
trevor.emmons@eversource.com

David Fenstermacher
VHB
2 Bedford Farms Drive, Suite 200
Bedford, NH 03110

Dear David Fenstermacher:

I am responding to your request to confirm the availability of electric service for the proposed Map K, Lot 30 project located on Dover Point Road being constructed for/by Wentworth-Douglass Hospital.

The proposed project consists of a 1-story commercial building with 0 residential units. The proposed development will be constructed along Dover Point Road.

The developer will be responsible for the installation of all underground facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Utility Plan C-1. The proposed building service will be fed from utility pole #1/181S and to be confirmed by Eversource Engineering as depicted on utility plan. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed overhead/underground facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached drawing titled "Dover Point Road Utility Plan" dated 06/18/2019, shows transformer locations to service your proposed project.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (<https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2>).

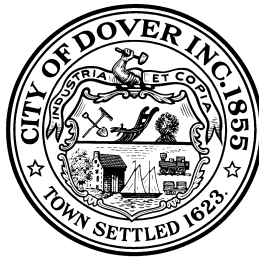
If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-332-7515

Respectfully,

Trevor Emmons
NH Eastern Regional Engineer, Eversource

cc: (via e-mail)
Michael Busby, Eastern Regional Engineering and Design Manager, Eversource
Michael Lee, Eastern Region Operations Manager, Eversource
Mary Jo Hanson, Field Supervisor, Electric Design, Eversource

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

July 31, 2019

VHB--Malia E. Ohlson, PE
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110-6532

RE: Tax Map K Lot 30N Stark Ave/Dover Pt Rd

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

From: Mills, Jared Mccollum (Mac) <jared.mills@verizon.com>
Sent: Monday, June 17, 2019 4:32 PM
To: Dubois, Emily
Subject: [External] Re: [E] Dover Utility Will Serve Request [Filed 18 Jun 2019 08:16]

Hi Emily -

Yes, we can provide you with any speed variety and voice quality you prefer. I just need to know what services you are looking for and I can prepare a quote for you. Also, when is the projected move in date?

On Mon, Jun 17, 2019 at 10:26 AM Dubois, Emily <edubois@vhb.com> wrote:

Good Morning Jared,

As discussed on our call earlier, VHB is preparing site plans for an approximately 4,500 SF medical office building in Dover, New Hampshire. There is currently no address for the project but the site is the paved lot that abuts 2 Dover Point Road (see attached location map). We are requesting confirmation that the phone service in Dover Point Road has adequate capacity to service the proposed project and that Verizon will provide service to the proposed building. I have attached a utility plan with the proposed telephone line connecting to an existing pole.

Please feel free to contact me with any questions or concerns.

Thank you,

Emily Dubois



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110-6532
P 603.391.3889 | F 603.518.7495
edubois@vhb.com

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Jared "Mac" Mills
Senior Sales Specialist
Verizon Wireline - Medium Business

22001 Loudoun County Parkway
Ashburn, VA 20147

O 703-694-6359
jared.mills@verizon.com



From: Beaulieu, David <beaulieu@unitil.com>
Sent: Wednesday, June 19, 2019 1:53 PM
To: Dubois, Emily
Subject: RE: [External] RE: Dover Point Road Will Serve Request

Hi Emily,

Looks good!

Dave

David Beaulieu

Business Development Executive
Unitil | 325 West Road | Portsmouth, NH 03801
o: 603-294-5144 f: 603-294-5244
Beaulieu@unitil.com | www.unitil.com

From: Dubois, Emily [<mailto:edubois@vhb.com>]
Sent: Wednesday, June 19, 2019 8:37 AM
To: Beaulieu, David
Subject: RE: [External] RE: Dover Point Road Will Serve Request

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hi Dave,

Could you please review the attached utility plan and confirm that the shown connection is feasible?

Thank you,

Emily Dubois

P 603.391.3889
www.vhb.com

From: Beaulieu, David <beaulieu@unitil.com>
Sent: Tuesday, June 18, 2019 2:58 PM
To: Dubois, Emily <edubois@vhb.com>
Subject: [External] RE: Dover Point Road Will Serve Request [Filed 18 Jun 2019 15:18]

Hi Emily,

Unitil confirms the existing 4-inch gas main on Dover Point Road is adequate to supply the proposed facility with a demand of 750 cfh. Service installation is pending to necessary permits required to access the town right-of-way.

Please contact with me additional questions as the project progresses.

Dave

David Beaulieu

Business Development Executive

Unitil | 325 West Road | Portsmouth, NH 03801

o: 603-294-5144 f: 603-294-5244

Beaulieu@unitil.com | www.unitil.com

From: Dubois, Emily [<mailto:edubois@vhb.com>]

Sent: Thursday, June 13, 2019 4:14 PM

To: Beaulieu, David

Subject: Dover Point Road Will Serve Request

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Good Afternoon Dave,

As mentioned in our call earlier, VHB is preparing site plans for an approximately 4,500 SF medical office building in Dover, New Hampshire. There is currently no address for the project but the site is the paved lot that abuts 2 Dover Point Road (see attached location map). We are requesting confirmation that Unitil can supply service, from the 4" gas main, to the proposed development with an anticipated load of 750 CFH.

Please feel free to contact me with any questions or concerns.

Thank you,

Emily Dubois



2 Bedford Farms Drive

Suite 200

Bedford, NH 03110-6532

P 603.391.3889 | F 603.518.7495

edubois@vhb.com

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From: Heather Maxwell <hmaxwell@firstlight.net>
Sent: Wednesday, June 19, 2019 2:56 PM
To: Dubois, Emily
Subject: [External] RE: FirstLight Fiber - Note from Heather about New Building Dover, NH

Hi Emily,

I was assigned to work on this project for you. I noticed that we can service the below site, as well as, a few others. I would like to schedule a call with you and my engineer to discuss needs. Please let me know your availability.

Thank you,

Heather

Heather Maxwell
Senior Account Executive

FirstLight

41 State Street 10th Floor | Albany, NY 12207
Direct 518-694-8765 | Cell 518-649-3230
hmaxwell@firstlight.net | www.firstlight.net

For Repair or Technical Questions - 1-833-484-0404 or repair@firstlight.net
For Billing Questions - 1-855-339-1996 or billing@firstlight.net

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From: Dubois, Emily <edubois@vhb.com>
Sent: Wednesday, June 19, 2019 1:57 PM
To: Nicole Martin <nmartin@firstlight.net>
Subject: Dover Utility Will Serve Request

Hi Nicole,

As mentioned on our call earlier, VHB is preparing plans for an approximately 4,500 SF medical office building in Dover, New Hampshire. There is currently no address for the project but the site is the paved lot that abuts 2 Dover Point Road (see attached location map). We are requesting confirmation that First Light can supply service to the proposed project.

Please feel free to contact me with any questions or concerns.

Thank you,

Emily Dubois



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edubois@vhb.com

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Comcast Cable Communications Management, LLC

181 Ballardvale Street

Wilmington, MA

01887

To- Emily Dubois

(603)391-3889

edubois@vhb.com

This letter is to inform you that Comcast will indeed be able to deliver services to the location on Dover Point Rd. Services will be delivered by utilizing conduit provided by the developer. Conduit will be ran from the Pole to telecom room. Comcast will bring Fiber and Coaxial services to this location upon request.

Thanks,

Jim Wholey

Jim Wholey, Market Development – Greater Boston Region

180 Greenleaf Ave | Portsmouth, NH | 03801

P: 617-279-5840

F: 866-728-7881

E: james_wholey@cable.comcast.com

SEWER AND WATER FLOW
CALCULATIONS



\\vhb\glb\proj\Bedford\52572.00 WDH Urgent Care Concept\ssheets\Sewer\52572.00 Sewer Flow Calc Sheet - EAD

DRAFT EASEMENT AGREEMENT

Return to:

RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT

THIS AGREEMENT made this ____ day of _____, 2019, by and between ***Wentworth-Douglass Hospital***, a New Hampshire not-for-profit, voluntary corporation, having a principal place of business at 789 Central Avenue, Dover, New Hampshire 03820 (hereinafter “WDH”) and ***Weathervane Seafoods***, a Maine corporation, having a place of business at and mailing address of 306 U.S. Route 1, Kittery, Maine 03904-5504 (hereinafter “Weathervane” and together with WDH, the “Parties”).

WHEREAS, WDH has acquired from Weathervane a certain tract or parcel of land located on Dover Point Road in the City of Dover, Strafford County, New Hampshire, being shown as Lot ____ on Subdivision Plan entitled “_____,” said Plan being recorded in the Strafford County Registry of Deeds (the “Registry”) simultaneously herewith (the “WDH Lot”); and

WHEREAS, Weathervane remains the owner of Lot ____, as shown on the Subdivision Plan (the “Weathervane Lot”); and

WHEREAS, WDH intends to construct an approximately 4,500 square foot building on the WDH Lot; and

WHEREAS, WDH and Weathervane desire to create and establish access and parking easements for their mutual benefit, said easements being shown on Plan entitled “_____” (the “Easement Plan”), said Easement Plan having been approved by the City of Dover Planning Board on _____, 2019, and recorded in Registry simultaneous herewith.

NOW THEREFORE, for valuable consideration and in consideration of the mutual easements, covenants, and agreements set forth herein, WDH and Weathervane do hereby grant, covenant, and agree as follows:

1. Access Easements: Weathervane does hereby grant and convey to WDH a perpetual, non-exclusive easement to cross and re-cross the access ways on the Weathervane Lot as shown on the Easement Plan for the purpose of ingress to and egress from the WDH Lot and WDH does hereby grant to Weathervane a perpetual, non-exclusive easement over the access ways on the WDH Lot as shown on the Easement Plan for the purpose of access to and egress from the

Weathervane Lot. The foregoing access easements shall include access by foot and by vehicles, machinery, and equipment.

2. Parking: Each Party hereby grants to the other Party the right and privilege for the benefit of itself, its employees, customers, invitees, and agents to park, in common with the other Party, and such other Party's employees, customers, invitees and agents, upon any and all parking spaces now or hereafter located on the Weathervane Lot and the WDH Lot.

3. Construction and Maintenance: WDH shall be responsible for all costs associated with the design, engineering, permitting and construction of the parking areas and driveways located on the WDH Lot and on that portion of the Weathervane Lot which is located easterly of the currently existing Weathervane building. Each Party shall be responsible for the ongoing maintenance, snowplowing, ice removal, cleaning, striping, restriping, paving, repaving, and other normal and customary maintenance costs of that portion of the access and parking areas located on such Party's lots. All snow removed from a Party's lot shall be stored on the Party's property from which the snow was removed and shall be stored in a manner which does not unreasonably interfere with the other Party's exercise of its rights hereunder. During the course of any maintenance, no Party shall totally block the access areas such that access to and egress from the public streets and the parking areas is totally blocked. Each Party acknowledges that the business operations on each lot occur seven (7) days a week and that continual access to and egress from both lots at all times is vital to the continued successful operation of each Party's business. If either Party fails to properly maintain the easement areas on such Party's lot, the other Party, after no less than ten (10) days written notice to the other Party may enter upon the other Party's lot to perform such maintenance as is required to maintain the easement areas in good repair. The Party owning the lot on which such repair work is done shall be responsible for the reimbursement of the cost thereof to the Party performing such work.

4. Employee Parking: Each Party agrees to use its best efforts to require its employees to park in the most northerly parking spaces on the lots.

5. Expansion of Parking Areas: The Parties acknowledge that there exists additional open areas on the northerly portion of each lot on which additional parking areas can be constructed, which areas are identified on the Easement Plan as "Additional Parking Area". WDH shall, at its sole cost and expense, seek all necessary permits and approvals for the construction of additional parking areas within the Additional Parking Area in connection with its efforts to obtain the permits and approvals for its initial proposed construction on the WDH Lot. Upon receipt of all necessary permits and approvals for the parking improvements on the Additional Parking Area, Weathervane, at its sole cost and expense, shall construct the improvements approved for Additional Parking Area. To the extent the additional parking areas are not initially constructed in the Additional Parking Area, each Party reserves the right to construct additional parking on the Additional Parking Area, which construction may require the removal of existing parking spaces and the realignment of the parking areas. Any such expansion shall be done at the cost of the lot owner on which the expansion occurs. In no event shall the number of parking spaces on either lot be reduced. Any additional parking created on either lot shall be for the benefit of both Parties and the access and parking rights created in this Agreement shall be automatically expanded to cover any additional parking areas created on one or both of the lots.

6. Insurance: Each Party shall carry public liability and property damage insurance with respect to such Party's lot and the operations occurring thereon in normal and customary commercially reasonable amounts for properties and operations of a similar nature.

7. Perpetual Easement: This Agreement and the rights, privileges, and duties granted and set forth herein are perpetual and shall run with the land.

8. Binding Nature: The easements, rights, covenants, and agreements set forth herein shall be binding and/or to the benefit of the Parties hereto, their heirs, successors, and assigns.

9. Governing Law. This Agreement shall be governed by the laws of the State of New Hampshire.

10. Consideration: The consideration for this instrument is less than \$100.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE FOLLOWS.

IN WITNESS WHEREOF, Wentworth-Douglass Hospital and Weathervane Seafoods have caused this Agreement to be executed by their undersigned officers hereunto duly authorized on this the ____ day of _____, 2019.

Wentworth-Douglass Hospital

By: _____
Gregory J. Walker, President

Weathervane Seafoods

By: _____
Name: _____
Title: _____

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Gregory J. Walker, duly authorized President of Wentworth-Douglass Hospital, a New Hampshire not-for-profit, voluntary corporation, on behalf of the corporation.

Notary Public

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____, duly authorized _____ of Weathervane Seafoods, a Maine corporation, on behalf of the corporation.

Notary Public

STORMWATER MEMORANDUM
(SEPARATE COVER)

TRAFFIC MEMORANDUM
(SEPARATE COVER)

SITE PLANS
(SEPARATE COVER)



Memorandum

To: Mr. David Soares
Wentworth-Douglas Hospital
789 Central Avenue
Dover, NH 03820

Date: June 27, 2019

Project #: 52572.00

From: Jason R. Plourde, P.E., PTP
Transportation Systems Team Lead

Re: Traffic Impact Assessment and Analysis
Urgent Care Facility
2 Dover Point Road, Dover, NH

Vanasse Hangen Brustlin, Inc. (VHB) has prepared this memorandum to summarize the anticipated transportation impacts associated with a proposed urgent care facility to be located on Dover Point Road in Dover, New Hampshire. As proposed, the development consists of constructing a 4,500 square foot medical building on the east side of Dover Point Road between the Weathervane Seafood Restaurant and the Dover Quick 'N Clean Car Wash. The adjacent roadway name changes from Dover Point Road (south) to Stark Avenue (north) adjacent to the approximate midpoint of the site. Access to the site is currently provided by way of an enter-only driveway south of the Weathervane Seafood Restaurant building on Dover Point Road and a full access driveway south of the Dover Quick 'N Clean Car Wash building on Stark Avenue. No modifications to the existing driveways are currently proposed.

In accordance with City of Dover's Traffic Impact Assessment and Analysis Standards, a "Standard" traffic analysis is required based on the projected site trips associated with the urgent care facility (i.e., $\leq 1,000$ average daily trips and ≤ 100 peak hour trips). As such, this evaluation has been conducted to summarize the anticipated traffic impacts associated with the proposed project in conformance with the City of Dover's applicable standards satisfying the requirements of a Standard traffic analysis.

Existing Conditions

Site

The existing site contains Weathervane Seafood Restaurant at 2 Dover Point Road and Dover Quick 'N Clean Car Wash at 126 Stark Avenue. Land uses in the vicinity of the site include residences, Cowlicks Dairy Bar, and Dover Honda and Chevrolet. Cowlicks Dairy Bar abuts the site to the south at 4 Dover Point Road and a residence abuts the site to the north at 1 Middlebrook Road. The southern site driveway and the Cowlicks Dairy Bar driveway are separated by a striped parking area for the Weathervane Seafood Restaurant. Dover Honda and Chevrolet is located across from the subject site at 1 and 5 Dover Point Road.

Roadways

The subject site is located along the east side of Dover Point Road and Stark Avenue. Dover Point Road is a Legislative Class II – Secondary Highway and Stark Avenue is a Legislative Class IV – Compact Roadway that are both under City of Dover jurisdiction. Adjacent to the site, Dover Point Road and Stark Avenue provide a single northbound travel lane and a single southbound travel lane that are separated by way of with a double yellow centerline. The speed limit along Dover Point Road and Stark Avenue adjacent to the site and to the south is posted at 35 miles per hour (mph) for northbound travel that decreases to 30 mph north of the site. For southbound travel, the posted speed limit is 30 mph adjacent to the site and to the south that increases to 35 mph south of the site near the Dover Chevrolet southern driveway. Within the vicinity of the site, a sidewalk is provided along the west side of Dover Point Road and Stark

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110-6532
P 603.391.3900

Avenue. Middlebrook Road is located approximately 250 feet north of the north site driveway and Pointe Place is located approximately 1,675 feet south of south site driveway.

Sight Distance

To identify potential safety concerns associated with site access, sight distances have been evaluated at the site driveway locations to determine if the available sight lines for vehicles exiting the site meet or exceed the minimum distances required for approaching vehicles to safely stop. In accordance with Chapter 155-51-C of the City's Land Subdivision Regulations, an All-Season Sight Distance of 400 feet should be provided at driveways along the adjacent street in both directions to ensure that there are no visual obstructions between a motorist on the minor street approach and approaching vehicles along the mainline. The intent of the City's All-Season Sight Distance is for motorists on the minor street approach to have sufficient view of the major roadway to decide when to enter the mainline traffic stream.

To provide the safe and efficient flow of traffic to and from the site, existing and proposed plantings, vegetation, landscaping, and signing along the site frontage and at the site driveways are recommended to be kept low to the ground or set back sufficiently from the edge of the roadways so as not to inhibit the available sight lines. In accordance with Chapter 149-14-G(3)(d) of the City's Site Review Regulations, landscaping materials along the site frontage shall not cause a driving hazard. As such, a clear sight triangle must be provided at the site driveways. Ground cover landscaping and trees with a canopy of at least 8 feet can be provided with the sight distance triangle.

Based on field reconnaissance, sight lines were measured to exceed 450 feet both north and south of the existing southern (entrance-only) driveway. At the main site driveway, a sight distance of over 500 feet can be achieved with the raising of the tree canopy north of the site. As proposed, the developer will work with the City and abutting landowners as necessary to trim this vegetated area north of the main driveway to improve sight lines.

Although sight lines are limited to the south of the main driveway (130 feet measured), the All-Season Sight Distance can be achieved with the removal of existing vegetation. As proposed, a new landscaping plan shows that the existing vegetation to the south of the main driveway that is hindering sight lines will be removed and new plantings will be placed low to the ground or set back sufficiently from the edge of the roadways to allow for the City's All-Season Sight Distance to be met.



Sight Lines from Main Driveway to North



Sight Lines from Main Driveway to South

Public Transit

The Cooperative Alliance for Seacoast Transportation (COAST) provides fixed route bus service within the vicinity of the site in the form of Bus Route 2. This COAST service travels between Market Square in Portsmouth and Shoreville Plaza in Rochester. Within ¼ miles of the site, Bus Route 2 northbound provides stops along the east side of Dover Point Road between the Cowlicks Dairy Bar driveway and the south site driveway, and along the east side of Stark Avenue north of Hawthorn Road. In addition, Bus Route 2 southbound provides stops along the west side of Stark Avenue at Elliot Park, and along the west side of Dover Point Road at the Dover Chevrolet northern driveway. The Bus Route 2 service runs between 5:27 AM and 10:24 PM on weekdays, and between 6:47 AM and 11:07 PM on Saturdays. The COAST schedules are provided in the Appendix.

Recently, COAST issued a temporary service suspension notice for the 5:46 PM Bus Route 2 northbound run from Market Square due to a shortage of bus operators. This temporary suspension will begin on July 17, 2019 and end once sufficient staffing levels have been reached.

Proposed Development

Site Trips

Trip-generation rates published by the Institute of Transportation Engineers (ITE)¹ were researched to determine the site trips to be generated by the proposed project. ITE Land Use Code 720 (Medical-Dental Office Building) was selected for the proposed 4,500 square foot urgent care facility. The trip-generation summary is provided in Table 1 with the trip-generation calculations provided in the Appendix.

As shown in Table 1, the proposed urgent care facility is estimated to generate 156 vehicular trips (78 entering and 78 exiting) during an average weekday and 38 vehicular trips (19 entering and 19 exiting) during a Saturday. In addition, the proposed development is projected to generate 14 vehicular trips (11 entering and 3 exiting) during the weekday morning peak hour, 17 vehicular trips (5 entering and 12 exiting) during the weekday evening peak hour, and 14 vehicular trips (8 entering and 6 exiting) during the Saturday peak hour.

ITE methodologies state, "In lieu of other locally preferred thresholds, it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways' peak hour or the development's peak hour."² The rationale is that an increase of 100 vehicles per hour or more could impact the vehicular operations on an intersection approach (i.e., drop in level of service). Based on the site-generated traffic volumes shown in Table 1, the ITE methodologies suggest that the proposed development would be expected to result in negligible impacts to the adjacent roadway system.

¹ *Trip Generation Manual*. 10th ed. Washington, DC: Institute of Transportation Engineers, 2017.

² *Transportation Impact Analyses for Site Development: An ITE Proposed Recommended Practice*. Washington, DC: Institute of Transportation Engineers, 2010.

Table 1: Trip-Generation Summary

Time Period/Direction	Proposed Site Trips ^a
Weekday Daily:	
<i>Enter</i>	78
<i>Exit</i>	<u>78</u>
<i>Total</i>	156
Weekday AM Peak Hour:	
<i>Enter</i>	11
<i>Exit</i>	<u>3</u>
<i>Total</i>	14
Weekday PM Peak Hour:	
<i>Enter</i>	5
<i>Exit</i>	<u>12</u>
<i>Total</i>	17
Saturday Daily:	
<i>Enter</i>	19
<i>Exit</i>	<u>19</u>
<i>Total</i>	38
Saturday Peak Hour:	
<i>Enter</i>	8
<i>Exit</i>	<u>6</u>
<i>Total</i>	14

^a ITE Land Use Code 720 (Medical-Dental Office Building) for 4,500 sf.

Since the proposed urgent care facility is estimated to generate less than 1,000 daily trips and less than 100 peak hour trips, this Standard traffic analysis is required in accordance with the Traffic Impact Assessment and Analysis Standards as detailed within Chapter 149-13-A(20) of the City's Site Review Regulations and Chapter 155-9-I of the City's Land Subdivision Regulations.

Trip Distribution

New Hampshire Department of Transportation (NHDOT) collects traffic volumes along Stark Avenue south of Middlebrook Road. The following provides a summary of these traffic volumes collected on weekdays between Tuesday, May 7, 2019, and Thursday, May 9, 2019, as well as on Saturday, May 11, 2019:

- The weekday morning peak hour occurred between 7-8 AM with the predominant traffic flow along Dover Point Road southbound (average of 62%).
- The weekday evening peak hour generally occurred between 4-5 PM with the predominant traffic flow along Dover Point Road northbound (average of 60%).

- The Saturday midday peak hour occurred between 2-3 PM with the predominant traffic flow along Dover Point Road northbound (53%).

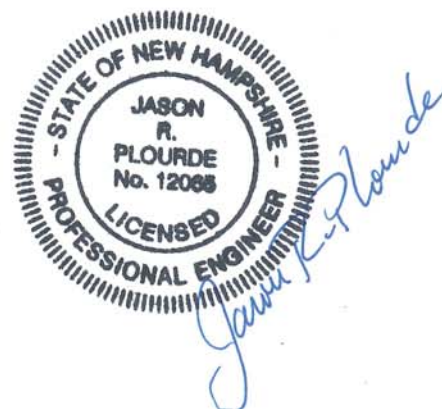
Based on the trip-generation and distribution estimates for the proposed urgent care development, the site-specific traffic volumes were assigned to the roadway network. As shown in Table 2, peak hour traffic volumes are estimated to increase in the range of 7 to 9 vehicles per hour north of the site and 6 to 8 vehicles per hour south of the site. These minimal increases represent, on average, 1 additional vehicle every 6.7 to 10 minutes.

Table 2: Trip Increase Summary

Time Period/Direction	North of the Site	South of the Site
Weekday AM Peak Hour:		
<i>Enter</i>	7	4
<i>Exit</i>	1	2
<i>Total</i>	8	6
Weekday PM Peak Hour:		
<i>Enter</i>	2	3
<i>Exit</i>	7	5
<i>Total</i>	9	8
Saturday Peak Hour:		
<i>Enter</i>	4	4
<i>Exit</i>	3	3
<i>Total</i>	7	7

Conclusion

In summary, ITE *Trip Generation* methodologies anticipate that the additional vehicular trips associated with the proposed urgent care development would have negligible impacts to the adjacent roadway system during the weekday morning, weekday evening, and Saturday midday peak hours. For the existing site driveways, available sight lines to and from the south (enter-only) site driveway exceed the City's All-Season Sight Distance requirement. To increase available sight lines at the main (north) site driveway and meet the City's All-Season Sight Distance requirement, the developer has proposed to work with the City and abutters as required to raise the tree canopy as necessary. In addition, the developer proposes a new landscaping plan that would remove the existing vegetation south of the main site driveway that is currently limiting sight lines. To provide the safe and efficient flow of traffic to and from the site, plantings, vegetation, landscaping, and signing along the site frontage are proposed to be kept low to the ground or set back sufficiently from the edge of the roadways so as not to inhibit the available sight lines.



APPENDIX A:
COAST Bus Route 2 Information

2

Route 2 Map

NORTHBOUND

Route 2 Bus Stops

2

PORTSMOUTH

● **Market Square**
(Connect to Routes 4, 40, 41)

- Maplewood Ave./Hanover St.
- Russell St. (Sheraton Harborside)
- Market St./I-95
- Market St./Kearsarge Way
- Portsmouth Blvd./Shearwater Dr.
- 215 Commerce Way
- 175 Commerce Way

● **Commerce Way (Marshall's Plaza)**
• Woodbury Ave. (Starbucks)

NEWINGTON

- Gosling Rd. (Gosling Meadows)
- The Crossings (Regal Cinema)

● **Fox Run Mall**
(Connect to Routes 4, 40)

- Shattuck Way/Piscataqua Dr. *ON CALL*
- Shattuck Way/Avery Rd. *ON CALL*
- Shattuck Way/Patterson Ln. *ON CALL*
- Shattuck Way/River Rd. *ON CALL*
- Shattuck Way (Sprague) *ON CALL*

DOVER

- Dover Point Rd. (Coastal Furniture)
- Dover Point Rd./Homestead Ln.
- Dover Point Rd./Pearson Dr.
- Dover Point Rd./Roberta Dr.
- Dover Point/Roberts Rds.
- Dover Point Rd./Riverside Dr.

● **Dover Point Rd.**
(St. Thomas Aquinas HS)

- Dover Point/Middle Rds.
- Dover Point Rd./Tuttle Ln.
- Dover Point Rd./Toftree Ln.
- Dover Point Rd./Constitution Way
- Dover Point Rd. (Dover Point Office Park)
- Dover Point Rd. (Bill Dube Ford)
- Dover Point Rd./Pointe Pl.
- Dover Point Rd. (Weathervane Restaurant)
- Stark Ave./Hawthorn Rd.
- Stark Ave./Beech Rd.
- Central Ave. (Pine Hill Cemetery)
- Central Ave./Union St.
- Central Ave. (Central Towers)
- Washington St./Central Ave.
- Green St. (Waldron Towers)
- Chestnut/Orchard Sts. (Cocheco Park)

● **Dover Transportation Center**
(Connect to Routes 1, 3, 33, Downeaster)

- Third St./Central Ave.
- Central Ave./New York St.
- Central Ave. (Tasker Funeral Home)

- Central Ave./Oak St. (Rite-Aid)
- Central Ave. (Wentworth-Douglass Hospital)
- **Central Ave. (Shaw's)**
(Connect to Routes 1, 3)
- New Rochester/Willand Pond Rds. (Applebee's)
- New Rochester Rd./Sherman St.
- New Rochester Rd. (Winchester Arms Apts.)

SOMERSWORTH

- NH 108 (Midway Buick)
- NH 108/Terrascape Pkwy.
- NH 108/Blackwater Rd. (Key Auto)
- NH 108 (Marsh Brook Professional Center)
- NH 108/Clark Way
- NH 108 (Keystone Dental)
- **NH 108 (Goodwin Community Health)**
- NH 108 (Buster's Billiards)
- NH 108 (Kelley's Row)

ROCHESTER

- Rochester Hill/Haven Hill Rds.
- Rochester Hill Rd. (Profile Apts.)
- Rochester Hill Rd. (Granite State Business Park)
- Rochester Hill Rd. (Skyhaven Airport)
- Rochester Hill Rd./Windhaven Dr.
- Rochester Hill Rd. (Hi-Vu Motor Inn)
- Rochester Hill Rd. (Collonade Apts.)
- Rochester Hill Rd./Cornerstone Ct.
- Rochester Hill Rd. (Rochester Professional Park)
- **Rochester Hill Rd. (Frisbie Memorial Hospital)**
- South Main/Linden Sts. (Autozone)
- South Main St. (Bank of America)
- Wakefield St. (Rochester City Hall)
- Wakefield St. (Spaulding High School)
- Wakefield St. (Lilac Plaza)

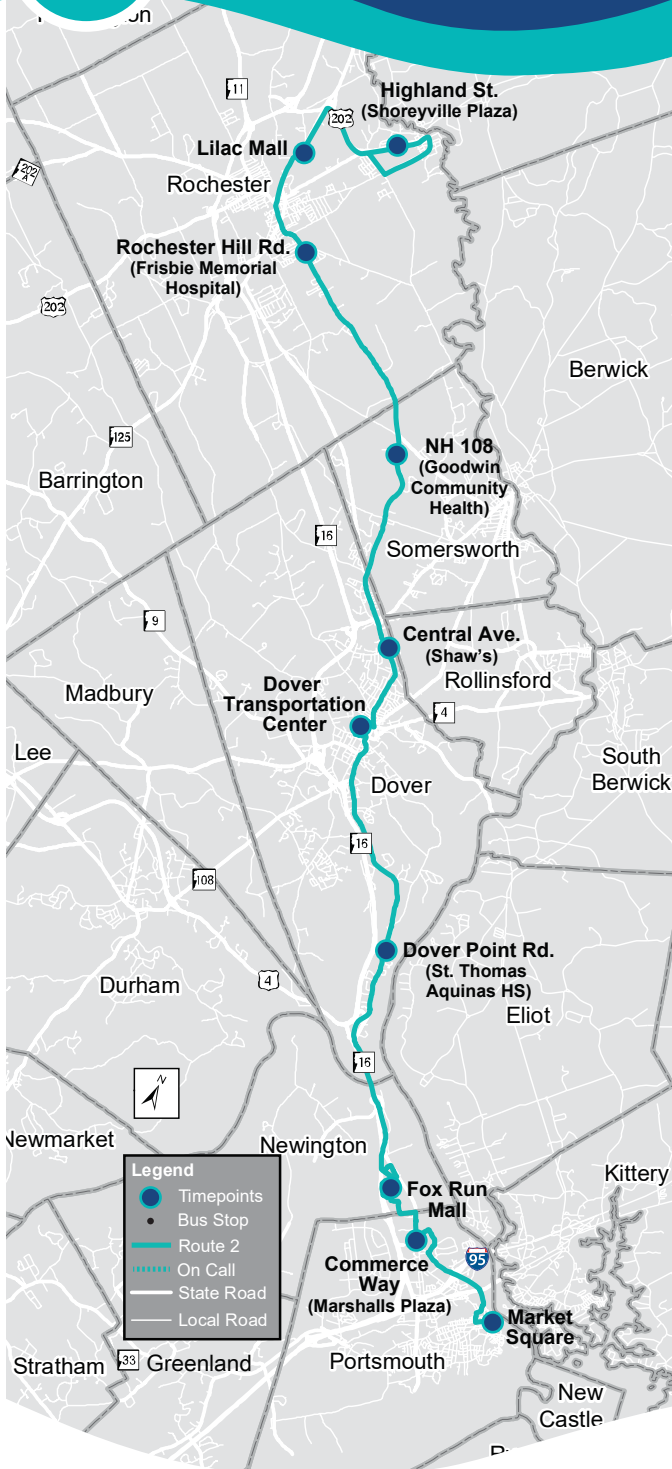
● **Lilac Mall (Connect to Route 6)**

- Milton Rd. (HannaFord)
- Milton Rd./Jarvis Ave.
- Salmon Falls Rd./Roux Dr.
- Portland St./Salmon Falls Rd.
- 733 Portland St.
- Portland St. (East Rochester School)
- Portland/Broadway Sts.
- Portland St./Crowhill Rd.
- Main St./Cocheco Ave.
- Main/Highland Sts.
- Highland St. (Rochester East Apartments)
- **Highland St. (Shoreville Plaza)**
- Milton Rd. (Dunkin' Donuts)

ON CALL stops are served drop-off only on Saturdays.

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2

Route 2 Map

SOUTHBOUND

Route 2 Bus Stops

2

ROCHESTER

- **Salmon Falls Rd./Roulx Dr.**
 - Portland St./Salmon Falls Rd.
 - 733 Portland St.
 - Portland St. (East Rochester School)
 - Portland/Broadway Sts.
 - Portland St./Crowhill Rd.
 - Main St./Cocheco Ave.
 - Main/Highland Sts.
 - Highland St. (Rochester East Apartments)
- **Highland St. (Shoreville Plaza)**
 - Milton Rd. (Dunkin' Donuts)
 - Milton/Norway Plains Rds.ly
- **Lilac Mall (Connect to Route 6)**
 - Wakefield St./Community Way
 - Wakefield St. (Spaulding High School)
 - Wakefield/Union Sts.
 - South Main St. (Friendly's)
 - South Main/Lincoln Sts.
- **Rochester Hill Rd. (Frisbie Memorial Hospital)**
 - Rochester Hill Rd. (Rochester Professional Park)
 - Rochester Hill Rd./Ryan Cir.
 - Rochester Hill Rd./Nola Ave.
 - Rochester Hill Rd. (Hi-Vu Motor Inn)
 - Rochester Hill Rd./Windhaven Dr. (Rochester Hill Professional Bldg.)
 - Rochester Hill Rd. (Skyhaven Airport)
 - Rochester Hill Rd. (So'Field Apts.)
 - Rochester Hill Rd. (Profile Apts.)
 - Rochester Hill Rd./Quail Dr.

SOMERSWORTH

- NH 108 (Tire Warehouse)
- NH 108/Interstate Dr. (Industrial Park)
- **NH 108 (Barclay Square)**
 - NH 108/Pinewood Dr.
 - NH 108 (The Works)
 - NH 108/Blackwater Rd.
 - NH 108 (Women's Life Imaging Center)
 - NH 108 (Coastal Neurology)

DOVER

- New Rochester Rd. (Strafford Farms Restaurant)
- New Rochester Rd./Hotel Dr. (Weeks Crossing Plaza)
- **Central Ave. (Shaw's) (Connect to routes 1, 3)**
 - Central Ave./Abbott St.
 - Central Ave./Ash St.
 - Central Ave./Hough St. (U-Haul)
 - Chestnut/Lincoln Sts. (Carswell Auto Parts)

- **Dover Transportation Center (Connect to Routes 1, 3, 33, Downeaster)**

- Chestnut St. (Riverview Apts./Post Office)
- Green St. (Waldron Towers)
- Central Ave. (Dover City Hall)
- Central Ave./Spring St.
- Central Ave. (CVS Pharmacy)
- Stark Ave./South Watson Ln.
- Stark/Renaud Aves.
- Dover Point Rd./Elliot Park Dr.
- Dover Point Rd. (Dover Chevrolet/Honda)
- Dover Point Rd./Sheffield Dr.
- Dover Point Rd. (St. Mary's Cemetery)
- Dover Point Rd./Constitution Way
- Dover Point Rd. (Nordic Stove Shoppe)
- Dover Point Rd. (Tendercrop Farm)
- Dover Point/Middle Rds.
- Dover Point Rd./Evan's Dr.

- **Dover Point Rd. (St. Thomas Aquinas High School)**

- Dover Point Rd./New Bellamy Ln.
- Dover Point/Roberts Rds.
- Dover Point Rd./Baldwin Way
- Dover Point Rd./Pearson Dr.
- Dover Point Rd./Homestead Ln.
- Boston Harbor Rd. (DMV) *ON CALL*

NEWINGTON

- Shattuck Way/Nimble Hill Rd. *ON CALL*
- Shattuck Way (Custom Pools) *ON CALL*
- Shattuck Way/River Rd. *ON CALL*
- Shattuck Way/Patterson Ln. *ON CALL*
- Shattuck Way/Avery Rd. *ON CALL*
- Shattuck Way/Piscataqua Dr. *ON CALL*

- **Fox Run Mall (Connect to routes 4, 40)**

- The Crossings (Regal Cinema)
- Gosling/Winsor Rds. (Gosling Meadows)

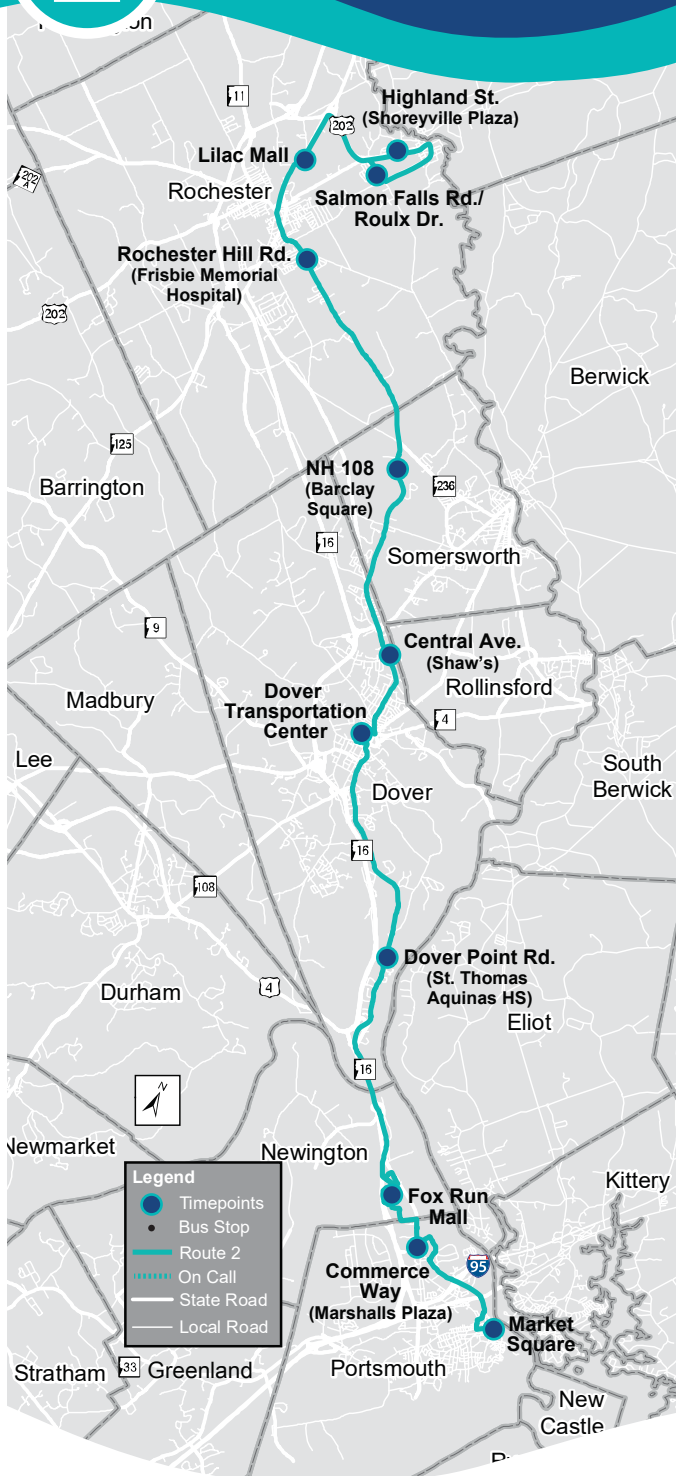
PORTSMOUTH

- Woodbury Ave. (Verizon Wireless)
- **Commerce Way (Marshalls Plaza)**
 - 170 Commerce Way
 - Commerce Way/Portsmouth Blvd.
 - Market St. (Courtyard Marriott)
 - Market St./I-95
 - Russell/Deer Sts.
 - Hanover St. (Vaughan Mall)
 - Hanover St. (High-Hanover Parking Facility)
- **Market Square (Connect to routes 4, 40, 41)**

ON CALL stops are served drop-off only on Saturdays.

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NORTHBOUND

Route 2N Weekday • Portsmouth • Newington • Dover • Somersworth • Rochester

PORTSMOUTH												
• Market Square												
• Commerce Way (Marshall's Plaza)												
NEWINGTON												
• Fox Run Mall												
DOVER												
• Dover Point Rd. (St. Thomas Aquinas High School)												
• Dover Transportation Center												
• Central Ave. (Shaw's)												
SOMERSWORTH												
• NH 108 (Goodwin Community Health)												
ROCHESTER												
• Rochester Hill Rd. (Frisbie Memorial Hospital)												
• Lilac Mall												
• Highland St. (Shoreville Plaza)												
--	--	--	--	--	--	--	--	--	--	--	--	--
6:13am	7:13am	7:55am	9:15am	10:11am	11:19am	12:17pm	1:14pm	2:22pm	3:23pm			
6:23am	7:24am	8:09am	9:26am	10:26am	11:34am	12:30pm	1:32pm	2:40pm	3:38pm			
--	--	--	--	--	--	--	--	--	--	--	--	--

• --: No Service

• The 5:49am run starts service at Central Avenue (Central Towers) at 5:46am.

• The 6:47am run starts service at Central Avenue (Central Towers) at 6:44am.

continued on next page



NORTHBOUND *continued*

Route 2N Weekday • Portsmouth • Newington • Dover • Somersworth • Rochester

PORTSMOUTH												
• Market Square												
• Commerce Way (Marshall's Plaza)												
NEWINGTON												
• Fox Run Mall												
DOVER												
• Dover Point Rd. (St. Thomas Aquinas High School)												
• Dover Transportation Center												
• Central Ave. (Shaw's)												
SOMERSWORTH												
• NH 108 (Goodwin Community Health)												
ROCHESTER												
• Rochester Hill Rd. (Frisbie Memorial Hospital)												
• Lilac Mall												
• Highland St. (Shoreville Plaza)												
--	--	--	--	--	--	--	--	--	--	--	--	--
4:23pm	4:49pm	5:30pm	6:01pm	6:26pm	7:00pm	7:31pm	8:19pm	9:11pm	10:12pm			
4:36pm	5:01pm	5:43pm	6:15pm	6:39pm	7:13pm	7:44pm	8:30pm	9:24pm	10:24pm			
--	5:11pm	--	6:25pm	--	7:23pm	--	--	9:34pm	--	--	--	--

• --: No Service



SOUTHBOUND

Route 2S Weekday • Rochester • Somersworth • Dover • Newington • Portsmouth

ROCHESTER												
• Salmon Falls Rd./Roux Dr.	--	--	5:45am	--	6:45am	--	7:45am	8:22am	--	--	--	--
• Highland St. (Shoreville Plaza)	--	--	5:50am	--	6:50am	--	7:50am	8:27am	--	--	--	--
• Lilac Mall	--	5:25am	5:55am	6:25am	6:55am	7:25am	7:55am	8:32am	9:28am	10:28am	--	--
• Rochester Hill Rd. (Frisbie Memorial Hospital)	--	5:34am	6:04am	6:34am	7:04am	7:34am	8:04am	8:41am	9:37am	10:37am	--	--
SOMERSWORTH												
• NH 108 (Barclay Square)	--	5:40am	6:10am	6:40am	7:10am	7:40am	8:10am	8:47am	9:43am	10:43am	--	--
DOVER												
• Central Ave. (Shaw's)	--	5:53am	6:23am	6:55am	7:25am	7:55am	8:23am	9:00am	9:58am	10:58am	--	--
• Dover Transportation Center	5:27am	6:00am	6:30am	7:03am	7:33am	8:03am	8:31am	9:08am	10:06am	11:06am	--	--
• Dover Point Rd. (St. Thomas Aquinas High School)	5:39am	6:12am	6:42am	7:15am	7:45am	8:15am	8:43am	9:20am	10:18am	11:18am	--	--
NEWINGTON												
• Fox Run Mall	5:47am	6:21am	6:56am	7:33am	8:03am	8:33am	9:01am	9:38am	10:34am	11:34am	--	--
PORTSMOUTH												
• Commerce Way (Marshalls Plaza)	--	6:27am	7:02am	7:39am	8:09am	8:39am	9:07am	9:44am	10:40am	11:40am	--	--
• Market Square	--	6:38am	7:14am	7:52am	8:23am	8:54am	9:23am	9:59am	10:55am	11:55am	--	--

• --: No Service

• The 5:27am run from the Dover Transportation Center continues from the Fox Run Mall as the Route 40 Inbound. It does not continue as 2S.

continued on next page



SOUTHBOUND continued

Route 2S Weekday • Rochester • Somersworth • Dover • Newington • Portsmouth

ROCHESTER												
• Salmon Falls Rd./Roux Dr.	--	--	--	--	--	--	--	--	--	--	--	--
• Highland St. (Shoreville Plaza)	--	--	--	--	--	--	--	--	--	--	--	--
• Lilac Mall	11:35am	12:32pm	1:34pm	2:42pm	3:40pm	4:38pm	5:45pm	6:41pm	7:45pm	8:31pm	--	--
• Rochester Hill Rd. (Frisbie Memorial Hospital)	11:44am	12:41pm	1:43pm	2:51pm	3:49pm	4:47pm	5:54pm	6:50pm	7:54pm	8:40pm	--	--
SOMERSWORTH												
• NH 108 (Barclay Square)	11:50am	12:47pm	1:49pm	2:57pm	3:55pm	4:53pm	6:00pm	6:56pm	8:00pm	8:46pm	--	--
DOVER												
• Central Ave. (Shaw's)	12:07pm	1:04pm	2:06pm	3:14pm	4:12pm	5:10pm	6:15pm	7:09pm	8:13pm	9:06pm	--	--
• Dover Transportation Center	12:15pm	1:12pm	2:14pm	3:22pm	4:20pm	5:18pm	6:23pm	7:17pm	8:21pm	9:06pm	--	--
• Dover Point Rd. (St. Thomas Aquinas High School)	12:27pm	1:24pm	2:26pm	3:34pm	4:32pm	5:30pm	6:35pm	7:29pm	8:33pm	--	--	--
NEWINGTON												
• Fox Run Mall	12:43pm	1:40pm	2:42pm	3:50pm	4:48pm	5:43pm	6:48pm	7:42pm	8:46pm	--	--	--
PORTSMOUTH												
• Commerce Way (Marshalls Plaza)	12:49pm	1:46pm	2:48pm	3:56pm	4:54pm	5:49pm	6:54pm	7:48pm	8:52pm	--	--	--
• Market Square	1:04pm	1:59pm	2:59pm	4:09pm	5:09pm	6:04pm	7:05pm	7:59pm	9:04pm	--	--	--

• --: No Service

• The 8:31pm run from the Lilac Mall ends service at Dover City Hall.

2 NORTHBOUND

Route 2N Saturday • Portsmouth • Newington • Dover • Somersworth • Rochester

PORTSMOUTH										
● Market Square	--	8:54am	10:12am	12:14pm	1:50pm	3:21pm	4:58pm	6:58pm	9:46pm	
	● Commerce Way (Marshall's Plaza)	--	9:03am	10:21am	12:23pm	1:59pm	3:30pm	5:07pm	7:07pm	9:55pm
NEWINGTON										
● Fox Run Mall	--	9:19am	10:37am	12:38pm	2:15pm	3:44pm	5:21pm	7:23pm	10:11pm	
DOVER										
● Dover Point Rd. (St. Thomas Aquinas High School)	--	9:28am	10:46am	12:47pm	2:24pm	3:53pm	5:30pm	7:32pm	10:20pm	
● Dover Transportation Center	6:47am	9:42am	11:02am	1:03pm	2:39pm	4:10pm	5:47pm	7:43pm	10:29pm	
	● Central Ave. (Shaw's)	6:59am	9:51am	11:16am	1:15pm	2:53pm	4:24pm	5:57pm	7:57pm	10:39pm
SOMERSWORTH										
● NH 108 (Goodwin Community Health)	7:07am	9:59am	11:24am	1:23pm	3:01pm	4:32pm	6:05pm	8:05pm	10:47pm	
ROCHESTER										
● Rochester Hill Rd. (Frisbie Memorial Hospital)	7:13am	10:05am	11:30am	1:29pm	3:07pm	4:38pm	6:11pm	8:11pm	10:53pm	
● Lilac Mall	7:24am	10:15am	11:46am	1:48pm	3:26pm	4:52pm	6:25pm	8:25pm	11:07pm	

* --: No Service
 • The 6:47am run starts service at Central Ave. (Central Towers) at 6:44am.

2 SOUTHBOUND

Route 2S Saturday • Rochester • Somersworth • Dover • Newington • Portsmouth

ROCHESTER									
● Lilac Mall	7:25am	8:45am	10:16am	11:48am	1:50pm	3:28pm	4:53pm	8:26pm	
● Rochester Hill Rd. (Frisbie Memorial Hospital)	7:34am	8:54am	10:25am	11:57am	1:59pm	3:37pm	5:02pm	8:35pm	
SOMERSWORTH									
● NH 108 (Barclay Square)	7:40am	9:00am	10:31am	12:03pm	2:05pm	3:43pm	5:08pm	8:41pm	
DOVER									
● Central Ave. (Shaw's)	7:55am	9:13am	10:47am	12:20pm	2:22pm	4:00pm	5:25pm	8:54pm	
● Dover Transportation Center	8:03am	9:21am	10:52am	12:28pm	2:30pm	4:08pm	5:33pm	9:02pm	
● Dover Point Rd. (St. Thomas Aquinas High School)	8:15am	9:33am	11:04am	12:40pm	2:42pm	4:20pm	5:45pm	9:14pm	
NEWINGTON									
● Fox Run Mall	8:31am	9:49am	11:18am	12:56pm	3:00pm	4:36pm	5:58pm	9:27pm	
PORTSMOUTH									
● Commerce Way (Marshalls Plaza)	8:37am	9:55am	11:24am	1:02pm	3:06pm	4:42pm	6:04pm	9:33pm	
● Market Square	8:53am	10:11am	11:38am	1:18pm	3:20pm	4:56pm	6:18pm	9:45pm	

APPENDIX B:
Trip-Generation Calculations

ITE TRIP GENERATION WORKSHEET

(10th Edition, Updated 2017)

LANDUSE: Medical-Dental Office Building
LANDUSE CODE: 720
SETTING/LOCATION: General Urban/Suburban
JOB NAME:
JOB NUMBER:

Independent Variable --- 1,000 Sq. Feet Gross Floor Area

FLOOR AREA (KSF): 4.5

WEEKDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	28	0.95	34.80	9.14	100.75	24	2	111	50%	50%
	AM PEAK OF GENERATOR										
	PM PEAK OF GENERATOR										
	AM PEAK (ADJACENT ST)	44	0.80	2.78	0.85	14.30	32	2	112	78%	22%
	PM PEAK (ADJACENT ST)	65	0.73	3.46	0.25	8.86	28	2	112	28%	72%

TRIPS:

	BY AVERAGE			BY REGRESSION		
	Total	Enter	Exit	Total	Enter	Exit
DAILY	157	78	78	85	43	43
AM PEAK OF GENERATOR						
PM PEAK OF GENERATOR						
AM PEAK (ADJACENT ST)	13	10	3	14	11	3
PM PEAK (ADJACENT ST)	16	4	11	17	5	12

SATURDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	6	--	8.57	1.10	21.93	41	18	111	50%	50%
	PEAK OF GENERATOR	4	0.78	3.10	1.33	4.02	28	18	43	57%	43%

TRIPS:

	BY AVERAGE			BY REGRESSION		
	Total	Enter	Exit	Total	Enter	Exit
DAILY	39	19	19	NA	NA	NA
PEAK OF GENERATOR	14	8	6	-29	-16	-12

SUNDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	5	--	1.42	0.39	5.11	44	18	111	50%	50%
	PEAK OF GENERATOR	3	--	0.32	0.12	0.63	31	24	43	52%	48%

TRIPS:

	BY AVERAGE			BY REGRESSION		
	Total	Enter	Exit	Total	Enter	Exit
DAILY	6	3	3	NA	NA	NA
PEAK OF GENERATOR	1	1	1	NA	NA	NA

APPENDIX C:
NHDOT Traffic Volumes

NHDOT Transportation Data Management System
Dover Point Road/Stark Avenue South of Middlebrook Road
Location ID: 02125001

Start Time	5/7/2019, Tue			5/8/2019, Wed			5/9/2019, Thu			5/11/2019, Sat		
	Northbound	Southbound	Total	Northbound	Southbound	Total	Northbound	Southbound	Total	Northbound	Southbound	Total
12:00 AM	73	14	87	76	12	88	65	14	79	85	29	114
1:00 AM	27	9	36	24	14	38	36	14	50	51	19	70
2:00 AM	11	3	14	10	2	12	16	7	23	18	8	26
3:00 AM	20	16	36	16	9	25	12	16	28	11	12	23
4:00 AM	19	60	79	22	62	84	12	60	72	14	27	41
5:00 AM	60	193	253	54	188	242	62	177	239	25	53	78
6:00 AM	151	367	518	156	369	525	167	377	544	83	126	209
7:00 AM	386	683	1,069	392	636	1,028	395	609	1,004	190	206	396
8:00 AM	307	496	803	317	456	773	304	476	780	242	278	520
9:00 AM	294	398	692	259	373	632	304	389	693	317	391	708
10:00 AM	300	392	692	303	364	667	281	334	615	365	417	782
11:00 AM	391	353	744	351	361	712	345	333	678	413	496	909
12:00 PM	382	386	768	388	375	763	397	424	821	406	466	872
1:00 PM	396	365	761	330	374	704	393	359	752	455	425	880
2:00 PM	486	376	862	516	391	907	520	387	907	524	469	993
3:00 PM	566	384	950	593	415	1,008	616	419	1,035	527	408	935
4:00 PM	578	405	983	611	409	1,020	585	411	996	475	365	840
5:00 PM	576	391	967	618	377	995	610	379	989	443	460	903
6:00 PM	395	264	659	440	335	775	452	293	745	610	304	914
7:00 PM	279	180	459	373	246	619	344	229	573	420	249	669
8:00 PM	219	141	360	303	172	475	237	155	392	289	185	474
9:00 PM	169	85	254	171	82	253	196	103	299	239	134	373
10:00 PM	91	52	143	107	63	170	114	58	172	135	83	218
11:00 PM	87	29	116	96	20	116	96	42	138	120	61	181
Total	6,263	6,042	12,305	6,526	6,105	12,631	6,559	6,065	12,624	6,457	5,671	12,128

AM Peak (12-10 AM)	7-8 AM = 1,069 vph --> 64% SB	7-8 AM = 1,028 vph --> 62% SB	7-8 AM = 1,004 --> 61% SB	--
Midday Peak (10 AM-3 PM)	--	--	--	--
PM Peak (3 PM-12 AM)	4-5 PM = 983 vph --> 59% NB	4-5 PM = 1,020 vph --> 60% NB	3-4 PM = 1,035 vph --> 60% NB	2-3 PM = 993 vph --> 53% NB

P19-55 &P19-56 Stark Avenue

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0030-C00000	2 DOVER POINT RD	WEATHERVANE SEAFOODS		306 US ROUTE 1	KITTERY	ME	03904-5504
K0030-L00000	4 DOVER POINT RD	WEATHERVANE SEAFOODS		306 US ROUTE 1	KITTERY	ME	03904-5504
K0030-M00003	6 DOVER POINT RD	PILGRIM PLAZA		PILGRIM PLAZA	DOVER	NH	03820
K0040-B00000	5 DOVER POINT RD	M & E JESPERSEN REALTY LLC		5 DOVER POINT RD	DOVER	NH	03820
K0040-C00000	1 DOVER POINT RD	M & E JESPERSEN REALTY LLC		5 DOVER POINT RD	DOVER	NH	03820
K0042-000000	1 MIDDLEBROOK RD	HOTALING DUSTIN L &	HOTALING KERRY N K	1 MIDDLEBROOK RD	DOVER	NH	03820
K0042-001000	126 STARK AV	VASCO FOUR TWENTY-SEVEN RIVER LLC		870 MAIN ST	MELROSE	MA	02176
K0042-A00000	MIDDLEBROOK RD	DUBE WILLIAM R & SHEILA A TR	DUBE WILLIAM R AND SHEILA A REV	252 DOVER POINT RD	DOVER	NH	03820
K0043-000000	7 MIDDLEBROOK RD	MARTIN ALEXANDRA &	KELLY SHAWN	7 MIDDLEBROOK RD	DOVER	NH	03820
K0048-000000	5 MIDDLEBROOK RD	MARKHAM DIANA C		5 MIDDLEBROOK RD	DOVER	NH	03820
K0030-N00000	DOVER POINT RD	WEATHERVANE SEAFOODS		306 US ROUTE 1	KITTERY	ME	03904-5504
		WENTWORTH-DOUGLASS HOSPITAL		789 CENTRAL AVENUE	DOVER	NH	03820
		VHB	GLEN JOHNSON	2 BEDFORD FARMS DR., SUITE 200	BEDFORD	NH	03110
		VHB	DAVID FENSTERMACHER	2 BEDFORD FARMS DR., SUITE 200	BEDFORD	NH	03110
		ENVIRONMENTAL FOR HEALTH ARCHITECTURE	DALE TAGLIENTI	21 DRYDOCK AVENUE, SUITE 630W	BOSTON	MA	02210



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **1st Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, September 9, 2019
Meeting Time: 5:30 pm

R. Smith: I have kayaked by putting in by the Fourth Street Bridge and there is 2 foot drop there. It is not easy to put in. This is not a safe location for a launch.

J. Gault: The public will use it. Not the best site to put in. City should purchase a site if there is a need for one. Storage on site doesn't make sense. Who will maintain it?

C. Cheney: There are other locations to access the river near the ball field. Not sure if we need this.

G. Law: Nobody would give this land without expecting something in return.

Berry: We would need a wetlands permit if we got rid of the 2-3 foot drop.

Kramer-Perry: Is this the best spot for this or is this just coming about due to the proposed development?

Berry: We can speak with City officials about modifications to emphasize public safety.

Fellows made a motion to table to allow City officials to comment on the need for access and request a statement for need and potential changes to the plan, Aube seconded. Vote: 5 in favor

4. NEW BUSINESS:

- A. NHDES Standard Wetlands Permit for Scott & Rachel Filion, Assessor's Map 7, Lot 10, zoned R-20, located at 17 Boston Harbor Road.

Steve Riker was present to explain the proposal to construct a dock adjacent to the tidal Little Bay. Proposed dock has a 4' x 10' access ramp, a 4' x 100' fixed wood pier, a 3' x 30' seasonal aluminum gangway, and a 10' x 20' seasonal float, with a permanent tidal wetlands impact of 690 square feet and a permanent tidal buffer zone impact of 40 square feet. We were here in 2017 for the new structure. Application has been submitted to DES. We meet the 20 foot DES abutter setback requirement but we have obtained abutter concurrence anyways. Dock will have float stops to keep it off the mud.

Kramer-Perry: How does this compare to neighbor docks?

Riker: It would be similar distance from shore. It would be considered one slip and the float is as smallest size.

Bird: How will the dock be installed?

Riker: We will use a crane barge to install piles and transport the dock pieces that are constructed of site.

Fellows moved to endorse the NHDES Wetlands Permit as presented, Schmidt seconded. Vote: 5 in favor

- B. City of Dover Conditional Use Permit for Wentworth-Douglass Hospital (Owner: Weathervane Seafood), Assessor's Map K, Lot 30-N, zoned B-3, located at 130 Stark Avenue.

Dave Fenstermacher and Chris Wilkes of VHB were present to explain the proposal for the construction of paved parking and associated grading and drainage impacting 3,107 square feet of wetlands buffer, an increase of 431 square feet over existing.

Fenstermacher: The propane tanks will be removed and dumpster will be moved. There are no wetland impacts. Storm water sheet flows into wetlands now. We will collect storm water and add generator pad. We have been to TRC. Using standard erosion control measures. We are decreasing total impervious area.

Aube: Is there a management plan for the bio-retention area?

Fenstermacher: Yes that is part of the overall plan that is part of the Planning Board packet.

Aube moved to endorse the Conditional Use Permit as presented, Kramer-Perry seconded. Vote: 5 in favor



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-56

Application Type: Site Plan Review
Applicant(s): Wentworth-Douglass Hospital
Owner(s): Weathervane Seafoods
Location: Stark Ave (Tax Map K, Lot 30-N)
Date: July 25, 2019

INTENT: To construct a 4,500 s.f. Urgent Care Facility with paved parking. A related CP application will also appear before the Planning Board.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.47 acres

ZONING DISTRICT: B-3

EXISTING LAND USE: Vacant commercial, parking lot

SURROUNDING LAND USE: Residential, commercial, vacant

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permit (wetland buffer)

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Chris Parker, Zoning
Jim Maxfield, Inspection Services
Sgt. Speidel, Police
Dave White, Zoning
Dan Barufaldi, Economic Development

Others:

Dave Fenstermacher, VHB
Emily DuBois, VHB
Dale Taglienti, e4h
Holly Santovasi, WD
Dave Soares, WD

Approval of 6/20/2019 Meeting Minutes

C.Parker moved to approve the minutes of June 20, 2019. D.White seconded. Vote: UA

PLAN REVIEW:

Planning Comments:

- Impact fees (\$4,140)
- Water and Sewer Investment fees
- Please revise application to include:
 - Letter from Eversource and Community Services regarding ability to provide service
 - Architectural renderings in color with materials indicated
 - Streetscape in plan set
 - Floor plans
 - Access easement documentation
 - Provide updated application
- Please revise plan set to:
 - Note WDH is buying the lot
 - Calculation of increase in impervious cover within the wetland buffer
 - Add stop bar in parking lot turning right into parking lot
 - Add security lighting on all 4 sides of building
 - Show bollards on streetscape
 - Add planning file number throughout (P19-56)
 - Add abutter information to NP-1
 - Add common site plan notes or indicate location of: 4, 5, 9, 17, 19, 23, 25, 27, 28, 29, 31, and 34
 - Revise to have full note 41
 - Engineer, LLS, Architect, CWS, and Landscape Architect to sign and stamp final plan set
 - Add flood hazard location
 - Add additional utility information (i.e. size/capacity)
 - Add contours 100' offsite
 - Add wetland buffer placards
 - Show ambulance entrance by identifying spaces opposite entrance for ambulance only
 - Revise parking calculation to indicate shared parking under the "allowed" section
 - Indicate more detail on dumpster? Who is designing?
 - Indicate project is on Stark Ave

Police Department Comments:

- Regarding the light pole to be removed from the bio-retention area, is it to be relocated elsewhere nearby? Lighting plan appears to be deficient in this particular area.
- Provide 2-sided R6-1 or R6-2 "One Way" signs at Weathervane entrance driveway



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P19-56

Application Type: Site Plan Review
Applicant(s): Wentworth-Douglass Hospital
Owner(s): Weathervane Seafoods
Location: Stark Ave (Tax Map K, Lot 30-N)
Date: July 25, 2019

- Add centerline markings to the two-way driveway between the facility and car wash
- Is there any room to increase drive aisles from 22' to 24'?
- WD Security and DPD to work together on alarms and calls

Fire/Inspections Comments:

- Provide location of FDC. Said location shall provide a continuous unobstructed path.
- Add hydrant along Dover Point Road
- Provide individual water supply shut off for suppression and domestic water
- Add a turning lane in the North bound lane of Dover Point Road on the south side of the entrance
- Document bus lane/fire lane
- Plans shall indicate design compliance with the required accessible regulations and NH RSA 155-A :5
- The subject property will be 130 Stark Avenue

Engineering Comments:

- Are there hoods in the catch basins?
- Will there be a gas service to anyone?
- Reconsider how will trash be handled
- Show Emergency generator and screen
- Note about evaluating the condition of the existing sewer service, before tie in
- Add headwall and rip rap at the existing outfall
- Note 12x6 tapping sleeve and gate
- Add a gate on the fire line outside the building
- Separate the water from the underground by 7 ft
- Trench detail and around the water and stone around the drain
- Manhole opening is to be 30"
- No cleanouts outside the building are shown so remove detail

Economic Development Comments:

- Indicate materials on renderings

Planning Board Comments: N/A

Next Steps:

Return for an informal TRC review before submitting for Planning Board.

TRC paused at: 11:05am

Proposed Urgent
Care Facility

130 Stark Avenue
Dover, New Hampshire

Owner

Weathervane Seafoods
306 US Route 1
Kittery, Maine 03904-5504

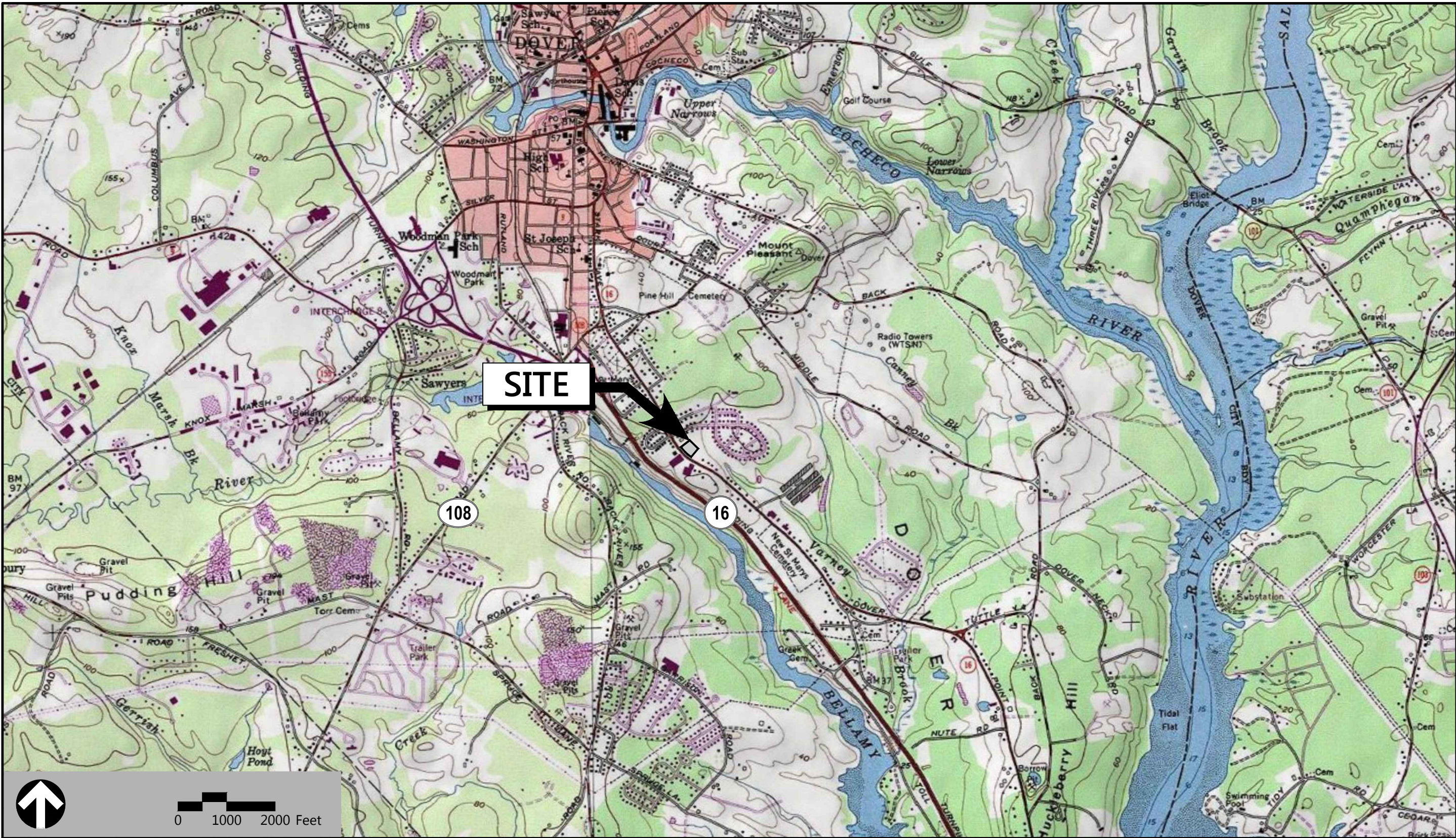
Signature

Applicant

Wentworth-Douglass Hospital
789 Central Avenue
Dover, New Hampshire 03820

Assessor's Map: K
Lot: 30-N

Planning File #: P19-56



Sheet Index		
No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	August 29, 2019
C-2	Layout and Materials Plan	August 29, 2019
C-3	Grading, Drainage and Erosion Control Plan	August 29, 2019
C-4	Utility Plan	August 29, 2019
C-5	Site Details 1	August 29, 2019
C-6	Site Details 2	August 29, 2019
C-7	Site Details 3	August 29, 2019
L-1	Planting Plan	August 29, 2019
L-2	Planting Details	August 29, 2019

Reference Drawings		
No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	June 4, 2019
NP-1	Neighborhood Plan	August 14, 2019
	Planning Elevations	July 30, 2019
	Site Lighting Plan	August 20, 2019
	Site/Floor Plan	July 9, 2019
	Site Rendering	July 2, 2019



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Landscape Architect

David Woodward, VHB
500 Southborough Drive
Suite 105B
Portland, ME 04106
207.536.2577

Architect

Kevin Neumann, Environments
for Health Architecture
21 Drydock Avenue, Suite 630W
Boston, MA 02210
617.772.0260

Certified Wetland Scientist

Kristopher Wilkes, VHB
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3944

Survey

Glen Johnson, VHB
2 Bedford Farms Drive
Suite 200
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603.391.3930

Civil Engineer

David Fenstermacher, VHB
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3929





2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			
10+00	10+00	BASELINE	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 x	132.75 x	SPOT ELEVATION
		TOWN LINE	45.0 TW x 38.5 SW	45.0 TW x 38.5 SW	TOP & BOTTOM OF WALL ELEVATION
		LIMIT OF DISTURBANCE			BORING LOCATION
		WETLAND LINE WITH FLAG			TEST PIT LOCATION
		FLOODPLAIN			MONITORING WELL
		BORDERING LAND SUBJECT TO FLOODING			UNDERDRAIN
BL5F		WETLAND BUFFER ZONE			DRAIN
BDZ		NO DISTURB ZONE			ROOF DRAIN
NDZ		200' RIVERFRONT AREA			SEWER
200'RA					FORCE MAIN
		GRAVEL ROAD			OVERHEAD WIRE
		EDGE OF PAVEMENT			WATER
		BITUMINOUS BERM			FIRE PROTECTION
		BITUMINOUS CURB			DOMESTIC WATER
		CONCRETE CURB			GAS
		CURB AND GUTTER			ELECTRIC
		EXTRUDED CONCRETE CURB			STEAM
		MONOLITHIC CONCRETE CURB			TELEPHONE
		PRECAST CONC. CURB			FIRE ALARM
		SLOPED GRAN. EDGING			CABLE TV
		VERT. GRAN. CURB			
		LIMIT OF CURB TYPE SAWCUT			CATCH BASIN CONCENTRIC
		BUILDING			CATCH BASIN ECCENTRIC
		BUILDING ENTRANCE			DOUBLE CATCH BASIN CONCENTRIC
		LOADING DOCK			DOUBLE CATCH BASIN ECCENTRIC
		BOLLARD			GUTTER INLET
		DUMPSTER PAD			DRAIN MANHOLE CONCENTRIC
		SIGN			DRAIN MANHOLE ECCENTRIC
		DOUBLE SIGN			TRENCH DRAIN
		STEEL GUARDRAIL			PLUG OR CAP
		WOOD GUARDRAIL			CLEANOUT
		PATH			FLARED END SECTION
		TREE LINE			HEADWALL
		WIRE FENCE			SEWER MANHOLE CONCENTRIC
		FENCE			SEWER MANHOLE ECCENTRIC
		STOCKADE FENCE			CURB STOP & BOX
		STONE WALL			WATER VALVE & BOX
		RETAINING WALL			TAPPING SLEEVE, VALVE & BOX
		STREAM / POND / WATER COURSE			SIAMESE CONNECTION
		DETENTION BASIN			FIRE HYDRANT
		HAY BALES			WATER METER
		SILT FENCE			POST INDICATOR VALVE
		SILT SOCK / STRAW WATTLE			WATER WELL
		MINOR CONTOUR			GAS GATE
		MAJOR CONTOUR			GAS METER
		PARKING COUNT			ELECTRIC MANHOLE
		COMPACT PARKING STALLS			ELECTRIC METER
		DOUBLE YELLOW LINE			LIGHT POLE
		STOP LINE			TELEPHONE MANHOLE
		CROSSWALK			TRANSFORMER PAD
		ACCESSIBLE CURB RAMP			UTILITY POLE
		ACCESSIBLE PARKING			GUY POLE
		VAN-ACCESSIBLE PARKING			GUY WIRE & ANCHOR
		MATCHLINE			HAND HOLE
					PULL BOX

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Permits

1. THE CITY OF DOVER PLANNING BOARD - CONDITIONAL USE PERMIT
- A. APPROVAL DATE: PENDING
- B. CASE NUMBER:
- C. CONDITIONS:
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Notes

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE PRECAST CONCRETE CURB (PCC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A LICENSED LICENSED SURVEYOR (LLS).
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB IN MAY 2019.
2. A. WETLANDS WERE DELINEATED BY KRISTOPHER WILKES, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 288, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE IN MAY 2019.
3. B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB, INC.
4. TOPOGRAPHY: ELEVATIONS ARE BASED ON N.A.S.D. 1988.
5. THE SUBJECT PARCEL CONTAINS 0.47 ACRES OR 20,298 SQ. FT. AREA OF LAND. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STAFFORD COUNTY REGISTRY OF DEEDS, BOOK 1045, PAGE NO. 48.
6. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN MAY 2019 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
7. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0340E, EFFECTIVE DATE: SEPTEMBER 30, 2015).

Dover Specific Notes

- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD 2011 OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.C. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE PIPING IN FEET.
2. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149:14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
3. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE 1, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
4. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
5. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
6. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
7. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND RECORDING.
8. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY.
9. 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.
10. 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.
11. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
12. 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.
13. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
14. 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 ADOPTED STATE OF NH BUILDING AND FIRE CODES.
15. 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 AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
16. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
17. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
18. THE PROPOSED USE FOR THE STRUCTURE IS MEDICAL OFFICE.
19. NO TREATMENT SWALES WILL BE CONSTRUCTED ON THE PROPOSED SITE.
20. NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THE SUBJECT PROPERTY.
21. THERE ARE NO RETAINING WALLS PROPOSED ON THE SITE.
22. NO FENCES TALLER THAN SIX FEET WILL BE CONSTRUCTED ON THE PROPOSED SITE.
23. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
24. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
25. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS (I.E. IBC, ASI-117.1) AND NH RSA 155-A.5.

AFTER SITE PLAN APPROVAL, THE PROPERTY IS INTENDED TO BE SOLD TO:
WENTWORTH-DOUGLASS HOSPITAL
789 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT. THE USER OF THESE PLANS AND CADD DOCUMENTS IS AUTOMATICALLY CONSIDERED TO HAVE AGREED AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL LOCATION OR DIMENSIONS. THE LOCATION OF THE CONTRACTOR SHALL BE DETERMINED BY THE DETAILED SECTION DIMENSIONS, MANUFACTURER'S LITERATURE, SHOP DRAWINGS, AND ALL MEASUREMENTS OF THE PROJECT. PRODUCTS FOR LAYOUT OF THE PROJECT FEATURE SHALL BE IDENTICAL TO THE PRODUCTS SHOWN ON THE PLANS AND SPECIFICATIONS.



C-1

Sheet 1 of 9

Project Number
52602.00



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	
R3-1	24"	24"	
R7-8	12"	18"	
R7-8P	12"	6"	
R7-1	12"	18"	
SP-1	24"	18"	
R6-1L	36"	12"	
R6-1R	36"	12"	

Zoning Summary Chart

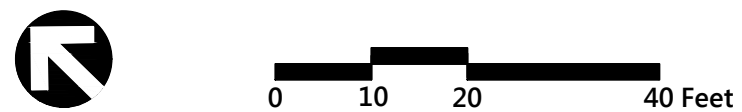
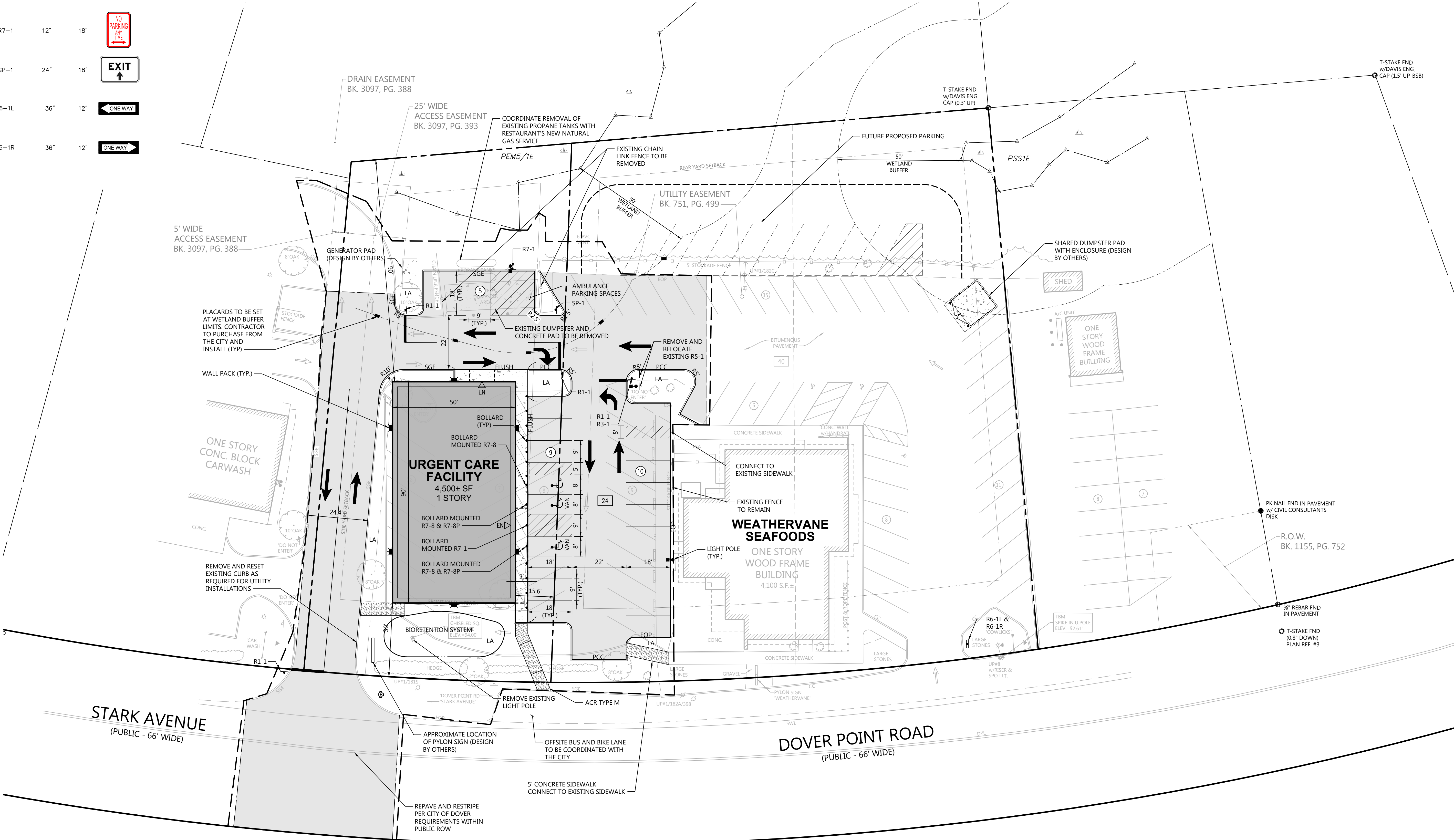
Zoning District:	Thoroughfare Business District (B-3)	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	20,000 SF	20,298 Feet
FRONTAGE	125 Feet	100 Feet*
FRONT YARD SETBACK	30 Feet	30 Feet
SIDE YARD SETBACK	12 Feet**	16 Feet
REAR YARD SETBACK	15 Feet**	90 Feet
MINIMUM LOT WIDTH	N/A	--
MAXIMUM FLOOR AREA RATIO	N/A	--
MAXIMUM BUILDING HEIGHT	40 Feet	<40 Feet
MAXIMUM BUILDING COVERAGE	50.0 %	22.2 %
MAXIMUM IMPERVIOUS	N/A	--
MINIMUM OPEN SPACE	N/A	--
* EXISTING NON-CONFORMANCE		
** 10 FT SETBACK FOR ACCESSORY STRUCTURES		

Parking Summary Chart

Description	Size		Shared Spaces	
	Required	Provided	Max. Allowed	Provided
STANDARD SPACES	9 x 18	9 x 18	100	58
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	2	2
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	4
TOTAL SPACES			103**	64
* ADA REQUIREMENTS				
** MAXIMUM NUMBER OF PARKING SPACES ALLOWED BY USE				
Parking Regulations:				
MEDICAL	6 UNITS	x	1 SPACES	/ 2 UNIT = 3 SPACES
	10 EMP	x	1 SPACES	/ 1 EMP = 10 SPACES
GATHERING PLACE	159 SEATS	x	1 SPACES	/ 2 SEAT = 80 SPACES
	10 EMP	x	1 SPACES	/ 1 EMP = 10 SPACES
TOTAL MAXIMUM SHARED PARKING ALLOWED				= 103 SPACES

Wetland Impact Chart

	Existing	Proposed	Increase
Impervious in Wetland Buffer	2,676 SF	3,107 SF	431 SF



Proposed Urgent Care Facility

130 Stark Avenue
Dover, New Hampshire

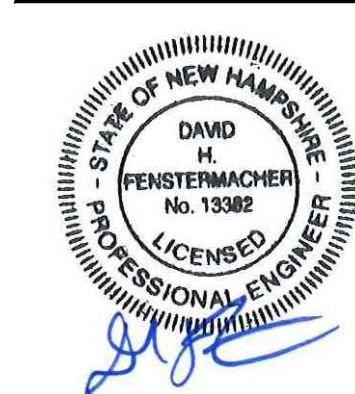
No.	Revision	Date	Appr.
1	RESPONSE TO TRC COMMENTS	8/24/19	
2	PLANNING BOARD SUBMITTAL	8/29/19	

Designed by	Checked by
-------------	------------

Issued for	Date
Permitting	July 2, 2019

Planning File # P19-56
Not Approved for Construction

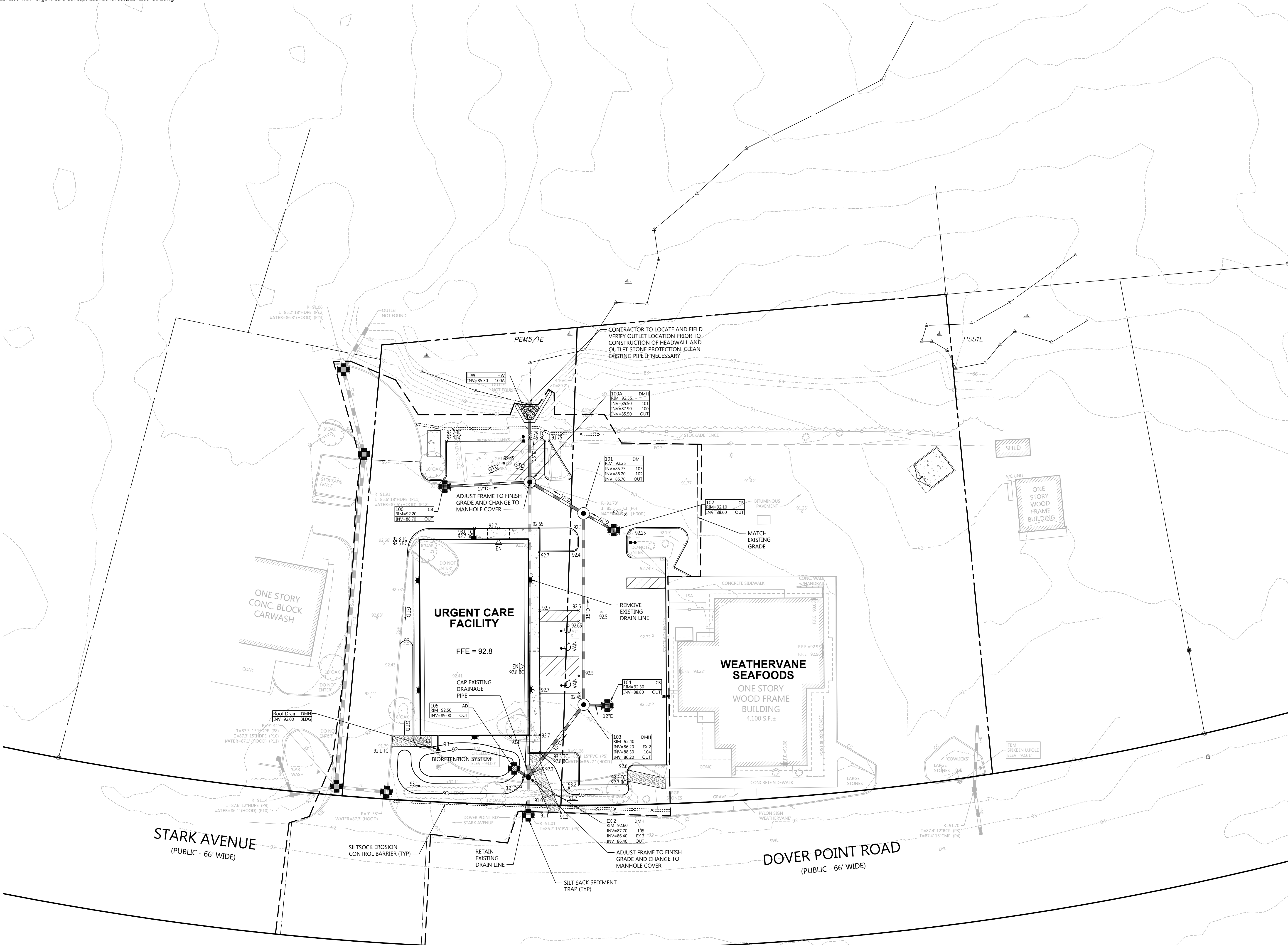
Layout and Materials Plan



C-2

Sheet 2 of 9

Project Number
52602.00



Proposed Urgent Care Facility

130 Stark Avenue
Dover, New Hampshire

No.	Revision	Date	Appd.
1	RESPONSE TO TRC COMMENTS	8/14/19	
2	PLANNING BOARD SUBMITTAL	8/29/19	

Designed by: _____ Checked by: _____

Issued for: _____ Date: July 2, 2019

Permitting
Planning File # P19-56
Not Approved for Construction

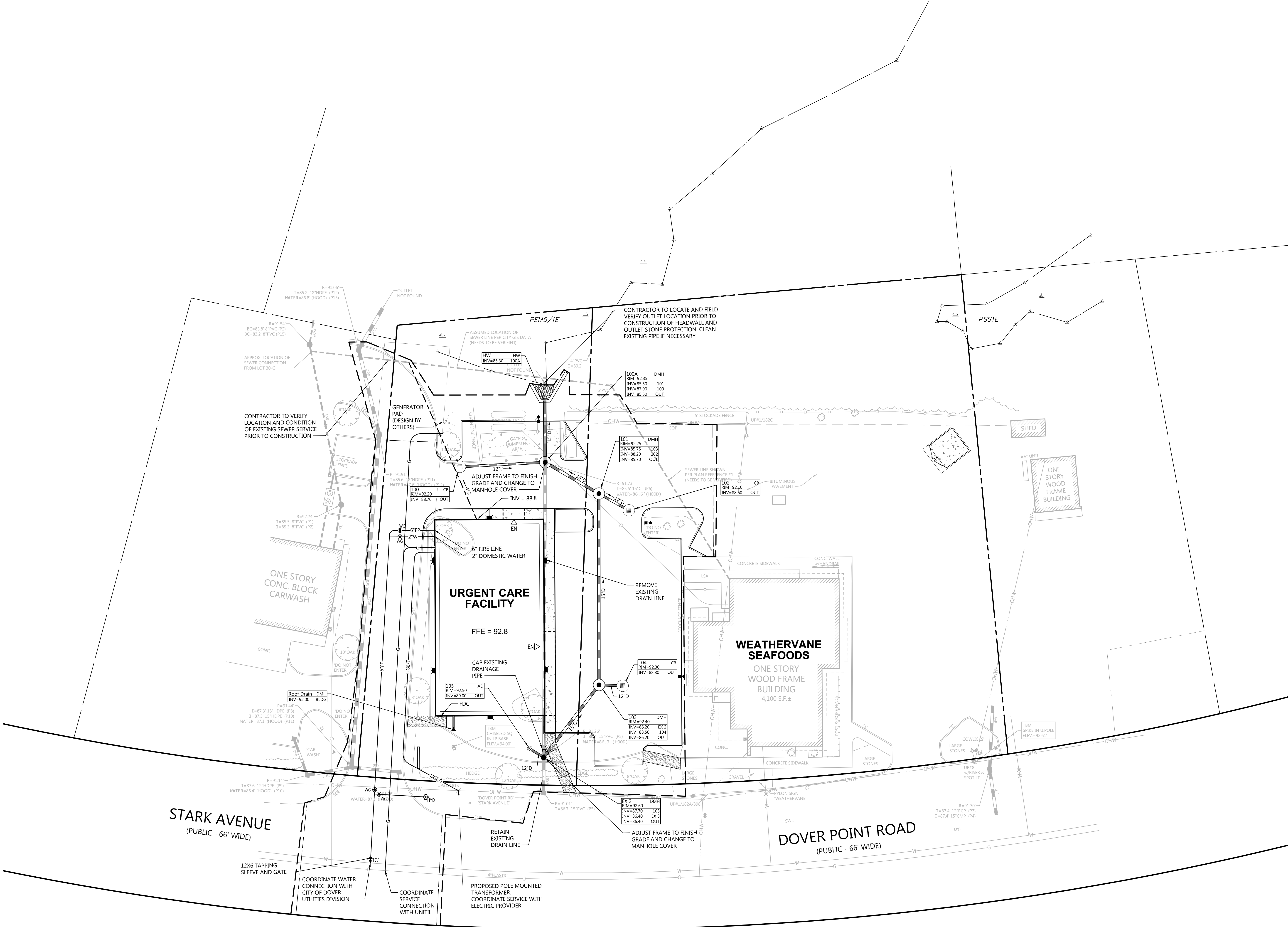
Grading, Drainage and
Erosion Control Plan

Drawing Number

C-3

Sheet 3 of 9

Project Number
52602.00



Proposed Urgent Care Facility

130 Stark Avenue
Dover, New Hampshire

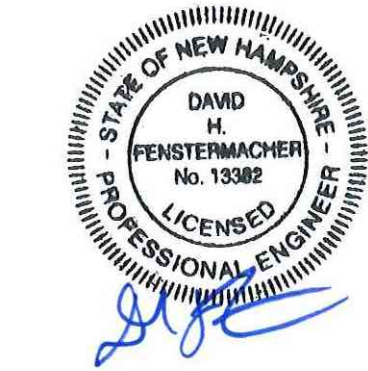
No.	Revision	Date	Appr.
1	RESPONSE TO TRC COMMENTS	8/14/19	
2	PLANNING BOARD SUBMITTAL	8/29/19	

Designed by: _____ Checked by: _____

Issued for: _____ Date: July 2, 2019

Permitting
Planning File # P19-56
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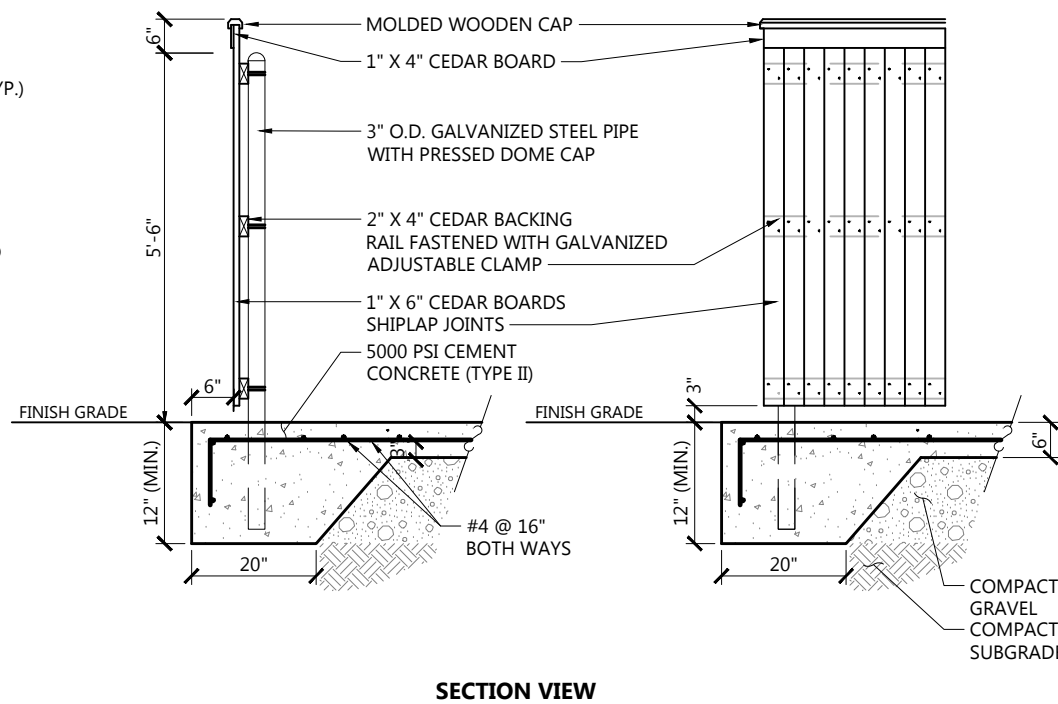
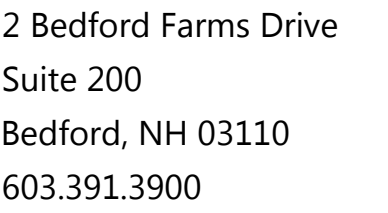
Drawing Title
Utility Plan



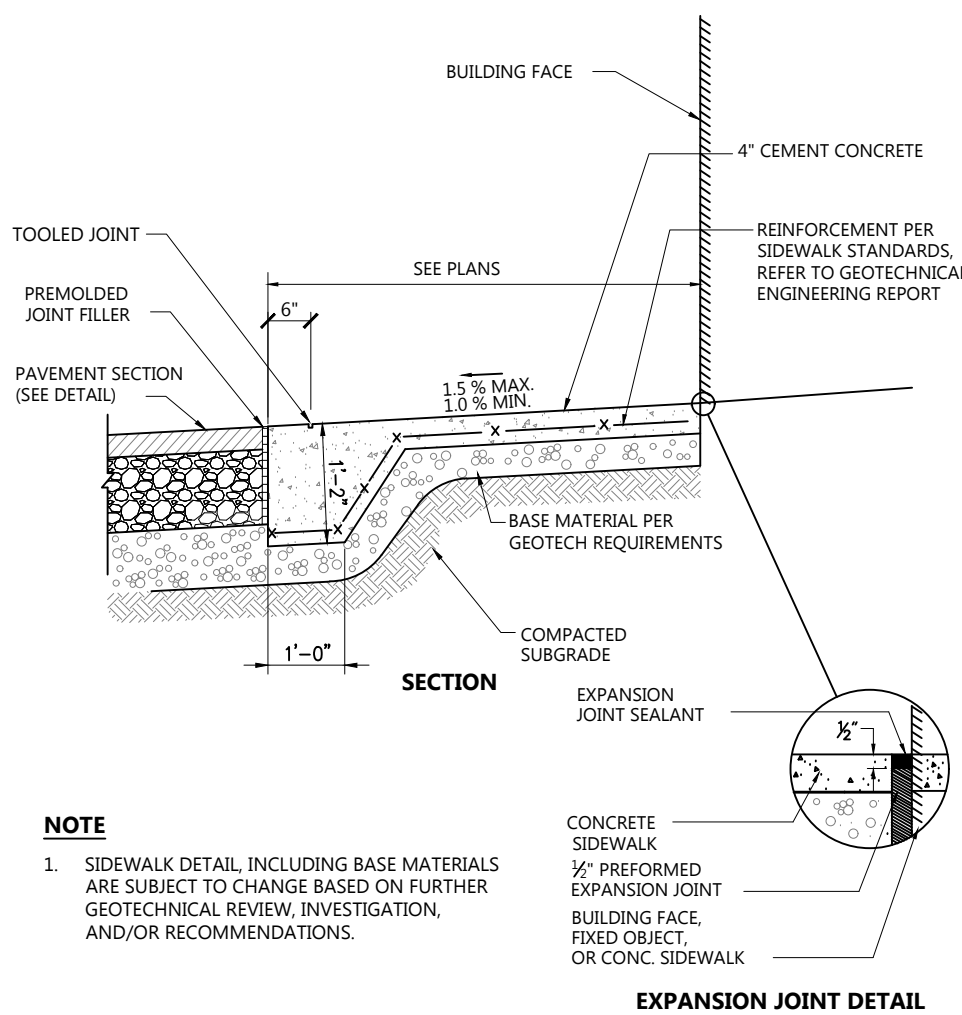
C-4

Sheet 4 of 9

Project Number
52602.00

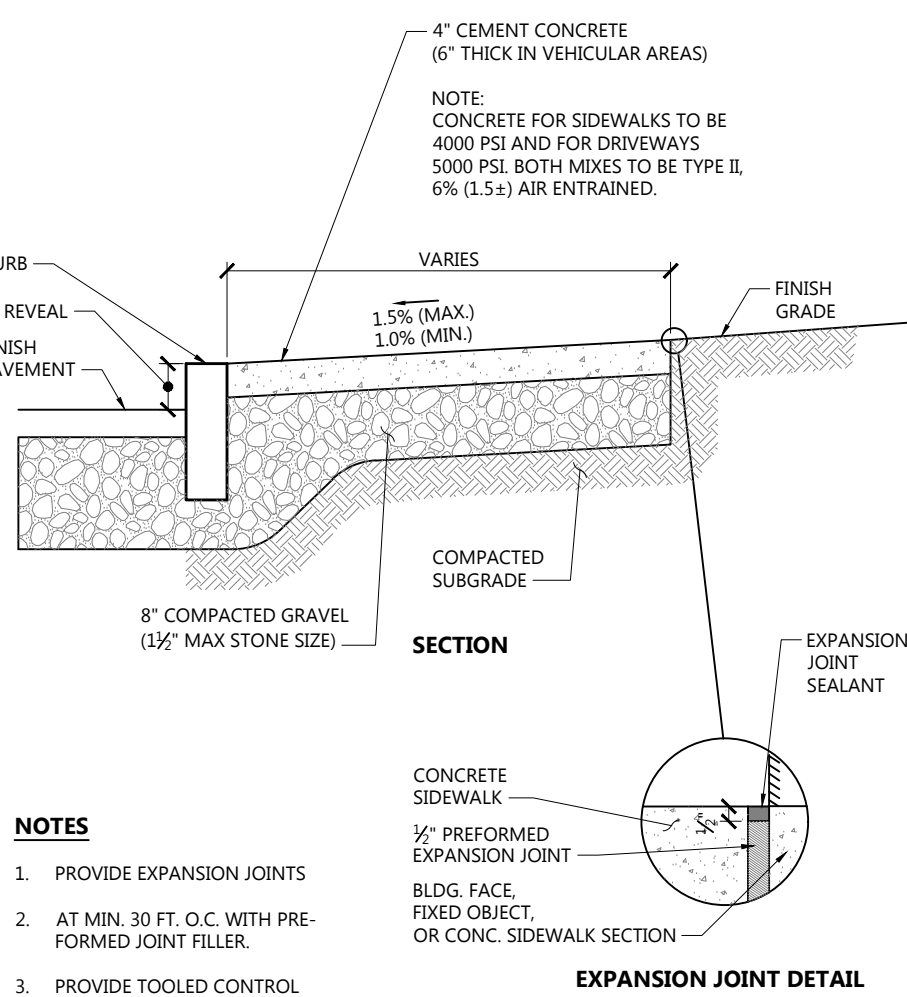


1. DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSION.



PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

N.T.S. Source: VHB REV LD 430



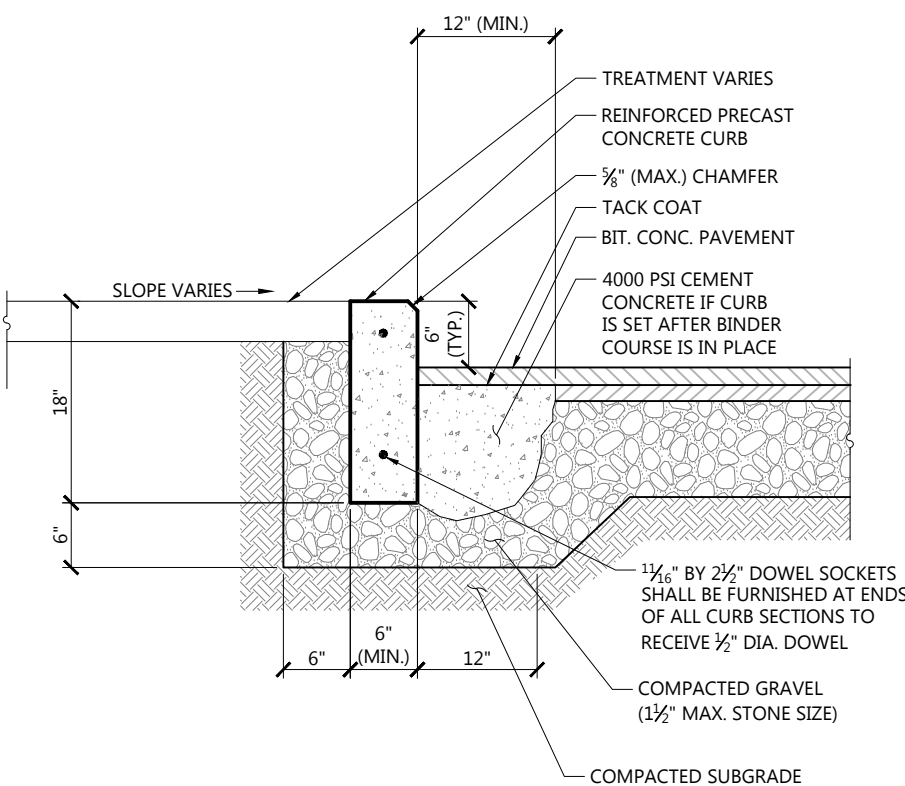
NOTES *DIMENSIONS ARE CENTER TO CENTER

NOTES

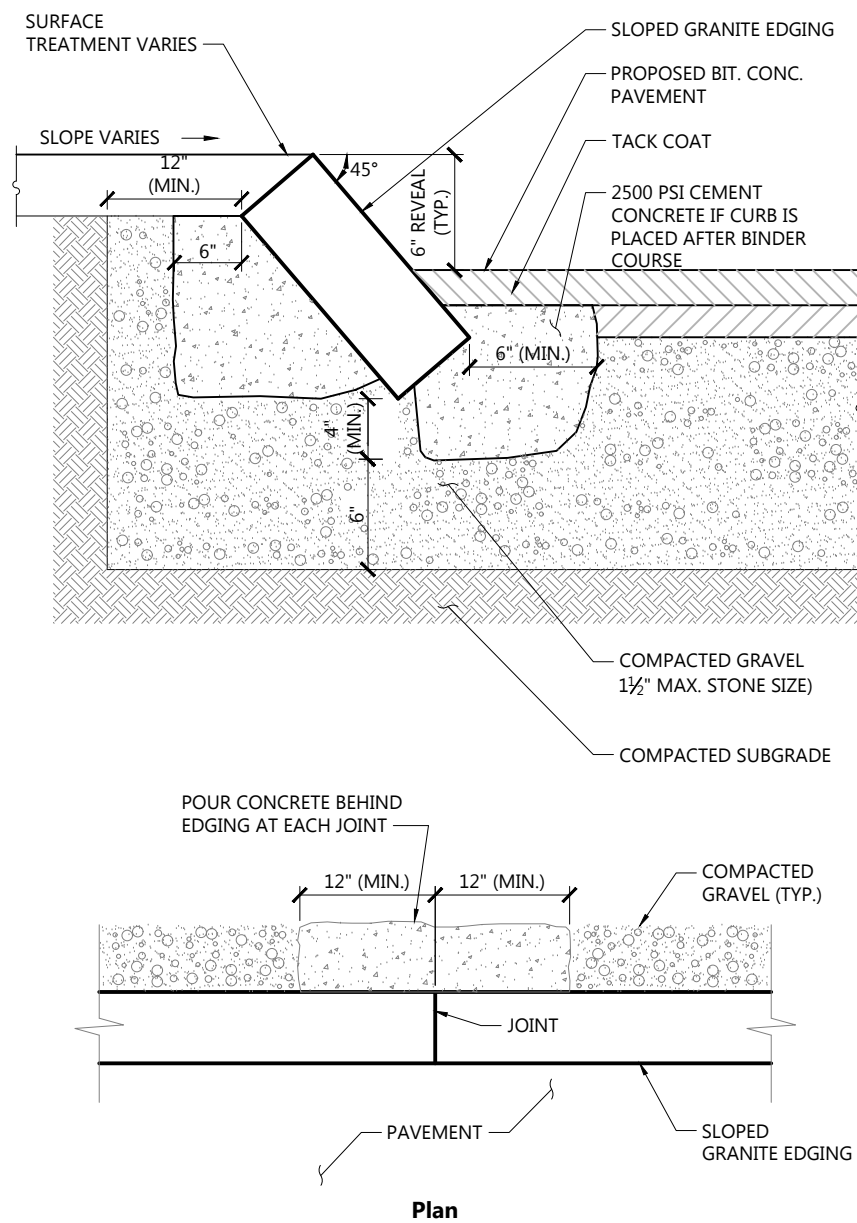
"DIMENSIONS ARE CENTER TO CENTER"

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPE SHALL BE 1% (1/IN).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMP SHALL BE 5%.
4. A MINIMUM OF 3 FEET CLEAR SPACE SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB RAMP CURBS AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT FLOODING.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING), A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
8. PROVIDE A MINIMUM 5' CLEARANCE OVER ANY OTHER THAN A FLAT CURBING, WHICH SHALL BE SET FLUSH WITH THE ADJACENT ROADWAYS.
9. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOURNING SURFACES.
10. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

N.T.S. Source: VHB LD 512



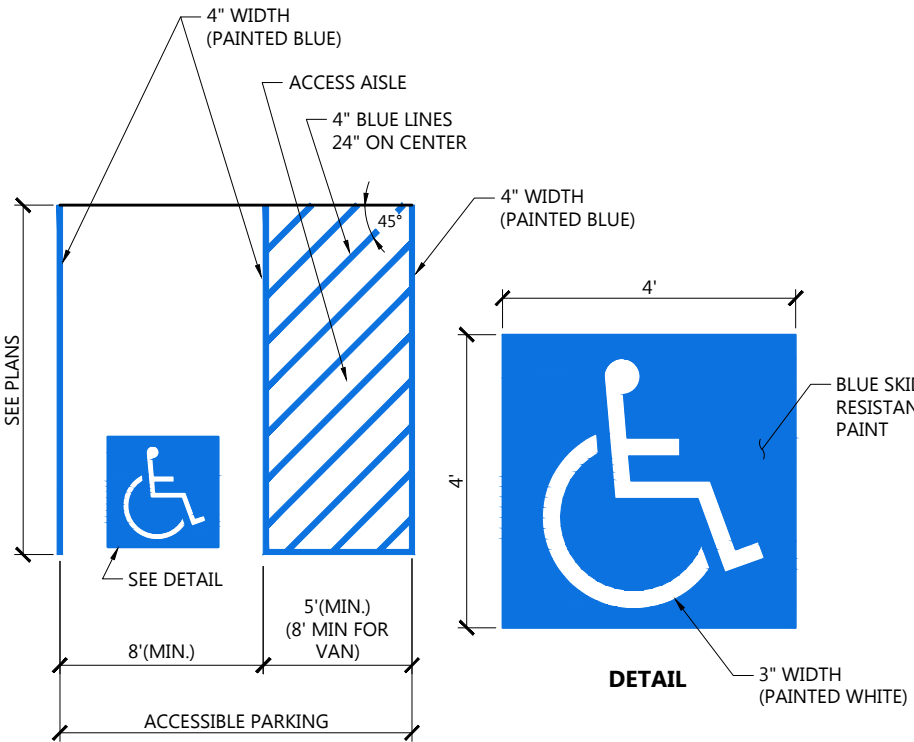
N.T.S. Source: VHB LD_401-NH



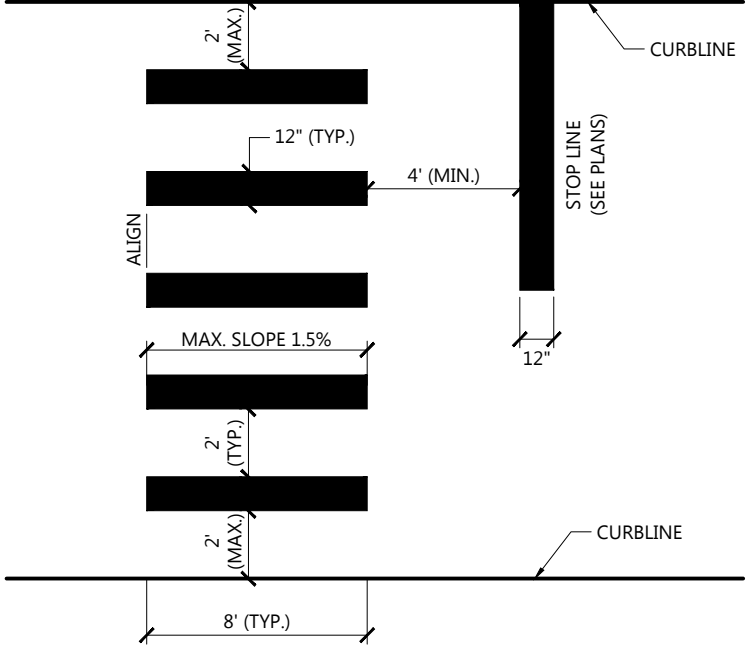
Project Number



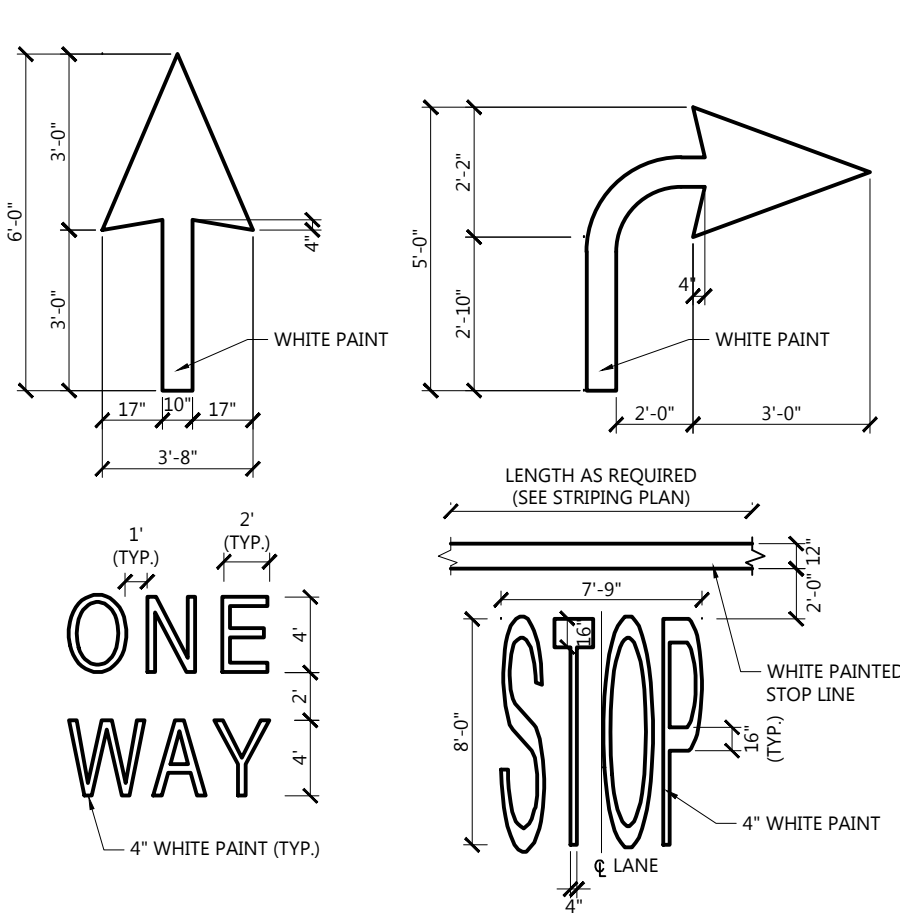
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



- NOTES**
1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
 2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
 3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
 4. ACCESS AISLE MEASURED BETWEEN OUTSIDE EDGES OF PAVEMENT MARKINGS.



- NOTES**
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
 2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
 3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
 4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

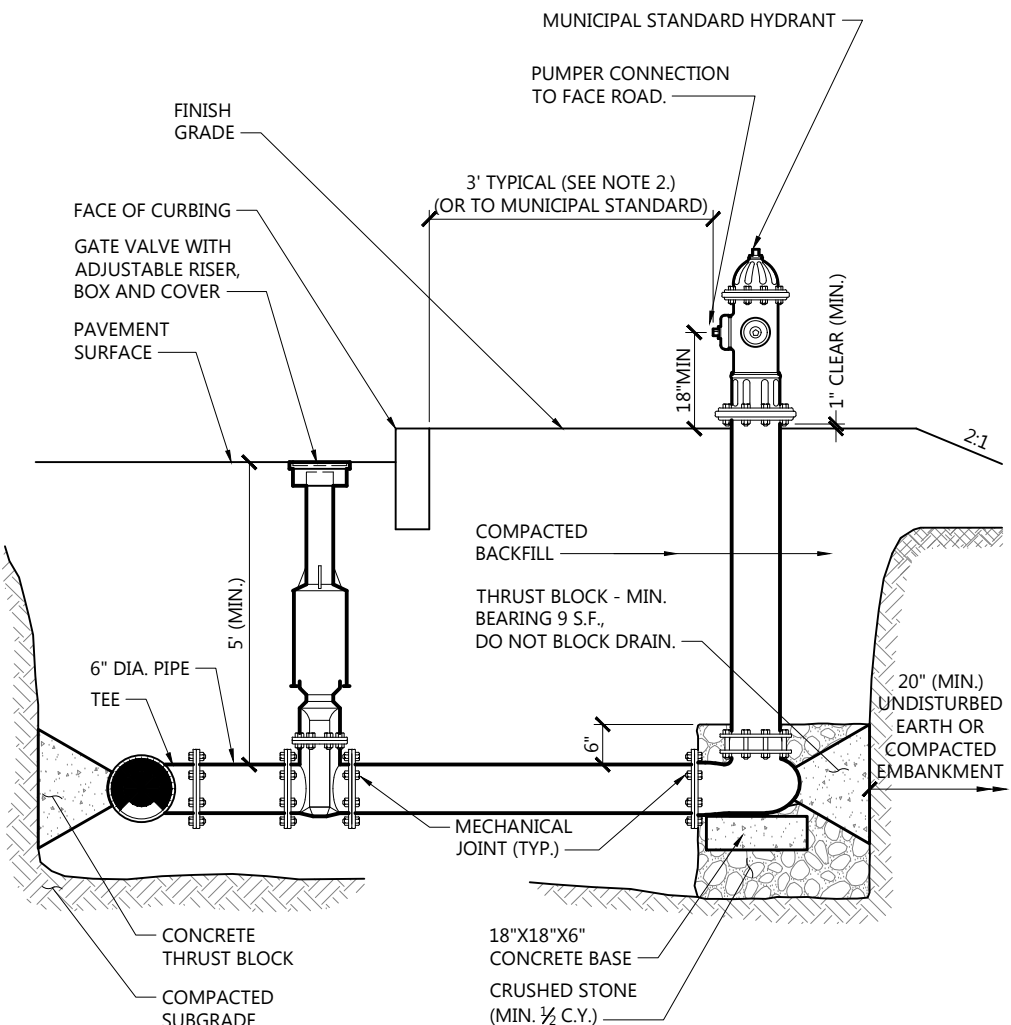


- NOTES**
1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Accessible Parking Space 1/16
N.T.S. Source: VHB LD_552-NH

Crosswalk 1/16
N.T.S. Source: VHB LD_553

Painted Pavement Markings - On Site 1/16
N.T.S. Source: VHB LD_554



- NOTES**
1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND THE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
 2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.
 3. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

Hydrant Construction 12/18
N.T.S. Source: VHB REV LD_250

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.15 ft
Length: 26" (max)
Width: 12" (max)
Height: 12" (max)
Weight: 14 lbs (max)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

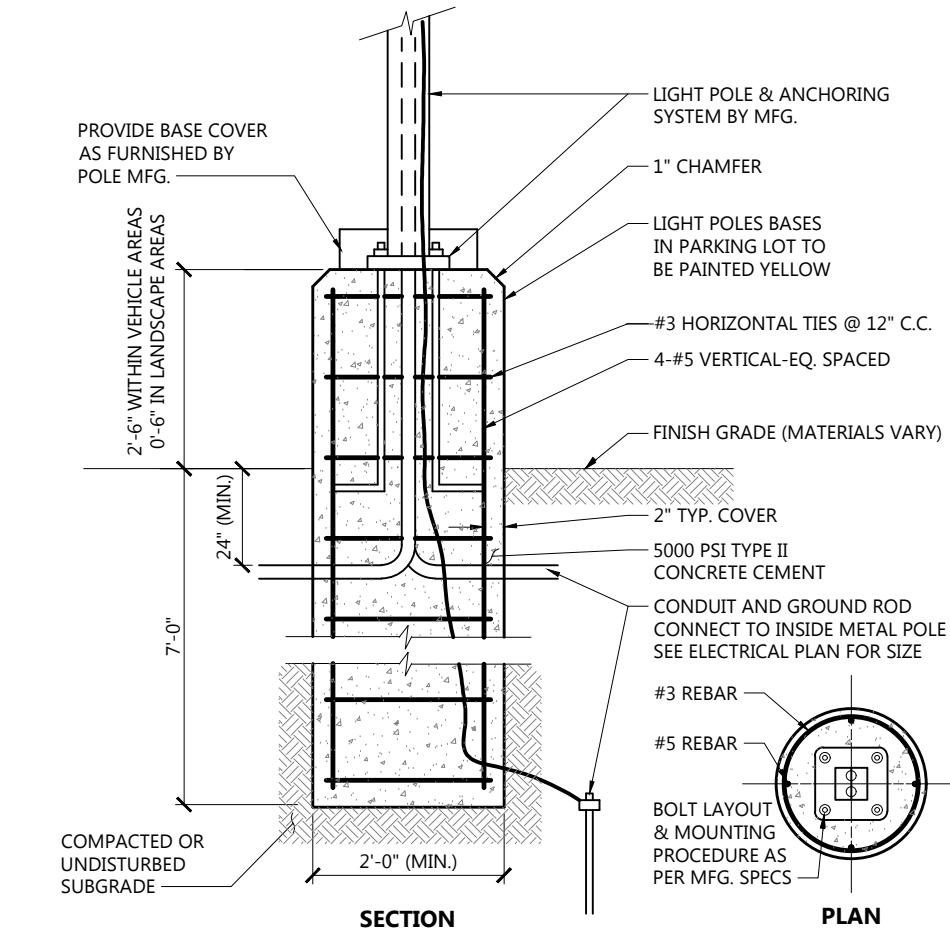
EXAMPLE: DSK0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DDBX0

Order ID	Manufacturer	Part Number	Part Name	Part Description
000000	000000	000000	000000	000000

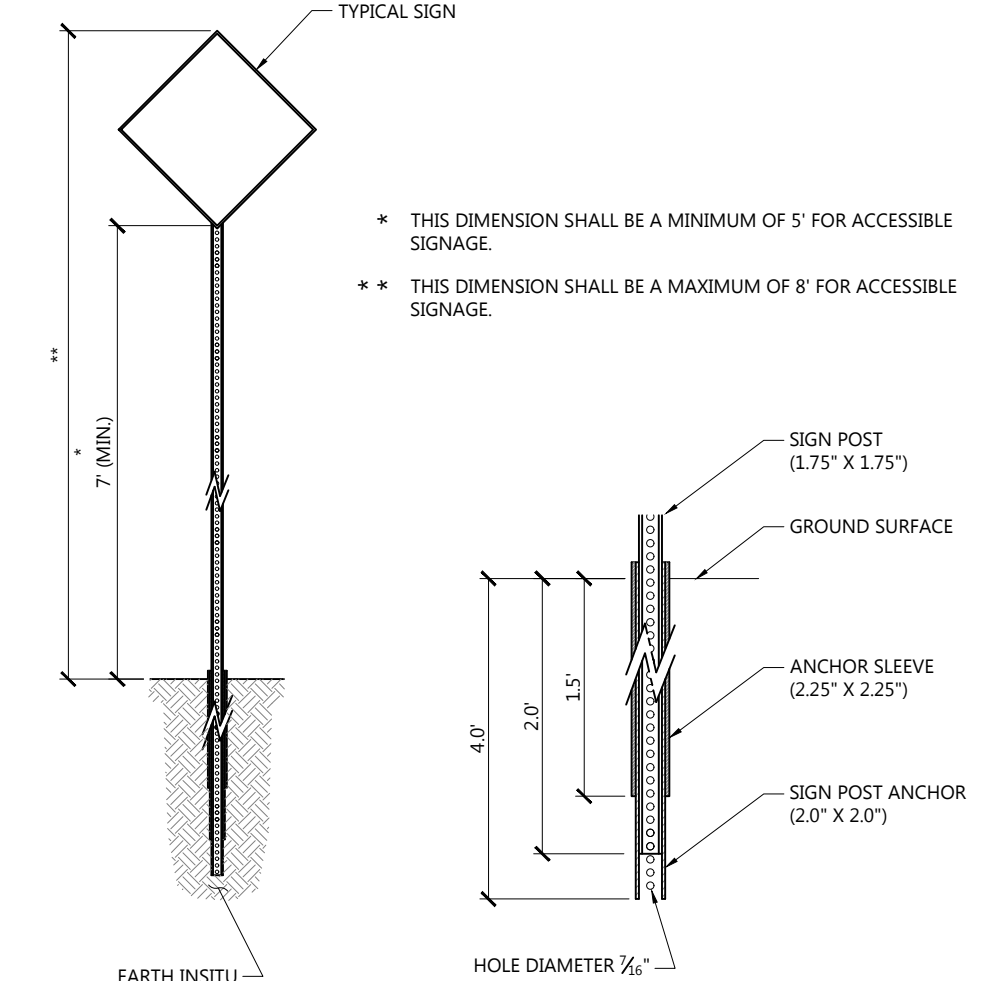
Light Pole Foundation Detail (Up to 40' Pole)

Notes

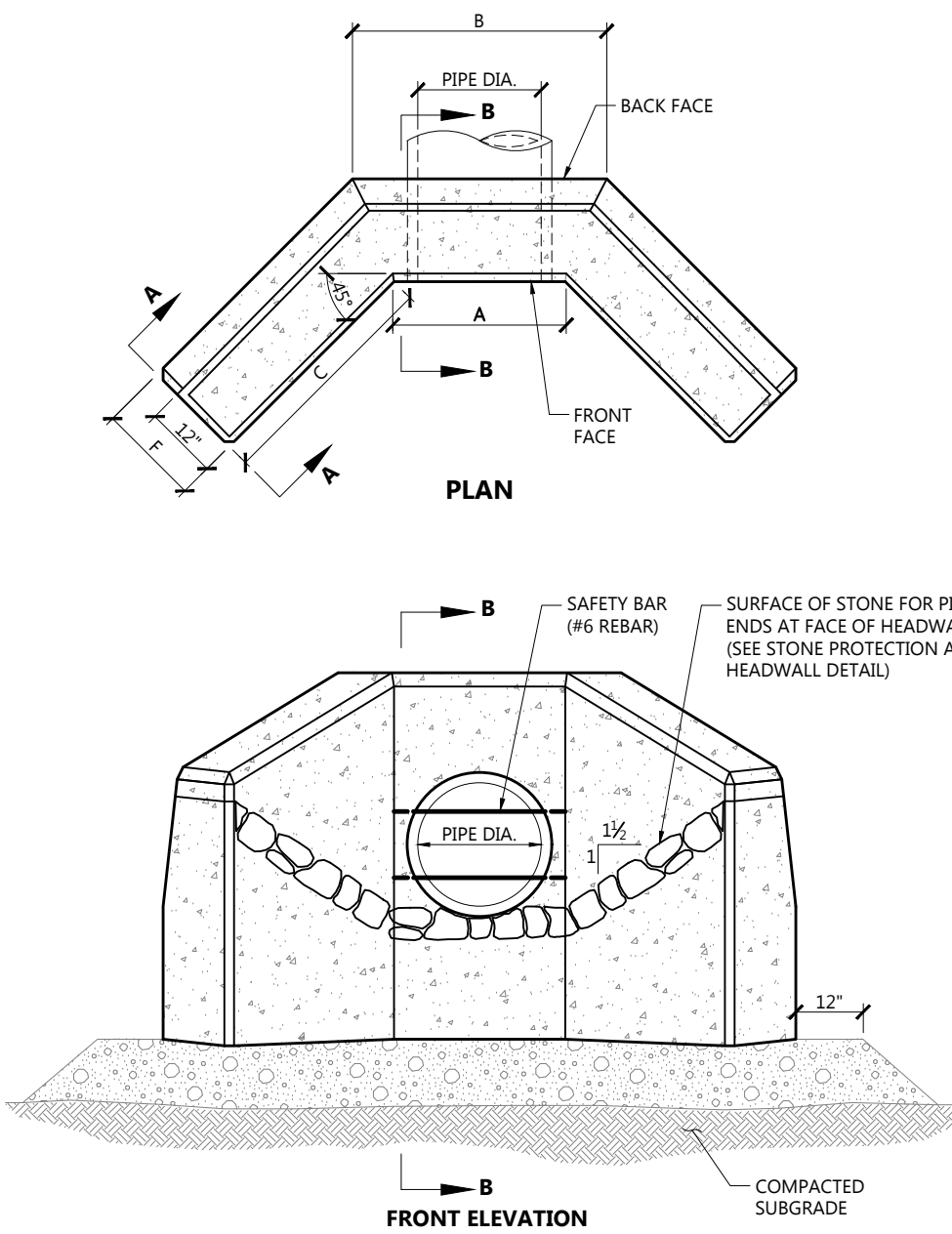
1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.



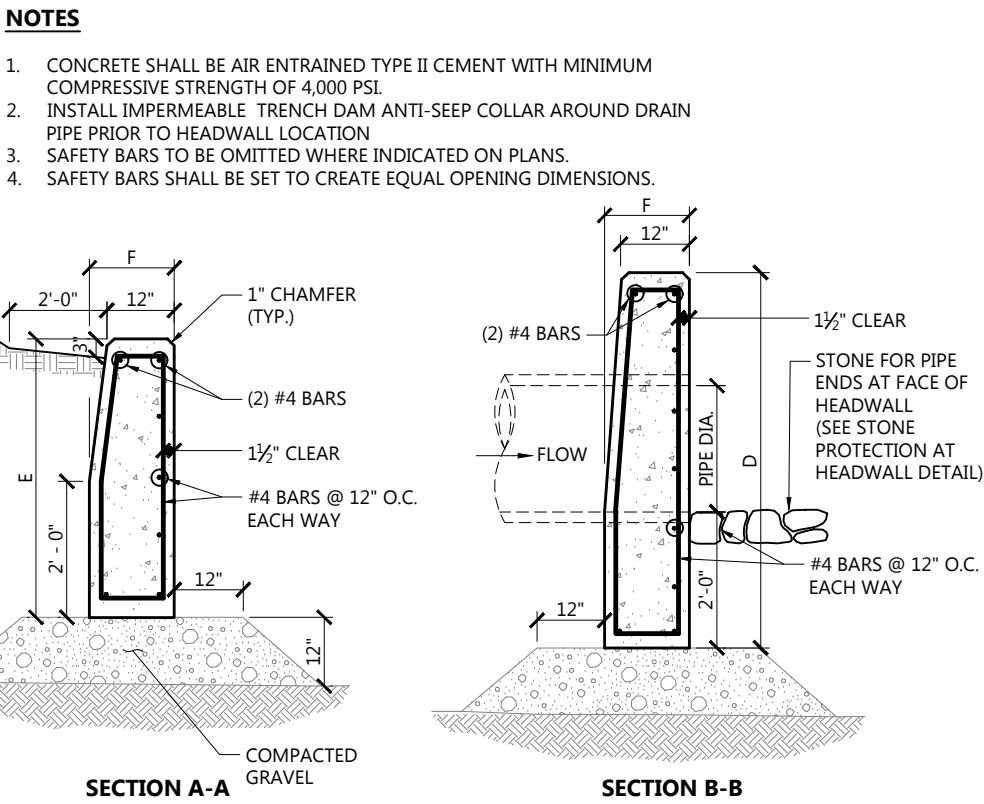
- NOTES**
1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.



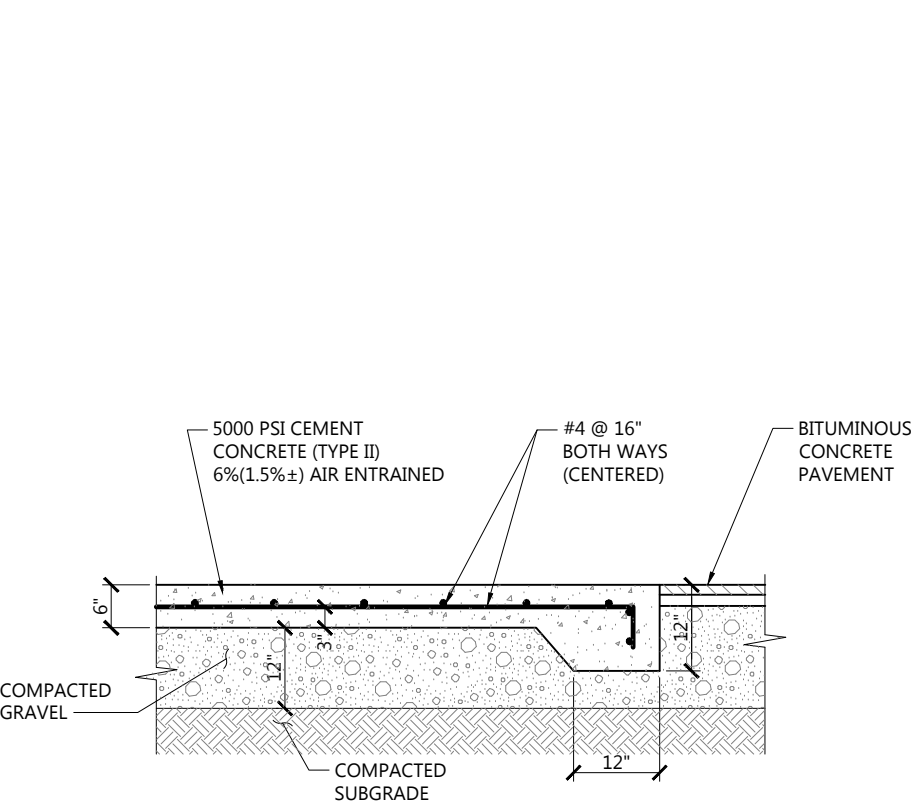
Sign Post - Type 'B' 1/16
N.T.S. Source: VHB LD_702



Concrete Headwall (HW) with Wing Walls 1/16
N.T.S. Source: VHB LD_132



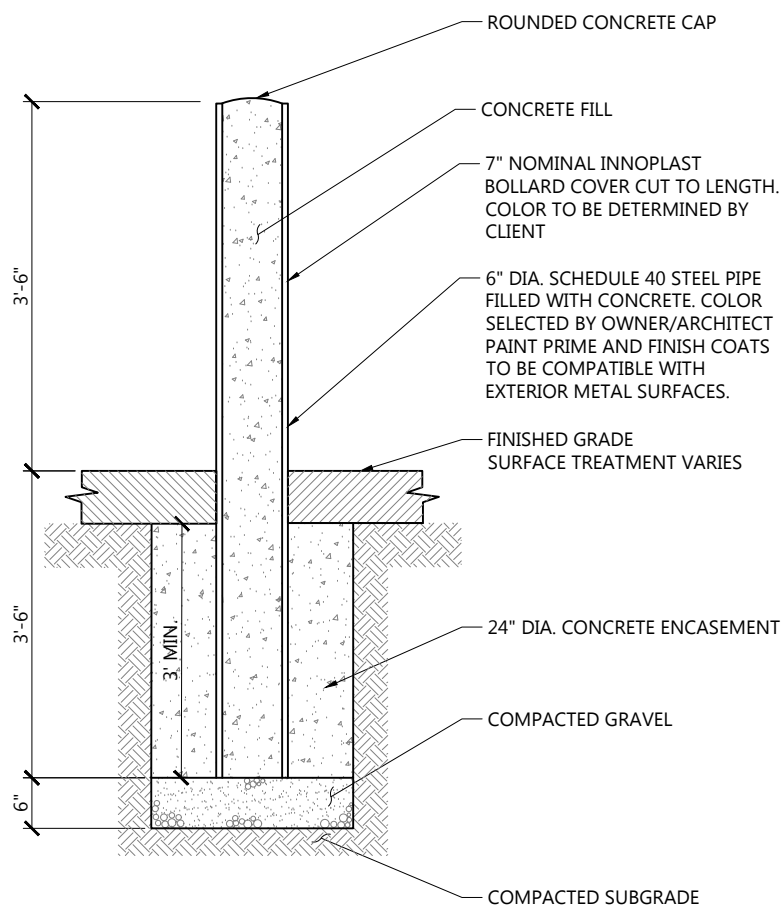
Site Lighting Detail 1/16
N.T.S. Source: Lithonia Lighting



- NOTES**
1. SIZE OF PAD TO BE COORDINATED WITH FINAL ENCLOSURE DESIGN BY OTHERS.
 2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

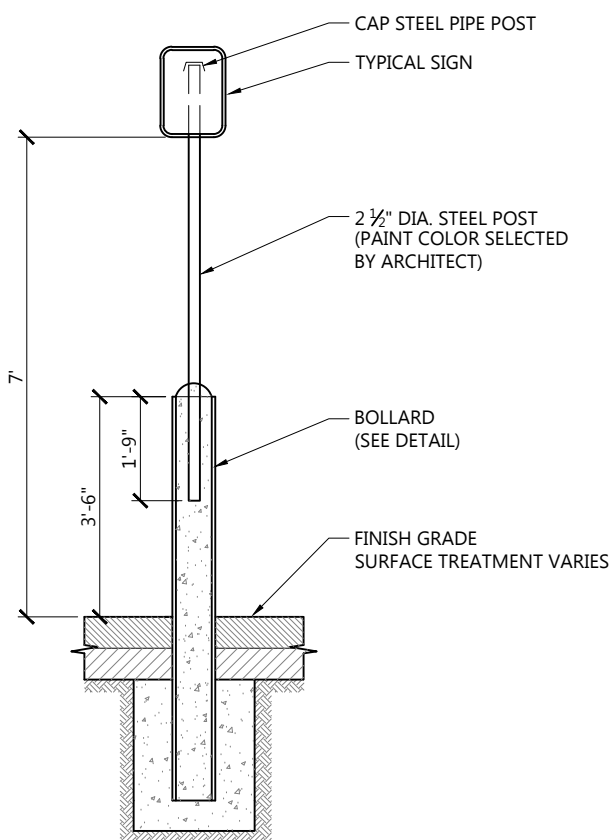
Dumpster Pad 1/16
N.T.S. Source: VHB REV LD_710

Light Pole Foundation Detail (Up to 40' Pole) 1/16
N.T.S. Source: VHB LD_310



Bollard 9/17
N.T.S. Source: VHB LD_700

Sign Post - Type 'B' 1/16
N.T.S. Source: VHB LD_702



Bollard Mounted Sign 1/16
N.T.S. Source: VHB LD_703-NH

Proposed Urgent Care Facility

130 Stark Avenue
Dover, New Hampshire

No.	Revision	Date	Appr.
1	RESPONSE TO TRC COMMENTS	8/14/19	
2	PLANNING BOARD SUBMITTAL	8/29/19	

Designed by: _____ Checked by: _____

Issued for: _____ Date: July 2, 2019

Permitting
Planning File # P19-56
Not Approved for Construction

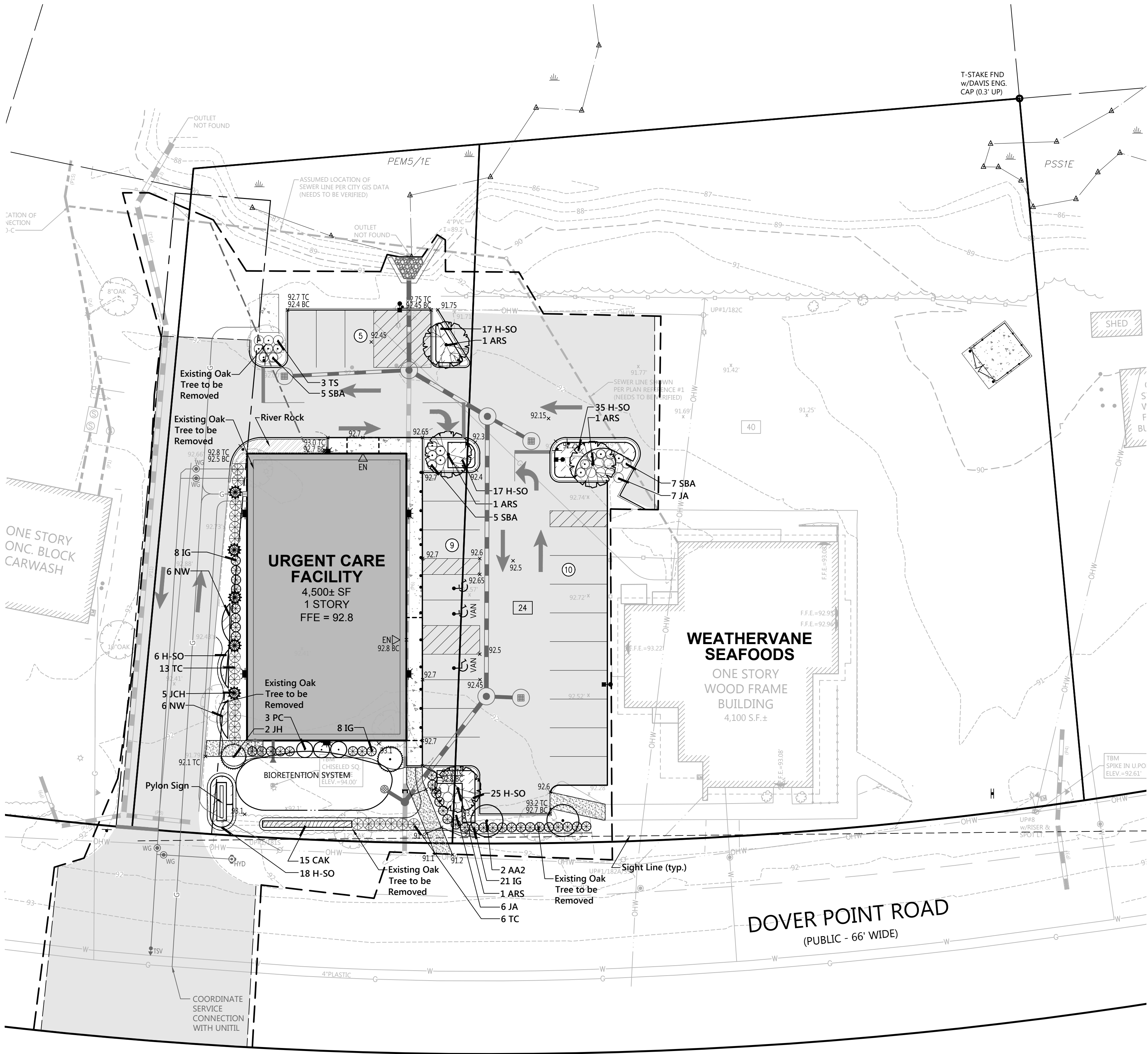
Site Details 2



C-6

Sheet 6 of 9

Project Number
52602.00



Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.

- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. (OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE "HOT BOX".
- (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR. (OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

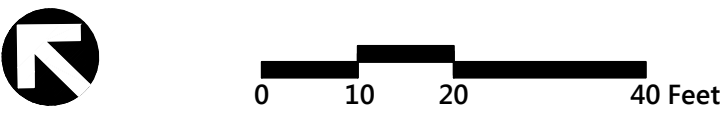
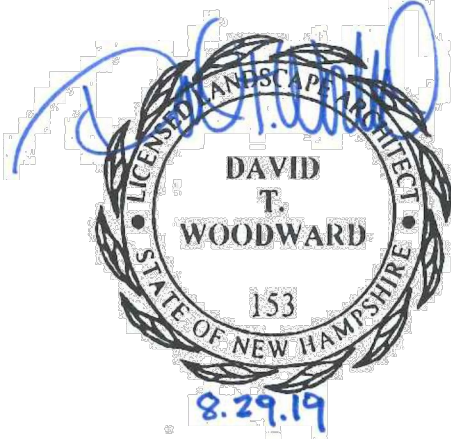
Plant Maintenance Notes

ONE YEAR GUARANTEE PERIOD

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

SUBSEQUENT YEARS

- FACILITY MAINTENANCE STAFF SHALL PROVIDE REGULAR MAINTENANCE OF THE SITE LANDSCAPING.
- DEAD, DYING, DISEASED AND SEVERALLY INJURED PLANTS SHALL BE REPLACED IN KIND IN PERPETUITY. PLANTS SHALL NOT BE REPLACED FROM NOVEMBER TO MARCH.
- LOW PHOSPHOROUS FERTILIZER AND SLOW RELEASE NITROGEN SHALL BE USED TO MINIMIZE ENVIRONMENTAL IMPACTS.
- MAINTENANCE RESPONSIBILITIES SHALL BE CONVEYED TO ANY NEW OWNER IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPING PLAN.



Proposed Urgent Care Facility

130 Stark Avenue
Dover, New Hampshire

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Designed by	Checked by
Issued for	Date

Permitting
Planning File # P19-56
Not Approved for Construction

Planting Plan

L-1

Sheet of
8 9

Project Number
52602.00



Legend

- ## Wentworth-Douglass Hospital Urgent Care

[illegible]

Drawing Number

Sv-1

Sheet 1 of 1

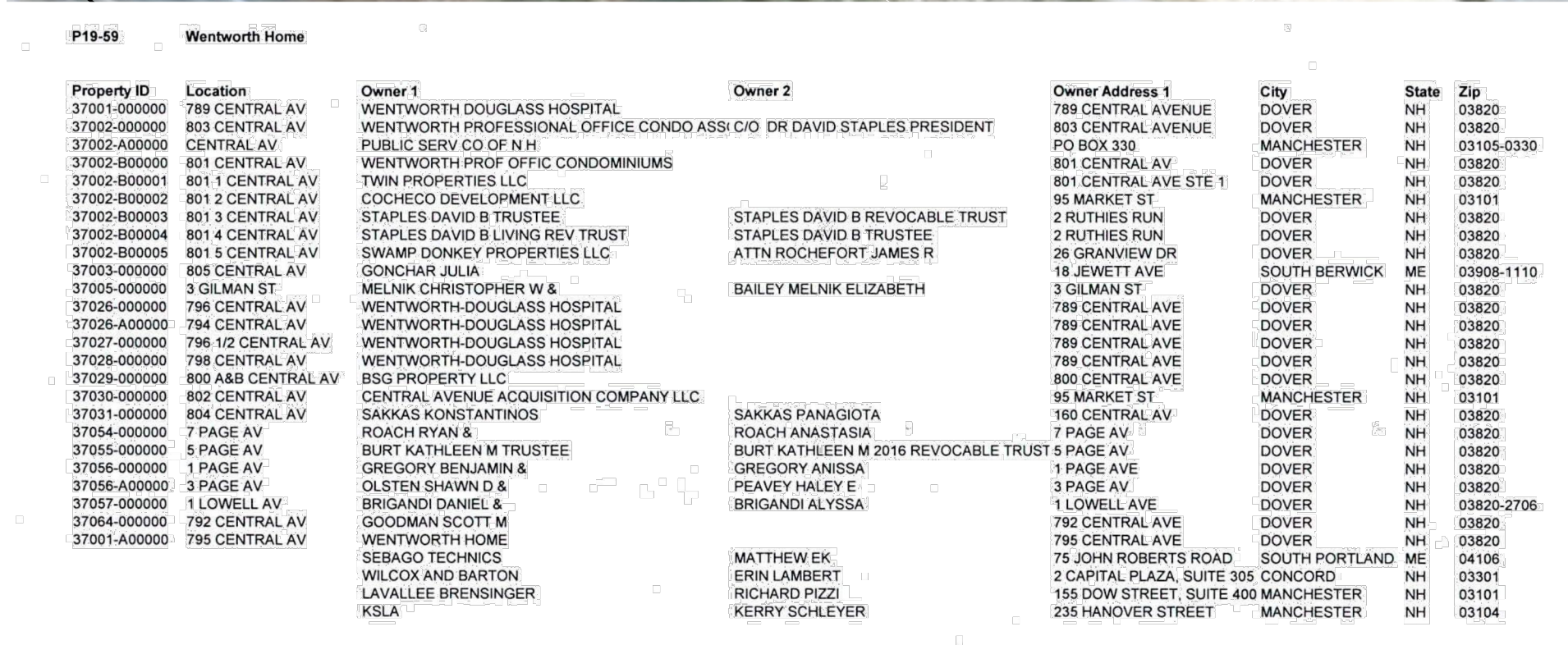
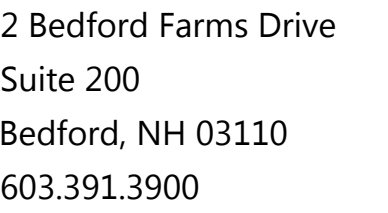
Project Number
52572

Wetland Notes

- ## Wetland Classification Codes

CODE	CODE DESCRIPTION
PEM5/1E	PALUSTRINE, EMERGENT, PHRAGMITES AUSTRALIS / PERSISTENT, SEASONALLY FLOODED/SATURATED
PSS1E	PALUSTRINE, SCRUB-SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED





Dover Point Road
Dover, New Hampshire

Designed by	Checked by
-------------	------------

Permitting July 2, 2019

Permitting
Planning File # P19-56
Not Approved for Construction

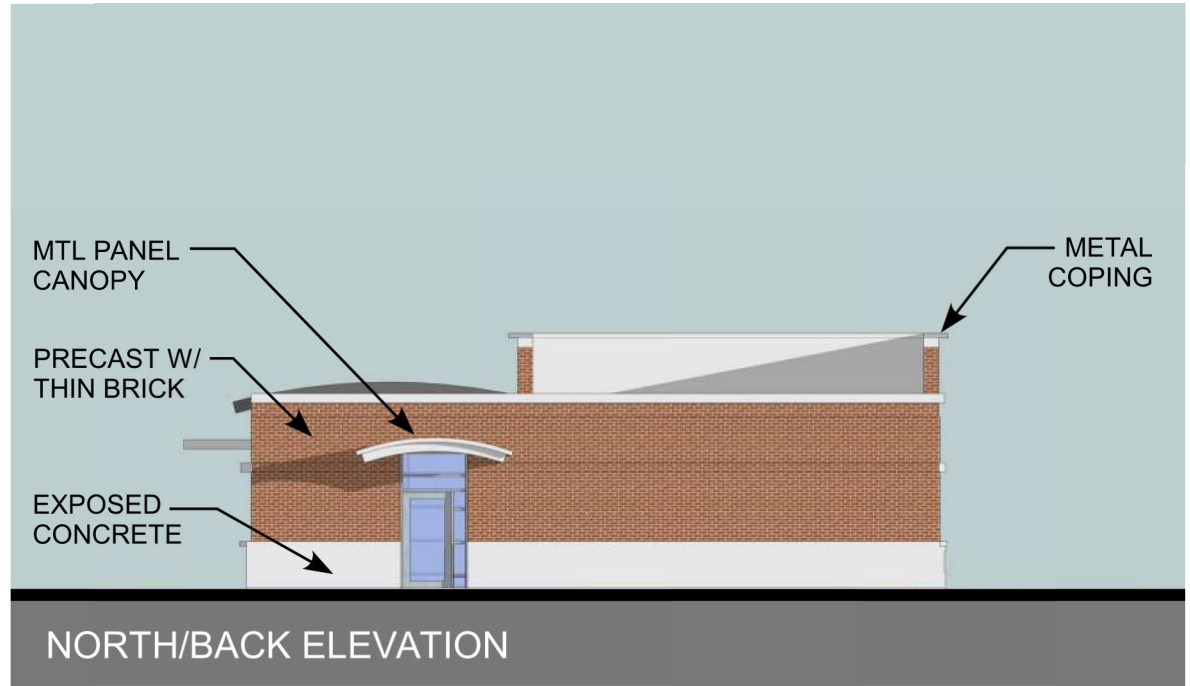
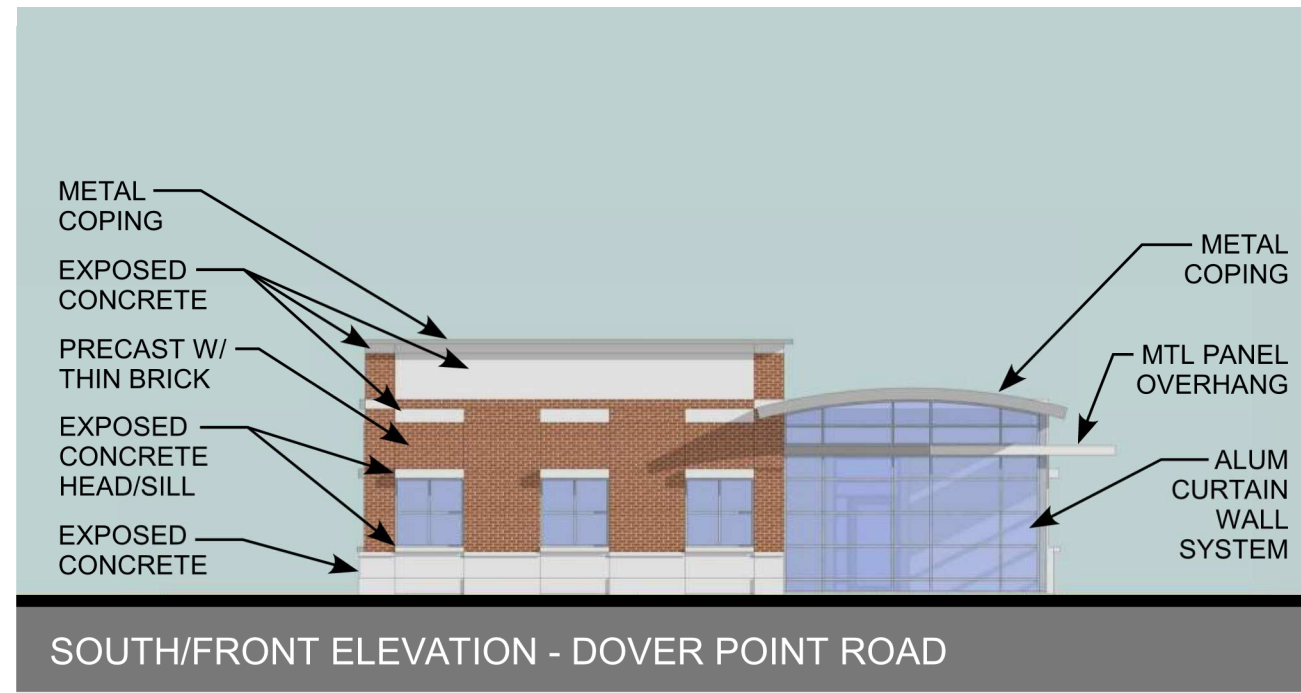
Neighborhood Plan

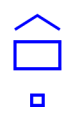
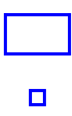
Drawing Number

NP-1

Sheet 1 of 1

Project Number
52572.00



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A4	2	Lithonia Lighting	DSX0 LED P3 40K TFTM MVOLT SPA DDBXD with SSS 20 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 20ft	LED	1	DSX0_LED_P3_40K_TFTM_MVO LT.ies	8447	0.9	71
	A5	1	Lithonia Lighting	DSX0 LED P3 40K T5M MVOLT SPA DDBXD with SSS 20 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 20ft	LED	1	DSX0_LED_P3_40K_T5M_MVOL T.ies	8770	0.9	71
	W3	6	Lithonia Lighting	DSXW1 LED 10C 700 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA; mounted at 15ft	LED	1	DSXW1_LED_10 C_700_40K_T3 M_MVOLT.ies	2757	0.9	26.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.3 fc	2.5 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.6 fc	2.6 fc	0.4 fc	6.5:1	4.0:1

Designer

Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842

Date

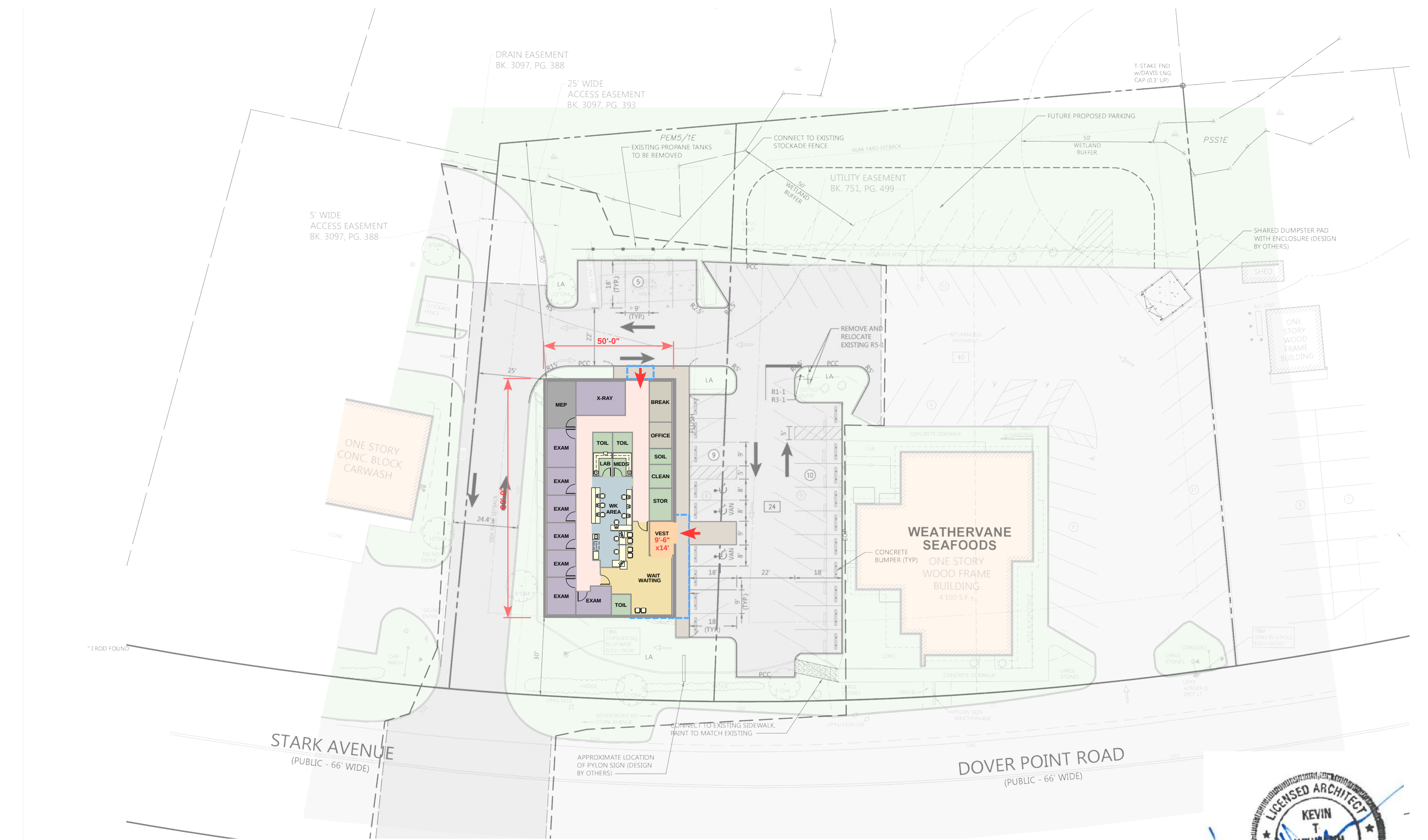
8/20/2019

Scale

1"=30'

Drawing No.

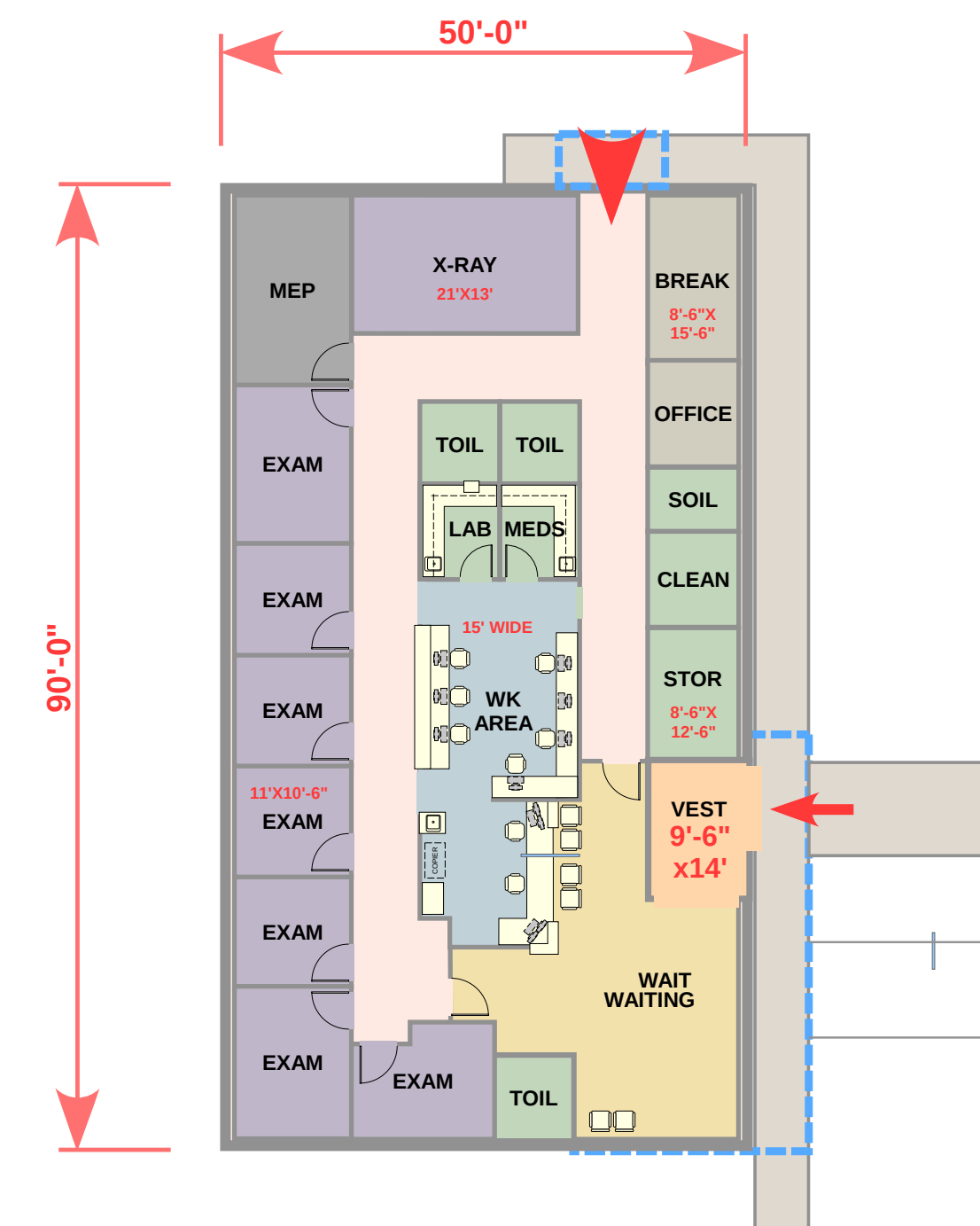
Summary



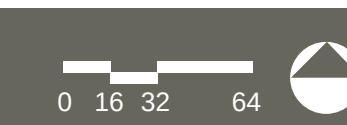
Planning
Site/Floor Plan



Wentworth Douglass Hospital
Dover, NH



Planning
Floor Plan



Wentworth Douglass Hospital
Dover, NH



V:\hbg\p\p\Bedford\02572.00 WDH Urgent Care Conceptual\RP\Planets\02572 Rendering With No Birds.dwg



Site Rendering
Dover Point Urgent Care
Dover, New Hampshire

Source: **VHB**
Prepared for: **Permitting**
Date: **August 14, 2019**





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-66

Application Type: Minor Lot Line Adjustment
Applicant(s): Roy L Josselyn & Mason Ham
Owner(s): Roy L Josselyn & Mason Ham
Location: Dover Point Road (Map L, Lots 108 & 110)
Meeting Date: September 24, 2019

INTENT: Proposed is to adjust the lot lines between two lots. 1.09 acres is being transferred from lot 108 to lot 110. The nonconforming frontage is not changing.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

LOT AREA: Existing: Proposed:

Lot 108:	13.69 ac	12.60 ac
Lot 110:	0.26 ac	1.35 ac

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential

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: N/A

Summary of Request and Background

The applicant is proposing to adjust the lot line between the two lots moving 47,518 sq. ft. from lot 108 to lot 110.

Consistency with Land Use Regulations

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

The lot line adjustment plan does not change the frontage so those would remain legal nonconforming.

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. The applicant shall revise the plat to:
 - a. Add Planning file number P19-66
 - b. Add signature and stamp of LLS
 - c. Add owners' signatures

294 Dover Point Road

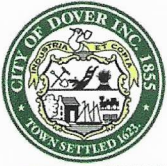
**Property Information**

Property ID L0110-000000
Location 294 DOVER POINT RD
Owner HAM MASON
Land Use 353

**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 LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT INFORMATION

Name of Applicant: Roy Josselyn Telephone # 603-749-9957

Address of Applicant: 281 Dover Point Rd

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: 281 Dover Point Rd, Dover, NH 03820

Address of Property: Dover Point Rd

Assessor's Map # L Lot(s) # 108

Property Deed: Book 2147 Page: 549

Zoning District(s) R-20 Overlay District(s) CD/WD/RRD

Size of Existing Parcel (sq. ft.): 596,380 SF Size of Proposed Parcel (sq. ft.): 548,862 SF

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Mason Ham Telephone # _____

Address of 2nd Property Owner: PO Box 590058, Newton Center, MA 02459

Address of Property: 294 Dover Point Rd

Assessor's Map # L Lot(s) # 110

Property Deed: Book 4000 Page: 033

Zoning District(s) R-20 Overlay District(s) CD/WD/RRD

Size of Existing Parcel (sq. ft.): 11,247 SF Size of Proposed Parcel (sq. ft.): 58,765 SF

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (if different from applicant): _____ Telephone # _____

Address of 3rd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

Zoning District(s) _____ Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Berry Surveying & EngineeringAddress 335 Second Crown Point Rd Telephone #: 603-332-2863Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com**CONSERVATION EASEMENT HOLDER (s)**

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone # _____Address 2nd Easement Holder: _____**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: _____

Signature of Second Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

Zoning District(s) _____ Overlay District(s) _____

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS
Berry Surveying & EngineeringAddress 335 Second Crown Point Rd Telephone #: 603-332-2863Professional License #: 14243-LLS 805 E-mail address: K.Berry@BerrySurveying.com
*KAB***CONSERVATION EASEMENT HOLDER (s)**

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone # _____Address 2nd Easement Holder: _____**SIGNATURES**

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

Signature of First Property Owner: *[Signature]* Date: 8/26/19Signature of Second Property Owner: *[Signature]* Date: 8/26/19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: *[Signature]* Date: 8/26/19
24 hour notice, Please

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- | | |
|---|-----------------|
| ☐ SUBDIVISION \$150.00 x # _____ new lots created= | \$ _____ |
| ☒ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= | \$ 200.00 |
| ☐ 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.= | \$ _____ |
| ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= | \$ _____ |
| ☐ CHANGE OF USE (not to exceed \$5,000) | |
| ○ Existing floor spaces \$.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
\$50.00 x # _____ per hour of review (3 hour minimum)= | \$ _____ |
| ☐ REQUEST FOR REZONING Application fee \$150.00= | \$ _____ |
| ☐ DRIVEWAY WAIVER Application fee \$100.00= | \$ _____ |
| SUB TOTAL= | \$ _____ |

AND

- | | |
|---|----------|
| 2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # _____= | \$ _____ |
|---|----------|

TOTAL PLAN REVIEW FEE= \$ _____

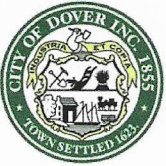
B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- | | |
|---|-----------------|
| ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist | |
| ○ Certified letters fee # <u>2</u> of x \$8.00= | \$ 16.00 |
| ☐ Certified letters fee: # of abutters <u>14</u> X \$8.00= | \$ 112.00 |
| ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= | \$ _____ |
| ☐ Creating/Printing Abutter Labels in triplicate per sheet <u>1</u> x \$10.00= | \$ 10.00 |
| SUB TOTAL= | \$ _____ |

C. Foster's newspaper public notice fee

\$ 80.00
TOTAL NOTICE FEE= \$ 418.00

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.



City of Dover, New Hampshire LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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.

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. Abutter/Notice Fees will be invoiced and are due 28 hours prior to Planning Board.

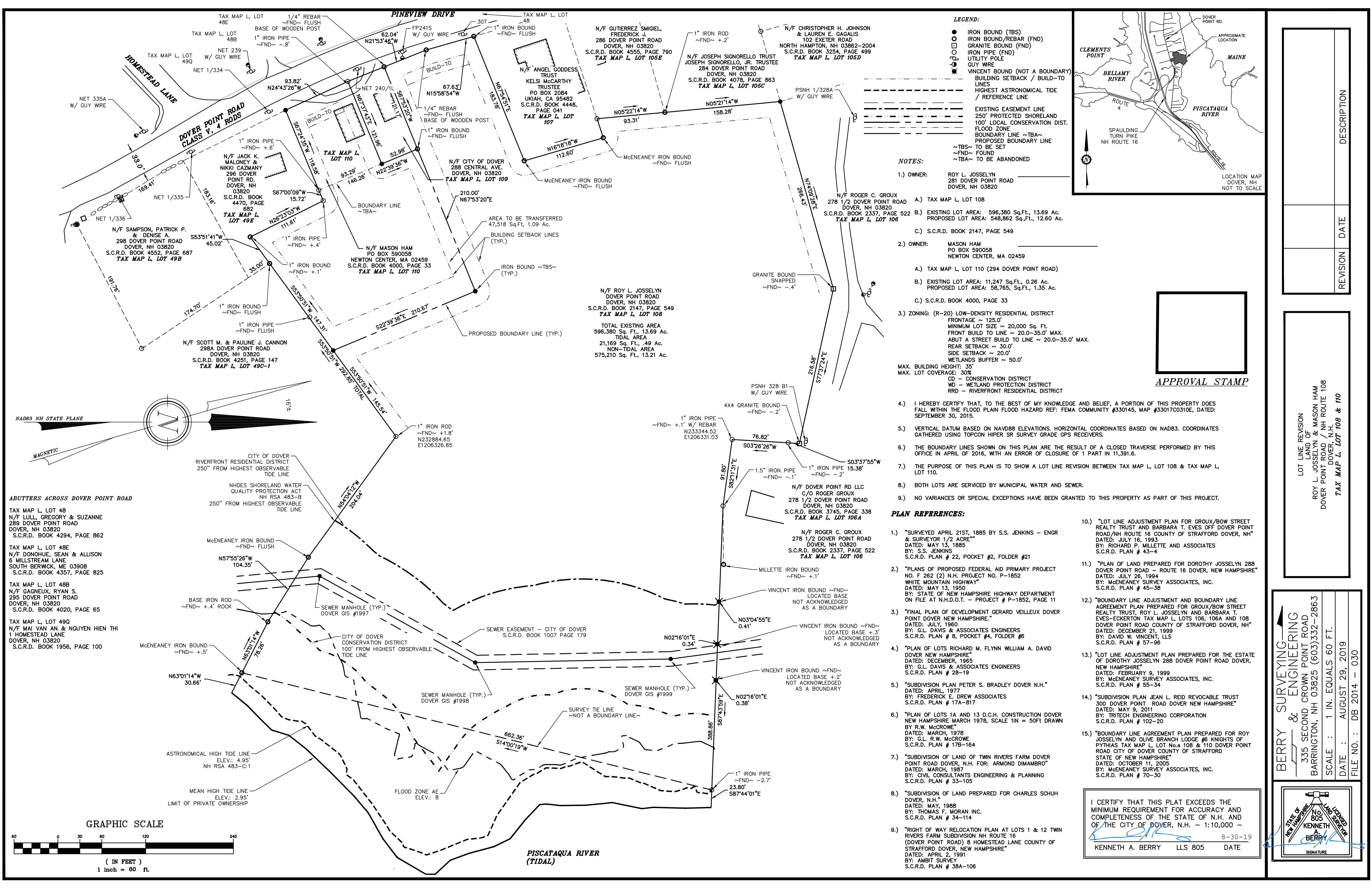
The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Roy Josselyn File Number: _____

PROPERTY LOCATION: Dover Point Rd Tax Map: L Lot: 108 and Lot: 110

	Where/How Provided	Reviewed
1. Completed and signed Application form		
2. Plan Review Fees are provided		
3. Electronic copy of the surveyed plat layout		
4. Electronic copy of supplementary materials and application		
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:		
Location map at appropriate scale	Upper Right Corner	
Planning File #		
Date, north arrow and scale	Title Block/Left Hand Plan Area	
Names of all abutting property owners	On plan	
Name and address of owners	On plan and notes	
Signature & stamp of NH licensed land surveyor	Lower Right Corner	
Zoning District boundaries, including any special or overlay districts	Notes	
Location of Conservation District areas	250' From River	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	Upper Left Corner	
Location and widths of existing & proposed easements & right of ways	Center of plan	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	On plan	
Existing and proposed lot areas in square feet	On plan and notes	
Existing and proposed buildings and structure locations	On plan	
Minimum building setbacks or build to lines on all lots	On plan and notes	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	On plan and notes	
Location, material and size of existing and proposed permanent monuments	On plan	
All applicable Dover Common Subdivision notes		

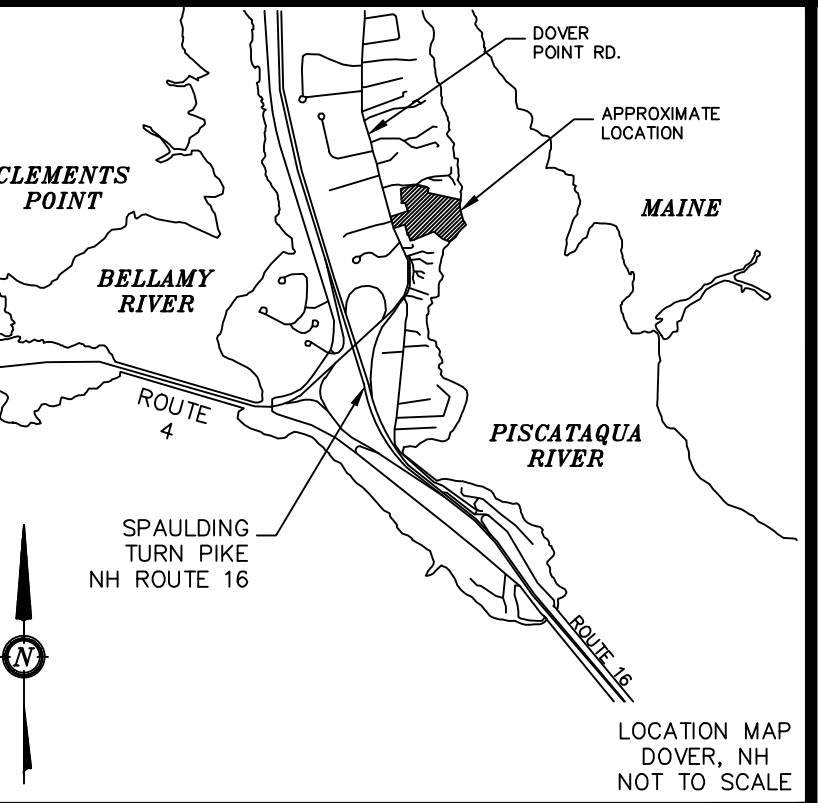
REVIEWED BY: _____ DATE: _____



- LEGEND:**
- IRON BOUND (TBS)
 - IRON BOUND/REBAR (FND)
 - GRANITE BOUND (FND)
 - IRON PIPE (FND)
 - UTILITY POLE
 - GUY WIRE
 - VINCENT BOUND (NOT A BOUNDARY)
 - BUILDING SETBACK / BUILD-TO LINES
 - HIGHEST ASTRONOMICAL TIDE / REFERENCE LINE
 - EXISTING EASEMENT LINE
 - 250' PROTECTED SHORELAND
 - 100' LOCAL CONSERVATION DIST.
 - FLOOD ZONE
 - BOUNDARY LINE ~TBA~
 - PROPOSED BOUNDARY LINE
 - ~TBS~ TO BE SET
 - ~FND~ FOUND
 - ~TBA~ TO BE ABANDONED

- NOTES:**
- OWNER: ROY L. JOSSELYN
281 DOVER POINT ROAD
DOVER, NH 03820
 - OWNER: MASON HAM
PO BOX 590058
NEWTON CENTER, MA 02459
 - ZONING: (R-20) LOW-DENSITY RESIDENTIAL DISTRICT
FRONTAGE ~ 125.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT BUILD TO LINE ~ 20.0-35.0' MAX.
ABUT A STREET BUILD TO LINE ~ 20.0-35.0' MAX.
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 20.0'
WETLANDS BUFFER ~ 50.0'
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
 - VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,391.6.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP L, LOT 108 & TAX MAP L, LOT 110.
 - BOTH LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER.
 - NO VARIANCES OR SPECIAL EXCEPTIONS HAVE BEEN GRANTED TO THIS PROPERTY AS PART OF THIS PROJECT.

- PLAN REFERENCES:**
- "SURVEYED APRIL 21ST, 1885 BY S.S. JENKINS - ENGR & SURVEYOR 1/2 ACRE"
DATED: MAY 13, 1885
BY: S.S. JENKINS
S.C.R.D. PLAN # 22, POCKET #2, FOLDER #21
 - "PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F 262 (2) N.H. PROJECT NO. P-1852
WHITE MOUNTAIN HIGHWAY"
DATED: MAY 13, 1950
BY: STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT ON FILE AT N.H.D.O.T. - PROJECT # P-1852, PAGE 11
 - "FINAL PLAN OF DEVELOPMENT GERARD VILLEUX DOVER POINT DOVER NEW HAMPSHIRE"
DATED: JULY, 1960
BY: G.L. DAVIS & ASSOCIATES ENGINEERS
S.C.R.D. PLAN # 8, POCKET #4, FOLDER #6
 - "PLAN OF LOTS RICHARD M. FLYNN WILLIAM A. DAVD DOVER NEW HAMPSHIRE"
DATED: DECEMBER, 1965
BY: G.L. DAVIS & ASSOCIATES ENGINEERS
S.C.R.D. PLAN # 28-19
 - "SUBDIVISION PLAN PETER S. BRADLEY DOVER N.H."
DATED: APRIL, 1977
BY: FREDERICK DREW ASSOCIATES
S.C.R.D. PLAN # 17A-817
 - "PLAN OF LOTS 1A AND 13 D.C.H. CONSTRUCTION DOVER NEW HAMPSHIRE MARCH 1978, SCALE 1"= 50FT DRAWN BY R.W. McCROME"
DATED: MARCH, 1978
BY: G.L. R.W. McCROME
S.C.R.D. PLAN # 17B-164
 - "SUBDIVISION OF LAND OF TWIN RIVERS FARM DOVER POINT ROAD DOVER, N.H. FOR: ARMOND DIMAMBRO"
DATED: MARCH, 1987
BY: CIVIL CONSULTANTS ENGINEERING & PLANNING
S.C.R.D. PLAN # 33-105
 - "SUBDIVISION OF LAND PREPARED FOR CHARLES SCHUH DOVER, N.H."
DATED: MAY, 1988
BY: THOMAS F. MORAN INC.
S.C.R.D. PLAN # 34-114
 - "RIGHT OF WAY RELOCATION PLAN AT LOTS 1 & 12 TWIN RIVERS FARM SUBDIVISION NH ROUTE 16 (DOVER POINT ROAD) 8 HOMESTEAD LANE COUNTY OF STRAFFORD DOVER, NEW HAMPSHIRE"
DATED: APRIL 2, 1991
BY: AMBIT SURVEY
S.C.R.D. PLAN # 38A-106
 - "LOT LINE ADJUSTMENT PLAN FOR GROUX/BOW STREET REALTY TRUST AND BARBARA T. EYES OFF DOVER POINT ROAD/NH ROUTE 16 COUNTY OF STRAFFORD DOVER, NH"
DATED: JULY 16, 1993
BY: RICHARD P. MILLETTE AND ASSOCIATES
S.C.R.D. PLAN # 43-4
 - "PLAN OF LAND PREPARED FOR DOROTHY JOSSELYN 288 DOVER POINT ROAD - ROUTE 16 DOVER, NEW HAMPSHIRE"
DATED: JULY 26, 1994
BY: MCENEANEY SURVEY ASSOCIATES, INC.
S.C.R.D. PLAN # 45-38
 - "BOUNDARY LINE ADJUSTMENT AND BOUNDARY LINE AGREEMENT PLAN PREPARED FOR GROUX/BOW STREET REALTY TRUST, ROY L. JOSSELYN AND BARBARA T. EYES-ECKERTON TAX MAP L, LOTS 106, 108A AND 108 DOVER POINT ROAD COUNTY OF STRAFFORD DOVER, NH"
DATED: DECEMBER 21, 1999
BY: DAVID W. VINCENT, LLS
S.C.R.D. PLAN # 57-98
 - "LOT LINE ADJUSTMENT PLAN PREPARED FOR THE ESTATE OF DOROTHY JOSSELYN 288 DOVER POINT ROAD DOVER, NEW HAMPSHIRE"
DATED: FEBRUARY 9, 1999
BY: MCENEANEY SURVEY ASSOCIATES, INC.
S.C.R.D. PLAN # 55-34
 - "SUBDIVISION PLAN JEAN L. REID REVOCABLE TRUST 300 DOVER POINT ROAD DOVER NEW HAMPSHIRE"
DATED: MAY 9, 2011
BY: TRITECH ENGINEERING CORPORATION
S.C.R.D. PLAN # 102-20
 - "BOUNDARY LINE AGREEMENT PLAN PREPARED FOR ROY JOSSELYN AND OLIVE BRANCH LODGE #6 KNIGHTS OF PYTHIAS TAX MAP L, LOT Nos 108 & 110 DOVER POINT ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE"
DATED: OCTOBER 11, 2005
BY: MCENEANEY SURVEY ASSOCIATES, INC.
S.C.R.D. PLAN # 70-30



APPROVAL STAMP

REVISION	DATE	DESCRIPTION

LOT LINE REVISION
LAND OF
ROY L. JOSSELYN & MASON HAM
DOVER POINT ROAD / NH ROUTE 108
DOVER, NH
TAX MAP L, LOT 108 & 110

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 29, 2019
FILE NO. : DB 2014 - 030

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 8-30-19

P19-66 Dover Point Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0048-000000	289 DOVER POINT RD	LULL GREGORY &	LULL SUZANNE A	289 DOVER POINT RD	DOVER	NH	03820
L0048-B00000	295 DOVER POINT RD	GAGNEUX RYAN S		295 DOVER POINT RD	DOVER	NH	03820-4615
L0048-C00000	285 DOVER POINT RD	BROWN HARRY T	BROWN KAREN J	285 DOVER POINT ROAD	DOVER	NH	03820
L0048-E00000	293 DOVER POINT RD	DONOHUE SEAN &	DONOHUE ALLISON	6 MILLSTREAM LN	SOUTH BERWICK	ME	03908
L0049-000000	2 HOMESTEAD LN	HAVILAND PETER M		2 HOMESTEAD LN	DOVER	NH	03820-4689
L0049-B00000	298 DOVER POINT RD	SAMPSON PATRICK P &	SAMPSON DENISE A	298 DOVER POINT RD	DOVER	NH	03820
L0049-C00000	300 DOVER POINT RD	LOOMIS ANNE Y &	LOOMIS JAMES L	300 DOVER POINT RD	DOVER	NH	03820
L0049-C00001	298 A DOVER POINT RD	CANNON SCOTT M & PAULINE J CO-TRUSTEES	CANNON REVOCABLE TRUST	298A DOVER POINT RD	DOVER	NH	03820
L0049-E00000	296 DOVER POINT RD	MALONEY JACK K &	CARMANY NIKKI	296 DOVER POINT ROAD	DOVER	NH	03820
L0049-Q00000	1 HOMESTEAD LN	MAI VAN AN &	NGUYEN HIEN THI	ONE HOMESTEAD LANE	DOVER	NH	03820
L0104-000000	278 DOVER POINT RD	ELKERTON EVELINE C	ELKERTON STANLEY W	278 DOVER POINT ROAD	DOVER	NH	03820
L0105-A00000	282 DOVER POINT RD	DENISON MASI		PO BOX 2023	DOVER	NH	03820
L0105-C00000	284 DOVER POINT RD	284 DOVER POINT LLC	JOSEPH SIGNORELLO JR. TRUSTEE	284 DOVER POINT ROAD	DOVER	NH	03820
L0105-D00000	280 DOVER POINT RD	JOHNSON CHRISTOPHER H &	GAGALIS LAUREN E	102 EXETER RD	NORTH HAMPTON	NH	03862-2004
L0105-E00000	286 DOVER POINT RD	GUTIERREZ SMIGIEL FREDERICK J		286 DOVER POINT RD	DOVER	NH	03820
L0105-F00000	280 A DOVER POINT RD	PANASIS CHARLES & PAULA TRUSTEES	PANASIS PAULA J REVOCABLE TRUST	280 A DOVER POINT RD	DOVER	NH	03820
L0106-000000	278 1/2 DOVER POINT RD	GROUX ROGER C, TRUSTEE OF	GROUX/BOW STREET REALTY TRUST	278-1/2 DOVER POINT RD	DOVER	NH	03820
L0106-A00000	280 1/2 DOVER POINT RD	280 DOVER POINT RD LLC	C/O GROUX ROGER	278 1/2 DOVER POINT RD	DOVER	NH	03820
L0107-000000	288 DOVER POINT RD	DETERS KELSI TRUSTEE	ANGEL GODDESS TRUST	48 HAVENVIEW LN	OCEANSIDE	CA	92056-4828
L0109-000000	DOVER POINT RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
L0108-000000	DOVER POINT RD	JOSSELYN ROY L		281 DOVER POINT ROD	DOVER	NH	03820
L0110-000000	294 DOVER POINT RD	HAM MASON		PO BOX 590058	NEWINGTON CENTER	MA	02459-0001
		BERRY SURVEYING & ENGINEERING		KENNETH BERRY, PE, LLS	BARRINGTON	NH	03825

Join NHMA and the New Hampshire Office of Strategic Initiatives for the

Fall 2019 Land Use Law Conference

(formerly known as the Municipal Law Lecture Series)



9:00 am—3:00 pm

Saturday, October 5, 2019

Holiday Inn, 172 North Main Street, Concord



The Legal Authority of a Planning Board in New Hampshire

Laura Spector-Morgan, Esquire, Mitchell Municipal Group, P.A.

This session is for planning board members who want a refresher course on the legal authority of the Planning Board in New Hampshire. Topics for discussion include Subdivision and Site Plan Review, Excavations, Innovative Land Use under RSA 674:21, Capital Improvement Planning, Master Plans and more.

Planning Board Procedural Basics

Stephen C. Buckley, Legal Services Counsel, NH Municipal Association

This session is for planning board members who want a refresher course on procedural basics. Topics for discussion include what is a completed application, the timeline for planning board review, conducting meetings and public hearings, the use of third-party consultants, the zoning amendment process, off-site exactions, conflicts of interests, the Right-to-Know law and more.

Roles and Responsibilities of the Zoning Board of Adjustment

Christopher L. Boldt, Esq., Donahue, Tucker & Ciandella PLLC, Meredith, NH

This session will provide a detailed look at the statutory responsibilities of the ZBA including appeals of administrative decisions, special exceptions, and variances. This session will also provide an in-depth discussion of how the case law interprets the five variance criteria. Time will be devoted to participant questions.

ZBA Decision Making Process

Christine Fillmore, Esq., Drummond Woodsum, Manchester, NH

Matthew Serge, Esq., Drummond Woodsum, Manchester, NH

You've notified abutters, held the public hearing, heard hours of testimony, and now it's time to make a decision. What do you do? Do you need to decide right then and there? What if you only have four members present? Can there be conditions of approval? Do you vote on each of the criteria separately? Do you need to vote on anything at all? If these and other questions have plagued your ZBA, this session is for you.

Legal Update

Benjamin D. Frost, Esq., AICP, New Hampshire Housing, Bedford, NH

This session will review recent New Hampshire Supreme Court decisions involving land use issues and the impact they have on municipal planning and zoning. Recently enacted legislation that affects the responsibilities and authority of municipal planning and zoning boards will also be discussed.

Land Use Board Boot Camp

Tim Corwin, Esq., AICP, Senior Planner, Lebanon, NH

Shawn Tanguay, Esq., Drummond Woodsum, Manchester, NH

Appropriate for beginning members, seasoned veterans, as well as land use administrators, this session will provide an overview on the mechanics of a land use board meeting. Discussion will touch on requirements for legal notice, meeting procedure and conduct, conflicts of interest, Right to Know issues, and more. The session will conclude with Q&A.

Cost is \$100 and includes continental breakfast, lunch, and program materials

Questions? Call 800.852.3358 or email NHMAregistrations@nhmunicipal.org

Register online at www.nhmunicipal.org under Calendar of Events