



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, October 17, 2019
Meeting Time: 7:00 pm

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF SEPTEMBER 19, 2019 & SEPTEMBER 25, 2019

3. HEARINGS

- A. Z19-15 Applicant Jim Davis and Owner Todd Baker/Scioto Riverpark LLC, 23 Cataract Avenue (Tax Map 13, Lot 23), located in the Medium Density Residential (R-12) Zoning District, requests a variance from **Section 170-32.A** of the Zoning Ordinance to permit a wall sign of up to 24 square feet in area, where wall signs are not permitted.

4. OTHER BUSINESS

5. ADJOURN

Persons with questions or interested in reviewing the meeting materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm and Friday from 8:30 am to 4:00 pm. The meeting materials are also available online at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, September 19, 2019
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), Otis Perry, Rich Onufry (Alternate), George Reagan (Vice Chair), Nick Couturier, Anthony Sillitta (Alternate), James Burdin (Alternate)

Members Absent (Excused): Frank Landford

Staff Present: Christopher Parker (Assistant City Manager)

The Chair called the meeting to order at 7:00 PM.

2. APPROVAL OF MEETING MINUTES OF AUGUST 15, 2019

Motion: Otis Perry moved to approve the minutes of August 15, 2019 as submitted. Seconded by Rich Onufry.
Vote: U/A with George Reagan abstaining

3. HEARINGS

The Chair explained the ZBA meeting process and stated James Burdin will vote for Frank Landford.

A. Z19-13 Applicant River Valley Development Corp. and Owner Gulf Landing Properties, LLC, Central Avenue (Tax Map 38, Lot 9-A-2), requests a variance from Section 170-12.A of the Zoning Ordinance to permit a hospital use (a substance abuse treatment facility) where hospitals are not a permitted use in the Thoroughfare Business (B-3) Zoning District.

Attorney Joshua Lanzetta, from Bruton and Berbue represented the applicant and presented the case. He showed aerial photos of the site and described the location. The lot is tucked between several businesses.

He described the use stating medical uses are allowed in the zone, though overnight stays are not allowed. The proposed use is a three-story residential treatment facility for drug and alcohol addiction. This use is needed for the City and County. This use requires smaller frontage and vehicular ingress and egress than most commercial uses require. This lot is very unique and fits this use well.

The overnight aspect of the proposal is the issue. People will not be coming and going all hours of the night. People will be dropped off, stay at the facility for a length of time, and be picked up at the end of their stay.

The variance criteria was addressed thoroughly in the application. He summarized for the board that the community benefits from the use which covers the first three criteria. A state-of-the art facility would increase surrounding property values. Addressing the hardship, he stated it's not so much the lot as the zone which doesn't allow for overnight stays at a medical facility. The low visibility of the site is a detraction to other commercial uses but is perfect for this use.

Anthony Sillitta wondered how many staff would come and go and what parking would be needed. Mike Patenaud stated probably about seven staff members and two maintenance at all times. There should be under 50 trips a day coming in and out. On a visitation day, one out of ten may receive a visitor.



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Anthony Sillitta wondered where the clients would come from. They would be recommended from ERs and referred by insurance companies. There is no facility like this on the seacoast and it is needed.

Rich Onufry wondered how the licensed operating/ management company will be selected. It will not go to bid. Local medical staff is being assembled and the facility will be NH licensed.

George Reagan asked about safety and security. Mr. Patenaud explained the different wards of the facility and how they are locked. Clients cannot come and go without staff escort and cannot leave the facility for appointments on their own or with family.

Public hearing opened.

Mark Bowen, owner of abutting Dover Bowl stated he is in support of the variance both personally and as an abutting business owner.

Owner of Meineke in Dover was originally concerned, but after speaking to the applicants he is in favor of it. He is concerned about security and not adding to the already present crime in the neighborhood.

STAFF RECOMMENDATION:

Christopher Parker stated the Planning Department supports granting the variance. It is a location with poor visibility and a low-residential area which benefit the project.

The Chair suggested making a condition of approval that the operating company obtains state permits to operate as proposed (a long-term care facility). Otis Perry sited that day facilities are permitted in this zone.

Attorney Lanzetta suggested a condition of state licensure.

Public hearing closed.

Motion: Otis Perry moved to approve the variance to permit the use with the condition all state licenses and permits are obtained. Nick Couturier seconded. Vote U/A

4. OTHER BUSINESS

None

5. ADJOURN

Motion: Otis Perry moved to adjourn at 7:36 PM. Seconded by Anthony Sillitta. Vote U/A

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CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, September 25, 2019
Meeting Time: 6:00 pm

1. ATTENDANCE

Members Present: Rich Onufry (Alternate), George Reagan (Vice Chair), Anthony Sillitta (Alternate), James Burdin (Alternate)

Members Absent (Excused): Frank Landford, Chris Prior (Chair), Nick Couturier

Members Absent (Un excused): Otis Perry

Staff Present: Christopher Parker (Assistant City Manager), Joshua Wyatt (City Attorney)

The Chair called the meeting to order at 6:00 PM.

2. OLD BUSINESS

- A. Industrial Tower and Wireless v. City of Dover: ongoing litigation report, dispositional recommendation, and action upon same

The Vice Chair stated James Burdin, Anthony Silliitta and Rich Onufry will vote, if needed.

Christopher Hilson, representing the City, updated the ZBA on the lawsuit filed by ITW. He summarized the Telecommunication Act of 1996, including its implications, the hearings and process the ZBA utilized in 2018 and the resulting law suits. He explained that the main reason the Board denied the application was the lack of information documenting that alternative locations, specifically 101 Back Road, had been reviewed. In discovery over 1,000 documents were subpoenaed and upon review materials did bring to light the review of that property and it was clear that the site was not a reasonable alternative.

In light of that, Attorney Hilson strongly believes that the City is not in a positive position in Federal Court should the case move forward, and has negotiated a settlement. The settlement will provide that:

- The tower will not exceed 150 feet, whereas the original request was 180 feet.
- ITW agrees to forgo the allowance to automatically increase the height by 20 feet
- ITW agrees to go through site plan approval with the Planning Board

Discussion ensued regarding the facts available to the Board, during the hearing, and how the discovery did not validate the facts, case law and precedents in Federal cases of this nature, and the concerns of abutters.

Motion: Anthony Sillitta moved in light of the documents received in discovery, but not available in connection with the underlying hearings, that would strongly support the suggestion that no feasible alternative exists to the proposed facility, and in order to minimize the height of the facility and impact to the neighborhood, that the board authorize counsel for the City to enter into the agreement presented here tonight. James Burdin seconded.

Vote U/A

3. HEARINGS



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: **Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820**
Meeting Date: **Thursday, September 25, 2019**
Meeting Time: **6:00 pm**

None

4. OTHER BUSINESS

Christopher Parker noted that the Superior Court upheld the ZBAs decision in the Littletree V City of Dover case regarding the variance granted at 301 Durham Road.

5. ADJOURN

Motion: Anthony Sillitta moved to adjourn at 6:36 PM. Seconded by James Burdin. Vote U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers – City Hall 288 Central Avenue, Dover, NH
Meeting Date:	Thursday, October 17, 2019
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to permit a wall sign up to 24 sq. ft. in area where wall signs are not permitted in the R-12.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ZONING DISTRICT: R-12

FILE: Z19-15

APPLICANT/OWNER: Todd
Baker/Scioto Riverpark, LLC

LOCATION: 23 Cataract Avenue (Tax Map
13, Lot 23)

ACREAGE: 11.06 acres

EXISTING LAND USE: Offices,
educational facility (former McIntosh
College)

PROPOSED LAND USE: Same

SURROUNDING LAND USE: Single-
family and multi-family dwellings,
elementary school, Spaulding Turnpike

PREVIOUS ZBA ACTION: H69-12: To
permit an educational institution in the
single residence (R1) zone
H83-32: allow dormitory use Approved
H89-20: expand the building Approved
Z17-03: Freestanding Sign. Approved

**PLANNING BOARD APPROVAL
REQUIRED:** No

ATTACHMENTS: Application, plan

STAFF RECOMMENDATION:
Staff supports the variance request.

SUMMARY OF APPEAL AND BACKGROUND

The subject property is located between Exit 8, Cataract Avenue, and Rutland Street, behind Woodman Park Elementary School. The lot has approximately 900 feet of frontage on Cataract Avenue and 50 feet of frontage on Rutland Street.

The original McIntosh College required a use variance to locate in a residential district in 1969. The property is still in a residential zoning district, R-12, which does not permit wall signs.

The Applicant requests a variance to permit a wall sign in addition to the previously approved freestanding sign, of up to 24 square feet, located to the left of the entrance on Cataract Avenue.

REASON FOR STAFF RECOMMENDATION

The structure on this lot is located approximately 500 feet from Cataract Avenue. A 24-square-foot sign on the building would allow for motorists on Cataract Avenue to see the sign and the Assembly Hall (the allowed use).

The Rezoning Committee has recommended this area be rezoned to downtown gateway, which would allow a 24 square foot sign by right for the non-residential use.

In 1969 when this use was allowed in the residential zone, a chain of events was created where a non-residential use has been encouraged on the site and one has continued to be used on the site since that time. It is reasonable for signage more in character with a mixed use zone to be allowed on this site to promote the uses contained within the building.

RECOMMENDATION

Staff recommends that the Zoning Board hold a public hearing and vote on the variance request. Staff supports the variance request.

1" = 243 ft

Geometry updated 5/3/2019
Data updated Daily



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

RECEIVED

Planning Office

SEP 24 2019

Office Use Only Case #:

219-15

Date Received:

Amount Paid: \$

Time Received:

Dover, New Hampshire

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: JIM DAVIS

Phone # 603-531-7033

Address of Applicant: 342 HIGH ST SUMERSWORTH NH 03878

E-Mail Address: jim@greatbaycalvary.com

PROPERTY OWNER (if different from applicant): Todd Baker / Scioto River Park LLC

Address: 953 Eslington St 23d Portsmouth NH 03801 Phone # 603-425-8598

E-Mail Address: todd@bakerprop.com

PROPERTY/PARCEL INFORMATION

Address: 23 Cataract Ave Dover, NH 03820

Brief Directions: on the corner of Cataract & Rutland off of Silver

Zoning District: R-12 Assessor's Map # 13 Lot(s) # 23

TYPE OF APPEAL: (Please check one)

☒ Variance

from Section 170-32 of the Zoning Ordinance

☐ Physical Disability Variance (RSA 674:33-V)

from Section _____ of the Zoning Ordinance

☐ Special Exception

per Section _____ of the Zoning Ordinance

☐ Appeal of Administrative Decision

regarding Section _____ of the Zoning Ordinance

☐ Equitable Waiver

per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

To install an exterior wall sign on a large, multi-use building. It is currently zoned for R-12, but may be rezoned as downtown gateway sub-district. The size of the proposed sign is 24 by 30 feet.

APPLICATION CHECKLIST (Please check off)

1. **Application signed** by Applicant and Property Owner (if different from Applicant)
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING. ✓

2. **10 Copies of Completed Zoning Board of Adjustment Application**
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)). ✓

3. **10 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. ✓

4. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above). ✓

5. **10 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. ✓

6. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.
 1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
 Certified letters fee # _____ of x \$8.00 =
 2. Certified letters fee: # of abutters _____ X \$8.00 = \$ _____
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
 4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____

7. **TOTAL FEE** paid by cash or check made payable to "City of Dover"
 1. Application fee of:

\$100.00 VARIANCE (per Section requested)	\$ <u>100.00</u>
\$100.00 SPECIAL EXCEPTION	\$ _____
\$100.00 APPEAL FROM ADMINISTRATIVE DECISION	\$ _____
\$100.00 EQUITABLE WAIVER	\$ _____
 2. Foster's newspaper public notice \$ 80.00

TOTAL FEE \$ _____

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-32 of the Zoning Ordinance to permit:

an exterior wall sign for our place of assembly (church).
Our proposed sign adheres to guidelines for Hawthorne
gateway Subdistrict at 24 square feet.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

it will not decrease or diminish property value, or interfere
with sight lines. In addition the property has always
served a commercial purpose and surrounding community
will not feel a significant change or impact from the addition
of the sign.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

it will assist the public in identifying the purpose and
location of the church. It will help in identifying which
part of the town is they're looking for.

3. Granting the variance would do substantial justice because:

it will decrease possible traffic flow confusion or
correction as people search for our church. Also this is
a large multi-use property with several businesses. It
is a disadvantage to me and my fellow-tenants to not be able
to post a sign on our place of business.

4. The value of surrounding property will not be diminished because:

The sign will be tasteful and adhere to guideline for proposed retaining effort. It will not interfere with line of sight or lower property values. There will not be light nuisance from the sign.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

The building has been several things in the past 100+ years. It is quite large with an expansive lawn & parking lot. It has always served a purpose for education, business & for a place of assembly. There are current five different businesses that have space here. Signs are needed for location of our businesses. It is a large commercial property in the middle of a residential area, fairly close to downtown.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

as a commercial property, signs are needed to avoid confusion. Signs will definitely help emergency services located individual units in property. The signs will not interfere with residential neighborhood.

and

(iii) The proposed use is a reasonable one because:

the businesses should be able to adequately direct people to their unit.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.

Signature of Applicant*

Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning 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:

9/24/19

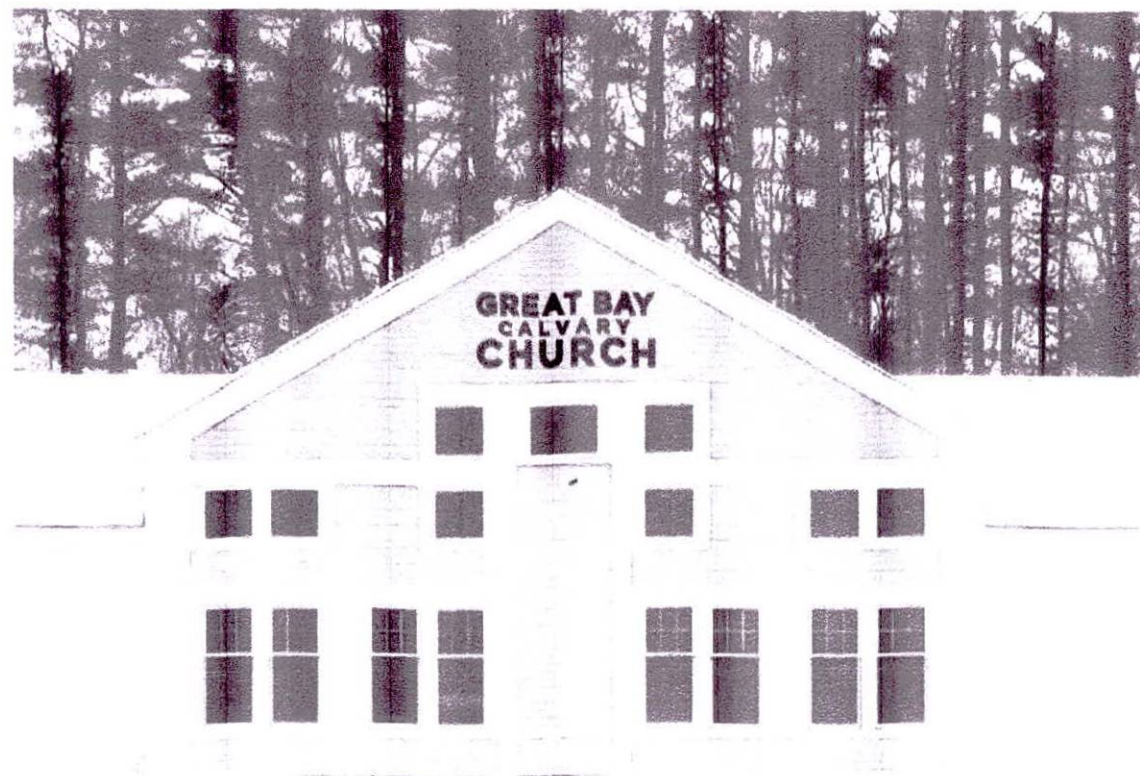
Z19-15 23 Cataract Avenue

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
13004-000000	WOODMAN PARK DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
13024-000000	61 RUTLAND ST	SCIOTO RIVERPARK LLC		953 ISLINGTON ST #23D	PORTSMOUTH	NH	03801
13025-000000	59 RUTLAND ST	WOODMAN RANDY SCOTT &	WOODMAN STACEY ANNE	59 RUTLAND ST	DOVER	NH	03820
13026-000000	57 RUTLAND ST	COAKLEY KEVIN B &	COAKLEY JULIE A	57 RUTLAND STREET	DOVER	NH	03820
13027-000000	55 RUTLAND ST	FIFTY FIVE RUTLAND LLC		84 FOURTH ST	DOVER	NH	03820
13028-000000	53 RUTLAND ST	BLOUGH ERIC E & LINDA M TRUSTEES	BLOUGH ERIC E FAMILY REVOCABLE TRUST	53 RUTLAND ST	DOVER	NH	03820-3945
13028-A00000	53 A RUTLAND ST	HALLINAN STEVEN		53 A RUTLAND ST	DOVER	NH	03820
13029-000000	45 47 RUTLAND ST	PELLETIER LINDA BROWN TRUSTEE	PELLETIER LINDA BROWN 2015 REVOCABLE TRU	45 RUTLAND ST	DOVER	NH	03820-3945
14014-000000	1 ABBEY LN	RUTLAND MANOR ASSOC		PO BOX 7730	NASHUA	NH	03060
14017-000000	71 RUTLAND ST	SHERMAN RAYMOND J &	SHERMAN ADISA DJUVELEK	71 RUTLAND ST	DOVER	NH	03820
15057-000000	52 RUTLAND ST	JACQUES REBECCA A		52 RUTLAND ST	DOVER	NH	03820
15058-000000	56 RUTLAND ST	METTEE JOHN M TRUSTEE	METTEE JOHN M REVOCABLE TRUST	56 RUTLAND STREET	DOVER	NH	03820
15058-A00000	54 RUTLAND ST	BEKKALA RONALD S &	BEKKALA ANGELA M	54 RUTLAND ST	DOVER	NH	03820
15058-B00000	54 A RUTLAND ST	FLYNN STEPHEN M	FLYNN LORRAINE A	54A RUTLAND ST	DOVER	NH	03820
15059-000000	58 RUTLAND ST	SMITH RANDY G		58 RUTLAND ST	DOVER	NH	03820
15060-000000	60 62 RUTLAND ST	XYDIAS PANAGIOTIS D &	XYDIAS VASILIOS D	60 RUTLAND STREET	DOVER	NH	03820
15061-000000	64 66 RUTLAND ST	BALL DANIEL &	BALL SUSAN J	66 RUTLAND STREET	DOVER	NH	03820
15062-000000	68 RUTLAND ST	SOUTH DOVER STORAGE SOLUTIONS LLC	C/O ROBERT FOSTER	11 MOSES CARR RD	ROLLINSFORD	NH	03869
15063-000000	70 RUTLAND ST	WELLINGTON SCOTT P &	WELLINGTON CHRISTINE T	70 RUTLAND STREET	DOVER	NH	03820
15065-000000	72 RUTLAND ST	BONNEAU CRAIG D &	BONNEAU LYND A	72 RUTLAND STREET	DOVER	NH	03820
13023-000000	23 CATARACT AV	SCIOTO RIVERPARK LLC		953 ISLINGTON STREET #23D	PORTSMOUTH	NH	03801
		JIM DAVIS		362 HIGH STREET	SOMERSWORTH	NH	03878
		SCIOTO RIVER PARK LLC	TODD BAKER	953 ISLINGTON STREET #23D	PORTSMOUTH	NH	03801

92 in

38 in

GREAT BAY CALVARY CHURCH



PortsmouthSign.com
603-436-0047

REVISION:

All orders under \$250 include 1 revision only.
All orders over \$250 include 3 revisions only.
Additional revisions will be charged at \$25 per revision.

PLEASE NOTE:

Designs are NOT actual size and color may vary depending on printer and/or monitor.

5/9/19

I understand this Order Form is the final production order and replaces all previous drawings, notes and verbal instructions to this job. Standard vinyl & paint colors will be used. Custom colors and specific matches to PMS colors will be an additional fee. I have carefully reviewed this form and verify that it contains all necessary specifications and represents my order. I authorize fabrication according to this approval.

SIGNATURE: _____

Date: _____

RETURN SIGNED TO: service@portsmouthsign.com

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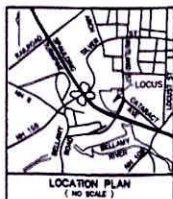
Shop Use | Qty: _____ Materials: _____ Background Color: _____ Vinyl Color: _____ Other: _____

Member of:



GREATER
PORTSMOUTH
CHAMBER OF COMMERCE

the Greater
York Region
Chamber of Commerce



No.	Bearing	Distance
L.1	N79°53'30"W	16.61'
L.2	N02°14'26"E	19.68'
L.3	S03°47'40"E	50.00'

REFERENCE PLANS:

1. OVERALL SITE PLAN PREPARED FOR MONTOSH COLLEGE, INC., CATARACT AVENUE & RUTLAND STREET, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'. DATED: SEPTEMBER 18, 1995. REVISED THROUGH 10/25/95, BY: McNEANEY SURVEY ASSOCIATES, INC.
2. TOPOGRAPHIC PLAN - HALL LAND, MONTOSH COLLEGE, INC. PREPARED BY G.L. DAVIS & ASSOC. JAN. 1965, REV TO 3/22/94 NOT RECORDED.
3. NH D.O.T. PROJECT NO. LS 1823 (1) SHEETS 58 & 59.
4. PROPOSED PARKING FOR MONTOSH COLLEGE, CATARACT AVENUE DOVER, NH DATED 8/5/90 REV TO 5/12/92 BY JBN DESIGN.
5. LOT LINE ADJUSTMENT PLAN PREPARED FOR ERIC & LINDA BLOUGH, TAX MAP 13, LOT NOS. 28 & 29A, 53 RUTLAND STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'. DATED: JANUARY 12, 2005, REVISED THROUGH 1/27/06, BY: McNEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 78-66.

LIST OF ABUTTERS

MAP/LOT	NAME	ADDRESS	BOOK/PAGE
13 / 4	CITY OF DOVER	288 CENTRAL AVENUE DOVER, NH 03820	4397 / 338
13 / 25	RANDY SCOTT WOODMAN STACEY ANNE WOODMAN	58 RUTLAND STREET DOVER, NH 03820	1834 / 552
13 / 26	KEVIN B. COAKLEY	57 RUTLAND STREET DOVER, NH 03820	1814 / 507
13 / 27	JULIE A. COAKLEY	84 FOURTH STREET DOVER, NH 03820	4410 / 384
13 / 28	PATTY FIVE RUTLAND, LLC	DOVER, NH 03820	1102 / 394
13 / 28A	LINDA BLOUGH ERIC E. BLOUGH	53 RUTLAND STREET DOVER, NH 03820	4394 / 322
13 / 28B	STEVEN HALLAHAN	53 A RUTLAND STREET DOVER, NH 03820	981 / 511
14 / 14	RUTLAND MANOR ASSOC	PO BOX 7730 NASHUA, NH 03080	4069 / 850
15 / 58	JOHN M. METZEE, TRUSTEE JOHN B. METZEE REV. TRUST	56 RUTLAND STREET DOVER, NH 03820	2183 / 584
15 / 58B	STEPHEN M. FLYNN LORRAINE A. FLYNN	54A RUTLAND STREET DOVER, NH 03820	4262 / 175
15 / 59	RANDY G. SMITH	58 RUTLAND STREET DOVER, NH 03820	1972 / 454
15 / 60	PANAGIOTIS D. KYDIAS VASILIOS D. KYDIAS	60 RUTLAND STREET DOVER, NH 03820	2027 / 177
15 / 61	DANIEL BALL	66 RUTLAND STREET DOVER, NH 03820	4055 / 077
15 / 62	SUSAN J. BALL SOUTH DOVER STORAGE SOLUTIONS LLC	11 MOSES CARR ROAD ROLLINSFORD, NH 03868	3662 / 840
15 / 63	C/O ROBERT FORSTER SCOTT B. WELLINGTON CHRISTINE T. WELLINGTON	70 RUTLAND STREET DOVER, NH 03820	

LEGEND

- R.O.B. = RIGHT OF WAY
L.A. = LIMITED ACCESS
S.F. = SQUARE FEET
AC. = ACRE
(TYP.) = TYPICAL
± = MORE OR LESS
Ø = DIAMETER
W. = WIDTH
S.C.R.D. = STRAFFORD COUNTY
REGISTER OF DEEDS
① = UTILITY POLE
② = CATCH BASIN
③ = DRAIN MANHOLE
④ = SEWER MANHOLE
⑤ = FIRE HYDRANT
⑥ = WATER GATE VALVE

No.	Control Angle	Radius	Arc Length	Chord Length	Chord Bearing
CI	04°05'05"	2141.83'	158.70'	158.66'	N68°50'58"W

IRON ROD W/ CAP SET
N = 250.971.548
E = 1,193.770.685
505.63'
N89°03'15"E
3/4" IRON PIPE FOUND, UP 12"
STONE BOUND FOUND

15' SIDE SETBACK LINE (TYP.)
CHASSIS LINK FOUND

SEE BUILDING DETAIL SHEET 2 OF 3

STONE BOUND FOUND, FLUSH

STONE BOUND FOUND, FLUSH

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NOTES

1. OWNERS OF RECORD:
PROPER MANAGEMENT & HOLDINGS, LLC
138 WOODS RUN
ROLLINSFORD, NEW HAMPSHIRE 03868-5815
S.C.R.D. VOL. 5126, PAGE 381
PROPER MANAGEMENT & HOLDINGS, LLC
138 WOODS RUN
ROLLINSFORD, NEW HAMPSHIRE 03868-5815
S.C.R.D. VOL. 5126, PAGE 381
- DENOTES TAX MAP AND PARCEL NUMBER.
ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL).
2. ZONING DISTRICT REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MAXIMUM LOT COVERAGE = 35 PERCENT
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM BUILDING SETBACKS:
FRONT BUILD TO = 18/25 FEET
SIDE = 15 FEET
REAR = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
3. THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330148, PANEL 0320, SUFFIX C, MAP NUMBER 330700320C, EFFECTIVE DATE SEPTEMBER 30, 2015.
4. BASIS OF BEARING IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON OCTOBER 5, 2012.
5. VERTICAL DATUM IS NAVD83 FROM GPS OBSERVATION TAKEN ON OCTOBER 5, 2012.
6. ACCESS NOTE:
PARCEL 15 / 23 IS ACCESSED FROM CATARACT AVENUE IN ONE (1) LOCATION AS SHOWN.
PARCEL 15 / 24 IS ACCESSED FROM RUTLAND STREET IN TWO (2) LOCATIONS AS SHOWN.
7. EXISTING PARKING SPACES:
PARCEL 15 / 23 = 286 STRIPED SPACES, INCLUDING 7 HANDICAP SPACES.
PARCEL 15 / 24 = PAVED PARKING AREA, 0 STRIPED SPACES.
8. SEE SHEETS 2 OF 3 & 3 OF 3 FOR ADDITIONAL NOTES AND INFORMATION.

SURVEYOR'S CERTIFICATE

TO: Scioto Riverpark, LLC, Bangor Savings Bank ATMA/BSA, First American Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2014 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11, 13, 14, 16 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 5, 2018.

DATE OF PLAN OR MAP: APRIL 5, 2018

KEVIN M. McNEANEY NH LLS #661

SHEET 1 OF 3

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR
SCIOTO RIVERPARK, LLC
23 CATARACT AVENUE
TAX MAP 13, LOT No. 23
AND
61 RUTLAND STREET
TAX MAP 13, LOT No. 24
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRIVEN BY: NAME DATE
SCALE: 1" = 50' DATE: MARCH 5, 2018

20 40 60 80 100 120 140 160 180 200



McNeaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "1" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 876:18)

4/5/18
DATE: / KEVIN M. McNEANEY LLS #661

