



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, October 22, 2019**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- October 8, 2019 Regular Meeting Minutes

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- A. Consideration and acceptance of a waiver request for the Roman Catholic Bishop of Manchester, aka Diocese of Manchester, Assessor's Map L, Lot 15, zoned R-20, and located at 197 Dover Point Road. (Proposal is to request a waiver to the lighting regulations). \*(P19-65)
- B. Consideration and acceptance of a Site Review for Wentworth Home, Assessor's Map 37, Lot 1A, zoned H, and located at 795 Central Avenue. (Proposal is to construct a 10,180 sq. ft. two story memory care addition to the existing Wentworth Home and additional driveway with 30 new parking spaces). \*(P19-59)
- C. Discussion and public hearing on the City's proposed Capital Improvements (CIP) FY 2022-2026. The CIP can be found on the City Web Site at [www.dover.nh.gov](http://www.dover.nh.gov) and in the Library, City Clerk's office, and the Planning Department.\*

### 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](mailto:Dover-Planning@dover.nh.gov). You may also view materials at [www.dover.nh.gov](http://www.dover.nh.gov). Follow us on Twitter [@DoverNHPlanning](https://twitter.com/DoverNHPlanning) and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop  
Meeting Location: 2<sup>nd</sup> Floor Conference Room, City Hall, 288 Central Ave Dover, NH  
Meeting Date: **Tuesday, August 27, 2019**  
Meeting Time: **6:00 pm**

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

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

**Members Not Present (un-excused):** None

**Other Boards Present:** Scott Johnson, DBIDA

**Staff Present:** Donna Benton, City Planner, Dan Barufaldi, Economic Development Director

### 1. CALL TO ORDER

The Chair called the meeting to order at 6:05PM.

### 2. REPORT OF FINAL REPORT FROM THE REZONING COMMITTEE

S.Johnson gave a summary of the process and the rezoning report and thanked staff for all of their effort.

D. Barufaldi provided additional insight. Discussion ensued during a question and answer period which took place. The Board decided to read the report in more detail on their own and discuss next steps at an upcoming Planning Board meeting.

D.Benton informed the Board that with the CIP, holiday schedule, and Meet and Greet that the rezoning effort would probably wait until their goalsetting in January 2020.

### 3. ADJOURNMENT

The meeting adjourned at 6:55pm to go into the Regular Planning Board meeting.



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: McConnell Center, Room 306, 61 Locust Street  
Meeting Date: **Tuesday, January 08, 2019**  
Meeting Time: **7:00 pm**

**Members Present:** Frank Torr, Dennis Ciotti (Councilor), Tom Clark, Dave White, Gina Cruikshank (Chair), David Landry, Lee Skinner, Hayley Harmon, Tristan Donovan (Vice Chair), Jackson Kaspari

**Members Not Present:** James Burdin (Alternate)

**Staff Present:** Christopher Parker, Assistant City Manager, Donna Benton, City Planner, Dave Carpenter, Community Development Planner

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

### 1. ELECTION OF OFFICERS

F.Torr made a motion to nominate G.Cruikshank as Planning Board Chair. Seconded by D.Ciotti. Vote U/A

D.Ciotti made a motion to nominate T.Donovan as Planning Board Vice Chair. Seconded by T/Clark. Vote U/A

The Board voted by secret ballot. The votes were tallied and the results were announced by C.Parker. G.Cruikshank was elected as Chair and T.Donovan was elected as Vice Chair.

G.Cruikshank thanked the Board for the election.

### 2. CITIZENS' FORUM

*Citizens Forum Open. Nobody Spoke. Citizens Forum Closed.*

### 3. APPROVAL OF THE PRIOR MINUTES

- December 11, 2018 Regular Meeting Minutes

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

### 4. OLD BUSINESS

- A. Public hearing and possible vote for amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. The amendments allows any future relief to the Cochecho Waterfront District regulations to be through a Conditional Use Permit from the Planning Board rather than by relief from the Zoning Board of Adjustment, and to rezone a portion of Maglaras Park from R-12 to CWD.

C.Parker reviewed the two proposed amendments and the process the City has for zoning amendments.

Discussion ensued regarding setbacks and buffers.

*Public hearing opened.*

Christopher Prior 150 Henry Law Ave, spoke in favor of the proposal and noted that there are deed restrictions on one of the lots preventing further development.

Nancy Gauthier, 162 Henry Law Ave, spoke to the need for buffering and supported setbacks.



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: McConnell Center, Room 306, 61 Locust Street  
Meeting Date: **Tuesday, January 08, 2019**  
Meeting Time: **7:00 pm**

Elizabeth Goldman, 44 Rutland Street, asked if there were Architectural Design Guidelines for this area.

*Public Hearing Closed.*

C.Parker stated that there are design guidelines in place for the City owned parcels. He reviewed the process and noted the Planning Department recommends that the Planning Board approve the zoning amendment and forward them to the City Council for ratification.

Discussion ensued regarding removing Map K lot 4B from the rezoning.

**Motion:** D.White made a motion to approve the zoning amendments and forward to the City Council for ratification. Seconded by T.Donovan. Vote U/A

### 5. NEW BUSINESS

#### A. Discussion of Land Use Amendments/Goal Setting

C.Parker reference the spreadsheet of a summary of proposed amendments (original in file) the Board received and provided a summary of the Staff suggestions as listed on the document. In addition to those on the summary, it was discussed to bring forward a zoning amendment to include buffers, Citywide, for residential uses from new Commercial uses, in commercial/industrial zones.

L.Skinner noted he still would like to have fifteen minutes to speak regarding the Open Space subdivision regulations. The Chair noted time would be allowed on the February 12<sup>th</sup> agenda under New Business.

### 6. STAFF COMMENTS

D.Carpenter previewed the upcoming CDBG application process.

### 7. MEMBER COMMENTS

G.Cruickshank stated F.Torr will be representing him/her at the Planning Technical Review Committee meetings.

### 8. ADJOURNMENT

**Motion:** T.Donovan made a motion to adjourn at 8:21 p.m. Seconded by T.Clark Vote U/A



S-5102-001  
September 17, 2019

Mr. Christopher G. Parker  
Assistant City Manager: Director of Planning and Strategic Initiatives  
City of Dover Planning and Community Development  
288 Central Avenue  
Dover, New Hampshire 03820

Re: **Synthetic Turf Field – Site Plan Review Application**  
**197 Dover Point Road, Dover, New Hampshire**

Dear Chris:

On behalf of the Roman Catholic Bishop of Manchester, aka Diocese of Manchester, we are pleased to submit the following materials to support a Site Plan Review Application for the above referenced project.

- Fifteen (15) copies of the Site Review Application, last revised September 17, 2019
- Fifteen (15) copies of the Synthetic Turf Field Site Plans, last revised September 17, 2019
- Fifteen (15) copies of the TRC Comment Response Report, dated September 17, 2019
- Fifteen (15) copies of the Drainage Report, dated August 22, 2019.
- One (1) CD containing digital (PDF) copies of the above listed information

The proposed project is located within a 14.15-acre parcel at 197 Dover Point Road in Dover, New Hampshire. The existing parcel, bound to the west by Route 16, to the south by Royer Lane, and to the east by Dover Point Road, contains St. Thomas Aquinas High School and its associated surface parking, as well as grass sports fields. About 5.64 acres of this parcel are intended to be disturbed.

The proposed project includes the construction of a new synthetic turf field to replace and update a portion of the existing playing fields to the west of the school. The turf field is designed to accommodate football, soccer, women's lacrosse, men's lacrosse, and field hockey. The turf area is oversized in order to allow for additional practice space for any sport or activity. Additionally, a two-lane track surface will run parallel to the turf surface, complete with a long-jump pit and pole-vault pad for various track practice options. Field lighting is proposed to illuminate the game side of the turf field to high school competition standards, and the rest of the turf surface to a practice standard. A new set of bleachers and press box are proposed in addition to an ADA-compliant access ramp needed to reach them. The footprint of the existing grass playing field is not proposed to be expanded as part of this project.

Runoff from new impervious surfaces is to be treated via infiltration under the trench drains along the edges of the turf field surface. Additional impervious surfaces include 5,166 SF of track, 576 SF of bituminous concrete (for the pole vault pad) and 2,038 SF of concrete for the ADA-compliant access ramp. None of the surfaces are expected to handle vehicles, receive de-icing treatment, or provide any other sources for increased pollutant loading.



A Traffic Impact Analysis has not been included with this submission as it is not applicable to this project. There are no proposed changes to the use of the site, parking lot layouts, driveways or roadways, and there are no expected effects on routine traffic volumes.

Two waivers are being requested as part of this application from Chapter 149-14-E-1-e and Chapter 149-14-E-2-b, for light pole height and light spillage over the property line. The lighting designer has already optimized the lighting plan to include as little spillage as possible near residential abutters while still maintaining the required illumination over the field. Additionally, there is a large tree line between the field and the affected abutter that is expected to block a large portion of the minor effects. A waiver is also requested for the height of the light poles exceeding the 20' maximum. The school currently brings in lights for games as needed which are powered by generators. Constructing the proposed lights will set permanent lighting for the field and will eliminate the need and noise from such generators.

On September 12, 2019, the applicant met with the Technical Review Committee (TRC). The enclosed information has been revised to address comments from the TRC and a comment response report is enclosed.

We respectfully request to be placed on the next planning board agenda for October 8, 2019. Please contact us by phone at (603) 433-8818 or by email at [nahansen@tighebond.com](mailto:nahansen@tighebond.com) if you have any questions or need any additional information.

Sincerely,  
**TIGHE & BOND, INC.**



Neil A. Hansen, PE  
Project Engineer

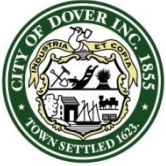


Bradlee L. Mezquita, PE  
Vice President

Enclosures

Cc: Roman Catholic Diocese of Manchester

J:\S\S5102 St. Thomas Aquinas\001 St. Thomas Aquinas - Synthetic Field\Report\_Evaluation\Applications\City of Dover\20190917 TRC Comments & PB\S5102-001\_Cover Letter.docx



# 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

Roman Catholic Bishop of Manchester, a corporation

Name of Applicant: aka Diocese of Manchester Telephone # 603.669.3100

Attn: Rolla McFall Bryant

Address of Applicant: 153 Ash Street, Manchester, NH 03104

E-Mail Address: mbryant@rcbm.org

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

Address of Property Owner: \_\_\_\_\_

## PROPERTY INFORMATION

Address of Property: 197 Dover Point Road, Dover, NH 03820

Assessor's Map # L-1 Lot(s) # L-15-0-0

Zoning District(s) Low-Density Residential Overlay District(s) Wetlands Protection District

Size of Parcel: 616,374 sq. ft. 14.15 ac. Property Deed: Book 1969 Page: 725

Existing Use of Property: School

## SITE PLAN INFORMATION

Describe Proposed Use: No change

Area of Parcel to be Developed: 245,500 sq. ft.

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

Number of Parking Spaces: Existing No change Proposed No change

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

Number of Employees Total: N/A In Maximum Shift: N/A

Disposition of Parcel:

Building Setbacks:

Building Footprint N/A sq. ft.

Front Yard 485 ft.

Total Building Area N/A sq. ft.

Rear Yard 414 ft.

Paved Area N/A sq. ft.

Side Yard: Right 318 ft. Left 224 ft.

City Water? \_\_\_Yes \_\_\_ No      How far is city water from the property? N/A

City Sewer? \_\_\_Yes \_\_\_ No      How far is city sewer from the property? N/A

### **BUILDING INFORMATION**

Type of Building to be Built: N/A

Height of Building: \_\_\_\_\_ Finished Floor Elevation: \_\_\_\_\_

Number of Seats (where applicable) \_\_\_\_\_

Estimated value of construction: \_\_\_\_\_ Refuse removal: Public/Private (circle one)

### **WAIVER REQUESTS**

Site Review Regulations section(s) to be waived: Chapter 149-14-E-1-e, Chapter 149-14-E-2-b

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

A waiver is requested for minor light spillage over the property line. The lighting designer has already optimized the lighting plan to include as little spillage as possible near residential abutters while still maintaining the required illumination over the field. Additionally, there is a large treeline between the field and affected abutters that is expected to block a large portion of the minor effects. A waiver is also requested for the height of the light poles. The school currently brings in lights for games as needed which are powered by generators. Constructing the proposed lights will set permanent lighting for the field and will eliminate the need and noise from such generators.

### **SURVEYOR INFORMATION**

Name of Surveyor and Company (Licensed in N.H.) Doucet Survey, Inc.

Address 102 Kent Place, Newmarket, NH 03857 Telephone #: 603.659.6560

Professional License #: \_\_\_\_\_ E-mail address: \_\_\_\_\_

### **ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) Bradlee Mezquita, PE | Tighe & Bond, Inc.

Address 177 Corporate Drive, Portsmouth, NH 03801 Telephone #: 603.433.8818

Professional License #: 08830 E-mail address: blmezquita@tighebond.com

### **ARCHITECT INFORMATION**

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

Address \_\_\_\_\_ Telephone #: \_\_\_\_\_

Professional License #: \_\_\_\_\_ E-mail address: \_\_\_\_\_

**LANDSCAPE ARCHITECT INFORMATION**

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

Address \_\_\_\_\_ Telephone #: \_\_\_\_\_

Professional License #: \_\_\_\_\_ E-mail address: \_\_\_\_\_

**SOIL SCIENTIST INFORMATION**

Name of Soil Scientist and Company (Licensed in N.H.) Leonard Lord | Tighe and Bond, Inc.

Address 177 Corporate Drive, Portsmouth, NH 03801 Telephone #: 603.433.8818

Professional License #: NHCSS #19 E-mail address: llord@tighebond.com

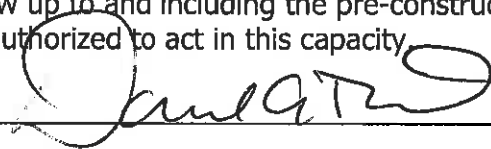
**CONSERVATION EASEMENT HOLDER**

Name of Easement Holder: N/A 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.

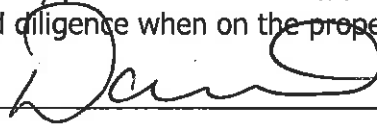
Signature of Property Owner:  Date: 9/17/2019

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 9/17/2019

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

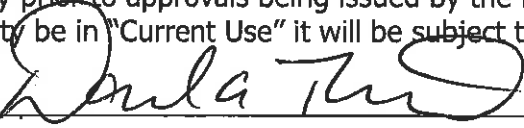
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner:  Date: 9/17/2019

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF FEES**

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

Signature of Property Owner:  Date: 9/17/2019

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

# 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):

- |                                                                                                                                                    |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <input type="checkbox"/> SUBDIVISION \$150.00 x # _____ new lots created=                                                                          | \$ _____          |
| <input type="checkbox"/> LOT LINE ADJUSTMENT \$100.00 X # of lots involved=                                                                        | \$ _____          |
| <input type="checkbox"/> TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00=                                                                  | \$ _____          |
| <input type="checkbox"/> SITE REVIEW – RESIDENTIAL \$100.00 x # _____ per dwelling unit=                                                           | \$ _____          |
| <input type="checkbox"/> 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.=                                                                                 | \$ _____          |
| <input type="checkbox"/> MOTEL/HOTEL \$35.00 x # _____ per lodging unit=                                                                           | \$ _____          |
| <input type="checkbox"/> CHANGE OF USE (not to exceed \$5,000)                                                                                     |                   |
| ○ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. =                                                                                      | \$ _____          |
| <input type="checkbox"/> CONDITIONAL USE PERMIT \$150.00 x # _____ per application=                                                                | \$ _____          |
| <input type="checkbox"/> GRAVEL PIT/ EXCAVATIONS                                                                                                   |                   |
| ○ Application fee \$50.00=                                                                                                                         | \$ _____          |
| ○ Permit fee \$75.00=                                                                                                                              | \$ _____          |
| <input type="checkbox"/> EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN<br>\$50.00 x # <u>  3  </u> per hour of review (3 hour minimum)= | \$ <u>  150  </u> |
| <input type="checkbox"/> REQUEST FOR REZONING Application fee \$150.00=                                                                            | \$ _____          |
| <input type="checkbox"/> DRIVEWAY WAIVER Application fee \$100.00=                                                                                 | \$ _____          |
| <b>SUB TOTAL=</b>                                                                                                                                  | <b>\$ _____</b>   |

## AND

- |                                                                                                                                                   |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # <u>  7,780  </u> = | \$ <u>  544.60  </u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|

**TOTAL PLAN REVIEW FEE=** \$   694.60  

**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.

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

**SUB TOTAL=** \$ \_\_\_\_\_

**C. Foster's newspaper public notice fee**

**\$   80.00**

**TOTAL NOTICE FEE=** \$ \_\_\_\_\_

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



## 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: Roman Catholic Diocese of Manchester File Number: \_\_\_\_\_

PROJECT TITLE: Synthetic Turf Field

PROPERTY LOCATION: 197 Dover Point Rd, Dover, NH Tax Map: L-1 Lot: L-15-0-0

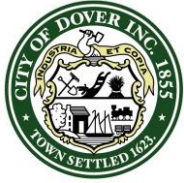
|                                                                                                                                                                   | Where/How Provided           | Reviewed |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------|
| 1. Completed and signed Application form                                                                                                                          | Enclosed                     |          |
| 2. Plan Review Fees are provided                                                                                                                                  | Enclosed                     |          |
| 3. Electronic copy of the engineered/surveyed plan layout                                                                                                         | Enclosed                     |          |
| 4. Electronic copy of supplementary materials and application                                                                                                     | Enclosed                     |          |
| 5. Traffic Impact Assessment and Analysis (Standard or Advanced)                                                                                                  | N/A No Change of Use         |          |
| 6. Waiver requests to the Site Plan Review Regulations, with written justification                                                                                | N/A                          |          |
| 7. Conditional Use Permit applications                                                                                                                            | N/A                          |          |
| 8. A colored rendering of the streetscape that will be created along the existing public right-of-way                                                             | N/A                          |          |
| 9. A colored architectural plan showing all sides of buildings                                                                                                    | N/A                          |          |
| 10. 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: | Enclosed                     |          |
| Location map at appropriate scale                                                                                                                                 | See cover sheet              |          |
| Proposed Project name and title and Planning File #                                                                                                               | TBD                          |          |
| Date, north arrow and scale                                                                                                                                       | See plans                    |          |
| Names of all abutting property owners                                                                                                                             | See existing conditions plan |          |
| Name and address of owners and/or applicants                                                                                                                      | See cover sheet              |          |
| Signature & stamp of NH licensed land surveyor and/or engineer                                                                                                    | See plans                    |          |
| Zoning District boundaries, including any special or overlay districts                                                                                            | N/A (site within R-20)       |          |
| Location of Conservation District areas                                                                                                                           | N/A                          |          |
| Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks                                              | See plans                    |          |
| Location and widths of existing & proposed easements & right of ways                                                                                              | N/A                          |          |
| Location and width of existing and proposed access/egress ways                                                                                                    | See plans                    |          |



|                                                                                                                                     | Explain How Provided           | Reviewed |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------|
| Depict pedestrian walkways and accessible access                                                                                    | See plans                      |          |
| Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system | See plans                      |          |
| Existing and proposed topographic information at two foot intervals                                                                 | See grading and drainage plan  |          |
| Existing and proposed buildings and structure locations                                                                             | See plans                      |          |
| Minimum building setbacks or build to lines on all lots                                                                             | N/A (no buildings proposed)    |          |
| Location and size of existing and proposed electric, telephone, gas cable and other underground utilities                           | See plans                      |          |
| Existing and proposed water lines and fire hydrants, including materials and capacity needed                                        | Existing shown, none proposed  |          |
| Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load              | Existing shown, none proposed  |          |
| Existing and proposed stormwater lines and facilities                                                                               | See grading and drainage plan  |          |
| Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots            | See photometrics plan          |          |
| Location of Flood Hazard Zone                                                                                                       | N/A (outside of limits)        |          |
| Location of all bodies of water and watercourses                                                                                    | N/A (outside of limits)        |          |
| Location of wetlands and buffers                                                                                                    | See existing conditions        |          |
| Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set                             | See neighborhood plan          |          |
| Existing natural features and/or significant vegetation on property                                                                 | See existing conditions plan   |          |
| Depict existing contours up to 100 ft. beyond project limits                                                                        | See existing conditions plan   |          |
| Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect                 | N/A                            |          |
| Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces                              | N/A                            |          |
| Location, material and size of existing and proposed pavement area                                                                  | See plans                      |          |
| Location of proposed fire lanes                                                                                                     | N/A                            |          |
| Specify finished floor elevations of buildings                                                                                      | N/A                            |          |
| Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening                       | N/A                            |          |
| Depict all service, storage, loading bays and utility areas                                                                         | See plans                      |          |
| All applicable Dover Common Site Plan notes                                                                                         | See General Note Sheet (C-100) |          |
| <b>11. Additional Information if appropriate</b>                                                                                    |                                |          |
| Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis                 | Enclosed                       |          |
| Stormwater Management System Operation and Maintenance Plan                                                                         | Enclosed                       |          |
| Letter to Serve from Public and Private Utilities                                                                                   | N/A                            |          |
| Erosion and Sedimentation Control Plan                                                                                              | Enclosed                       |          |
| Landscape Operation and Maintenance Plan                                                                                            | N/A                            |          |
| Proposed restrictive covenants or homeowners association documents                                                                  | N/A                            |          |
| Dates and permit numbers of all required state and federal permits                                                                  | Pending                        |          |
| If wetland buffer, indicate placards locations, as applicable                                                                       | N/A                            |          |
| Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs                                 | See plans                      |          |
| Location of proposed drive-in facilities                                                                                            | N/A                            |          |
| Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required                    | TBD                            |          |

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_ TRC DATE \_\_\_\_\_

| P19-65       |                        | 197 Dover Point Road                                                          |                                       |                          |            |       |            |
|--------------|------------------------|-------------------------------------------------------------------------------|---------------------------------------|--------------------------|------------|-------|------------|
| Property ID  | Location               | Owner 1                                                                       | Owner 2                               | Owner Address 1          | City       | State | Zip        |
| L0015-A00000 | 195 DOVER POINT RD     | NH CATHOLIC CHARITIES INC                                                     | C/O JOHN QUINN                        | PO BOX 686               | MANCHESTER | NH    | 03101      |
| L0073-005000 | 44 AYERS LN            | MCGUIRE ALLEN ROBERT JR TRUSTEE                                               | SPECTRUM TRUST                        | PO BOX 988               | DOVER      | NH    | 03821      |
| L0073-006000 | AYERS LN               | MCGUIRE ALLEN ROBERT JR TRUSTEE                                               | SPECTRUM TRUST                        | PO BOX 988               | DOVER      | NH    | 03821-0988 |
| L0073-B00000 | 45 AYERS LN            | KNIERIM SCOTT C &                                                             | KNIERIM SANDRA C                      | 45 AYERS LN              | DOVER      | NH    | 03820-4643 |
| L0073-C00000 | 14 ROYER LN            | MAGUIRE ALLEN ROBERT JR TRUSTEE                                               | SPECTRUM TRUST                        | PO BOX 988               | DOVER      | NH    | 03821-0988 |
| L0073-C00001 | ROYER LN               | MAGUIRE ALLEN ROBERT JR TRUSTEE                                               | SPECTRUM TRUST                        | PO BOX 988               | DOVER      | NH    | 03821-0988 |
| L0081-000000 | 207 DOVER POINT RD     | BISHOP LAUREN A                                                               |                                       | 207 DOVER POINT RD       | DOVER      | NH    | 03820      |
| L0081-A00000 | 209 DOVER POINT RD     | DAY RICHARD J                                                                 |                                       | PO BOX 1062              | DOVER      | NH    | 03820      |
| L0081-B00000 | 10 ROYER LN            | GOSSE ROBERT &                                                                | GOSSE CHRISTIE ANNA                   | 10 ROYER LN              | DOVER      | NH    | 03820      |
| L0083-F00000 | 16 EVANS DR            | MADDOCKS MICHAEL &                                                            | MADDOCKS KRYSTEN GODFREY              | 16 EVANS DR              | DOVER      | NH    | 03820      |
| L0089-000000 | 200 DOVER POINT RD     | DOVER POINT PROPERTIES DEV LLC                                                | C/O PORTSMOUTH CHEVROLET              | 549 ROUTE 1 BYPASS       | PORTSMOUTH | NH    | 03801      |
| L0089-000001 | 200 DOVER POINT RD     | CUTLER MALLARY A                                                              |                                       | 11 BEECHSTONE APT 2      | PORTSMOUTH | NH    | 03801      |
| L0089-000002 | 202 DOVER POINT RD     | BREESE KATHRYN                                                                |                                       | 200B DOVER POINT RD      | DOVER      | NH    | 03820-4632 |
| L0089-001000 | 4 SHORE LN             | LONG SUSANNAH ELIZABETH &                                                     | LONG MARK ANDREW                      | 4 SHORE LN               | DOVER      | NH    | 03820      |
| L0089-003000 | 198 A DOVER POINT RD   | PETTIS PATRICIA A &                                                           | PETTIS DARYL R                        | 198 A DOVER POINT RD     | DOVER      | NH    | 03820      |
| L0089-B00001 | FOSTER'S DR            | COURTNEY JAMES E &                                                            | COURTNEY MAUREEN C                    | 44 WATERLOO CIRCLE       | DOVER      | NH    | 03820      |
| L0089-C00000 | 198 DOVER POINT RD     | LUMMUS JONATHAN A                                                             | SHEA DEIRDRE ANNE                     | 198 DOVER POINT RD       | DOVER      | NH    | 03820-4632 |
| L0089-D00000 | DOVER POINT RD         | D ARCY ELISABETH                                                              |                                       | 208 DOVER POINT RD       | DOVER      | NH    | 03820      |
| L0089-E00000 | 196 1/2 DOVER POINT RD | DUVAL THOMAS H &                                                              | DUVAL KELLY A                         | 196 1/2 DOVER POINT ROAD | DOVER      | NH    | 03820      |
| L0089-F00000 | 204 DOVER POINT RD     | GLERUM SEAN D                                                                 |                                       | 204 DOVER POINT RD       | DOVER      | NH    | 03820-4632 |
| L0089-G00000 | 46 SHORE LN            | ROBINSON TYLER C &                                                            | ROBINSON SUSAN S                      | 46 SHORE LN              | DOVER      | NH    | 03820      |
| L0090-000000 | 208 DOVER POINT RD     | D ARCY ELISABETH TRUSTEE                                                      | D ARCY ELISABETH 2018 REVOCABLE TRUST | 208 DOVER POINT RD       | DOVER      | NH    | 03820      |
| L0015-000000 | 197 DOVER POINT RD     | ROMAN CATHOLIC BISHOP                                                         | C/O ST THOMAS ACQUINAS HIGH SCHOOL    | 153 ASH ST               | MANCHESTER | NH    | 03104      |
|              |                        | ROMAN CATHOLIC BISHOP OF MANCHESTER, A CORPORATION, AKA DIOCESE OF MANCHESTER | ROLLA MCFALL BRYANT                   | 197 DOVER POINT ROAD     | DOVER      | NH    | 03820      |
|              |                        | DOUCET SURVEY, INC.                                                           |                                       | 102 KENT PLACE           | NEWMARKET  | NH    | 03857      |
|              |                        | BRADLEE MEZQUITA, PE                                                          |                                       | 177 CORPORATE DRIVE      | PORTSMOUTH | NH    | 03801      |
|              |                        | LEONARD LORD                                                                  | TIGHE & BOND, INC                     | 177 CORPORATE DRIVE      | PORTSMOUTH | NH    | 03801      |
|              |                        |                                                                               | TIGHE & BOND, INC                     |                          |            |       |            |



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P19-65

Application Type: Site Plan Review  
Applicant(s): Roman Catholic Bishop of Manchester aka Diocese of Manchester  
Owner(s): Roman Catholic Bishop of Manchester aka Diocese of Manchester  
Location: 197 Dover Point Rd (Assessor's Map L, Lot 15)  
Date: September 12, 2019

**INTENT:** To replace and construct new turf athletic fields which will include a new two-lane track surface, long-jump pit and pole-vault pad, plus new bleachers and ramp, and press box.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 1

**ACREAGE:** 14.15 acres

**ZONING DISTRICT:** R-20

**EXISTING LAND USE:** School and athletic fields

**SURROUNDING LAND USE:** Commercial,  
Residential, Turnpike

### **ZBA ACTION:**

H78-20: Variance to lease classroom for adult education courses granted on 9/25/78

Z07-08: Variance granted to construct a 21,000 s.f. building additions with 4 floors and stair tower with conditions on 5/17/07

**PERMITS REQUIRED:** AoT

**WAIVERS REQUESTED:** N/A for this case

### **ATTENDANCE:**

#### **Members:**

Donna Benton, Planning  
Elena Piekut, Zoning  
Chris Parker, Police  
Alan Dews, Engineering  
Dan Barufaldi, Economic Development

#### **Others:**

Bradlee Mezquita, Engineer  
Fergus Cullen, St. Thomas Aquinas

#### Approval of September 5, Minutes:

E. Piekut moved to approve the minutes of September 5, 2019. C. Parker seconded. Vote: U/A

### **PLAN REVIEW:**

#### **Planning Comments:**

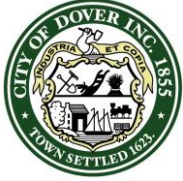
- What maintenance is required for the turf?
- What is the size of the press box?
- What's the time frame for the future softball field?
- Please revise plan set to:
  - Add owner's signature
  - Show setback lines for press box and bleachers
  - Add file number P19-65 to all sheets
  - Include all abutters of the entire property
  - Lighting plan:
    - Revise so no spill over onto residential abutters
    - Uniformity ratio? Should be 4:1
    - Height per regs? 20' is max. What exists today?
    - Waiver needed
  - Revise federal permit notes
  - Add wetland buffer placards
  - What work is being done in the wetland buffer?
  - How do you get to the field?
  - Add LLS, PE, and Architect signatures and stamps on each submission
  - Indicate underground electric size
  - Add/fix/locate common notes: 7, 8, 9, 15, 17, 20, 25, 28, 29, 31, 32, 33, 34, 35, 41
  - Add topo 100' off site
  - Revise general note 15 on sheet G-100 to eliminate Sunday site construction hours
  - Revise site note 8 on Sheet G-100 to include regulation references to Building Official's satisfaction

#### **Engineering Comments:**

- NOI needed with AoT

#### **Fire/Inspections Comments:**

- Plans shall indicate the codes and standards used to design the project for accessibility. Plans shall also indicate design is in accordance w/ RSA 155-A: 5 for accessibility.
- Provide a note on plan building permit will be required for the bleachers and score booth.
- Construction sequence shall include the bleachers and scoreboard projects or are these features to be performed during an additional phase.



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P19-65

Application Type: Site Plan Review  
Applicant(s): Roman Catholic Bishop of Manchester aka Diocese of Manchester  
Owner(s): Roman Catholic Bishop of Manchester aka Diocese of Manchester  
Location: 197 Dover Point Rd (Assessor's Map L, Lot 15)  
Date: September 12, 2019

- The doors at the scorers booth open into the means of egress. Reconfigure door swing. Provide approx. size of booth (appears to be 8x24).
- The access into the scorers booth shall meet applicable turning radius for accessibility.
- Provide the occupant load for the bleachers. (approx. 800)
- Discuss accessible routes throughout the site from parking lot to players team seating area.
- Indicate the number of accessible spaces throughout the site

### Police Department Comments:

- Sheet C-102, inset detail: 3 ADA spaces are minimum required in this parking lot (nearest to bleacher ramp), revise to show at least a 3<sup>rd</sup> such space with access aisle

### Economic Development Comments:

- How would an ambulance access the field level?

### Planning Board Comments: N/A

### Next Steps:

Submit waiver request for Planning Board with response letter indicating how/where the comments have been addressed.

### Adjournment:

A motion to adjourn TRC was made at 10:49am by D.Barufaldi and seconded by A.Dews. Vote: U/A

**SYNTHETIC TURF FIELD - TECHNICAL REVIEW COMMITTEE COMMENTS (09/12/2019) STATUS REPORT**

197 Dover Point Road  
Dover, New Hampshire  
September 17, 2019

Prepared by: BKC  
Project # S5102-001

|                                 | <b><u>Comment</u></b>                                                                | <b><u>Response</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b><u>Corresponding<br/>Plan Sheet #</u></b> |
|---------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b><u>Planning Comments</u></b> |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |
| 1                               | What maintenance is required for the turf?                                           | Maintenance includes brushing twice a year, and occasionally running a magnet over the surface to remove any metals. Periodic replenishing of infill may be required, as well.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/A                                          |
| 2                               | What is the size of the press box?                                                   | The press box shown is 8 feet by 30 feet, and the dimensions have been called out on the plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | C-102                                        |
| 3                               | What's the time frame for the future softball field?                                 | The softball field is going to be included as an alternate in the bid package of this project. Therefore, it will be expected to be completed within the scope of this project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A                                          |
| 4                               | Please revise plan set to:                                                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N/A                                          |
| 4.1                             | Add owner's signature                                                                | The owner's signature has been added to the cover sheet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Cover                                        |
| 4.2                             | Show setback lines for press box and bleachers                                       | Setback dimensions have been included for the press box and bleachers on the Site Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C-102                                        |
| 4.3                             | Add file number P19-65 to all sheets                                                 | The file number P19-65 has been included in the title block of all sheets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | All                                          |
| 4.4                             | Include all abutters of the entire property                                          | All abutters have been included on the Neighborhood Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | G-101                                        |
| 4.5                             | Lighting plan:                                                                       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N/A                                          |
| 4.5.1                           | Revise so no spill over onto residential abutters                                    | A waiver is requested for minor spillage over the property line. The lighting designer has already optimized the lighting plan to include as little spillage as possible over the property line while still maintaining the required illumination over the field. Furthermore, a large treeline between the lights and the residential abutter(s) is not captured in the photometric plans, and is expected to block some amount of the minor spillage.                                                                                                                                                                                        | N/A                                          |
| 4.5.2                           | Uniformity ratio? Should be 4:1                                                      | The lighting designer has confirmed that the lighting plan is designed to a ratio of 2:1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A                                          |
| 4.5.3                           | Height per regs? 20' is max. What exists today?                                      | A waiver is requested for the height of the light poles. The school currently brings in lights for games as needed which are powered by generators. Constructing the proposed lights will set permanent lighting for the field and will reduce the need and noise from generators.                                                                                                                                                                                                                                                                                                                                                             | N/A                                          |
| 4.5.4                           | Waiver needed                                                                        | Please reference responses for 4.5.1 and 4.5.3 above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A                                          |
| 4.6                             | Revise federal permit notes                                                          | Applicable federal permits and their status (EPA - NPDES CGP) are documented on the cover sheet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Cover                                        |
| 4.7                             | Add wetland buffer placards                                                          | Wetland buffer placards have been called out to be placed at 50' intervals along the wetland buffer line.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | C-102                                        |
| 4.8                             | What work is being done in the wetland buffer?                                       | There is no work anticipated to be done within the wetland buffer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | C-101 thru C-104                             |
| 4.9                             | How do you get to the field?                                                         | The field can be accessed from the school by the proposed access ramp and bleachers. The access ramp (ADA-compliant) has a stair set to bypass the switchback, and each of the gangways onto the bleachers leads directly into stairs down to the playing surface. For those that are unable to use stairs, access to the playing surface may be achieved by the southern entrance off Royer Lane.                                                                                                                                                                                                                                             | N/A                                          |
| 4.10                            | Add LLS, PE, and Architect signatures and stamps on each submission                  | Stamps from all utilized licensed professionals are included in the plan set.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Cover                                        |
| 4.11                            | Indicate underground electric size                                                   | Underground electric size has been indicated (2 - 4" PVC conduits)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | C-104                                        |
| 4.12                            | Add/fix/locate common notes: 7, 8, 9, 15, 17, 20, 25, 28, 29, 31, 32, 33, 34, 35, 41 | The common notes listed have been add/fix and are located as follows: Note 7 on G-100 (Reference Plan #4), Note 8 on C-102, Note 9 on C-102, Note 15 on G-100 (Utility Note #1), Note 17 on C-501 (Erosion Control Notes), Note 20 on G-100 (General Note #22), Note 25 on the Cover Sheet (Permit Table), Note 28 on G-100 (Site Note #7), Note 29 on G-100 (General Note #23), Note 31 on G-100 (General Note #21), Note 32 on C-102 (provided as site data block), Note 33 on G-100 (Utility Note #9), Note 34 on G-100 (Existing Conditions Note #2), Note 35 on G-100 (Existing Conditions Note #3), and Note 41 on G-100 (Site Note #9). | See Reponse                                  |
| 4.13                            | Add topo 100' off site                                                               | Lidar topography has been included to cover at least 100' off site on the Neighborhood Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | G-101                                        |

|                                      |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |       |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 4.14                                 | Revise general note 15 on sheet G-100 to eliminate Sunday site construction hours                                                                                              | General Note 15 on G-100 has been revised to eliminate Sunday site construction hours.                                                                                                                                                                                                                                                                                                             | G-100 |
| 4.15                                 | Revise note 8 on sheet G-100 to include regulation references to Building Official's satisfaction                                                                              | Site Note 9 on G-100 has been revised to include references to the 2010 ADA Standards for Accessible Design and NH RSA 155-A:5.                                                                                                                                                                                                                                                                    | G-100 |
| <b>Police Department Comments</b>    |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |       |
| 1                                    | Sheet C-102, inset detail: 3 ADA spaces are minimum required in this parking lot (nearest to bleacher ramp), revise to show at least a 3rd such space with access aisle        | The parking space layout has been revised to include a 3rd ADA space with access aisle.                                                                                                                                                                                                                                                                                                            | C-102 |
| <b>Engineering Comments</b>          |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |       |
| 1.1                                  | NOI needed with AoT                                                                                                                                                            | NOI is pending and will be filed prior to construction as required by the EPA.                                                                                                                                                                                                                                                                                                                     | Cover |
| <b>Fire/Inspection Comments</b>      |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |       |
| 1                                    | Plans shall indicate the codes and standards used to design the project for accessibility. Plans shall also indicate design is in accordance w/ RSA 155-A:5 for accessibility. | The standards used to design for accessibility (2010 ADA Standards for Accessible Design, NH RSA 155-A:5) have been noted in Site Note 9 on G-100.                                                                                                                                                                                                                                                 | G-100 |
| 2                                    | Provide a note that plan building permit will be required for the bleachers and score booth.                                                                                   | Site Note 10 on G-100 has been included to specify that a building permit will be required for the bleachers and press box.                                                                                                                                                                                                                                                                        | G-100 |
| 3                                    | Construction sequence shall include the bleachers and scoreboard projects or are these features to be performed during an additional phase?                                    | The construction sequence has been updated to include the athletic field, bleachers, press box, and access ramp.                                                                                                                                                                                                                                                                                   | C-501 |
| 4                                    | The doors at the scorers booth open into the means of egress. Reconfigure door swing. Provide approx. size of booth (appears to be 8x24).                                      | Door swing has been reconfigured to swing inward into the structure instead of into the means of egress. The size of the press box has been provided (8 ft by 30 ft).                                                                                                                                                                                                                              | C-102 |
| 5                                    | The access into the scorers booth shall meet applicable turning radius for accessibility.                                                                                      | The access into the press box has been confirmed by the manufacturer to meet the applicable turning radius for accessibility.                                                                                                                                                                                                                                                                      | C-102 |
| 6                                    | Provide the occupant load for the bleachers. (approx. 800)                                                                                                                     | The occupant load for the bleachers (847 seats) has been called out.                                                                                                                                                                                                                                                                                                                               | C-102 |
| 7                                    | Discuss accessible routes throughout the site from parking lot to players team seating area.                                                                                   | The field can be accessed from the school by the proposed access ramp and bleachers. The access ramp (ADA-compliant) has a stair set to bypass the switchback, and each of the gangways onto the bleachers leads directly into stairs down to the playing surface. For those that are unable to use stairs, access to the playing surface may be achieved by the southern entrance off Royer Lane. | N/A   |
| 8                                    | Indicate the number of accessible spaces throughout the site                                                                                                                   | The number of accessible spaces throughout the site has been indicated in the site data block.                                                                                                                                                                                                                                                                                                     | C-102 |
| <b>Economic Development Comments</b> |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |       |
| 1                                    | How would an ambulance access the field level?                                                                                                                                 | An ambulance may access the field by the southern entrance next to the maintenance shed off Royer Lane, or by the existing emergency access path that stems from the parking lot north of the site.                                                                                                                                                                                                | N/A   |
| <b>Planning Board Comments</b>       |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |       |
| 1                                    | N/A                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                    | N/A   |



# ST. THOMAS AQUINAS HIGH SCHOOL

# SYNTHETIC TURF FIELD

# DOVER, NH

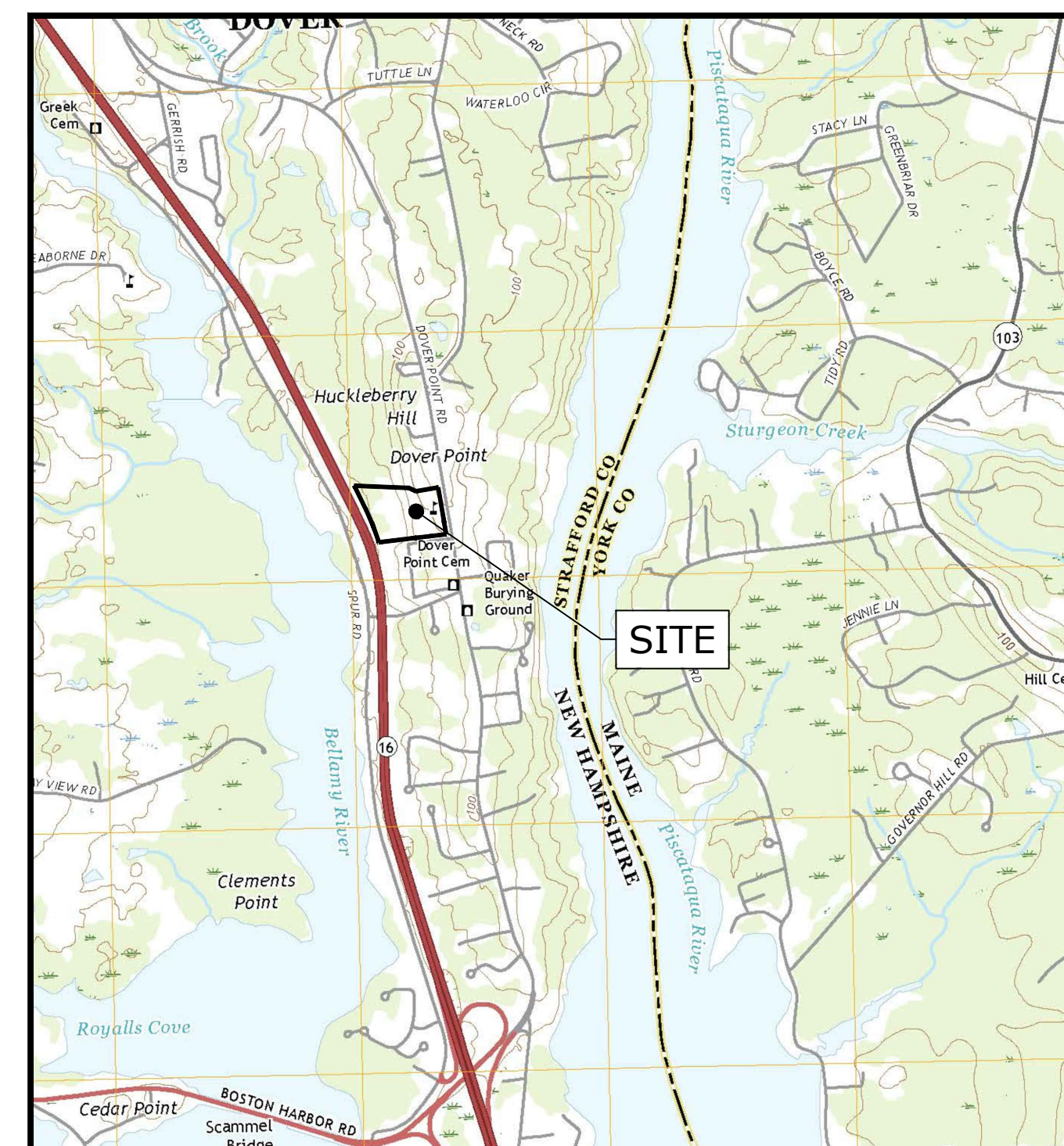
DOVER FILE #: P19-65

# AUGUST 22, 2019

LAST REVISED: SEPTEMBER 17, 2019

| LIST OF DRAWINGS |                                                     |              |
|------------------|-----------------------------------------------------|--------------|
| SHEET NO.        | SHEET TITLE                                         | LAST REVISED |
|                  | COVER                                               | 9/17/2019    |
| G-100            | GENERAL NOTES AND LEGEND SHEET                      | 9/17/2019    |
| G-101            | NEIGHBORHOOD PLAN                                   | 9/17/2019    |
| C-101            | EXISTING CONDITIONS AND DEMOLITION PLAN             | 9/17/2019    |
| C-102            | SITE PLAN                                           | 9/17/2019    |
| C-103            | GRADING, DRAINAGE, AND EROSION CONTROL PLAN         | 9/17/2019    |
| C-104            | UTILITIES PLAN                                      | 9/17/2019    |
| C-501            | EROSION CONTROL NOTES AND DETAILS SHEET             | 9/17/2019    |
| C-502            | DETAILS SHEET                                       | 9/17/2019    |
| C-503            | DETAILS SHEET                                       | 9/17/2019    |
| C-504            | DETAILS SHEET                                       | 9/17/2019    |
|                  | FIELD LIGHTING PROJECT SUMMARY                      | 8/19/2019    |
|                  | FIELD LIGHTING ILLUMINATION SUMMARY - FOOTBALL      | 8/19/2019    |
|                  | FIELD LIGHTING ILLUMINATION SUMMARY - PROPERTY LINE | 8/19/2019    |

| LIST OF PERMITS                      |                 |      |
|--------------------------------------|-----------------|------|
| LOCAL                                | STATUS          | DATE |
| SITE PLAN REVIEW PERMIT              | PENDING         |      |
| STATE                                |                 |      |
| NHDES - ALTERATION OF TERRAIN PERMIT | PENDING         |      |
| FEDERAL                              |                 |      |
| EPA - NPDES CGP                      | TO BE SUBMITTED |      |



LOCATION MAP  
SCALE: 1" = 2000'

PREPARED BY:

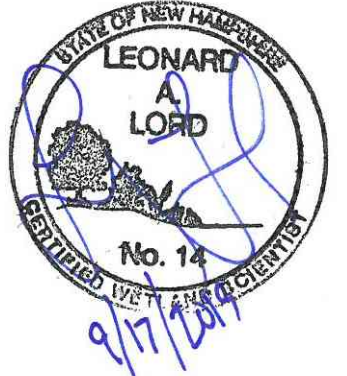
**Tighe&Bond**  
Engineers | Environmental Specialists

177 CORPORATE DRIVE  
PORTSMOUTH, NH 03801  
603.433.8818

OWNER/APPLICANT:  
ROMAN CATHOLIC BISHOP  
OF MANCHESTER,  
AKA DIOCESE OF MANCHESTER  
153 ASH STREET  
MANCHESTER, NH 03104  
603.669.3100

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



**PROJECT LOCATION:**  
**ST. THOMAS AQUINAS**  
**HIGH SCHOOL**  
197 DOVER POINT ROAD  
DOVER, NH 03820  
603.724.3206

**TRC SUBMISSION  
COMPLETE SET 14 SHEETS**









REFERENCE:  
1. LIDAR DATA AND PARCEL DATA BY NH GRANIT  
2. ABUTTERS INFO BY CITY OF DOVER APP GEO

**Tighe&Bond**  
Engineers | Environmental Specialists

SCALE IN FEET  
0 80' 160'  
GRAPHIC SCALE

**Synthetic Turf Field**

St. Thomas Aquinas High School

Dover, New Hampshire

City of Dover  
File #P19-65

| MARK | DATE      | DESCRIPTION                 |
|------|-----------|-----------------------------|
| C    | 9/17/2019 | Planning Board Submission   |
| B    | 8/22/2019 | TRC Submission              |
| A    | 8/9/2019  | NHDES Alteration of Terrain |

PROJECT NO: S5102-001  
DATE: 9/17/2019  
FILE: S5102-001\_FIGS.dwg  
DRAWN BY: BKC  
CHECKED: NAH/PMC  
APPROVED: BLM

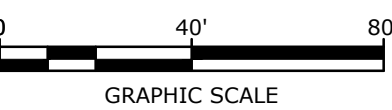
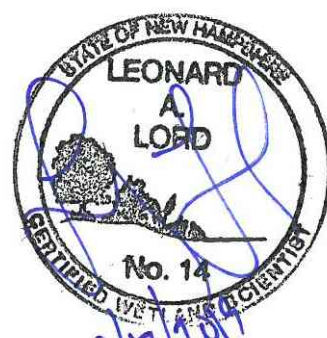
NEIGHBORHOOD PLAN

SCALE: AS SHOWN

G-101

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Synthetic  
Turf Field

St. Thomas  
Aquinas High  
School

Dover,  
New Hampshire

City of Dover  
File #P19-65

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| C           | 9/17/2019 | Planning Board Submission     |
| B           | 8/22/2019 | TRC Submission                |
| A           | 8/9/2019  | NHDES Alteration of Terrain   |
| MARK        | DATE      | DESCRIPTION                   |
| PROJECT NO: |           | S5102-001                     |
| DATE:       |           | 9/17/2019                     |
| FILE:       |           | 20190822_S5102-001_C-DSGN.dwg |
| DRAWN BY:   |           | BKC                           |
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EXISTING CONDITIONS AND  
DEMOLITION PLAN

SCALE: AS SHOWN





## Synthetic Turf Field

St. Thomas  
Aquinas High  
School

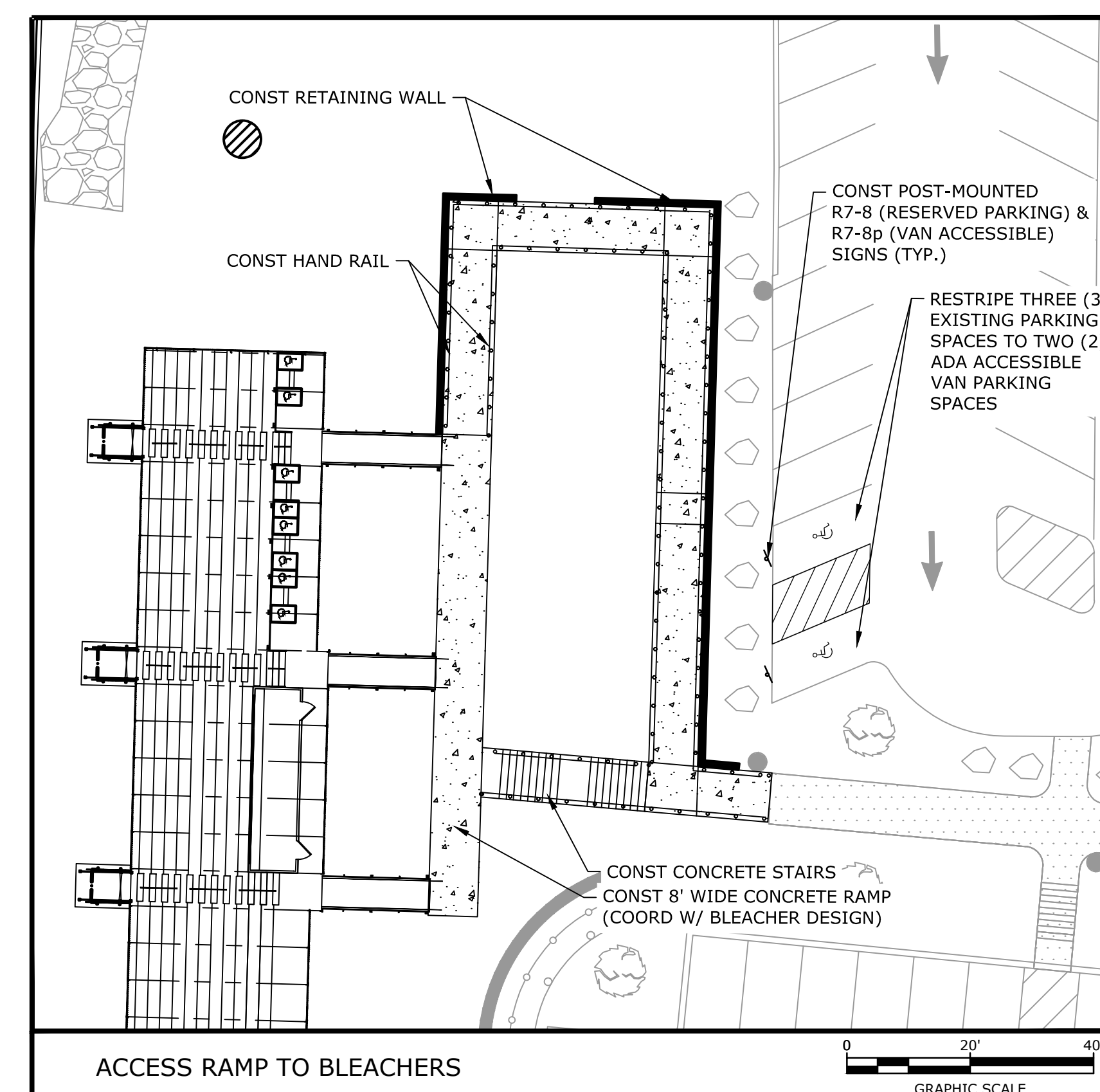
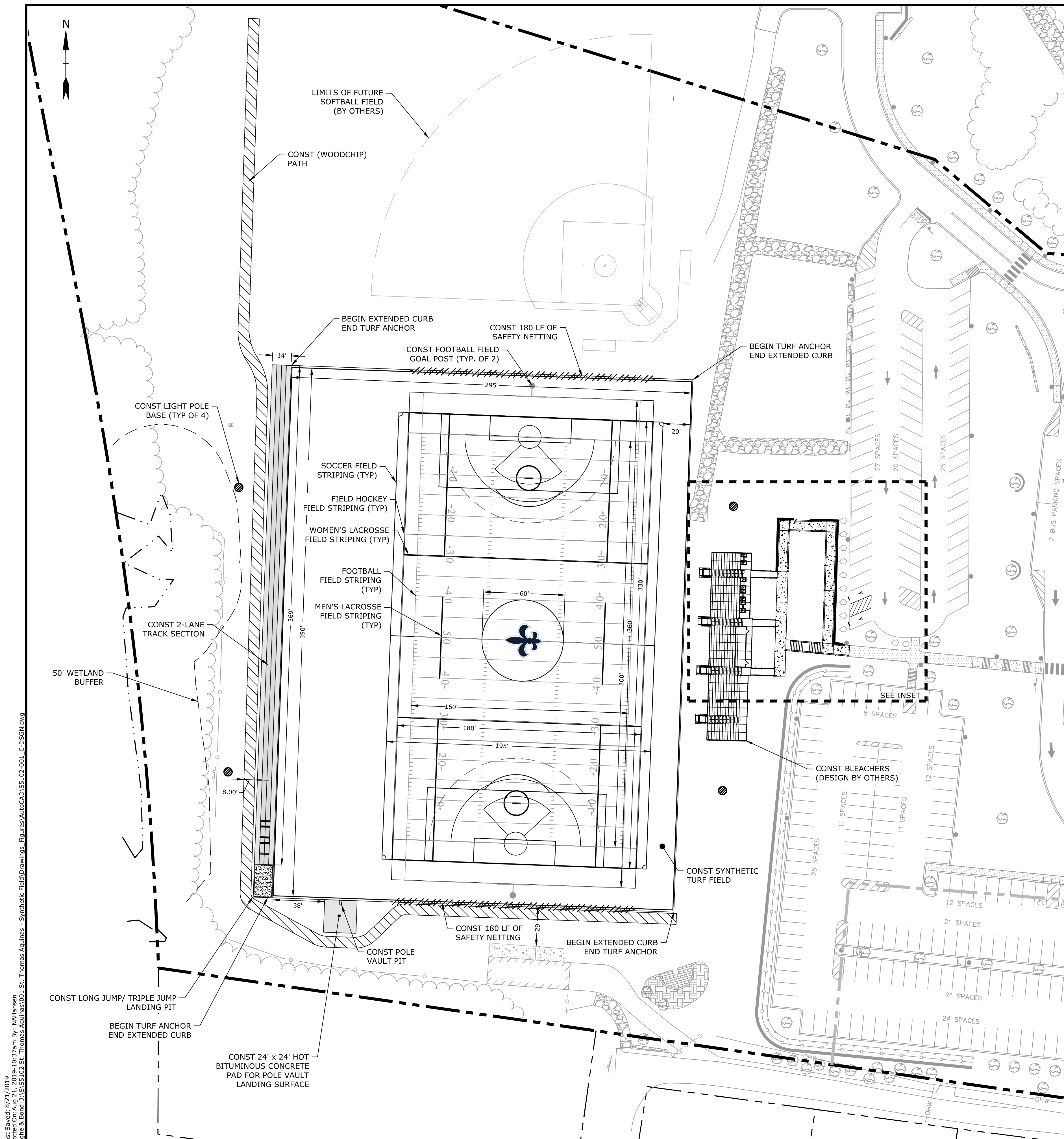
Dover,  
New Hampshire

| B           | 8/22/2019 | TRC Submission              |
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| A           | 8/9/2019  | NHDES Alteration of Terrain |
| MARK        | DATE      | DESCRIPTION                 |
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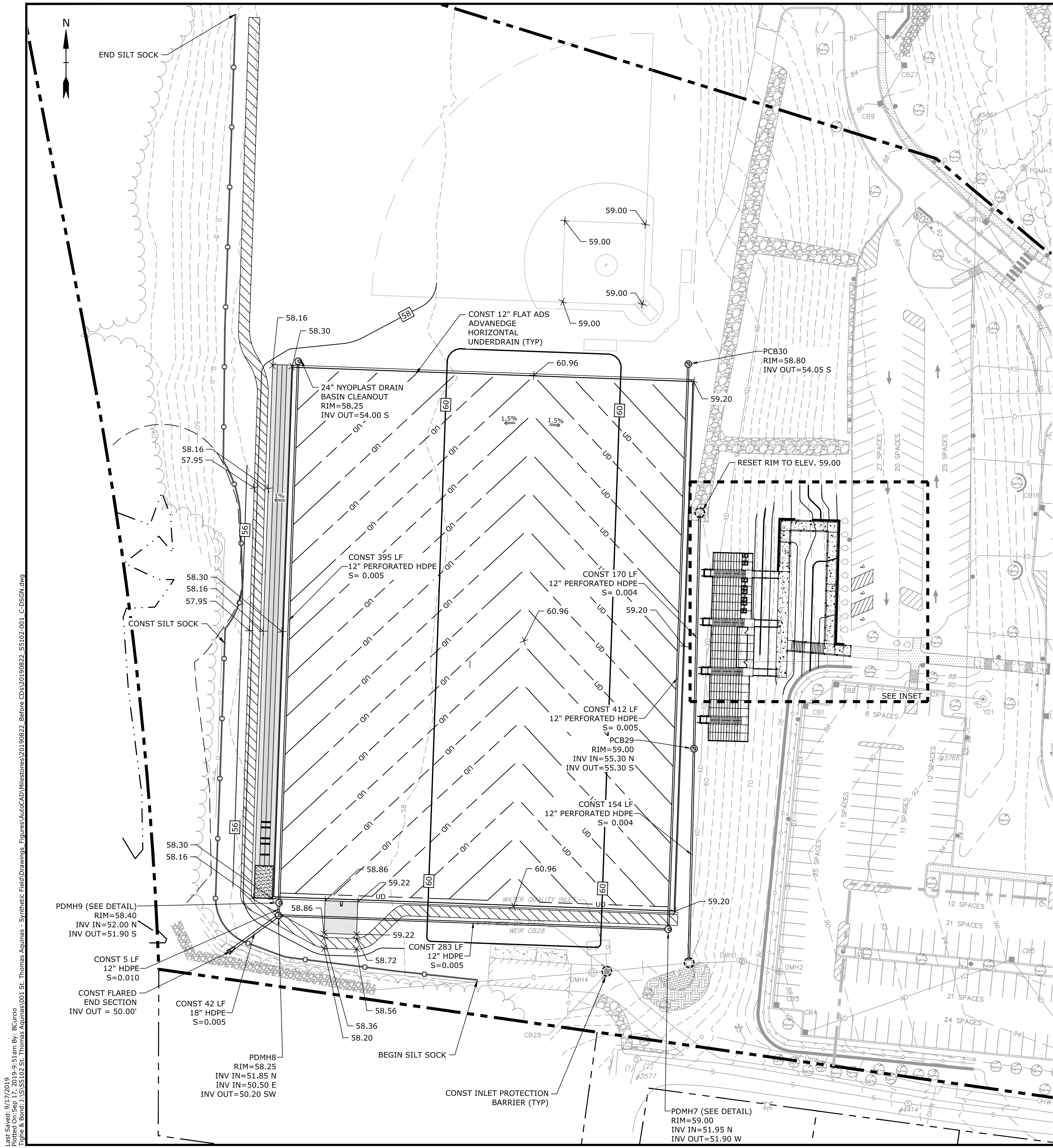
## SITE PLAN

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C-102





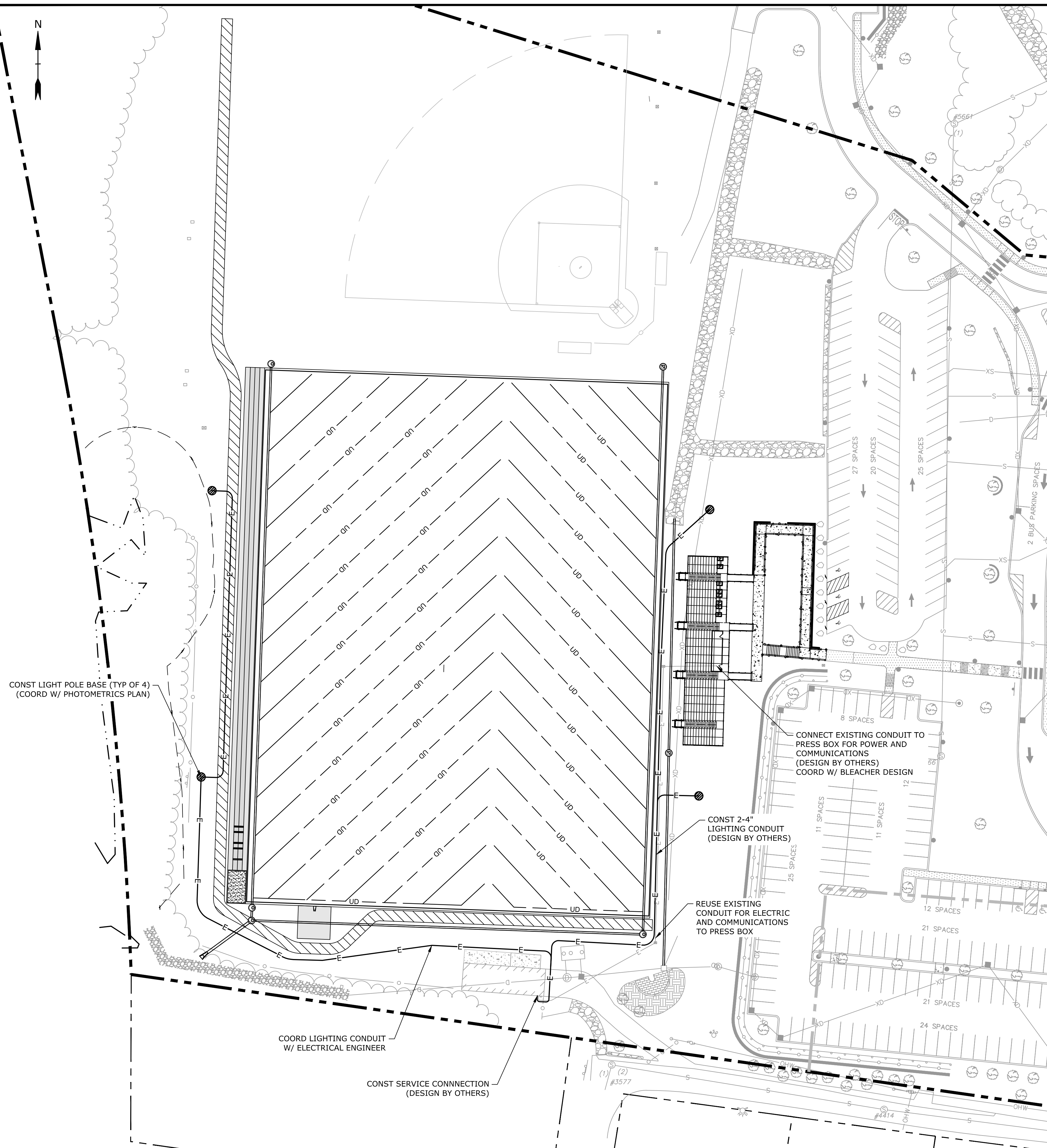




City of Dover  
File #P19-65

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| C                                   | 9/17/2019 | Planning Board Submission   |
| B                                   | 8/22/2019 | TRC Submission              |
| A                                   | 8/9/2019  | NHDES Alteration of Terrain |
| MARK                                | DATE      | DESCRIPTION                 |
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 Last Saved: 9/17/2019



|                  |                                      |                    |                   |
|------------------|--------------------------------------|--------------------|-------------------|
| PROJECT OWNER:   | ROMAN CATHOLIC DIOCESE OF MANCHESTER |                    |                   |
|                  | 153 ASH STREET, MANCHESTER, NH 03104 |                    |                   |
| PROJECT NAME:    | SYNTHETIC TURF FIELD                 | PROJECT MAP / LOT: | L-1 / L-15-0-0    |
| PROJECT ADDRESS: | 197 DOVER POINT ROAD                 | PROJECT LATITUDE:  | 43°-9'-8.817" N   |
|                  | DOVER, NH 03820                      | PROJECT LONGITUDE: | 70°-50'-47.904" W |

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A MULTI-PURPOSE SYNTHETIC TURF ATHLETIC FIELD, AS WELL AS ITS ASSOCIATED DRAINAGE, LIGHTING, AND UTILITIES. THE WORK IS ANTICIPATED TO START IN FALL 2019, AND BE COMPLETED BY FALL 2020.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 5.64 ACRES (245,500 SF).

BASED ON THE USCS SITE SPECIFIC SOIL SURVEY CONDUCTED BY LEONARD LORD, PhD, NHCSS#19, ON JULY 17, 2019. THE SOILS ON SITE CONSIST OF UDORTHENT AND UDIPSAMMENT SOILS WHICH ARE SOMEWHAT POORLY TO EXCESSIVELY DRAINED SOILS WITH HYDROLOGIC SOIL GROUP RATING(S) OF A AND C.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA OVERLAND FLOW TO AN UNNAMED WETLAND AND ULTIMATELY FLOWS TO THE BELLAMY RIVER.

1. CUT AND CLEAR TREES.
2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:
  - CONTROL OF DUST.
  - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
3. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPs PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. CONSTRUCT ATHLETIC FIELD, LIGHTING, BLEACHERS, PRESS BOX, AND ACCESS RAMP.
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
9. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.
2. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
3. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
4. SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
5. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROLS UPON COMPLETION OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
8. INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
9. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
  - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
  - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
  - E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
2. WINTER STABILIZATION PRACTICES:
  - A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
  - B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
  - C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
  - A. TEMPORARY SEEDING;
  - B. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN ANY THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJACENT AREAS.

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

TEMPORARY GRASS COVER PREPARATION:

A. SEEDED PRAIRIE PREPARATION:

a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;

B. SEEDING:

a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;

b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;

c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;

C. MAINTENANCE:

a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).

2. PERMANENT MEASURES AND PLANTINGS:

A. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;

B. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;

C. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;

D. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;

E. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;

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

G. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;

H. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

| SEED MIX            | APPLICATION RATE |
|---------------------|------------------|
| CREeping RED FESCUE | 20 LBS/ACRE      |
| TALL FESCUE         | 20 LBS/ACRE      |
| REDTOP              | 2 LBS/ACRE       |

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE AFTER SNOW.

3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):

A. FOLLOW PERMANENT MEASURES ABOVE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
  - A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
  - B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
  - C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
  - D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

1. WASTE MATERIAL:
  - A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES, ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
  - B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
  - C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
  - A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
  - B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
  - A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.

2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:

- a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
- b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
- c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
- d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
- e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
- f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.

B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
- b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
- c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:

- a. PETROLEUM PRODUCTS:
  - i. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
  - ii. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
  - iii. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
  - iv. INSPECT FUEL STORAGE AREAS WEEKLY;
  - v. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
  - vi. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
  - vii. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
  - viii. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:

- (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
- (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
- (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
- (4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
- (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.

ix. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.

<https://www.des.nh.gov/ORGANIZATION/COMMISSIONER/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF>

b. FERTILIZERS:

i. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;

ii. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;

iii. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

c. PAINTS:

i. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;

ii. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;

iii. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;

b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;

c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;

d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;

e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;

f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

E. VEHICLE FUELING AND MAINTENANCE PRACTICE:

a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;

b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;

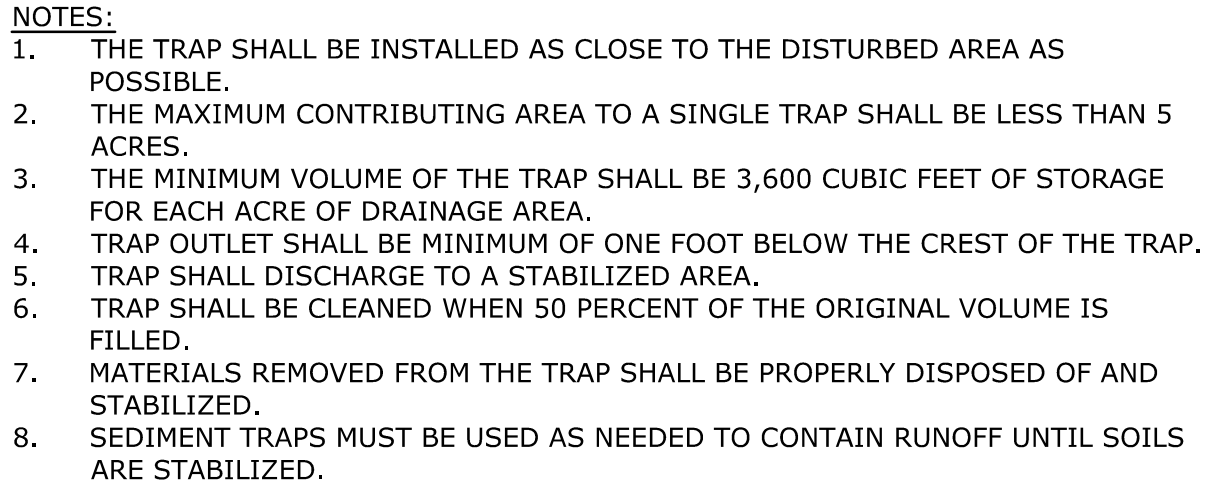
c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;

d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;

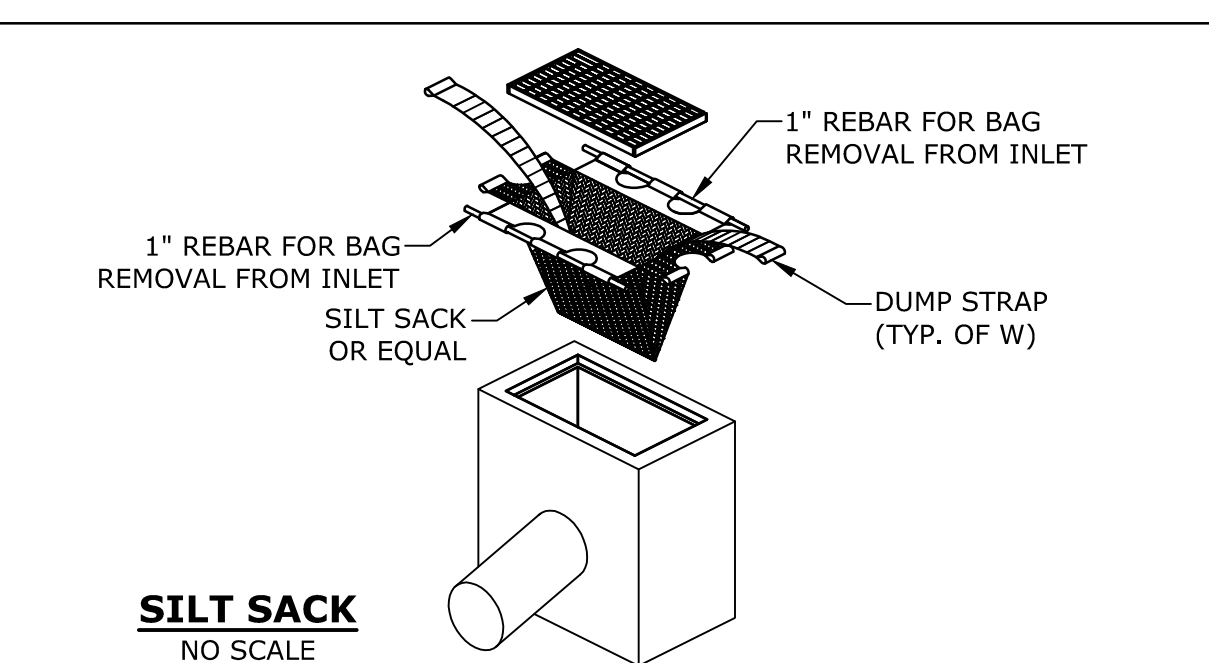
e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;

f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

1. THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP. THE SWPPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.
2. THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:
  - A. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
  - B. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
  - C. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
  - D. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.



NO SCALE



**SIDE VIEW**

2' X 2' WOODEN STAKE

SILT SOCK (12" TYPICAL)

3"

12" MIN.

AREA TO BE PROTECTED

WORK AREA

**PLAN VIEW**

SILT SOCK

WATER FLOW

STAKE ON 10' LINEAL SPACING

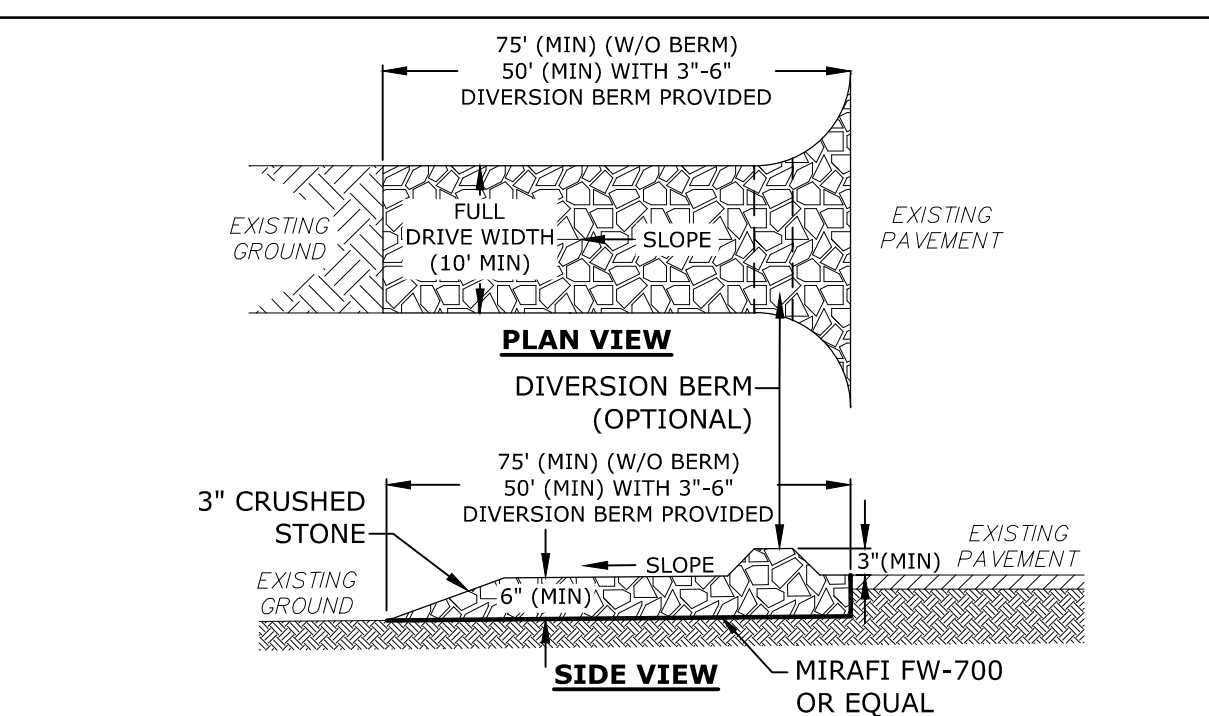
AREA TO BE PROTECTED

WORK AREA

**NOTES:**

1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL
2. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS

**SILT SOCK**  
NO SCALE

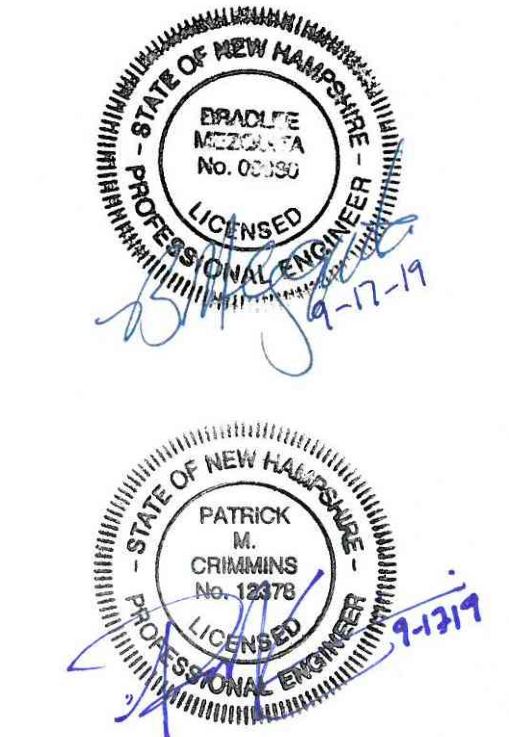


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

## STABILIZED CONSTRUCTION EXIT

NO SCALE



St. Thomas  
Aquinas High  
School

Dover,  
New Hampshire

City of Dover  
File #P19-65

|  |  |  |
|--|--|--|
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|   |           |                             |
|---|-----------|-----------------------------|
| C | 9/17/2019 | Planning Board Submission   |
| B | 8/22/2019 | TRC Submission              |
| A | 8/9/2019  | NHDES Alteration of Terrain |

| MARK        | DATE                          | DESCRIPTION |
|-------------|-------------------------------|-------------|
| PROJECT NO: | S5102-001                     |             |
| DATE:       | 9/17/2019                     |             |
| FILE:       | 20190822_S5102-001_C-DTLS.dwg |             |
| DRAWN BY:   | BKC                           |             |
| CHECKED:    | NAH/PMC                       |             |
| APPROVED:   | BLM                           |             |

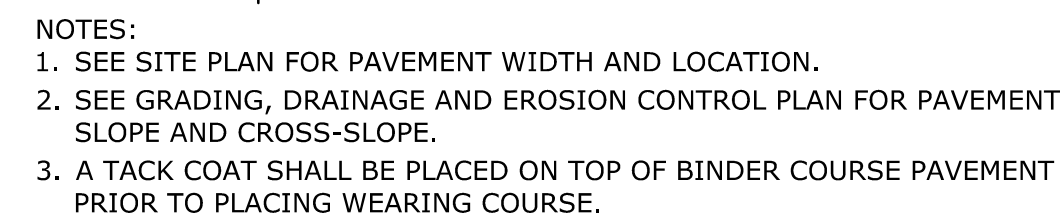
## EROSION CONTROL NOTES AND DETAILS SHEET

SCALE: AS SHOW

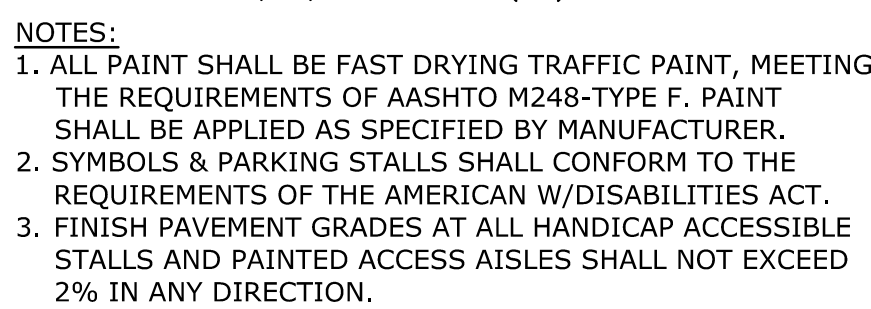
C-501

C 501

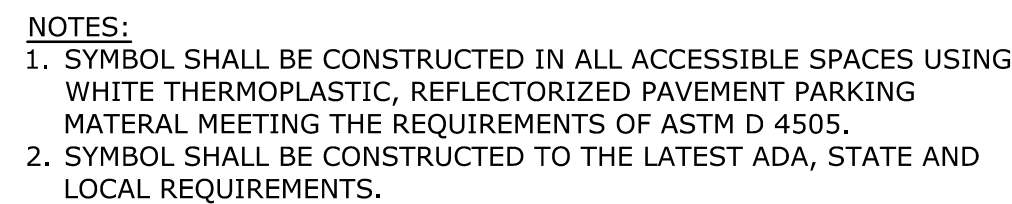




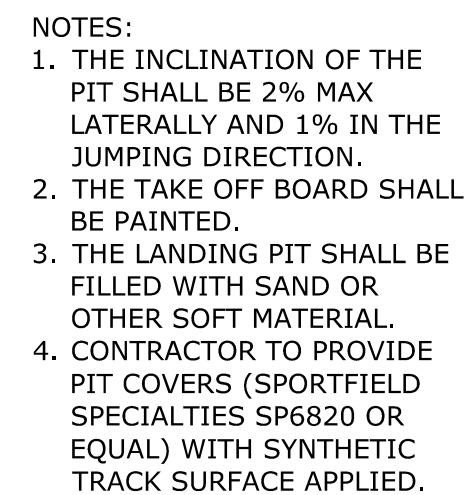
**PAVEMENT SECTION**  
NO SCALE



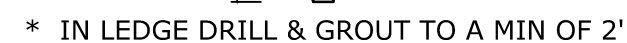
**ACCESSIBLE PARKING STALL**  
NO SCALE



**ACCESSIBLE SYMBOL**  
NO SCALE



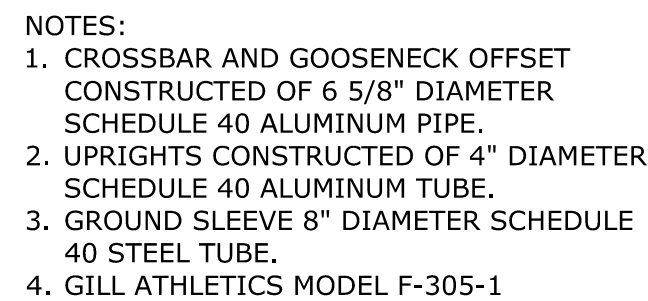
**LONG/TRIPLE JUMP LANDING PIT & RUNWAY**  
NO SCALE



**SIGN POST AND SIGN LEGEND**  
NO SCALE



**TRACK SECTION**  
NO SCALE



**GILL ATHLETICS FIELD GOAL**  
NO SCALE



| <u>CHOKER STONE (AASHTO #8)</u> |                                  |                |
|---------------------------------|----------------------------------|----------------|
|                                 | <u>PERCENT BY WEIGHT PASSING</u> |                |
| <u>SIEVE</u>                    | <u>MINIMUM</u>                   | <u>MAXIMUM</u> |
| 1/2"                            | 100                              | --             |
| 3/8"                            | 85                               | 100            |
| NO. 4                           | 10                               | 30             |
| NO. 8                           | 0                                | 10             |
| NO. 16                          | 0                                | 5              |



## Synthetic Turf Field

St. Thomas  
Aquinas High  
School

Dover,  
New Hampshire

City of Dover  
File #P19-65

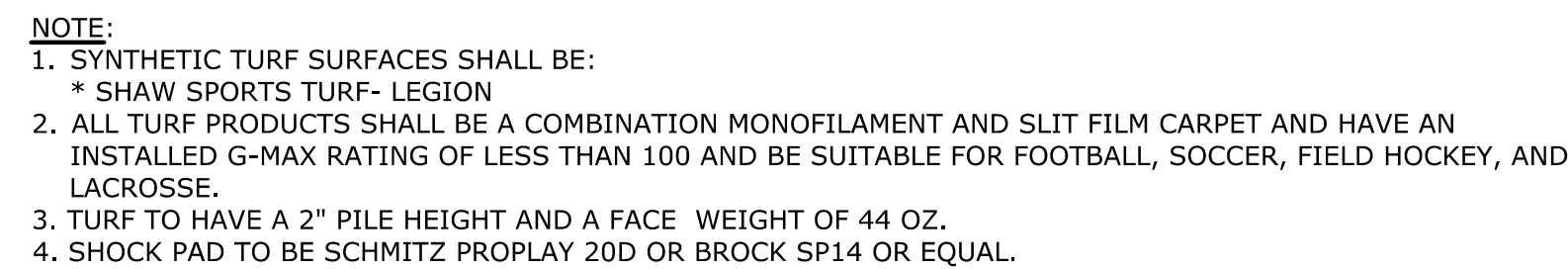
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|-------------|-----------|-------------------------------|
|             |           |                               |
|             |           |                               |
|             |           |                               |
|             |           |                               |
|             |           |                               |
|             |           |                               |
| C           | 9/17/2019 | Planning Board Submission     |
| B           | 8/22/2019 | TRC Submission                |
| A           | 8/9/2019  | NHDES Alteration of Terrain   |
| MARK        | DATE      | DESCRIPTION                   |
| PROJECT NO: |           | S5102-001                     |
| DATE:       |           | 9/17/2019                     |
| FILE:       |           | 20190822_S5102-001_C-DTLS.dwg |
| DRAWN BY:   |           | BKC                           |
| CHECKED:    |           | NAH/PMC                       |
| APPROVED:   |           | BLM                           |

## DETAILS SHEET

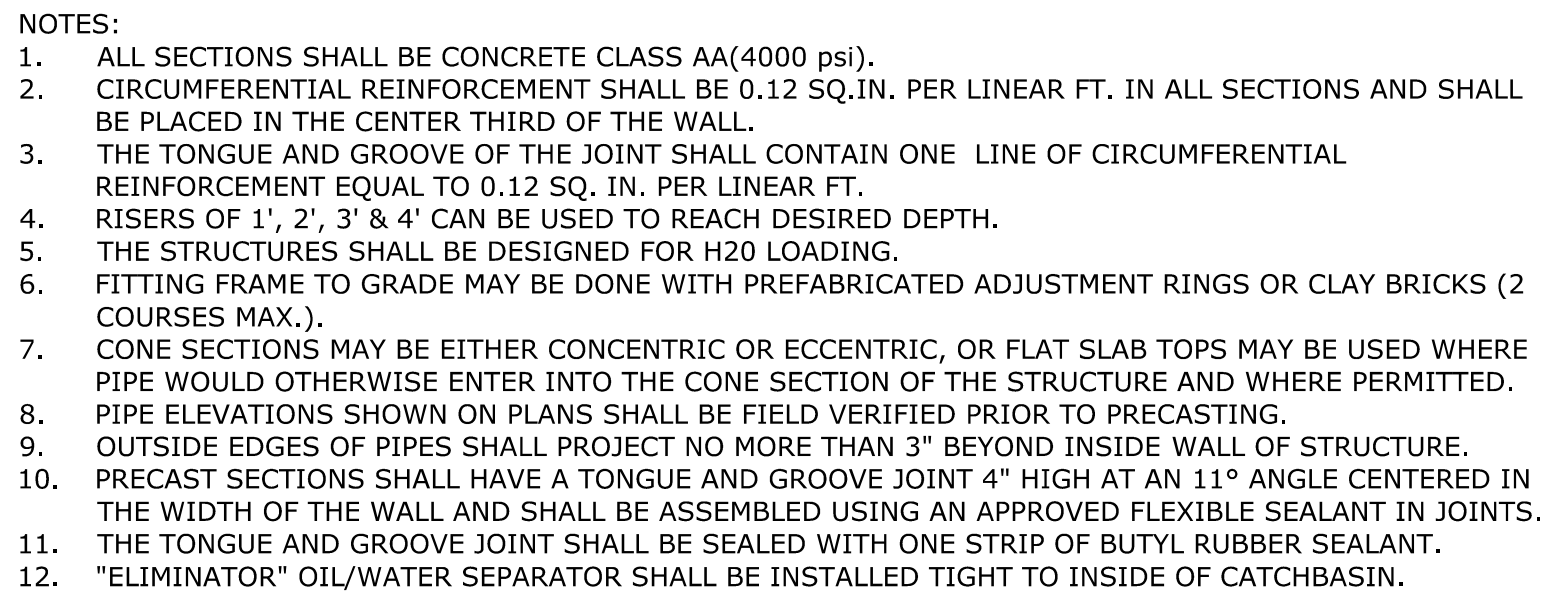
SCALE: AS SHOWN

C-502

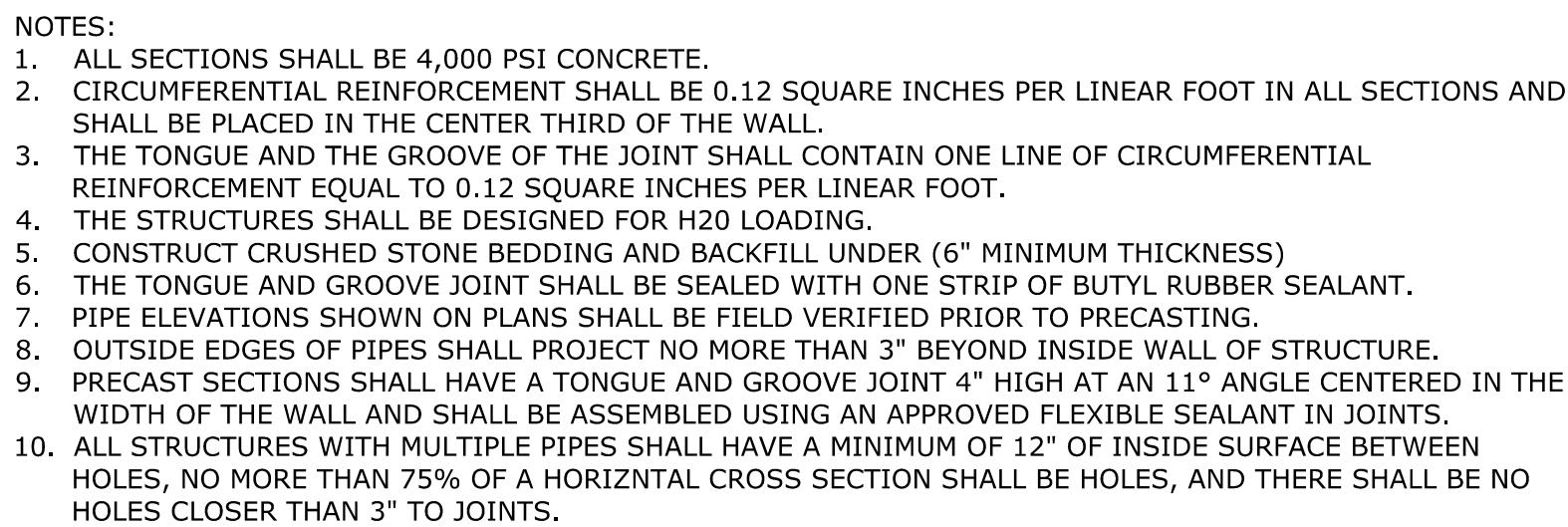




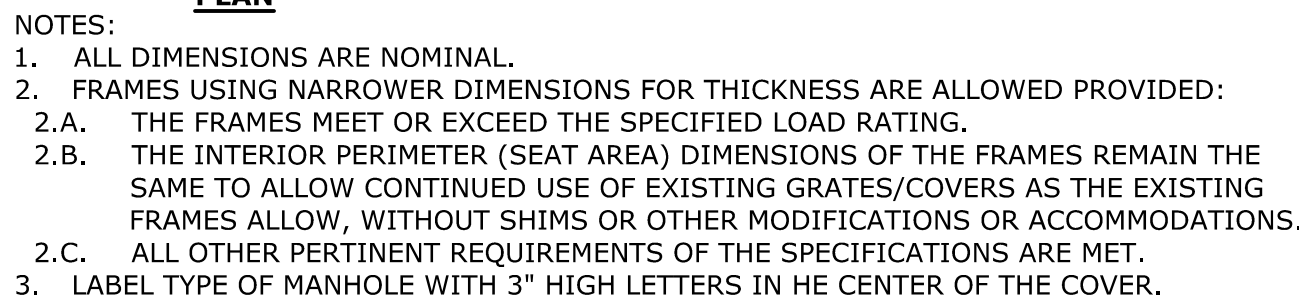
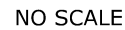
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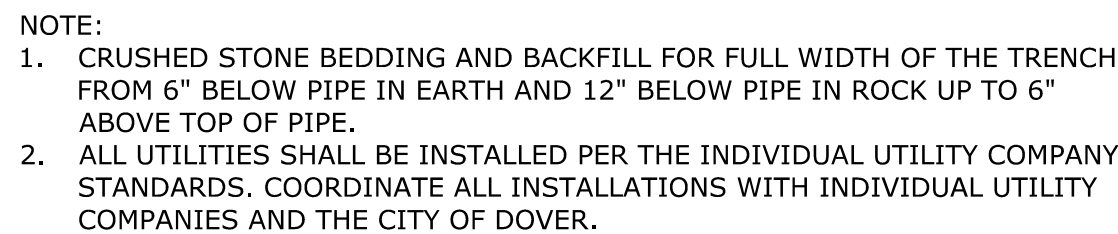
## NO SCALE



## NO SCALE



## NO SCALE



## NO SCALE

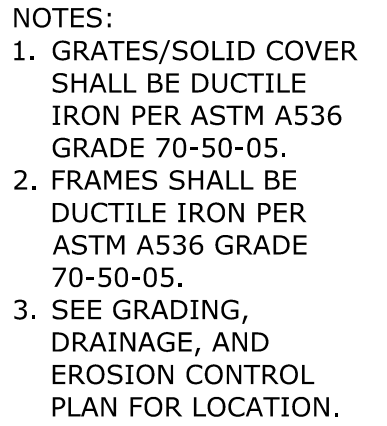
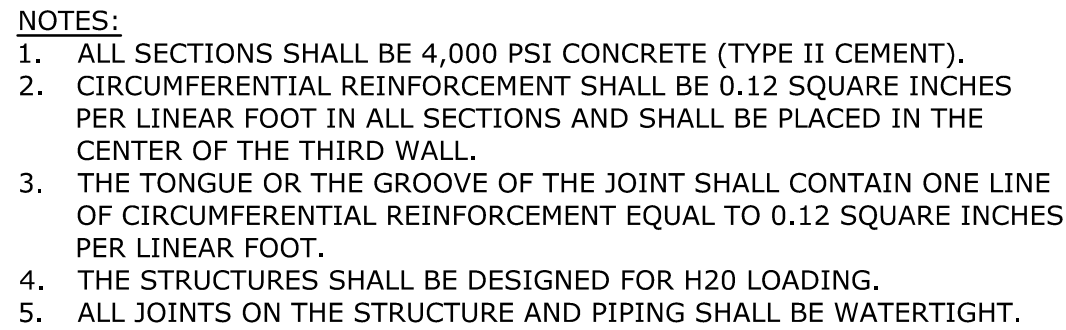


- NOTES:
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF DOVER DPW STANDARDS AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
  2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF DOVER STANDARD.
  3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
  4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

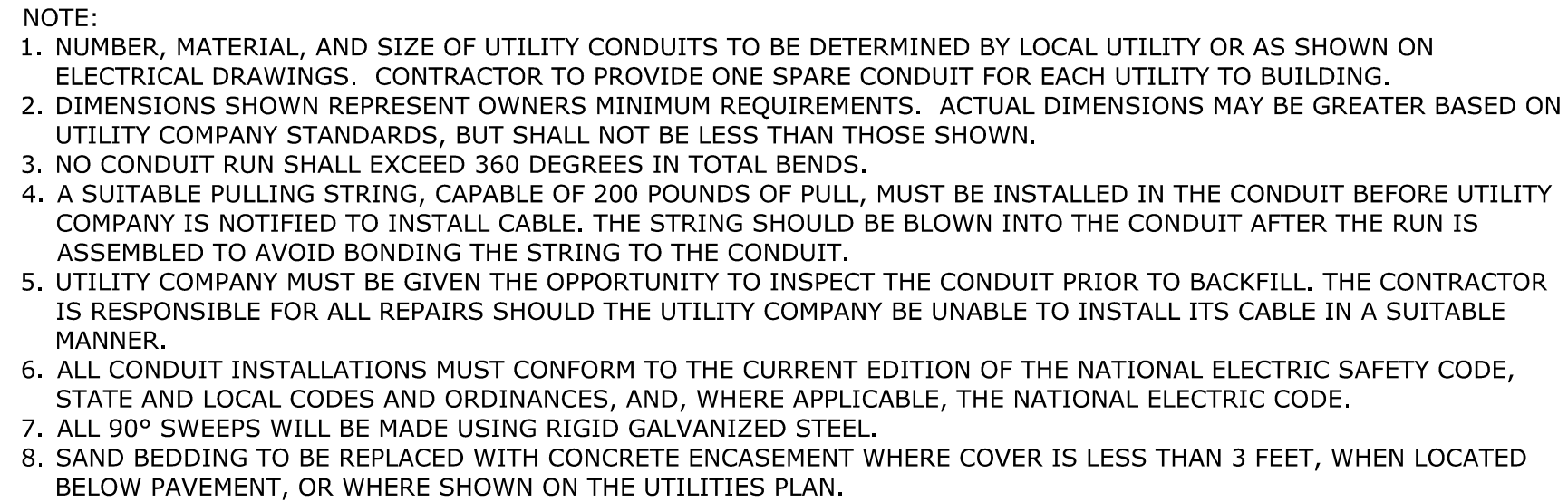


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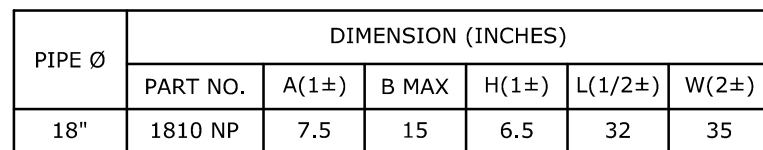
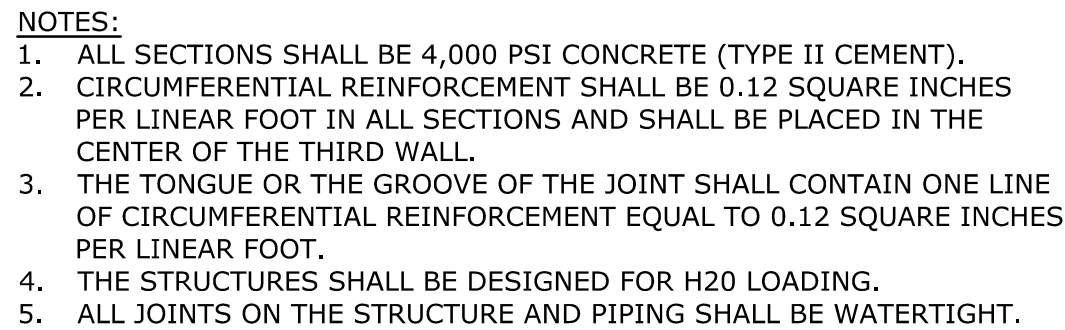




| AASHTO #67 STONE<br>(#4 to 3/4") |           |
|----------------------------------|-----------|
| SIEVE SIZE                       | % PASSING |
| 1"                               | 100       |
| 3/4"                             | 90-100    |
| 3/8"                             | 20-55     |
| #4                               | 0-10      |
| #8                               | 0-5       |



## NO SCALE



## NO SCALE



- NOTES:**
1. RETAINING WALL SHALL BE BY REDI ROCK LEDGESTONE OR APPROVED EQUAL.
  2. THE CONTRACTOR SHALL SUBMIT DESIGN AND CALCULATIONS FOR THE RETAINING WALL THAT SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE. CALCULATIONS SHALL INCLUDE A GLOBAL STABILITY ANALYSIS.
  3. MINIMUM DESIGN PARAMETERS:
    - GLOBAL STABILITY FACTOR OF SAFETY = 1.3
    - OVERTURNING FACTOR OF SAFETY = 2.0
    - SLIDING FACTOR OF SAFETY = 1.5
    - GEORIGIO PULLOUT FACTOR OF SAFETY = 1.5
    - SEISMIC FACTOR OF SAFETY = 1.1.
  4. WALL DESIGN SHALL CONSIDER EFFECTS OF SLOPE, TRAFFIC LOADS, BUILDING LOADS, GUARDRAIL AND/OR FENCING AS REQUIRED.
  5. WALL DESIGN ENGINEER SHALL CONSIDER HEIGHT AND SPECIFY GUARDRAIL WHERE REQUIRED
  6. ALL INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION MANUAL AND THE WALL DESIGN ENGINEER'S DESIGN PLANS AND SPECIFICATIONS.
  7. THE WALL DESIGN ENGINEER SHALL COMPLETE SUFFICIENT INSPECTIONS DURING CONSTRUCTION TO CERTIFY WORK IS COMPLETED IN ACCORDANCE WITH DESIGN.
  8. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF WALL WITH WALL DESIGNER'S CERTIFICATION TO OWNER.
  9. CONTRACTOR SHALL DIRECT SURFACE RUNOFF AWAY FROM THE WALL DURING CONSTRUCTION.
  10. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT OR OTHER SURFACE TREATMENT SHALL BE INSTALLED IN THE AREA OF THE WALL IMMEDIATELY AFTER THE WALL IS COMPLETE OR OTHER MEASURES SHALL BE TAKEN TO PROTECT THE WALL FROM RUNOFF.
  11. CONTRACTOR SHALL SUPPLY SAMPLE TO THE OWNER FOR APPROVAL PRIOR TO WALL CONSTRUCTION.

## Turf Field

School

## New Hampshire

File #P19-65

|             |                               |
|-------------|-------------------------------|
| PROJECT NO: | S5102-001                     |
| DATE:       | 9/17/2019                     |
| FILE:       | 20190822_S5102-001_C-DTLS.dwg |
| DRAWN BY:   | BKC                           |
| CHECKED:    | NAH/PMC                       |
| APPROVED:   | BLM                           |

## DETAILS SHEET

AS SHOWN

C-504



# Saint Thomas Aquinas HS Multipurpose

Dover, NH

## Lighting System

| Pole / Fixture Summary |             |            |             |                |          |         |
|------------------------|-------------|------------|-------------|----------------|----------|---------|
| Pole ID                | Pole Height | Mtg Height | Fixture Qty | Luminaire Type | Load     | Circuit |
| P1-P2                  | 110'        | 110'       | 9           | TLC-LED-1500   | 12.87 kW | A       |
|                        |             | 110'       | 6           | TLC-LED-900    | 5.34 kW  | A       |
|                        |             | 16'        | 2           | TLC-BT-575     | 1.15 kW  | A       |
| P3-P4                  | 80'         | 80'        | 7           | TLC-LED-1500   | 10.01 kW | A       |
|                        |             | 80'        | 1           | TLC-LED-1500   | 1.43 kW  | B       |
|                        |             | 16'        | 2           | TLC-BT-575     | 1.15 kW  | A       |
| 4                      |             |            | 54          |                | 63.90 kW |         |

| Circuit Summary |             |          |             |
|-----------------|-------------|----------|-------------|
| Circuit         | Description | Load     | Fixture Qty |
| A               | Field       | 61.04 kW | 52          |
| B               | Bleacher    | 2.86 kW  | 2           |

| Fixture Type Summary |                    |         |         |         |         |         |          |
|----------------------|--------------------|---------|---------|---------|---------|---------|----------|
| Type                 | Source             | Wattage | Lumens  | L90     | L80     | L70     | Quantity |
| TLC-LED-1500         | LED 5700K - 75 CRI | 1430W   | 160,000 | >81,000 | >81,000 | >81,000 | 34       |
| TLC-LED-900          | LED 5700K - 75 CRI | 890W    | 89,600  | >81,000 | >81,000 | >81,000 | 12       |
| TLC-BT-575           | LED 5700K - 75 CRI | 575W    | 52,000  | >81,000 | >81,000 | >81,000 | 8        |

## Light Level Summary

| Calculation Grid Summary |                                 |              |      |       |            |         |          |             |
|--------------------------|---------------------------------|--------------|------|-------|------------|---------|----------|-------------|
| Grid Name                | Calculation Metric              | Illumination |      |       |            |         | Circuits | Fixture Qty |
|                          |                                 | Ave          | Min  | Max   | Max/Min    | Ave/Min |          |             |
| Football                 | Horizontal Illuminance          | 50.8         | 35   | 59    | 1.68       | 1.45    | A        | 52          |
| Practice Area            | Horizontal Illuminance          | 42.2         | 29   | 60    | 2.06       | 1.46    | A        | 52          |
| Property Line Spill      | Horizontal                      | 0.26         | 0    | 0.75  | 7519557.00 |         | A        | 52          |
| Property Line Spill      | Max Candela (by Fixture)        | 6969         | 1.51 | 17073 | 11331.35   | 4614.93 | A        | 52          |
| Property Line Spill      | Max Vertical Illuminance Metric | 0.42         | 0    | 1.29  | 240815.60  |         | A        | 52          |
| Soccer                   | Horizontal Illuminance          | 51.8         | 40   | 58    | 1.43       | 1.30    | A        | 52          |
| Track                    | Horizontal Illuminance          | 22           | 15   | 25    | 1.71       | 1.47    | A        | 52          |

## From Hometown to Professional



We Make It Happen®



| EQUIPMENT LIST FOR AREAS SHOWN |          |      |                 |                 |                |            |           |             |
|--------------------------------|----------|------|-----------------|-----------------|----------------|------------|-----------|-------------|
| Pole                           |          |      |                 | Luminaires      |                |            |           |             |
| QTY                            | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 2                              | P1-P2    | 110' | -               | 110'            | TLC-LED-900    | 6          | 6         | 0           |
|                                |          |      |                 | 15.5'           | TLC-BT-575     | 2          | 2         | 0           |
|                                |          |      |                 | 110'            | TLC-LED-1500   | 9          | 9         | 0           |
| 2                              | P3-P4    | 80'  | -               | 15.5'           | TLC-BT-575     | 2          | 2         | 0           |
|                                |          |      |                 | 80'             | TLC-LED-1500   | 7/1*       | 7         | 1           |
| 4                              | TOTALS   |      |                 |                 |                | 54         | 52        | 2           |

\* This structure utilizes a back-to-back mounting configuration

Saint Thomas Aquinas HS Multipurpose  
Dover, NH

| GRID SUMMARY |                  |
|--------------|------------------|
| Name:        | Football         |
| Size:        | 360' x 160'      |
| Spacing:     | 30.0' x 30.0'    |
| Height:      | 3.0' above grade |

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

|                       |             |
|-----------------------|-------------|
|                       | Entire Grid |
| Guaranteed Average:   | 50          |
| Scan Average:         | 50.77       |
| Maximum:              | 59          |
| Minimum:              | 35          |
| Avg / Min:            | 1.45        |
| Guaranteed Max / Min: | 2           |
| Max / Min:            | 1.68        |
| UG (adjacent pts):    | 1.30        |
| CU:                   | 0.50        |
| No. of Points:        | 72          |

LUMINAIRE INFORMATION

|                    |                                  |
|--------------------|----------------------------------|
| Color / CRI:       | 5700K - 75 CRI                   |
| Luminaire Output:  | 160,000 / 89,600 / 52,000 lumens |
| No. of Luminaires: | 52                               |
| Total Load:        | 61.04 kW                         |

| Lumen Maintenance |         |         |         |
|-------------------|---------|---------|---------|
| Luminaire Type    | L90 hrs | L80 hrs | L70 hrs |
| TLC-LED-1500      | >81,000 | >81,000 | >81,000 |
| TLC-LED-900       | >81,000 | >81,000 | >81,000 |
| TLC-BT-575        | >81,000 | >81,000 | >81,000 |

Reported per TM-21-11. See luminaire datasheet for details.

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

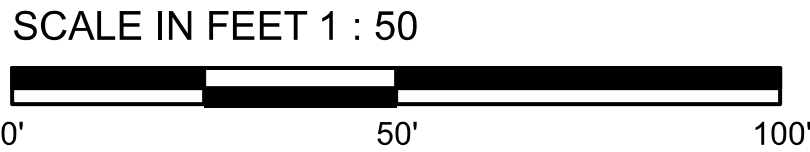
**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

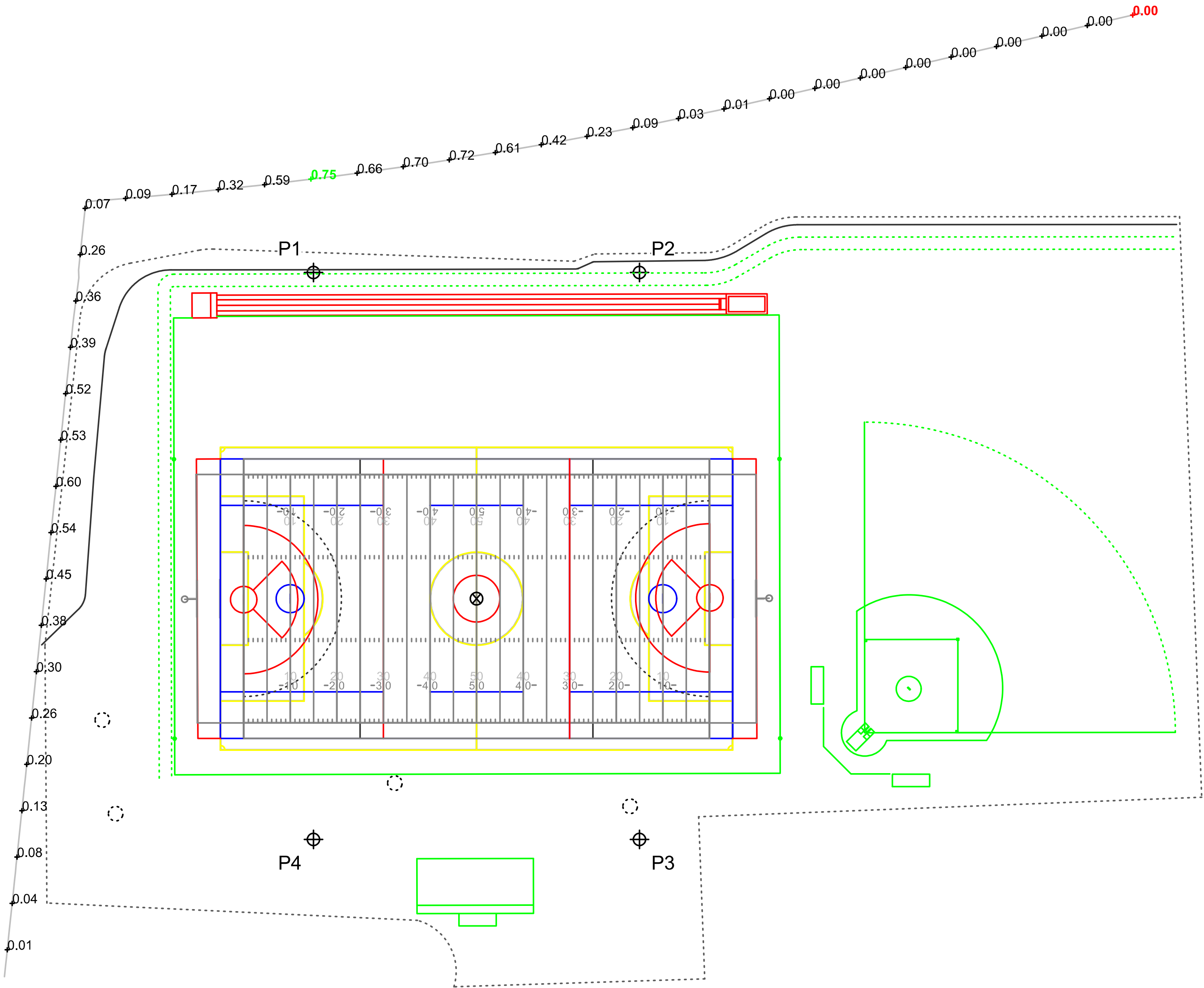




EQUIPMENT LIST FOR AREAS SHOWN

| Pole |          |      |                 | Luminaires      |                |            |           |             |
|------|----------|------|-----------------|-----------------|----------------|------------|-----------|-------------|
| QTY  | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LUMINAIRE TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 2    | P1-P2    | 110' | -               | 110'            | TLC-LED-900    | 6          | 6         | 0           |
|      |          |      |                 | 15.5'           | TLC-BT-575     | 2          | 2         | 0           |
|      |          |      |                 | 110'            | TLC-LED-1500   | 9          | 9         | 0           |
| 2    | P3-P4    | 80'  | -               | 15.5'           | TLC-BT-575     | 2          | 2         | 0           |
|      |          |      |                 | 80'             | TLC-LED-1500   | 7/1*       | 7         | 1           |
|      |          |      |                 |                 |                |            |           |             |
| 4    | TOTALS   |      |                 |                 |                | 54         | 52        | 2           |

\* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 100



ENGINEERED DESIGN By: Nathan Chizek • File #200105C • 19-Aug-19

Saint Thomas Aquinas HS Multipurpose  
Dover, NH

GRID SUMMARY

Name: Property Line Spill  
Spacing: 30.0'  
Height: 3.0' above grade

ILLUMINATION SUMMARY

| HORIZONTAL FOOTCANDLES |        |
|------------------------|--------|
| Entire Grid            |        |
| Scan Average:          | 0.2633 |
| Maximum:               | 0.75   |
| Minimum:               | 0.00   |
| No. of Points:         | 40     |

| LUMINAIRE INFORMATION |                                  |
|-----------------------|----------------------------------|
| Color / CRI:          | 5700K - 75 CRI                   |
| Luminaire Output:     | 160,000 / 89,600 / 52,000 lumens |
| No. of Luminaires:    | 52                               |
| Total Load:           | 61.04 kW                         |

| Lumen Maintenance |         |         |         |
|-------------------|---------|---------|---------|
| Luminaire Type    | L90 hrs | L80 hrs | L70 hrs |
| TLC-LED-1500      | >81,000 | >81,000 | >81,000 |
| TLC-LED-900       | >81,000 | >81,000 | >81,000 |
| TLC-BT-575        | >81,000 | >81,000 | >81,000 |

Reported per TM-21-11. See luminaire datasheet for details.

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

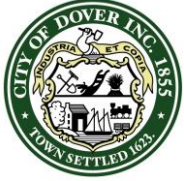


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ILLUMINATION SUMMARY





**CITY OF DOVER**

## PLANNING BOARD – ABUTTER NOTICE

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH  
Meeting Date: **Tuesday, October 22, 2019**  
Meeting Time: **7:00 pm**

**Dear Property Owner:** You are an abutter to the project listed in bold on the agenda. We invite you to review and comment on the proposal at the hearing, by letter, or by email ([Dover-Planning@dover.nh.gov](mailto:Dover-Planning@dover.nh.gov)).

**INTENT:** To construct a 10,180 s.f. two story memory care addition to the existing Wentworth Home with additional driveway and 30 space parking lot.

**LOTS/UNITS PROPOSED:** Memory Care

**AGENDA ITEM #:** 4-B

**FILE:** P19-59

**APPLICANT:** Wentworth Home

**OWNER(S):** Wentworth Home

**LOCATION:** 795 Central Ave (Tax Map 37, Lot 1A)

**ACREAGE:** 2.5 acres

**ZONING DISTRICT:** Hospital

**EXISTING LAND USE:** Wentworth Home for the Aged

**PROPOSED LAND USE:** Wentworth Home for the Aged

**SURROUNDING LAND USE:** Hospital, Commercial, Residential

**ZBA ACTION:** H82-26: Variance granted or a sign on 10/21/82

**ATTACHMENTS:** Site Plan

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

The Planning Board agenda is as follows:

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
  - October 8, 2019 Regular Meeting Minutes
3. **OLD BUSINESS**
4. **NEW BUSINESS**
  - A. Consideration and acceptance of a waiver request for the Roman Catholic Bishop of Manchester, aka Diocese of Manchester, Assessor's Map L, Lot 15, zoned R-20, and located at 197 Dover Point Road. (Proposal is to request a waiver to the lighting regulations). \*(P19-65)
  - B. **Consideration and acceptance of a Site Review for Wentworth Home, Assessor's Map 37, Lot 1A, zoned H, and located at 795 Central Avenue. (Proposal is to construct a 10,180 sq. ft. two story memory care addition to the existing Wentworth Home and additional driveway with 30 new parking spaces). \*(P19-59)**
  - C. Discussion and public hearing on the City's proposed Capital Improvements (CIP) FY 2022-2026. The CIP can be found on the City Web Site at [www.dover.nh.gov](http://www.dover.nh.gov) and in the Library, City Clerk's office, and the Planning Department.\*
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

Since this is only a partial description of the proposal and it 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. You may view the rest of the agenda and materials at [www.dover.nh.gov](http://www.dover.nh.gov) or contact the Planning and Community Development Department at City Hall or 603-516-6008. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>

### MORE INFORMATION AVAILABLE TO YOU:

To learn more about the Planning Board jurisdiction, please review Chapters 149 (Site Review), 155 (Subdivisions) or 170 (Zoning) online at <http://www.dover.nh.gov/government/city-charter-code/>



**PERMITTING  
NOT FOR CONSTRUCTION**

ALL DOCUMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

**Wentworth Home  
795 Central Avenue  
Dover, NH 03820**

**Wentworth Home  
Memory Care Addition  
795 Central Avenue  
Dover, NH 03820**

**Planning File #: P19-59  
Lot No. 1-A, Map 37**

**Site Plan**

|             |          |                |            |
|-------------|----------|----------------|------------|
| Scale       | 1" = 20' | Date           | 10/10/2019 |
| Drafted By  | ARC      | Checked By     | RSR        |
| Project Mgr | ERL      | Project Number | LBP/A0001  |

**C1.2**

**ZONING AND PARKING ANALYSIS**

CITY OF DOVER TAX ASSESSOR'S MAP: LOT NO. 1-A, MAP 37.  
STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 428, PAGE 324

ADDRESS: 795 CENTRAL AVENUE DOVER, NH

ZONING DISTRICT: HOSPITAL DISTRICT

AREA: 2.53 ACRES

MINIMUM LOT AREA: 10,000 SF  
PROVIDED: 110,207 SF

MINIMUM LOT FRONTAGE: 100 FT  
PROVIDED: 400 FT

MAXIMUM LOT COVERAGE: 50%  
PROVIDED: 23%

MAXIMUM BUILDING HEIGHT: 65 FT/40 FT (PRINCIPAL/CUTBUILDING)  
PROVIDED: 31 FT

| BUILDING SETBACKS REQUIRED | REQUIRED | PROVIDED |
|----------------------------|----------|----------|
| FRONT YARD                 | 12 FT    | 74 FT    |
| SIDE YARD                  | 12 FT    | 39 FT    |
| REAR YARD                  | 15 FT    | 23 FT    |

| IMPERVIOUS AREA (SF)          | EXISTING  | PROPOSED  | TOTAL     |
|-------------------------------|-----------|-----------|-----------|
| BUILDING FOOTPRINT            | 7,285 SF  | 10,180 SF | 17,465 SF |
| PARKING                       | 19,420 SF |           |           |
| OTHER THAN BUILDING & PARKING | 786 SF    |           |           |

REQUIRED PARKING SPACES  
MEDICAL USE: 0.5 SPACE/UNIT AND 1 SPACE/EMPLOYEE ON MAXIMUM SHIFT

| RESIDENTIAL UNITS | EXISTING                 | PROPOSED                 |
|-------------------|--------------------------|--------------------------|
| EXISTING          | 30 ASSISTED LIVING UNITS |                          |
| PROPOSED          |                          | 46 ASSISTED LIVING UNITS |

| EMPLOYEES                  | EXISTING | PROPOSED     |
|----------------------------|----------|--------------|
| EMPLOYEES ON MAXIMUM SHIFT |          | 20 EMPLOYEES |

REQUIRED MAXIMUM = 46 UNITS X (0.5 SPACE/UNIT) + 20 EMPLOYEES X (1 SPACE/EMPLOYEE)  
REQUIRED MAXIMUM = 43 SPACES

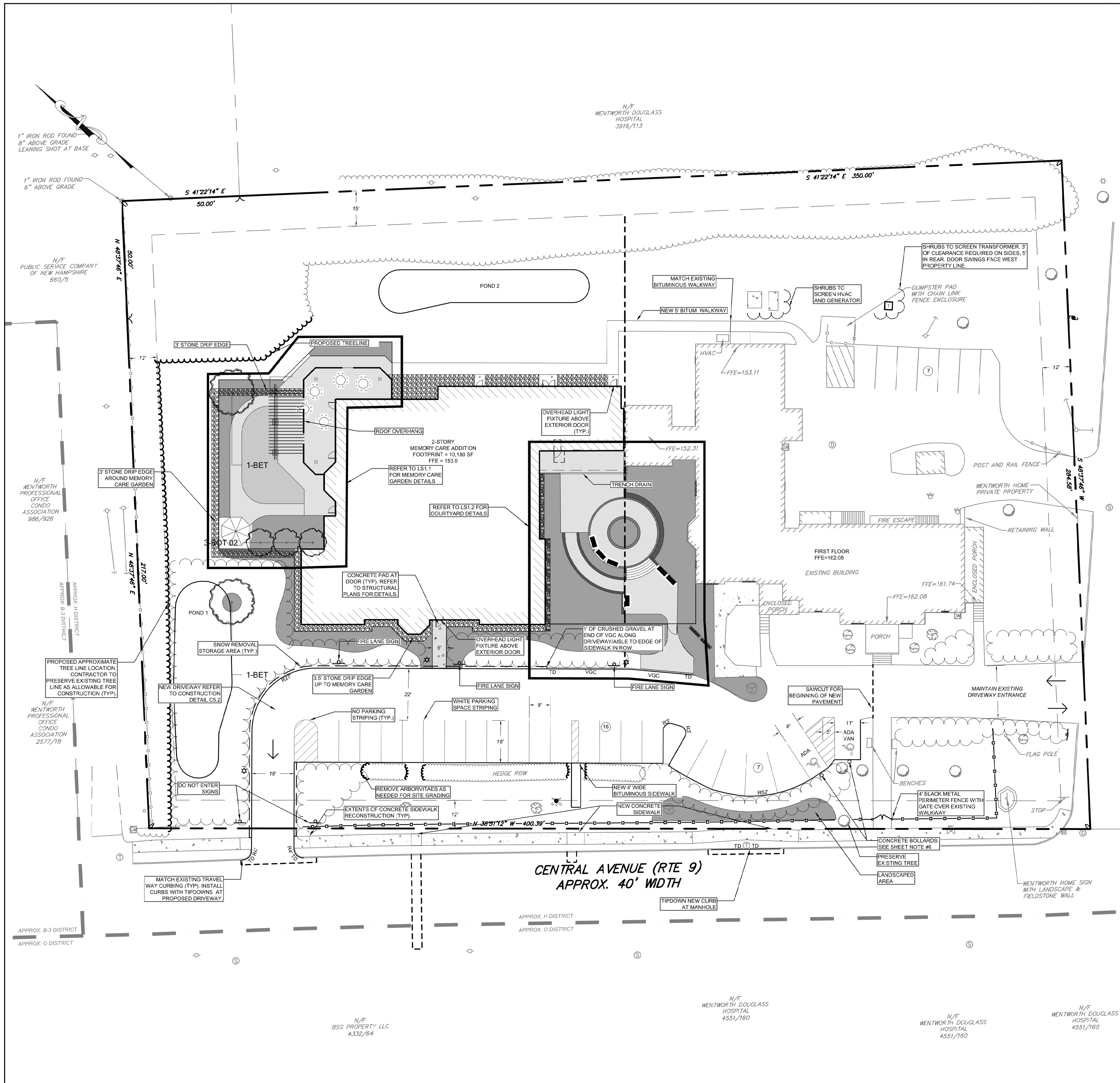
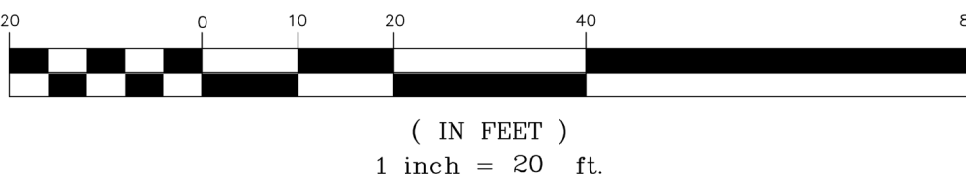
| TOTAL SPACES:                                  | REQUIRED | EXISTING | PROPOSED |
|------------------------------------------------|----------|----------|----------|
| 43 MAXIMUM <td>43</td> <td>30</td> <td>30</td> | 43       | 30       | 30       |
| ACCESSIBLE SPACES:                             | 2        | 2        | 2        |

NOTE: IF NECESSARY, OVERFLOW AND/OR ASSEMBLY PARKING IS PERMITTED THROUGH AN AGREEMENT WITH WENTWORTH DOUGLASS HOSPITAL AT LOT ACROSS PRIVATE DRIVEWAY ADJUTING EASTERN LOT LINE OF SITE.

**NOTES:**

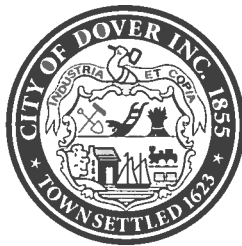
- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS SURVEY PLAN" PREPARED OF WENTWORTH HOUSE, DATED JULY 3, 2019, PROVIDED TO WILCOX & BARTON, INC. BY SEBAGO TECHNIQS.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY SEBAGO TECHNIQS IN APRIL AND MAY OF 2019 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- BUILDING FOOTPRINT REPRESENTS A FLOOR PLAN PROVIDED TO WILCOX & BARTON, INC. BY LAVALLE BRESINGER ARCHITECTS ON JUNE 17, 2019, REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.
- FINISHED FLOOR ELEVATION AT ELEVATOR (FFE = 152.31) IS ASSUMED TO BE 9" BELOW FFE = 153.11 AT NORTHERN WING OF EXISTING BUILDING. CONTRACTOR TO VERIFY AT START OF CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF ELEVATIONS ARE DIFFERENT.
- INSTALL NEW ROOF GUTTERS AND RECONNECT TO EXISTING DRAINAGE LINE AT EDGE OF BUILDING. SEE SHEET C1.3 FOR LOCATION OF DRAINAGE LINE AND CONNECTION NOTES. CONTRACTOR TO BE CAREFUL OF EXISTING SEWER LINE DURING CONSTRUCTION OF FOOTINGS. SEE SHEET C1.4 FOR LOCATION OF SEWER LINE.
- INSTALL MUTCD SIGN R7-8 ON CONCRETE BOLLARDS AND SIGN R7-6P ON BOLLARD FOR VAN SPACE. SEE SHEET C5.4 FOR DETAILS.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES

**GRAPHIC SCALE**





CHRISTOPHER G. PARKER, AICP  
Assistant City Manager  
Planning & Strategic Initiatives  
c.parker@dover.nh.gov



288 Central Avenue  
Dover, New Hampshire 03820-4169  
(603) 516-6008  
Fax: (603) 516-6049  
www.dover.nh.gov

## City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### INSTRUCTIONS TO APPLICANTS TO THE DOVER PLANNING BOARD

**IMPORTANT: PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE  
FILLING OUT ATTACHED APPLICATION.  
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR REVIEW.**

Dear Applicant:

This will serve to briefly inform you regarding the process to have the Dover Planning Board (the Board) review a land use application. Please refer to the NH Statutes on Land Use and Regulation the Dover Code, and our Developer's Handbook for more specific information.

The Board primarily reviews 5 types of applications:

1. **Site Plans** - A site plan is a professionally rendered drawing which delineates the proposed development of a site. This plan is required for non-residential development, creation of multi-family residential structures, and for extensions of parking lots and alteration of an acre or more of land. These plans require meeting with the Technical Review Committee before Planning Board review.
2. **Subdivisions** - A subdivision is the division of the lot, tract, or parcel of land into two (2) or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. Major subdivision plans (4+) require meeting with the Technical Review Committee before Planning Board review.
3. **Lot Line Adjustments** - A lot line adjustment alters the size of two (2) or more lots, but does not create a new buildable lot.
4. **Conditional Use Permits** - A conditional use permit is required for any alteration of wetlands, wetland buffers or work within the City's conservation district. Additionally, a conditional use permit could be issued as to offer relief in the Central Business District, for plans in the Residential Mixed Use Overlay District, or parking relief. Environmental Conditional Use Permits are acted on after Conservation Commission review.
5. **Excavation Permits** - NH RSA Chapter 155-E grants municipalities the authority to regulate earth excavations within their borders. This authority rests with the Planning Board.



The Board cannot and will not review applications that do not meet zoning requirements. **Please review the need to apply to the Zoning Board of Adjustment prior to applying to the Board.**

Professional agents will prepare your application; however, you may represent yourself or authorize, in writing, someone else to represent you before the Planning Board.

In most cases, 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, and a PDF, need to be provided, along with payment of plan review fees. These meetings occur on Thursday, and materials and payment must be submitted three (3) weeks prior to meeting. Meetings are scheduled, upon receipt of completed applications with the full checklist and payment.

The next step would be to provide, two weeks prior to Planning Board, the final plan sets (three (3) full size and twelve (12) half size (11x 17), folded, copies of the plan), and 15 copies, and a PDF, of all supporting materials, including response to TRC comments. Please print all materials on both sides of paper.

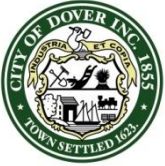
For projects not appearing before the Technical Review Committee, Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and 15 copies, plus a PDF, of plans and materials, 3 weeks prior to the Planning Board meeting. Please print all materials on both sides of paper.

Staff will generate an abutter list, and Abutter/Notice Fees will be invoiced. They are due 28 hours prior to Planning Board. If they are not paid, the application will not be heard.

Once an item is placed upon an agenda the following process is used:

- The Board will hold a public hearing on your application at a regularly scheduled meeting
  - Typically the second or fourth Tuesday of the Month.
- Public notice of the hearing will be posted at the City Clerk's office and the Planning Department office and printed in the newspaper.
- Certified letters will be mailed to you and to all abutters at least ten days before the date of the hearing.
- 28 hours prior to the meeting, abutter/notice fees must be paid
- At the meeting
  - Staff will introduce your project
  - You and all other parties will be invited to appear in person or by agent or counsel to present your application.
    - Your project will be pre-loaded onto a laptop for review by the Board and public
  - The Board may ask clarifying questions
  - The Board will vote to accept jurisdiction on the application
  - If accepted:
    - The Board will hold a public hearing
    - The Board may ask additional questions
    - The Board will deliberate on your application
      - Typically decisions are made the night of the presentation, but an application may be tabled
    - After deliberation, a decision will be made.
      - You will be sent a notice of the decision.





## 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 Home Telephone # (603) 516-8822

Address of Applicant: 795 Central Avenue Dover, NH 03820

E-Mail Address: wentworthhome@comcast.net

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

Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Address of Property: 795 Central Ave Dover, NH 03820

Assessor's Map # 37 Lot(s) # 1A

Zoning District(s) H Overlay District(s) N/A

Size of Parcel: \_\_\_\_\_ sq. ft. 2.53 ac. Property Deed: Book 428 Page: 324

Existing Use of Property: Nursing Home

### SITE PLAN INFORMATION

Describe Proposed Use: Memory Care Addition

Area of Parcel to be Developed: 110,207 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 18 units

Number of Parking Spaces: Existing 30 Proposed 30

Highway Access (check where applicable): ☒ City Street ☒ State Highway

Number of Employees Total: 30 In Maximum Shift: 20

Disposition of Parcel:

Building Setbacks:

Building Footprint 15700 sq. ft.

Front Yard 12 ft.

Total Building Area 21700 sq. ft.

Rear Yard 15 ft.

Paved Area 30800 sq. ft.

Side Yard: Right 12 ft. Left 12 ft.



City Water? ☒ Yes ☐ No How far is city water from the property? 100 ft

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 150 ft

**BUILDING INFORMATION**

Type of Building to be Built: Memory Care Addition

Height of Building: 31' Finished Floor Elevation: 153.0

Number of Seats (where applicable) \_\_\_\_\_

Estimated value of construction: \$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.) Matthew Ek, Sebago Technics

Address 75 John Roberts Rd, South Portland, ME 04106 Telephone #: 207-200-2100

Professional License #: 926 E-mail address: mek@sebagotechnics.com

**ENGINEER INFORMATION**

Name of Engineer and Company (Licensed in N.H.) Erin Lambert, Wilcox and Barton

Address 2 Capital Plaza Suite 305, Concord, NH 03301 Telephone #: 603-369-4190 ext 527

Professional License #: 11057 E-mail address: elambert@wilcoxandbarton.com

**ARCHITECT INFORMATION**

Name of Architect and Company (Licensed in N.H.) Richard Pizzi, Lavallee Brensinger

Address 155 Dow Street, Suite 400, Manchester, NH 03101 Telephone #: 207-558-7200



Professional License #: 2661 E-mail address: Richard.Pizzi@lbpa.com

**LANDSCAPE ARCHITECT INFORMATION**

Name of Landscape Architect and Company (Licensed in N.H.) Kerry Schleyer, KSLA

Address 235 Hanover St, Manchester, NH 03104 Telephone #: 603-540-1709

Professional License #: 016 E-mail address: Kerryschleyer@me.com

**SOIL SCIENTIST INFORMATION**

Name of Soil Scientist and Company (Licensed in N.H.) \_\_\_\_\_

Address \_\_\_\_\_ Telephone #: \_\_\_\_\_

Professional License #: \_\_\_\_\_ E-mail address: \_\_\_\_\_

**CONSERVATION EASEMENT HOLDER**

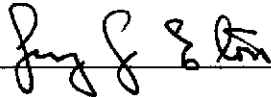
Name of Easement Holder: \_\_\_\_\_ Telephone # \_\_\_\_\_

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.

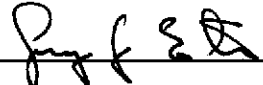
Signature of Property Owner:  Date: 7/23/2019

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

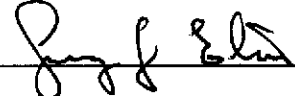
**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 7/23/2019

**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

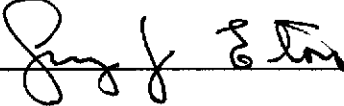
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner:  Date: 7/23/2019

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF FEES**

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

Signature of Property Owner:  Date: 7/23/2019

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

# 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):

- |                                                                                                                                             |                       |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <input type="checkbox"/> SUBDIVISION \$150.00 x # _____ new lots created=                                                                   | \$ _____ 0            |
| <input type="checkbox"/> LOT LINE ADJUSTMENT \$100.00 X # of lots involved=                                                                 | \$ _____ 0            |
| <input type="checkbox"/> TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00=                                                           | \$ _____ 0            |
| <input type="checkbox"/> SITE REVIEW – RESIDENTIAL \$100.00 x # _____ per dwelling unit=                                                    | \$ _____ 0            |
| <input type="checkbox"/> SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)                                                             |                       |
| ○ New construction \$.15 sq. ft. x # _____ sq. ft.=                                                                                         | \$ _____ 0            |
| ○ Additions (new floor space) \$.10 per sq. ft. x # <u>21700</u> sq. ft.=                                                                   | \$ <u>2170</u>        |
| <input type="checkbox"/> MOTEL/HOTEL \$35.00 x # _____ per lodging unit=                                                                    | \$ _____ 0            |
| <input type="checkbox"/> CHANGE OF USE (not to exceed \$5,000)                                                                              |                       |
| ○ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. =                                                                               | \$ _____ 0            |
| <input type="checkbox"/> CONDITIONAL USE PERMIT \$150.00 x # _____ per application=                                                         | \$ _____ 0            |
| <input type="checkbox"/> GRAVEL PIT/ EXCAVATIONS                                                                                            |                       |
| ○ Application fee \$50.00=                                                                                                                  | \$ _____ 0            |
| ○ Permit fee \$75.00=                                                                                                                       | \$ _____ 0            |
| <input type="checkbox"/> EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN<br>\$50.00 x # _____ per hour of review (3 hour minimum)= | \$ _____ 0            |
| <input type="checkbox"/> REQUEST FOR REZONING Application fee \$150.00=                                                                     | \$ _____ 0            |
| <input type="checkbox"/> DRIVEWAY WAIVER Application fee \$100.00=                                                                          | \$ _____ 0            |
| <b>SUB TOTAL=</b>                                                                                                                           | <b>\$ <u>2170</u></b> |

## AND

- |                                                                                                                                              |               |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # <u>9600</u> = | \$ <u>672</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------|

**TOTAL PLAN REVIEW FEE=** \$ 2842

**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.

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

**SUB TOTAL=** \$ \_\_\_\_\_

**C. Foster's newspaper public notice fee**

**TOTAL NOTICE FEE=** \$ 80.00

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





## 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: \_\_\_\_\_ File Number: \_\_\_\_\_

PROJECT TITLE: \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_ Tax Map: \_\_\_\_\_ Lot: \_\_\_\_\_

|                                                                                                                                                                   | Where/How Provided              | Reviewed |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------|
| 1. Completed and signed Application form                                                                                                                          | Provided                        |          |
| 2. Plan Review Fees are provided                                                                                                                                  | Provided                        |          |
| 3. Electronic copy of the engineered/surveyed plan layout                                                                                                         | Provided                        |          |
| 4. Electronic copy of supplementary materials and application                                                                                                     | Provided                        |          |
| 5. Traffic Impact Assessment and Analysis (Standard or Advanced)                                                                                                  | Will provide for PB is required |          |
| 6. Waiver requests to the Site Plan Review Regulations, with written justification                                                                                | NA                              |          |
| 7. Conditional Use Permit applications                                                                                                                            | NA                              |          |
| 8. A colored rendering of the streetscape that will be created along the existing public right-of-way                                                             | Provided                        |          |
| 9. A colored architectural plan showing all sides of buildings                                                                                                    | Provided                        |          |
| 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: | Provided                        |          |
| Location map at appropriate scale                                                                                                                                 | C0.1                            |          |
| Proposed Project name and title and Planning File #                                                                                                               | All Sheets                      |          |
| Date, north arrow and scale                                                                                                                                       | C1.1-1.4                        |          |
| Names of all abutting property owners                                                                                                                             | C0.1                            |          |
| Name and address of owners and/or applicants                                                                                                                      |                                 |          |
| Signature & stamp of NH licensed land surveyor and/or engineer                                                                                                    | C1.1-1.5                        |          |
| Zoning District boundaries, including any special or overlay districts                                                                                            | C1.1                            |          |
| Location of Conservation District areas                                                                                                                           | NA                              |          |
| Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks                                              | C1.2                            |          |
| Location and widths of existing & proposed easements & right of ways                                                                                              | S1.1&C1.2                       |          |
| Location and width of existing and proposed access/egress ways                                                                                                    | S1.1&C1.2                       |          |

|                                                                                                                                     | Explain How Provided      | Reviewed |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------|
| Depict pedestrian walkways and accessible access                                                                                    | C1.2                      |          |
| Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system | S1.1&C1.1-1.4             |          |
| Existing and proposed topographic information at two foot intervals                                                                 | S1.1&C1.3 (1' INTERVALS)  |          |
| Existing and proposed buildings and structure locations                                                                             | S1.1&C1.1-1.4             |          |
| Minimum building setbacks or build to lines on all lots                                                                             | S1.1&C1.1-1.4             |          |
| Location and size of existing and proposed electric, telephone, gas cable and other underground utilities                           | S1.4                      |          |
| Existing and proposed water lines and fire hydrants, including materials and capacity needed                                        | S1.4                      |          |
| Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load              | S1.4 (FLOWS NEXT MEETING) |          |
| Existing and proposed stormwater lines and facilities                                                                               | S1.3                      |          |
| Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots            | LIGHTING NEXT MEETING     |          |
| Location of Flood Hazard Zone                                                                                                       | NA                        |          |
| Location of all bodies of water and watercourses                                                                                    | NA                        |          |
| Location of wetlands and buffers                                                                                                    | NA                        |          |
| Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set                             | NHP SHEET                 |          |
| Existing natural features and/or significant vegetation on property                                                                 | S1.1                      |          |
| Depict existing contours up to 100 ft. beyond project limits                                                                        | S1.1                      |          |
| Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect                 | L1.1                      |          |
| Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces                              | C1.2                      |          |
| Location, material and size of existing and proposed pavement area                                                                  | S1.2                      |          |
| Location of proposed fire lanes                                                                                                     | NA                        |          |
| Specify finished floor elevations of buildings                                                                                      | C1.2                      |          |
| Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening                       | S1.1                      |          |
| Depict all service, storage, loading bays and utility areas                                                                         | S1.1                      |          |
| All applicable Dover Common Site Plan notes                                                                                         | C0.2                      |          |
| <b>11. Additional Information if appropriate</b>                                                                                    |                           |          |
| Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis                 | Provided                  |          |
| Stormwater Management System Operation and Maintenance Plan                                                                         | NA                        |          |
| Letter to Serve from Public and Private Utilities                                                                                   | NA                        |          |
| Erosion and Sedimentation Control Plan                                                                                              | notes provided            |          |
| Landscape Operation and Maintenance Plan                                                                                            | NA                        |          |
| Proposed restrictive covenants or homeowners association documents                                                                  | NA                        |          |
| Dates and permit numbers of all required state and federal permits                                                                  | NA                        |          |
| If wetland buffer, indicate placards locations, as applicable                                                                       | NA                        |          |
| Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs                                 | NA                        |          |
| Location of proposed drive-in facilities                                                                                            | NA                        |          |
| Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required                    | NA                        |          |

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_ TRC DATE \_\_\_\_\_



**CITY OF DOVER PLANNING DEPARTMENT**  
***Revised June 4, 2019***

APPLICANT: \_\_\_\_\_ FILE NUMBER: \_\_\_\_\_

**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.

1. The intent of this plan is to *(describe the purpose of the plan)*.
2. Owners of Record are:   Name  
                                    Street address  
                                    Municipality, State, Zip Code  
                                    \_\_\_\_\_  
                                    Authorized Signature
3. The parcel(s) is *(are)* shown as Lot No. \_\_\_\_\_, Map \_\_\_\_\_ of the City of Dover Tax Assessor's Maps.
4. The subject parcel(s) contains \_\_\_\_\_ acres or \_\_\_\_\_ sq. ft. area of land.
5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. \_\_\_\_\_, Page No. \_\_\_\_\_.
6. Reference Plans:   *(List all reference plans and their SCRD #)*
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note.
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)*

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.
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))*.
11. Subject parcel is *(is not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
12. Wetlands were delineated by \_\_\_\_\_, Certified Wetlands Scientist, Certification Number \_\_\_\_\_, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on \_\_\_\_\_, 20\_\_\_\_.
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.
14. The installation of electric power, cable television and telephone lines shall be underground throughout the site for which development is proposed.
15. The subject parcel(s) is (are) served by municipal water and sewer *(or is served by on-site well and septic system)*.
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.
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.
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.
19. All treatment swales to be constructed shall have sod bottoms.
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.
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.
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.



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.
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.)
25. The following federal and state permits have been issued for the subject property: (*List permit type, number and date of issuance.*)
26. Commercial vehicle route during construction shall conform to Dover City Code or be coordinated with the Community Services Director.
27. Any retaining wall taller than four feet (4') requires issuance of a building permit from Inspection Services.
28. Any fence taller than six feet (6') requires the issuance of a building permit from Inspection Services.
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>
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.
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.
32. The maximum parking space calculation is \_\_\_\_\_ (broken down) and \_\_\_\_\_ spaces are provided.
33. Exterior lighting shall be cut-off type fixtures per Chapter 149-14-E and shall provide lighting directed on-site only.
34. Topographic survey performed by \_\_\_\_\_ on (*dates*).
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).
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*)
37. Approved backflow preventers shall be provided for both fire and domestic water lines.
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.

- 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.
- 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.
- 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:**

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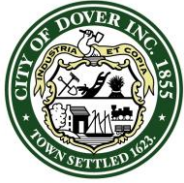
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**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P19-59

Application Type: Site Plan Review  
Applicant(s): Wentworth Home  
Owner(s): Wentworth Home  
Location: 795 Central Ave (Assessor's Map 37, Lot 1A)  
Date: September 5, 2019

**INTENT:** To construct a 21,700 s.f. two story memory care addition to the existing Wentworth Home with additional driveway and 30 space parking lot.

**LOTS/UNITS PROPOSED:** Memory Care

**AGENDA ITEM #:** 1

**ACREAGE:** 2.5 acres

**ZONING DISTRICT:** Hospital

**EXISTING LAND USE:** Wentworth Home for the Aged

**SURROUNDING LAND USE:** Hospital, Commercial, Residential

**ZBA ACTION:** H82-26: Variance granted or a sign on 10/21/82

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** N/A for this case

### **ATTENDANCE:**

#### **Members:**

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

#### **Others:**

Erin Lambert, Engineer  
Adam Carignan, Engineer  
Guy Eaton, Wentworth Home Trustee  
Kirstin Swanson, Wentworth Home  
Joan Eagleson, Architect

#### Approval of August 22 Minutes:

D.White moved to approve the minutes of August 22, 2019.  
J.Maxfield. seconded. Vote: U/A

### **PLAN REVIEW:**

#### **Planning Comments:**

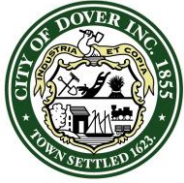
- Water and sewer Investment fees
- Impact fees (\$54,250)
- What security is in place for residents?
- Please revise plan set to:
  - Look into a way to reduce speed through parking lot
  - Remove approval area
  - Provide lighting details
  - Add materials on architectural sheets
  - Indicate fire lane
  - Add LLS, PE, LLA, and Architect signatures and stamps on each submission
  - Indicate underground electric
  - Revise note 1.22 to indicate no Sunday hours
  - Add or fix common notes 4,7,9,10, 16, 17, 19, 20, 23, 25, 27, 28, 29, 30, 31, 34, 36, 41
  - Add topo 100' off site
  - Screen generator, transformer, dumpster, etc.
  - Landscaping plan:
    - Indicate species
    - Minimum 3.5" caliper
    - Landscape O&M
    - Replace plants to screen parking

#### **Police Department Comments:**

- Clarify traffic pattern for existing driveway off WDH drive and proposed Central Ave site driveway. Why not make both two-way?
- Concern with lack of site parking and lack of specificity with agreement for overflow parking to WDH property. Have WDH validate sharing parking .
- Sheet labeling is incomplete
- Sheet 9: landscape plan should show removal of hedge
- Sheet 10: lighting plan does not account for secondary parking area
- Sheet 11: turning template needed for trucks, not passenger vehicles

#### **Engineering Comments:**

- I would like to discuss possible drainage improvements to better facilitate the parking lot drainage.
- Show the drainage on the utility plan
- Change the sewer alignment due to concrete in the roadway



**CITY OF DOVER**

## TECHNICAL REVIEW COMMITTEE MINUTES - P19-59

Application Type: Site Plan Review  
Applicant(s): Wentworth Home  
Owner(s): Wentworth Home  
Location: 795 Central Ave (Assessor's Map 37, Lot 1A)  
Date: September 5, 2019

- Please come out straight with the water and gas mains
- Consider tying in the existing water service to the new water service due to the age of the old service.
- Show the underground electric
- Add more streetscape landscaping.
- Provide lighting information in courtyard and memory garden
- Indicate materials on architectural renderings
- Indicate snow storage
- Making a left while exiting onto Central would be difficult

### Economic Development Comments:

- Concerns about that traffic crowded region of Central Ave. with the WDH traffic, the intersection with the traffic light backup etc. Emergency vehicles (ambulances) arriving at speed et al.
- The appearance of the building in the renderings is not aesthetically pleasing. Is the color in the renderings accurate and the materials accurate as to appearance?

### Next Steps:

Let Planning know when it's desired to come back for an unofficial second TRC before submitting for Planning Board.

**TRC paused at: 11:18am**

### Fire/Inspections Comments:

- Elevation drawings not included in IS packet
- Provide the location of the FDC
- Provide a separate water suppression shut off adjacent to the domestic shut off
- Provide a hydrant on the Wentworth Home side of the fence
- Clarify the type of generator enclosure or if a separate building
- Clarify any underground electric lines with utility transformer location
- Indicate the height and type of fences/ enclosures used along Central Avenue and exterior area.
- Clarify the layout of the front courtyard.
- Discuss note on plan "Not for Construction"
- Discuss the width of the parking spaces and accessible layout
- Provide front walkway width and adequate width at pull side of door.
- Provide a design note on plan indicating design compliance with applicable regulations( i.e. NH State building code w/ amendments, ANSI 117.1 etc.) and NH RSA 155-A :5.

### Planning Board Comments:

- C-12 dumpster and utilities needs landscaped screening
- Provide fence detail



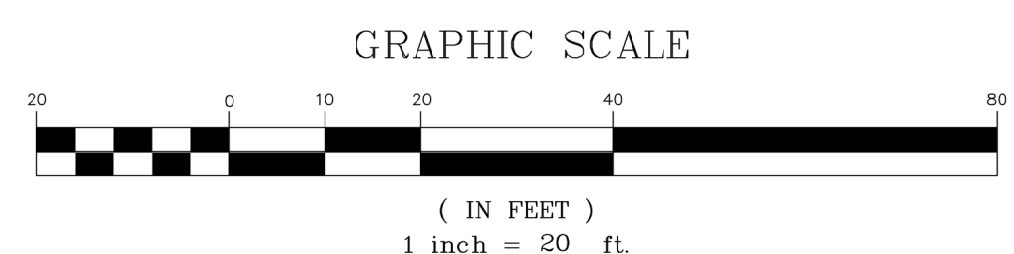
**REVISION HISTORY**  
1. TRC SEPTEMBER 5, 2019  
2. TRC OCTOBER 10, 2019

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**Wentworth Home  
Memory Care Addition  
795 Central Avenue  
Dover, NH 03820**

|                   |                   |                    |                            |
|-------------------|-------------------|--------------------|----------------------------|
| Scale<br>1" = 20' |                   | Date<br>10/10/2019 |                            |
| Drafted By<br>ARC | Checked By<br>RSR | Project Mgr<br>ERL | Project Number<br>LBPA0001 |

of 14



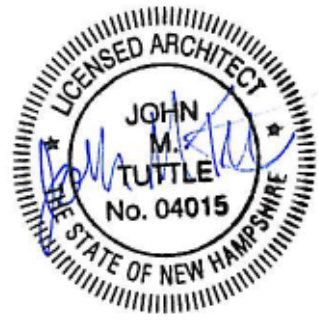




Streetscape



PLANNING BOARD SET  
10/3/2019 1:46:10 PM



| No.               | Description | Date |
|-------------------|-------------|------|
| Revision Schedule |             |      |

Project Info:  
**Robert E Morris Co.**  
  
46 Venture Drive  
Dover, NH

Sheet Status:  
Latest Release:  
Issued For: Planning Board Set  
Org. Issue Date: N.F.C.  
  
JOB NO:  
DRAFTED: JMT  
CHECKED: Checker  
  
SCALE:  
  
Sheet Title:  
Exterior  
Rendering

Sheet Number:  
**R-1**