



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, March 10, 2020**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- February 25, 2020 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Discussion regarding Citizen Petition to propose an amendment to the R-20 Zoning District Table to adjust the criteria for helicopter take off and landings.
- B. A Public Hearing for the purpose of receiving public input regarding the City's CDBG program, the development of a new Consolidated Plan, and issues, needs and opportunities related to, but not limited to, efforts to Affirmatively Further Fair Housing, Economic Development, Public Improvements, Housing, Supportive Services and Transportation. Information received will be used to help develop Dover's FY21-25 Consolidated Plan. The Consolidated Plan serves as the guiding document for identifying priority issues to be addressed through annual CDBG funding.*
- C. Consideration and acceptance of a Conditional Use Permit for STF Development Corp., Assessor's Map 32, Lot 35A, zoned R-12, and located on Snow's Court. (Proposal is for the construction of a single family dwelling within the 100' Conservation District adjacent to the Cochecho River. House would be 73' and site grading would be 61' from the river, with 4,600 sq. ft. of disturbance in the Conservation District. This Conditional Use Permit would also allow for construction within the flood zone.) *(P19-52)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for STF Development Corp., Assessor's Map 24, Lots 2A-1 & 2A-2, zoned RM-U, and located at 1-4 Waverly Drive & 5-8 Waverly. *(P20-16)
- E. Consideration and acceptance of Minor Lot Line Adjustment for Peter Georgakilas, (Owners: Peter Georgakilas and Penny & William Scire), Assessor's Map M, Lots 83-7 & 102-12, zoned R-40, and located at 52 Overlook Drive and Middle Road. *(P20-17)
- F. Preliminary Discussion and Public Hearing regarding potential Voluntary Open Space Subdivision for Lawrence E. & Cheryl J. Mulcahy, Assessor's Map D, Lot 20, zoned R-12, and located at 71 Glenwood Avenue. (8 new lots) *(P20-18)

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 DoverPlanning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



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Members Present: Frank Torr, Dave White, Tom Clark, Dennis Ciotti (Councilor), Gina Cruikshank (Chair), Matt Sullivan

Members Not Present (excused): Erin Allgood (Alternate), Dave Landry, Jackson Kaspari, Ellen Brooks (Alternate), Lisa McGunnigle (Alternate), Hayley Harmon (Vice Chair)

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager

Chair G. Cruikshank called the meeting to order at 7:00 p.m. and noted M. Sullivan is sitting in for Vice Chair H. Harmon.

1. CITIZENS' FORUM

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

2. APPROVAL OF THE PRIOR MINUTES

- February 11, 2020 Regular Meeting Minutes

Motion: D. Ciotti moved to approve the minutes as submitted. Seconded by F. Torr. Vote U/A

3. OLD BUSINESS

None.

4. NEW BUSINESS

The Vice Chair noted that items A and B would be heard together.

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Timothy Belanger, (Owner: Sandra G. Nevins), Assessor's Map 27, Lots 165 & 165A, zoned R-12, and located at 17 Hill Street. *(P20-12)
- B. Consideration and acceptance of a Transfer of Development Rights for Timothy Belanger, (Owner: Sandra G. Nevins), Assessor's Map 27, Lot 165, zoned R-12, and located at 17-19 Hill Street. (Proposal is to use TDR to build a duplex where single family dwellings are only permitted). *(P20-13)
- C. Parker stated that the applicant had a lot that was involuntarily merged and petitioned the City Council, per the RSA 674:39 aa to unmerge the lots. This occurred in 2019. The first application before the Board tonight adjusts the shared boundary between the two lots. Lot 165 will decrease from 6,347 s.f. to 5,819 s.f. and lot 165A will increase from 6,600 s.f. to 7,137 s.f.

The frontage and lot area requirements of the R-12 zone are not met but are vested through the lot restoration statute. Since the lot line would make one lot more conforming and one lot less conforming, staff considers the nonconformity a wash.

The second application is a request to create a second separate unit within the new building, using the TDR ordinance. The applicant could create a single-family dwelling, which by State Statute can have an accessory dwelling up to 800 sf or a duplex if the Planning Board agrees to the request. Reviewing the neighborhood



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context, as shown on the included map, there are multiple duplex structures in the immediate area. Furthermore, it is worth noting that any home older than May of 1964 can be converted to a duplex by right, meaning a building permit is all that is required to make the conversion, for 95% of the homes in this area.

When the plan was initially submitted the building encroached into the rear setback. Staff reached out to the applicant to discuss reducing that encroachment as it was not in keeping with the neighborhood. The applicant responded to staff's concerns about the rear encroachment into the setback and updated their plan to remove the structure from the encroached area.

Kevin McEneaney, McEneaney Survey Associates represented the applicant and reviewed the project. A portion of the garage and a portion of the driveway are both over the property line. This line will be moved to allow enough room around all structures.

There are six lots in the zoned area with duplexes on them so it will fit the neighborhood. Three of the six directly abut the subject property. The proposal has two driveways, but after speaking to staff, one will be removed from the plan so there is only one curb cut.

T. Clark wondered if the complaints received from the public were prior to the setback issue being addressed.

C. Parker clarified the complaints were received prior to the change to the setback update. Staff reached out to each abutter who had sent comments and explained the change. Most were accepting of the alteration.

Motion: F. Torr moved to accept the item. Seconded by D. Ciotti. Vote U/A

Public hearing opened.

Jean Curtis, 8 Florence St is an abutter to the project. She stated the abutter notice included incorrect mapping. The project was shown to be behind her property, but it is behind two other properties. There are mostly single-family homes in that area. She requested the abutter letters be read into the record as those neighbors were unable to attend tonight. She is not opposed to change but is concerned about losing that green area and wonders if the whole project needs to be granted.

Mr. McEneaney agreed the mapping in the proposal needs to be addressed to match the GIS.

Public Hearing closed.

STAFF RECOMMENDATION Lot Line Adjustment:

Chapter 157-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant shall revise the plat to:
 - a. Revise abutting lot owner information so that correct lot and owners align as Dover GIS indicates
 - b. Add Planning file number P20-12 to the title block
 - c. Add signature and stamp of LLS
 - d. Add owners' signatures.



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Motion: M. Sullivan made a motion that the Board approve the lot line adjustment with staff recommended conditions. Seconded by D. Ciotti. Vote U/A.

STAFF RECOMMENDATION - TDR:

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a plan indicating the location of the duplex and related improvements such as parking. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the lot line adjustment with the following conditions:

Conditions to be Met Prior to Granting the TDR:

1. The LLA adjustment P20-12 be approved.
2. Payment of the TDR fee (\$13,402)
3. Revise plan to eliminate one driveway.
4. Add Planning file number P20-13 to the plan set.
5. Add a note that if a shared driveway with lot 165 is possible, a waiver for the driveway crossing the lot line, is granted by the Board as part of the approval.

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

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

Conditions to be Met Prior to Occupancy:

7. Issuance of a Certificate of Occupancy.
8. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision

C. Parker noted though they can't make it a condition, staff would prefer there be a shared driveway. It is up to the project engineers to determine the way they want to address it.

D. Ciotti agrees there should be a shared driveway and commented where he prefers it to be.

D. White addressed the issue by explaining if there's a shared driveway, the residents will need to cross property lines and wondered if the board could grant that waiver into the conditions now.

C. Parker said he can include a condition that if a waiver is needed for the shared driveway for crossing property lines, it will be granted.

F. Torr is opposed to using TDR for this project and agrees with the abutter who spoke.

M. Sullivan commented that this is a good use of the TDR and is in favor.

D. Ciotti was opposed at first glance, but a barn on the property could have an accessory unit and it would be the same occupancy and parking situation as the duplex.

Motion: D. Ciotti made a motion that the Board grant the additional unit with staff recommended conditions. Seconded by D. White. Vote 5-1 with F. Torr opposed.



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C. Consideration and acceptance of a Conditional Use Permit for Chad & Heather Holleman, Assessor's Map L, Lot 11, zoned R-20, located at 21 Nute Road. (Proposal is for a new single-family house and accessory dwelling unit to replace an existing house adjacent to the tidal Bellamy River, with 5,190 sq. ft. of permanent tidal buffer zone impact and 4,167 sq. ft. of temporary tidal buffer zone impact). *(P20-10)

C. Parker stated that the applicant requests a Conditional Use Permit to build a new single-family house and accessory dwelling unit adjacent to the tidal Bellamy River with 5,190 s.f. of permanent tidal buffer zone impact and 4,167 s.f. of temporary tidal buffer zone impact.

The proposed accessory dwelling unit would still need to be approved through the standard ADU application process through the Planning Department as it is a separate approval from this Conditional Use Permit request.

The Conservation Commission endorsed this new plan on February 10, 2020.

John Chagnon, Ambit Engineering, represented the applicant and reviewed the project. The project will be a structure replacement. The existing structure is camp-like. The applicant has applied for shore land permitting and the integrity of the buffer will be maintained. The 50' buffer will be improved since they are taking out four sheds and reducing impervious surfaces from 30% to 22%. They will pull the home as far from the buffer as possible. The entirety of the lot is within the conservation district.

T. Clark expressed concern about the detached garage/ ADU structure stating it goes beyond the scope of the CUP requirements.

F. Torr asked about the use of the property at the end of Nute Rd and if the utility should be underground. Mr. Chagnon said they are proposing to move a utility pole closer to the boundary line to make way for the driveway.

M. Sullivan commented two of the plans do not agree on where the driveway access will be for the ADU structure. Mr. Chagnon clarified sheet C3 was updated in January, but the buffer exhibit was not updated.

M. Sullivan wondered if there's a stormwater management for the detached structure. Mr. Chagnon said there is not a separate plan.

T. Clark wondered if the driveway permit submitted to the City included both driveways or just one.

Mr. Chagnon noted the existing access for everyone in the circle is currently located on the applicant's property. They are ok with leaving it that way and letting everyone cross. D. White said it's a really gray area given the existing driveways and easements. C. Parker thought the applicant may need to come back for a waiver for the second driveway for the ADU.

Motion: F. Torr moved to accept the item. Seconded by T. Clark. Vote U/A

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

STAFF RECOMMENDATION:



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The Conservation District ordinance provides for Conditional Use Permits to allow impacts to the Conservation District (within 100' from River) if standards related to demonstration of need, avoidance, minimization, and mitigation are met.

At this point C. Parker questioned whether the ADU meets these standards based on the discussion that has occurred tonight. If the board votes to allow the second structure, the use is not a factor. Even though it will have to go through an approval process to become an ADU, the structure will be there- and does the structure meet the standards? If the structure is not there, the impacts are less.

M. Sullivan is conflicted as well. Is this the right type of redevelopment for this parcel? There is no stormwater management proposed and no mitigation proposed for the ACU. He is uncomfortable with the proposal with it including the additional structure. The applicant has the right to reconstruct the single-family structure and increase its size, but to increase the disturbance with the second structure is too much for this property.

C. Parker stated the Conservation Commission did endorse this proposal. In his opinion he would table the case to have the applicant work with staff on the issues in question. If the Planning Board determines the plan meets the standards for Conditional Use Permit the Planning Department recommends the following conditions:

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

1. The applicant shall provide a copy of the NHDES Wetland and Shoreland permits to the Planning Department.
2. DES impact exhibit be updated to match sheet C3 and be submitted to DES with a copy sent to the City.

M. Sullivan would like to give the applicant the opportunity to address the issues discussed.

Motion: T. Clark made a motion that the Board table the Conditional Use Permit seeking info on the public roadway /Nute Rd ownership, storm water management and how to minimize the impact of the accessory structure. Seconded by D. White. Vote U/A.

D. Consideration and acceptance of an Amendment to a previously approved Site Review for Little Bay Marina & Development, LLC., Assessor's Map 8, Lots 9, 10, 11, & 12, zoned LBW, and located at 421, 423, 425, and 427 Dover Point Road. (Proposal is to relocate units per NH DES. The previous approval was for purchasing 2 units through TDR in addition to the 23 units plus marina/marina office with 1 dwelling unit and 27 parking spaces). *(P19-04A)

C. Parker stated that the applicant is proposing to amend a previously approved site plan per the request of NHDES. This application has been before the Board three times over the past eighteen months.

The Board voted to sell the additional TDR units at their September 11, 2018 meeting. The application was reviewed by the Technical Review Committee on February 28, 2019. The Planning Board and Conservation Commission held a site walk on April 30th. The Conservation Commission endorsed the applications at its May 13, 2019 meeting. The Planning Board approved the plan and conditional use permit at their May 28, 2019 meeting. The Planning Board then approved the request to sell two additional units (P18-41A) at their October 9, 2019 meeting.



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The applicant was informed by NHDES that they need to adjust the orientation/location of the buildings. Since, the impact went down another review by the Conservation Commission was not needed.

The applicant went back before the TRC on January 23, 2020 (minutes are attached). The amended plan changes the orientation of the buildings and location of the buildings to minimize the impact to wetlands and Great Bay.

Steve Haight, Civilworks, represented the applicant and reviewed the project revisions to the plans.

Motion: F. Torr moved to accept the item. Seconded by T. Clark. Vote U/A

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

STAFF RECOMMENDATION:

Chapter 153-4 (formerly 149-4) of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the site plan with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. All previous conditions of approval from P19-05 and P18-41A remain in place.
2. All unregistered cars be removed from site.
3. The lots be merged into one.
4. The applicant shall provide a digital version of revised plan set.
5. The applicant must revise final plan set to:
 - a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - b. Add LLS, PE, Architect, and LA signatures and stamps to final plan
 - c. Add state permit numbers
 - d. Add note that emergency access has been granted by the owners of Newick's per the email submitted.
 - e. Adjust snow storage to not interfere with emergency gate and add no parking fire lane signs.
 - f. Revise note 22 on sheet 4 to indicate Saturday hours 9AM – 4 PM and no Sunday hours
 - g. Confirm location and screening of transformer (discrepancy between sheet 10 and L-1).
 - h. Add state permit numbers
 - i. Revise plan to add fence on top of retaining wall near parking lot behind the marina building.

Conditions to Be Met Prior to any Construction Activity:

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

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

7. The new building shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.
8. The applicant shall provide proof that the cross access easement has been recorded or is not necessary.



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Conditions to Be Met Prior to Occupancy:

9. Issuance of a certificate of occupancy.
10. Impact fees shall be paid per the invoice included with the Notice of Decision.
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
12. The applicant shall provide proof that the condominium association has been formed and is active.

Motion: F. Torr made a motion that the Board approve the site plan with staff recommended conditions. Seconded by T. Clark. Vote U/A.

The Vice Chair noted that items E and F would be heard together.

- E. Consideration and acceptance of a Request to use Transfer of Development Rights for a Subdivision for DRVP Development, LLC., Assessor's Map 14, Lot 10-G, zoned R-12, and located at Cataract Avenue. (Proposal is to subdivide one lot into 12 by purchasing 1.5 units through TDR and building 10 new single family homes). *(P19-80)
- F. Consideration and acceptance of a Conditional Use Permit for DRVP Developers, LLC., Assessor's Map 14, Lot 10-G, zoned R-12, located at 40A Cataract Avenue. (Proposal is for 10 single family units along a 700 foot long road and associated drainage, creating 387 s.f. of wetlands impact and 5,979 s.f. of 50 foot wetland buffer impact. *(P19-81)

C. Parker stated that Per Chapter 170-27.2.G, the applicant is requesting that the Board vote on the plan indicating whether they would sell 1.5 units through Transfer of Development Rights which would mean 2 units are limited to no more than 1,400 s.f.. Should the Board find the request is in keeping with the intensity and density of the neighborhood, then it should grant the additional units.

The applicant is proposing to create 10 single family homes on individual lots. The lots will be serviced by public water and sewer and accessed via a private road. To install the private road, a Conditional Use Permit is needed to impact 387 s.f. of wetlands impact and 5,979 s.f. of wetland buffer impact.

This project was reviewed by the Technical Review Committee on January 16, 2020, and the Conservation Commission endorsed this application at their February 10, 2020 meeting.

The applicant requests a waiver from Section 157-33.J (formerly 155-33.J) for road length to be 380' instead of 500'.

Christopher Berry, Berry Surveying and Engineering, represented the applicant and reviewed the project. He explained the existing conditions of the property noting the property is about 5.25 acres and has the river along one side. The regulations allow for 8.5 units on the property. The proposal is to purchase 1.5 units to build ten units total. The two TDR units will be the first two to go in and will be the smaller units. All of the units will be built to match the neighborhood styles. A number of units will be ranch style with a basement walk-out. The rear setbacks to the boundary line are about 46'. They've given a little extra buffer and then a 10' setback from that common area.

Mr. Berry explained how they will mitigate typical concerns within the urban area.

They did a traffic study and learned that traffic does cue up in that area and they are proposing to widen the lane widths from 9' to 10' or 12' which will move the traffic better.



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He has met with an abutter to walk the boundary lines and answer some questions. They will work with another property owner to resolve the issue of a shed that is over the property line.

C. Parker explained for T. Clark why they need the waiver. A cul-de-sac is meant to be 500'-1000'. This proposed cul-de-sac is 380' the way the City measures it.

Motion: F. Torr moved to accept the item. Seconded by T. Clark. Vote U/A

Public hearing opened.

Bill Jacobsmeyer, 40 Cataract Ave, abutter expressed concerns about the road crossing the wetland area. Stormwater comes into their property, then under the driveway and out to the river. His concern is the added flow onto his property- can that be mitigated? He disagrees that the density proposed is similar to what exists on Cataract Ave. The Bellamy River rises and comes close to their corner marker. That may affect how the buffers are drawn on the plans. He wondered if a shore land or wetlands permit is required for this proposal. There is plenty of wildlife in that area and he's concerned about mitigating the impact.

Robert Puth, 41 Cataract Ave wondered if Cataract Ave is to be widened on his side of the road. It's City land so that's fine, but he wondered how much the road will take. He agreed there is a traffic problem there.

Cecile Jacobsmeyer, 40 Cataract Ave noted nothing has been proposed to buffer between their property and the proposal.

Mark Miller, 39 Sunset Dr has concerns about losing the natural tree buffer between his home and the high school. They can hear from their living room football games and band practice. There are also no yield or stops signs at the end of Sunset Dr which is right across from the proposed entrance.

Public Hearing closed.

C. Berry addressed the public concerns regarding drainage explaining the details of their plan and how there will be no off-site impact. He confirmed that they will need a wetland permit, a shore line permit and an alteration of terrain permit. The plan leaves a natural corridor for the wildlife to access.

They are not proposing any road widening across the street, only at the corner of Bellamy and Cataract which would be about four feet.

Though he did not mention it earlier, there is vegetative buffer planned for the eastern side. They've also moved the unit on that edge 18'-20' from the side setback.

The intersection is funky there- they can work with City engineering on whether there should be striping for lane clarity or signage.

C. Parker clarified that this is the third iteration of the plan that has come before the City. This latest plan really does try as best as possible to mimic the style of the neighborhood.

Regarding the waiver, reducing the length of the roadway does reduce the overall possible impact.

STAFF RECOMMENDATION Waiver Request:



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

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

1. A note shall be added to the subdivision plan that the waivers were granted for the reasons stated by the applicant and that the Board found the criteria of 157-52 (formerly 155-52) have been met.

Motion: F. Torr made a motion that the Board approve the waiver with staff recommended condition. Seconded by M. Sullivan. Vote U/A.

C. Parker commented that this applicant was willing to receive some changes to the regulations regarding private roads. The signage will explain that it is a private road and what City services are not available to residents. Also, homeowners association documents will need to be reviewed by the City and the City engineers will meet with the homeowners association to clarify the assets and maintenance schedules.

STAFF RECOMMENDATION TDR Subdivision Request

Chapter 157-15 (formerly 155-15) of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. Section 157-51 (formerly 155-51) allows the Board to grant waivers. Section 170.27.2 allows additional units to be purchased through Transfer of Development Rights. Staff finds that this application meets the intent of the Master Plan and is compatible with land uses on neighboring lots.

The Planning Department recommends that the Planning Board vote to approve the application of TDR to the Subdivision Plan with the following conditions:

Conditions to be Met Prior to Granting the TDR:

1. Payment of the TDR fee (\$13,402)

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide a digital version of the plan to the Planning Department.
2. The applicant shall provide homeowners association documents to be reviewed and approved by the Assistant City Manager in consultation with the City's General Legal Counsel. Documentation shall include common space, roadway, perimeter screening, visitor parking, force main, stormwater infrastructure maintenance/operation, private roadway and conversion process, calculation used to determine reserve amount in the treasury, prior to converting ownership and maintenance obligations, including stormwater, open space, and roadway maintenance, and deed/easement requirements per Section 170.27.2.
3. Provide letter to serve from Eversource.
4. The applicant shall revise the plat to:
 - a. Add the owners' signatures
 - b. Add the Licensed Land Surveyor, Professional Engineer, Certified Wetland Scientist and Landscape Architect stamps and signatures
 - c. Add permit numbers and dates to the permit status notes
 - d. Add proposed intersection improvements as shown in traffic assessment.
 - e. Revise construction note to indicate no Saturday hours.
 - f. Encroaching shed shall be removed or agreement in place between two property owners
 - g. Revise note 46 on sheet 8 to 3.5" caliper
 - h. Add, as determined with the City Engineer, any signage needed at the intersection of Cataract and Sunset Drive



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Conditions to Be Met Prior to Any Construction Activity:

5. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
6. Provide deed language to the Planning Department regarding the specific restrictions set forth in 170-27.2.G.

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

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

Conditions to Be Met Prior to Occupancy:

9. Issuance of a Certificate of Occupancy.
10. Documentation that the HOA has been created and is in place.
11. Impact fees for any new unit (\$8,895 per unit) shall be paid per the invoice provided with the Notice of Decision.
12. Intersection improvements at Cataract and Bellamy and Sunset and Cataract be implemented to the satisfaction of the Assistant City Manager and City Engineer.
13. Prior to the last Certificate of Occupancy being issued, the Engineer of Record shall meet with the Association and review the assets for the project.

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

STAFF RECOMMENDATION - CUP:

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the Conditional Use Permit with the following conditions:

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit.

Motion: F. Torr made a motion that the Board grant the Conditional Use Permit with staff recommended condition. Seconded by D. Ciotti. Vote U/A.

G. Consideration and possible vote on posting the proposed Rezoning and non- syntax/renumbering Amendments to Chapter 170 and the associated Zoning Tables. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under meeting materials and on the Planning Department page.

C. Parker reviewed the rezoning process and noted that the proposed amendments in front of the Board tonight are part 2 of 2 proposed lists of amendments. This grouping addresses recommendations from the Rezoning Committee that worked in 2018 and 2019 as well as the work the TDR Committee is providing and a proposed change to the Small Wind Systems ordinance to promote renewable energy sources.



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C. Parker presented a Power Point presentation to review the amendments. He requested the board post them- especially the TDR and area rezoning so that applications do not get caught in limbo.

Motion: T. Clark moved to post the amendments and hold a public hearing. Seconded by F. Torr. Vote U/A

5. STAFF COMMENTS

- Blasting has resumed at the waterfront. It must be completed by March 15th to avoid affecting wildlife in the river.
- Spring planning conference: members with a year or less on the board need to attend, or they won't be able to vote on affordable housing projects
- TRC has reviewed projects on the waterfront phase I and a conceptual next phase at Pointe Place
- They are in the process up updating the consolidated plan and doing the first year action plan. That will be on the next meeting. The public is encouraged to give feedback at the public hearing.

6. MEMBER COMMENTS

F. Torr would like to see the waterfront development area rezoned to central business district.

7. ADJOURNMENT

Motion: F. Torr made a motion to adjourn at 9:45 p.m. Seconded by D. Ciotti. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO

Meeting Type: Public Hearing
Purpose: Public Input for FY21-25 Consolidated Plan
Meeting Date: March 10, 2020

To: Planning Board
From: Dave Carpenter
Date: February 28, 2020
Re: CDBG Public Hearing

ISSUE:

Public input regarding the FY21-25 Consolidated Plan.

INTENT:

This memo will provide an overview of why the Public Hearing is being held.

GOAL:

Receive public input regarding issues to be considered for inclusion in the FY21-25 Consolidated Plan.

As an Entitlement Community, Dover receives and distributes CDBG funds to organizations and programs in order to achieve specific goals and objectives that have been identified by the community and prioritized in a Consolidated Plan.

A new Consolidated Plan will take effect beginning July 1, 2020 and serve as the guiding document for CDBG based funding decisions for FY21 through FY25.

CONSOLIDATED PLAN – Public Input

The FY21-25 Plan is currently under development. To assure that the community has ample opportunity to provide input, a series of Listening Sessions were held and a Survey was created & posted online. The Planning Board's Public Hearing is another opportunity for the public to provide comments and ask questions.

Input from the Public Hearing will be added to input gathered from the Listening Sessions and Online Survey to help identify priority issue to be included in a draft Consolidated Plan.

Staff anticipates that a draft Consolidated Plan, along with the proposed FY21 Action Plan, will be brought to the Planning Board in April for a public hearing and review by the Planning Board. The Planning Board will then make a recommendation to the City Council regarding both the FY21-25 Consolidated Plan and the FY21 Action Plan.

STAFF RECOMMENDATION

The Planning Board is not being asked to render a decision. Rather, staff asks the Planning Board to:

- Conduct a Public Hearing to receive input from the public regarding the CDBG program and community issues, needs and opportunities that they believe should be considered for inclusion in the FY21-25 Consolidated Plan.

After the Public Hearing is closed, staff asks that the members of the Planning Board provide any thoughts they may have regarding community issues, needs and opportunities that they believe should be considered for inclusion in the FY21-25 Consolidated Plan.

BACKGROUND



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-52

Application Type: Conditional Use Permit
Applicant(s): STF Development Corp
Owner(s): STF Development Corp
Location: Snow's Court
Meeting Date: March 10, 2020

INTENT: To obtain a Conditional Use Permit (CUP) to build a single family dwelling within the 100' Conservation District adjacent to the Cochecho River. The house is proposed to be 73' from the river and site grading would be 61' from the river with 4,600 s.f. of disturbance. The Conservation Commission endorsed this application at their October 7, 2019 meeting.

LOTS/UNITS PROPOSED: One single family

AGENDA ITEM: # 4-C

ACREAGE: 0.92 ac

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and Cochecho River

ZBA ACTION: N/A

ATTACHMENTS:

- Conditional Use Permit Application Materials including plans

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- NHDES Shoreland Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to build a single family home within 73' of the Cochecho River and within the flood zone. The home would be serviced by public water and sewer.

The Conservation Commission endorsed this application at their October 7, 2019 meeting with the condition that a vernal pools study be completed. The applicant had the study completed and found no vernal pools present.

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to land within 100 feet of a tidal river if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:

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

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Shoreland Permit.
2. The final plan set be resubmitted to the Planning Department with:
 - a. Owners signatures
 - b. Certified Wetland Scientist. PE, and LLS signatures and stamps
 - c. File number P19-52 on title block

Snows Court

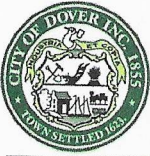
**Property Information**

Property ID 32035-A00000
Location SNOW'S CT
Owner STF DEVELOPMENT CORP
Land Use 130

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

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/18/2019
Data updated Daily



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

Office Use Only

Project #:

Date Received:

Amount Paid:

Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: STF Development Corp Telephone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820

E-Mail Address: dave@centralfallsrealty.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 32 Lot(s) # 35A

Address of Property: Snows Court

Zoning District(s) R-12 Overlay District(s) Conservation Overlay and Flood Zone

Existing Use of Property: Vacant Land

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|---|---|--|
| ☒ Conservation District | ☐ RCM Use Overlay District | ☐ I-1 District Uses |
| ☐ Groundwater Protection | ☐ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☐ Wetland Protection District | ☐ Central Business District | ☐ Heritage Residential District |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

For work within the Conservation District and construction within the flood zone.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: Shoreland Protection Permit.

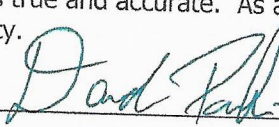
Name of Professional That Prepared Plans: Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

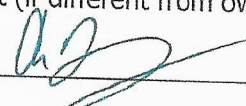
Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com

SIGNATURES

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

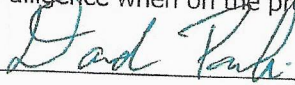
Signature of Property Owner:  Date: 6/30/2019

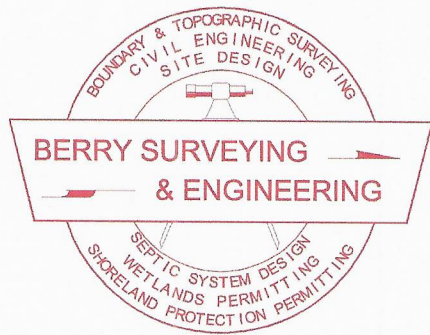
Signature of Applicant (if different from owner): _____ Date: 6/30/2019

Signature of Agent:  Date: 6/30/2019

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: 6/30/2019



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

February 17, 2020

City of Dover
288 Central Ave
Dover, NH 03820

Re: Propose Conditional Use Permit
STF Development Corporation
Snows Court
Tax Map 32, Lot 35A

Mr. Bird and the Dover Conservation Commission

On behalf of our client STF Development Corporation. Berry Surveying & Engineering (BS&E) is submitting to Planning Board to discuss a proposed conditional use permit off Snows Court.

Background and General Narrative:

STF Development Corporation owns the parcel off Snows Court, known as Tax Map 32, Lot 35A. Berry Surveying and Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Stoney Ridge Environmental was on site and delineated the wetlands, which was shown to be the edge of Cochecho River. The site is fully wooded, and gradually slopes down from Snows Court to Cochecho River.

The Proposal:

The proposal is to construct a single family home on Lot 35A. The proposed single family home will be constructed in the front northwest corner of the lot so that it is as far away from the river as possible, and situated out of the floodway.

The house will be serviced by City sewer and water, which are both located in Snows Court. All proper erosion and sediment control measures will be taken to ensure that no sediment runs outside the proposed limit of disturbance or onto Snows Court.

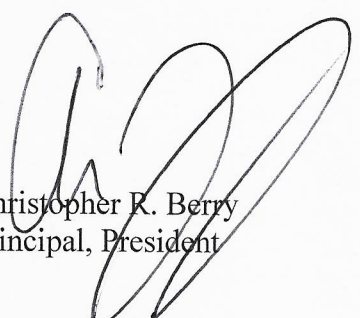
As part of review the applicant is also requesting two conditional use permits from the Planning Board. The first being disturbance within the 100' conservation district. The proposed site layout was designed so that there would be as little impact within the conservation district as

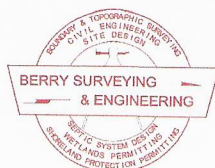
possible. By placing the house in the northwest corner of the lot, the whole driveway and roughly a third of the house will remain outside the conservation district. Most of the disturbance within the 100' conservation district will be re-vegetated after the construction process.

The second conditional use permit is to allow for construction within the flood zone. The subject parcel falls entirely within the flood zone. However, the Board should note that all proposed work will be done outside of the flood way (as denoted on the plans). The proposed single family home will be three stories. The first story will strictly be a garage with no living space or mechanicals. While the top two floors will have the living space.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

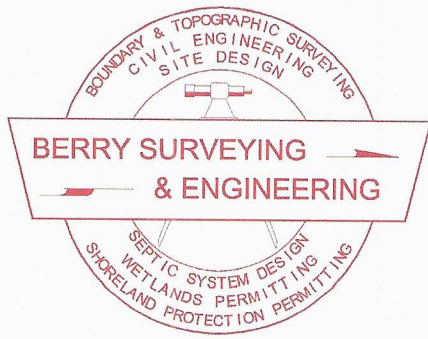
James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



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335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 17, 2020

City of Dover Planning Board
288 Central Ave
Dover, NH 03820

RE: Proposed Minor Subdivision
STF Development Corporation
Snows Court
Conditional Use Permit

Member of the Dover Conservation Commission,

Berry Surveying & Engineering (BS&E,) on behalf of STF Development Corporation, respectfully requests the City of Dover Planning Board to approve the following Conditional Use Permits:

- Disturbance within the 100' Conservation District.
- Construction within the flood zone

1. Identification of Conditional Use Permits

Regulations in the zoning ordinance do not allow for earth disturbance within the 100' conservation district. However, Section 170-27.C states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met.

2. Compliance with the following standards

- a) The APPLICANT shall demonstrate that the proposed use is essential to the productive use of land not in the district; is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas, where it is physically impossible to locate DOVER CODE P 170-101 such use on land not in the district; and economic advantage alone shall not be deemed a sufficient reason for such proposed use.

- **The Lot is currently underutilized and fully wooded. Most of the lot is within the 100' conservation district, except for the northwest corner of the lot, which is where the applicant is proposing to construct the single family home.**

By constructing the house in this location, it will allow for the lot to be reasonably developed and limit the amount of disturbance within the conservation district.

- b) A soil erosion and sedimentation control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water.
- **Included on the site plan are several best management practices (BMP's), which will be utilized to contain the sediment from the construction and protect the surrounding conservation area. Silt soxx or mulch berm will be placed at the edge of disturbance to provide a barrier from the proposed construction to the rest of the lot. The side slopes around the proposed duplex will be constructed at 4:1 to encourage increased stabilization and promote grass growth. In addition, a crushed stone drip edge will be installed around the single family home to capture the roof runoff and re-infiltrate back into the ground.**
- c) Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the Conditional Use Permit by the Planning Department.
- **As part of the lot development, the applicant will also be filing for a shoreland protection permit through NHDES. A copy of this permit will be provided to the city when acquired.**
- d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
- **The applicant presented the conditional use permit application in front of the conservation commission, where the necessary criteria regarding the buffer impacts were discussed in depth. No disturbance within 50' is proposed. All disturbed areas are proposed to be seeded & planted with native grass. Modern building and site development practices are being used to minimize impact on the 100' buffer and flood zone.**

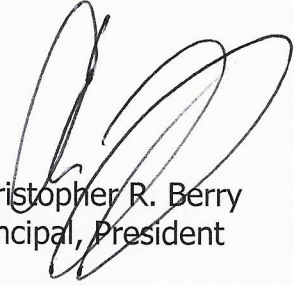


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335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

The construction of this single family home will also take place within the flood zone. As part of this design, the first level of the home will only be utilized as a drive under garage. There will no mechanicals or living space on the first floor. Although the

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

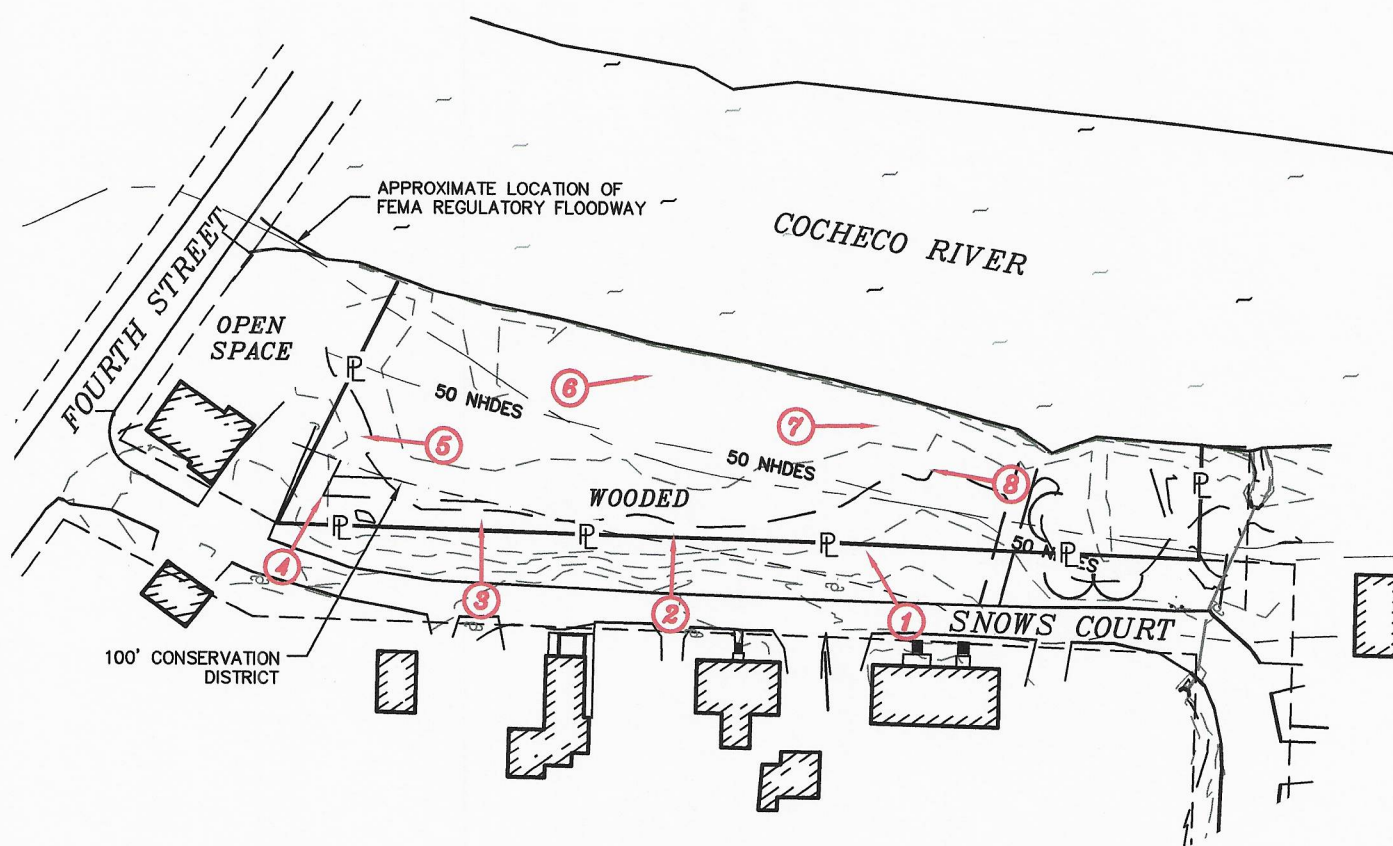
James F. Hayden
Engineering Technician



Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
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NOTES:

- 1.) OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP 32, LOT 35A
- 3.) THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF PHOTOS TAKEN
OF TAX MAP 32, LOT 35A IN DOVER, N.H.

PHOTO LOCATIONS
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

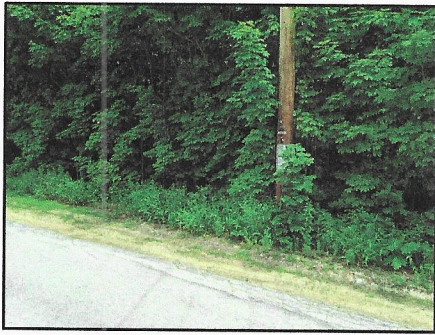
**BERRY & SURVEYING
ENGINEERING**
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.

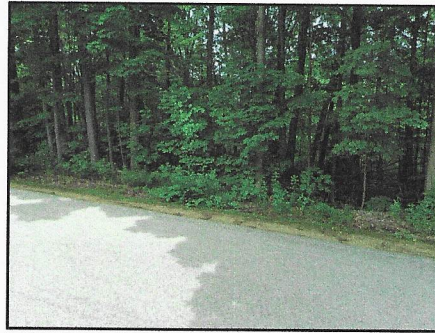
DATE : FEBRUARY 17, 2020

FILE NO. : DB 2019-013

#1



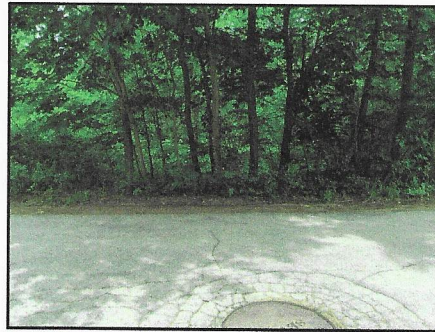
#2



#3



#4



#5



#6



#7



#8



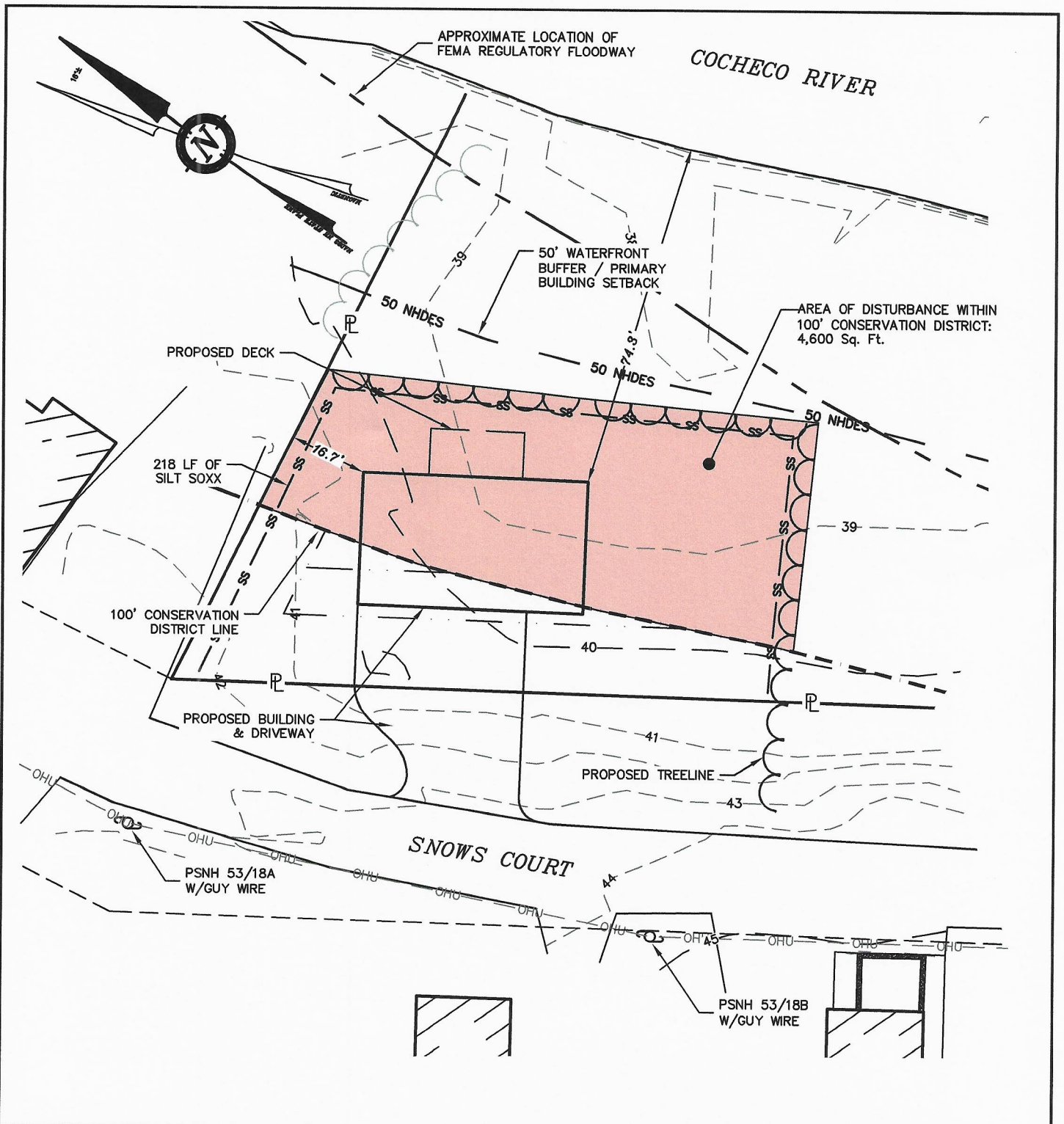
PROJECT PHOTOS
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : NONE

DATE : FEBRUARY 17, 2020

FILE NO. : DB 2019-013



100' CONSERVATION DISTRICT
IMPACT AREA
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

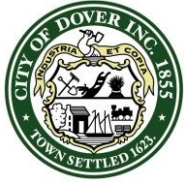
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : FEBRUARY 17, 2020

FILE NO. : DB 2019-013

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
10001-B00000	59 PROSPECT ST	KENNEDY EDWARD J & MARGARET TRUSTEES	KENNEDY EDWARD J AND MARGARET IRREV TRUS	59 PROSPECT ST	DOVER	NH	03820
10001-C00000	61 PROSPECT ST	JACQUES ARMAND P & DIXIE L TRUSTEES	JACQUES ARMAND AND DIXIE REVOCABLE LIVIN	61 PROSPECT STREET	DOVER	NH	03820
10001-D00000	63 PROSPECT ST	SHAHEEN THOMAS H		356 BENHAM RD	GROTON	CT	06340
31002-000000	63 FOURTH ST	OSTERMAN PROPANE LLC		18 SPRING ST	BRUNSWICK	ME	04011
31003-000000	60 FOURTH ST	MURPHY CAROL	O'REILLY JOHN R.	60 FOURTH STREET	DOVER	NH	03820
31003-A00000	FOURTH ST	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820-4169
32001-000000	72 FOURTH ST	LAW GERORGE JR & GLENNA TRUSTEES	LAW GEORGE JR AND GLENNA TRUSTS	72 FOURTH ST	DOVER	NH	03820
32002-000000	FOURTH ST	GEORGE EDWARD J FAMILY TRUST		151 ROBERTS RD	ROLLINSFORD	NH	03869
32003-000000	78 80 FOURTH ST	EIGHTY FOURTH STREET LLC	C/O REYNOLDS	PO BOX 396	DOVER	NH	03821
32031-000000	15 SNOW'S CT	HELLO SNOWS COURT LLC		PO BOX 504	PORTSMOUTH	NH	03801
32032-000000	11 13 SNOW'S CT	SNOW'S COURT CONDOMINIUMS	C/O WHITE CREST DEVELOPERS LLC	79 EXETER RD	NORTH HAMPTON	NH	03862-2002
32032-000001	11 SNOW'S CT	COLLINS KAREN E		11 SNOW'S CT	DOVER	NH	03820
32032-000002	13 A SNOW'S CT	MARTIN KARLA A		11-13 SNOW'S CT UNIT 13A	DOVER	NH	03820
32032-000003	13 B SNOW'S CT	RITCHINGS DOUGLAS J &	RITCHINGS ROBERTA A	13 B SNOW'S COURT	DOVER	NH	03820
32033-000000	9 SNOW'S CT	CHENEY CATHERINE ANN		9 SNOWS CT	DOVER	NH	03820
32034-000000	7 SNOW'S CT	PERKINS DOROTHY S	PERKINS DANIEL O	7 SNOW'S COURT	DOVER	NH	03820
32035-000000	68 FOURTH ST	ARRIGONI SCOTT A &	ARRIGONI ELLEN A	400 SLIGO RD	ROLLINSFORD	NH	03869-5812
32036-D00000	73 FOURTH ST	JAFFE MARTIN J &	JAFFE CAROLE	73 FOURTH ST	DOVER	NH	03820
32035-A00000	SNOW'S CT	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
		BERRY SURVEYING AND ENGINEERING	CHRISTOPHER R. BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **1st Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, October 7, 2019
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows, Abby Lyon, Robert Atwood (Secretary), Amy Kramer Perry, Jason Aube, Zach Schmidt (Alternate)

Absent (Excused): Richard Erickson

Absent (Un-excused):

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry, Catherine Cheney, Jessie Galt, Susan Galt, Rick Schnable, others

1. The meeting was convened at 5:31 PM and a roll call was done.

2. APPROVAL OF THE PRIOR MEETING MINUTES – September 9, 2019

Kramer-Perry moved to approve the September 9, 2019 minutes, Aube seconded. Vote: 3 in favor, Lyon and Atwood abstained

3. OLD BUSINESS:

- A. City of Dover Conditional Use Permit for STF Development Corp., Assessor's Map 32, Lot 35A, zoned R-12, located on Snow's Court.

Chris Berry was present to explain the proposal to construct a one family dwelling within the 100 foot Conservation District adjacent to the Cochecho River. House would be 73 feet from the river, with site grading being 61 feet from the river, with 4,600 square feet of disturbance in the Conservation District. We went from a duplex to a single family, which is allowed in this district, reduced the size of the footprint and increased the distance from the river by 4 feet. House is only 28 feet wide and is as far from the river as possible. I have a letter from Stoney Ridge Environmental stating that there are no vernal pools on site. We are proposing the same Best Management Practices and the driveway is smaller.

Kramer-Perry: How does the construction deal with flooding that will happen?

Berry: We are not in the floodway but in the floodplain. Construction is slab on grade with no habitable space below the flood elevation.

Hunt: How far from the street is the building.

Berry: The house is 17 feet from the property line but closer to 35 feet from the pavement.

Lyon: What relief would be needed to place the house closer to the street?

Bird: You could apply for a variance for a reduced front setback but there is no guarantee that a variance would be granted. Have to meet five criteria.

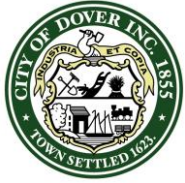
Fellows: We are being asked to bend the environmental rules but a variance is an option. We should be protecting the environment first.

Hunt: Could this lot be subdivided in the future?

Berry: Technically it could be but it would be very difficult to get another CUP for a second house.

Hunt: What would your options be if the CUP is not granted?

Berry: Frankly it would be superior court since the City would have taken any viable use of the lot that has been taxed as a building lot for years and the lot existed prior to the ordinance being put in place.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **1st Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, October 7, 2019
Meeting Time: 5:30 pm

Bird: Zoning puts restrictions in place on land but there are relief valves put in place to make sure there is not a taking of the owner's property rights. In this case you have the CUP for relief from the Conservation District setback requirements and you have a variance for relief from the front setback requirement.

Hunt: I will now let the abutters speak and ask that you speak just once.

Catherine Cheney: I live right across the street. Developer told me that the lot wasn't developable and would be used for TDR. Deck is the same size as before. Flooding goes to Snows Court. The lot could be subdivided in the future as you can't predict that. Not much has changed since last month. Vernal pools appear in April, but there study was done in February. I have a handout that has been updated. They need to do the study in the spring.

Lyon: Does the City have special protections for vernal pools?

Bird: They are protected as part of the wetlands ordinance, but there is no special protection.

Cheney: The site slopes back up as you go towards the river. There was no flood this year so the on-site water is from snow melt. The consultants are being paid by the developer so you need an independent study.

Berry: There are primary indicators for vernal pools which can be found at any time of year. There are no jurisdictional wetlands so how can there be vernal pools.

Fellows: The developer is not building a home to live here, he is going to sell or rent it.

Aube: Could the grading around the house be adjusted to reduce the footprint of disturbance?

Berry: We could look at that.

Fellows: I am at the same place as last week. Is this the least impacting plan? We are being asked to make accommodations. Planning Board can do as they see fit.

Aube: They are leaving a significant tree buffer between the house and the river and placing the house in the only place possible.

Aube made a motion to recommend the project as presented provided that a vernal pool study be conducted by a certified wetland scientist and if a vernal pool is present, the project be redesigned to minimize the impacts as much as practical and that a vegetative buffer be maintained in perpetuity around the vernal pool to the greatest extent possible, Lyon seconded. Vote: 4 in favor, 2 opposed (Fellows and Kramer-Perry) and 1 abstention (Schmidt)

4. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for 46 Venture Drive Properties, LLC (Owner: Hussey Manufacturing Technology, LLC), Assessor's Map D, Lot 11-2, zoned I-4, located at 46 Venture Drive.

No one was present for the applicant so no action was taken.

- B. Preliminary Discussion with Berry Surveying & Engineering on a City of Dover Conditional Use Permit and a NHDES Expedited Wetland Permit for DRVP Developers., LLC, Assessor's Map 14, Lot 10-G, zoned R-12, located at 40A Cataract Avenue.

Bird: This project has not been to the Technical Review Committee yet so no vote will be taken tonight.



December 18, 2019

Christopher Berry
Berry Surveying & Engineering
Barrington, NH

**Re: Snows Court
 Tax Map 32 - Block 35 - Lot A
 Dover, New Hampshire**

Dear Chris:

On February 6, 2019, Stoney Ridge Environmental (SRE) completed a wetland delineation on the project site referenced above. The following standards were utilized to identify the New Hampshire Department of Environmental Services (NHDES) Jurisdictional Wetlands on site:

- 1) United States Department of Agriculture, Natural Resources Conservation Service. 2016. *Field Indicators of Hydric Soils in the United States*, Version 8.0. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
- 2) New England Hydric Soils Technical Committee. 2019 Version 4, *Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA.
- 3) *North American Digital Flora: National Wetland Plant List, version 3.3* (http://wetland_plants.usace.army.mil). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chapen Hill.
- 4) *State of New Hampshire 2016 Wetland Plant List*. Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List: 2016 wetland ratings*. Phytoneuron 2016-30:1-17.
- 5) *Corps of Engineers Wetlands Delineation Manual*. January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*. January 2012, version 2. U.S. Army Corps of Engineers. Environmental Laboratory ERDC/EL TR-12-1.
- 7) *Classification of Wetlands and Deepwater Habitats of the United States*. December 1979. L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.

At the time of this delineation, the ground was almost completely bare. SRE easily was able to look at the soils and look for any hydrological indicators both surficial and in the soils. The site is wooded and the trees are easily identifiable as were any woody shrubs and ground cover. Our initial delineation found no jurisdictional wetlands on this site.

This conclusion was based on using the 3 criteria for delineation as outlined above. The dominant vegetation on site was red oak, white pine, white ash, black cherry and red maple. All these species are considered upland tree species. There are limited shrub species on site but SRE did observe barberry and some shrub sized eastern hemlock along with some oriental bittersweet, a vine species. Sensitive fern was present on site in some areas but was not dominant. The soils on site are sandy outwash soils and consist of both Windsor loamy sand and Deerfield loamy sand. These soils consist of sands and coarse sands and infiltrate water very quickly. Soil auger holes found no redoximorphic features in most areas on site and some high chroma redoximorphic features at 28 to 30 inches below the surface in the lowest topographic areas on site. Based on this soil data, these soils range from Excessively Drained to Moderately Well Drained. There are no hydric soils on site, neither poorly drained or very poorly drained soils are present.



This is a view of the site showing the generally flat, gently sloping topography lacking closed depressions and ponded water in February of 2019.



Soils on site are sandy and coarse sandy soils that infiltrate water very effectively. These coarse textures are very easily viewed in these photos taken December 13, 2019.



SRE visited the site again on December 13, 2019 to re-verify the original wetland delineation. Cynthia M. Balcius CWS, CSS & CPESC transected the site recording vegetation data, soil auger holes and hydrological data. SRE again found no hydrological indicators. No flow patterns, water stained leaves, water marks, nor did SRE document any water in any of the soil holes. November and December have been very rainy months and hydrology has been easily discernible and observable on all of the sites throughout New Hampshire that SRE has conducted field work on. If there was hydrology present it would be easily observable in current conditions. We again documented both sandy soils with no redoximorphic features and some soils with a seasonal high water table of 27 inches or deeper classified as Moderately Well Drained Soils. Vegetation on site was verified as being dominated by upland species as well.



Another view of the site illustrating the lack of hydrological indicators and wetland plant species.

Conclusions:

This site does not contain any jurisdictional wetlands or vernal pools. If there are any ponded water areas during heavy rain events or flooding, the water is not present long enough to create hydric soils or support wetland vegetation. Ponding of water during snow melt and rain events on frozen soils is a common occurrence, but in order to be considered pertinent, this needs to occur during the growing season. This temporary condition is usually for a short duration and outside of the growing season.

This same concept is also true for vernal pools. Water must be present long enough into the breeding season for vernal pool organisms to complete their life cycle. This life cycle runs approximately 6 to 8 weeks in the growing season and these ponded locations would exhibit hydrological indicators and hydric soils. None of these indicators have been observed on site. SRE notes that the soils on site are probably too coarse to hold water for a long enough time period in the right season to sustain any of the necessary indicator species. Ponding water in the winter does not create the conditions necessary for a vernal pool either. Again the water needs to be there long enough during the vernal pool species breeding season which usually parallels most of the early growing season Late-April to early June for vernal pool indicator species.

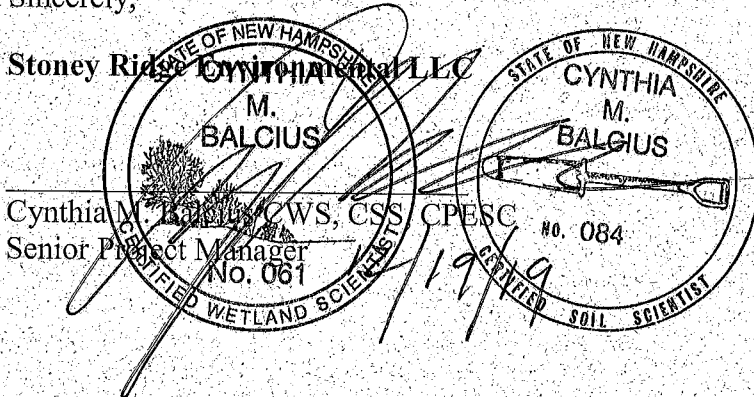
Given the location of the river, and this section above the dam, flooding may occur at this site, but seemingly would be largely dam controlled. If and when flooding occurs, the waters are not there long enough to influence and develop any wetland characteristics as noted above.

If you have any additional questions about our site work and observations please feel free to contact me with any questions at 603-776-5825.

Sincerely,

Stoney Ridge Environmental LLC

Cynthia M. Balcius, CWS, CSS, CPESC
Senior Project Manager



SHEET 1 ~ NEIGHBORHOOD PLAN
SHEET 2 ~ EXISTING CONDITIONS PLAN
SHEET 3 ~ SITE PLAN
SHEET 4 ~ GRADING PLAN
SHEET 5 ~ E101—SEDIMENT & EROSION DETAILS
SHEET 6 ~ E102—SEDIMENT & EROSION DETAILS
SHEET 7 ~ C101—CONSTRUCTION DETAILS

OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

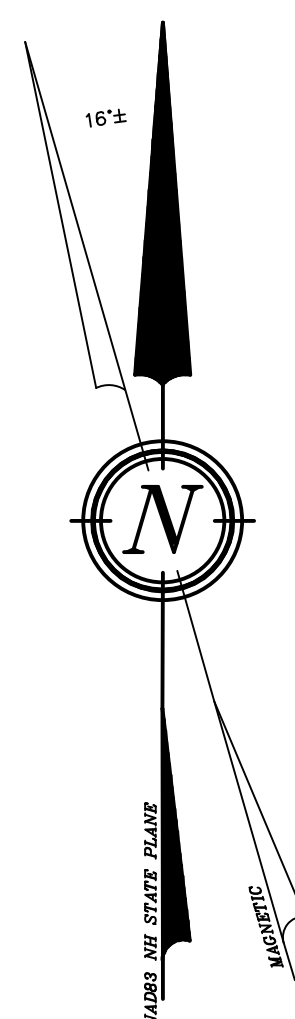
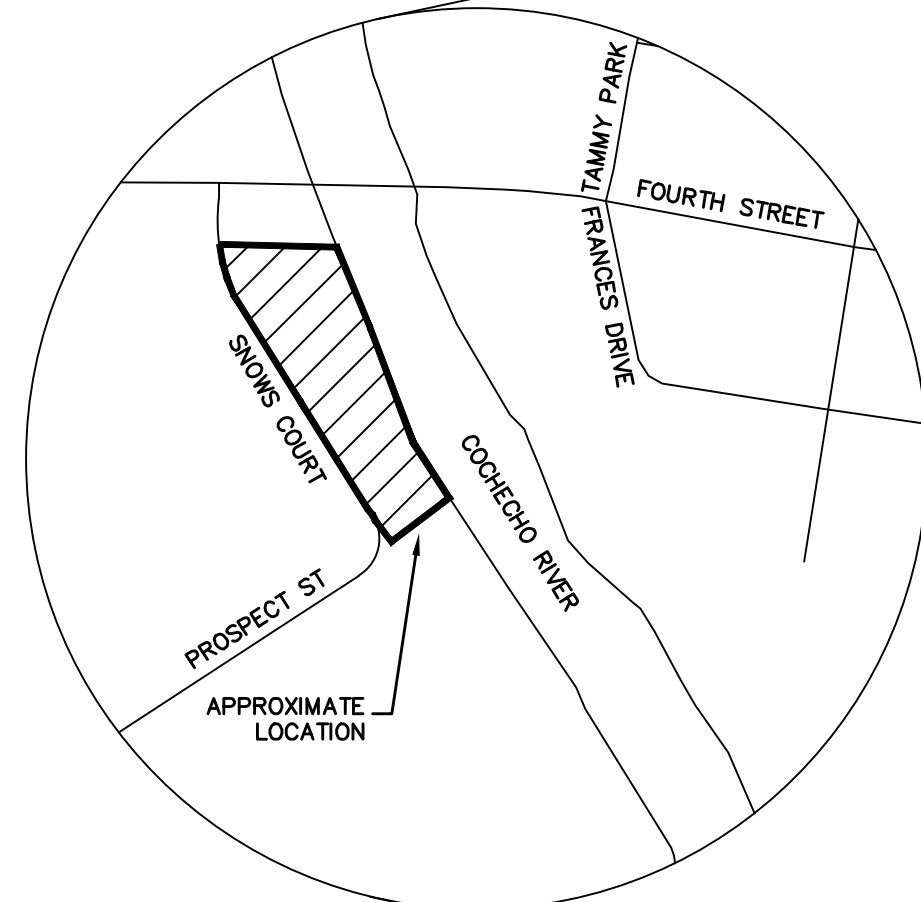
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

APPLICANT: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820

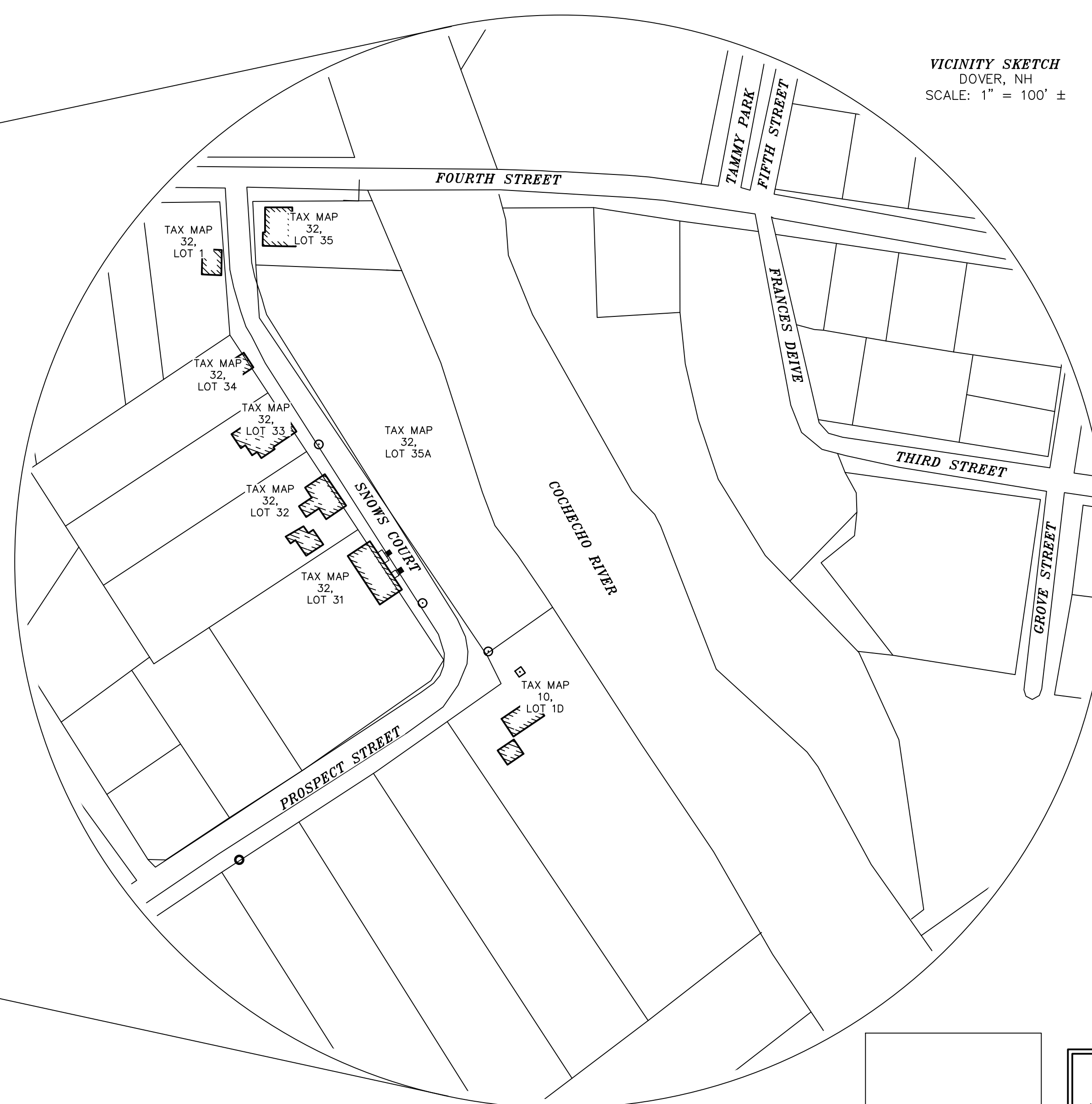
ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PROSPECT MOUNTAIN ROAD
ALTON, NH 03809
(603) 776-5825

LOCATION PLAN
DOVER, NH
NOT TO SCALE



VICINITY SKETCH
DOVER, NH
SCALE: 1" = 100' ±

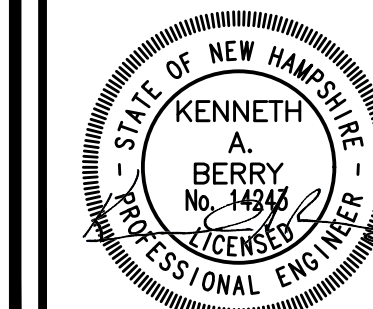
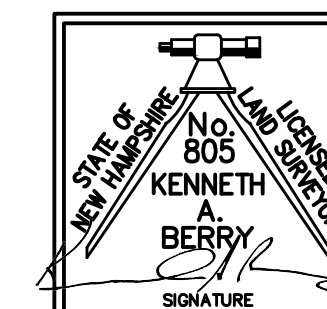


1.) NHDES SHORELAND IMPACT PERMIT

1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.

- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF DOVER.

APPROVED DOVER



CONDITIONAL USE PERMIT
LAND OF
HIST DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

BARRINGTON, NH 03825
SCALE : AS SHOWN

SCALE : AS SHOWN

DATE : JUNE 14, 2019

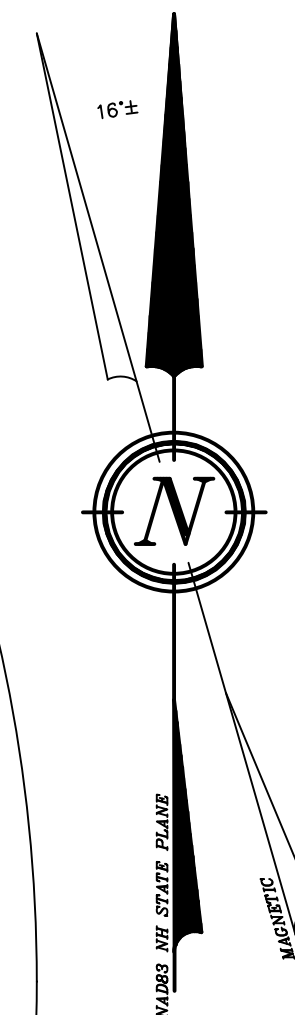
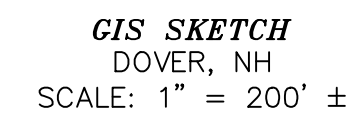
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013

DESCRIPTION

DATE _____

REVISION

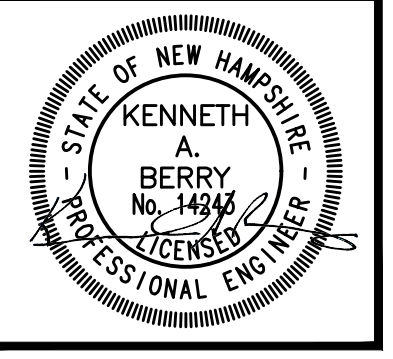
E.O.P.	EDGE OF PAVEMENT
BITUM.	BITUMINOUS
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
HDPE	HIGH DENSITY POLYETHYLENE
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
L.D.	LINEAR FOOT
F.F.	FINISHED FLOOR
FND	FOUND
T.B.R.	TO BE REMOVED
P.L.	PROPERTY LINE
T.B.M.	TEMPORARY BENCHMARK
'/,	FEET / FEET



REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

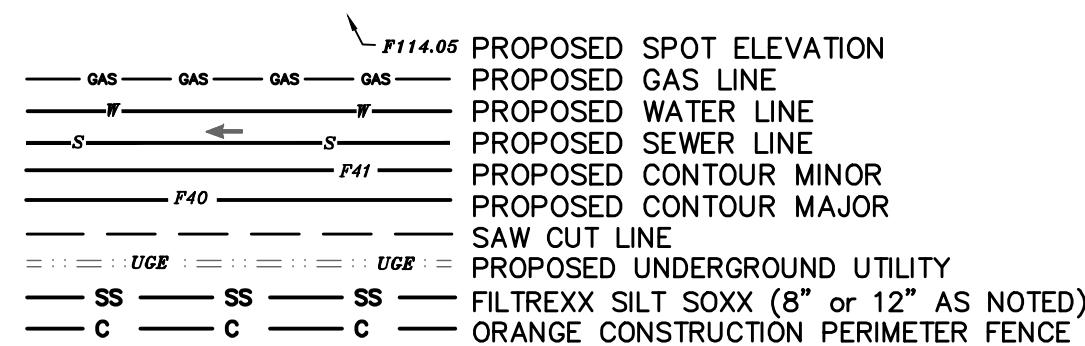
BERRY & SURVEYING ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : AS SHOWN
 DATE : JUNE 14, 2019
 FILE NO. : DB 2019 - 013



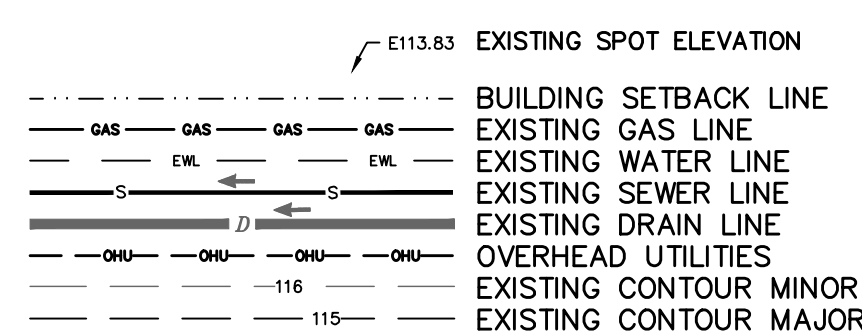
SHEET 1 OF 7

 IRON BOUND (FND)
 TEMPORARY BENCHMARK

 CURB STOP
 GATE VALVE
 GAS VALVE
 SHEET DETAIL



- IRON BOUND (FND)
- REBAR (FND)
- RAILROAD SPIKE (FND)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- TREE



N/Y EDWARD J. KENNEDY AND MARGARET M. KENNEDY REVOCAABLE TRUST
KENNEDY, EDWARD J. & MARGARET M. TRUSTEES
19 PROSPECT STREET
DOVER, NH 03820
S.C.R.D. BOOK 107, LOT 1B
S.C.R.D. BOOK 3657, PAGE 75

N/Y ARMOND P. JACQUES AND DIXIE L. JACQUES
REVOCAABLE LIVING TRUST
JACQUES, ARMOND P. & DIXIE L. TRUSTEES
11 PROSPECT STREET
DOVER, NH 03820
S.C.R.D. BOOK 4037, LOT 1C
S.C.R.D. BOOK 4037, PAGE 643

N/Y SHAHEEN, THOMAS
536 BENHAM ROAD
GROTON, CT 06340
S.C.R.D. BOOK 107, LOT 1D
S.C.R.D. BOOK 2042, PAGE 177

N/Y OSTERMAN PROPANE, LLC
8 SPRING STREET
BRUNSWICK, ME 04011
S.C.R.D. BOOK 39, LOT 2
S.C.R.D. BOOK 4030, PAGE 524

N/Y O'REILLY, JOHN R. & MURPHY CAROL
60 FOURTH STREET
DOVER, NH 03820
S.C.R.D. BOOK 39, LOT 8
S.C.R.D. BOOK 1099, PAGE 615

N/Y CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 39, LOT 8A
S.C.R.D. BOOK 1714, PAGE 396

N/F GEORGE LAW TRUST & GLENA LAW TRUST
72 FOURTH STREET
DOVER, NH 03820
TAX MAP 32, LOT 1
S.C.R.D. BOOK 3376, PAGE 652

N/F EDWARD J. GEORGE FAMILY
GEORGE, CHARLES E., SILVA, DE
TRUSTEES
151 ROBERTS ROAD
ROLLINSFORD, NH 03869
TAX MAP 32, LOT 2
S.C.R.D. BOOK 1675, PAGE 756

N/F EIGHTY FOURTH STREET, LL
C/O REYNOLDS
PO BOX 396
DOVER, NH 03821
TAX MAP 32, LOT 3
S.C.R.D. BOOK 4269, PAGE 485

N/F HELLO SNOWS COURT, LLC
PO BOX 504
DOVER, NH 03821
TAX MAP 32, LOT 31
S.C.R.D. BOOK 4589, PAGE 706

N/F SNOWS COURT CONDOMINIUMS
C/O WHITE CREST DEVELOPERS, LLC
79 EXETER ROAD
NORTH HAMPTON, NH 03862-2002
TAX MAP 32, LOT 32
S.C.R.D. BOOK 3341, PAGE 456

N/F CHENEY, CATHERINE ANN
9 SNOWS COURT
DOVER, NH 03820
TAX MAP 32, LOT 33
S.C.R.D. BOOK 2372, PAGE 731

N/F PERKINS, DOROTHY & DANIEL
7 SNOWS COURT
DOVER, NH 03820
TAX MAP 32, LOT 34

N/F ARRIGONI, SCOTT A. & ELLEN A.
400 SLUG ROAD
ROLLINSFORD, NH 03869
TAX MAP 32, LOT 35
S.C.R.D. BOOK 3689, PAGE 609

N/F JAFFE, MARTIN J. & CAROLE
73 FOURTH STREET
DOVER, NH 03820
TAX MAP 32, LOT 36D
S.C.R.D. BOOK 4154, PAGE 840

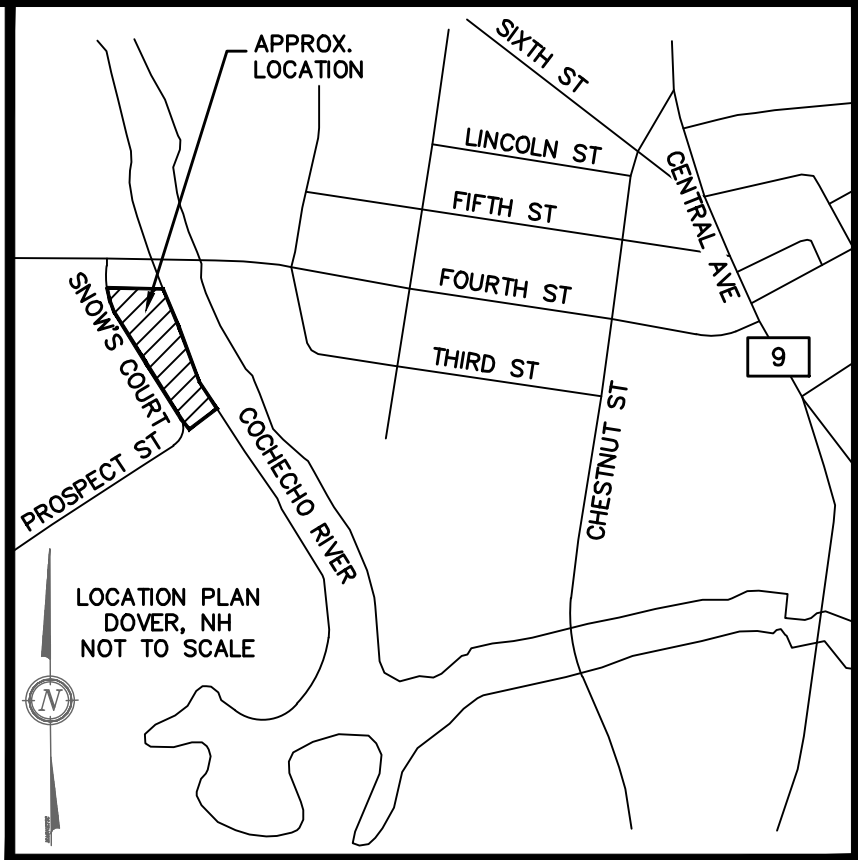
JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JANUARY, 2019, UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010, L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3.1, APRIL 2004, NEWPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND-PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014, THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS, PHYTOECONOMY 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION, JANUARY 2012, VERSION 2, U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979, L. COWARDIN, V. CARTER, F. COLEY, AND E. LAROE, US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/31.

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

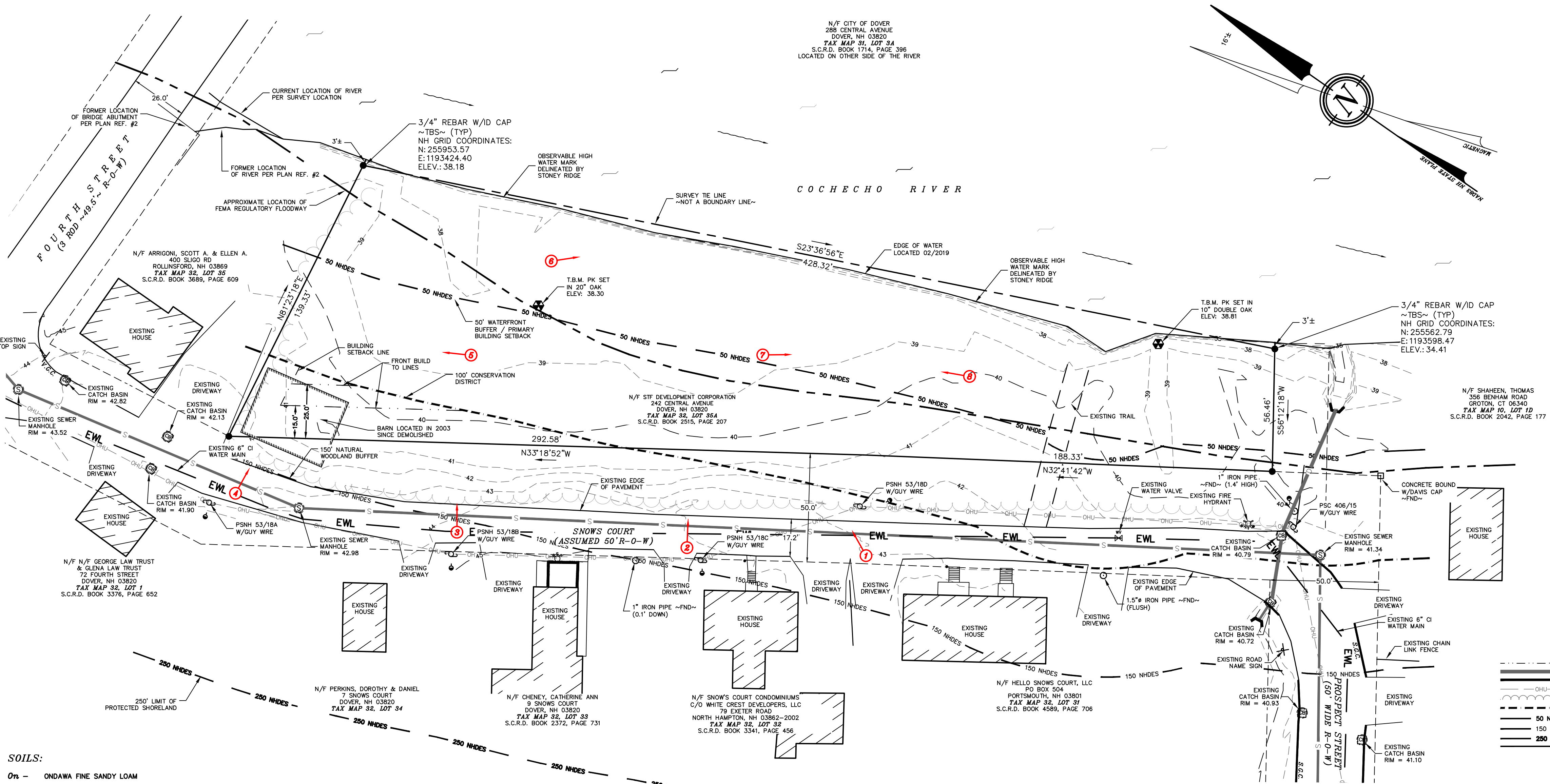
PLAN REFERENCES:

- 1.) "WHITE ENTERPRISES INC. PLAN OF LOTS, PROSPECT ST., DOVER NEW HAMPSHIRE"
BY: GL DAVIS & ASSOCIATES
DATED: APRIL, 1968
S.C.R.D. PLAN #9A, POCKET #9, FOLDER #2
- 2.) "PLAN OF LAND OF LEWIS & SARAH BROWN, EASTERLY SIDE OF SNOWS COURT, DOVER, N.H."
BY: G.A. CRAWFORD
DATED: APRIL 27, 1955
S.C.R.D. PLAN #55, POCKET #3, FOLDER #1
- 3.) "PLAN OF LAND, GERARD R. COTE, DOVER, N.H."
BY: GL DAVIS & ASSOCIATES
S.C.R.D. PLAN #55, POCKET #2, FOLDER #15
- 4.) "SNOWS COURT CONDOMINIUMS"
BY: T.D. BROUILLETTE LAND SURVEYORS
DATED: NOVEMBER 19, 2006
S.C.R.D. PLAN #88-61



NOTES:

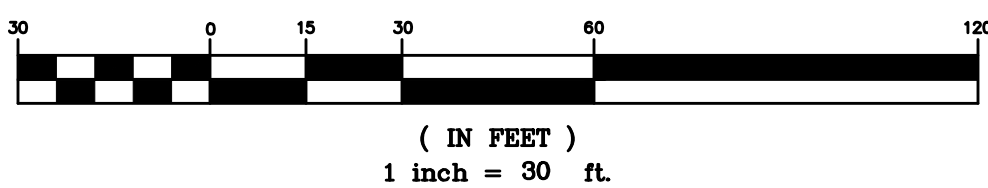
- 1.) OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820
- 1A.) APPLICANT: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP 32, LOT 35A
- 3.) LOT AREA: 40,592 Sq. Ft., 0.92 Ac.
- 4.) S.C.R.D. BOOK 2515, PAGE 207
- 5.) ZONING: (R-12) MEDIUM DENSITY RESIDENTIAL DISTRICT
MINIMUM FRONTAGE ~ 100'
MINIMUM LOT SIZE ~ 12,000 Sq. Ft.
FRONT BUILD-TO LINE ~ 15'-25'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 15'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP #330170310E, DATED: SEPTEMBER 30, 2015
- 7.) THE FEMA FLOOD ZONE IS AT ELEVATION 46.4', LOCATED ACROSS THE STREET.
- 8.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 21,612.70.
- 10.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 32, LOT 35A AS OF THE DATE OF THIS PLAN.
- 11.) THE EXISTING LOT COVERAGE IS 0.00 Sq. Ft.
- 12.) THE EXISTING IMPERVIOUS LOT COVERAGE IS 0.00 Sq. Ft.



SOILS:

On - ONDARA FINE SANDY LOAM
SEE WEBSOIL USDA-NRCS

GRAPHIC SCALE



LEGEND:

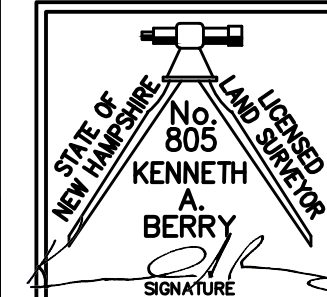
- IRON PIPE ~FND~
- CONCRETE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- ⊙ SEWER MANHOLE W/ STRUCTURE
- ⊞ CATCH BASIN W/ STRUCTURE
- ① PHOTO POINT
- BUILDING SETBACK LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVER HEAD UTILITIES
- EXISTING TREELINE
- 100' CONSERVATION DISTRICT
- 50' PRIMARY BUILDING SETBACK LINE (NHDES)
- 150' NATURAL WOODLAND BUFFER LINE (NHDES)
- 250' SHORELINE ZONE LINE (NHDES)
- FEMA FLOODWAY LINE

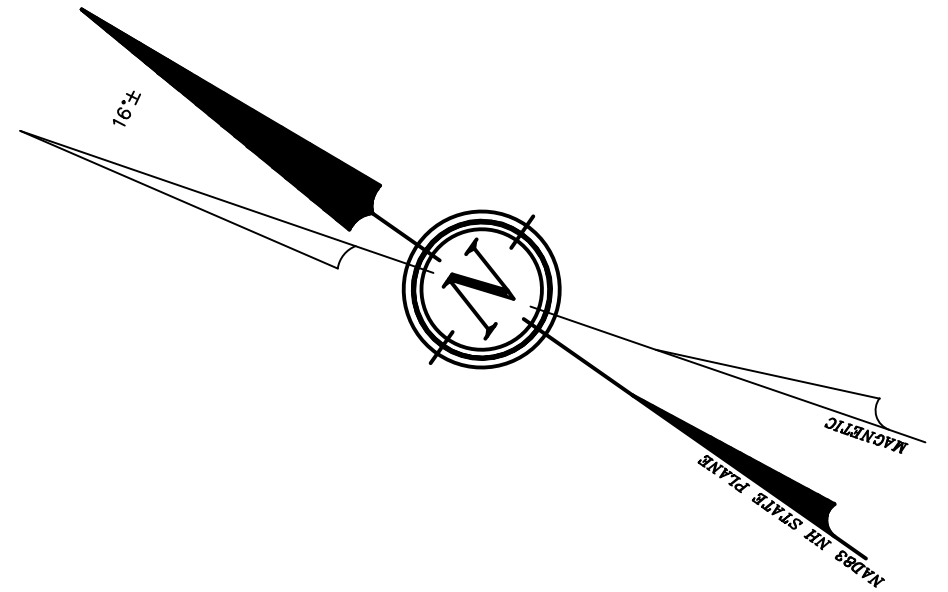
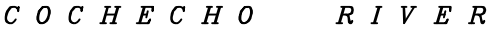
CONCRETE HEADWALL OR RETAINING WALL
FND
TYP
S.C.R.D.

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

EXISTING CONDITIONS PLAN
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013





REVISION	DATE	DESCRIPTION

SITE PLAN
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

NOTES:

- 1.) OWNER: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820
- 1A.) APPLICANT: STF DEVELOPMENT CORPORATION
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP 32, LOT 35A
- 3.) LOT AREA: 40,592 Sq. Ft., 0.92 Ac.
- 4.) S.C.R.D. BOOK 2515, PAGE 207
- 5.) ZONING: (R-12) MEDIUM DENSITY RESIDENTIAL DISTRICT
MINIMUM FRONTAGE ~ 100'
MINIMUM LOT SIZE ~ 12,000 Sq. Ft.
FRONT BUILD TO LINE ~ 15'-25'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 30'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015 FLOOD ELEVATION IS 46.40.
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 21,612.70.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN ELEMENTS FOR THE PROPOSED SINGLE FAMILY HOME.
- 10.) WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE.

NOTES CONT.:

- 11.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 12.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- 13.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 14.) APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 15.) 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.
- 16.) THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- 17.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 18.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
SHORELAND PROTECTION PERMIT: (PENDING)
- 19.) THIS PLAN PROPOSES 8,000 SQ. FT. OF DISTURBANCE.
- 20.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- 21.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.
- 22.) AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A PROFESSIONAL ENGINEER OR P.E. DIGITAL FILES SHALL BE CROSS-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET. AS BUILT PLANS OF SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN A PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ERSI FORMAT TO THE CITY OF DOVER.

NOTES CONT.:

- 23.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 24.) THE PROPOSED USE FOR THE SITE IS A DUPLEX.
- 25.) CONDITIONAL USE PERMITS REQUIRED BY THE PLANNING BOARD:
CONSTRUCTION WITHIN THE 100' CONSERVATION DISTRICT: (PENDING)
CONSTRUCTION WITHIN THE FEMA FLOOD ZONE: (PENDING)
- 26.) THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9 AM-4PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
- 27.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
- 28.) EXISTING BUILDING IMPERVIOUS AREA: 0 Sq. Ft. (0%)
EXISTING PAVED IMPERVIOUS AREA: 0 Sq. Ft. (0%)
PROPOSED BUILDING IMPERVIOUS AREA: 1,344 Sq. Ft. (3.3%)
PROPOSED DECK AREA: 200 Sq. Ft. (0.5%)
PROPOSED PAVED IMPERVIOUS AREA: 836 Sq. Ft. (2.0%)
TOTAL PROPOSED IMPERVIOUS COVER IS 2,380 Sq. Ft. (5.8%)
- 29.) THE APPLICANT IS ALLOWED ONE UNIT BY RIGHT AND IS PURCHASING THE SECOND UNIT THROUGH TDR.
- 30.) THE LIMITS OF DISTURBANCE THAT ARE WITHIN THE CONSERVATION DISTRICT SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
- 31.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
- 32.) SOLID WASTE DISPOSAL IS PROPOSED AS CURB SIDE PICKUP.
- 33.) BUFFER PLACARDS WILL BE INSTALLED ALONG THE 50' BUFFER.
- 34.) THIS PLAN REQUESTS RELIEF FROM TDR FOR UNIT COUNT AND MINIMUM LOT SIZE: PENDING

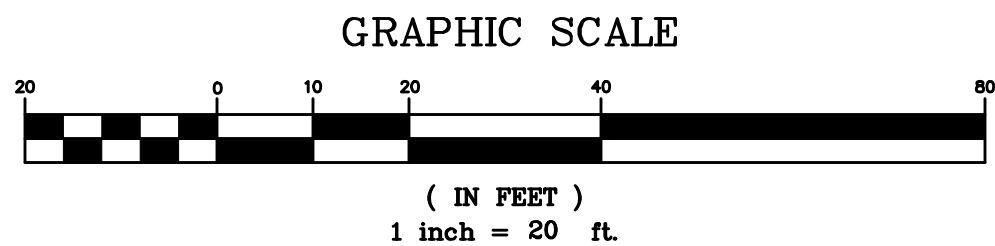
EROSION AND SEDIMENT CONTROL NOTES:

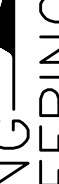
- 1.) SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL, WITHIN THE RAIN GARDENS.
- 2.) PER EPA CGP 2.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THIS PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THE STORMWATER VIOLATIONS DO NOT OCCUR.
- 3.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- 4.) ALL E&SC BEST MANAGEMENT PRACTICES (BMP'S) SUCH AS CONSTRUCTION ENTRANCE, INLET PROTECTION AND PERIMETER CONTROL SHALL BE IN PLACE PRIOR TO AND CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO MAINTAIN BMP'S UNTIL THE CONSTRUCTION PROCESS IS COMPLETE.

CONDITIONAL USE PERMIT
DISTURBANCE WITHIN THE 100' CONSERVATION DISTRICT: PENDING
CONSTRUCTION WITHIN THE FLOOD ZONE: PENDING

<u>PROPOSED IMPERVIOUS AREAS</u>
AREA BETWEEN 50' & 150' BUFFER: 10,875 Sq.Ft.
AREA BETWEEN 50' & 150' BUFFER (UNALTERED): 2,894 Sq.Ft.
PROPOSED BUILDINGS: 1,344 Sq.Ft. 3.3%
DECK: 200 Sq.Ft. 0.5%
DRIVEWAY: 836 Sq.Ft. 2.0%
TOTAL: 2,380 Sq.Ft. 5.8%

AREAS ARE CALCULATED USING THE AREA WITHIN 250' (40,492 Sq. Ft.)
4,600 Sq. Ft. OF UNALTERED AREA WITHIN THE 150' IS REQUIRED, 10,847 Sq. Ft. IS PROVIDED.



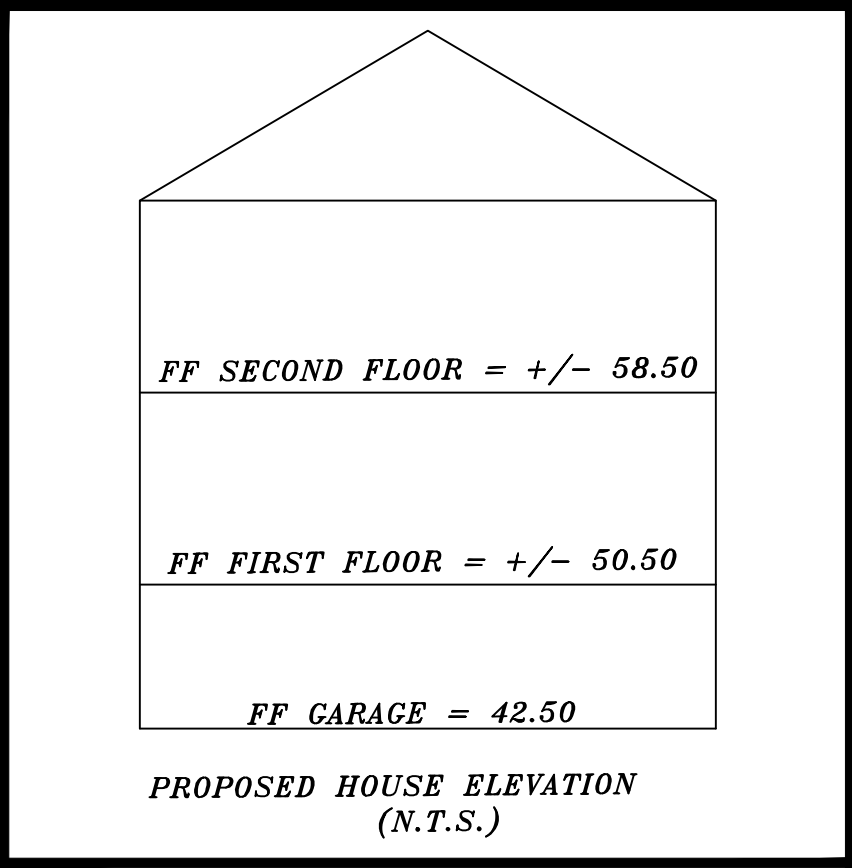


BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : JUNE 14, 2019

FILE NO. : DB 2019 - 013

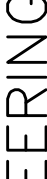


REVISION	DATE	DESCRIPTION

GRADING PLAN

LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.

TAX MAP 32, LOT 35A


 BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : JUNE 14, 2019

E12

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

NOTE: THIS 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.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/	DROUGHT	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP GUTS AND FILLS, BORDO AND DISPOSAL AREAS	A B C D	FAIR POOR GOOD EXCELLENT	GOOD GOOD GOOD FAIR	GOOD GOOD EXCELLENT POOR	FAIR FAIR EXCELLENT POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A C D	GOOD GOOD EXCELLENT	GOOD GOOD EXCELLENT	GOOD EXCELLENT EXCELLENT	FAIR FAIR EXCELLENT
LIGHTLY USED PARKING LOTS, OOD AREAS, UNUSED LANES, AND LOW INTENSITY USE RECREATION SITES.	A C D	GOOD GOOD EXCELLENT	GOOD FAIR EXCELLENT	GOOD GOOD EXCELLENT	POOR EXCELLENT FAIR
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-34.

2/ POORLY DRAINED AREAS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING RATES

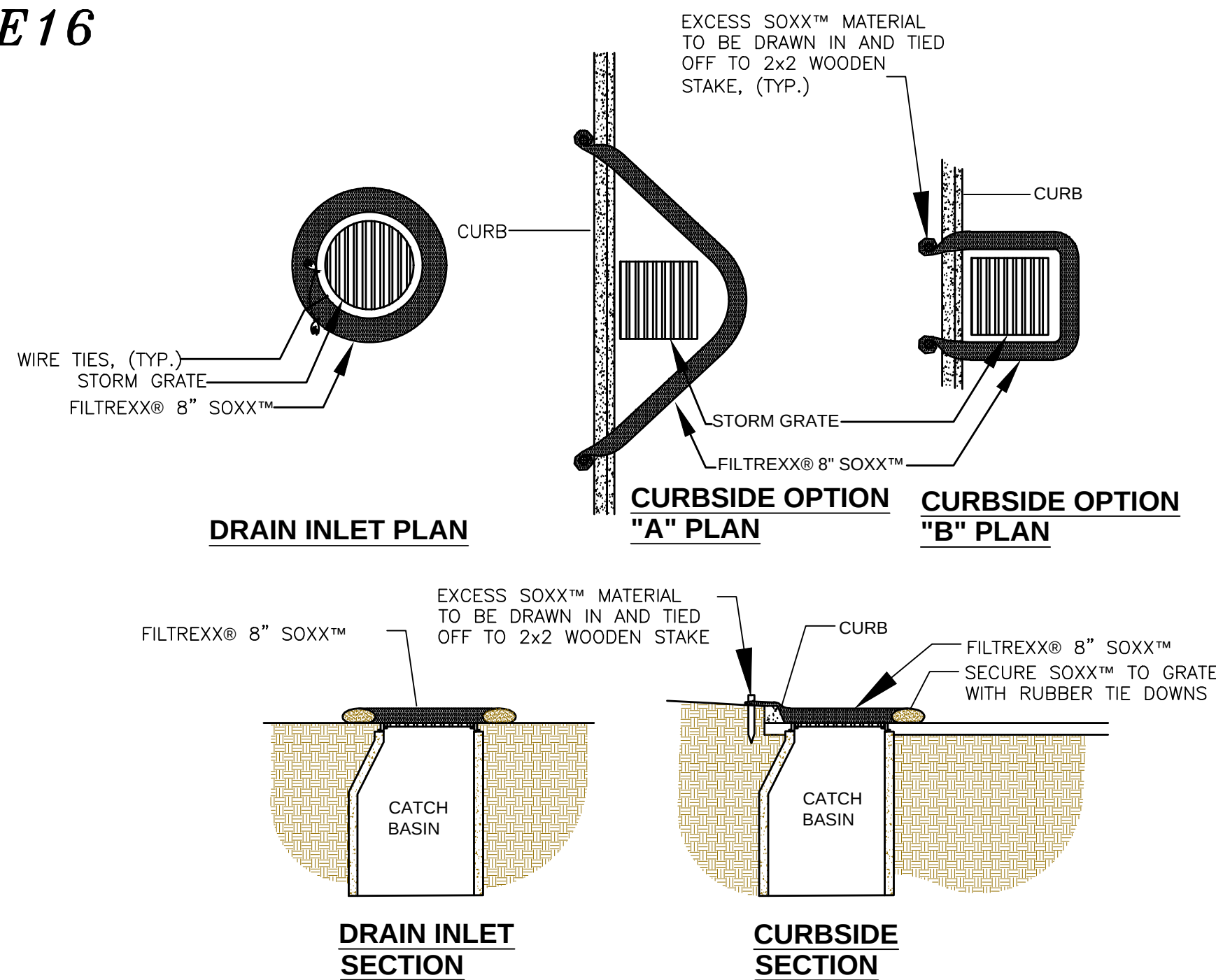
MIXTURE	POUNDS PER ACRE	1,000 PER ACRE, Sq. Ft.
A. TALL FESCUE	20	0.45
CRACKING RED FESCUE	20	0.45
RED TOP	40	0.65
	42	0.65
B. TALL FESCUE	15	0.35
CRACKING RED FESCUE	10	0.25
GRASSHOPPER HIGH	15	0.35
OR PRA	30	0.75
FLAT PRA	40	0.85
TOTAL	40 OR 50	1.35
C. CRACKING RED FESCUE	24	0.55
CRACKING RED FESCUE	24	0.55
BIRDS FOOT TREFOIL	48	REMOVED
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PRA	30	0.75
TOTAL	50	1.20
E. CRACKING RED FESCUE 1/2	50	1.15
KENTUCKY BLUEGRASS 1/2	100	2.30
TOTAL	150	3.60

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
TALL FESCUE (24%)	15	0.35
CREeping RED FESCUE (24%)	15	0.35
ANNUAL RYEGRASS (8.5%)	5	0.12
PERENNIAL RYEGRASS (8.5%)	5	0.12
KENTUCKY BLUEGRASS (24%)	15	0.35
WHITE CLOVER (11%)	7	0.16

1. GRADING AND SHAPING
 - A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING
 - AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE.
 - LOW PHOSPHORUS AND NITROGEN SEEDING USES SHALL BE IMPLEMENTED PER THE NHDES SHORELAND REGULATIONS.

- B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SHOULD WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- C. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWNTHORN, BIRDFOOT TREFOIL, AND FLATLEAF) MUST BE SEEDING WITH THEIR SPECIFIC INOCULANT.
- D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
 - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WOOD GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAGE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - C. IN WATERWAYS, BANKS, OR SLOPES WHERE UNIFORM GROWTH CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
6. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E 16



NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX INLET PROTECTION

NOT TO SCALE

E13 CONSTRUCTION SEQUENCE:

- 1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- 2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- 3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.
- 4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- 5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- 6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY
- 7.) START BUILDING CONSTRUCTION
- 8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALLDISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- 9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDD OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
- 10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWMP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED PROFESSIONAL SEDIMENT AND STORM WATER INSPECTOR (C2SSW), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
- 12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- 14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- 15.) FINISH PAVING ALL ROADWAYS.

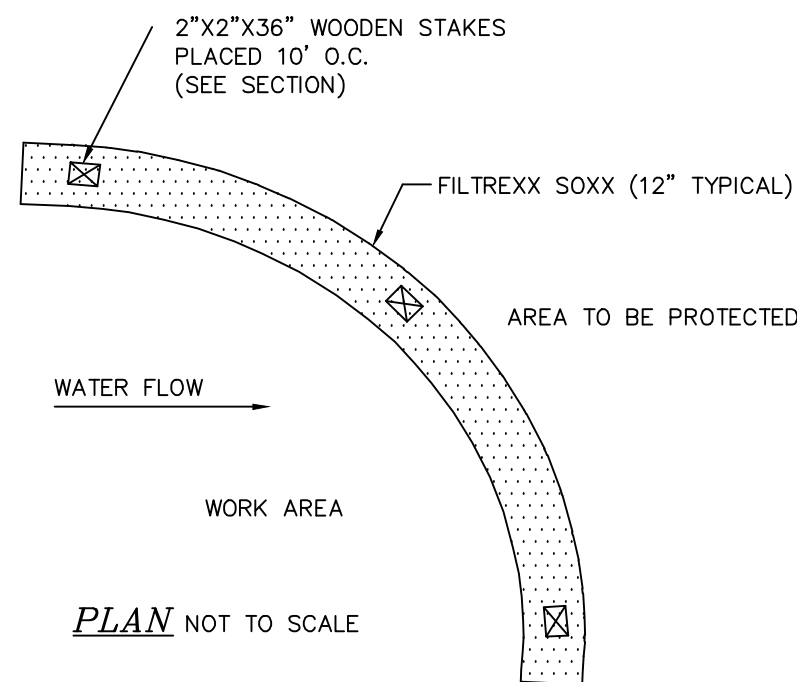
NOTE: CITY OF DOVER'S "CONSTRUCTION GUIDELINES, PERMITS, RULES AND REGULATIONS" ARE A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (D-CGPRR)

E14

WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCERLOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR "JUTE MATTING" SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING, THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS. APPROPRIATELY SPACED STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE ARGES STONE SIZE SHALL BE 2" TO 3". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED WITH 100% FESCUE SEED AT A RATE OF 100 LBS PER ACRE. THE STOCKPILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

E 15

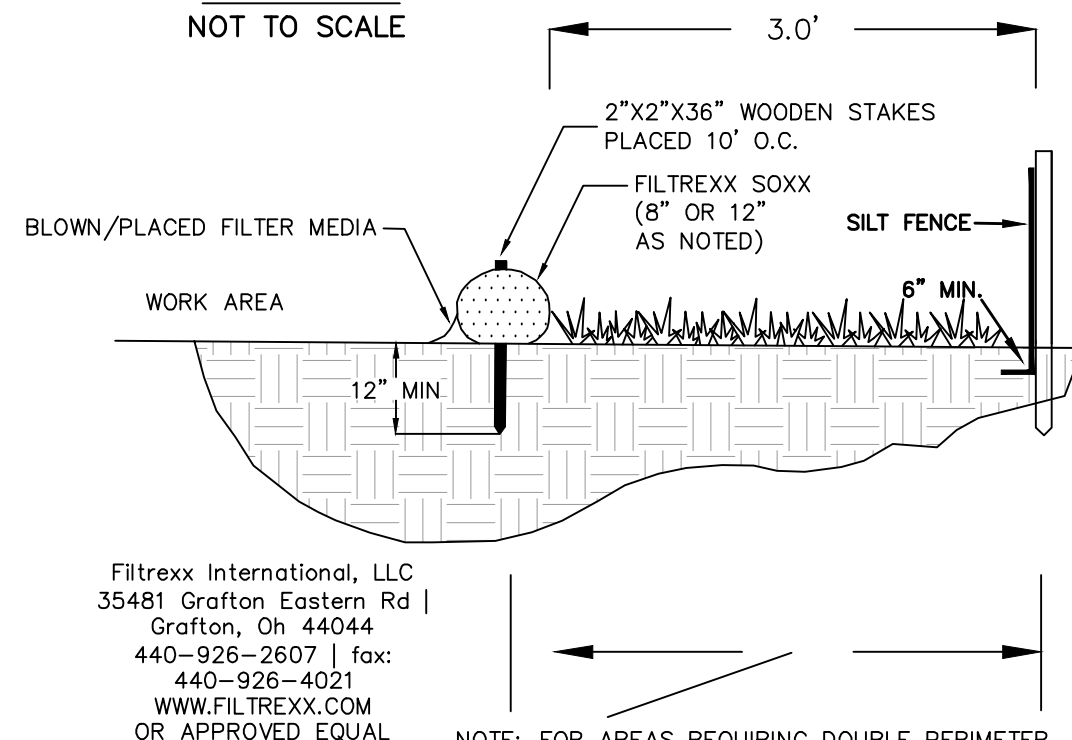


NOTES

1. FILL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILL MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILT SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILT/SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6. SILT SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
7. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1: EROSION & SEDIMENT CONTROL (PAGE 223).
8. FOR CONSTRUCTION ACTIVITIES, SWPPP OUT SHEET: FILTREXX SEDIMENT CONTROL

FILTREXX SEDIMENT

CONTROL
NOT TO SCALE



NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

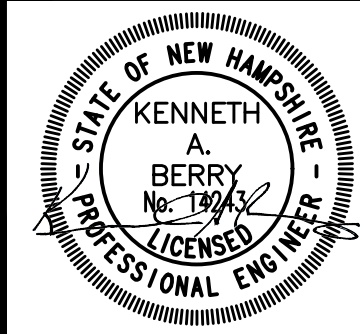
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 35A

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

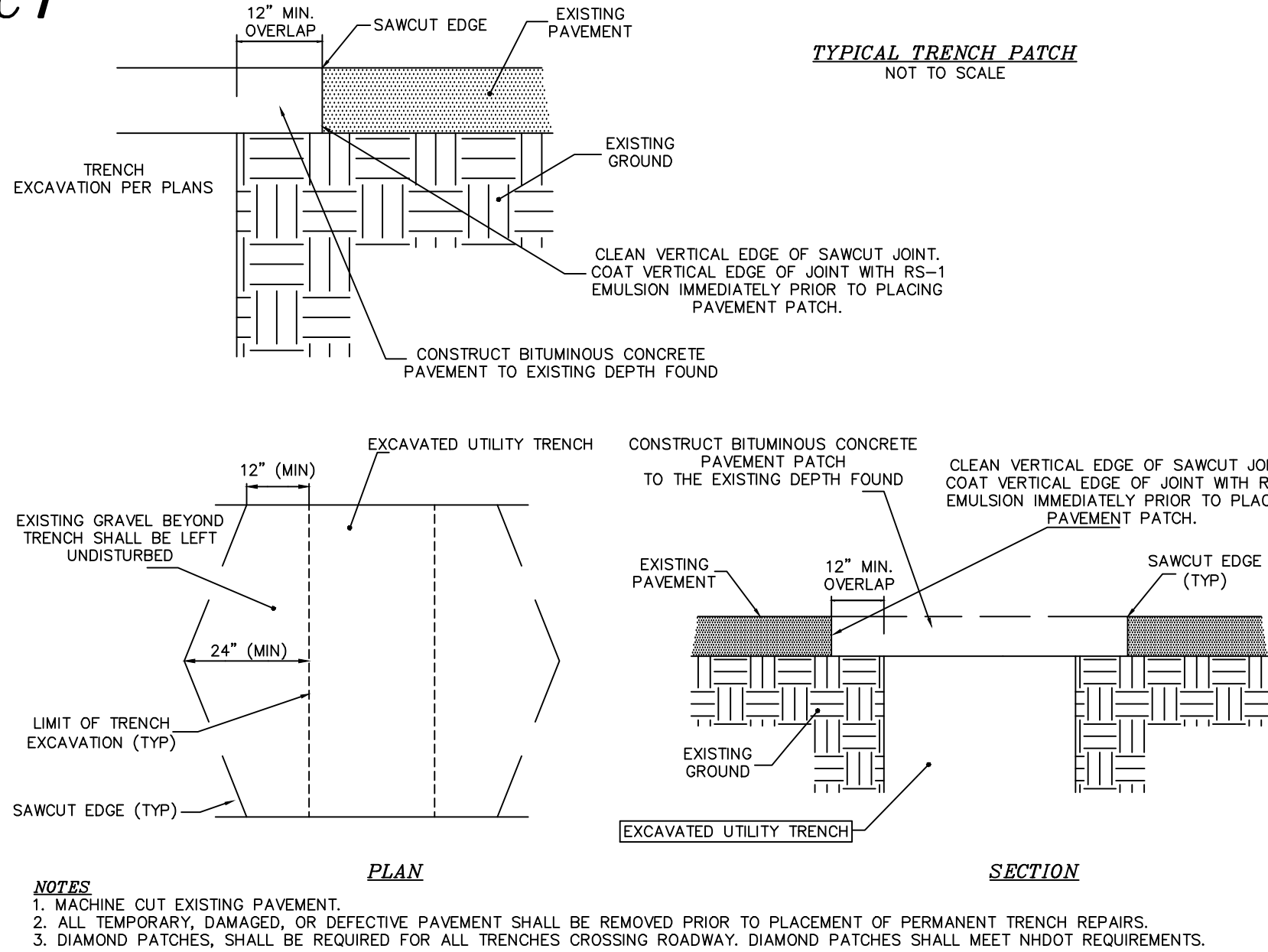
AS NOTED

DATE : JUNE 14, 2019

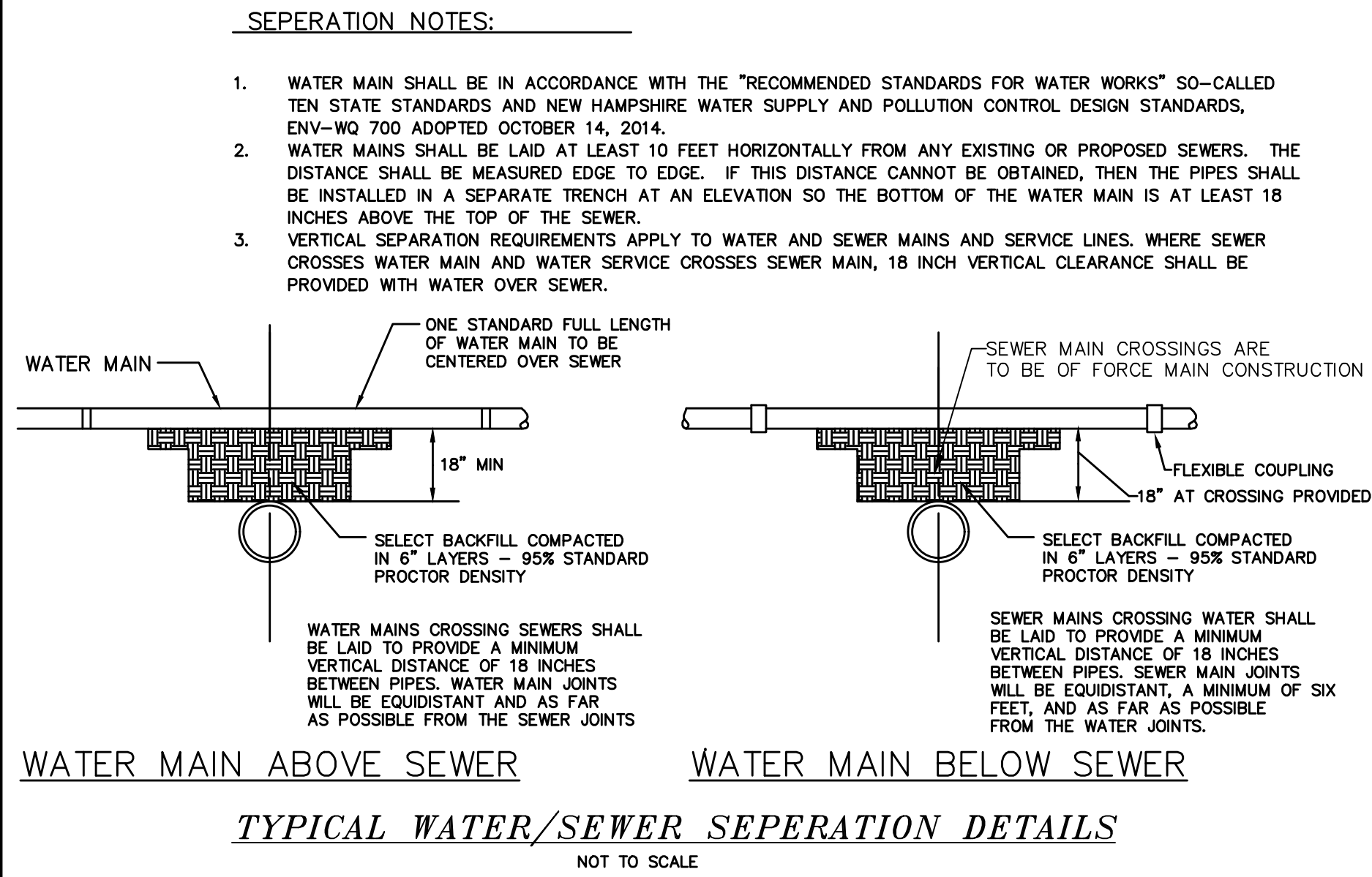
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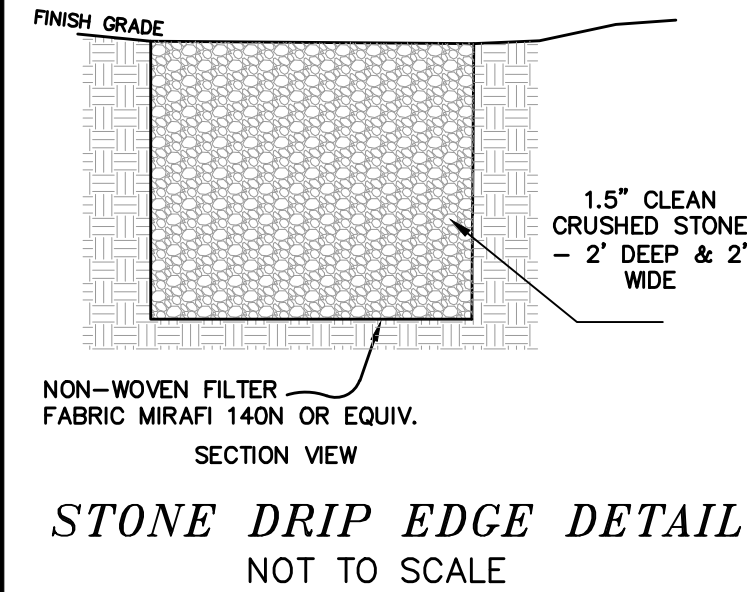
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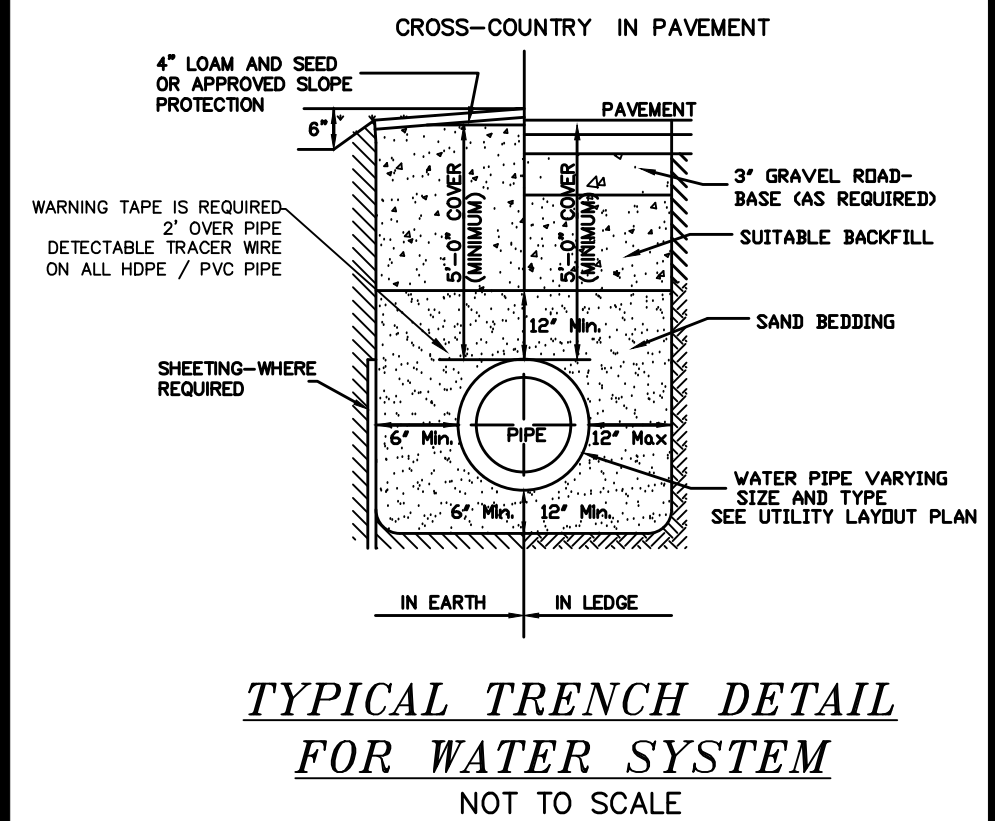
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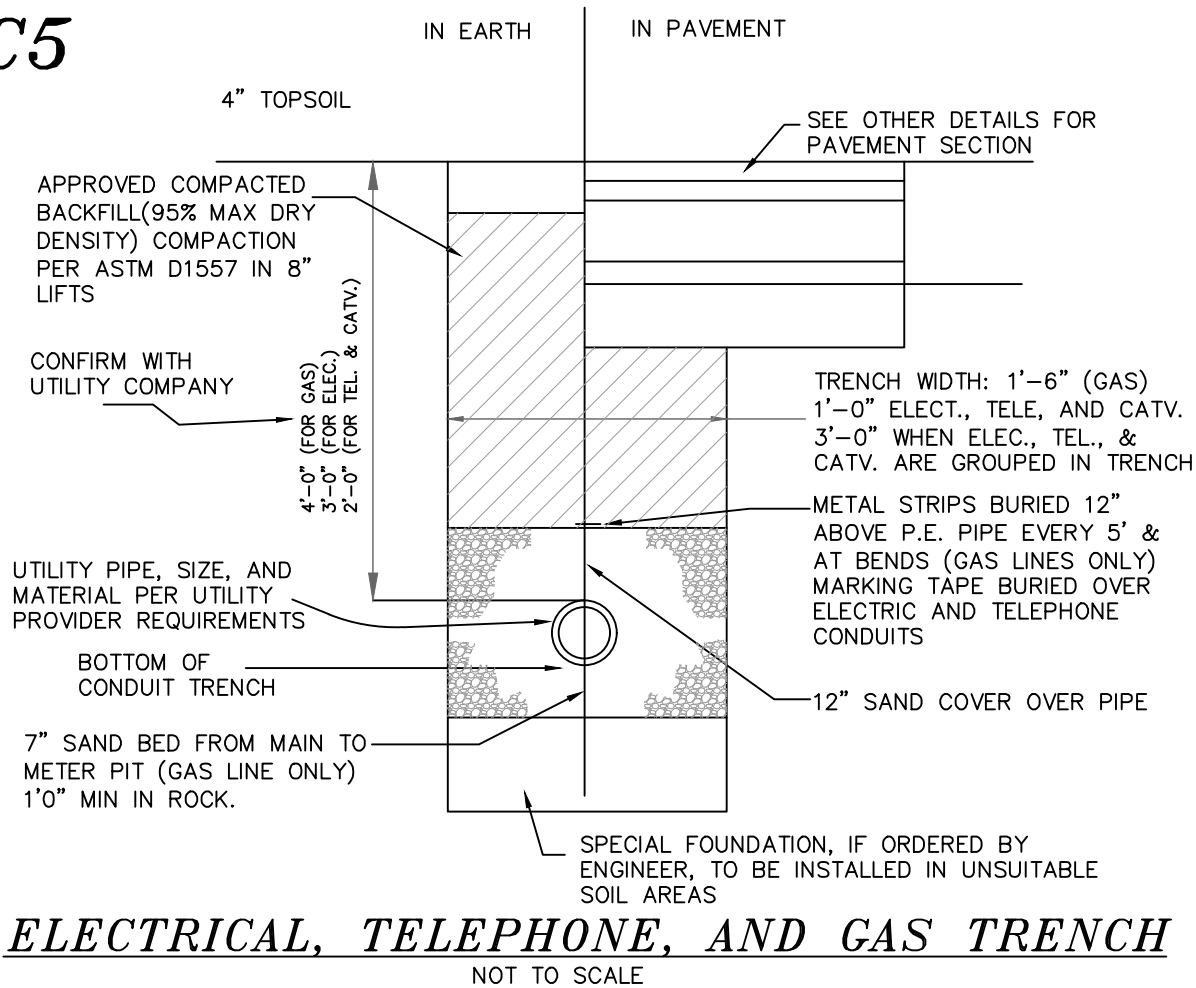
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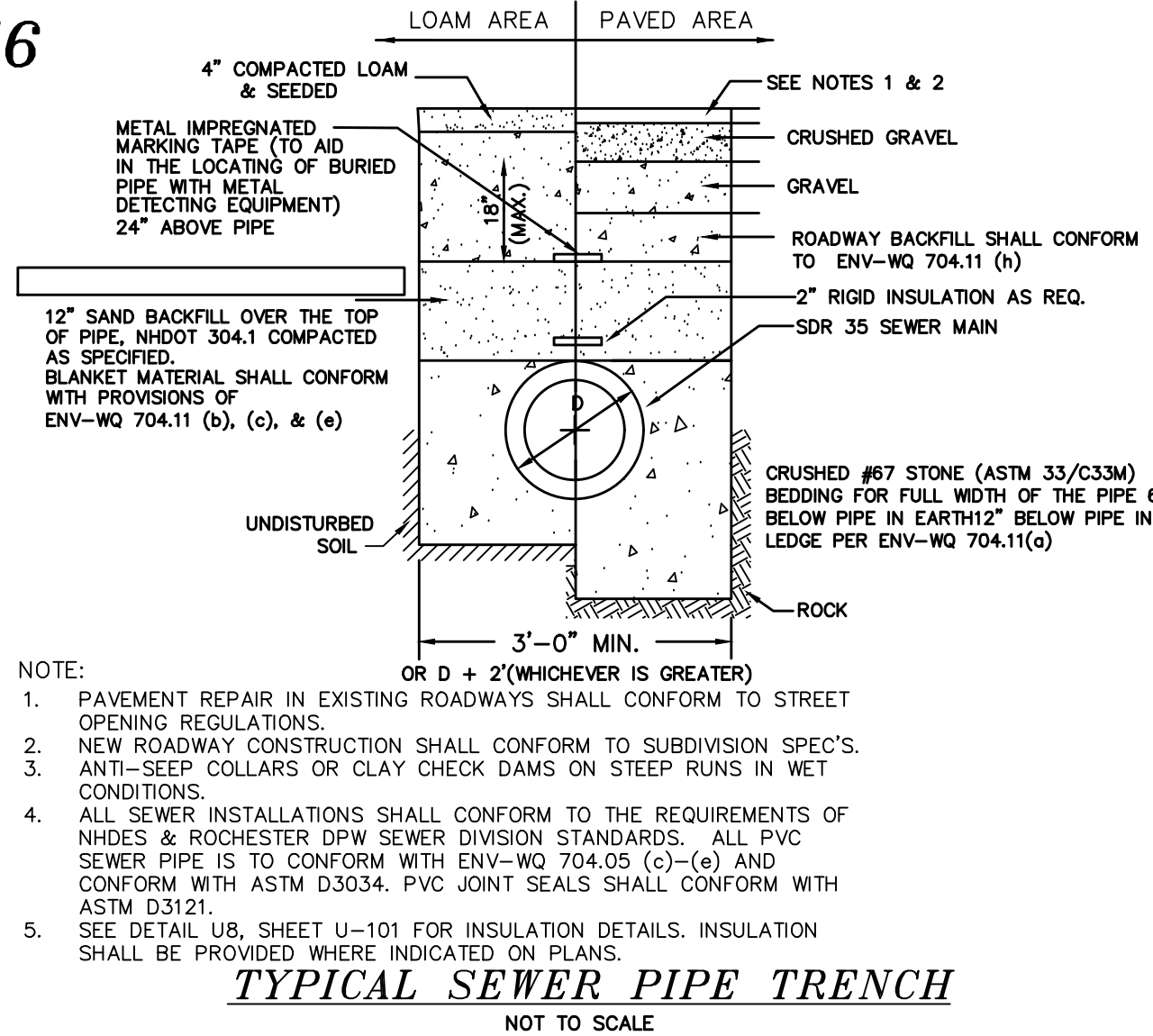
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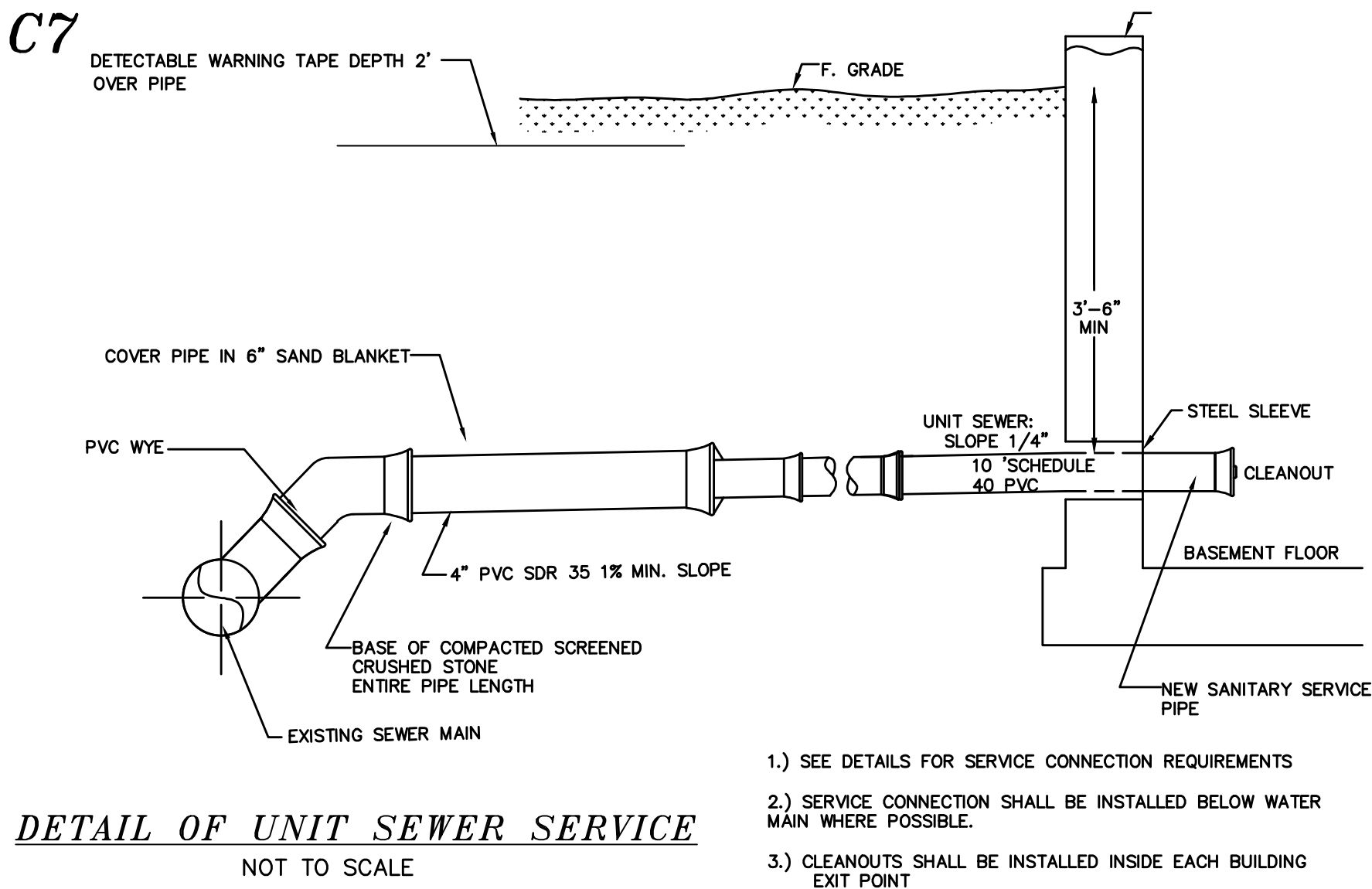
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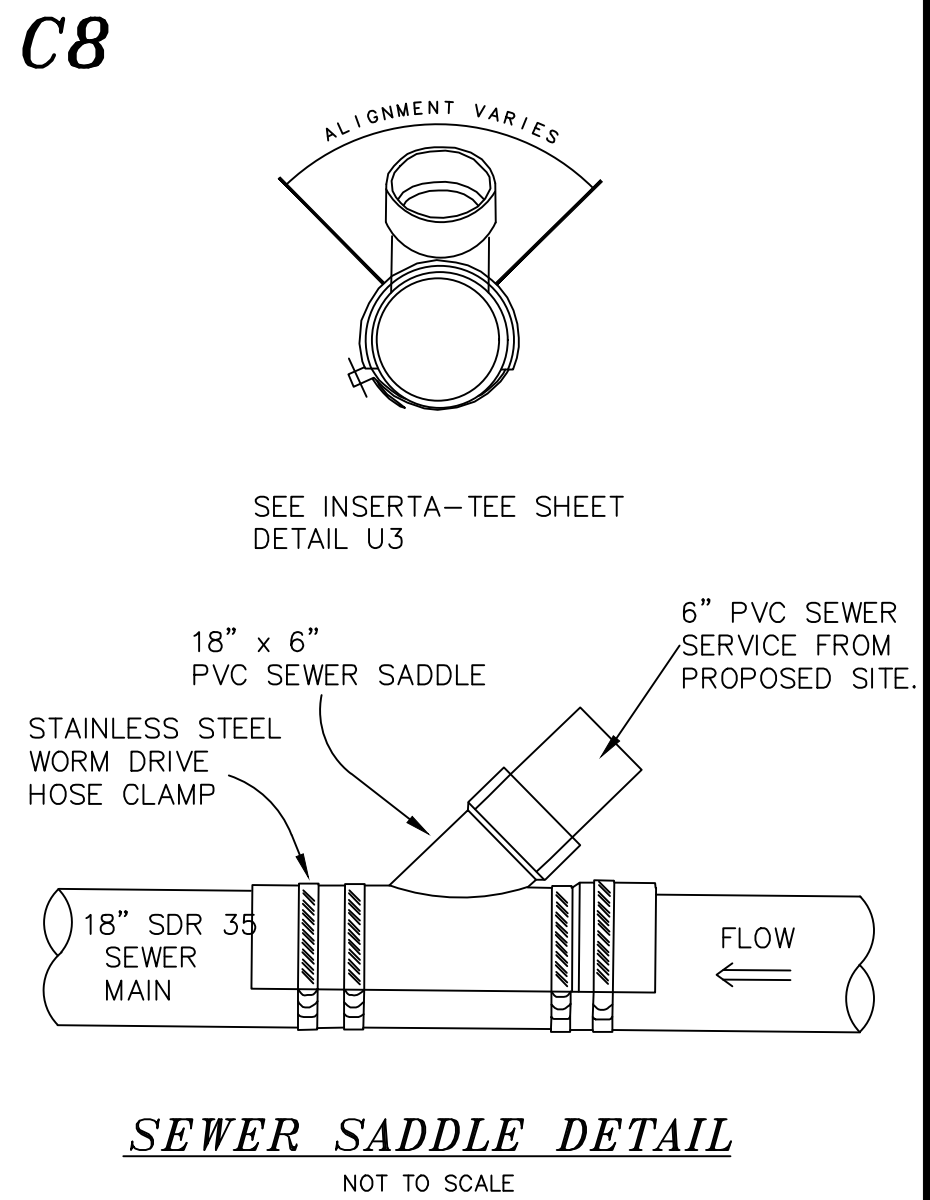
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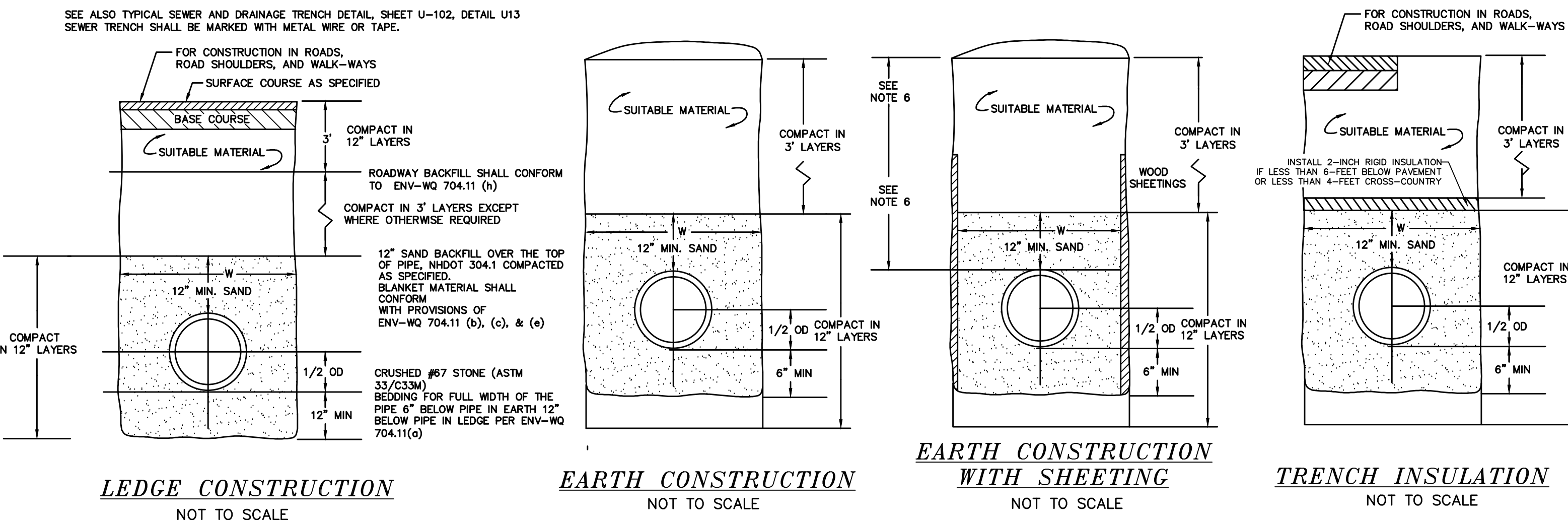
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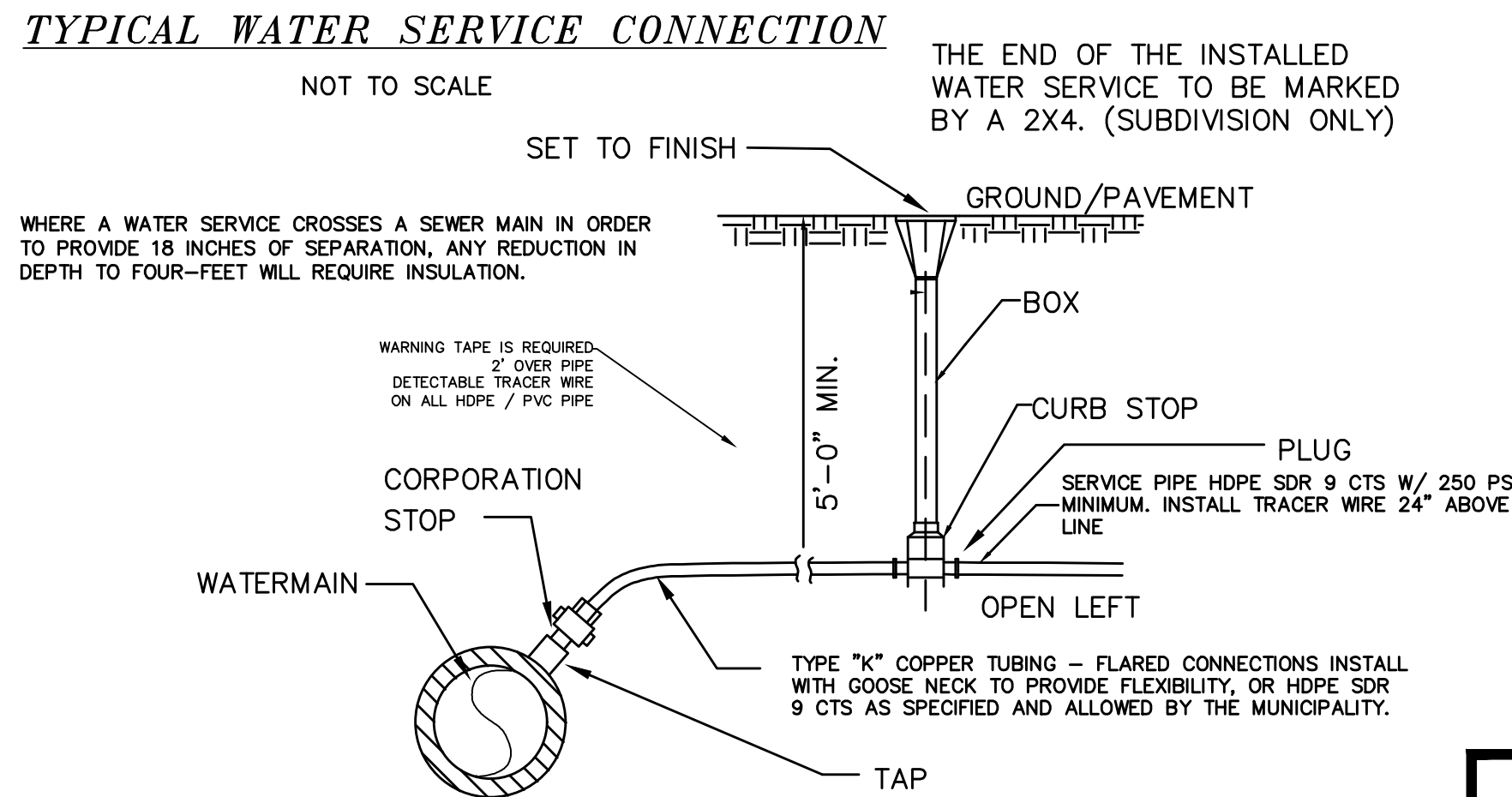
C8



C9



C10



REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
LAND OF
STF DEVELOPMENT CORPORATION
SNOWS COURT
DOVER, N.H.
TAX MAP 32, LOT 354

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
AS NOTED
DATE : JUNE 14, 2019
FILE NO. : DB 2019 - 013

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
NO. 7442



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-16

Application Type: Minor Lot Line Adjustment
Applicant(s): STF Development Corp
Owner(s): STF Development Corp
Location: 1-4 Waverly and 5-8 Waverly (Map 24, Lots 2A-1 & 2A-2)
Meeting Date: March 10, 2020

INTENT: To adjust the lot lines between two lots. The lot line adjustments would not change the area of each lot as it's a land swap (trading a trapezoid for a triangle).

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

AREA:

Lot 2A-1: 21,475 s.f or 0.49 ac

Lot 2A-2: 35,253 s.f. or 0.82 ac

ZONING DISTRICT: RM-U

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Application materials including LLA Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is proposing to adjust the lot line between the two existing lots. The adjustment would be an equal land swap trading a trapezoidal area for a triangular area. All dimensional regulations and requirements are met.

Consistency with Land Use Regulations

Chapter 157-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to approve the minor lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

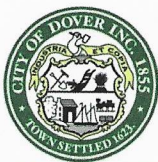
1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant shall revise the plat to:
 - a. Add Planning file number P20-16 to the title block
 - b. Add signature and stamp of LLS
 - c. Add owners' signatures
 - d. Confirm address with Building Official and change on plan if necessary.

Waverly & Forest

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

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/18/2019
Data updated Daily



City of Dover, New Hampshire

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT INFORMATION

Name of Applicant: STF Development Corp Telephone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: Same as applicant

Address of Property: _____

Assessor's Map # 24 Lot(s) # 2A-1

Property Deed: Book 3737 Page: 777

Zoning District(s) RM-U Overlay District(s) Wetlands

Size of Existing Parcel (sq. ft.): 21,475 Size of Proposed Parcel (sq. ft.): 21,475

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: _____

Address of Property: Same

Assessor's Map # 24 Lot(s) # 2A-2

Property Deed: Book 3737 Page: 781

Zoning District(s) RM-U Overlay District(s) Wetlands

Size of Existing Parcel (sq. ft.): 35,523 Size of Proposed Parcel (sq. ft.): 35,523

THIRD PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 3rd Property Owner: _____

Address of Property: _____

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

Property Deed: Book _____ Page: _____

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

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

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

Berry Surveying & Engineering

Kenneth A. Berry LLS, PE, Christopher R. Berry

Name of Surveyor and Company (Licensed in N.H.) Project ManagerAddress 335 Second Crown Point Road Telephone #: 603-332-2863
Barrington, NH 03825Professional License #: 805 E-mail address: crberry@metrocast.net**CONSERVATION EASEMENT HOLDER (s)**Name of Easement Holder: N/A Telephone # _____

Address Easement Holder: _____

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

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

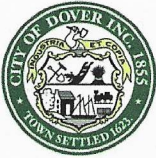
Signature of First Property Owner: [Signature] Date: 2-17-2020Signature of Second Property Owner: [Signature] Date: 2-17-2020

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

Signature of Agent: [Signature] Date: 2-17-2020**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: 2-17-2020



City of Dover, New Hampshire LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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

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

APPLICANT: STF Development File Number: 20-

PROPERTY LOCATION: Waverly & Forest Tax Map: 24 Lot: and Lot:
2A-1 & 2A-2

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

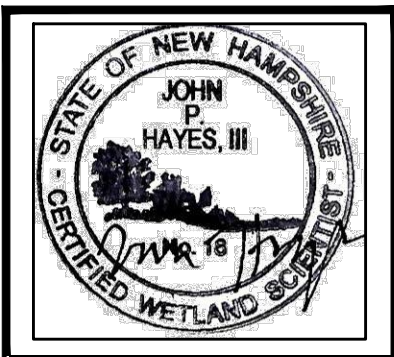
LOT LINE REVISION NOTES

REVIEWED BY: _____ DATE: _____

P20-16

Waverly & Forest

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
26022-001000	55 FOREST ST	KNOX MARSH DEVELOPMENT LLC		242 CENTRAL AVE	DOVER	NH	03820
24006-000000	36 FOREST ST	CASS BYRON S		36 FOREST ST	DOVER	NH	03820
24007-000000	32 FOREST ST	GIBSON DAVID H &	GIBSON KIMBERLY J	219 CHURCH ST	BARRINGTON	NH	03825
24008-000000	30 FOREST ST	FREDETTE KAILAH &	FREDETTE KYLE A	30 FOREST STREET	DOVER	NH	03820
24010-000000	24 FOREST ST	ROBERTS FAMILY TRUST &	KANE LAUREN A	24 FOREST ST	DOVER	NH	03820
24011-000000	22 FOREST ST	RILEY CHRISTOPHER J		22 FOREST ST APT B	DOVER	NH	03820
24012-000000	20 FOREST ST	HEBERT AURORE P	HEBERT ROLAND	20 FOREST STREET	DOVER	NH	03820
24079-000000	45 FOREST ST	RAY THOMAS H &	RAY KIMBERLY A	45 FOREST ST	DOVER	NH	03820
24080-000000	43 FOREST ST	BROOM JAMES P &	BROOM MADELEINE D	43 FOREST ST	DOVER	NH	03820
24081-000000	43 1/2 FOREST ST	BEAUDOIN MATTHEW J &	BEAUDOIN EMILY M	43 1/2 FOREST ST	DOVER	NH	03820
24082-000000	41 FOREST ST	ROBERTSON TODD D		41 FOREST ST	DOVER	NH	03820
24083-000000	37 39 FOREST ST	DINZEO KATHERINE &	RILEY CHRISTOPHER	22 FOREST ST	DOVER	NH	03820
24084-000000	33 35 FOREST ST	STERNDALDE CHRISTIAN R		60 MILL RD	DURHAM	NH	03824-3036
24085-000000	31 FOREST ST	COOPER VAUGHN S &	COOPER ERIKA ORNS	291 FAIR OAKS STREET	WEXFORD	PA	15090
24086-000000	29 FOREST ST	TIRABASSI ANTHONY V		29 FOREST ST	DOVER	NH	03820
24087-000000	25 FOREST ST	MORSE MICHAEL	MORSE NANCY	25 FOREST ST	DOVER	NH	03820
26013-000000	40 FOREST ST	LEBRASSEUR JAMES D		40 FOREST ST	DOVER	NH	03820
26014-000000	42 FOREST ST	LIBBY TYLER P &	FRENCH AMANDA M	12 A SUMMER ST	GEORGETOWN	MA	01833-1642
26015-000000	46 FOREST ST	BOULAY KIMBERLY &	MCLINTOCK DONALD C AND DONNA J	48 FOREST ST	DOVER	NH	03820
26016-000000	50 FOREST ST	CLOUTIER CHARLES E	CLOUTIER NICOLE L	50 FOREST ST	DOVER	NH	03820
26017-000000	52 FOREST ST	LINGEMAN SAMUEL T &	LINGEMAN JENNIFER J	52 FOREST ST	DOVER	NH	03820-3223
26018-000000	56 FOREST ST	VALLUZZI JACOB D &	HORTON MATTE E	56 FOREST ST	DOVER	NH	03820
26019-000000	58 FOREST ST	DAVIS M BETTS		58 FOREST ST	DOVER	NH	03820
26021-000000	59 FOREST ST	CODD STEVEN &	CODD DEBRA A	59 FOREST STREET	DOVER	NH	03820
26022-000000	57 FOREST ST	LAFERRIERE NICHOLAS &	VENTRE KATELYN A	57 FOREST ST	DOVER	NH	03820
26023-000000	53 FOREST ST	HEBERT MICHAEL P &	KAY HEATHER E	53 FOREST ST	DOVER	NH	03290
26024-000000	49 FOREST ST	RAINAUD TOREN		49 FOREST ST	DOVER	NH	03820
26025-000000	47 FOREST ST	LANGENHEIM JEFFREY F		47 FOREST ST	DOVER	NH	03820
26026-000000	9 HANCOCK ST	ALLEN GRAHAM &	ALLEN ABIGAIL	9 HANCOCK ST	DOVER	NH	03820
26027-000000	7 HANCOCK ST	AUBE JASON		7 HANCOCK ST	DOVER	NH	03820
26028-C00000	5 5A HANCOCK ST	SHERMAN RAYMOND J &	DJUVELEK-SHERMAN ADISA	71 RUTLAND ST	DOVER	NH	03820
24010-000001	24 FOREST ST	ROBERTS FAMILY TRUST	ROBERTS PAULINE ANN TRUSTEE	24 FOREST ST	DOVER	NH	03820
24010-000002	24 1/2 FOREST ST	KANE LAUREN A		24 FOREST STREET UNIT 2	DOVER	NH	03820
24009-000000	26 28 FOREST ST	RABESA STEVEN R &	RABESA BARBARA J	PO BOX 594	EXETER	NH	03833
24002-A00000	121 OAK ST	BOSTON & MAINE RR		IRON HORSE PARK HIGH ST	NORTH BILLERICA	MA	01862
24078-000000	HANCOCK ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
26002-000000	100 150 PORTLAND AVE	CITY OF DOVER	C/O GUPPEY PK-ARENA-JT POOL	61 LOCUST ST #124	DOVER	NH	03820
24002-A00001	1 4 WAVERLY DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	0382
24002-A00002	5 8 WAVERLY DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	KENNETH A. BERRY LLS,PE & CHRISTOPHER R. BERRY PROJECT MANAGER	335 SECOND CROWN POINT	BARRINGTON	NH	03825



JOHN P. HAYES CWS #18

PLAN REFERENCES:

- "SUBDIVISION PLAN, BOSTON AND MAINE CORPORATION TO RIDGEWOOD REALTY INC., FOREST STREET, DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: AUGUST 13, 2008 S.C.R.D. PLAN #95-80
- "BOUNDARY PLAN, MARC S. FREDETTE, 50 FOREST STREET DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: NOVEMBER 5, 1997 S.C.R.D. PLAN #51-6
- "PLAT OF LAND, KIDDER PRESS CO. INC., BROADWAY PLANT, DOVER, NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES DATED: MARCH, 1980 S.C.R.D. PLAN #21-14
- "LAND IN DOVER, N.H., BOSTON & MAINE CORPORATION TO KIDDER PRESS COMPANY, INC." BY: J.D. BATCHELDER DATED: APRIL, 1966 S.C.R.D. PLAN #54, POCKET #2, FOLDER #21
- "KIDDER PRESS COMPANY'S PLANT, DOVER, N.H." BY: WILLIAM G. OGDEN DATED: JULY, 1900 S.C.R.D. BOOK #323, PAGE #446
- "PLAN OF LOTS LAID OUT BY J.D. & J.B. GUPPY" BY: J.D. & J.B. GUPPY DATED: AUGUST 13, 1878 S.C.R.D. PLAN #38, POCKET #10, FOLDER #2
- "EXISTING CONDITIONS PLAN, LAND OF STF CORP., WAVERLY DRIVE DOVER, NH, TAX MAP 24, LOTS 2A-1 & 2A-2" BY: BERRY SURVEYING & ENGINEERING DATED: JULY 2, 2019 FILE: DB 2019-032

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES JUNE 2019
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

NOTES:

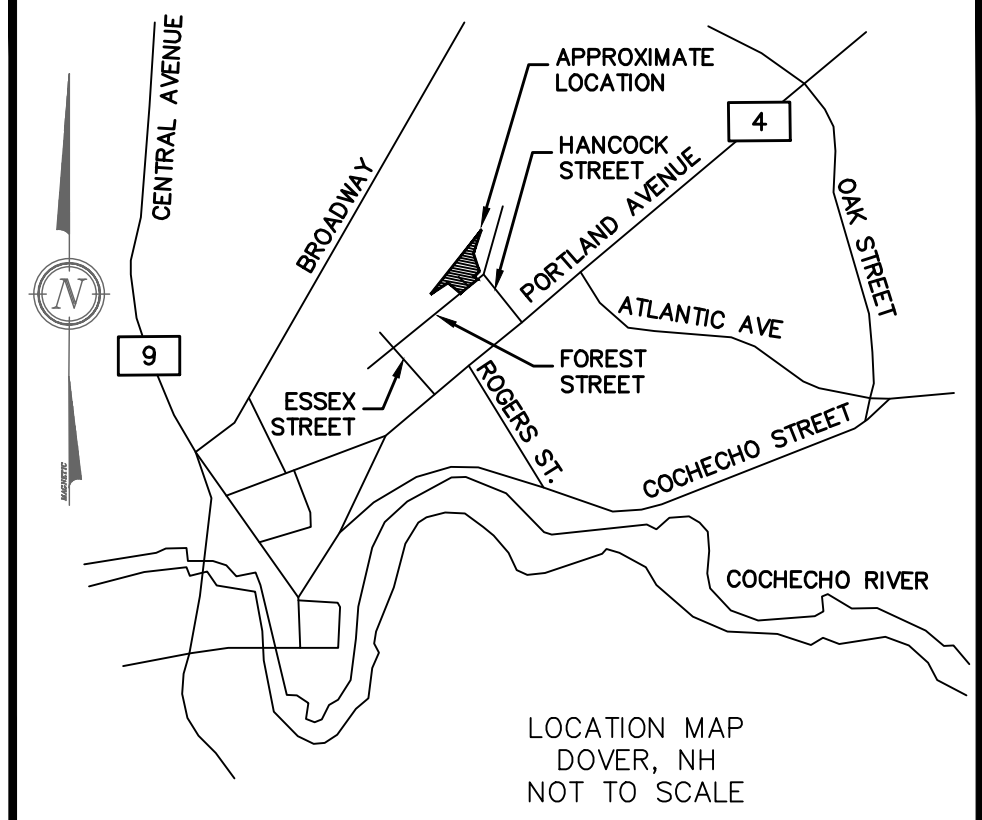
- OWNER: STF DEVELOPMENT CORP. 242 CENTRAL AVENUE DOVER, NH 03820
- A.) TAX MAP 24, LOT 2A-1
B.) TAX MAP 24, LOT 2A-2
- S.C.R.D. A.) BOOK 3737, PAGE 777
B.) BOOK 3737, PAGE 781
- LOT AREA: A.) 21,475 Sq. Ft., 0.49 Ac.
B.) 35,523 Sq. Ft., 0.82 Ac.
- THE INTENT OF THIS PLAN IS TO MODIFY THE LOT LINE BETWEEN TAX MAP 24, LOTS 2A-1 & 2A-2.
- ZONING: RM-U / URBAN DENSITY MULTI RESIDENTIAL DISTRICT
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
MINIMUM LOT FRONTAGE ~ 80.0'
FRONT BUILD-TO ~ AVG. OF NEIGHBORHOOD 9.5' ±5'
ABUTTING A STREET ~ 50.0'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
MAXIMUM LOT COVERAGE ~ 40%
MAXIMUM BUILDING HEIGHT ~ 40.0'

NOTES CONTINUED:

- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330145, MAP# - 33017C0330E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MARCH OF 2019, WITH AN ERROR OF CLOSURE OF GREATER THAN 1 PART IN 68,563. THIS IS A RETRACEMENT PLAN OF PLAN REFERENCE #1.
- A TOPOGRAPHICAL SURVEY WAS PERFORMED BY THIS OFFICE MARCH 2019. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THIS IS A 1 SHEET PLAN SET. THIS SHEET WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVE, DOVER, NH 03820, (603) 516-6008.

NOTES CONTINUED:

- NO KNOWN VARIANCES OR CONDITIONAL USE PERMITS HAVE BEEN GRANTED ON THESE TWO PROPERTIES.
- THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER.

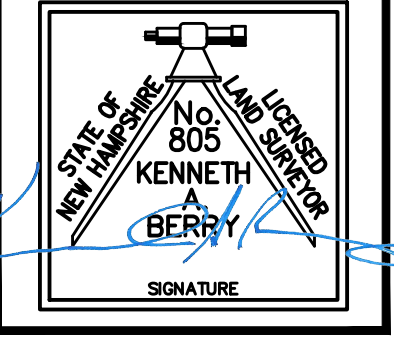


DOVER PLANNING FILE #P19-54

REVISION	DATE	DESCRIPTION

LOT LINE REVISION PLAN LAND OF STF DEVELOPMENT CORP. WAVERLY DRIVE & FOREST STREET DOVER, N.H. TAX MAP 24, LOTS 2A-1 & 2A-2
--

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE : 1 IN. EQUALS 30 FT. DATE : FEBRUARY 17, 2020 FILE NO. : DB 2019 - 032

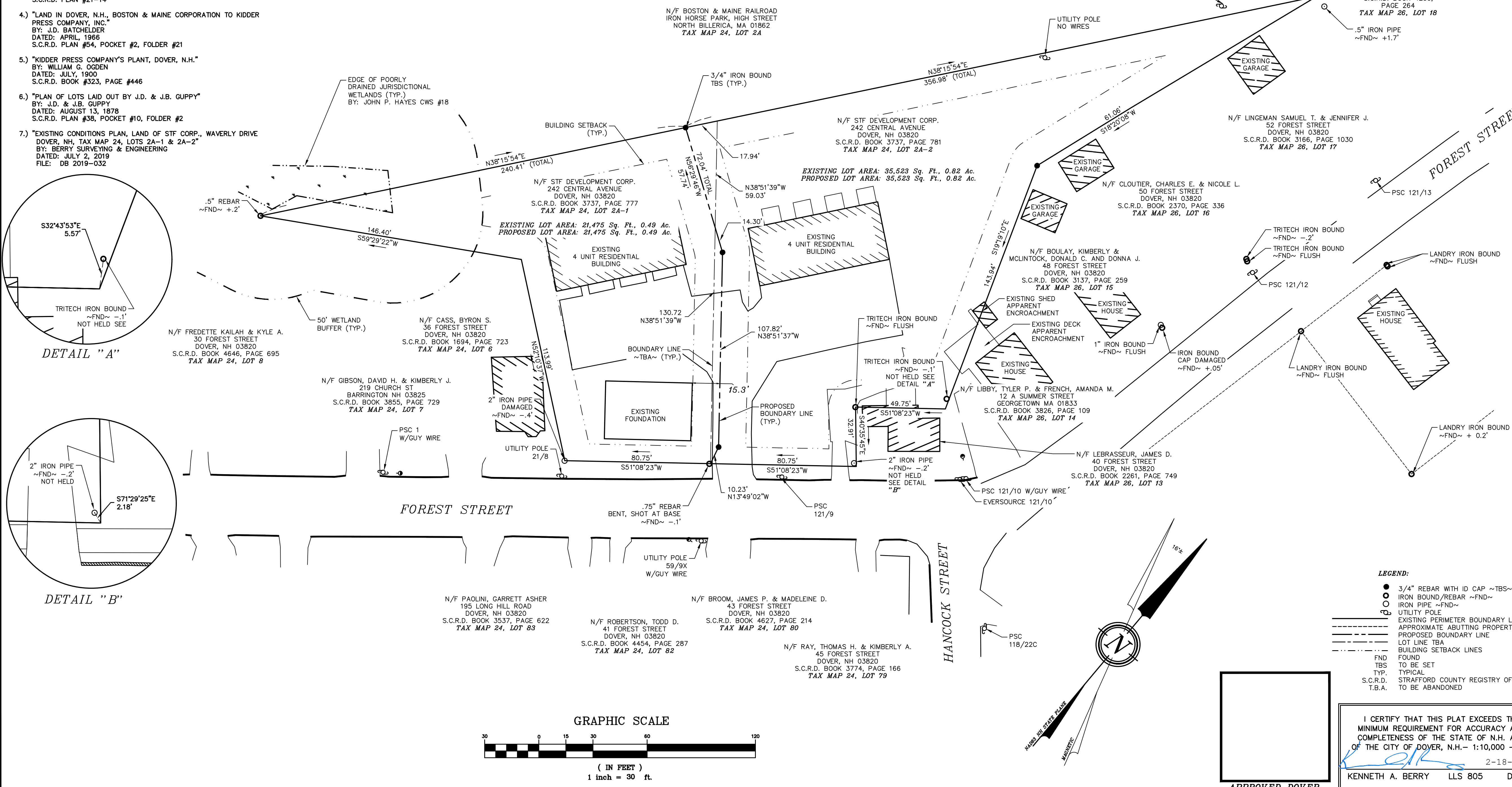


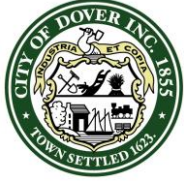
- LEGEND:
- 3/4" REBAR WITH ID CAP ~TBS~
 - IRON BOUND/REBAR ~FND~
 - IRON PIPE ~FND~
 - UTILITY POLE
 - EXISTING PERIMETER BOUNDARY LINE
 - APPROXIMATE ABUTTING PROPERTY LINE
 - PROPOSED BOUNDARY LINE
 - LOT LINE TBA
 - BUILDING SETBACK LINES
 - FND FOUND
 - TBS TO BE SET
 - TYP TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
 - T.B.A. TO BE ABANDONED

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. - 1:10,000 -

KENNETH A. BERRY LLS 805 DATE 2-18-2020

APPROVED DOVER





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-17

Application Type: Minor Lot Line Adjustment
Applicant(s): Peter Georgakilas
Owner(s): Peter Georgakilas
Location: 52 Overlook & Middle (Map M, Lots 83-7 & 102-12)
Meeting Date: March 10, 2020

INTENT: To adjust the lot lines between two lots. Lot 102-12 will increase from 1,244,008 s.f. to 2,017,001 s.f. and lot 83-7 will decrease from 1,024,214 s.f. to 251,221 s.f.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

ACREAGE: Existing: Proposed:

Lot 102-12: 28.55 ac 46.30 ac

Lot 83-7: 23.50 ac 5.76 ac

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Application materials including LLA Plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is proposing to adjust the lot line between the two existing lots. [Lot 102-12 \(277 Middle\)](#)

Consistency with Land Use Regulations

Chapter 157-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

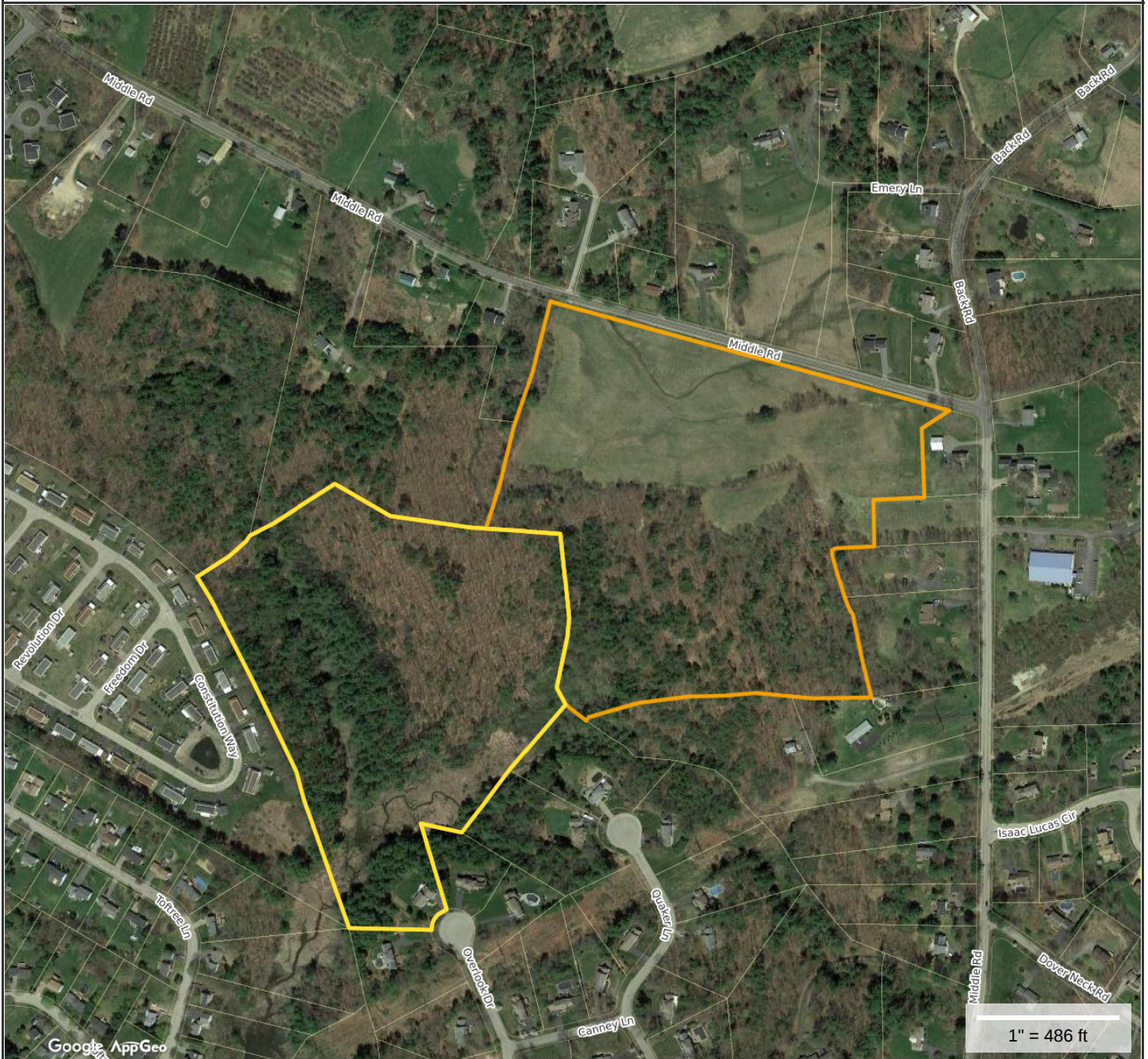
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to approve the minor lot line adjustment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat
2. The applicant shall revise the plat to:
 - a. Add Planning file number P20-17 to the title block
 - b. Add signature and stamp of LLS & CWS
 - c. Add owners' signatures

52 Overlook and Middle Road

**Property Information**

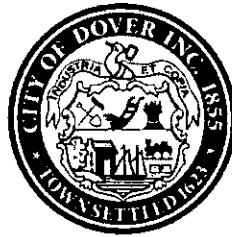
Property ID M0083-007000
Location 52 OVERLOOK DR
Owner SCIRE WILLIAM E &
Land Use 101

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

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/18/2019
Data updated Daily

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
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

<i>Office Use Only</i>	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT INFORMATION

Name of Applicant: Georgakilas, Peter Telephone # 603-661-8679

Address of Applicant: 60 Silver Street, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: Same as applicant

Address of Property: _____

Assessor's Map # M Lot(s) # 102-12Property Deed: Book 4669 Page: 1035

Zoning District(s) R40 Overlay District(s) Wetlands

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

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): Scire, Penny Telephone # _____
& William

Address of 2nd Property Owner: 52 Overlook Drive, Dover, NH 03820

Address of Property: Same

Assessor's Map # M Lot(s) # 83-7-0

Property Deed: Book 3391 Page: 501

Zoning District(s) R40 Overlay District(s) Wetlands

Size of Existing Parcel (sq. ft.): 1,024,214 Size of Proposed Parcel (sq. ft.): 251,221

THIRD PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 3rd Property Owner: _____

Address of Property:

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

Property Deed: Book _____ Page: _____

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

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

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

Berry Surveying & Engineering

Kenneth A. Berry LLS, PE, Christopher R. Berry

Name of Surveyor and Company (Licensed in N.H.) Project ManagerAddress 335 Second Crown Point Road Telephone #: 603-332-2863
Barrington, NH 03825Professional License #: 805 E-mail address: crberry@metrocast.net**CONSERVATION EASEMENT HOLDER (s)**

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

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

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

Signature of First Property Owner: _____ Date: _____

Signature of Second Property Owner: [Signature] Date: 2/14/20Signature of Applicant (if different from owner): [Signature] Date: 2/17/20

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 2/14/20

S:\Department\Planning\Planning_Share\forms

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

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

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):
 - ☐ SUBDIVISION \$150.00 x # _____ new lots created= \$ _____
 - ☐ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= \$ _____
 - ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00= \$ _____
 - ☐ SITE REVIEW – RESIDENTIAL \$100.00 x # _____ per dwelling unit= \$ _____
 - ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
 - o New construction \$.15 sq. ft. x # _____ sq. ft.= \$ _____
 - o Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
 - ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
 - ☐ CHANGE OF USE (not to exceed \$5,000)
 - o Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ CONDITIONAL USE PERMIT \$150.00 x # _____ per application= \$ _____
 - ☐ GRAVEL PIT/ EXCAVATIONS
 - o Application fee \$50.00= \$ _____
 - o Permit fee \$75.00= \$ _____
 - ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN
\$50.00 x # _____ per hour of review (3 hour minimum)= \$ _____
 - ☐ REQUEST FOR REZONING Application fee \$150.00= \$ _____
 - ☐ DRIVEWAY WAIVER Application fee \$100.00= \$ _____
- SUB TOTAL=** \$ _____

AND

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

TOTAL PLAN REVIEW FEE= \$ _____

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

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

[Revision Date: June 4, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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

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

APPLICANT: _____ File Number: _____

PROPERTY LOCATION: _____ Tax Map: _____ Lot: _____ and Lot: _____

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

REVIEWED BY: _____ DATE: _____

CITY OF DOVER PLANNING DEPARTMENT
Created June 4, 2019

APPLICANT: _____ FILE NUMBER: _____

List of Common Lot Line Adjustment 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 parcels are shown as Lot Nos. _____, and _____ on Map _____ of the City of Dover Tax Assessor's Maps.
4. The subject parcels contains _____ acres or _____ sq. ft. area of land. *(existing and proposed)*
5. Title reference for the project parcels are the Strafford County Registry of Deeds, Book No. _____, Page No. _____ and 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:

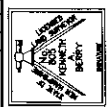
Required:	Provided:
a. Zoning district _____ sub-district _____	
b. Minimum lot size: _____ acres (sq. ft.)	
c. Minimum lot frontage: _____ ft.	
d. Minimum yard setbacks/build-to-lines:	
Front _____ ft.	
Side _____ ft.	
Rear _____ ft.	
Abut-a-street _____ ft.	
e. Maximum/minimum lot coverage _____ %	
f. Minimum/maximum bldg. height _____ ft./stories	

These properties falls within the following zoning overlay districts: *(List districts)*

City of Dover – Lot Line Adjustment Common Notes Page 2 of 3

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 subject parcels, 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 parcels are *(are not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
12. The subject parcels are served by municipal water and sewer *(or are served by on-site well and septic system)*.
13. Basis of bearing is the City of Dover GIS system stations _____ and _____ which were used to determine location, orientation and vertical datum.

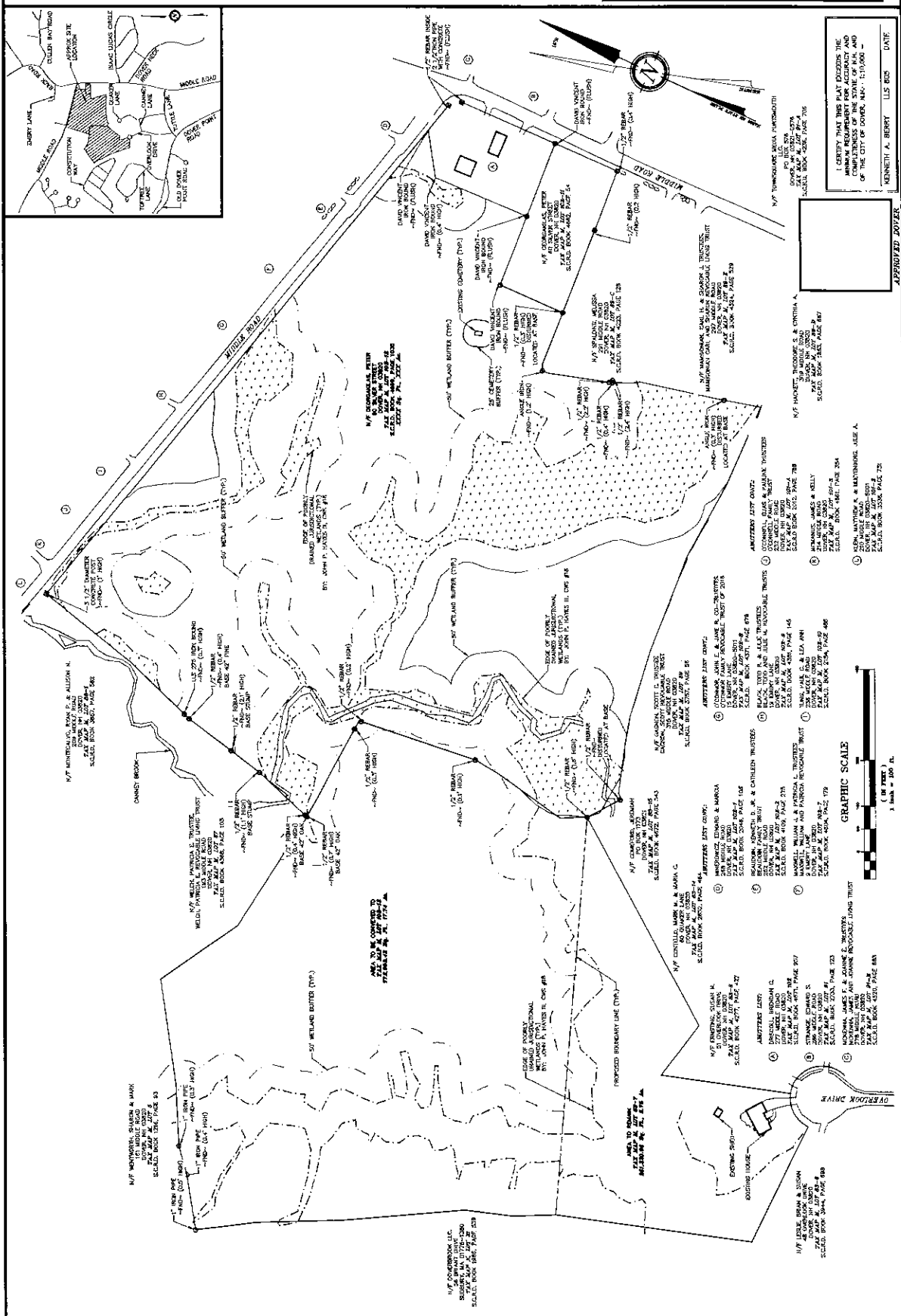
REMARKS:



BERRY SURVEYING & ENGINEERING	DATE : 11/14/2019
335 SECOND CROWN POINT ROAD	TIME : 10:00 AM
ARRINGTON, NH 03825 (603)332-2863	FILE NO. : DB 2019 - 114

LOT 101 LING REVISION PLAN
LAND OF
PETER GEORGOPOULOS
WILLIAM E. & PENNY E. SCORE
60 SILVER STREET
82 OVERLOOK DRIVE
NORTH, N.H. 03040
TAX MAP M, LOTS 102-12, 103-11 & 03-7

REVISION	DATE	DESCRIPTION



P20-17		277 Middle Road & 52 Overlook Drive			
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City State Zip
M0101-001000	212 MIDDLE RD	BERGER GLENN &	BERGER SUZANNE	212 MIDDLE RD	DOVER NH 03820
M0102-011000	MIDDLE RD	GEORGAKILAS GEORGE		70 SILVER ST	DOVER NH 03820
K0021-000020	40 CONSTITUTION WY	WELCH JAMES E SR		52 EMERY RD	STANDISH ME 04084-6409
K0021-000021	42 CONSTITUTION WY	PLOURDE ARDEN A G		42 CONSTITUTION WAY	DOVER NH 03820
K0021-000022	44 CONSTITUTION WY	TEMPLE KATHLEEN		44 CONSTITUTION WY	DOVER NH 03820
K0021-000023	46 CONSTITUTION WY	MARTOCCHIO DENISE		46 CONSTITUTION WY	DOVER NH 03820
K0021-000024	48 CONSTITUTION WY	JERABEK LEONARD W &	JERABEK MARY E	48 CONSTITUTION WAY	DOVER NH 03820-4169
K0021-000025	50 CONSTITUTION WY	K & D BENNETT FAMILY REVOCABLE TRUST	BENNETT KENNETH AND DORELLE TRUSTEES	50 CONSTITUTION WAY	DOVER NH 03820
K0021-000026	52 CONSTITUTION WY	FENERTY S JEAN REV TRUST	FENERTY S JEAN TRUSTEE	52 CONSTITUTION WAY	DOVER NH 03820-4942
K0021-000027	54 CONSTITUTION WY	RANSOM DONALD SR & MARION TRUSTEES	RANSOM FAMILY TRUST	54 CONSTITUTION WAY	DOVER NH 03820
K0021-000078	8 FREEDOM DR	JOHNSON ALBERT &	JOHNSON YVONNE	8 FREEDOM DR	DOVER NH 03820
K0021-000083	49 CONSTITUTION WY	CLEMENTS ROBERT G JR & BARBARA S REV LI	CLEMENTS ROBERT G JR AND BARBARA S TRUST	49 CONSTITUTION WAY	DOVER NH 03820
K0021-000085	51 CONSTITUTION WY	MARSHALL ROBERT & MAUREEN TRUSTEES	MARSHALL ROBERT AND MAUREEN REV TRUSTS	51 CONSTITUTION WAY	DOVER NH 03820
M0083-006000	48 OVERLOOK DR	LESLIE BRIAN &	LESLIE SUSAN	48 OVERLOOK DR	DOVER NH 03820
M0083-008000	51 OVERLOOK DR	ERNSTING SUSAN M		51 OVERLOOK DR	DOVER NH 03820
M0083-009000	47 OVERLOOK DR	FERRELL ERIC N		47 OVERLOOK DR	DOVER NH 03820
M0083-010000	39 OVERLOOK DR	BESSETTE MARC &	BESSETTE CHRISTINE	75 CHILDS DR	DOVER NH 03820-5121
M0083-014000	60 QUAKER LN	COSTELLO MARK M &	COSTELLO MARIA C	60 QUAKER LN	DOVER NH 03820
M0083-015000	62 QUAKER LN	COMEFORD JEREMIAH		PO BOX 1173	DOVER NH 03821
M0083-016000	59 QUAKER LN	MORE ASHISH &	MORE SARAH	59 QUAKER LN	DOVER NH 03820
M0005-000000	161 MIDDLE RD	WENTWORTH SHARON	WENTWORTH MARK	161 MIDDLE RD	DOVER NH 03820
M0101-002000	210 MIDDLE RD	KLEIN MATTHEW R &	BLEYENBERG JULIE A	210 MIDDLE RD	DOVER NH 03820-5001
M0101-003000	214 MIDDLE RD	MCMANUS JAMES &	MCMANUS KELLY	214 MIDDLE RD	DOVER NH 03820
K0021-000028	56 CONSTITUTION WY	MCGIVERN JOSEPH T &	MCGIVERN BARBARA A	56 CONSTITUTION WY	DOVER NH 03820
M0087-000000	193 MIDDLE RD	WELCH PATRICIA E TRUSTEE	WELCH PATRICIA E REVOCABLE LIVING TRUST	193 MIDDLE ROAD	DOVER NH 03820
M0089-000000	315 MIDDLE RD	GAGNON SCOTT C TRUSTEE	GAGNON SCOTT REVOCABLE TRUST	315 MIDDLE RD	DOVER NH 03820
M0089-C00000	291 MIDDLE RD	SPALDING MELISSA		291 MIDDLE RD	DOVER NH 03820
M0089-D00000	309 MIDDLE RD	HACKETT THEODORE S &	HACKETT CYNTHIA A	309 MIDDLE ROAD	DOVER NH 03820
M0089-E00000	297 MIDDLE RD	MAMIGONIAN CARL H & SHARON J TRUSTEES	MAMIGONIAN CARL AND SHARON REVOCABLE LIV	297 MIDDLE RD	DOVER NH 03820
M0091-B00000	278 MIDDLE RD	MCKENNA JAMES F & JOANNE E TRUSTEES	MCKENNA JAMES AND JOANNE REVOCABLE LIVIN	278 MIDDLE ROAD	DOVER NH 03820
M0092-A00000	BACK RD	LANGS PATRICIA		10 HAWTHORN ROAD	DOVER NH 03820
M0088-001000	209 MIDDLE RD	MONTECALVO RYAN P &	MONTECALVO ALLISON N	209 MIDDLE RD	DOVER NH 03820-5002
M0101-A00000	232 MIDDLE RD	O CONNELL ELIAS & PAULINE TRUS	O CONNELL FAMILY TRUST	232 MIDDLE RD	DOVER NH 03820
M0102-000000	277 MIDDLE RD	DRISCOLL BRENDAN C		277 MIDDLE RD	DOVER NH 03820
M0102-001000	268 MIDDLE RD	MINEROWICZ EDWARD	MINEROWICZ MARCIA	268 MIDDLE RD	DOVER NH 03820
M0102-002000	262 MIDDLE RD	BEAUDOIN KENNETH D JR & CATHLEEN TRUSTEE	BEAUDOIN FAMILY TRUST	262 MIDDLE RD	DOVER NH 03820
M0102-007000	9 EMERY LN	MAXWELL WILLIAM J & PATRICIA L TRUSTEES	MAXWELL WILLIAM AND PATRICIA REVOCABLE T	9 EMERY LN	DOVER NH 03820
M0102-008000	15 EMERY LN	O CONNOR JOHN E & JANE R CO-TRUSTEES	O CONNOR FAMILY REVOCABLE TRUST OF 2016	15 EMERY LANE	DOVER NH 03820-5011
M0102-009000	19 EMERY LN	BLACK TODD R & JULIE TRUSTEES	BLACK TODD AND JULIE M REVOCABLE TRUSTS	19 EMERY LANE	DOVER NH 03820
M0102-010000	238 MIDDLE RD	TUNG PAUL C	TUNG LEA ANN	238 MIDDLE RD	DOVER NH 03820
M0115-000000	19 TOFTREE LN	ROTONDO ANDREW P & MARGARET M TRUSTEES	A AND M ROTONDO REVOCABLE TRUST	19 TOFTREE LN	DOVER NH 03820-4657
M0116-000000	21 TOFTREE LN	DOHERTY STEPHEN		21 TOFTREE LN	DOVER NH 03820
K0021-000000	CONSTITUTION WY	DOVERBROOK LLC		56 BRIANT DR	SUDBURY MA 01776-1380
M0102-012000	MIDDLE RD	GEORGAKILAS PETER		60 SILVER ST	DOVER NH 03820
M0083-007000	52 OVERLOOK DR	SCIRE WILLIAM E &	SCIRE PENNY E	52 OVERLOOK DR	DOVER NH 03820
		BERRY SURVEYING & ENGINEERING	KENNETH A. BERRY LLS, PE & CHRISTOPHER R. BERRY PROJECT MANAGI	335 SECOND CROWN POINT ROAD	BARRINGTON NH 03825



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-18

Application Type: Open Space Subdivision
Applicant: Lawrence E & Cheryl J Mulcahy
Owner: Lawrence E & Cheryl J Mulcahy
Location: 71 Glenwood (Assessor's Map D, Lot 20)

INTENT: To do a Voluntary Open Space Subdivision on an existing parcel on Glenwood Ave to create 7 or 8 residential lots

LOTS/UNITS PROPOSED: 8

AGENDA ITEM #: 4-F

ACREAGE: 4.66 acres

ZONING DISTRICT: Medium-Density Residential District – R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: 7 or 8 residential lots plus 1 open space lot

SURROUNDING LAND USE: Residential

ZBA ACTION: N/A

ATTACHMENTS: Application and Plan set

APPLICATION IS COMPLETE: Yes for Preliminary Hearing purposes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a preliminary plan to do an Open Space Subdivision on an existing lot to allow eight residential homes including the existing home at 71 Glenwood. Staff reviewed the preliminary plans and suggests re-working the subdivision design or eliminating one residential lot to not need to develop within the wetland buffer. The lots would be serviced by municipal water and private septic systems.

Consistency with Land Use Regulations

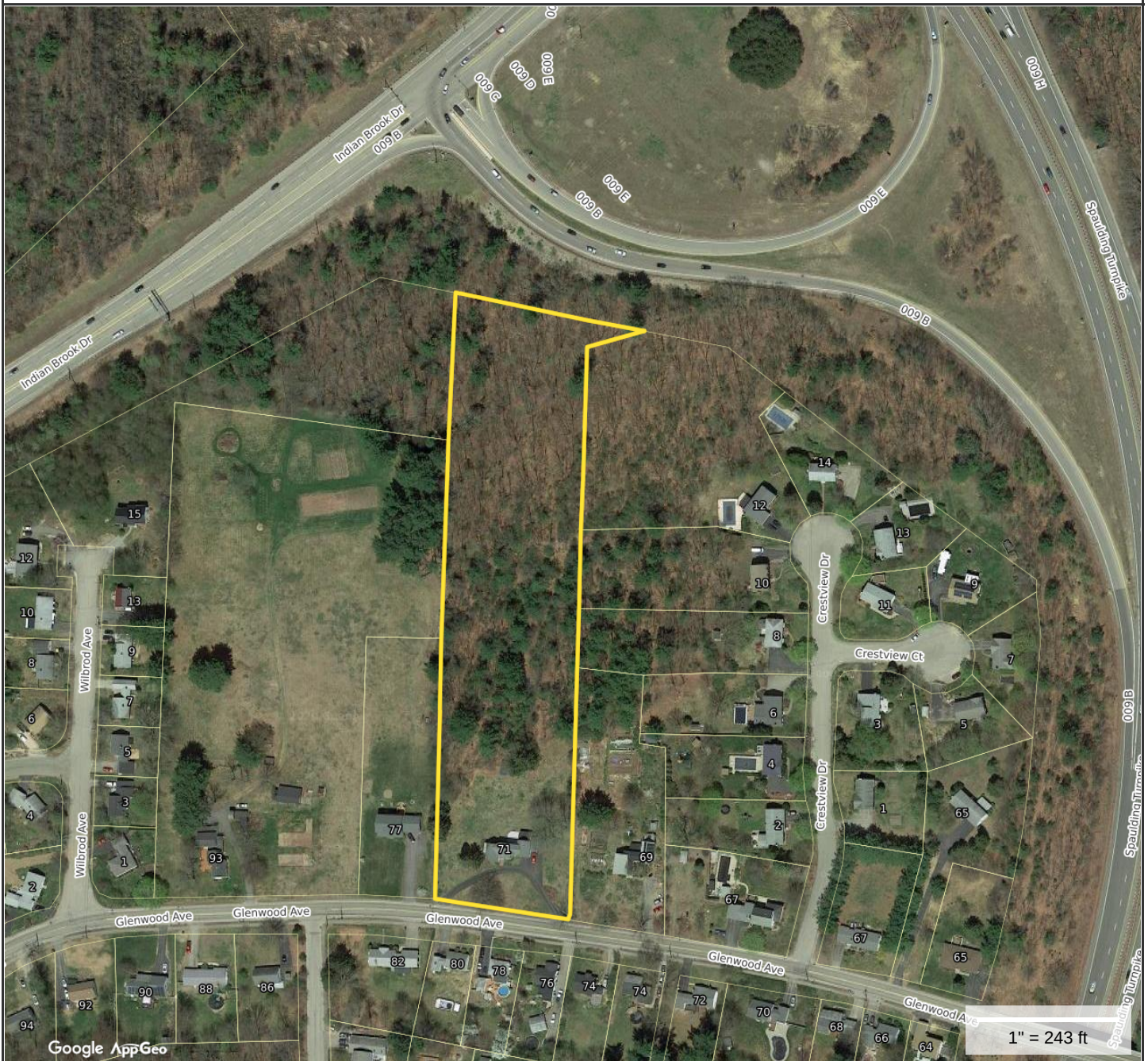
Chapter 157-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

Chapter 157-22 allows an open space subdivision in the R-12 District if the lot is a minimum of five acres. Projects that do not meet the acreage requirements are allowed if an impact statement is submitted and a preliminary public hearing is held so the Planning Board can determine if an open space subdivision is more warranted than a conventional subdivision. The applicant has submitted a yield plan showing a subdivision based on conventional regulations and a second plan design as an open space subdivision.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board hold a preliminary public hearing and then make a determination as to whether the applicant can process the application as an open space subdivision or if a conventional subdivision would be preferred.

71 Glenwood Avenue

**Property Information**

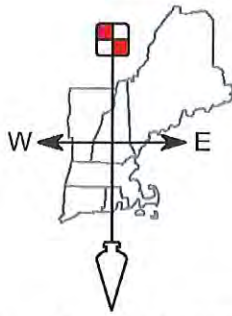
Property ID D0020-000000
Location 71 GLENWOOD AV
Owner MULCAHY LAWRENCE E &
Land Use 101

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

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/18/2019
Data updated Daily

LETTER OF TRANSMITTAL



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Dover Planning and Community Development
Donna Benton, AICP - City Planner
City of Dover Planning Board
288 Central Ave.
Dover, NH 03820

Date: February 19, 2020

Re: Preliminary Discussion – Open Space Subdivision, Tax Map D Lot 20
71 Glenwood Avenue
Dover, New Hampshire

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☒ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	2/19/20		PB Subdivision Application – Preliminary Discussion
3		(set)	Existing Conditions Plan, Proposed Conventional Subdivision & Proposed Open Space Subdivision
12		(set)	Reduced copies of plans (11"x17")
1			Letter of Authorization
1			Abutter List
1			Impact Statement
1			PDF sent via e-mail

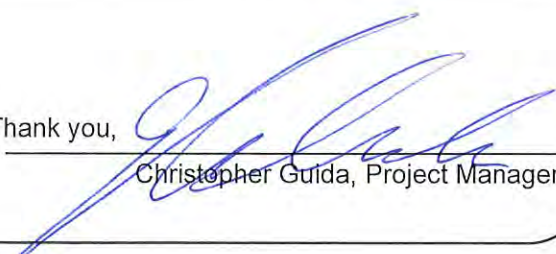
THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected copies
☒ For review and comment ☐ _____

REMARKS

Please contact me with any questions.

Thank you,


Christopher Guida, Project Manager



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Lawrence E. & Cheryl J. Mulcahy Telephone # 603-742-2359

Address of Applicant: 71 Glenwood Avenue, Dover NH 03820

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

Address of Property Owner: _____

E-Mail Address: CMULC88123@COMCAST.NET

PROPERTY INFORMATION

Address of Property: 71 Glenwood Avenue

Assessor's Map # D Lot(s) # 20

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

Size of Parcel: 4.66 Acres (Tax Card) Property Deed: Book 1800 Page: 584

Existing Use of Property: Single Family

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): _____ Open Space: ☒ TDR: _____

Existing Number of Lots: 1 Proposed Number of Lots: 8

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

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

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

Estimated Length of Proposed Roads: 500' feet Public or Private Road? _____

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: Preliminary Discussion

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Fieldstone Land Consultants, PLLC

Address 206 Elm Street Milford, NH 03055 Telephone #: 672-5456

Professional License #: Michael D. Ploof, LLS E-mail address: MDPloof@FieldstoneLandConsultants.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Fieldstone Land Consultants, PLLC

Address 206 Elm Street Milford NH 03055 Telephone #: 672-5456

Professional License #: Chad E. Branon, PE E-mail address: CEBranon@FieldstoneLandConsultants.com

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Fieldstone Land Consultants, PLLC

Address 206 Elm Street Milford, NH 03055 Telephone #: 672-5456

Professional License #: Christopher A. Guida, CSS E-mail address: CAGuida@FieldstoneLandConsultants.com

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

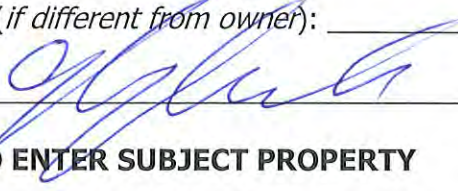
Address Easement Holder: _____

SIGNATURES

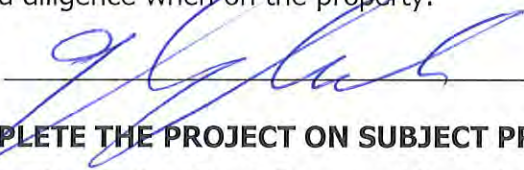
I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/We submit that the existing conditions 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: _____

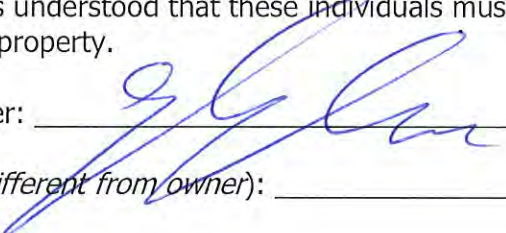
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent:  _____ Date: 2/19/20**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: 2/19/20**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

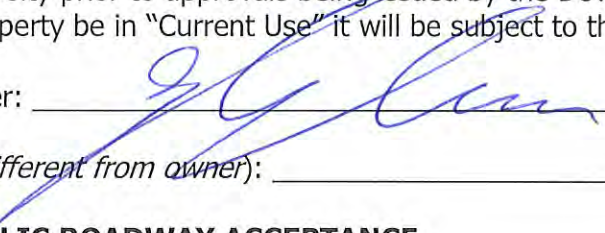
I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy,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

Signature of Property Owner:  _____ Date: 2/19/20

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: 2/19/20

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner: N/A _____ Date: _____

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):

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

SUB TOTAL=

\$ _____

AND

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

\$ _____

TOTAL PLAN REVIEW FEE=

\$ 150.00

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - o Certified letters fee # 19 of x \$8.00= \$ 152.00
- ☐ Certified letters fee: # of abutters _____ X \$8.00= \$ _____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= \$ _____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00= \$ _____

SUB TOTAL=

\$ _____

C. Foster's newspaper public notice fee

\$ 80.00

TOTAL NOTICE FEE=

\$ 232.00

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



City of Dover, New Hampshire SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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 subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Lawrence & Cheryl Mulcahy File Number: _____

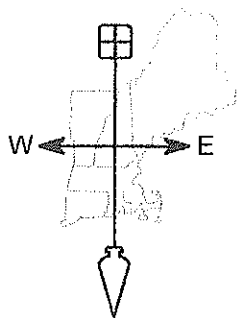
PROJECT TITLE: Preliminary Discussion Proposed Open Space Subdivision

PROPERTY LOCATION: 71 Glenwood Avenue Tax Map: D Lot: 20

	Where/How Provided	Reviewed
1. Completed and signed Application form		
2. Plan Review Fees are provided		
3. Electronic copy of the surveyed plat layout		
4. Electronic copy of supplementary materials and application		
5. Traffic Impact Assessment and Analysis (Standard or Advanced)		
6. Waiver requests to the Subdivision Regulations, with written justification		
7. Conditional Use Permit applications		
8. Narrative describing yield plan and cost analysis		
9. Folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:		
Location map at appropriate scale		
Proposed subdivision name and title and Planning File #		
Date, north arrow and scale		
Names of all abutting property owners		
Name and address of owners and/or applicants		
Signature & stamp of NH licensed land surveyor and/or engineer		
Zoning District boundaries, including any special or overlay districts		
Location of Conservation District areas		
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks		
Location and widths of existing & proposed easements & right of ways		
Location and widths of existing and proposed sidewalks		
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system		
Existing and proposed lot areas in square feet		
Existing and proposed topographic information at two foot intervals		
Minimum building setbacks or build to lines on all lots		

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations		
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities		
Existing and proposed water lines and fire hydrants, including materials and capacity needed		
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load		
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number		
Existing and proposed stormwater lines and facilities		
Existing and proposed streetlights		
Location of Flood Hazard Zone		
Location of all bodies of water and watercourses		
Location of wetlands and buffers		
Neighborhood plan with aerial underlay showing how project relates to abutting uses		
Existing natural features and/or significant vegetation on property		
Depict existing contours up to 100 ft. beyond project limits		
Soil types		
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor		
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision		
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision		
Location, material and size of existing and proposed permanent monuments		
Existing railroad lines		
Note regarding solid waste disposal		
All applicable Dover Common Subdivision notes		
10. Construction Detail Sheets shall contain the following:		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets		
Profiles showing the locations & a typical cross-section detail of streets		
Location of street trees, street lighting poles and street signs		
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants		
Location and size of all water, gas and other underground utilities		
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis		
Stormwater Management System Operation and Maintenance Plan		
Letter to Serve from Public and Private Utilities		
Erosion and Sedimentation Control Plan		
Perimeter Landscaping Plan		
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable		
Hydrogeologic study if located in Groundwater Protection Zone		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying Engineering
Land Planning Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

February 18, 2020

City of Dover
Dover Planning Board
288 Central Avenue
Dover, NH 03820

RE: Proposed Open Space Subdivision
Tax Map D Lot 20
71 Glenwood Ave.
Dover, NH 03820
Lawrence and Cheryl Mulcahy

To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking all necessary approvals from local, state and federal approvals for Tax Map D Lot 20.

Very truly yours,

Tax Map D Lot 20

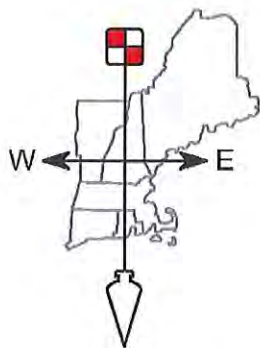
Signature: _____

Lawrence Mulcahy
Cheryl Mulcahy

Print: _____

Lawrence Mulcahy
Cheryl Mulcahy

Date 2-19-2020



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

February 14, 2020

Town of Dover - Planning Board
288 Central Ave
Dover, NH 03820
(603) 516-6000

RE: Impact Statement for Open Space Subdivision
Article IV, Section 155-22(C) C-1
Lawrence & Cheryl Mulcahy
Tax Map D Lot 20
71 Glenwood Avenue

Dover Planning Board:

Lawrence & Cheryl Mulcahy propose an open-space development of approximately 4.6 acres within the City of Dover, Strafford County, New Hampshire into eight single-family residential lots and an open space conservation lot. This report is tailored specifically to address Article IV, Section 155-22(C) C-1 for the City of Dover Planning Board preliminary subdivision review. The following is a Site Impact Analysis for the proposed subdivision of Tax Map Parcel D-20 in Dover, NH. The applicant is proposing to subdivide Parcel D-20 into eight residential lots (See Open Space Subdivision Concept Plan). This report will evaluate the existing site conditions, the proposed improvements to the site and the impacts resulting from the proposed development of the subject property.

i. Attendance at public schools;

The public-school system for the area is provided by Horne Street School for grades K-4, Dover Middle School for grades 5-8, and Dover Senior High School for grades 9-12.

Dover maintains three elementary schools, one middle school, and one senior high school within SAU 11. Enrollment and employment data have been summarized from National Center for Education Statistics and NH Dept. of Education per Public School Review. Horne Street Elementary School employs 32 teachers and maintains a student:teacher ratio of 16:1. Dover Middle School employs 73 teachers and maintains a student:teacher ratio of 16:1. Dover Senior High School employs 105 teachers and maintains a student:teacher ratio of 12:1.

Lawrence & Cheryl Mulcahy – Open Space Subdivision
Site Impact Analysis

The enrollment trends for Horne Street School is shown below in Figure 1.



Figure 1 – Horne Street School Enrollment

The enrollment trends for Dover Middle School is shown below in Figure 2.

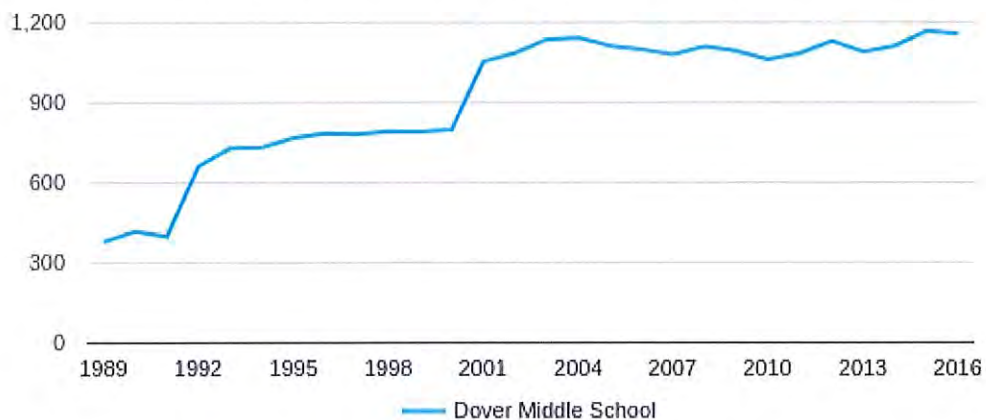


Figure 2 – Dover Middle School Enrollment

The enrollment trends for Dover Senior High School is shown below in Figure 3.

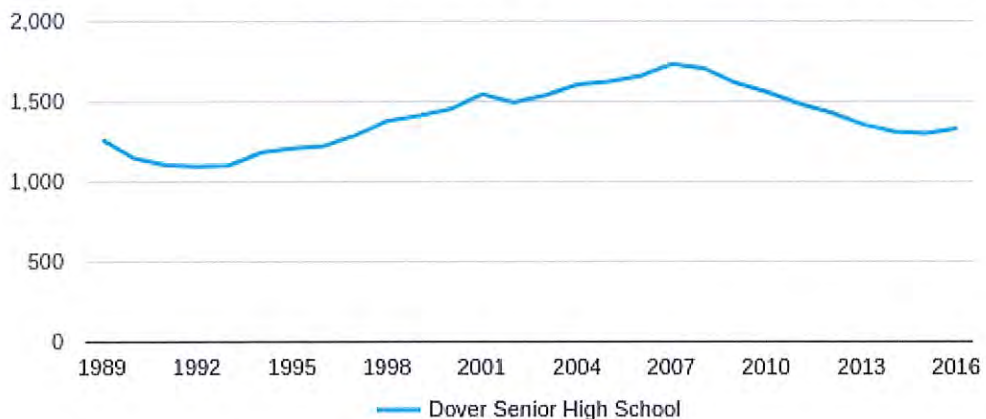


Figure 3 – Dover Senior High School Enrollment

The trends for these three schools show that the enrollment has been relatively stable for years. Due to the stable-to-declining enrollment it is anticipated that there are no capacity issues in either school.

To evaluate the number of school aged children that this proposed development will generate we utilized information from a 2012 report by Applied Economic Research which completed an updated report on Demographics and School Enrollment Trends. The Report's findings, which analyzed statewide data, reported on statistics from single family homes as well as multi-family housing units. For single-family homes the report determined a unit ratio of 0.480 school age children for each single-family home. Applying this ratio to the subject project results in an estimated 3.4 or conservatively 4 school age children residing within the development. It is expected that this development may take 2 - 4 years to build out. The schools in the area can certainly handle the additional students generated from this project.

ii. Increase in vehicular traffic;

Given the traffic characteristics of the surrounding roadway network and the minor traffic generated by this project the impact of the seven new residences will be negligible. The proposed development of the subject parcels will not result in any significant impacts on the existing roadway system. Each of the proposed seven additional lots will have frontage along a proposed cul-de-sac. All of the proposed driveways will meet the states requirements for all season sight distances in both directions. The proposed driveways have been located to meet standard engineering practices and will therefore result in no negative impacts to the adjacent roadway.

iii. Changes in the number of legal residents;

Per the U.S. Census Bureau data, Persons per household, 2014-2018 in NH was 2.46 per household. Based upon the addition of seven residential units, the anticipated increase in legal residents for the City of Dover would be 18 residents.

iv. Increases in municipal costs;

Given the nature of the proposed development project, as will be seen in the analysis below, measurable impacts will be limited to a few key City departments including schools, police and fire departments. The Police and Fire Departments will experience some increased demand for services from the proposed project. To assess the degree of impact this project would have on these departments, comparable single-family home developments were analyzed along with the forecast call volume and operating budgets for 2019.

POLICE DEPARTMENT: The Police Department will see the largest increase in yearly call volume with the proposed development. In 2019 the police department estimates response to 35,500 calls. The US Census has the Town's population at approximately 31,398 which

means that the town averages 1.13 calls per person. Assuming the average occupancy of each unit is 3 people the new development could yield 21 calls per year. We believe this number to be high and very conservative. Using the 2019 Police budget of \$ 11,077,875 the cost per call in 2019 was \$312. Based on this the proposed development will generate an estimated cost of \$6,552.

FIRE DEPARTMENT: A much more modest projected call volume is anticipated for the Fire Department. As with the Police Department, in order to assign some cost to the proposed project, a proportional demand cost can be developed based upon the estimated new calls. The Dover Fire and Rescue's 2019 budget was \$9,467,869 which, when divided by the most recent annual call estimates of 5,625 calls, equates to a cost of \$1,683 per call. The US Census has the Town's population at approximately 31,398 which means that the town averages 0.18 calls per person. Assuming the average occupancy of each unit is 3 people the new development could yield 3-4 calls per year. We believe this number to be high and very conservative. Based upon the estimate of 4 calls a year from the proposed development, the projected yearly cost to the community will be \$6,732. This call volume projections represent less than 1% increase in overall calls.

RECREATION: To account for potential costs from other Town departments, a per capita analysis estimates was used to determine costs related to Culture and Recreation services. The yearly budget in 2018 for Recreational was \$3,805,052. This equates to a cost per person of \$121.19. Assuming 3 people per home this would yield a yearly cost of \$2,545.

SCHOOLS: As noted above, 53.0% of the tax rate is allocated to schools. This high ratio is typical in most communities and demonstrates that a majority of local taxes go towards supporting the school system.

COMMUNITY SERVICES AND OTHER FEES: The Community Services budget consists of several departments, divisions and programs, including administration, engineering, streets and sidewalks, snow removal, storm water, street lighting, facilities and grounds, government buildings, public cemeteries, and recycling and waste management. In addition, Community Services budget also includes the sewer and water enterprise funds. The Community Services component of the proposed FY2019 General Fund budget, is \$7,603,633. Based on this, the per unit cost per person is approximately \$214.17. Assuming 3 people per home this would yield a yearly community service cost of \$4,497.57.

As previously noted, the proposed project will consist of one existing home and seven additional housing units. To gain an understanding of the projects potential fiscal impact, anticipated school children that may be generated by the proposed project needs to be analyzed. We determined that this project will generate approximately 4 school age children in the section above that dealt with the public-school system. As discussed in this section the current trends of the school system contemplate a reducing population and therefore there

Lawrence & Cheryl Mulcahy – Open Space Subdivision
Site Impact Analysis

are no capacity issues anticipated. These new students can easily be accommodated into the school system with minimal impact to operations.

v. Load on public utilities or future demand for them;

The project proposes individual sewage disposal systems for each of the additional seven lots. The project proposes an increase of municipal water service at an estimated usage rate of 600 gallons per day per unit (4,200 gallons per day total). Electric service is proposed to be provided by Eversource from utility pole PSNH 6/335. The community services have been addressed above in regards to municipal costs.

vi. Public safety;

The Dover Police Department maintains an operational staff 24 hours a day, 7 days a week. The department is located at 46 Chestnut Street in Dover, NH which is 1.9 miles or 5 minutes from the property.

Local fire protection in town is provided by Dover Fire & Rescue. Dover Fire and Rescue operates with three fire stations, Liberty North End Fire Station at 262 Sixth Street, Central Fire Station at 9-11 Broadway, and South End Fire Station at 25 Durham Road. Non-Emergency and the Division of Inspection Services operate from the Liberty North End location. The nearest fire department location is the Liberty North End Fire Station which is 0.4 miles, or 1 minute, away from the site.

The development of additional seven new residential homes over the subject property will be compatible with the neighborhood and will not create any public safety issues. The proposed homes will be appropriately situated to provide for adequate separation between structures, safe access to and from each dwelling and will be built in accordance with local fire and building codes. For these reasons, this development will not have a detrimental impact on the public health and safety and as a result we would anticipate no concerns or issues from the Police and Fire Departments.

vii. Changes in tax revenue;

PROPERTY TAXES: Local property taxes provide the bulk of municipal revenues for New Hampshire communities. The City of Dover's property tax rate for fiscal year 2020 (tax year 2019) has been calculated by the New Hampshire Department of Revenue Administration (DRA) and certified on Nov. 18, 2019, at \$25.19 per \$1,000 assessed valuation. There are four components of the tax rate: the city portion, local education portion, state education, and Strafford County. The tax rate of \$25.19 is broken down as follows: City: \$9.28; Local education: \$11.37; State education: \$1.98; and County: \$2.56. The majority of taxes are allocated for school costs (53.0%). For this analysis, the County portion of the tax rate will not be included in any tax revenue estimates.

Lawrence & Cheryl Mulcahy – Open Space Subdivision
Site Impact Analysis

It is anticipated that the proposed market rate single family homes will sell for an average price of \$332,000 based on the median listing price of residential homes sales in the area. Utilizing this information, the buildout of the development is estimated to be valued at \$2,324,000. Based on this and not including the County taxes, the project is estimated to generate \$52,592 in annual property tax revenue.

MOTOR VEHICLE FEES: Another major revenue source for the community is from motor vehicle permit registration fees. Based upon the anticipated value of vehicles associated with the new housing units the annual Motor Vehicle registrations revenue is outlined below.

The average vehicle value per unit is \$20,000 or \$140,000 for the proposed seven lot subdivision. With a rate of \$12/\$1000 the project will yield a revenue of approximately \$16,800.

Based on these numbers the projects estimated gross tax revenue is \$69,392.

viii. Changes in surface drainage;

Subsequent to subdivision approval, a stormwater management system will be designed by a professional engineer and evaluated in detail in a Stormwater Management Report. The intent of the stormwater management system for this project will be to address the qualitative and quantitative aspects of the stormwater runoff so that there are no downstream adverse impacts created by the project.

The net result will be that the new development will have no increase in the peak rates of stormwater runoff leaving the site. The proposed drainage system will treat and mitigate increases in runoff rates.

ix. Increased consumption of groundwater;

The site lies within the secondary protection zone of The Smith Well. The site is to be serviced by municipal water service with a proposed tie-in to the water main located on Glenwood Avenue. The onsite soils are characterized by a high infiltration rate and high hydraulic conductivity; the proposed site development will not impact the groundwater recharge rate.

x. Increased refuse disposal;

Refuse disposal costs and volume have been addressed as part of the municipal cost analysis. Recycling and waste management costs individually were \$658,449.18 in Fiscal Year 2017. Budget requests for Fiscal Year 2019 were \$560,086.00, or \$17.84 per person. This would make the total estimated additional cost to the city of the proposed additional seven residential units approximately \$375/year. Construction and demolition debris, along with hazardous waste, are charged individually and are not part of curbside waste pickup.

Lawrence & Cheryl Mulcahy – Open Space Subdivision
Site Impact Analysis

xi. Pollution of water or air;

Proposed for each lot is an individual onsite sewage disposal system. Subsurface sewage disposal systems shall be designed and installed by an individual holding a valid permit issued by the NH DES Subsurface Systems Bureau. Each lot will be sized to ensure appropriate loading of sewage flow in accordance with NH DES Subdivision Regulations. Using onsite wastewater treatment provides effective sanitation that can be tailored to the existing need in a timely and cost-conscious manner. Water is recycled within the watershed, making environmental management, planning and protection easier. Soil observations were performed on each of the additional seven proposed lots and all of the soil observations were suitable, meaning they met the local and state requirements for designing an onsite sewage disposal system with adequate depths of soils and separation to the seasonal-high water table. All sewage disposal designs will be reviewed and approved by the City of Dover and NH DES Subsurface Systems Bureau to ensure adequate provisions are made so not to impact the groundwater quality or any neighboring property.

xii. Land EROSION or loss of tree cover;

On-site soils are Hinckley loamy sands with an average slope of less than 8%. The Hinckley soils consists of very deep, excessively drained soils formed in glaciofluvial materials. They are nearly level through very steep soils on outwash terraces, outwash plains, outwash deltas, kames, kame terraces, and eskers. Saturated hydraulic conductivity is high or very high. The high infiltration rates and high hydraulic conductivity, along with the proposed stormwater management system, will result in minimal stormwater runoff and erosion.

Loss of tree cover will be mitigated partially by the establishment of a 1.4-acre open-space conservation property associated with the subdivision. Areas with evidence of past disturbance have been prioritized for development, with wetland and the surrounding areas preserved as forest.

xiii. Disturbances to other aspects of the natural ecology;

The project seeks to minimize overall impact to the site by reducing lot sizes and establishing a 1.4-acre conservation lot. The project area was not ranked in the NH Fish and Game 2015 Wildlife Action Plan for wildlife habitat or supporting habitat. The National Land Cover Database (NLCD) considers the property barren or developed. In our opinion, based upon the developed nature of the surrounding areas and the low impact nature of residential use, the project does not pose any substantive disturbance to the natural ecology.

xiv. Blocking of views;

Each of the proposed lots has been designed to meet all state and local zoning requirements, including minimum lot size, frontage requirements, and applicable setback distances. Local zoning is typically established to ensure that developments meet all necessary spatial requirements. The proposed homes on these new lots are anticipated to be standard 2 story homes which will be in harmony with the surrounding structures.

Lawrence & Cheryl Mulcahy – Open Space Subdivision
Site Impact Analysis

xv. Harmony with the character of surrounding development; and

The development over the proposed lots will not have a negative impact to the character and visual impacts of the area. The site is bordered by residential properties to the east and west. The project does not propose any major vegetative cutting or regrading and earth work. Minimum lot sizing and setbacks will be maintained to ensure adequate spacing between residential structures.

xvi. Location of utilities.

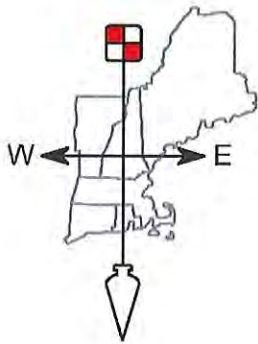
Water services are proposed by tying-in to the existing water main located on Glenwood Ave. Existing electrical service in the area is provided by Eversource. Service to individual units may be installed underground, or transmitted via overhead powerlines depending upon local requirements and engineering design. It is anticipated that any communications services would be provided in the same manner as electrical service. Proposed for each lot is an individual onsite sewage disposal system, with the precise location determined upon finalization of the site plan.

Please let me know if there are any questions/concerns or if additional information is required.
Thank You.

Sincerely,



Christopher A. Guida. CSS, CWS



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456

www.FieldstoneLandConsultants.com

February 18, 2020

FLC#1433.00 /LNO

List of Abutters
Tax Map D Lot Number 20
Dover, New Hampshire

Map D Lot 20
Cheryl J. & Lawrence E. Mulcahy
71 Glenwood Avenue
Dover, NH 03820

Map D Lot 18-10
Beata Umugwangwali
15 Wilbrod Avenue
Dover, NH 03820

Map D Lot 19
Phillip Paige
93 Glenwood Av
Dover, NH 03820

Map D Lot 21
Bixby Bolker Family Revocable Trust
Peter W. Bixby & Jessica Bolker, Trustees
69 Glenwood Avenue
Dover, NH 03820

Map D Lot 22-2
Todd W. Lafond
4 Crestview Drive
Dover, NH 03820

Map D Lot 22-3
Brendan S. & Dawn M. Sullivan
6 Crestview Drive
Dover, NH 03820

Map D Lot 22-4
Rosenau Family Trust
Leslie J. & Kathleen G. Rosenau, Trustees
8 Crestview Drive
Dover, NH 03820

Map D Lot 22-5
Ryan J. Rousseau
10 Crestview Drive
Dover, NH 03820

Map D Lot 22-6
Melissa C. & Gordon W. Davis
12 Crestview Drive
Dover, NH 03820

Map D Lot 22-C
Olivier Family Trust 1999
Maurice E. & Leona M. Olivier, Trustees
67-A Glenwood Avenue
Dover, NH 03820

Map D Lot 22-I
Jessica Nyby
2 Crestview Drive
Dover, NH 03820

Map E Lot 12
Jill Thorner
74 Glenwood Avenue
Dover, NH 03820

Map E Lot 13
William J. Sweeney Jr, Revocable Trust 2003
William J. Sweeney, Trustee
74-A Glenwood Avenue
Dover, NH 03820

Map E Lot 14
Lorri L. & Richard J. Spurlin
76 Glenwood Avenue
Dover, NH 03820-2307

Map E Lot 15
Susan A. & Timothy M. Rova
78 Glenwood Avenue
Dover, NH 03820

Map E Lot 16
James C. & Dawn I. Guyett
80 Glenwood Avenue
Dover, NH 03820

Map E Lot 17
Bruce E. & Elizabeth H. Hutchinson
82 Glenwood Avenue
Dover, NH 03820

Map D Lot 19-1
Kyle G. & Jennifer G. Bretz
77 Glenwood Avenue
Dover, NH 03820

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

P20-18 71 Glenwood Avenue

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0018-010000	15 WILBROD AV	UMUGWANGWALI BEATA		15 WILBROD AV	DOVER	NH	03820
D0019-000000	93 GLENWOOD AV	PAIGE PHILLIP		93 GLENWOOD AVE	DOVER	NH	03820
D0021-000000	69 GLENWOOD AV	BIXBY PETER W & BOLKER JESSICA CO-TRUSTE	BIXBY BOLKER FAMILY REVOCABLE TRUST OF 2	69 GLENWOOD AVENUE	DOVER	NH	03820
D0022-002000	4 CRESTVIEW DR	LAFOND TODD W		4 CRESTVIEW DR	DOVER	NH	03820
D0022-003000	6 CRESTVIEW DR	SULLIVAN BRENDAN S &	SULLIVAN DAWN M	6 CRESTVIEW DR	DOVER	NH	03820
D0022-004000	8 CRESTVIEW DR	ROSENAU LESLIE J KATHLEEN G TRUSTEES	ROSENAU FAMILY TRUST	8 CRESTVIEW DRIVE	DOVER	NH	03820
D0022-005000	10 CRESTVIEW DR	ROUSSEAU RYAN J		10 CRESTVIEW DRIVE	DOVER	NH	03820
D0022-006000	12 CRESTVIEW DR	DAVIS MELISSA C &	DAVIS GORDON W	12 CRESTVIEW DR	DOVER	NH	03820
D0022-C00000	67 A GLENWOOD AV	OLIVIER MAURICE E & LEONA M TRUSTEES	OLIVIER FAMILY 1999 TRUST	67A GLENWOOD AV	DOVER	NH	03820
D0022-I00000	2 CRESTVIEW DR	NYBY JESSICA		2 CRESTVIEW DR	DOVER	NH	03820
E0012-000000	74 GLENWOOD AV	THORNER JILL		74 GLENWOOD AVENUE	DOVER	NH	03820
E0013-000000	74 A GLENWOOD AV	SWEENEY WILLIAM J JR 2003 REV TRUST	SWEENEY WILLIAM J TRUSTEE	74A GLENWOOD AVE	DOVER	NH	03820
E0014-000000	76 GLENWOOD AV	SPURLIN RICHARD J &	SPURLIN LORRI L	76 GLENWOOD AV	DOVER	NH	03820-2307
E0015-000000	78 GLENWOOD AV	ROVA SUSAN A	ROVA TIMOTHY M	78 GLENWOOD AVE	DOVER	NH	03820
E0016-000000	80 GLENWOOD AV	GUYETT JAMES C	GUYETT DAWN I	80 GLENWOOD AVENUE	DOVER	NH	03820
E0017-000000	82 GLENWOOD AV	HUTCHINSON BRUCE E	HUTCHINSON ELIZABETH H	82 GLENWOOD AVENUE	DOVER	NH	03820
D0019-001000	77 GLENWOOD AV	BRETZ KYLE G &	BRETZ JENNIFER G	77 GLENWOOD AVE	DOVER	NH	03820
D0020-000000	71 GLENWOOD AV	MULCAHY LAWRENCE E &	MULCAHY CHERYL J	71 GLENWOOD AVENUE	DOVER	NH	03820
		FIELDSTONE LAND CONSULTANTS, PLLC	CHAD E. BRANON, PE	206 ELM STREET	MILFORD	NH	03055

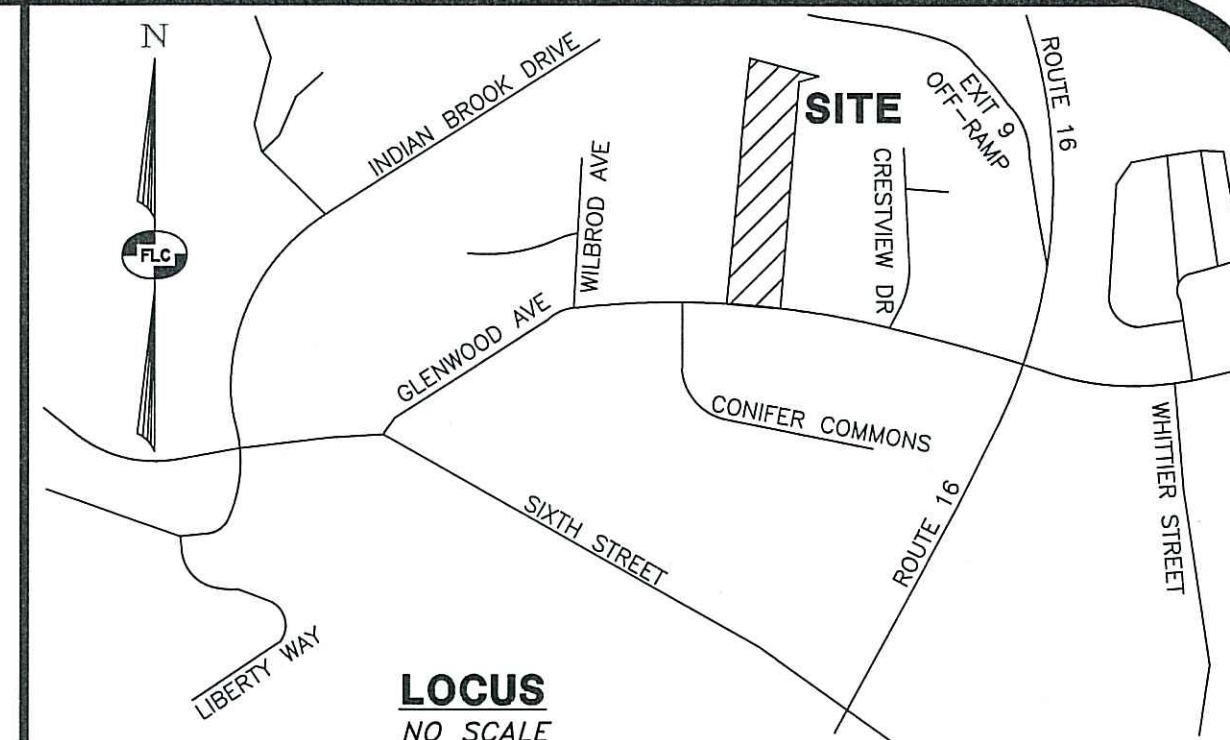
EXISTING FEATURES

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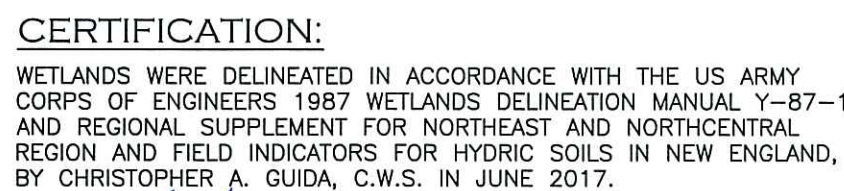
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2. "MINOR SUBDIVISION PLAN - PREPARED FOR - PHILLIP PAIGE - TAX MAP D, LOT NO. 19 - 93 GLENWOOD AVENUE - CITY OF DOVER - COUNTY OF STAFFORD - STATE OF NEW HAMPSHIRE", SCALE:1"=50', DATED MAY 1, 2009 AND REVISED THROUGH JUNE 22, 2009 BY MCNEANEY SURVEY ASSOCIATES, INC. AND RECORDED IN DRAWER 97, PLAN NUMBER 30 IN THE S.C.R.D.

3. "ALDER MEADOW SUBDIVISION - PREPARED FOR - THE CITY OF DOVER - OFF WILBROD AVENUE - DOVER, NEW HAMPSHIRE", SCALE:1"=50', DATED AUGUST 23, 1996 AND REVISED THROUGH SEPTEMBER 1, 1996 BY MCNEANEY SURVEY ASSOCIATES, INC. AND RECORDED AS PLAN #15585 IN THE S.C.R.D.



1. THE OWNERS OF RECORD FOR TAX MAP PARCEL D-20 ARE LAWRENCE & CHERYL MULCAHY — 71 GLENWOOD AVENUE, DOVER, NH 03820. DEED REFERENCE TO PARCEL IS VOL.1800 PG.584 DATED MAY 3, 1995 IN THE S.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP PARCEL D-20.
3. THE TOTAL AREA OF TAX MAP D LOT 20 IS 4.66± ACRES, OR 203,000± SQ.FT.
4. ZONING DISTRICT IS R-12 (RESIDENTIAL). MINIMUM ZONING REQUIREMENTS ARE:
LOT SIZE — 12,000 SQ.FT.
FRONTAGE — 100 FT.
FRONT SETBACK — 15 FT. MINIMUM, 25 FT. MAXIMUM
SIDE SETBACK — 15 FT.
REAR SETBACK — 30 FT.
WETLANDS BUILDING SETBACK — 50 FT.
WETLANDS SEPTIC SETBACK — 75 FT.
5. BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. TOPOGRAPHIC DATA SHOWN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE. VERTICAL DATUM IS ASSUMED.
6. THE SUBJECT PARCEL LIES OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF DOVER, STRAFFORD COUNTY NH, COMMUNITY 330145, PANEL NUMBER 33017C0310E DATED SEPTEMBER 30, 2015.
7. THE SUBJECT PARCEL LIES WITHIN THE SECONDARY PROTECTION ZONE OF THE SMITH WELL, AS SHOWN ON THE MAP KNOWN AS "CITY OF DOVER, NEW HAMPSHIRE GROUNDWATER PROTECTION MAP" OF THE CITY OF DOVER CODE.
8. SOIL TYPE FOR THE ENTIRE SITE IS Hwb — HINCKLEY LOAMY SAND, 3-8% SLOPES.
9. TAX MAP LOT D-20 IS SUBJECT TO WHEELWRIGHTS NEW ENGLAND TEL. & TEL. CO. HAS, INCLUDING RIGHTS TO LAY AND CABLES AND STRING WIRE ACROSS THE PROPERTY. SEE S.C.R.D. VOL.512 PG.444.
10. THE SUBJECT LOT IS CURRENTLY SERVICED BY UNDERGROUND ELECTRIC, CABLE, & TELEPHONE UTILITIES, MUNICIPAL WATER SUPPLY, & PRIVATE SEPTIC SYSTEM.



"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF JUNE 2017."

TAX MAP D LOT 22-2
TODD W. LAFOND
4 CRESTVIEW DRIVE
DOVER, NH 03820

TAX MAP D LOT 22-3
BRENDAN S. & DAWN M. SULLIVAN
6 CRESTVIEW DRIVE
DOVER, NH 03820

TAX MAP D LOT 22-C
OLIVIER FAMILY TRUST 1999
MAURICE E. & LEONA M. OLIVIER, TRUSTEES
67-A GLENWOOD AVENUE
DOVER, NH 03820

TAX MAP D LOT 22-I
JESSICA RYBY
2 CRESTVIEW DRIVE
DOVER, NH 03820

TAX MAP F LOT 17
BRUCE E. & ELIZABETH H. HUTCHINSON
2 GLENWOOD AVENUE
DOVER, NH 03820

TAX MAP F LOT 12
JILL THORNER
74 GLENWOOD AVENUE
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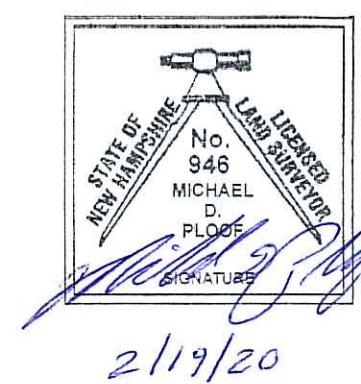
TAX MAP F LOT 13
WILLIAM J. SWEENEY JR., REV. TRUST
WILLIAM J. SWEENEY, TRUSTEE
74-A GLENWOOD AVENUE
DOVER, NH 03820

TAX MAP F LOT 14
LORRI L. & RICHARD J. SPURLIN
76 GLENWOOD AVENUE
DOVER, NH 03820

TAX MAP F LOT 15
SUSAN A. & TIMOTHY M. ROVA
73 GLENWOOD AVENUE
DOVER, NH 03820

TAX MAP F LOT 16
JAMES C. & DAWN L. GUYETT
80 GLENWOOD AVENUE
DOVER, NH 03820

DATE: 2/19/20



GRAPHIC SCALES

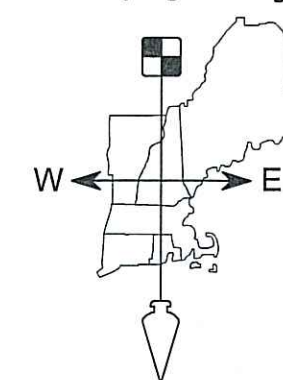
IMPERIAL: 1"=50'

CHERYL MULCAHY

PREPARED FOR & LAND OF:
LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: 1" = 50' FEBRUARY 18, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



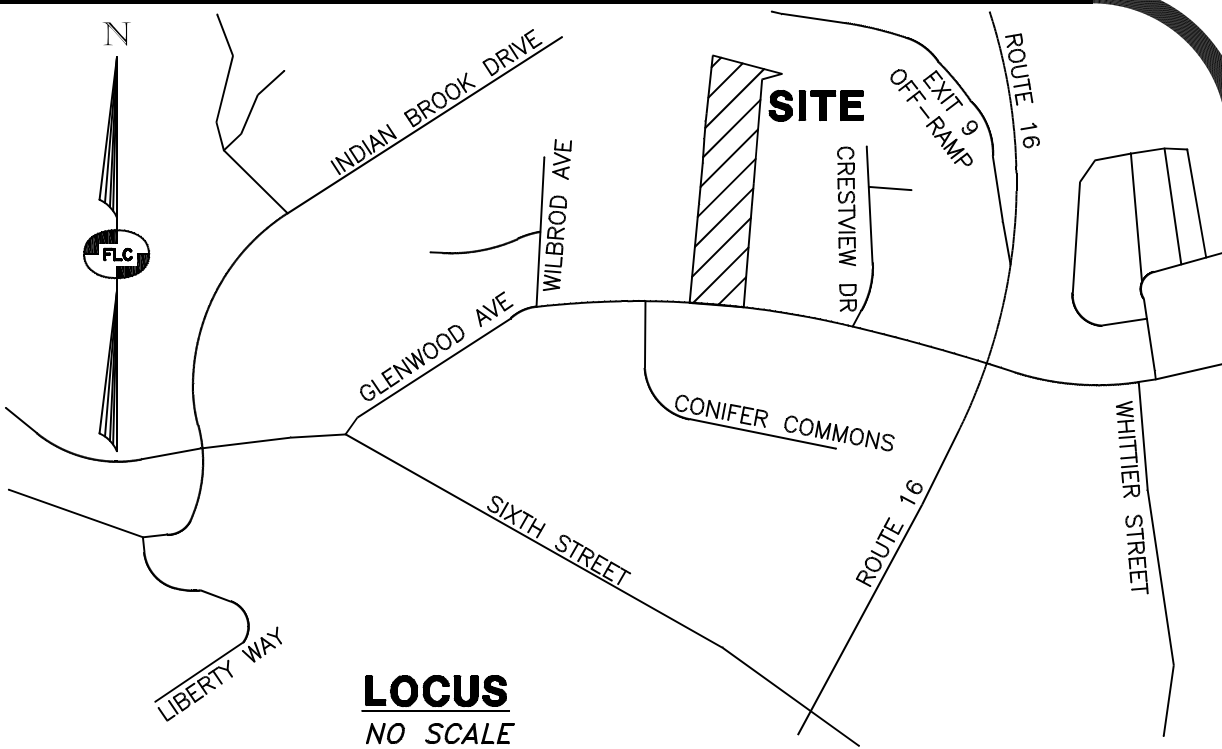
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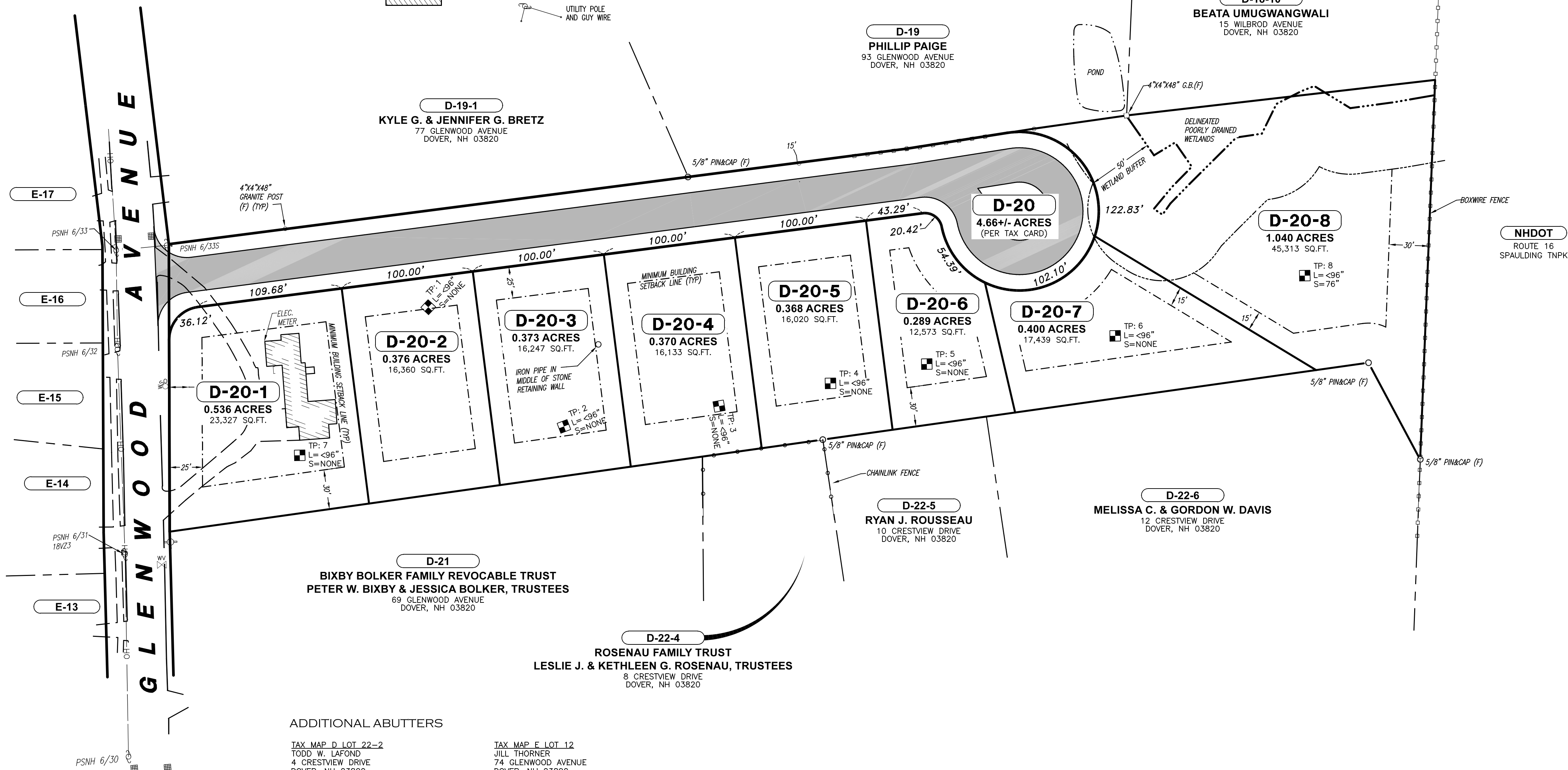
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- LEGEND:**
- EXISTING FEATURES**
- D-20** TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- CURBING
- UG UNDERGROUND UTILITIES
- OH OVERHEAD UTILITIES
- S SEWER LINE
- DRAIN LINE
- EDGE OF WETLAND
- CHAIN LINK FENCE
- HANDRAIL
- STOCKADE FENCE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- BUILDING
- D.H.(F) DRILL HOLE FOUND
- LPIN(F) IRON PIN FOUND
- LPIPE(F) IRON PIPE FOUND
- G.B.(F) GRANITE BOUND FOUND
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- VENT
- MANHOLE
- CATCH BASIN (SQUARE)
- CATCH BASIN (ROUND)
- CLEAN OUT
- BOLLARD
- SINGLE POST SIGN
- DOUBLE POST SIGN
- WATER HYDRANT
- WATER VALVE
- SHUT-OFF
- WELL
- UTILITY POLE AND GUY WIRE

- REFERENCE PLANS:**
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 - SOIL TYPE FOR THE ENTIRE SITE IS H&B - HINCKLEY LOAMY SAND, 3-8% SLOPES.
 - SITE LOADING GROUP 1 SOILS, A SLOPE >4.5 ACRE AVAILABLE EXCLUDING WETLANDS >4.5 X 2,000 (LOADING FACTOR) = 9,000 GPD AVAILABLE OFFSITE WATER SUPPLY 50% LOT SIZE REDUCTION= 18,000 GPD AVAILABLE 4,800 GPD PROPOSED
 - TAX MAP LOT D-20 IS SUBJECT TO WHATEVER RIGHTS NEW ENGLAND TEL. & TEL. CO. HAS, INCLUDING RIGHTS TO LAY AND CABLES AND STRING WIRE ACROSS THE PROPERTY. SEE S.C.R.D. VOL.512 PG.444.
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TODD W. LAFOND
4 CRESTVIEW DRIVE
DOVER, NH 03820

TAX MAP D LOT 22-3
BRENDAN S. & DAWN M. SULLIVAN
6 CRESTVIEW DRIVE
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67-A GLENWOOD AVENUE
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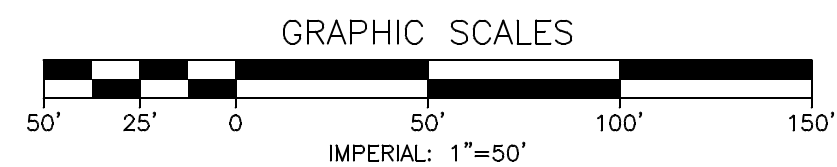
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TAX MAP E LOT 16
JAMES C. & DAWN I. GUYETT
80 GLENWOOD AVENUE
DOVER, NH 03820



CONVENTIONAL SUBDIVISION CONCEPT PLAN

CHERYL MULCAHY
TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
DOVER, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
LAWRENCE & CHERYL MULCAHY
71 GLENWOOD AVENUE, DOVER NH 03820

SCALE: 1" = 50' FEBRUARY 18, 2020

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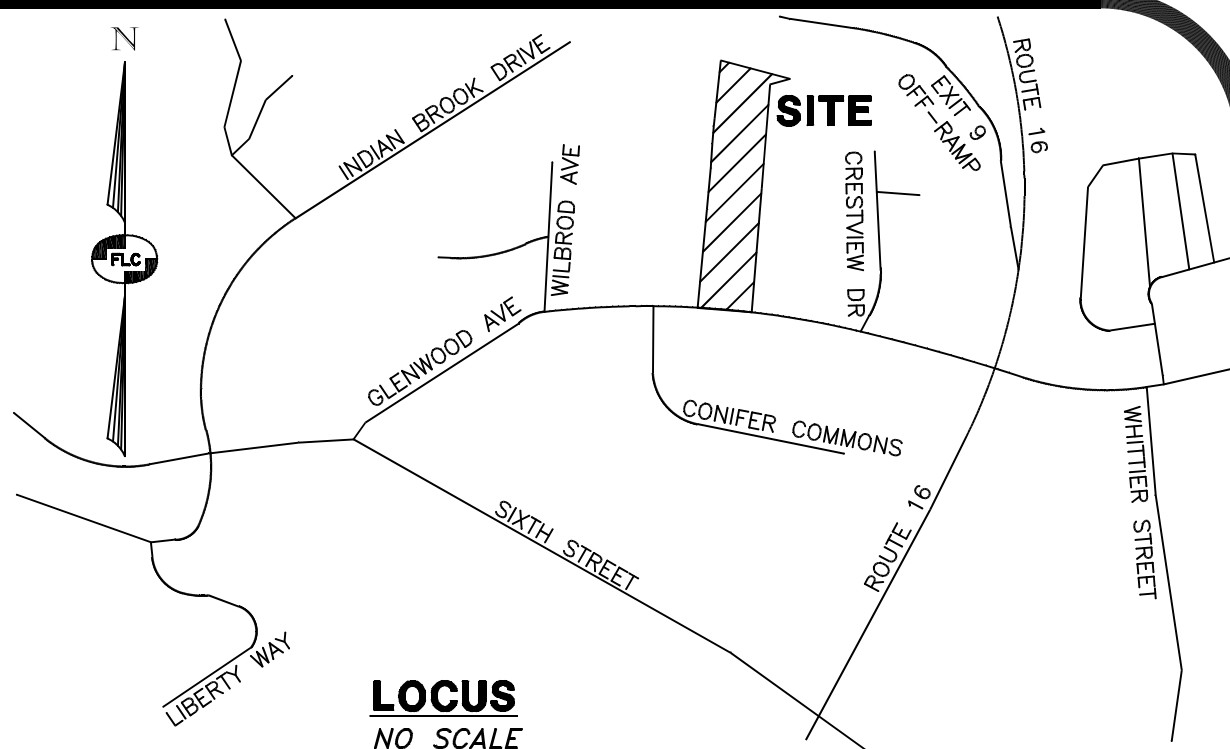
LEGEND:

EXISTING FEATURES

D-20	TAX MAP AND LOT NUMBER		DRILL HOLE FOUND
	RIGHT-OF-WAY SIDELINE		IRON PIN FOUND
	PROPERTY LINE		IRON PIPE FOUND
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	EDGE OF GRAVEL ROAD		SEWER MANHOLE
	CURBING		DRAIN MANHOLE
	UNDERGROUND UTILITIES		VENT
	OVERHEAD UTILITIES		MANHOLE
	SEWER LINE		CATCH BASIN (SQUARE)
	DRAIN LINE		CATCH BASIN (ROUND)
	EDGE OF WETLAND		CLEAN OUT
	CHAIN LINK FENCE		BOLLARD
	HANDRAIL		SINGLE POST SIGN
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	2' CONTOUR INTERVAL		WATER VALVE
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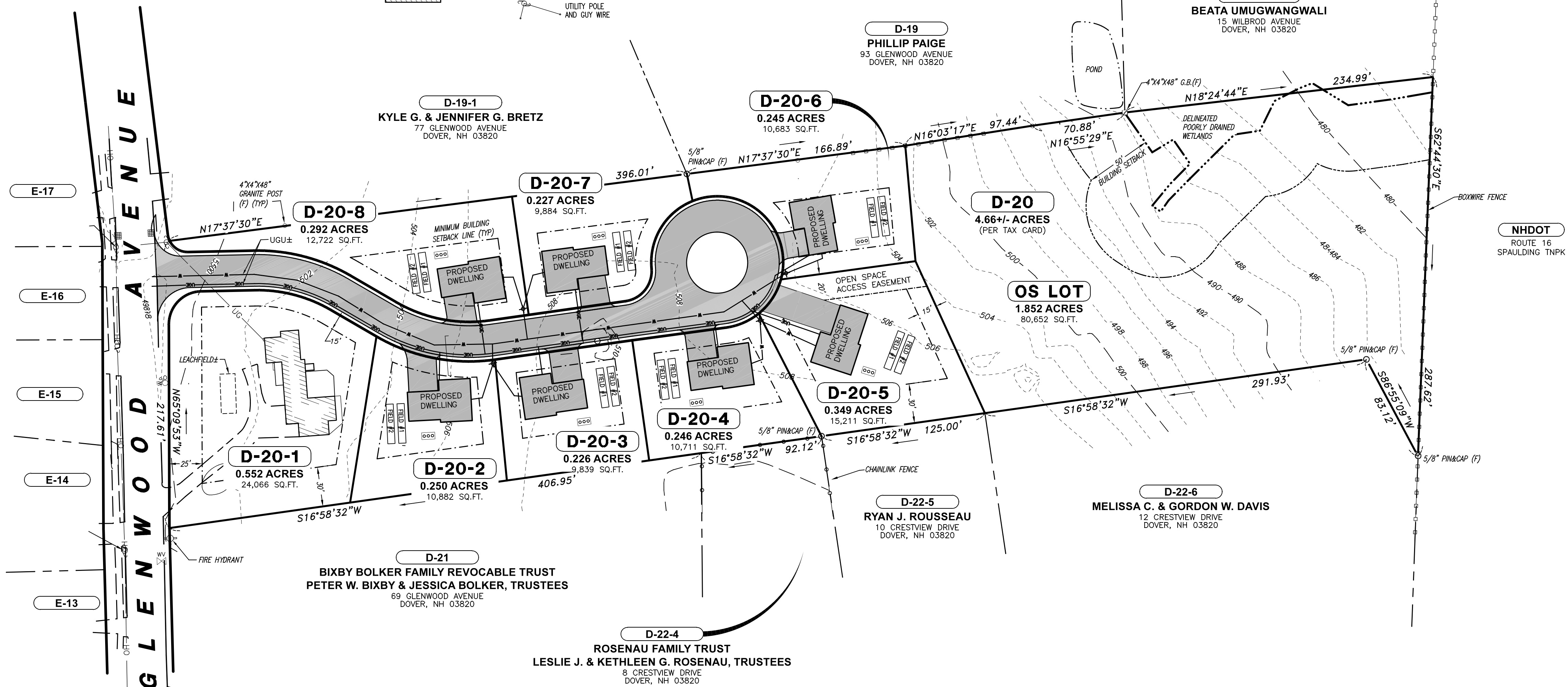
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OPEN SPACE SUBDIVISION CONCEPT PLAN

CHERYL MULCAHY

TAX MAP PARCEL D-20 - 71 GLENWOOD AVENUE
DOVER, NEW HAMPSHIRE

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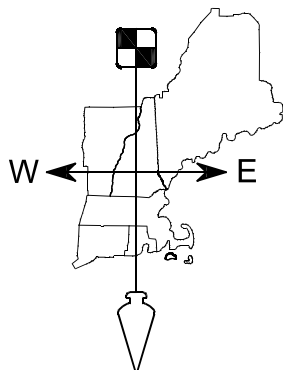
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SCALE: 1" = 50'

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