



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, August 25, 2020**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- July 28, 2020 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration 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)

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Hawkins Family Revocable Trust, Matthew A. Hawkins, Assessor's Map 12, Lot 113, zoned Heritage Residential, located at 119-121 Belknap Street. (Proposal is to allow a new building lot with 9,633 s.f. where 10,000 s.f. is required).*(P20-43)
- B. Consideration and acceptance of a Minor Subdivision for Hawkins Family Revocable Trust, Matthew A. Hawkins, Trustee, Assessor's Map 12, Lot 113, zoned Heritage Residential, located at 119-121 Belknap Street. (1 new lot) *(P20-42)
- C. Consideration and acceptance of a Minor Subdivision for Pointe West, LLC, Assessor's Map K, Lot 19, zoned ETP and RCM, located at Pointe Place. (2 new lots) *(P20-48)
- D. Consideration and acceptance of an Amendment to a Previously Approved Subdivision Plan for Michael Pottier, Assessor's Map L, Lot 89G, zoned R-20, and located at Shore Lane. (Request is for a waiver to not have street trees as required by 155-35E) *(P07-39A)
- E. Concept review of a Request to use Transfer of Development Rights to Amend a previously approved Subdivision for Robert Baldwin, Assessor's Map I, Lot 30, zoned R-40, located at 144 Mast Road. (Proposal is to purchase two additional units, where the applicant previously was approved to purchase three units via TDR – 5 total)*(P20-35A)
- F. Consideration and acceptance of an Extension 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). *(P19-80A)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Dennis Ciotti (Councilor), Matt Sullivan, Dave White, Jackson Kaspari, Ellen Brooks (Alternate), Dave Landry, Hayley Harmon (Vice Chair), Frank Torr, Erin Allgood (Alternate), Tom Clark, Lisa McGunnigle (Alternate)

Members Not Present (excused): None

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 items D and E will not be heard tonight but will be continued to the August 25th meeting.

CITIZENS' FORUM

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

APPROVAL OF THE PRIOR MINUTES

- June 23, 2020 Regular Meeting Minutes

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

OLD BUSINESS

None

NEW BUSINESS

- A. Consideration and acceptance of a Site Review for Amer Fakhoury & Micheline Elias, Assessor's Map 4, Lot 40, zoned CBD – General, and located at 6-12 Preble Street. (Proposal is to construct a four-story building and driveway with parking. The building will consist of 12 apartment units on the upper three floors, and approx. 1,811 s.f. of commercial space on the first floor). *(P19-11A)

C. Parker explained that on April 23, 2019 the applicant received conditional approval to construct a mixed use building off Central Avenue behind the "Quick to Go." Since that time the plan expired unsigned due to unforeseen issues encountered by the applicant. The Board is being asked to reapprove the application, with a revised list of Conditions as the applicant did address the plan changes.

Staff reviewed the plans and noted that the conditions related to plan changes have been addressed on the submitted plan. No new TRC was conducted for the application.

Robert Stowell, Trittech Engineering, represented the application and discussed the plat. This project was approved by the board in 2019, but the applicant wasn't able to fulfill the conditions of approval before the approval expired. They are asking the board to reapprove the project.

The parking spaces they have proposed is 14 spaces as follows: 6 spaces under the back of the building, 5 other spaces in back and 3 spaces to the side. One of the conditions was to provide a parking layout for the front. They propose leasing spaces from the Quick-to-Go which is also owned by the applicant. There are 6 striped spaces there that will meet the requirements.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

Motion: F. Torr made a motion that the Board accept the application. Seconded by D. White. Vote: U/A

Public hearing opened.

George Stergiou, 15 Preble St is concerned with keeping consistency with the character of the neighborhood. The proposed massing is too large for the neighborhood and doesn't meet City design standards.

An even greater concern is the potential traffic increase on Preble St. The traffic study noted no significant impact will occur, but also that 347 vehicles will travel that road. He asked for the application to be tabled so a traffic study can be done to find out how much traffic currently travels that road.

There are parking concerns. The current proposal has spaces in front of a garage door and they are already using spaces at the Quick to Go to meet the current standards. A parking study should be done to confirm standards will be met.

Vasant Dass, 11 New York St had sent an email and brought copies for the board members. He is concerned about some aggressive knot weed vegetation that is causing a hazard. It is very invasive and comes right up through the macadam. It needs to be tamed and cut out. It needs to be a condition of approval and taken care of as soon as possible.

Brendan Sullivan, 24 Preble St agreed with everything mentioned by Mr. Stergiou.

Jenn McCarthy, 18 Preble St agreed with everything mentioned by Mr. Stergiou. The neighbors have discussed all of the issues he mentioned.

Kiran Kumar Tamminidi, 14 Preble St is concerned about parking, traffic and the size of the proposed structure. He is a direct abutter and thinks his property will be devalued if this project goes up.

Public Hearing closed.

Robert Stowell addressed public concerns.

Having the structure fit in with the neighborhood is tough. The neighborhood is zoned differently now than it was when the original homes were built. The structure will be attractive and an upgrade to the area.

Traffic analysis looks at peak hours and the study found an expected increase of 9 in the morning and 19 in the afternoon. The driveway is very close to Central Ave. Preble Street should not be greatly affected.

The parking is in compliance and in concert with Dover's requirements. It is going to get double use: for both residents and office use and that is the concept. The garage is going to be closed as part of the project so that garage door will not be in use for service.

The knot weed does need to be addressed and the applicant is willing to put a time condition on that if needed. It wasn't anticipated that the project would have gone on this long.

D. Ciotti asked about the existing restaurant and parking plans.

Mr. Stowell stated the intent is for the restaurant to reopen and utilize parking in the front area where there is not residential use.

Discussion occurred. If the restaurant is open at night, there would be a conflict with customers and residents vying for the same parking spots.

M. Sullivan wondered what the current numbers are for peak hour traffic.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
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Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

Existing numbers have not been studied since the size of the building did not require a large study, just the short study which does not look at current patterns.

D. Landry wondered if some restriction of traffic flow could be a condition of approval. C. Parker doesn't think it can be decided without a traffic study. He would like Preble St put before the Transportation Advisory Commission for general review, but not part of this application.

D. Landry wondered about the bedroom count for the units. There are no 3-bedroom units proposed. There are two 2-bedroom units and two 1-bedroom units per floor.

Discussion occurred about the hours of operation for the existing restaurant location. There can be a condition of approval to be provided a copy of the lease for the parking and also the lease that will be given to the tenant. The hours of operation can be restricted to balance the parking needs for the dual purpose. There is no requirement that there has to be off-street parking provided for commercial uses in this area.

Mr. Stowell noted the intent is to provide parking for the residents. The calculations were done based on the residential need for the project. If time restricted parking will help with that, they will agree to it. The commercial uses will use shared spaces or on-street spaces.

D. Ciotti updated the board that the Transportation Advisory Commission looked at making Preble St a one-way street as well as the bus stop area there. Nothing has been decided yet.

STAFF RECOMMENDATION

Chapter 153-4 of the Site Review Regulations of the City Code provides for the Boards review of development and redevelopment of lots in the City. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The applicant shall provide:
 - a. A digital version of plan set
 - b. A parking management plan indicating how the parking on map 4 lots 76 and 40 will be managed and shared between all users.
 - c. Example 5 year parking lease to the satisfaction of the Assistant City Manager
 - d. Replacement Letter to Serve from Eversource Engineering or Site Supervisor
 - e. A plan to remove the knotweed before construction activity or demotion
2. 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, Landscape Architect, and Architect signatures and stamps to final plan

Conditions to Be Met Prior to any Construction Activity:

3. As per the original Notice of Decision dated April 24, 2019.
4. Knotweed shall be removed.

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

5. As per the original Notice of Decision dated April 24, 2019.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

Conditions to Be Met Prior to Occupancy:

6. As per the original Notice of Decision dated April 24, 2019.

Motion: F. Torr made a motion that the Board approve the Site Plan application with staff recommended conditions. Seconded by D. White.

D. Ciotti is not in favor of the proposal because of the parking issue among the two separate lots which are currently owned by the same person.

J. Kaspari is not in favor because there is not enough parking proposed for the size of the buildings.

D. Landry spoke about the parking issues as well.

Discussion occurred about the wording of the conditions for approval and various examples of commercial uses in that area with or without parking.

Since the applicant currently owns both lots, they will have to consider the consequences of the parking choices if they want to sell or lease the building in the future.

D. Ciotti asked the length of a particular section of parking. It was discussed and confirmed the layout will work.

H. Harmon noted she will not vote in favor of this application.

D. White noted this board should not be trying to micromanage the parking on the site. That is normally left up to the applicant/ developer. The board should look at whether the applicant provides parking for his residents- which he does. He will support the project. It is a good use of the property.

T. Clark agreed with Mr. White and will also support the project.

Votes in favor: F. Torr, G. Cruikshank, T. Clark, D. White

Votes opposed: J. Kaspari, H. Harmon, D. Landry, D. Ciotti, M. Sullivan

C. Parker instructed the board to itemize their reasons for denial where the applicant did not meet the regulations and then conduct a vote to deny.

Discussion occurred.

Parking is an issue – even just looking at what's needed for the residential use alone. They are relying on the commercial spots to satisfy the residential parking requirements.

Though any business coming in will know the parking situation prior to making a commitment.

Would a long-term lease with the City for parking spaces satisfy the issue?

There is no commercial use that would require on-site parking at this location.

C. Parker gave an example of another project where the board required leased spaces at the City lot.

Much discussion occurred to understand the current parking regulations.

Motion: D. Ciotti made a motion to reconsider the vote. Seconded by M. Sullivan. Vote: U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

Motion: F. Torr made a motion that the Board approve the Site Plan application with staff recommended conditions with the amendment that a parking management plan be provided. Seconded by D. White.
Vote: 8-1 with D. Ciotti opposed.

The board took a 5-minute recess.

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

- B. Consideration and acceptance of a Conditional Use Permit for Summit Land Development, Assessor's Map K, Lot 19, zoned IT and RCM, located at Pointe Place. (Proposal is to construct a mixed use/multiple building project (P20-32) which will impact wetland buffers by 3,850 sf) .* (P20-31)
- C. Consideration and acceptance of a Site Review for Summit Land Development, Assessor's Map K, Lot 19, zoned IT and RCM, located at Pointe Place. (Proposal is to construct one (1) mixed-use building, one (1) residential apartment building, and seven (7) townhouse buildings totaling 114 residential units and 15,000 sq. ft. commercial space).*(P20-32)

C. Parker explained the applicant is requesting site plan approval for the final phase of development at Pointe Place, which includes two mixed-use buildings, and seven (7) townhouse buildings totaling 114 residential units and 15,000 sq. ft. commercial space with 256 total parking spaces. The site is proposed to be serviced by municipal water and sewer.

The development requires wetland buffer impact of 2,125 square feet for a parking lot, a wetland buffer impact of 900 square feet for a drainage outlet, and a wetlands buffer impact of 825 square feet for a public ball field.

Some impacts are under a relocated Eversource easement that allows parking but not structures. One is for the driveway to provide fire access. A detailed storm water maintenance and inspection plan has been submitted to the City and DES.

This application was reviewed by the Technical Review Committee on June 4, 2020, had a second TRC on July 9th. The Conservation Commission reviewed the CUP application at its July 13th meeting and endorsed it with no conditions of approval.

Similar in design to the last two phases of Pointe Place, this project has multiple buildings with a mixture of townhouses and residential units over commercial uses. The roadway network connects with the existing roundabout and there is an internal walkway system and connected landscape and drainage elements.

As this project has evolved, the traffic has been reviewed, and the proposed controlled intersection at Dover Point Road has been considered. As with the Phase IV approvals, this project ties the development of the upgrades to the approval.

Abutters have expressed concerns about landscaping so a fencing system will be required, and a berm will be included.

Corey Beldon, Altus Engineering and Chad Kageleiry, Summit Land Development, represented the application and discussed the plat. This phase will complete the master plan development that was started in 2005.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

Motion: F. Torr made a motion that the Board accept the applications. Seconded by T. Clark. Vote: U/A

Public hearing opened.

Kendree Parker, 3 Sierra Hill Drive and President of the homeowners association at the Village of Pointe Place said Chad has been very collaborative and helpful as a neighbor. Drainage, landscaping and privacy are the concerns she iterated for the neighborhood. She suggested:

- as tall a berm as possible with deer-resistant evergreen hedge along the top to give privacy between the neighborhood and the townhomes.
- Consider the drainage for the whole area
- Property pins fully exposed
- Access to repair the swale

Chad Kageleiry noted the drainage issue the abutter mentioned is not relevant to the application presented tonight. There may be some drainage issues on their property from when it was constructed, but no water will come from this project to that neighborhood.

A variety of plantings are proposed for the berm. They are notated in the plans.

He noted he is open to giving access through his property while it is under construction for the abutters to access their drainage area for some maintenance.

He agrees that having the property markers located would be beneficial to everyone.

Joe Gerrity, 40 Sierra Hill Drive noted one berm is 10ft onto his property and the other one is 4ft onto his property. He would like those moved back off his property. The drainpipe was put in by the builder and he believes it's on his property which will be clearer when the berm is moved back.

William Hinton, 39 Sierra Hill Drive said his major concern is to keep as much privacy as possible and have the berm maintained and enhanced with trees. There are drainage issues at his property as well.

Public Hearing closed.

Mr. Beldon addressed public comment. All drainage will drain back onto the subject property. There is not much drainage interconnectivity between the lots.

The existing berm will be flattened out a bit on top and white spruce trees will be added.

Consistency with Land Use Regulations

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

Chapter 170-27.2 allows for the purchase of density by a property owner if the Board finds that it is in keeping with the surrounding context and Master Plan. This project has used TDR for two previous phases. Please see the attached TDR memo.

Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

STAFF RECOMMENDATION - CUP:

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 Board approves P20-32

Motion: M. Sullivan made a motion that the Board approve the Site Plan application with staff recommended conditions. Seconded by T. Clark. Vote: U/A

STAFF RECOMMENDATION - TDR

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to grant the sale of density with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. The applicant shall add a note to the plan set that the Board found the proposed use of TDR met the criteria laid out in 170-27.2
2. Payment of the TDR fees (\$89,832)

Motion: T. Clark made a motion that the Board approve the sale of density with staff recommended conditions. Seconded by D. Landry. Vote: U/A

STAFF RECOMMENDATION - Waiver:

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

Conditions to Be Met Prior to the Signing of Plans:

1. A note shall be added to the plan indicating the need for the waiver and what was granted

Motion: T. Clark made a motion that the Board approve the Waiver request with staff recommended conditions. Seconded by D. White. Vote: U/A

STAFF RECOMMENDATION - Site Plan:

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

Conditions to Be Met Prior to the Signing of Plans:

1. The conditional use permit (P20-31) shall be approved.
2. The applicant shall provide:
 - a. A digital version of plan set
 - b. Correspondence to the Stabile Company and the Sierra Hill Drive Association noting the verbal allowance to access the swale area for repairs/maintenance, before construction begins on Phase V.
3. 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, Landscape Architect, and Architect signatures and stamps to final plan
 - c. Add the post plan signing conditions of approval to sheet GN1



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

- d. Update the State and Federal Permit information
- e. Increase the screening between the townhouses and single family homes along the berm to the satisfaction of the Assistant City Manager.
4. The previously approved agreement on the design and implementation of a traffic control device at Pointe Place and Dover Point Road shall be amended and updated to include this phase, and agreement that if the project is constructed prior to the 4th building on Phase IV or Vehicular Refueling Station, the traffic control shall be installed.

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. Develop a phase plan for the site work, which identifies responsibility for installation of the site improvements, acceptable to the City Engineer.

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

7. 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.
8. Prior to the issuance of a building permit for Building 7, the Planning Board will conduct an architectural compliance hearing and approve the design.

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. If the traffic control device at Pointe Place and Dover Point Road has not been installed, the applicant shall install it.
12. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Motion: T. Clark made a motion that the Board approve the Site Plan application with staff recommended conditions. Seconded by H. Harmon. Vote: U/A

The Vice Chair noted that items D and E have asked to be continued until August 25 and will not be heard.

- D. Consideration and acceptance of a Minor Subdivision for Hawkins Family Revocable Trust, Matthew A. Hawkins, Trustee, Assessor's Map 12, Lot 113, zoned Heritage Residential, located at 119-121 Belknap Street. (1 new lot) *(P20-42)

Motion: H. Harmon made a motion that the Board Continue the application until August 25th. Seconded by T. Clark. Vote: U/A

- E. Consideration and acceptance of a Conditional Use Permit for Hawkins Family Revocable Trust, Matthew A. Hawkins, Assessor's Map 12, Lot 113, zoned Heritage Residential, located at 119-121 Belknap Street. (Proposal is to allow a new building lot with 8,076 s.f. where 10,000 s.f. is required).*(P20-43)

Motion: H. Harmon made a motion that the Board Continue the application until August 25th. Seconded by D. White. Vote: U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

- F. Consideration and acceptance of an amendment to a previously approved Subdivision using Transfer of Development Rights for R.V. Paolini Construction LLC, Assessor's Map M, Lot 6, zoned R-40, located at 56-58 Dover Point Road. (Proposal is to remove 2 units and update the architecture of one of the approved units.) *(P18-45A)

C. Parker explained that on December 11, 2018 the applicant received approval subdivide a lot into eight (8) new lots. The parent lot would have an existing two homes remain on it and six new limited common area lots would be created. No homes have been constructed, since the approval.

The applicant seeks to amend the project to reduce the new unit count by 2, merging limited common areas to abutting common areas. This would result in 5 new units.

A condition of approval was that the renderings provided were used. The applicant seeks to use adjusted renderings.

Christopher Berry, Berry Surveying and Engineering, represented the application and discussed the changes. He noted the home styles they originally proposed are not what buyers are looking for. They've worked with the applicant to design a more modern looking style that is more marketable and are looking for board approval of those.

They are also proposing a reduction of units due to the proposed style change. Without the reduction, the project would be overbuilt for the neighborhood.

Discussion ensued regarding the board's authority towards architectural style. They do not really have a say, but since the original drawings had been presented as part of the original presentation when the board approved the project, new design were shown tonight.

Motion: D. Ciotti made a motion that the Board accept the application. Seconded by M. Sullivan.

Vote: U/A

Public hearing opened.

No one spoke and no comments were received to the office for this case.

Public Hearing closed.

STAFF RECOMMENDATION

Chapter 157-15 of the Subdivision Regulations of the City Code provides for the Boards review of subdivisions of lots in the City. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide an updated digital version of the plan to the Planning Department.
2. The applicant shall provide updated homeowners association documents to be reviewed and approved by the Assistant City Manager in consultation with the City's General Legal Counsel. Documentation shall include common space, roadway, perimeter screening, stormwater infrastructure maintenance/operation, and deed/easement requirements per Section 170.27.2.
3. The applicant shall revise the updated plat to:
 - a. Add the owners' signatures
 - b. Add the Licensed Land Surveyor, Professional Engineer, stamps and signatures
 - c. Note the revised renderings or similar will be utilized on the site.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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Meeting Date: **Tuesday, July 28, 2020**
Meeting Time: **7:00 pm**

Conditions to Be Met Prior to Any Construction Activity:

4. As per the original Notice of Decision dated December 13, 2018.

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

5. As per the original Notice of Decision dated December 13, 2018.

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

6. As per the original Notice of Decision dated December 13, 2018.

Motion: T. Clark made a motion that the Board approve the Amendments to the Subdivision application with staff recommended conditions. Seconded by D. White. Vote: U/A

STAFF COMMENTS

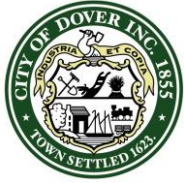
- Lot merger form for 66 Third Street
 - D. Ciotti made a motion to authorize the Chair to sign the form. Seconded by J. Kaspari. Vote: U/A
- Lot merger form for 97 Drew Road
 - D. Ciotti made a motion to authorize the Chair to sign the form. Seconded by H. Harmon. Vote: U/A
- Results of the Digital Vs Paper Survey was mentioned, but not discussed tonight.
- Coastal Resilience Grant support letters.
 - D. White made a motion to authorize the Chair to sign two support letters which she will draft with C. Parker. Seconded by T. Clark. Vote: U/A

MEMBER COMMENTS

- F. Torr thanked the citizens on Belknap for participating in tonight's meeting.

ADJOURNMENT

Motion: F. Torr made a motion to adjourn at 9:47 p.m. Seconded by D. White. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-10

Application Type: Conditional Use Permit
Applicant(s): Chad & Heather Holleman
Owner(s): Chad & Heather Holleman
Location: 21 Nute Road (Tax Map L, Lot 11)
Meeting Date: August 25, 2020

INTENT: Proposal is 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.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 3-A

ACREAGE: 0.43 acres

ZONING DISTRICT: Low-Density Residential (R-20)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and Bellamy River

ZBA ACTION: N/A

ATTACHMENTS:

Application and materials, 2/10/2020 Conservation Commission minutes, 2/25/2020 Planning Board minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

-Conditional Use Permit
-NHDES Wetlands Permit
-NHDES Shoreland Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting 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 Conservation Commission endorsed this new plan on February 10, 2020, and the Planning Board tabled the application on February 25, 2020 asking the applicant seeking info on the public roadway/Nute Rd ownership, storm water management and how to minimize the impact of the accessory structure.

The applicant worked with staff to remove the driveway to the accessory structure, add plantings around the buildings and reduced the footprint of the accessory structure from 625 sf to 375 sf. Finally, the applicant submitted an easement document for the Public to use the portion of Nute Road that traverses the applicant's property.

Consistency with Land Use Regulations

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.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and then approve the application with the following condition:

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. The applicant shall formally petition the City Council to accept the easement for the public to pass and repass over the portion of Nute Road that is on Map L lot 11.

21 Nute Road



Property Information

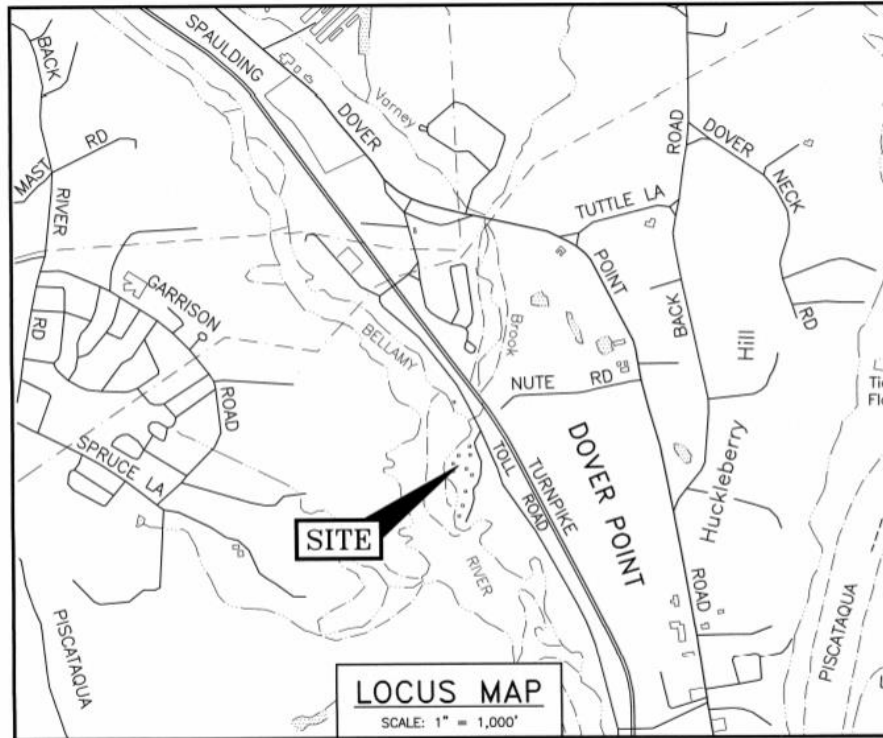
Property ID L0011-000000
Location 21 NUTE RD
Owner HOLLEMAN CHAD M &
Land Use 101



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



21 NUTE ROAD

REQUEST FOR CONDITIONAL USE
PERMIT

August 25, 2020 | Dover Planning Board

Request for Conditional Use Permit

Background

The Holleman Family has purchased the property on the Bellamy River, at 21 Nute Road. The lot contains a 1930s fishing cabin with separate outhouse and three sheds. The Holleman Family would like to propose removing all the structures and build a new single-family house with a barn. Ambit Engineering has been contracted to define the appropriate building envelope and recommend the proper mitigation measures needed to reduce the wetland impacts.

The current state of the lot contains 5,976 square feet of impervious material for a total of 29.8% coverage on the 20,070 sq. ft. lot. This can be view on page 2 of the Site Plan set.

The proposed construction would remove all current structures and be replaced with a new home and barn. The post-construction impervious area will be less square footage, 4322 square feet and 21.5% lot coverage. This can be viewed on page 4 of the Site Plan set.

In addition, as can be seen on page 4 of the Site Plan set, by removing the old structures and building new, the impervious area within the 50 foot buffer of the water will be significantly less (going from 5,365 SF to 1,279 SF). In addition, the building area within the 50' buffer will also be reduced from 983 SF to 514 SF.

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE – ENTIRE LOT IS IN SHORELAND ZONE)			NHDES IMPACT AREAS IN S.F.			DOVER LOT DIMENSIONAL REQUIREMENTS (R-20)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)		PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS		EXISTING	PROPOSED
MAIN STRUCTURE(S)	577	3,006	100' TIDAL BUFFER ZONE	5,462	4,328	MIN. LOT AREA: 20,000 S.F.	20,070	20,070
SHEDS	366	0				FRONTAGE: 125 FT	145	145
CONCRETE WALL	8	55				SETBACKS: (PRINCIPLE/OUTBUILDINGS)		
GRAVEL DRIVE	3,861	495				MIN. FRONT: 50 FT/ NO CLOSER THAN PRINCIPAL BUILDING OR 35 FT, WHICHEVER IS LESS	30	3.6
RETAINING WALLS	78	21				SIDE: 20 FT/10 FT	27	20.3
STAIRS & RAMPS	82	84				REAR: 30 FT/ 10 FT	14	39.7
PAVER WALKWAY	34	0				MAX. STRUCTURE HEIGHT: 35 FT	N/A	TO COMPLY
PIER ACCESS	31	31				MAX. LOT COVERAGE: 30%	29.8%	21.5%
PATIO	633	0				IMPERVIOUS AREA WITHIN 50' BUFFER	5,365 SF	1,279 SF
DECK	306	630				BUILDING AREA WITHIN 50' BUFFER	983 SF	514 SF
TOTAL	5,976	4,322						
LOT SIZE	20,070	20,070						
% LOT COVERAGE	29.8%	21.5%						

BUFFER PLANTING AREA LIST			
I.D. No.	ITEM	SIZE	QUANTITY
●	VIBURNUM LENTAGO NANNYBERRY	1 GAL.	2
○	AMELANCHIER SP. SERVICEBERRY	1"	3
●	LINDERA BENZOIN SPICEBUSH	1 GAL.	2
△	POTENTILLA FRUTICOSA BUSH CINQUEFOIL	1 GAL.	12

* SPECIES MAY BE SUBSTITUTED AT TIME OF PLANTING AFTER CONSULTATION WITH A
NY CERTIFIED WETLAND SCIENTIST

The goal of the Holleman Family is to build a house that is functional for their family and is the least impactful for the environment. The new house will reduce its overall impact on the surrounding wetlands, as well as comply with the recommended building envelope, legal easements, and structure height.

The Department of Environment Services has reviewed the plans and has approved them.

The Dover Conservation Committee has reviewed the plans and has approved them.

In the meeting in February the Planning Board requested several items to be addressed before they could make a decision on the Conditional Use Permit for 21 Nute Road:

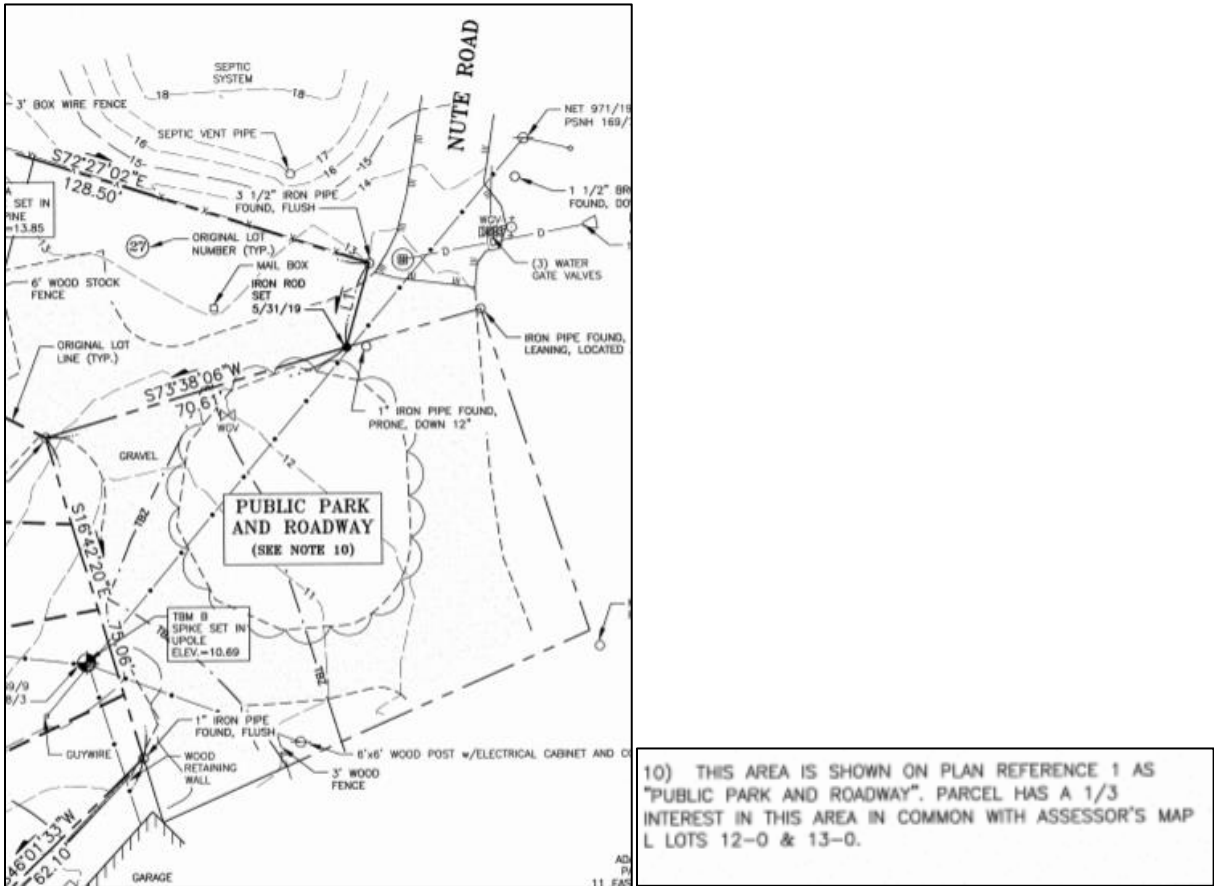
- Provide info on the public roadway/Nute Rd ownership
- Add more store water management to the Accessory Structure (Proposed Barn)
- Ensure that the accessory structure (Proposed Barn) has least amount of impact

The Holleman Family has met with Chris Parker, from the City of Dover, as well as Ambit Engineering to come up with the best solutions on each item.

Outstanding Issues

Public Access to Nute Road

The end of Nute Road is a cul-de-sac, where properties numbered 21, 23, and 25 are located, is listed as a Public Park and Roadway (Page 2 of the Site Plans). This area of Nute Road is owned by the three properties. It was identified that many public service vehicles, such as snowplows, use this road to turn around. The city would like access to use this road, legally. The Holleman Family is willing to grant the city an easement for driving public service vehicles on this portion of the road that they own. Please see attached documentation that was compiled by the surveyor at Ambit Engineering for the Proposed Easement.



The Holleman Family is willing to grant the city an easement. Please see attached documentation that was compiled by the surveyor at Ambit Engineering for the Proposed Easement.

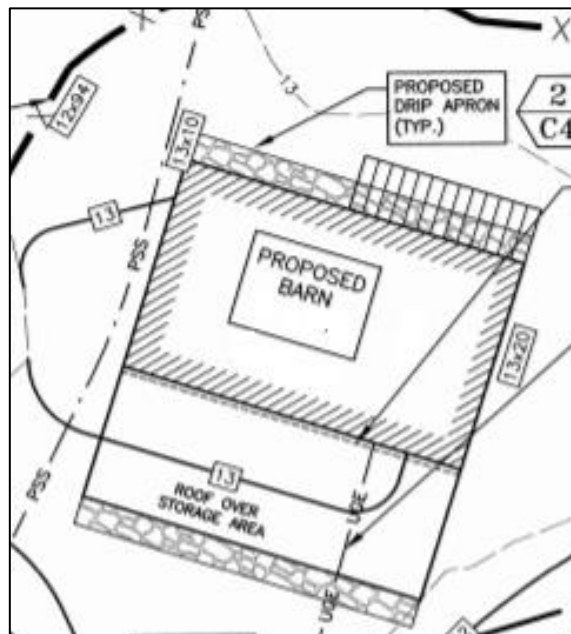
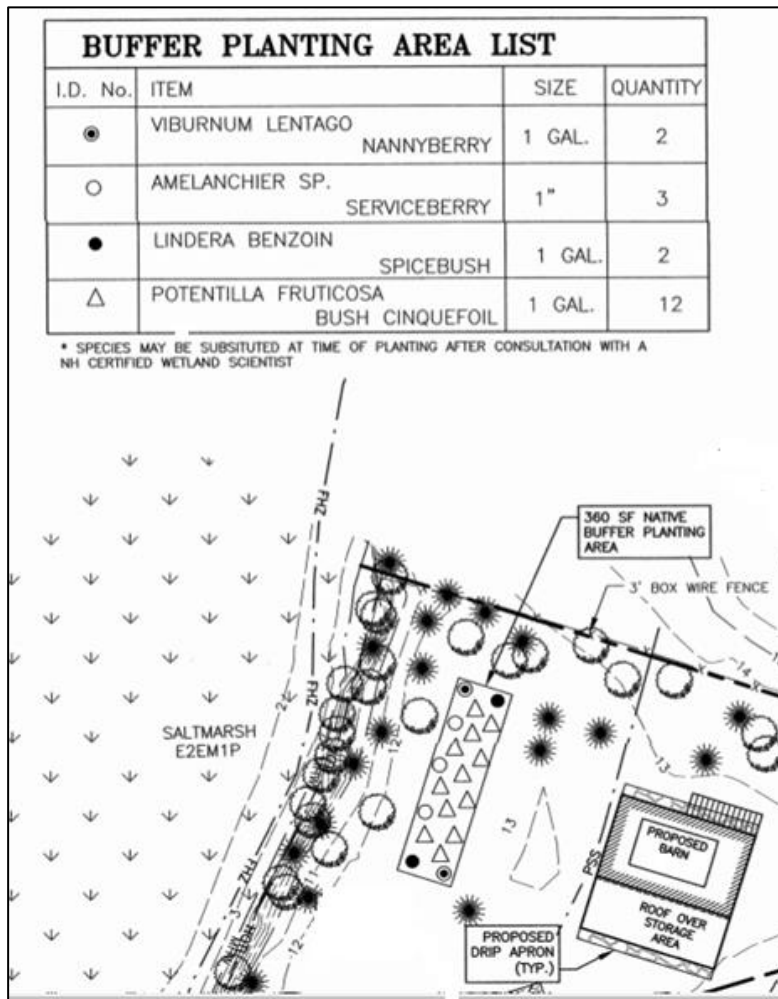
Lot File: J:\JOBS3\JN 3000's\JN 3050's\3052\Survey Data\3052.lot					
CRD File: J:\JOBS3\JN 3000's\JN 3050's\3052\Survey Data\3052.crd					
Lot: EASE_P, Block: 1, Type: LOT					
Point#	Bearing	Distance	Northing	Easting	Description
3001			240072.971	1201762.658	MON_P
3003	S 73°38'06" W	50.25	240058.813	1201714.447	MON_P
3004	N 39°09'04" E	23.25	240076.839	1201729.123	MON_P
105	N 68°55'40" E	41.51	240091.764	1201767.859	IP
3001	S 15°28'01" W	19.50	240072.971	1201762.658	MON_P
Closure Error Distance> 0.0000					
Total Distance> 134.50					
Area: 656 Sq. Feet, 0.0151 Acres					
Block 1 Total Area: 656 Sq. Feet, 0.0151 Acres					

Storm Water Management for the Barn

Ambit Engineering, Chris Parker, and the Holleman family met to discuss the best options for adding storm water mitigation to the Barn:

- Option 1: French Drains around the Barn
- Option 2: Drip Apron on the Barn plus additional plantings that provide drainage (reducing erosion) on the shore line.

Option 1 had negative impacts to the shoreline as it was considered invasive. In addition to the negative impact of digging into the soil and potentially disrupting the shoreline, the water mitigation it would provide was not greater than adding drip aprons to the Barn. Therefore option 1 was discarded in favor of option 2: Adding a Drip Apron and 360 square feet of plantings.



You can view the additional plantings as well as the storm water drainage added to the site plans on page 4.

Reduce Impact of Proposed Barn

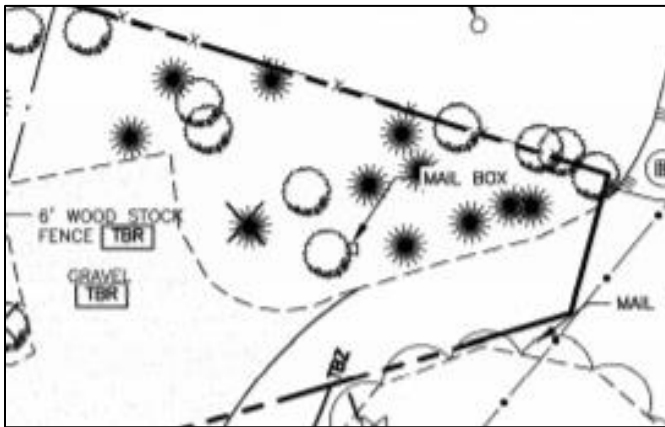
Ambit, Chris Parker, and the Holleman Family also discussed several items that would help minimize the impact of the proposed barn but still meet the family's needs:

- Move the structure closer to abutting lot (19 Nute Road)
- Reduce the asphalt/concrete footprint
 - Remove the driveway and keep it natural vegetation
 - Reduce the concrete footprint

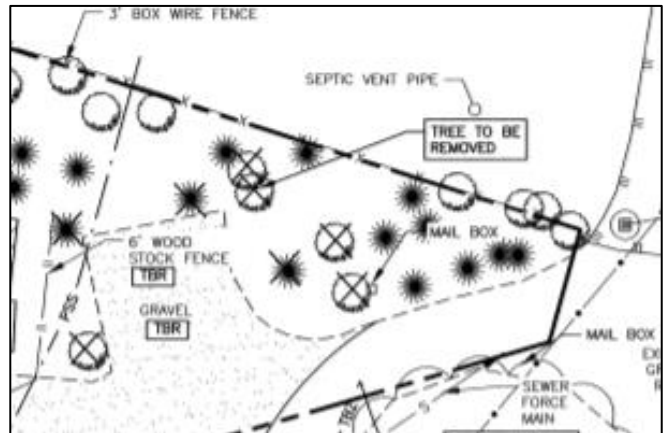
Move the Structure

It was identified that the Proposed Barn was sitting at 20 feet from the lot line [between 21 and 19 Nute Road] and could, as an accessory structure, be 10 feet from the lot line. In reviewing moving the structure closer to the lot line (and further away from the shoreline), it was identified that several more trees, 4 large Oak trees and 1 Pine tree, would have to be removed. It was decided moving the structure would create a more negative impact, so the structure was left in the original proposed location.

Recommended Proposed Site and Tree Impact



Reviewed Site (Moving it 10 feet) and Tree Impact

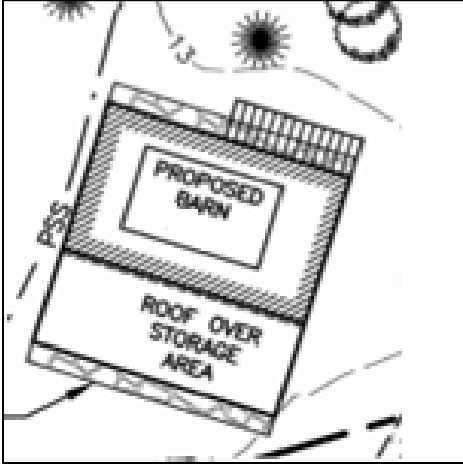


The Site Plans proposed today include the least impactful, by removing less trees, and can be viewed on Page 3 and 4.

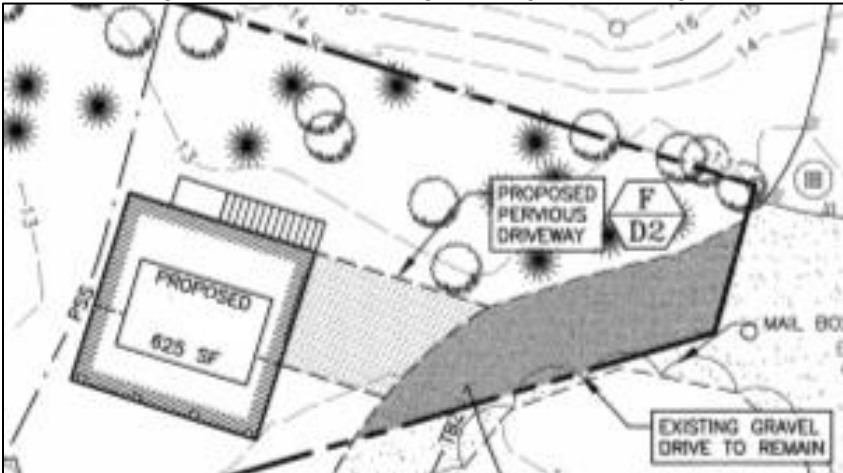
Reduce the Asphalt/Concrete Footprint

It was identified that the by reducing the asphalt and concrete footprint, the impact of the Proposed Barn would be lessened. Therefore, the driveway to the Proposed Barn was removed and the concrete footprint was reduced to 375 sq. ft. (15' x 25') versus the previously shown 625 sq. ft. The overall roof covering will be 625 sq. ft. as there will be a covered area connected to the proposed barn structure. The covered area will not have any asphalt or concrete and will be the current natural vegetation.

Proposed Barn (Reduced Impact)



Previous Proposed Barn with Larger Footprint and asphalt driveway



Legal Description
Access Easement
Holleman to City of Dover
21 Nute Road
Dover, NH

A lot or parcel of land, situated in the City of Dover, County of Strafford, and State of New Hampshire, being shown on a Plan entitled "Access Easement Plan Over: Tax Map L – Lot 11-0, Owners: Chad M. Holleman & Heather A. Holleman, for Benefit of: City of Dover, Property Located At: 21 Nute Road, City of Dover, County of Strafford, State of New Hampshire", prepared by Ambit Engineering, Inc., dated July 2020, revised through _____, recorded in the Strafford County Registry of Deeds as Plan _____ ("Plan"), said parcel being shown as "Proposed 656 S.F. Access Easement to City of Dover" on the Plan. More particularly bounded and described as follows:

Beginning at an iron pipe at the northeasterly corner of land of the Grantors, the southeasterly corner of land now or formerly of the Donna P. Sears Revocable Trust, and the westerly side of Nute Road, so called, thence running along the westerly side of said Nute Road S 15°28'01" W a distance of 19.50 feet to an iron rod on the northerly side of an area shown as "Public Park and Roadway" on a plan entitled "Riverside Camp Lots, Dover, NH" dated July 1926 and recorded in the Strafford County Registry of Deeds at Pocket 3, Folder 1, Plan #47; thence turning and running along the northerly side of said Public Park and Roadway S 73°38'06" W a distance of 50.25 feet; thence turning and running over and across land of the Grantors N 39°09'04" E a distance of 23.25 feet; thence turning and continuing still over and across land of the Grantors N 68°55'40" E a distance of 41.51 feet to an iron pipe and the point of beginning. The above described easement having an area of 656 square feet, more or less.

Lot Report

Wed Jul 15 11:33:01 2020

Lot File: J:\JOBS3\JN 3000's\JN 3050's\3052\Survey Data\3052.lot
 CRD File: J:\JOBS3\JN 3000's\JN 3050's\3052\Survey Data\3052.crd

Lot: EASE_P , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Description
3001			240072.971	1201762.658	MON_P
	S 73°38'06" W	50.25			
3003			240058.813	1201714.447	MON_P
	N 39°09'04" E	23.25			
3004			240076.839	1201729.123	MON_P
	N 68°55'40" E	41.51			
105			240091.764	1201767.859	IP
	S 15°28'01" W	19.50			
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Closure Error Distance> 0.0000

Total Distance> 134.50

Area: 656 Sq. Feet, 0.0151 Acres

Block 1 Total Area: 656 Sq. Feet, 0.0151 Acres

*PROPOSED
EASEMENTS*

P20-10

HOLLEMAN - 21 NUTE ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0002-000000	43 SPUR RD	ERICKSON CALVIN J &	ERICKSON LYNETTE C	43 SPUR RD	DOVER	NH	03820
L0009-000000	17 NUTE RD	HEWITT ROBBIE		17 NUTE RD	DOVER	NH	03820
L0010-000000	19 NUTE RD	SEARS MARK F & DONNA P TRUSTEES	SEARS DONNA P REVOCABLE TRU	19 NUTE ROAD	DOVER	NH	03820
L0012-000000	23 NUTE RD	CHARLESTON RUSSELL E &	LEFLEM STEPHANIE	23 NUTE RD	DOVER	NH	03820
L0013-000000	25 NUTE RD	FOGG ADAM R &	NAGLE PATRICIA	25 NUTE RD	DOVER	NH	03820
L0014-F00000	51 SPUR RD	ROEMER DALE S D TRUSTEE	ROEMER DALE S D REV TRUST	51 SPUR RD	DOVER	NH	03820
		CHAD & HEATHER HOLLEMAN		PO BOX 924	AVON	CO	01827
		AMBIT ENGINEERING	JOHN R CHAGNON	200 GRIFFIN ROA	PORTSMOUTH	NH	03801



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **First Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, February 10, 2020
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Jason Aube, Richard Erickson (5:35), Amy Kramer-Perry, Zach Schmidt (Alternate)

Absent (Excused): Piper Bartlett-Browne (Alternate)

Absent (Un-excused): Abby Lyon

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Lindsey Williams (City Council Liaison), Chris Berry, Steve Riker, Shawn Moriarty

1. The meeting was convened at 5:32 PM and a roll call was done.

2. APPROVAL OF THE PRIOR MEETING MINUTES – January 13, 2020

Kramer-Perry moved to approve the January 13, 2020 minutes, Fellows seconded. Vote: 5 in favor, Aube abstained

3. OLD BUSINESS: NONE

4. NEW BUSINESS:

- A. City of Dover Conditional Use Permit and NHDES Expedited Wetland Permit for DRVP Developers, LLC, Assessor's Map 14, Lot 10-G, zoned R-12, located at 40A Cataract Avenue.

Chris Berry was present to explain the proposal for 10 single family units along a 700 foot long road and associated drainage, creating 312 sq. ft. of wetlands impact and 5,869 sq. ft. of 50 foot wetland buffer impact. We have had two TRC meetings. We completed a storm water analysis. Wetland and buffer impacts have been reduced. There are no impacts to the Conservation District, but we will need a Shoreland Permit and an AOT permit.

Fellows: Did TRC have any concerns about the location of the road being adjacent to Sunset Drive?

Berry: No concerns were noted. It is a fairly low volume road and we are generating minimal traffic.

Fellows: I appreciate you adding additional vegetation and the rain garden.

Bird: What is the status of the DES Wetlands Permit?

Berry: We have most of it ready to submit, but it is not final. It is an expedited permit but we may go with a standard permit because we won't be able to get your approval until March 9th. It would add 20 days to review period.

Fellows moved to endorse the Conditional Use Permit as presented, Schmidt seconded. Vote: 7 in favor

- B. City of Dover Conditional Use Permit and NHDES Expedited Wetland Permit for Chad & Heather Holleman, Assessor's Map L, Lot 11, zoned R-20, located at 21 Nute Road.

Steve Riker of Ambit Engineering was present to explain the proposal 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. The entire lot is within the 100 foot tidal buffer zone. All existing structures will be removed. We are proposing an Accessory Dwelling Unit (ADU) in a separate building above a garage. There is another garage in the main house. There is an existing dock on lot. The house has a deck, patio and pervious driveway. We have applied for a driveway permit and it was approved. We will tie into city water and sewer. Patio is now pervious. DES requested more information and I will be submitting a



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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response tomorrow. We did a 50 foot grid plan to demonstrate compliance with tree score requirement. We will ask DES for a waiver for the impact within 20 feet of an abutter for the Charleston lot. We do need a Shoreland Permit for the deck. The house is not in a floodplain so the 2 foot freeboard elevation requirement does not apply.

Fellows: How much of the house is occupied by the garage?

Riker: It is the size of a two car garage.

The issue of the status of the end of Nute Road was discussed. Riker says that the area is owned by 3 property owners, but there are municipal water and sewer lines in the area and the City plows use the area to turn around. The configuration was created by a 1926 subdivision plan.

Bird: I am not sure the City would agree that the area is privately owned given the municipal uses. Given the minimization and avoidance criteria, I am not sure how the second structure containing the ADU meets that criteria.

Riker: We covered the criteria in the letter to the Planning Board.

Hunt: The ADU is not a necessity for the owner's use of the property. Removing the building would reduce the impacts by about 15%.

Schmidt: Did the owners indicate if the removal of the ADU building would be a deal breaker?

Riker: I don't know how they would feel about that.

Fellows: Would it be appropriate for us to recommend that the second building be removed?

Bird: The Conservation Commission can make whatever recommendation to the Planning Board that it feels is appropriate.

Aube: How much of an increase is the impact to the area?

Riker: The proposal has less impact because the existing impact is spread out and the proposed is more compact. We are proposing less impervious and adding a drip edge to the house to collect storm water.

Aube: There is a big improvement going from an outhouse to City sewer.

Riker: You could require that the storm water inspection and maintenance plan be recorded.

Fellows: The ADU structure does cause heartburn but I am inclined to agree that the overall improvements such as connecting to sewer and storm water design are an overall improvement to parcel.

Aube moved to endorse the DES Wetlands Permit and City of Dover Conditional Use Permit as presented, Kramer-Perry seconded. Vote: 6 in favor, 1 (Hunt) opposed.

C. Vote on request for expenditure from the Conservation Fund for:

1. Expenditure for Change Order for Forest Land Improvement, Inc. for preparation of an expanded Forest Management Plan for City Parcels off Tolend Road - \$910



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **First Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, February 10, 2020
Meeting Time: 5:30 pm

Fellows: We discovered that the City owned an adjacent parcel in Madbury that we wanted to include in the plan. It adds another 30-40 acres to the total. The \$910 is a reasonable increase for the work and it makes sense to do it now.

Erickson moved to approve the expenditure as presented, Aube seconded. Vote: 7 in favor

5. REPORT FROM THE CHAIR

A. Review of Correspondence Received From NH Department of Environmental Services: None

- Letter from Ambit Engineering to DES dated 1/16/20 for 74 Saddle Trail Drive dock permit.
- Letter from Underwood Engineers to DES dated 2/7/20 for City Bellamy Aquifer Recharge Station
- Permit dated 1/30/20 from DES to City of Dover for Community Trail at Fourth Street
- Permit dated 1/23/20 from DES to Richard Farina for pond at 232 Gulf Road
- Post card from Rebecca DiGirolomo – Strafford County UNH Cooperative Ext.

6. OTHER BUSINESS:

A. Update on Forest Management Sub-committee Meeting Held on January 29, 2020

Fellows: We met with Tim Nolin the forester to review the plan. We will present the plan to you at the March meeting. The land is very wet so any timber harvest would have to be done in deep freeze. The old landfill is great wildlife habitat. We discussed street trees from the Urban Forestry Center.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 7:00 pm.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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Meeting Time: **7:00 pm**

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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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Meeting Date: **Tuesday, February 25, 2020**
Meeting Time: **7:00 pm**

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.

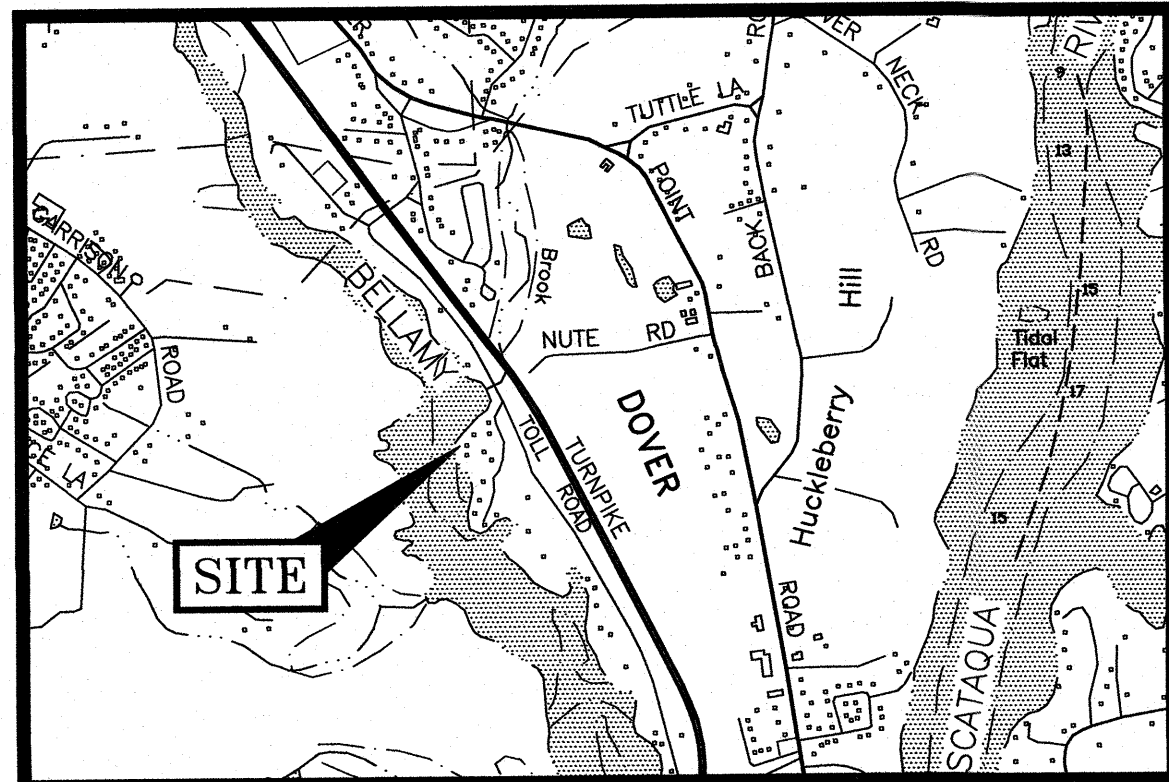
7. ADJOURNMENT

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

PROPOSED STRUCTURE REPLACE
 21 NUTE ROAD
 DOVER, NEW HAMPSHIRE
 PERMIT PLANS

L-11-0	3052
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J:\J0853\UN 3050's\UN 3050's\3052\2019 Survey and Permitting Plans & Specs\Site\3052 EXIST 2019.dwg, C1 EXIST



LOCATION MAP SCALE: 1"=2,000'

LEGEND:

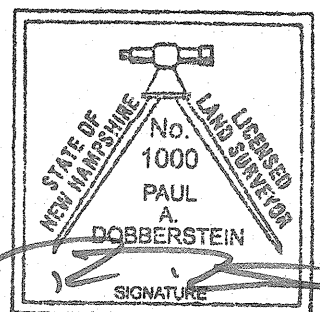
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STAFFORD COUNTY REGISTRY OF DEEDS
(11/21)	MAP 11/LOT 21
○ IP FND	IRON PIPE FOUND
○ IR FND	IRON ROD FOUND
● IR SET	IRON ROD SET
● DH SET	DRILL HOLE SET
■ RR SPK SET	RAILROAD SPIKE SET
■ BND w/DH	BOUND WITH DRILL HOLE
■ ST BND w/DH	STONE BOUND w/ DRILL HOLE
—	WOODS / TREE LINE
—	UTILITY POLE (w/ GUY)
—	WATER SHUT OFF/CURB STOP
—	GATE VALVE
—	HYDRANT
—	METER (GAS, WATER, ELECTRIC)
—	CATCH BASIN

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 4/29/19 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).
- NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A. DOBBERSTEIN, L.L.S.

DATE

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S15°28'01"W	19.50'

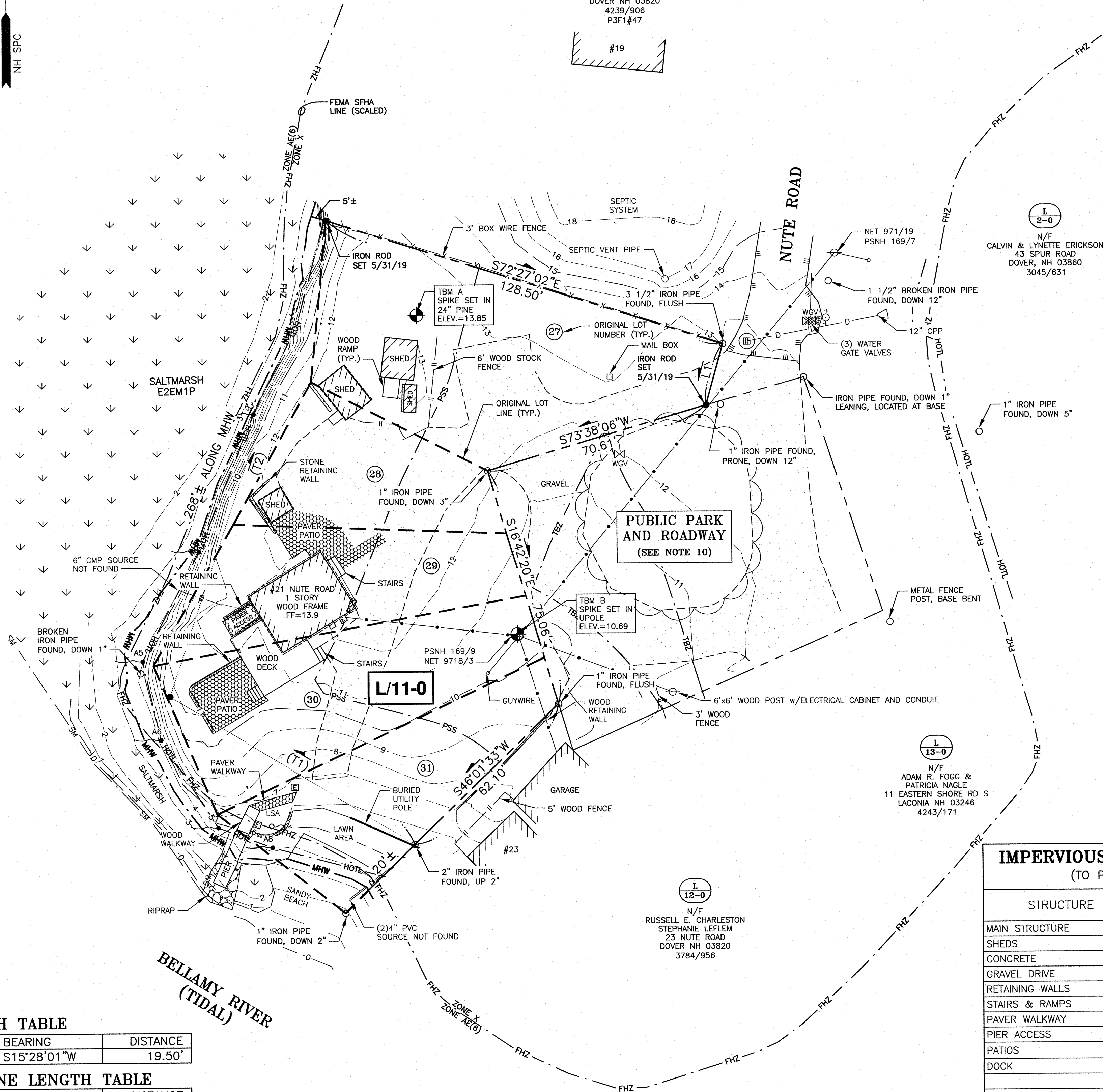
TIE LINE LENGTH TABLE

LINE	BEARING	DISTANCE
T1	N58°32'55"W	88.39'
T2	N18°29'50"E	154.30'

TIE LINES FOR CLOSURE—NOT BOUNDARY LINES

PLAN REFERENCES:

- RIVERSIDE CAMP LOTS, DOVER, NH. PREPARED BY W.S. WHEELER CITY ENGINEER. DATE JULY 1926. S.C.R.D. POCKET 3 FOLDER, PLAN #47.
- PLAN OF LAND FOR EDWARD C. & FLORENCE E. SMITH, NUTE ROAD & SPUR ROAD, DOVER, NH. PREPARED BY K.E. MOORE & B.G. STAPLES, LAND SURVEYORS. DATED MAY 1985. S.C.R.D. PLAN 27-80.



IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	577
SHEDS	366
CONCRETE	8
GRAVEL DRIVE	3,861
RETAINING WALLS	78
STAIRS & RAMPS	82
PAVER WALKWAY	34
PIER ACCESS	31
PATIOS	633
DOCK	306
TOTAL	5,976
LOT SIZE	20,070
% LOT COVERAGE	29.8%



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

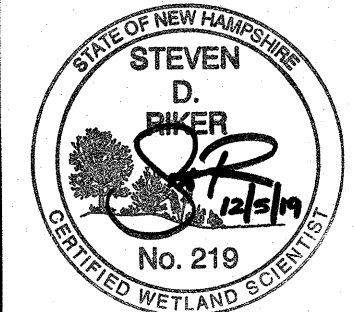
NOTES:

- PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 11-0.
- OWNERS OF RECORD:
CHAD M. HOLLEMAN AND
HEATHER A. HOLLEMAN
P.O. BOX 924
2365 FOX LANE
AVON, CO 81 01827
4605/217
P3F1#47 (LOTS 27, 28, 29, 30, AND 31)
- PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL.6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEP. 30, 2015.
- EXISTING LOT AREA:
20,070± S.F. (TO MEAN HIGH WATER)
0.4607± ACRES (TO MEAN HIGH WATER)
- PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL, ZONING DISTRICT (R-20) AND IS SUBJECT TO THE CONSERVATION DISTRICT, WETLAND CONSERVATION DISTRICT, THE RIVERFRONT RESIDENTIAL DISTRICT, AND THE FLOODPLAIN DEVELOPMENT RULES.
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 20,000 S.F.
FRONTAGE: 125 FEET
SETBACKS (PRINCIPAL):
FRONT: 20 FT. MIN, 35 FT MAX
SIDE: 20 FEET
REAR: 30 FEET
SETBACKS (OUTBUILDINGS/ACCESSORY USE):
FRONT: NO CLOSER THAN THE PRINCIPAL BUILDING OR 35 FT, WHICHEVER IS LESS
SIDE: 10 FEET
BACK: 10 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 30%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP L LOT 11-0 IN THE CITY OF DOVER.
- VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- MEAN HIGH WATER LINE (MHW) IS SHOWN AT ELEVATION 3.37 PER NOAA STATION 8420411-DOVER, COCHECO RIVER.
- THIS AREA IS SHOWN ON PLAN REFERENCE 1 AS "PUBLIC PARK AND ROADWAY". PARCEL HAS A 1/3 INTEREST IN THIS AREA IN COMMON WITH ASSESSOR'S MAP L LOTS 12-0 & 13-0.

HOLLEMAN RESIDENCE
21 NUTE ROAD
DOVER, N.H.

0	ISSUED FOR COMMENT	11/5/19
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1"=20' MAY 2019

EXISTING CONDITIONS
PLAN

C1

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK INTENDED TO REMAIN OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- F) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- G) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVERS, AND SOIL NOT SUITABLE FOR RE-USE WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
- H) ALL WORK WITHIN THE CITY OF DOVER RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS (DPW)
- I) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- J) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- K) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- L) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS

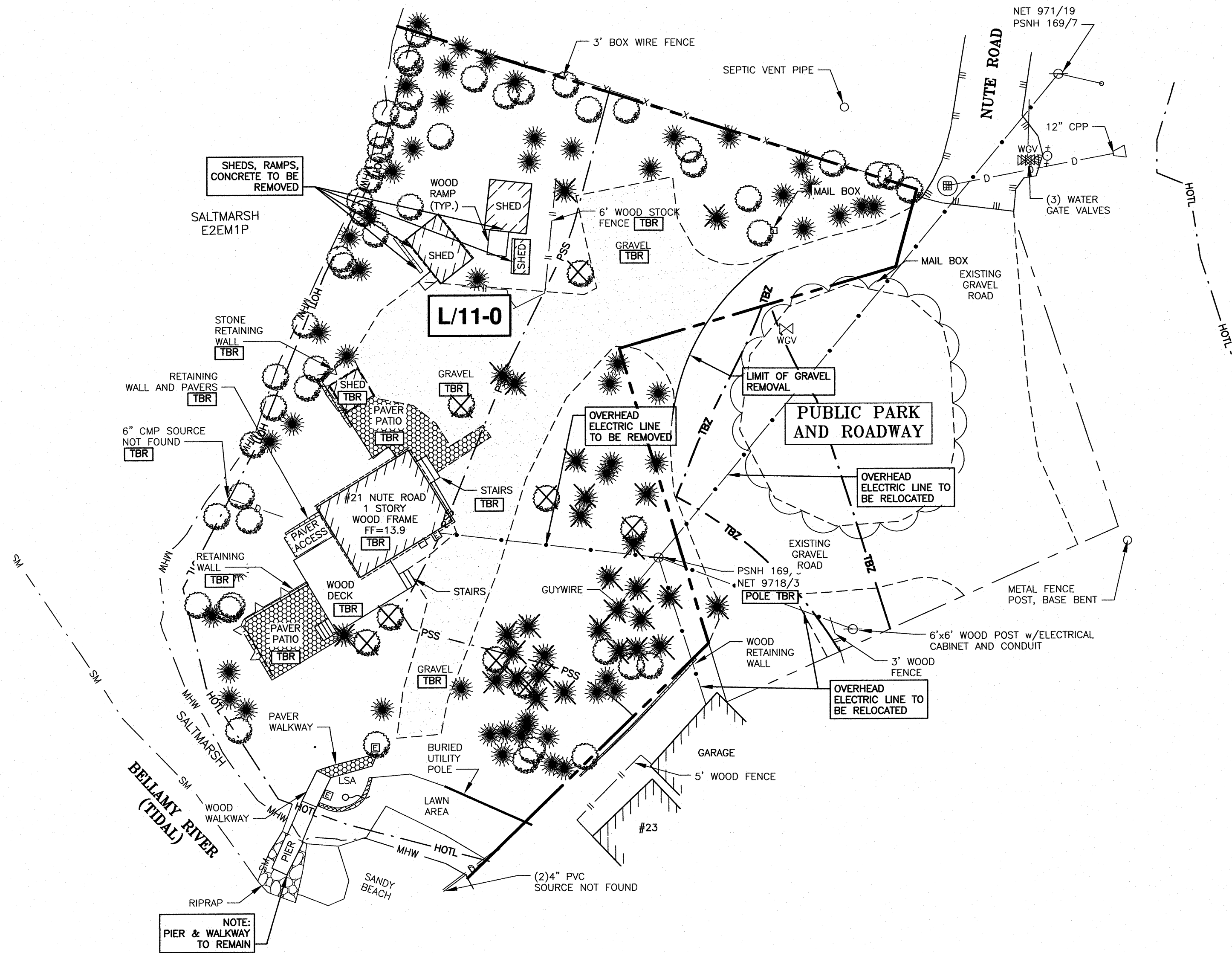
LEGEND:

- RAILROAD SPIKE SET
BOUNDARY LINE
ORIGINAL LOT LINE POCKET 3 FOLDER 1 PLAN #47
MHW — MEAN HIGH WATER LINE
HOTL — HIGHEST OBSERVABLE TIDE LINE
FHZ — FEMA SPECIAL FLOOD HAZARD AREA LINE
PSS — NH DES PRIMARY STRUCTURE SETBACK
TBZ — NH DES TIDAL BUFFER ZONE
WOODS / TREE LINE
UTILITY POLE (w/ GUY)
WATER SHUT OFF/CURB STOP
GATE VALVE
HYDRANT
METER (GAS, WATER, ELECTRIC)
CATCH BASIN
EXISTING TREES
EXISTING TREES TO BE REMOVED

CITY OF DOVER PLANNING BOARD

CHAIRMAN

DATE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

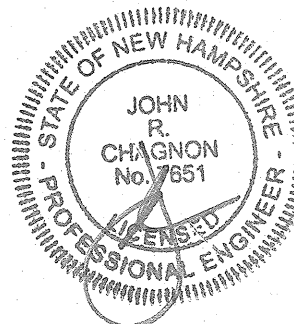
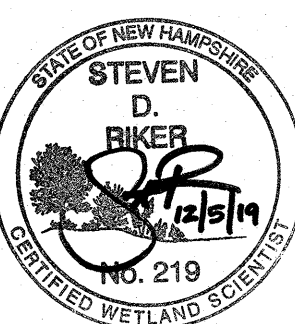
NOTE:

- 1) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

HOLLEMAN RESIDENCE
21 NUTE ROAD
DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/5/19

REVISIONS



SCALE: 1"=20'

AUGUST 2019

DEMOLITION & TREE
REMOVAL PLAN

C2

J:\J083\N 3000\N 3050\N 3052\2019 Survey and Permitting\Plans & Specs\Site\3052 SITE 2019.dwg, C3 PERMIT

LEGEND:

---	BOUNDARY LINE
---	MHW - MEAN HIGH WATER LINE
---	HOTL - HIGHEST OBSERVABLE TIDE LINE
---	FHZ - FEMA SPECIAL FLOOD HAZARD AREA LINE
---	PSS - NH DES PRIMARY STRUCTURE SETBACK
---	TBZ - NH DES TIDAL BUFFER ZONE
⊗	WOODS / TREE LINE
⊗	UTILITY POLE (w/ GUY)
⊗	WATER SHUT OFF/CURB STOP
⊗	GATE VALVE
⊗	HYDRANT
⊗	METER (GAS, WATER, ELECTRIC)
⊗	CATCH BASIN
⊗	EXISTING TREES

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE - ENTIRE LOT IS IN SHORELAND ZONE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE(S)	577	3,006
SHEDS	366	0
CONCRETE WALL	8	55
GRAVEL DRIVE	3,861	495
RETAINING WALLS	78	21
STAIRS & RAMPS	82	84
PAVER WALKWAY	34	0
PIER ACCESS	31	31
PATIO	633	0
DECK	306	630
TOTAL	5,976	4,322
LOT SIZE	20,070	20,070
% LOT COVERAGE	29.8%	21.5%

NHDES IMPACT AREAS IN S.F.

	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
100' TIDAL BUFFER ZONE	5,462	4,328

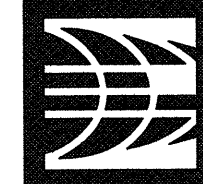
BUFFER PLANTING AREA LIST

I.D. No.	ITEM	SIZE	QUANTITY
●	VIBURNUM LENTAGO NANNYBERRY	1 GAL.	2
○	AMELANCHIER SP. SERVICEBERRY	1"	3
●	LINDERA BENZOIN SPICEBUSH	1 GAL.	2
△	POTENTILLA FRUTICOSA BUSH CINQUEFOIL	1 GAL.	12

* SPECIES MAY BE SUBSTITUTED AT TIME OF PLANTING AFTER CONSULTATION WITH A NH CERTIFIED WETLAND SCIENTIST

DOVER LOT DIMENSIONAL REQUIREMENTS (R-20)

	EXISTING	PROPOSED
MIN. LOT AREA: 20,000 S.F.	20,070	20,070
FRONTAGE: 125 FT	145	145
SETBACKS: (PRINCIPLE/OUTBUILDINGS)		
MIN. FRONT: 50 FT/ NO CLOSER THAN PRINCIPAL BUILDING OR 35 FT, WHICHEVER IS LESS	30	3.6
SIDE: 20 FT/10 FT	27	20.3
REAR: 30 FT/ 10 FT	14	39.7
MAX. STRUCTURE HEIGHT: 35 FT	N/A	TO COMPLY
MAX. LOT COVERAGE: 30%	29.8%	21.5%
IMPERVIOUS AREA WITHIN 50' BUFFER	5,365 SF	1,279 SF
BUILDING AREA WITHIN 50' BUFFER	983 SF	514 SF



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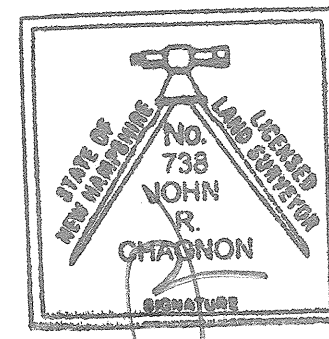
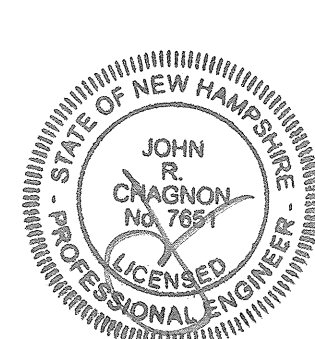
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 11-0.
- 2) OWNERS OF RECORD:
CHAD M. HOLLEMAN AND
HEATHER A. HOLLEMAN
P.O. BOX 924
2365 FOX LANE
AVON, CO 81 01827
4605/217
P3F1#47 (LOTS 27, 28, 29, 30, AND 31)
- 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL.6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEP. 30, 2015.
- 4) EXISTING LOT AREA:
20,070± S.F. (TO MEAN HIGH WATER)
0.4607± ACRES (TO MEAN HIGH WATER)
- 5) PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL, ZONING DISTRICT (R-20) AND IS SUBJECT TO THE CONSERVATION DISTRICT, WETLAND CONSERVATION DISTRICT, THE RIVERFRONT RESIDENTIAL DISTRICT, AND THE FLOODPLAIN DEVELOPMENT RULES.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED BUILDING AND SITE IMPROVEMENTS OF TAX MAP L LOT 11-0 IN THE CITY OF DOVER.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- 9) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 10) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 11) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 12) FOR TREE REMOVAL SEE SHEET C2 DEMOLITION PLAN.

HOLLEMAN RESIDENCE 21 NUTE ROAD DOVER, N.H.

5	MOVED PROP BARN TO ORIGINAL LOCATION	7/24/20
4	RE-LOCATED PROPOSED BARN	7/8/20
3	ADDED DRIP APRON TO ABU STRUCTURE	5/8/20
2	REVISE EXTENT OF PERVIOUS DRIVE	2/10/20
1	ADD ADU DRIVEWAY AND PERVIOUS PATIO	1/16/20
0	ISSUED FOR COMMENT	11/5/19
NO.	DESCRIPTION	DATE

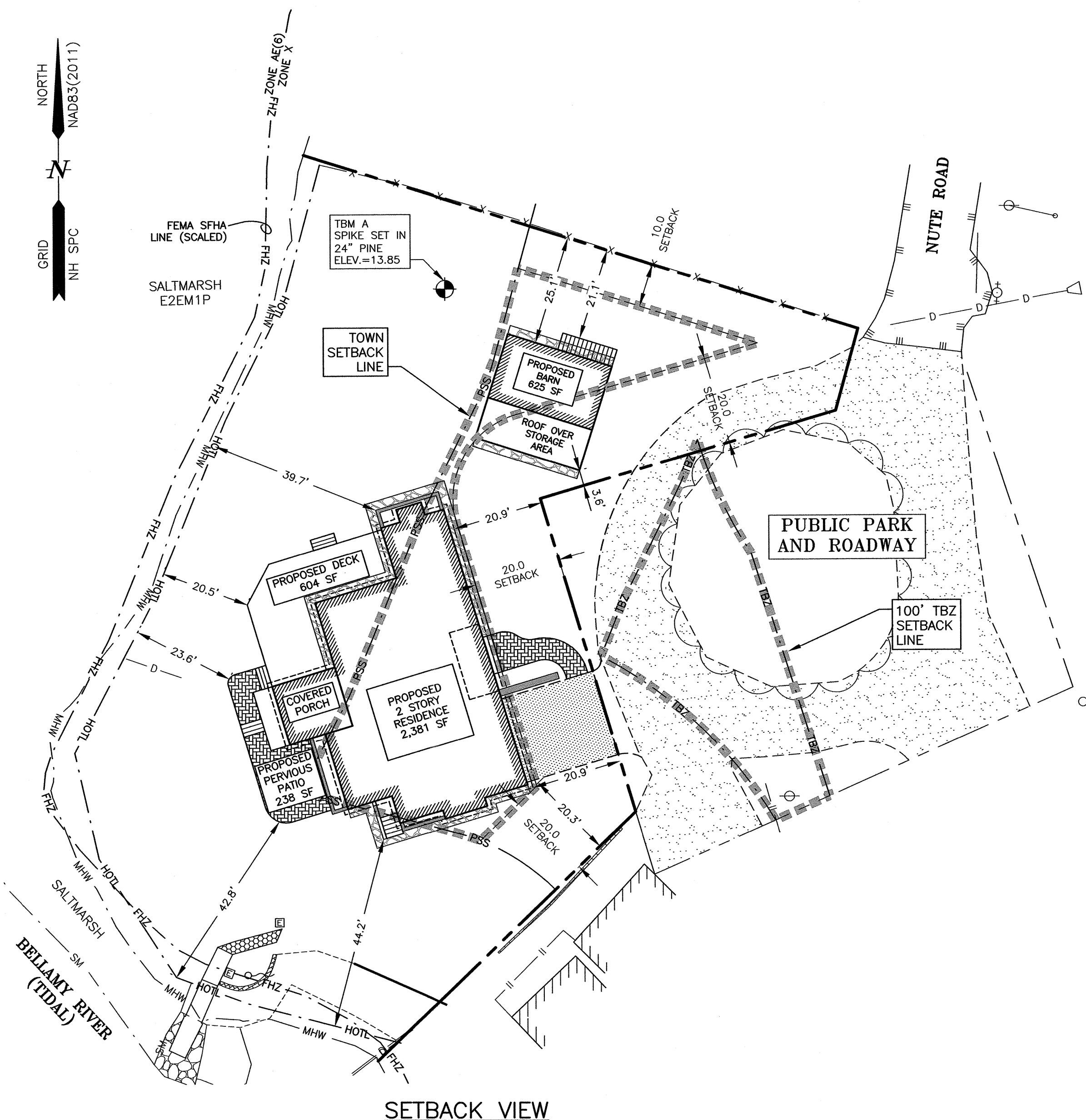
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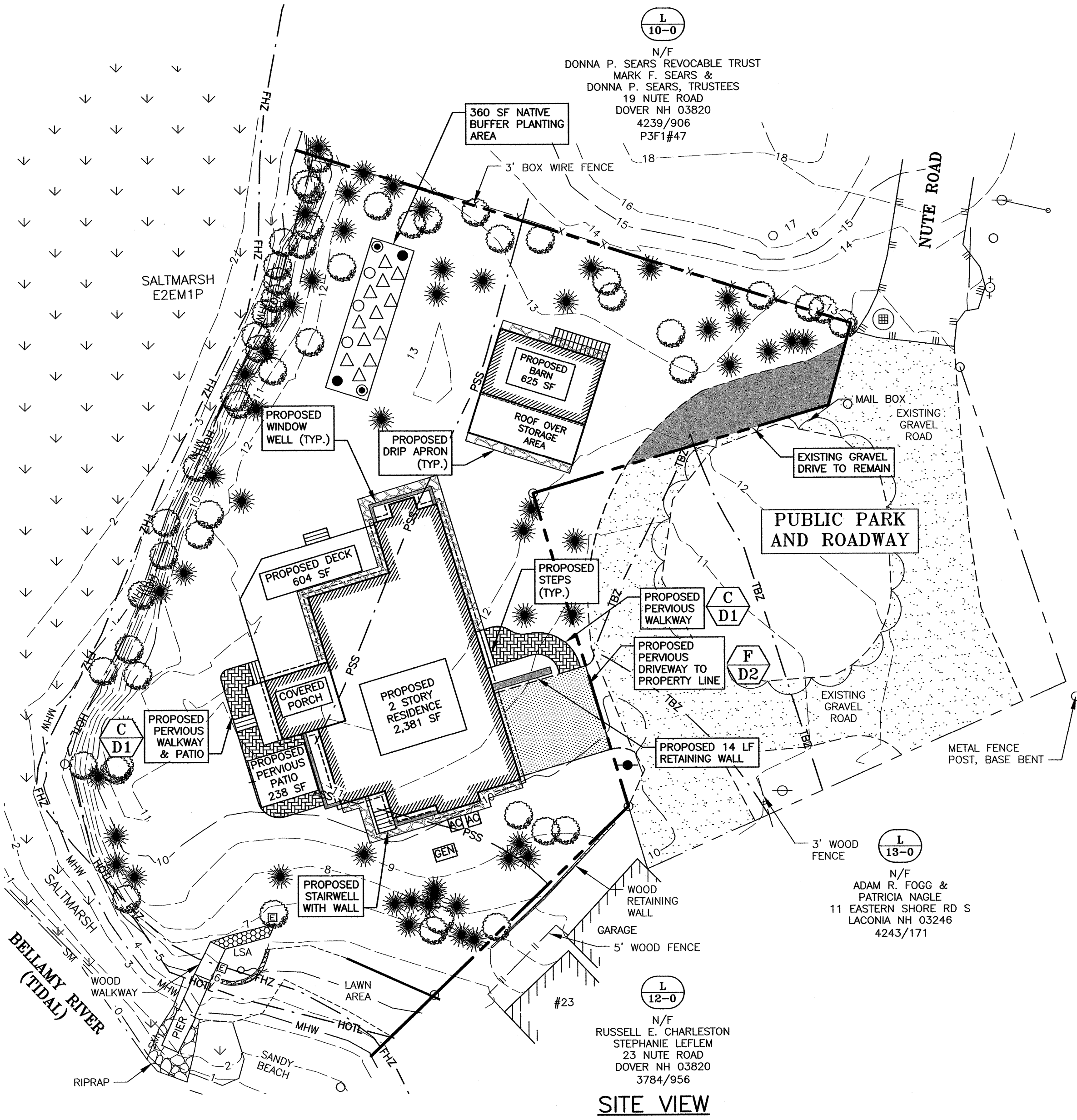
SCALE: 1"=20' AUGUST 2019

**NHDES PERMIT
PLAN**

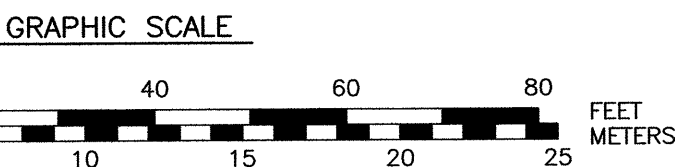
C3



SETBACK VIEW



SITE VIEW



CITY OF DOVER PLANNING BOARD

CHAIRMAN

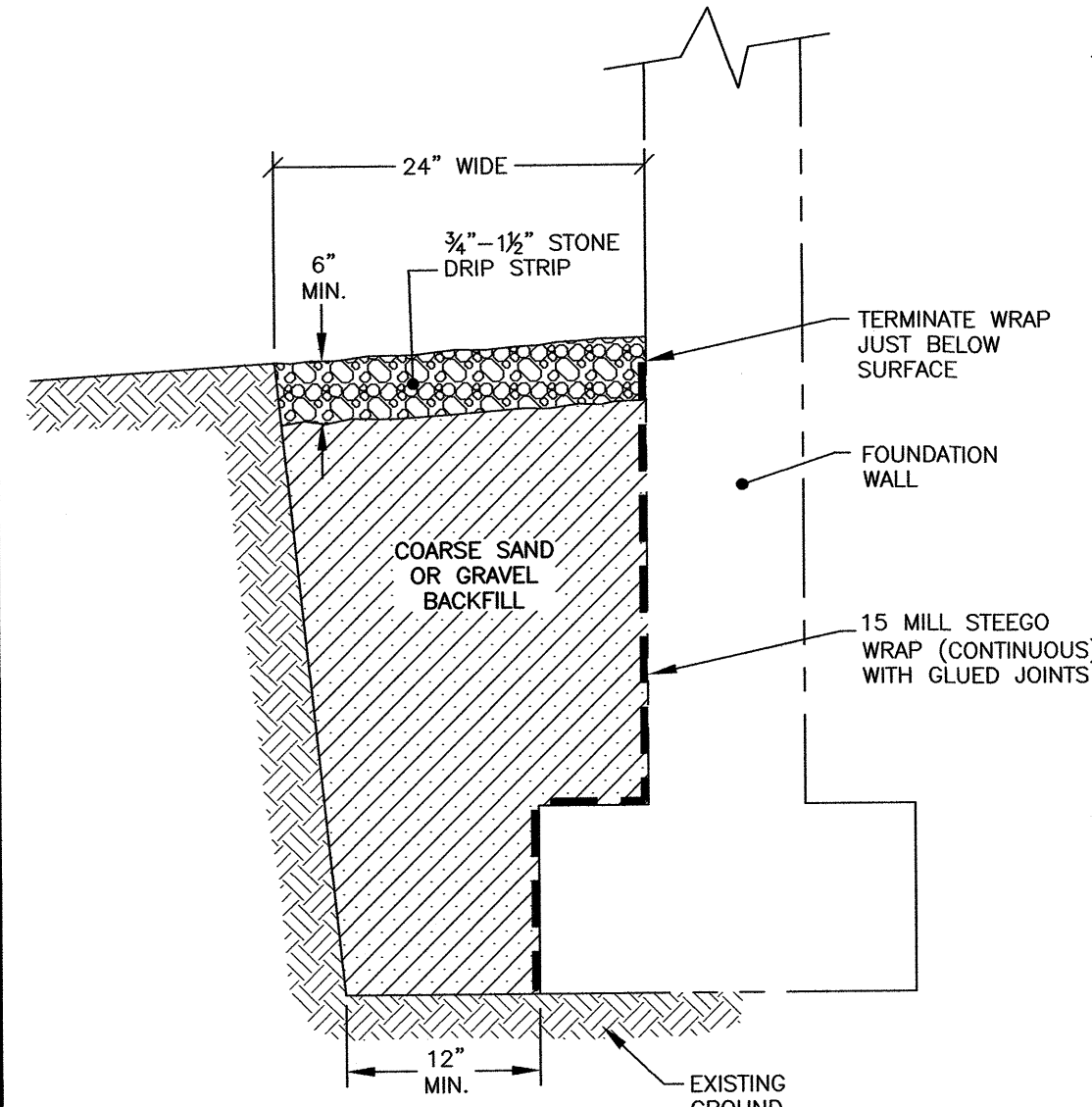
DATE

J:\CDS3\UN 3000\UN 3000\UN 3052\2019 Survey and Permitting Plans & Specs\Site\3052 SITE 2019.dwg, C4 GRADE & UTIL

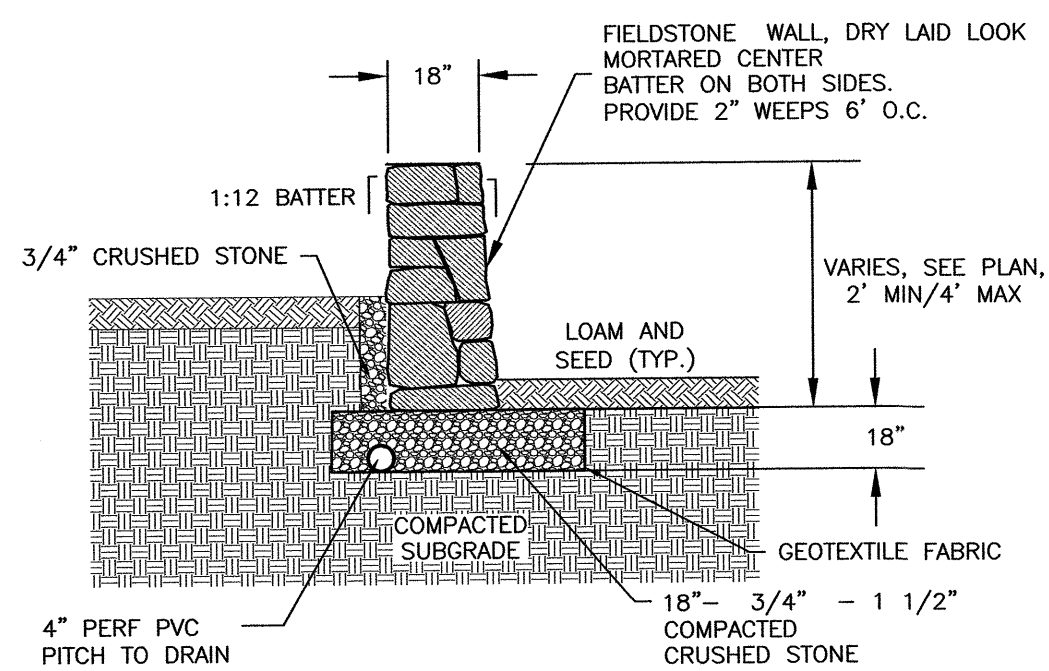
UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 4) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF DOVER
- 5) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 6) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 7) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 8) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 9) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 10) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 11) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 12) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
- 13) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.
- 14) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 15) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION SO AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTERS.

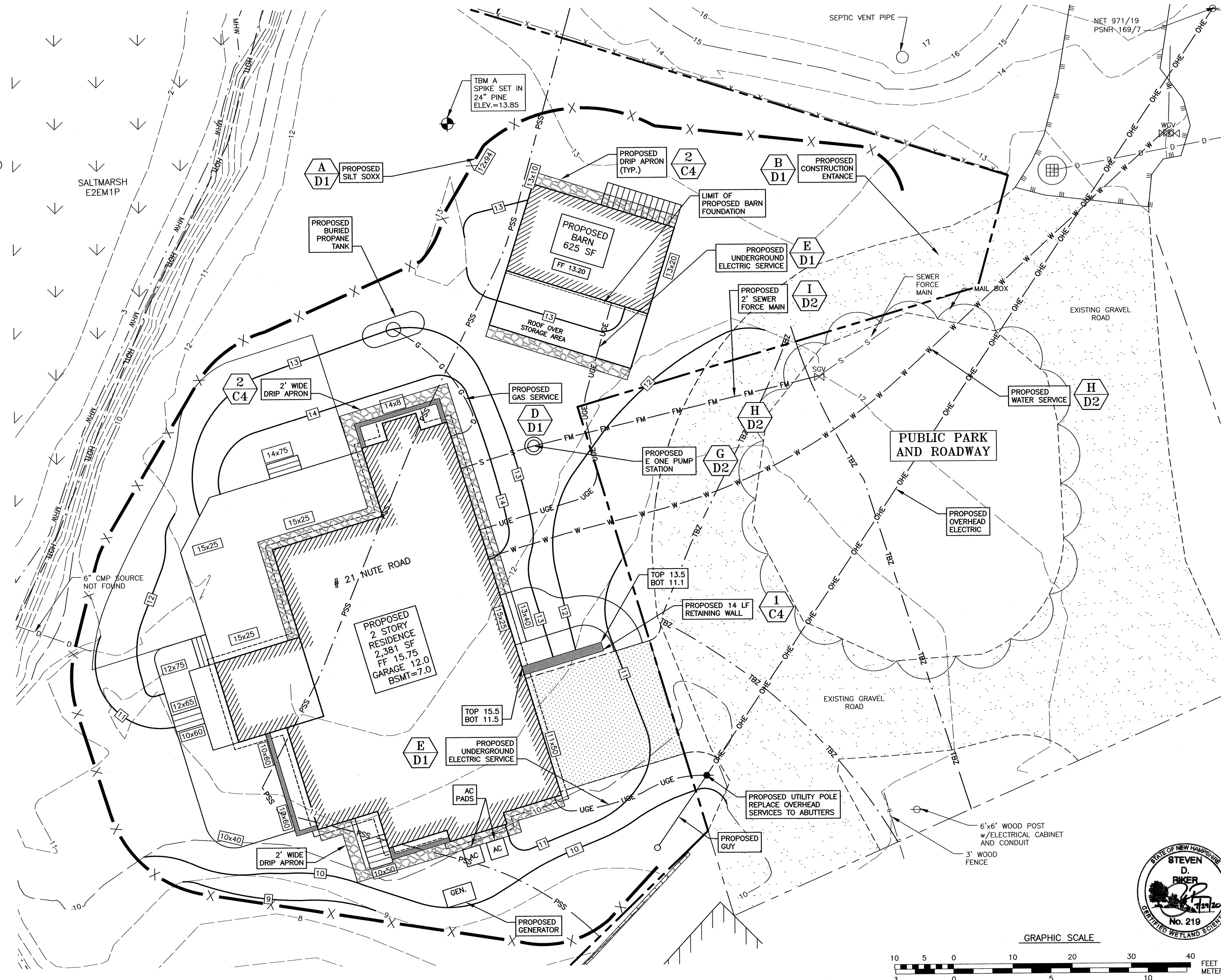
NORTH
NAD83(2011)
GRID
NH SPC



2 STONE DRIP APRON
C4 UNDER BUILDING DRIP LINE & DECK (FED BY GUTTERS)
NTS



1 RETAINING WALL
C4
NTS



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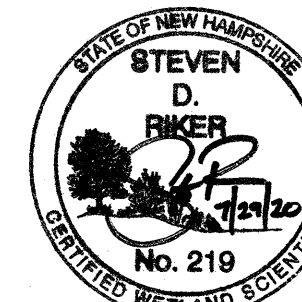
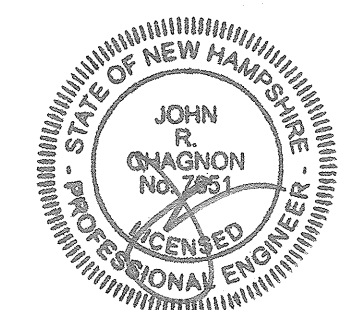
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0	ISSUED FOR COMMENT	11/5/19

REVISIONS



SCALE: 1"=10' AUGUST 2019

GRADING AND
UTILITY PLAN

C4

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

INSTALL SILT SOXX NECESSARY TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION PRIOR TO ANY EARTH MOVING ACTIVITIES.

CUT AND REMOVE ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND OTHER DEBRIS AND RUBBISH AS REQUIRED.

DEMOLISH STRUCTURES

CONSTRUCT CONSTRUCTION ENTRANCE, DRAINAGE STRUCTURES, AND SUBGRADES. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS SHOWN ON THE PLANS.

CONSTRUCT UTILITIES, BUILDING AND PAVEMENT AREAS.

LOAM AND SEED REMAINING DISTURBED AREAS IN ACCORDANCE WITH VEGETATIVE PRACTICE AND GENERAL CONSTRUCTION NOTES.

MAINTAIN DISTURBED AREAS IN ACCORDANCE WITH MAINTENANCE AND PROTECTION NOTES, UNTIL STABILIZED.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED, THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

SILT SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT SOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) AS WELL AS THE SEPTIC SYSTEM AREA, WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVE AND PARKING AREAS.

TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS
CONSTRUCT SILT FENCE AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED BY GRINDING OR FILL IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEED 8 INCHES IN THICKNESS.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY FOLLOWING FINISHED GRADING.

AT NO TIME SHALL ANY DISTURBED AREA REMAIN UNSTABILIZED FOR LONGER THAN THIRTY DAYS. ALL AREAS WHERE CONSTRUCTION IS NOT COMPLETE WITHIN THIRTY DAYS OF THE INITIAL DISTURBANCE SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

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

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREeping RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREeping RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEING SHALL BE APPLIED AT THE FOLLOWING RATES:

PERENNIAL RYE:	0.7 LBS/1,000 S.F.
MULCH:	1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

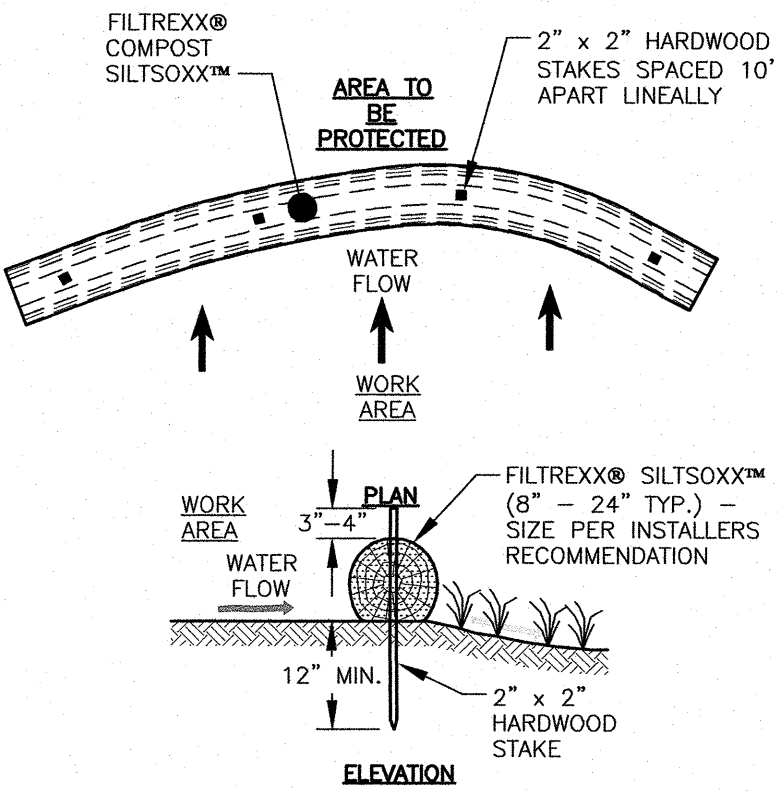
TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

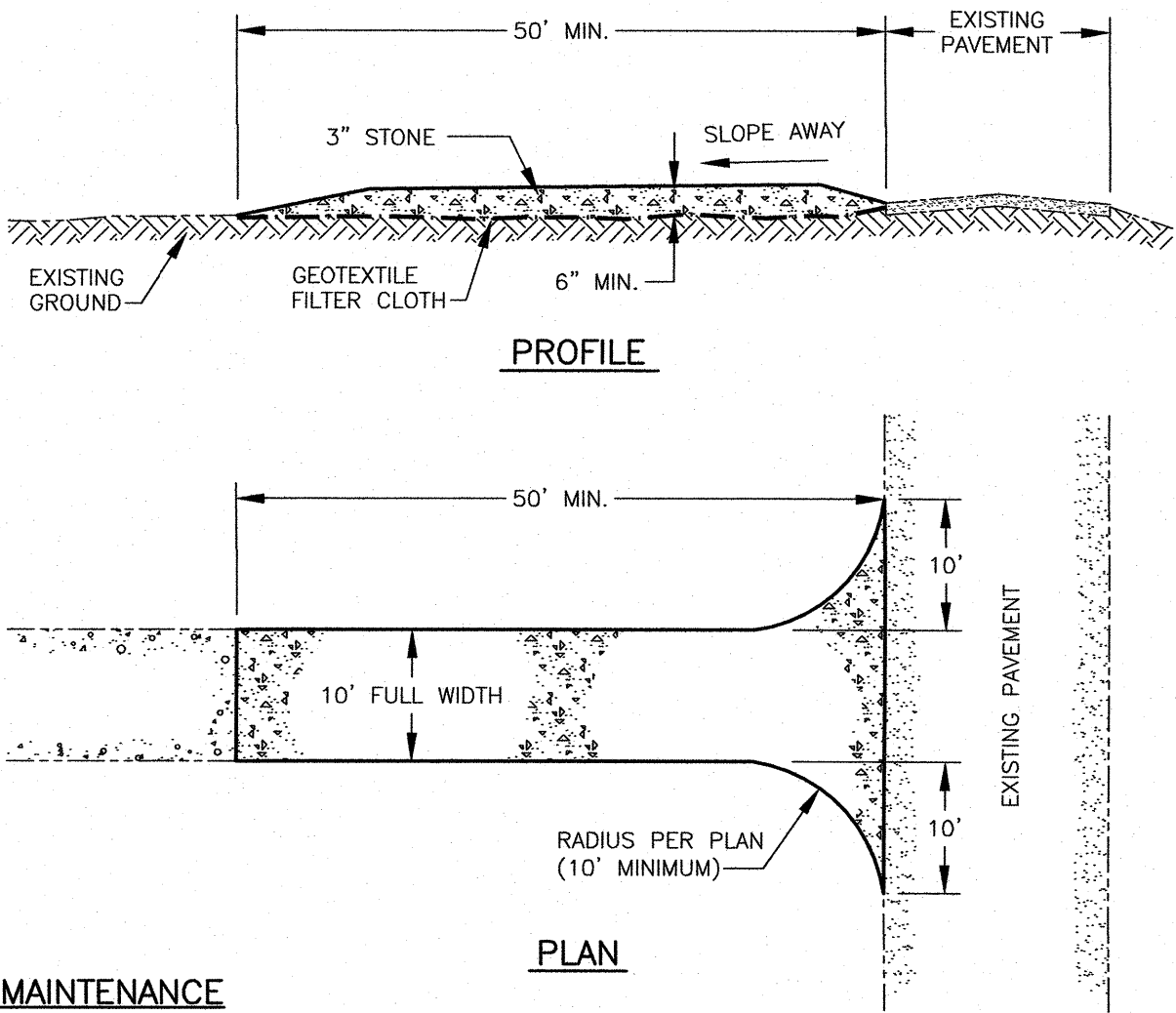
THE SILT FENCE BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILT FENCING SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED.



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILTXXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

FILTREXX® SILTXXX™ FILTRATION SYSTEM



MAINTENANCE

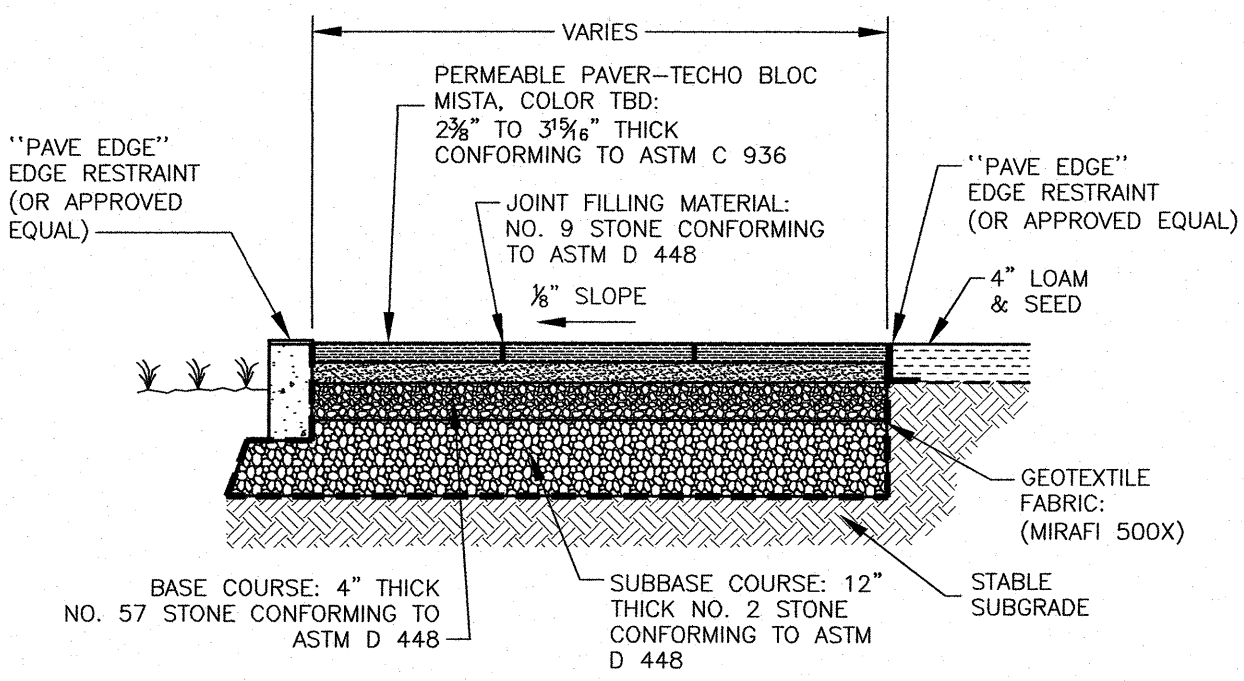
- 1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
- 2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

- 1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH CRUSHED STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- 2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET.
- 3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- 4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- 5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- 6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- 7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- 8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

FODS TRACKOUT CONTROL MAT SYSTEM MAY BE SUBSTITUTED

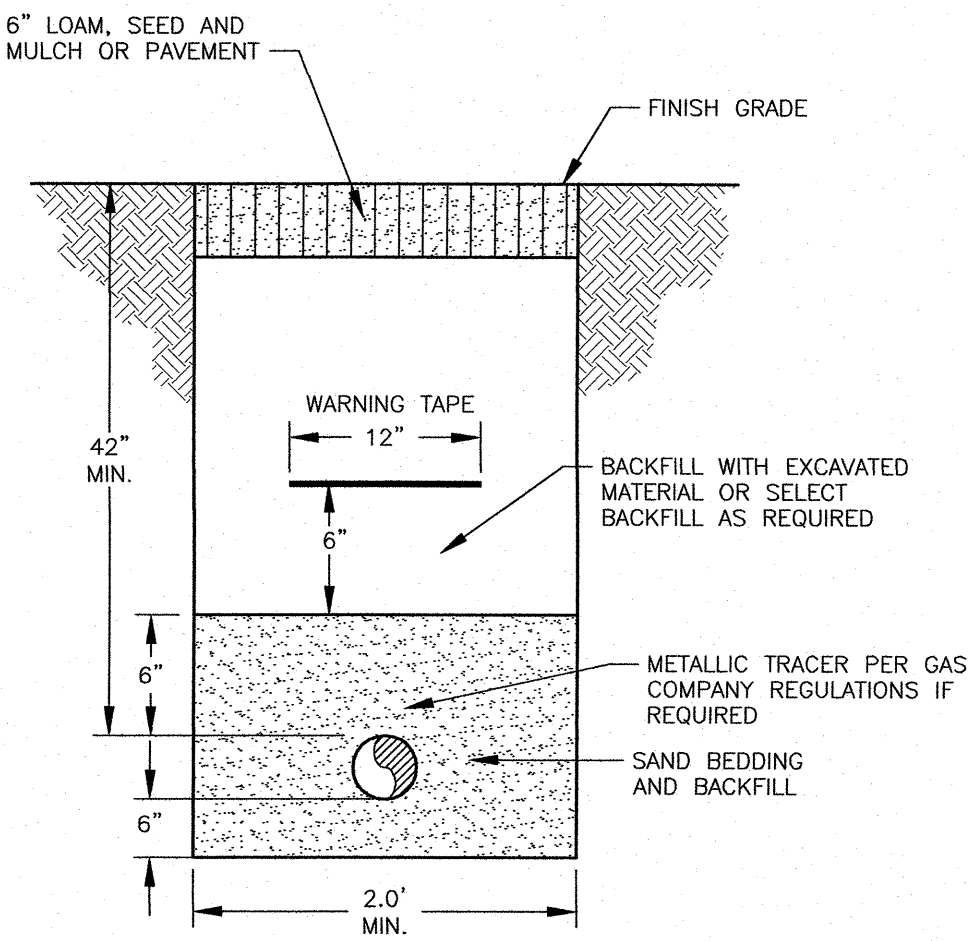


- NOTES:
- 1) TECO-BLOC (OR APPROVED EQUAL).
 - 2) INSTALLED PER MANUFACTURERS INSTRUCTIONS.
 - 3) PEDESTRIAN TRAFFIC ONLY.

TECHO-BLOC POROUS WALKWAY

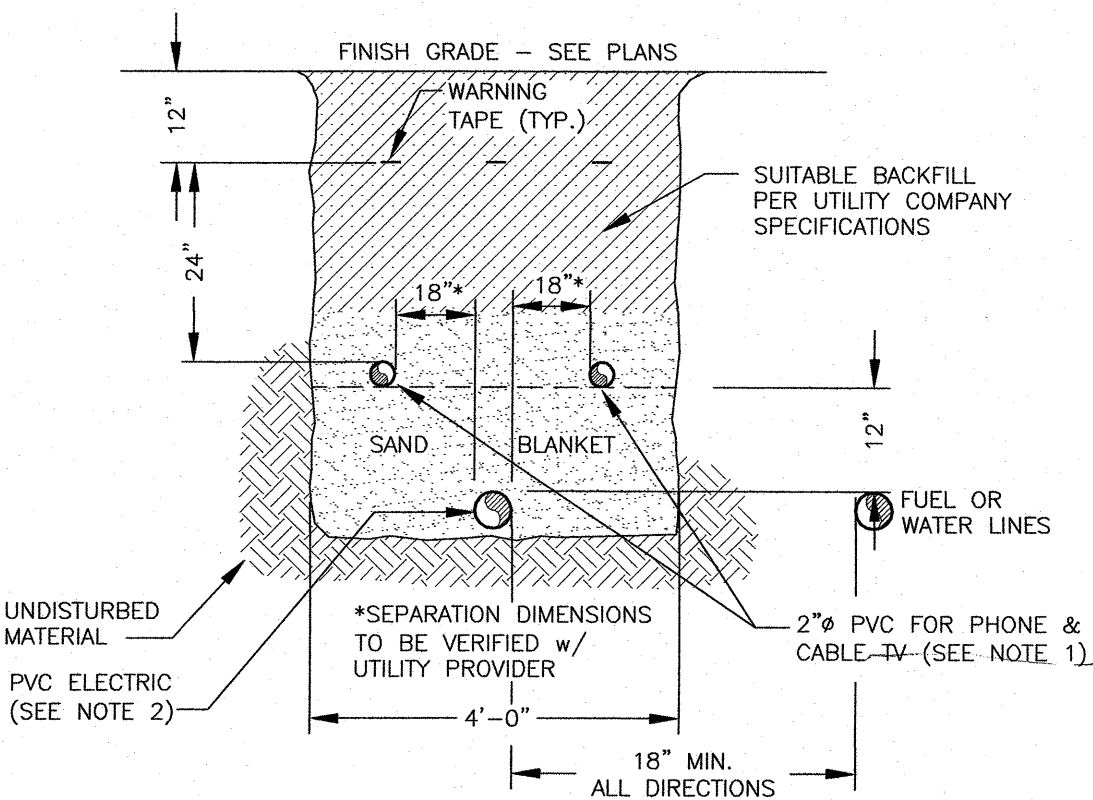
HARDSCAPE DESIGN & INSTALLATION

1-410-969-9260



GAS SERVICE TRENCH

- NOTES:
- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.
 - 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 - 3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
 - 4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
 - 5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.



BURIED ELEC/COMM CABLE



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

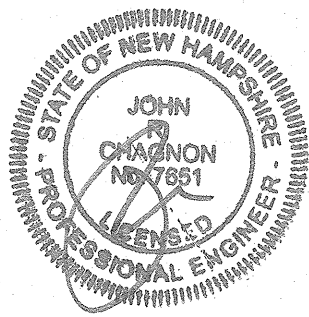
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

HOLLEMAN RESIDENCE
21 NUTE ROAD
DOVER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/5/19
REVISIONS		



SCALE: AS SHOWN AUGUST 2019

DETAIL SHEET

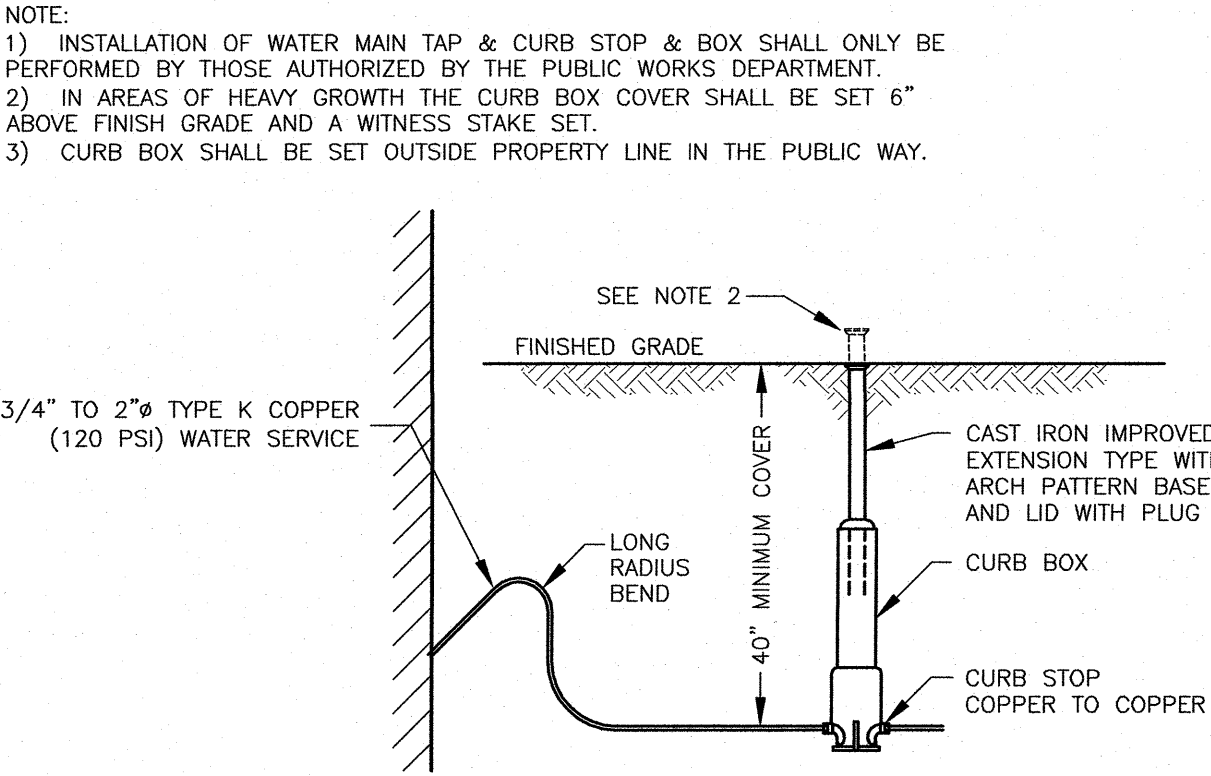
D1



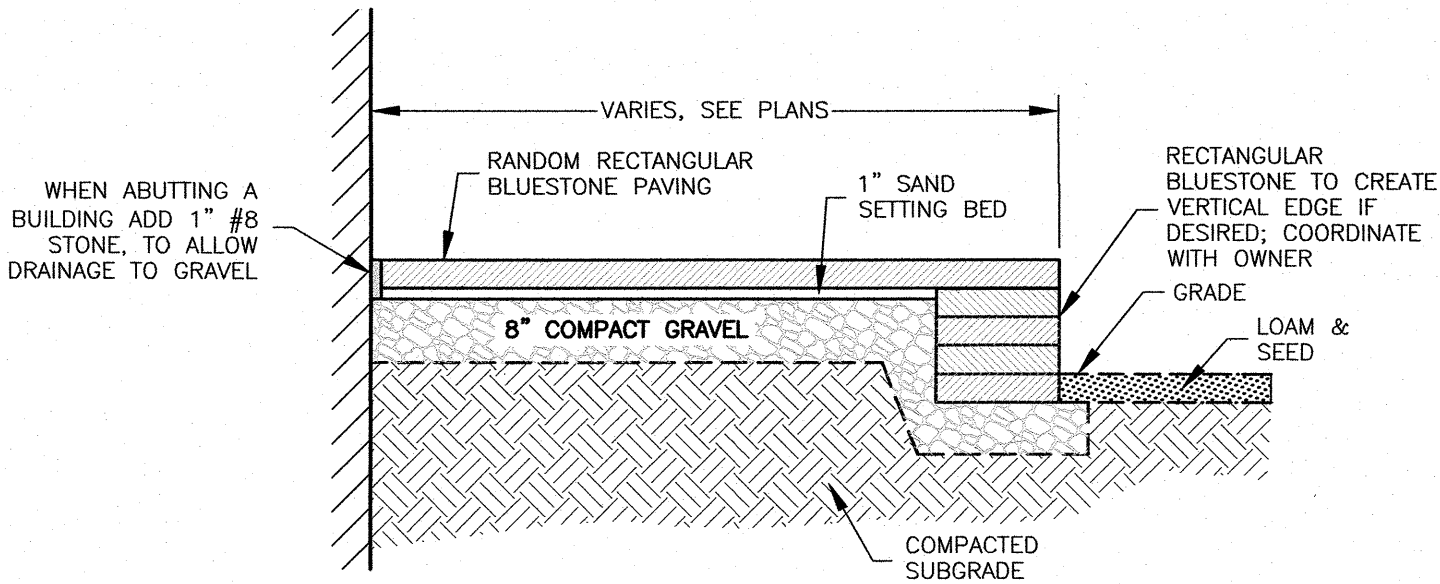
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

POROUS PAVEMENT SPECIFICATIONS					
①		②		③	
POROUS PAVEMENT w/ THE FOLLOWING GRADATIONS*		CHOKER/RESERVOIR COURSE w/ THE FOLLOWING GRADATIONS**		FILTER COURSE (Item 304.3, Processed Gravel)	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
3/4" (19mm)	100	1" (25mm)	100	3" (75mm)	100
1/2" (12.5mm)	85-100	3/4" (19mm)	45-55	2.0" (50mm)	95-100
3/8" (9.5mm)	55-75	1/2" (12.5mm)	40-50	1" (25mm)	55-85
No. 4 (4.75mm)	10-25	3/8" (9.5mm)	35-45	No. 4 (4.75mm)	27-52
No. 8 (2.36mm)	5-10	No. 4 (4.75mm)	---	---	---
No. 200 (0.075mm)	2-4	No. 8 (2.36mm)	0-5	No. 200 (0.075 mm)	0-12 (in sand portion)

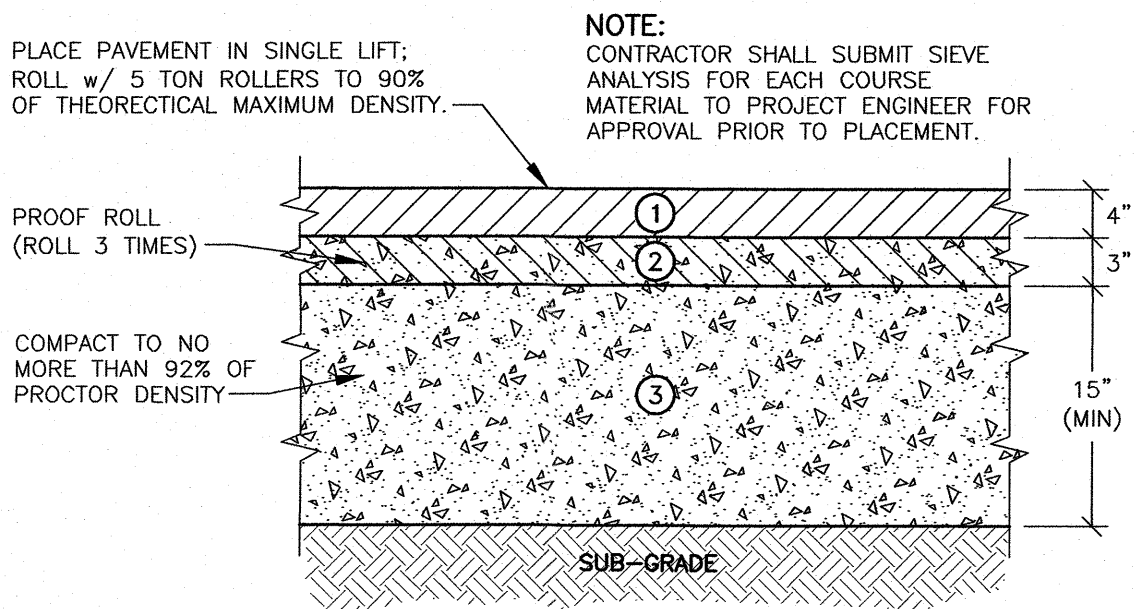
* WITH 6% PERFORMANCE GRADED ASPHALT BINDER CONTENT BY VOLUME. AIR Voids TO BE 20%
** CRUSHED QUARRY STONE SHALL CONTAIN AT LEAST 2 FRACTURED FACES, & SHALL BE WASHED WITH LESS THAN 1% BY WEIGHT PASSING No. 200 SIEVE.



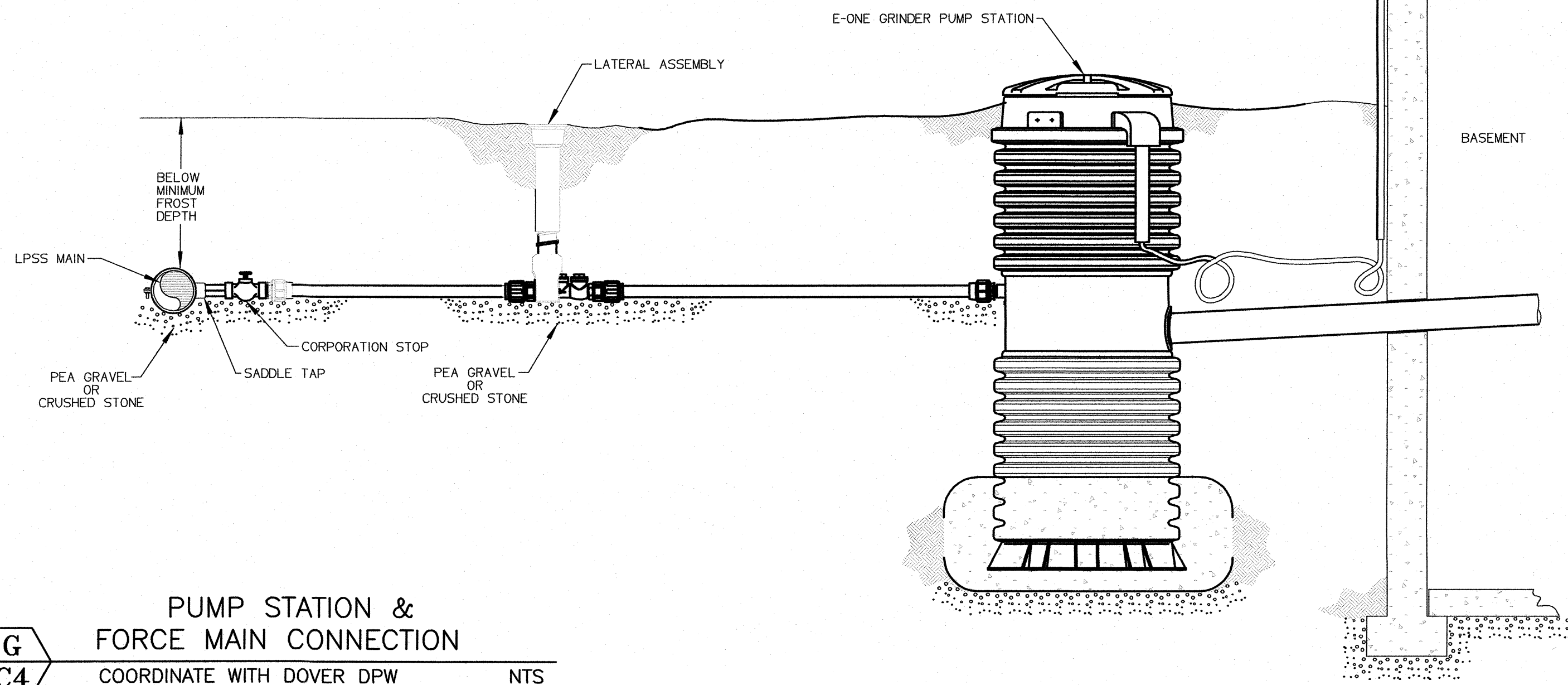
H
C4 WATER SERVICE CONNECTION
(DOVER) NTS



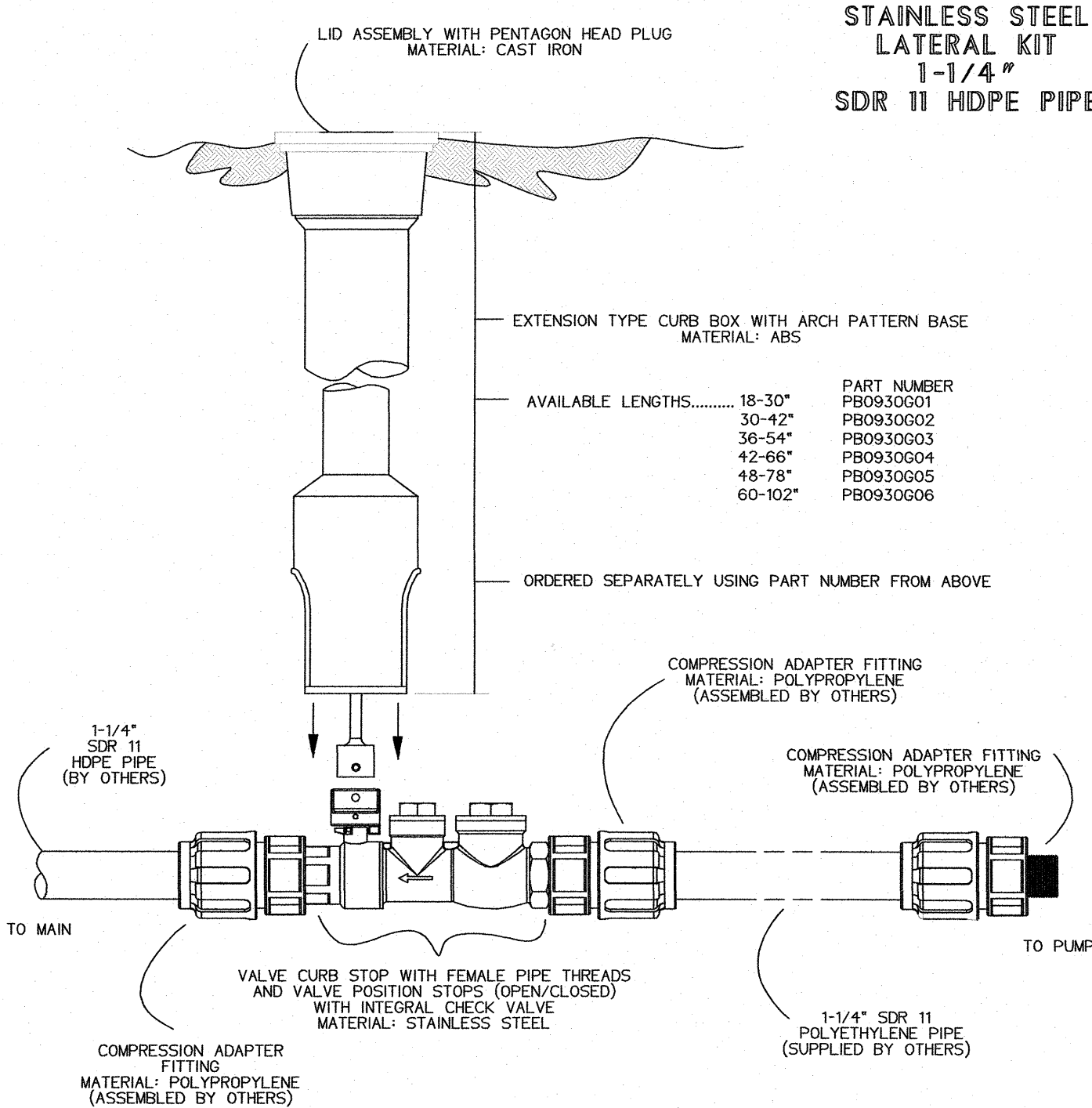
J
C3 BLUESTONE PATIO
OR APPROVED EQUAL NTS



F
C3 PAVEMENT SECTION
Porous Drive Section NTS



G
C4 PUMP STATION & FORCE MAIN CONNECTION
COORDINATE WITH DOVER DPW NTS



- NOTES:
1. SS CURB STOP/CHECK VALVE AND FITTINGS ARE PROVIDED SEPARATELY, TO BE ASSEMBLED BY OTHERS.
2. TO ASSEMBLE, APPLY A DOUBLE LAYER OF TEFLON TAPE, AND A LAYER OF PIPE DOPE (SUPPLIED BY OTHERS) TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURER'S INSTRUCTIONS.
*FOR SS FITTING INTO SS THREAD, USE PIPE DOPE OR TEFLON TAPE, NOT BOTH.
3. ASSEMBLY IS TO BE PRESSURE TESTED (BY OTHERS)
4. ASSEMBLY IS TO BE USED WITH SDR11 HDPE PIPE
5. TO ORDER SS LATERAL KIT, USE PART NUMBER NC0193001
6. CURB BOX IS TO BE ORDERED SEPARATELY, SEE ABOVE



NA0330P02

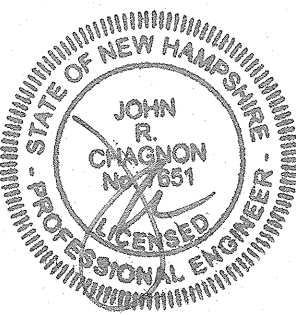
I
C4 TYPICAL LATERAL INSTALLATION
COORDINATE WITH DOVER DPW NTS

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
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HOLLEMAN RESIDENCE
21 NUTE ROAD
DOVER, N.H.

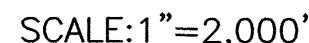
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/5/19
REVISIONS		



SCALE: AS SHOWN AUGUST 2019

DETAIL SHEET

D2



N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
	MAP 11/LOT 21
	IRON ROD/PIPE FOUND
	IRON ROD SET
	DRILL HOLE SET
	RAILROAD SPIKE SET
---	BOUNDARY LINE
- - - - -	ORIGINAL LOT LINE POCKET 3 FOLDER 1 PLAN #42
--- MHW ---	MEAN HIGH WATER LINE
	UTILITY POLE (w/ GUY)
	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN

LINE	BEARING	DISTANCE
L1	S15°28'01"W	19.50'

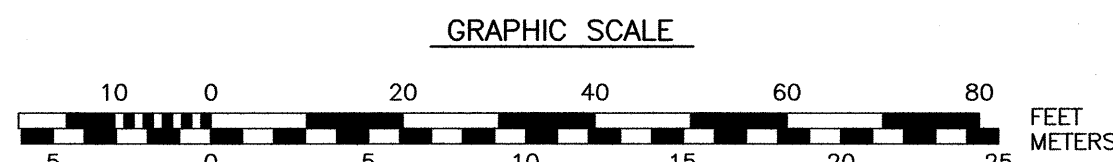
LINE	BEARING	DISTANCE
T1	N58°32'55"W	88.39'
T2	N18°29'50"E	154.30'

TIE LINES FOR CLOSURE—
NOT BOUNDARY LINES

E1	N39°09'04"E	23.25'
E2	N68°55'40"E	41.51'

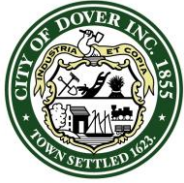
PAUL A. DOBBERSTEIN, LLS #1000

DATE _____



SCALE: 1"=20'

JULY 2020



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-43

Application Type: Conditional Use Permit
Owner(s): Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust
Applicant(s): Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust
Location: 119/121 Belknap Street (Tax Map 12, Lot 113)
Meeting Date: August 25, 2020

INTENT: To subdivide one lot into two. One lot would be 9,633 s.f. where 10,000 s.f. is required.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-A

AREA: Parent lot is 0.45 ac

ZONING DISTRICT: HR

EXISTING LAND USE: Residential

PROPOSED LAND USE:
Residential

SURROUNDING LAND USE:
Residential,

ZBA ACTION: None

ATTACHMENTS: Application materials including Minor Subdivision 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: Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is proposing to subdivide one lot into two with 1 of the lots below the 10,000 square foot minimum lot size. The average lot size of the surrounding 16 parcels is 10,595 sf. Two of the 16 parcels are more than double the size of the average. Removing those 2 outsized parcels, the average of the remaining parcels is 8,917 sf.

The Board continued this application on July 28, 2020, so the applicant could address abutter concerns. The new plan consolidates parking and adds screening.

Consistency with Land Use Regulations

Chapter 170 of the City Code provides that the Board may issue a Conditional Use Permit for relief of dimensional regulations in the HR district. The criteria in the code is:

- (a) That both public and private BUILDINGs and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACEs.
- (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
- (c) That the design of STREETs and BUILDINGs shall reinforce safe environments, but not at the expense of accessibility.
- (d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
- (e) That BUILDINGs shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- (f) That CIVIC BUILDINGs and public gathering places shall be provided as locations that reinforce community identity and activity.
- (g) That CIVIC BUILDINGs shall be distinctive and appropriate to a role more important than the other BUILDINGs that constitute the fabric of the city.
- (h) That the preservation and renewal of historic BUILDINGs shall be facilitated.
- (i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and if the Board finds the criteria have been met, approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The subdivision plan (P20-42) shall be approved.
2. A note shall be added to P20-42 indicating that the Board approved the CUP and found that the request was in keeping with the neighborhood.

P20-42/43 CUP and Subdivision

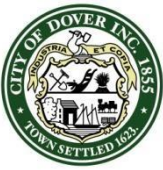
**Property Information**

Property ID 12113-000000
Location 119 121 BELKNAP ST
Owner HAWKINS MATTHEW & ASHLEY TRUSTEES
Land Use 104

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

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

Geometry updated 5/20/2020
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: Hawkins Family Revocable Trust Telephone # N/A
Matthew A. Hawkins, Trustee

Address of Applicant: 121 Belknap Street Dover, NH 03820

E-Mail Address: matthewahawkins@gmail.com

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # 12 Lot(s) # 113

Address of Property: 119-121 Belknap Street

Zoning District(s) HR (Heritage Residential) Overlay District(s) NONE

Existing Use of Property: Residential - Duplex

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:

To allow a minor subdivision of an existing lot creating a new lot containing 9,633 s.f. where 10,000 s.f. is required. We reviewed 16 of the neighborhood parcels on both sides of Belknap Street and the opposite side of Fisher Street.

The average lot size of those 16 parcels is 10,595 s.f. Two of the 16 parcels are more than double the size of the average. The proposed lot is 9,633 s.f.

Eleven of the 16 parcels are less than the minimum required lot size of 10,000 s.f. Ten of the 16 parcels are smaller than the new proposed lot.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE REQUIRED

Name of Professional That Prepared Plans: Kevin M. McEneaney, LLS
McEneaney Survey Associates

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911

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

SIGNATURES

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

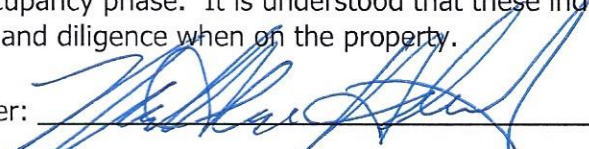
Signature of Property Owner:  Date: 7-2-2020

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 7-2-2020

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>
12	113	Hawkins Family Revocable Trust	121 Belknap Street Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Kevin M. McEneaney, LLS	McEneaney Survey Associates	24 Chestnut Street Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	<u>MAILING ADDRESS</u>



Property Information

Property ID 12113-000000
Location 119 121 BELKNAP ST
Owner HAWKINS MATTHEW & ASHLEY TRUSTEES
Land Use 104



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 5/20/2020
 Data updated Daily

34	9,151
36	10,040
38	8,425
37	22,073
104	9,228
102	10,681
16	22,597
17	9,810
94	7,163
93	11,769
95	9,285
97	9,211
99	7,064
101	8,275
103	7,737
105	7,008

AVERAGE	10,595
---------	--------

LOCUS PARCEL 119-121	18,814
----------------------	--------

119-121 BELKNAP STREET AREA CALCS

City of Dover Zoning Ordinance

Chapter 170-20.B (1)

B. Conditional Use Permit

(1) Conditional use approval for relief from the standards herein may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:

- (a) That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS OF WAY as CIVIC SPACES.
 - *If a building is built on the lot it will be within the allowed building envelope.*
 - *The applicant is proposing to close up a curb cut on Belknap Street to better define the right of way and reduce the impact of cars backing out onto the street. Furthermore, the applicant is proposing a fence along the grass edge of the lot to define the right of way.*
- (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
 - *Additional off street parking is being provided on the rear of the lot, away from the view of the right of way on Belknap Street.*
 - *Existing parking on Belknap Street which disrupts pedestrian flow will be removed.*
- (c) That the design of STREETS and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.
 - *No street is being designed.*
 - *If a building is built on the lot it will be within the allowed building envelope and parking will be provided behind the building. Both will meet applicable accessibility codes.*
- (d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
 - *If a building is built on the lot it will reflect a New England design and not be overly modern or out of touch with the neighborhood.*
- (e) That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
 - *If a building is built on the lot it will be created with energy efficient heating, ventilation and air conditioning. The owner will consider solar panels and other elements to reduce the building's impact on the environment.*

- (f) That CIVIC BUILDINGS and public gathering places shall be provided as locations that reinforce community identity and activity.

· N/A

- (g) That CIVIC BUILDINGS shall be distinctive and appropriate to a role more important than the other BUILDINGS that constitute the fabric of the city.

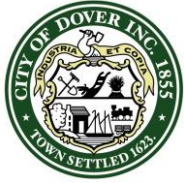
· N/A

- (h) That the preservation and renewal of historic BUILDINGS shall be facilitated.

· *The current building will have the dilapidated barn removed to facilitate the off street parking. This will also allow the owner to rehabilitate and improve it. The current historic residential structure is to remain.*

- (i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use.

· *The intent is to create a continuation of the houses that exists along Belknap Street.*
· *While the applicant is asking for relief for the new lot to be 367 s.f. less than the required 10,000 s.f., it is not asking for frontage relief. Looking at the stretch of Belknap Street from Silver to Fisher Streets, along the same side of the street, the houses create an urban wall along the street, with most of the homes from Silver to Hamilton Streets having 80 to 95 feet of frontage, and from Hamilton to Fisher Streets that number moves to 55 to 64 feet.*



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-42

Application Type: Minor Subdivision
Owner(s): Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust
Applicant(s): Matthew & Ashley Hawkins Trustees, Hawkins Family Revocable Trust
Location: 119/121 Belknap Street (Tax Map 12, Lot 113)
Meeting Date: August 25, 2020

INTENT: To subdivide one lot into two. The new lot areas would be 0.23 acres or 10,000 s.f. and 0.22 acres or 9,633 s.f.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-B

AREA: Parent lot is 0.45 ac

ZONING DISTRICT: HR

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential,

ZBA ACTION: None

ATTACHMENTS: Application materials including Minor Subdivision 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: Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is proposing to subdivide one lot into two, with the existing building to place on its own lot and a new building lot, they will share parking. Both lots are served by public water and sewer.

As a Minor Subdivision, this application did not appear before the TRC. The Board continued this application on July 28, 2020, so the applicant could address abutter concerns.

Consistency with Land Use Regulations

The plan is consistent with Chapter 157-15 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The Conditional Use Permit (P20-43) shall be approved.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. Provide a CAD file to the satisfaction of the Asset Management Administrator's satisfaction.
4. The shed encroaching the abutting City lot shall be relocated
5. The approved plan shall include the parking layout sheet.
6. The applicant shall revise the plat to:
 - a. Add signature and stamp of LLS
 - b. Add owners' signatures for recording at Strafford County Registry of Deeds.
 - c. Update notes 4 and 11 with the correct lot sizes
 - d. Update note 9 to indicate who certified no wetlands were present.
 - e. Add Common notes 14, 15, 27, and 28
 - f. Add screening along map 12 lot 114A

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

7. The cubing along Belknap Street at the driveway closest to Fisher Street shall be in place, and the asphalt shall be loamed and seeded.
8. Indicate on the Building permit application where the proposed water service is located
9. The new dwelling unit(s) 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:

10. Issuance of a Certificate(s) of Occupancy.
11. The new dwelling unit(s) shall be assessed and pay the appropriate impact fee, depending on the number/style of unit(s) created.

P20-42/43 CUP and Subdivision

**Property Information**

Property ID 12113-000000
Location 119 121 BELKNAP ST
Owner HAWKINS MATTHEW & ASHLEY TRUSTEES
Land Use 104

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

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

Geometry updated 5/20/2020
Data updated Daily



City of Dover, New Hampshire

MINOR SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Hawkins Family Revocable Trust Telephone # N/A
Matthew A. Hawkins, Trustee

Address of Applicant: 121 Belknap Street Dover, NH 03820

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

Address of Property Owner: SAME

E-Mail Address: matthewahawkins@gmail.com

PROPERTY INFORMATION

Address of Property: 119-121 Belknap Street

Assessor's Map # 12 Lot(s) # 113

Zoning District(s) HR (Heritage Residential) Overlay District(s) NONE

Size of Parcel: 0.45 Acres (19,634 s.f.) Property Deed: Book 4307 Page: 762

Existing Use of Property: Residential - Duplex

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 2

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

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

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE REQUESTED

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin M. McEneaney, LLS
McEneaney Survey Associates
Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911
Professional License #: NH LLS #661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION N/A

Name of Engineer and Company (Licensed in N.H.) _____
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION N/A

Name of Landscape Architect and Company (Licensed in N.H.) _____
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION N/A

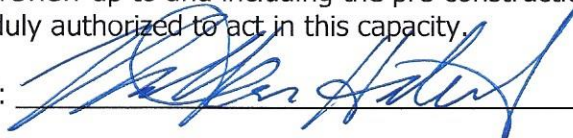
Name of Soil Scientist and Company (Licensed in N.H.) _____
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone # _____
Address Easement Holder: _____

SIGNATURES

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

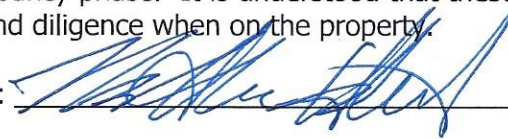
Signature of Property Owner:  Date: 7-2-2020

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 7-2-2020

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: 7-2-2020

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

CERTIFICATION OF FEES

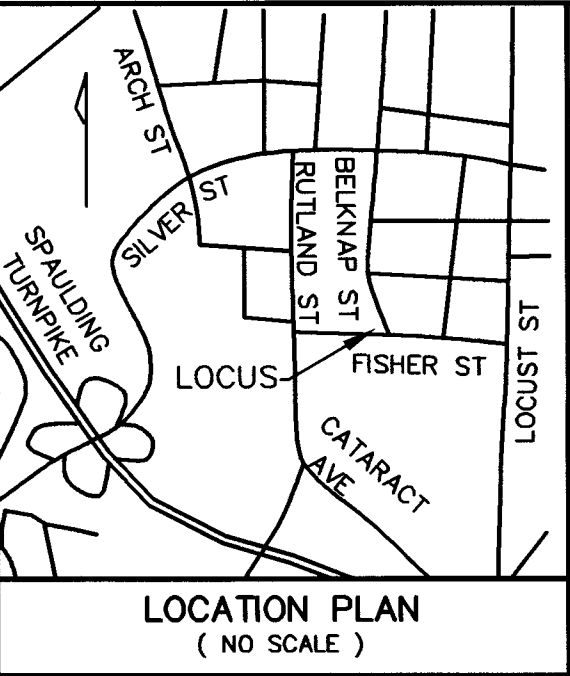
I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule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

Signature of Property Owner:  Date: 7-2-2020

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

P20-42 & P20-43 119-121 Belknap Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
12101-000000	37 FISHER ST	WALTERS SCOTT B		37 FISHER ST	DOVER	NH	03820
12102-000000	33 FISHER ST	COX MATTHEW B &	COX FINOLA H	33 FISHER ST	DOVER	NH	03820
12111-000000	14 HAMILTON ST	DHABOLT KRISTIN PARKER &	DHABOLT ANDREW S	14 HAMILTON ST	DOVER	NH	03820
12112-000000	16 HAMILTON ST	KRANS HAMILTON R JR &	KRANS PAMELA L	16 HAMILTON STREET	DOVER	NH	03820
12112-A00000	104 BELKNAP ST	HORAN PATRICK J	HORAN LAURA A S	104 BELKNAP STREET	DOVER	NH	03820
12112-B00000	102 BELKNAP ST	DEWHIRST EDNA A		PO BOX 589	WEARE	NH	03281
12114-000000	103 BELKNAP ST	MCWILLIAMS RICHARD J	MCWILLIAMS IMOGENE M	PO BOX 1458	DOVER	NH	03821-1458
12114-A00000	105 BELKNAP ST	DIDIO MARISA A TRUSTEE	DIDIO MARISA A REVOCABLE LIVING TRUST	105 BELKNAP STREET	DOVER	NH	03820
12115-000000	101 BELKNAP ST	LUCEY JASON R &	COX KATHERINE F	101 BELKNAP ST	DOVER	NH	03820
12116-000000	99 BELKNAP ST	PARKER MARY F		99 BELKNAP ST	DOVER	NH	03820
12126-000000	FISHER ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
12136-000000	42 RUTLAND ST	CARTER KIRK RICHARD & TERRY ELLEN TRUSTE	CARTER KIRK RICHARD AND TERRY ELLEN REVO	42 RUTLAND ST	DOVER	NH	03820
12137-000000	44 RUTLAND ST	BARNETT ELLEN H & GOLDMAN ELIZABETH CO-T	BARNETT GOLDMAN FAMILY REVOCABLE TRUST	44 RUTLAND ST	DOVER	NH	03820
12138-000000	46 RUTLAND ST	STRATON CAROL F & ROBERT &	GLOVER JULIE E	46 RUTLAND STREET	DOVER	NH	03820
12139-000000	49 FISHER ST	STEVENS RACHEL E		81 ORCHARD RD	ACTON	ME	04001-5023
15040-A00000	LOCUST ST	DOUBLE DIAMOND HOLDINGS NORTH LLC		340 CENTRAL AVE #202	DOVER	NH	03820
15049-000000	34 FISHER ST	COHEN-HOLMES JACOB		4918 ARGUS DR	LOS ANGELES	CA	90041
15050-000000	36 FISHER ST	SMITH LAURIE A	SMITH T GREGORY	36 FISHER STREET	DOVER	NH	03820
15051-000000	36 A FISHER ST	CASEY CARMEL A		36A FISHER ST	DOVER	NH	03820-2526
15052-000000	38 FISHER ST	SMART DONALD W &	ACKLER SAUNDRA R	38 FISHER ST	DOVER	NH	03820
15054-000000	40 FISHER ST	MUNIZ LOUIS A & JOSEPHINE A CO-TRUSTEES	MUNIZ REVOCABLE TRUST OF 2017	40 FISHER ST	DOVER	NH	03820
15055-000000	50 52 FISHER ST	YORKE HELEN MARILYN TRUSTEE	YORKE HELEN MARILYN REVOCABLE TRUST OF 2	52 FISHER ST	DOVER	NH	03820
12113-000000	119 121 BELKNAP ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	121 BELKNAP ST	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN M MCENEANEY LLS	24 CHESTNUT STREET	DOVER	NH	03820



- REFERENCE PLANS:**
- 12 / 112B
EDNA A. DEWHIRST
P.O. BOX 589
WEARE, NH 03281
694 / 341
- 1.) ROUTE SURVEY PLAN FOR WRIGHT-PIERCE OF THE BELKNAP & ELM NEIGHBORHOOD, BELKNAP STREET, SUMMER STREET, HAMILTON STREET & ELM STREET, DOVER, NEW HAMPSHIRE, SHEET B4; SCALE: 1" = 20'; DATED: AUGUST 30, 2018; BY: DOUCET SURVEY, INC.; AVAILABLE AT CITY OF DOVER PLANNING DEPARTMENT.
- 2.) RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATEION 475+20 TO STATION 528+00, V23N.H./65-18; SCALE: 1" = 100'; DATED: JUNE 30, 1914, REVISED THROUGH APRIL 1997; BY: OFFICE OF VALUATION ENGINEER.
- 3.) PLAN OF LAND FOR ROSABEL & JANE B. WALKER, BELKNAP STREET, DOVER, NEW HAMPSHIRE; SCALE: 1" = 20'; DATED: APRIL 1981; BY: K.E. MOORE & B.G. STAPLES, LAND SURVEYORS; RECORDED S.C.R.D. PLAN 17B-156.
- 4.) COMMUNITY TRAIL PHASE III, EASEMENT PLAN FOR THE CITY OF DOVER NEW HAMPSHIRE; RECORDED S.C.R.D. PLAN 119-77.
- 5.) LOT LINE ADJUSTMENT FOR ROBERT & CAROL STRATON ON RUTLAND & FISHER STREET IN DOVER N.H.; SCALE: 1" = 30'; DATED: NOV. 4, 1997; BY: BRUCE L. POHOPEK; RECORDED S.C.R.D. PLAN 52-2

12 / 112A
PATRICK J. HORAN
LAURA A. S. HORAN
104 BELKNAP STREET
DOVER, NH 03820
1606 / 500

CONCRETE SIDEWALK

BELKNAP STREET
{50' WIDE PUBLIC R.O.W.}

LEGEND

I.R.(tbs) $\circ$ - IRON ROD W/ I.D. CAP (TO BE SET)
I.P.(fnd) $\circ$ - IRON PIPE (FOUND)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
 $\pm$ - MORE OR LESS
 ϕ - DIAMETER
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS

12 / 101
SCOTT B. WALTERS
37 FISHER STREET
DOVER, NH 03820
4757/340

NOTES:

1.) OWNER OF RECORD:
MATTHEW HAWKINS, TRUSTEE
ASHLEY HAWKINS, TRUSTEE
HAWKINS FAMILY REVOCABLE TRUST
121 BELKNAP STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4307, PAGE 762

2.) 12 / 113 - DENOTES TAX MAP AND PARCEL NUMBER.

3.) TOTAL PARCEL AREA = 19,634 S.F. / 0.45 Ac.

4.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT INTO TWO BUILDING LOTS. LOT 12/113-1 WILL BE A NEW BUILDING LOT CONTAINING 8,076 S.F., 0.19 Ac. OF LAND; LOT 12/113 WILL CONSIST OF THE EXISTING 2 UNIT BUILDING AND 11,558 S.F., 0.27 Ac. OF LAND.

5.) ZONING DISTRICT:
DISTRICT HR (HERITAGE RESIDENTIAL)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MAXIMUM LOT COVERAGE = 40 PERCENT
MINIMUM FRONTAGE = 80 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = AVERAGE $\pm$ 5 FEET
= 18-28 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 30 FEET
BUILDING HEIGHT = 24 - 40 FEET

6.) THE SUBJECT PARCEL IS NOT LOCATED WITH A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS 33017C0310E & 3301C0320E, EFFECTIVE DATE 9/30/2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JUNE 9, 2020. VERTICAL DATUM IS NGVD 28 BASED ON GPS OBSERVATION. CONTOUR INTERVAL IS 2 FEET.

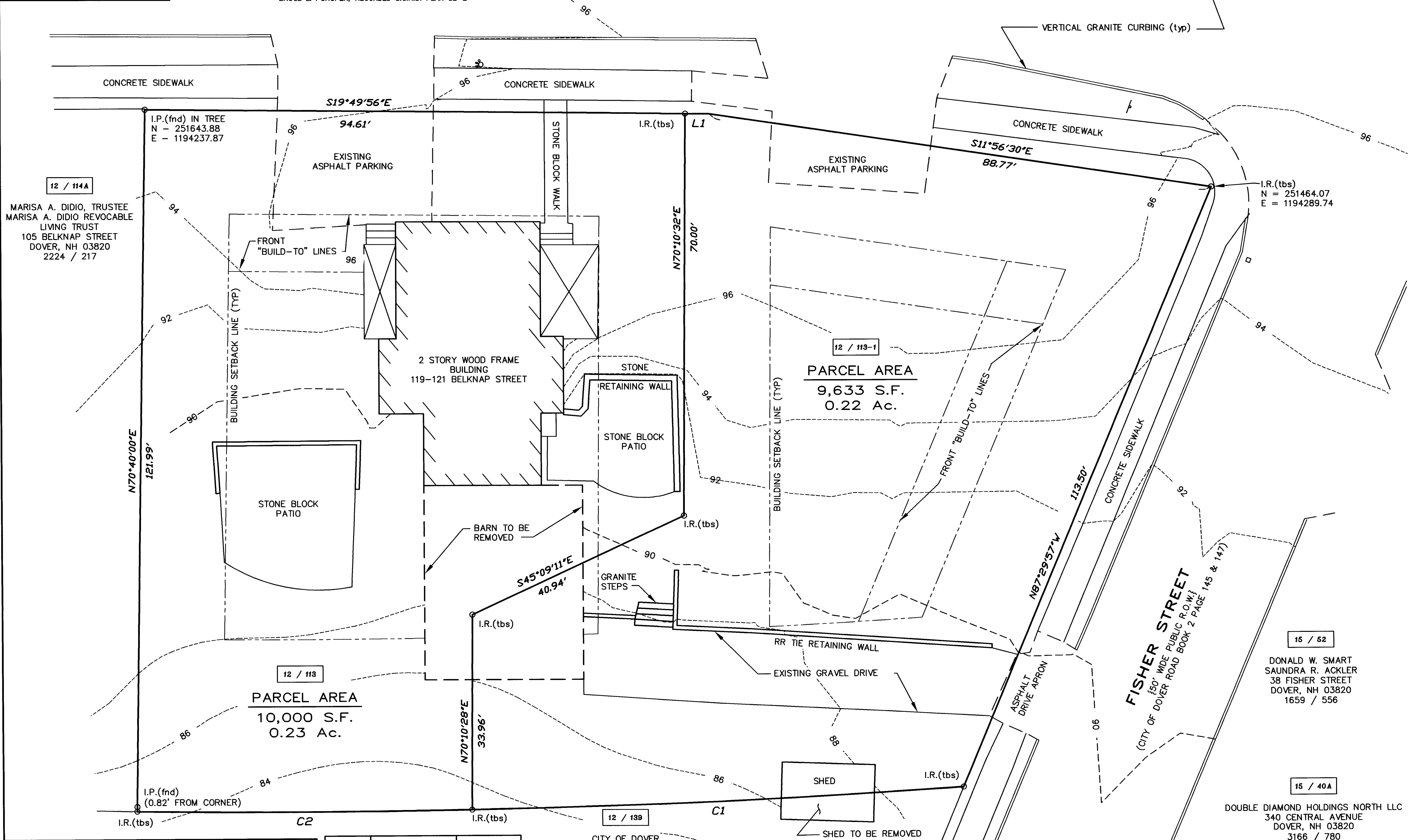
8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON JUNE 9-15, 2020 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.

9.) NO WETLANDS WERE OBSERVED ON THE PROPERTY.

10.) STREET ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

11.) A CONDITIONAL USE PERMIT (CUP) IS REQUESTED FOR PARCEL 12/113-1 FOR A LOT SIZE OF 8,076 S.F. WHERE 10,000 S.F. IS REQUIRED.

OWNER SIGNATURE _____



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
20-2278		SUBDIVISION	19-01	66-76
PROJECT NO		TYPE	FIELDBOOK & PAGES	

No.	Bearing	Distance
L1	S19°49'56"E	4.21'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	2°47'56"	1763.57'	86.15'	86.14'	N22°41'23"W
C2	1°54'21"	1763.57'	58.66'	58.66'	N20°20'15"W

CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
3311 / 694
REF. PLANS #2, 4

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

SUBDIVISION PLAN
PREPARED FOR
HAWKINS FAMILY REVOCABLE TRUST
TAX MAP 12, LOT No. 113
119-121 BELKNAP STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

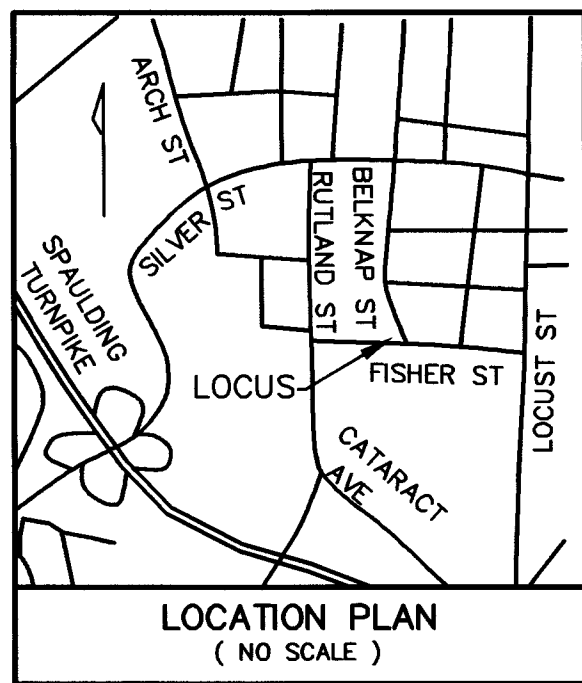
DOVER PLANNING FILE No. P 20-42

DRAWN BY: KJF FILE: MSA\2278\DWG\20-2278
SCALE: 1" = 10' DATE: JUNE 30, 2020

10 5 0 5 10 20 30 40

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

SURVEYING - PLANNING - CONSULTING



REFERENCE PLANS:

- 12 / 112B
- EDNA A. DEWHIRST
P.O. BOX 589
WEARE, NH 03281
694 / 341
- 1.) ROUTE SURVEY PLAN FOR WRIGHT-PIERCE OF THE BELKNAP & ELM NEIGHBORHOOD, BELKNAP STREET, SUMMER STREET, HAMILTON STREET & ELM STREET, DOVER, NEW HAMPSHIRE, SHEET B4; SCALE: 1" = 20'; DATED: AUGUST 30, 2018; BY: DOUGET SURVEY, INC.; AVAILABLE AT CITY OF DOVER PLANNING DEPARTMENT.
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BELKNAP STREET
{50' WIDE PUBLIC R.O.W.}

LEGEND

- I.R.(tbs) o - IRON ROD W/ I.D. CAP (TO BE SET)
I.P.(fnd) o - IRON PIPE (FOUND)
S.F. - SQUARE FEET
Ac. - ACRE
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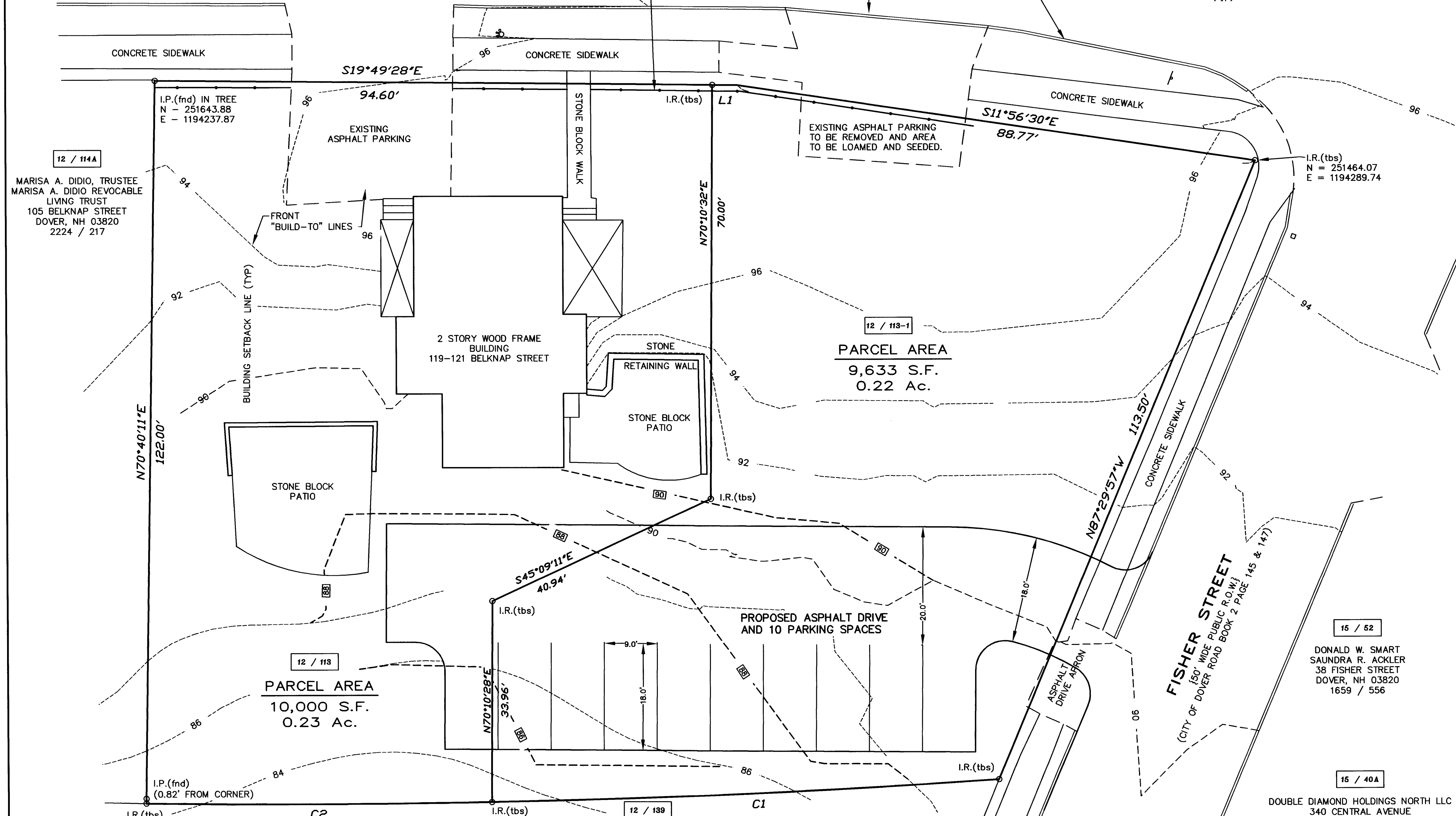
12 / 101

SCOTT B. WALTERS
37 FISHER STREET
DOVER, NH 03820
4757/340

NOTES:

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HAWKINS FAMILY REVOCABLE TRUST
121 BELKNAP STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4307, PAGE 762
- 2.) 12 / 113 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA = 19,634 S.F. / 0.45 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED ASPHALT DRIVE (20' WIDE) AND 10 PARKING SPACES (9'X18').
- 5.) ZONING DISTRICT:
DISTRICT HR (HERITAGE RESIDENTIAL)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MAXIMUM LOT COVERAGE = 40 PERCENT
MINIMUM FRONTAGE = 80 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = AVERAGE ±5 FEET
SIDE SETBACK = 18-28 FEET
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CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
3311 / 694
REF. PLANS #2, 4

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PROPOSED PARKING PLAN
PREPARED FOR
HAWKINS FAMILY REVOCABLE TRUST
TAX MAP 12, LOT No. 113
119-121 BELKNAP STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 20-42

DRAWN BY: KJF FILE: MSA\2278\DWG\20-2278 PP

SCALE: 1" = 10' DATE: AUGUST 4, 2020

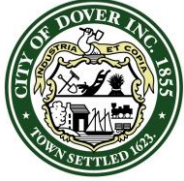
10 5 0 5 10 20 30 40

DOUBLE DIAMOND HOLDINGS NORTH LLC
340 CENTRAL AVENUE
DOVER, NH 03820
3166 / 780

McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-48

Application Type: Minor Subdivision
Applicant(s): Pointe West, LLC
Owner(s): Pointe West, LLC
Location: Pointe Place (Tax Map K, Lot 19)
Meeting Date: August 25, 2020

INTENT: To subdivide one lot into Three. The new lot areas would be 2.31 acres or 100,503 s.f., 2.74 acres or 119,560 s.f. and 3.45 acres or 150,305 s.f.

LOTS/UNITS PROPOSED: 3 lots

AGENDA ITEM #: 4-C

ACREAGE: 8.5 acres

ZONING DISTRICT: IT/RCM

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Mixed-use buildings, townhomes

SURROUNDING LAND USE: Commercial/Residential

ZBA ACTION: None

ATTACHMENTS: Application materials

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant received site plan approval for this lot on July 28, 2020 for the final phase of development at Pointe Place. The lot lines match areas from the site plan. The site is proposed to be serviced by municipal water and sewer.

As a Minor Subdivision, this application did not appear before the TRC.

Consistency with Land Use Regulations

The plan is consistent with Chapter 157-15 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. Provide a CAD file to the satisfaction of the Asset Management Administrator's satisfaction.
3. The applicant shall revise the plat to:
 - a. Add signature and stamp of LLS
 - b. Add owners' signatures for recording at Strafford County Registry of Deeds.
 - c. Add the IT setbacks to lot A
 - d. Add the minimum lot size and frontage information

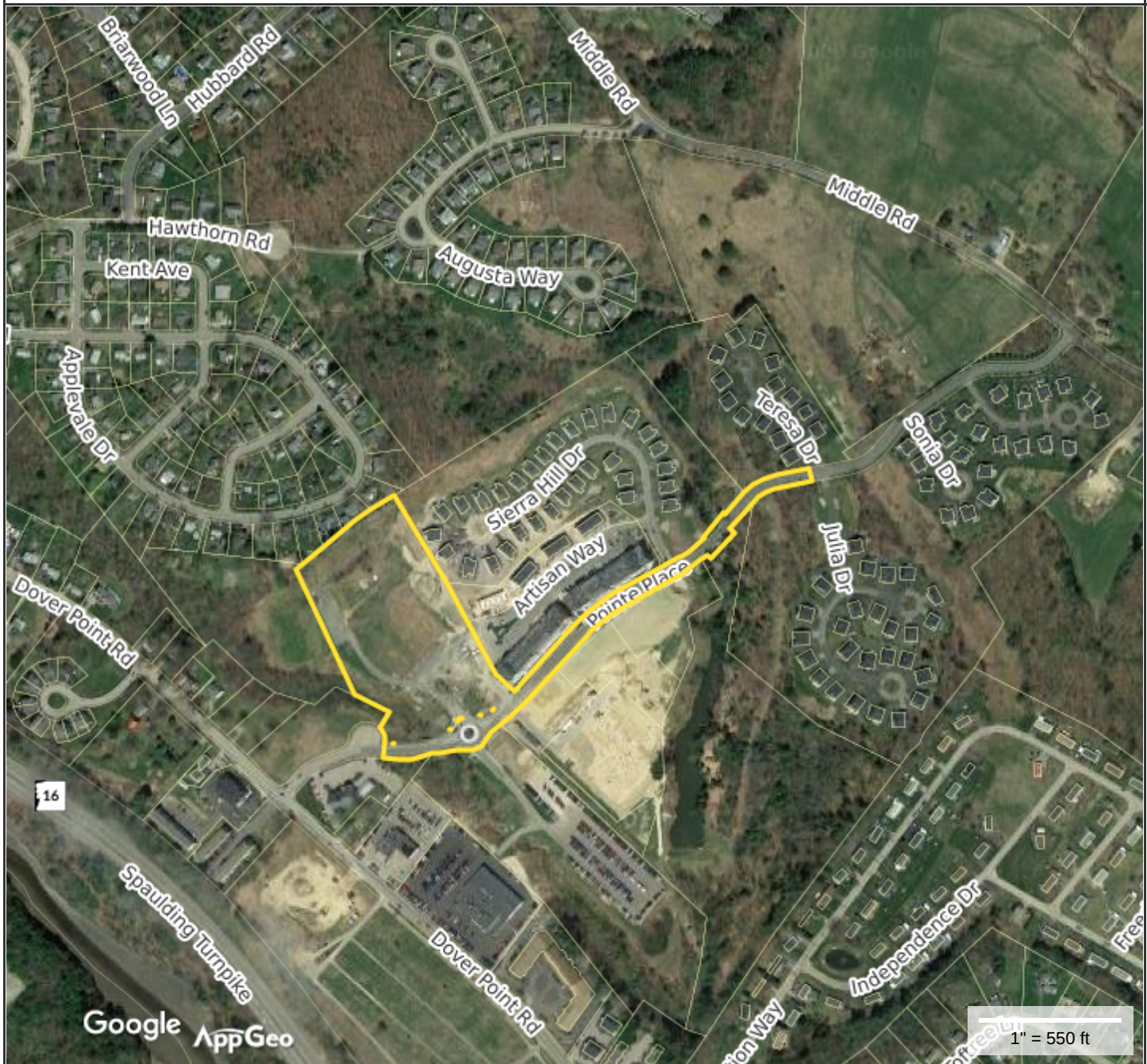
Conditions to be Met Prior to the Issuance of a Building Permit:

4. Any outlined in the Notice of Decision for P20-32

Conditions to be Met Prior to Occupancy:

5. Any outlined in the Notice of Decision for P20-32

P20-31/32 CUP and Site Plan

**Property Information**

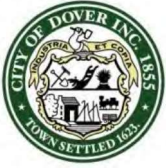
Property ID K0019-000000
Location DOVER POINT RD
Owner POINTE WEST LLC &
Land Use 316



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

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

Geometry updated 5/20/2020
Data updated Daily



City of Dover, New Hampshire

MINOR SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Pointe West, LLC Telephone # 603-749-2800

Address of Applicant: 340 Central Avenue, Suite 202 Dover, NH 03820

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

Address of Property Owner: _____

E-Mail Address: chad@summitlanddev.com

PROPERTY INFORMATION

Address of Property: Pointe Place

Assessor's Map # K Lot(s) # 19

Zoning District(s) ETP Overlay District(s) RCM

Size of Parcel: 8.5± acres Property Deed: Book 4639 Page: 310

Existing Use of Property: Vacant

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 3

City Water? ☒ Yes ☐ No How far is city water from the property? at Pointe Place ROW

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? at Pointe Place ROW

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: N/A

Justification for waiver request(s) (attach additional sheets as needed): N/A

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin M. McEneaney, LLS
McEneaney Survey Associates
Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911
Professional License #: Kevin M. McEneaney, LLS#661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION N/A

Name of Engineer and Company (Licensed in N.H.) _____
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION N/A

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.) Michael Mariano, CSS #76, CWS #183
Highland Soil Services
Address 75 Prospect Street Somersworth, NH 03878 Telephone #: 603-692-4457
Professional License #: Michael Mariano, CSS #76, CWS #183 E-mail address: highlandsoilservices@comcast.net

CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone # _____
Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 8/4/20

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 8/4/20

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: 8/4/20

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: 8/4/20

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



City of Dover, New Hampshire MINOR 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.

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: Pointe West, LLC File Number: P20-

PROJECT TITLE: Minor Subdivision

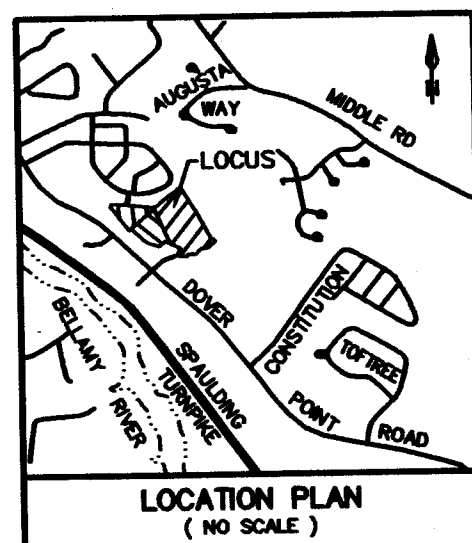
PROPERTY LOCATION: Pointe Place Tax Map: K Lot: 19

	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. Waiver requests to the Subdivision Regulations, with written justification	✓	
6. Conditional Use Permit applications	✓	
7. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	✓	
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	N/A	
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	See Approved Site Plan	
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	✓	
Existing and proposed buildings and structure locations	See Approved Site Plan	
Minimum building setbacks or build to lines on all lots	✓	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	See Approved Site Plan	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	See Approved Site Plan	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	See Approved Site Plan	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	N/A	
Existing and proposed stormwater lines and facilities	See Approved Site Plan	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	✓	
Existing natural features and/or significant vegetation on property	✓	
Soil types	See Approved Site Plan	
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	N/A	
Location, material and size of existing and proposed permanent monuments	✓	
Existing railroad lines	N/A	
Note regarding solid waste disposal	See Approved Site Plan	
All applicable Dover Common Subdivision notes	✓	
8. Construction Detail Sheets shall contain the following information (if appropriate):	See Approved Site Plan	
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		
9. 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		
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0006-000000	105 MIDDLE RD	CANNEY BROOK ENGINEERING AND CONSULTING	WILLIAMS R CRAIG AND ANN T AND PRESTON H	154 MIDDLE RD	DOVER	NH	03820
K0015-Y00000	23 APPLEVALE DR	HALLETT HOWARD B JR &	HALLETT PAMELA D	23 APPLEVALE DR	DOVER	NH	03820-4233
K0015-Z00000	25 APPLEVALE DR	CANGELLO DEREK J		25 APPLEVALE DR	DOVER	NH	03820
K0017-A00000	27 APPLEVALE DR	GIBBONS IDA M	GIBBONS WILLIAM S	27 APPLEVALE DRIVE	DOVER	NH	03820
K0017-B00000	35 APPLEVALE DR	TROTTER WILLIAM J		35 APPLEVALE DR	DOVER	NH	03820
K0017-H00000	29 APPLEVALE DR	OUTHIT HA &	OUTHIT MAY	29 APPLEVALE DR	DOVER	NH	03820
K0017-H00001	31 APPLEVALE DR	ADAMS JOHN W III	ADAMS LORI BETH	31 APPLEVALE DRIVE	DOVER	NH	03820
K0017-I00000	33 APPLEVALE DR	MCKENZIE ROSE M		33A APPLEVALE DR	DOVER	NH	03820
K0017-J00000	37 APPLEVALE DR	NEVINS PATRICK &	NEVINS KELLY J	37 APPLEVALE	DOVER	NH	03820
K0017-L00000	22 APPLEVALE DR	WALLIN DANIEL MICHAEL ANTHONY &	DAVIDSON HEATHER LEA	22 APPLEVALE DR	DOVER	NH	03820-4257
K0017-M00000	18 APPLEVALE DR	BUELL AARON E		18 APPLEVALE DR	DOVER	NH	03820
K0017-N00000	39 APPLEVALE DR	MERMET GUY ALLYN &	MERMET TRACY M	29 MOOSE HOLLOW RD	DANVILLE	NH	03819-3243
K0017-Q00000	24 APPLEVALE DR	BEEDEY MARSHA M &	DUPRE KIRK R	24 APPLEVALE DRIVE	DOVER	NH	03820
K0017-S00000	20 APPLEVALE DR	NORRIS MARY C		20 APPLEVALE DRIVE	DOVER	NH	03820
K0018-A00010	APPLEVALE DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
K0019-001000	TERESA DR	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820
K0019-001001	3 TERESA DR	KIMBALL ROBERT &	KIMBALL KAREN	3 TERESA DR	DOVER	NH	03820
K0019-001002	5 TERESA DR	GLENNON DORIS H TRUSTEE	GLENNON FAMILY REVOCABLE TRUST	5 TERESA DR	DOVER	NH	03820
K0019-001012	8 TERESA DR	KIRK RICHARD &	KIRK JANET	8 TERESA DR	DOVER	NH	03820
K0019-001013	4 TERESA DR	COATE MICHAEL W TRUSTEE	COATE MICHAEL W REVOCABLE TRUST	45 LAFAYETTE RD #UPS393	NORTH HAMPTON	NH	03862-2451
K0019-001014	2 TERESA DR	DUGAN ALAN H &	DUGAN LYNNE H	2 TERESA DR	DOVER	NH	03820
K0019-002000	DOVER POINT RD	DOVER POINT RD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
K0019-003000	SIERRA HILL DR	STABILE HOMES AT POINTE PLACE LLC		20 COTTON RD	NASHUA	NH	03063
K0019-003001	3 SIERRA HILL DR	PARKER KENDREE R &	CARTER RAY P	3 SIERRA HILL DR	DOVER	NH	03820
K0019-003002	5 SIERRA HILL DR	DORIS STEVEN C &	DORIS NOREEN A	5 SIERRA HILL DR	DOVER	NH	03820
K0019-003016	35 SIERRA HILL DR	SWEENEY LUKE M &	SWEENEY COLLEEN M	35 SIERRA HILL DR	DOVER	NH	03820
K0019-003017	37 SIERRA HILL DR	ASSELIN MICHAEL & LUCIE TRUSTEES	ASSELIN LUCIE REVOCABLE TRUST OF 2010	37 SIERRA HILL DR	DOVER	NH	03820
K0019-003018	39 SIERRA HILL DR	HINTON WILLIAM V &	HINTON KATHLEEN E	39 SIERRA HILL DR	DOVER	NH	03820
K0019-003019	40 SIERRA HILL DR	GERRITY JOSEPH P &	GERRITY MARY E	40 SIERRA HILL DR	DOVER	NH	03820-4298
K0019-003020	38 SIERRA HILL DR	OSLOWSKI RICHARD D &	OSLOWSKI LINDA L	38 SIERRA HILL DR	DOVER	NH	03820
K0019-003021	36 SIERRA HILL DR	DEMARCO DANIEL R & PATRICIA B TRUSTEES	36 SIERRA HILL DRIVE REALTY TRUST	36 SIERRA HILL DR	DOVER	NH	03820
K0019-004000	POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-005000	50 60 POINTE PL	POINTE PLACE DEVELOPMENT LLC	C/O SUMMIT LAND DEVELOPMENT	340 CENTRAL AVE #202	DOVER	NH	03820
K0019-006000	35 POINTE PL	BFG DOVER PROP CO LLC		228 PARK AVE STE A	WINTER PARK	FL	32789
K0019-007000	ARTISAN WY	LOFT'S AT POINTE PLACE CONDOMINIUM ASSOC	C/O IN DEMAND REALTY LLC	PO BOX 9	SOMERSWORTH	NH	03878-0009
K0019-007045	45 ARTISAN WY	NELSON WAYNE F & BARBARA J TRUSTEES	NELSON WAYNE F AND BARBARA J REVOCABLE T	45 ARTISAN WY	DOVER	NH	03820
K0019-007047	47 ARTISAN WY	MORRISSEY KATHLEEN TRUSTEE	MORRISSEY KATHLEEN 2019 REVOCABLE TRUST	47 ARTISAN WY	DOVER	NH	03820
K0019-007049	49 ARTISAN WY	MILLER DANIEL C &	MILLER MAUREEN	49 ARTISAN WY	DOVER	NH	03820-4748
K0019-007051	51 ARTISAN WY	WOJCHOWSKI DON M &	MILLER KAREN J	51 ARTISAN WY	DOVER	NH	03820
K0019-007053	53 ARTISAN WY	IAMPIETRO DEBORAH L TRUSTEE	IAMPIETRO DEBORAH L REVOCABLE TRUST	53 ARTISAN WY	DOVER	NH	03820
K0019-008000	POINTE PL	45 POINTE PLACE LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-009000	POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-010000	45 POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-A00000	28 DOVER POINT RD	SEBRING HOLDINGS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
K0019-B00000	34 DOVER POINT RD	JBAC REALTY LLC		34 DOVER POINT RD	DOVER	NH	03820
K0019-C00000	DOVER POINT RD	MACS CONVENIENCE STORES LLC		935 EAST TALLMADGE AVE	AKRON	OH	44310
K0025-000000	38 DOVER POINT RD	DOVER POINT ROAD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
K0025-A00000	DOVER POINT RD	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
K0049-A00000	MIDDLE RD	MEADOWOOD AT DOVER HOMEOWNERS' ASSOCIATI	C/O ROBERT DINABURG PRESIDENT	54 AUGUSTA WAY	DOVER	NH	03820
M0004-000000	MIDDLE RD	THORNWOOD COMMONS UNIT OWNERS' ASSOCIATI	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
M0004-000OPN	MIDDLE RD	THORNWOOD COMMONS LLC	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
K0019-000000	DOVER POINT RD	POINTE WEST LLC &		340 CENTRAL AVE STE 202	DOVER	NH	03820
		MCNEANEY SURVEY ASSOCIATES	KEVIN M. MCKEANAY, LLS	24 CHESTNUT STREET	DOVER	NH	03820



REFERENCE PLANS:

- 1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR VARNEY BROOK LANDS, LLC AND THE CITY OF DOVER, NH, TAX MAP K, LOT Nos. 18A-10 & 19, APPLEVALE DRIVE & POINTE PLACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 80'; DATED: OCT. 17, 2016; BY: McGENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 113-001.

LEGEND

- GRANITE BOUND (TO BE SET)
- IRON ROD FOUND
- IRON ROD W/PLASTIC I.D.CAP (TO BE SET)
- STEEL STAKE FOUND
- UTILITY POLE
- RIGHT OF WAY
- STRAFFORD COUNTY REGISTRY OF DEEDS
- SQUARE FEET
- ACRE
- EDGE OF WETLAND
- WETLAND AREA

No.	Bearing	Distance
L1	S42°18'37"W	2.92'
L2	N15°13'48"W	15.92'
L3	S07°03'06"E	20.00'
L4	N88°32'37"W	16.06'
L5	N49°20'20"E	30.43'
L6	S32°21'20"E	40.00'
L7	N43°35'03"W	13.08'
L8	S66°03'47"E	35.32'
L9	S46°35'49"E	15.33'
L10	N61°17'47"E	20.81'
L11	S47°41'18"E	30.75'
L12	N44°46'38"W	33.20'
L13	N27°30'25"W	20.06'
L14	S44°46'38"E	36.17'
L15	N20°13'24"E	20.50'
L16	S28°42'13"E	9.38'
L17	S28°42'13"E	10.62'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	9°20'16"	570.00'	92.90'	92.79'	S46°58'45"W
C2	41°53'38"	125.00'	91.40'	89.38'	S72°35'42"W
C3	59°22'21"	65.00'	67.36'	64.38'	S63°51'21"W
C4	38°31'50"	125.00'	84.06'	82.49'	S53°26'05"W
C5	8°10'42"	580.00'	82.79'	82.72'	S78°51'33"W
C6	8°30'28"	600.00'	89.09'	89.01'	S87°12'09"W
C7	51°04'15"	65.00'	57.94'	56.04'	N15°13'45"W
C8	106°37'28"	55.00'	102.35'	88.21'	N06°42'55"E
C9	55°10'43"	120.00'	115.57'	111.15'	N19°00'27"W
C10	84°56'51"	80.00'	118.61'	108.04'	S04°07'24"E
C11	54°18'36"	40.00'	37.92'	36.51'	S73°45'07"E
C12	14°26'57"	125.00'	31.52'	31.44'	S86°19'03"W
C13	59°22'21"	65.00'	67.36'	64.38'	S63°51'21"W
C14	25°51'29"	125.00'	56.41'	55.94'	S47°05'55"W
C15	35°47'28"	60.00'	37.48'	36.87'	S79°36'08"W
C16	35°47'28"	40.00'	24.99'	24.58'	N79°36'08"E

NOTES:

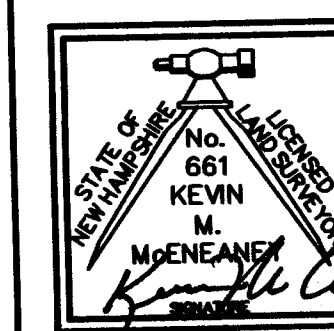
- OWNER OF RECORD: POINTE WEST, LLC, 340 CENTRAL AVENUE SUITE 202, DOVER, NH 03820, S.C.R.D. VOL. 4639, PAGE 310
- K / 19 - DENOTES TAX MAP AND PARCEL NUMBER
- THE SUBJECT PARCEL CONTAINS 8.50 ACRES OR 370,367 S.F. AREA OF LAND.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE PARCEL K/19 INTO THREE (3) LOTS AS SHOWN.
- ZONING DISTRICT IS IT (INNOVATIVE TECHNOLOGY) & RCM (RESIDENTIAL COMMERCIAL MIXED USE) OVERLAY. ALLOWED BY APPROVED CONDITIONAL USE PERMIT. - SETBACKS ARE VARIABLE.
- THE SUBJECT PARCELS ARE LOCATED OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145, PANEL 0340, SUFFIX D; MAP NUMBERS 3301700340D, EFFECTIVE DATE: MAY 17, 2005.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 11, 2013.
- WETLANDS DELINEATED BY MICHAEL MARIANO, NH C.W.S. #183; NH C.S.S. #76 OF HIGHLAND SOIL SERVICES.
- AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- THE SUBJECT PARCELS ARE SERVICED BY MUNICIPAL WATER AND SEWER.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- A CONDITIONAL USE PERMIT FOR WETLAND BUFFER IMPACTS WAS APPROVED JULY 28, 2020 (P20-31)

SUBDIVISION PLAN PREPARED FOR POINTE WEST, LLC TAX MAP K, LOT No. 19 POINTE PLACE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 20-48

DRAWN BY: KJP FILE: MSA\2041\K-19 2020 SUB.

SCALE: 1" = 40' DATE: JULY 31, 2020



McGeneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

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

K/17B
WILLIAM J. TROTTER
35 APPLEVALE DRIVE
DOVER, NH 03820
4325 / 502

K/17I
ROSE M. MCKENZIE
33A APPLEVALE DRIVE
DOVER, NH 03820
813 / 094

K/17H-1

K/17H

K/17A

K/17B-1
JOHN W. ADAMS, III
LORI BETH ADAMS
31 APPLEVALE DRIVE
DOVER, NH 03820
1243 / 465

K/17H
HA OUTHIT
MAY OUTHIT
29 APPLEVALE DRIVE
DOVER, NH 03820
4142 / 546

K/17A
IDA M. GIBBONS
WILLIAM S. GIBBONS
27 APPLEVALE DRIVE
DOVER, NH 03820
826 / 327

K/18A-10
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
4456 / 510
991 / 26

K/19-3
STABLE HOMES AT POINTE PLACE, LLC
c/o STABLE PROPERTY MANAGEMENT
20 COTTON ROAD, SUITE 200
NASHUA, NH 03063
4352 / 422

EXISTING BUILDING
UNIT 18
WILLIAM V. HINTON
39 SIERRA HILL DRIVE
DOVER, NH 03820
S.C.R.D. 4716/598

EXISTING BUILDING
UNIT 19
JOSEPH P. GERRITY
MARY E. GERRITY
40 SIERRA HILL DRIVE
DOVER, NH 03820
S.C.R.D. 4561/862

EXISTING
30' WIDE
UTILITY EASEMENT
14,801 S.F. / 0.34 Ac.
S.C.R.D. 4407 / 571
S.C.R.D. PLAN 113-10

LOFT'S AT POINTE PLACE CONDOMINIUM ASSOC.
C/O IN DEMAND REALTY, LLC
P.O. BOX 9
SOMERSWORTH, NH 03878-0009
4479 / 56

POINTE PLACE DEVELOPMENT, LLC
340 CENTRAL AVENUE SUITE 202
DOVER, NH 03820
4458 / 750

EXISTING
25' WIDE
ACCESS EASEMENT
4,602 S.F. / 0.11 Ac.
S.C.R.D. PLAN 4639 / 307
S.C.R.D. PLAN 117-54

LOT A
K/19-11

PARCEL AREA
119,560 S.F.
2.74 Ac.

PROPOSED 40' WIDE
ACCESS AND UTILITY
EASEMENT (16,255 S.F.)

DOVER POINT ROAD 252 LLC
40 DOVER POINT ROAD
DOVER, NH 03820
3671 / 136
4347 / 979

K/19B
JBACK REALTY LLC
34 DOVER POINT ROAD
DOVER, NH 03820
2826 / 516

K/19C
MACS CONVENIENCE STORES LLC
935 EAST TALLMADGE AVENUE
AKRON, OH 44310
4114 / 608

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
20-2041	SUBDIV.	19-11	7-8	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

REFERENCE PLANS:

- 1.) LOT LINE ADJUSTMENT PLAN PREPARED FOR VARNEY BROOK LANDS, LLC AND THE CITY OF DOVER, NH, TAX MAP K, LOT Nos. 18A-10 & 19, APPLEVALE DRIVE & POINTE PLACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE: 1" = 80'; DATED: OCT. 17, 2016; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 113-001.

STRUCTURE SCHEDULE

CB 1 RIM = 53.12 INV. OUT 12" HDPE = 49.1 CB 2 SUMP = 45.4	CB 6 RIM = 54.24 INV. IN 12" HDPE = 49.7 CB 5 INV. IN 8" HDPE = 49.7 RD INV. OUT 12" HDPE = 49.7 CB 4 SUMP = 46.5
CB 2 RIM = 53.07 INV. IN 12" HDPE = 49.0 CB 1 INV. OUT 12" HDPE = 49.0 CB 4 SUMP = 45.0	OS 1 RIM = 48.30 INV. IN 6" HDPE = 45.0 UD INV. OUT 12" HDPE = 44.9 OUTLET SUMP = 44.5
CB 4 RIM = 53.59 INV. IN 12" HDPE = 48.4 CB 2 INV. IN 12" HDPE = 48.4 CB 6 INV. OUT 12" HDPE = 48.4 SWM 1 SUMP = 45.8	SMH 11 RIM = 57.45 INV. IN 8" PVC = 49.70 STUB INV. OUT 8" PVC = 49.65 SMH 10
CB 5 RIM = 54.06 INV. IN 12" HDPE = 49.9 CB 8 INV. OUT 18" HDPE = 49.9 B 6 SUMP = 46.4	

No.	Bearing	Distance
L1	S42°18'37"W	2.92'
L2	N15°13'48"W	15.92'
L3	S07°03'06"E	20.00'
L4	N88°32'37"W	16.06'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	51°04'15"	65.00	57.94	56.04	N15°13'45"W
C2	09°20'16"	570.00	92.90	92.79	S46°58'45"W
C3	41°53'38"	125.00	91.40	89.38	S72°35'42"W
C4	59°22'21"	65.00	67.36	64.38	S63°51'21"W
C5	38°31'50"	125.00	84.06	82.49	S53°26'05"W
C6	08°10'42"	580.00	82.79	82.72	S78°51'33"W
C7	08°30'28"	600.00	89.09	89.01	S87°12'09"W

LEGEND

- DYL - DOUBLE YELLOW LINE
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- Ø - DIAMETER
- UP - UTILITY POLE
- SGC - SLOPED GRANITE CURB
- VGC - VERTICAL GRANITE CURB
- CMP - CORRUGATED METAL PIPE
- EMH - ELECTRIC MANHOLE
- CB - CATCH BASIN
- DMH - DRAIN MANHOLE
- SMH - SEWER MANHOLE
- CONTOUR LINE (2 FOOT INTERVAL)
- WATER GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- EDGE OF WETLAND
- WETLAND

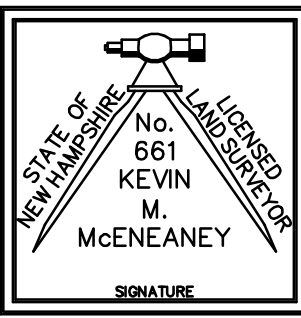
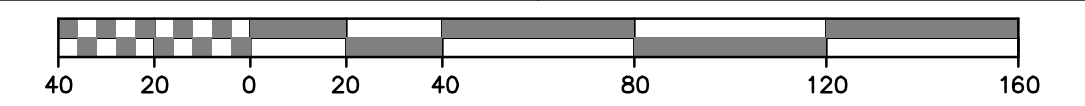
PROPOSED 25' WIDE
ACCESS EASEMENT
4,602 S.F. / 0.11 Ac.

NOTES:

- 1.) OWNER OF RECORD:
VARNEY BROOK LANDS, LLC
340 CENTRAL AVENUE SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3660, PAGE 351
(EXCLUDING FROM TRACT 1; VOL. 3671, PAGE 136)
(EXCLUDING TRACT 2; VOL. 4100, PAGE 247)
S.C.R.D. VOL. 3854, PAGE 986
- 2.) K / 19 - DENOTES TAX MAP AND PARCEL NUMBER
- 3.) THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF LOT THE SUBJECT PARCEL AS OF THE DATE OF THE SURVEY.
- 5.) ZONING DISTRICT: ETP (EXECUTIVE TECHNOLOGY PARK)
- 6.) THE SUBJECT PARCELS ARE LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145, PANEL 0340, SUFFIX D; MAP NUMBERS 33017C0340D, EFFECTIVE DATE: MAY 17, 2005.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 11, 2013.
VERTICAL DATUM IS NGVD29 BASED ON BENCHMARK FOUND ON THORNWOOD COMMONS PROJECT. CONTOUR INTERVAL IS 2 FEET.

EXISTING CONDITIONS PLAN
PREPARED FOR
VARNEY LANDS LLC
TAX MAP K, LOT No. 19
POINTE PLACE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

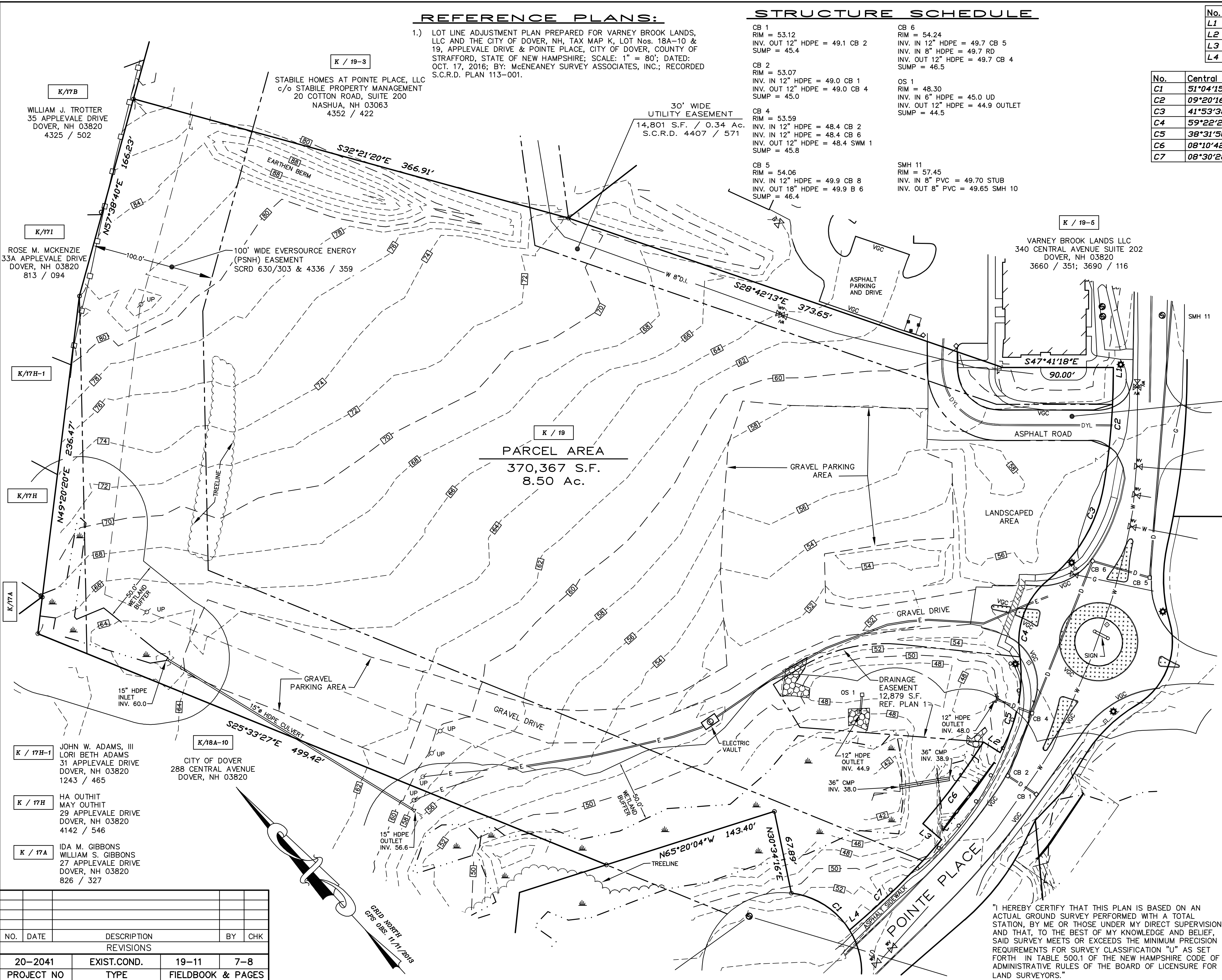
DRAWN BY: KJF FILE: MSA\2041\2020TOPO REV1
SCALE: 1" = 40' DATE: MARH 30, 2020



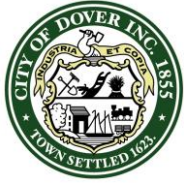
McEneaney
Survey
Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

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



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
20-2041	EXIST.COND.	19-11	7-8	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P07-39A

Application Type: TDR Subdivision
Applicant(s): Michael Pottier
Owner(s): Dover Point Properties Development, LLC
Location: Shore Lane (Assessor's Map L, Lot 89-G)
Meeting Date: August 25, 2020

INTENT: To request a waiver to not have street trees as required by 157-35E

LOTS/UNITS PROPOSED: 14 lots/units

AGENDA ITEM: # 4-D

ACREAGE: 12.1 acres

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

Residential and Piscataqua River

ZBA ACTION: None

ATTACHMENTS:

- Application and Materials and original street tree plan.

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: None

WAIVER REQUESTED: Street trees
(Section 157-35.E)

Summary of Request and Background

On October 23, 2007, the Board conditionally approved the application for a subdivision of a mostly vacant 12.1 acre lot at 202 Dover Point Road. The plan was signed in October of 2010. The approved plan created a new public street, Shore Lane, which has 14 homes on it.

The subdivision plan notes that 15 trees (8 on one side, 7 on the other) are to be planted, along the Right of Way, near the driveways. The trees would 2.5" caliper at 4'.

The applicant, who is a resident and not the builder/developer, is requesting a waiver to not include any street trees and instead have the developer donate monies to recreation. The main concern raised is that the trees could block view sheds for homes.

Consistency with Land Use Regulations

Chapter 155-36 (from the then code): noted: "Any new street that is the result of a major subdivision shall include the planting of no less than one shade tree per 60 feet of frontage within the Right of Way in front of all developed lots where residential development is to take place."

This section, now 157-35E, has been expanded over the last 13 years so that it stipulates:

- 1 tree every 35 feet,
- minimum of 8' tall,
- 3.5" minimum caliper
- Integrated with stormwater management
- Biodiversity and native plantings are required

Chapter 157-51 states a waiver may be granted if the Board finds that "(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, open the public hearing, close the public hearing, and vote to deny the waiver request, as the requirement of the plan is well below the current standards, planting trees is not a hardship to the development, nor are the conditions of the land such that planting trees is not feasible. Finally, granting the waiver does not further the environmental and ornamental spirit and intent of the regulation.

P07-39A Waiver Request

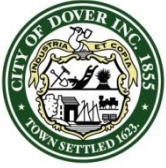
**Property Information**

Property ID L0089-G00002
Location 16 SHORE LN
Owner MONTECALVO JAMES &
Land Use 101

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

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

Geometry updated 5/20/2020
Data updated Daily



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

[Revised March 20, 2020]

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

APPLICANT INFORMATION

Name of Applicant: Michael Pottier Telephone # 603-234-2753
Address of Applicant: 15 Shore Ln E-Mail mikepottier@comcast.net
Project Name: Breezy Hill Project Location: Shore Ln
Planning File Number: _____ Date of Original Approval _____
File Type: Conditional Use _____ Site Plan Review _____ Subdivision _____

EXTENSION INFORMATION (Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 155-24.B only)

Extension type requested (check one): ☐ Sec. 153-8.A ☐ Sec. 153-9.B ☐ Sec. 157-13.A ☐ Sec. 157-23.B
Current deadline date: _____ Number of Extensions Previously granted by Board _____
Reason(s) for extension/comments (attach additional sheets as needed): _____

AMENDMENT INFORMATION

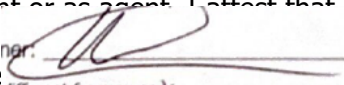
Condition(s) or portion of plan to be amended: _____
Reason(s) for amendment/comments (attach additional sheets as needed): _____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: 157-35E
Justification for waiver request(s) (attach additional sheets as needed): See attached letter

SIGNATURES

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

Signature of Property Owner  Date: 6/24/20
Signature of Applicant (if different from owner): Michael J. Pottier (Digital) Date: 6/24/20
Signature of Agent: _____ Date: _____

**EXTENSIONS OF/ AMENDMENTS TO/ WAIVERS FOR AN APPROVED
PLAN
LIST OF ABUTTERS**

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE

(Revised February 10, 2020)

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

AND

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

TOTAL PLAN REVIEW FEE = \$ _____

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - ☐ Certified letters fee # _____ 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 = \$ 100.00

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

May 28, 2020

Christopher G. Parker
Assistant City Manager: Director of Planning and Strategic Initiatives
288 Central Avenue
Dover, NH 03820

Subject: Waiver for upcoming tree planting on Shore Lane, Dover, NH

Mr. Parker,

Shore Lane of Dover, NH is on the final stages of its development before being turned over to the town from Dover Point Properties Development (DPPD) LLC. Over the past couple of days, it has come to our attention the town's requirement for planting trees every 60 feet along both sides of the road before the town will accept the road from DPPD.

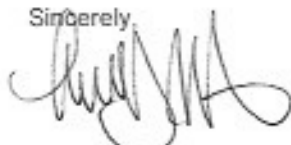
Upon hearing this surprising requirement, many of the owners discussed the issue of planting these trees and its direct conflict with what anyone would deem as fair and reasonable. No one in our neighborhood would plant trees or bushes in the front or sides of their property which would inhibit the views of their neighbor. We all want to protect the beauty, views, and property values of everyone in our neighborhood. It is in all of our best interests, town and owners to have our neighborhood values continually increase over time.

If the town moves forward with planting these trees, it will undoubtedly inhibit everyone's view immediately, further decrease our views over time, and significantly decrease the future values of our homes which would result in a lower taxation posture for the town. We all moved into this neighborhood with the expectation of our views being protected and request the town forgo planting any trees whatsoever along our road. We understand we do not own the 8-10 feet from each curb yet everyone has installed irrigation within these areas and maintain them to the highest standards because it is the right thing to do for each other.

DPPD has offered in lieu of planting these trees, a donation equal to the cost of this requirement to the town's recreational department for the kids. This is a very reasonable offer on their behalf and is the most useful way to utilize this money.

Our goals as homeowners are only to protect our investments and the high standards of our neighborhood. Attached herein, are the signatures of the homeowners on Shore Lane approving this letter to you. I look forward to hearing back from you very soon as the release of our street to the town is imminent.

Sincerely,



Michael J. Pottier
On behalf of the home owners on Shore Ln.

Enclosure: Signature Page

4 Shore Lane

Mark Long / Mark Long

6 Shore Lane

of the

7 Shore Lane

Dean Kiehl SEAN KIEHL

15 Shore Lane

Michael POTTER Michael POTTER

16 Shore Lane

James Montecalvo James Montecalvo

19 Shore Lane

m Dube

20 Shore Lane

Paul + Frank Stetelle

25 Shore Lane

R + Sue Siefert

26 Shore Lane

Ronny + Randy Ford

29 Shore Lane

David Kuller

30 Shore Lane

Orville + Karen Seay

34 Shore Lane

Paul + Ann Becker

35 Shore Lane

M. R. L.

39 Shore Lane

K. D. Gill

42 Shore Lane

Steve + Judy

46 Shore Lane

Tyler + Susan Robinson

P07-39A Shore Lane

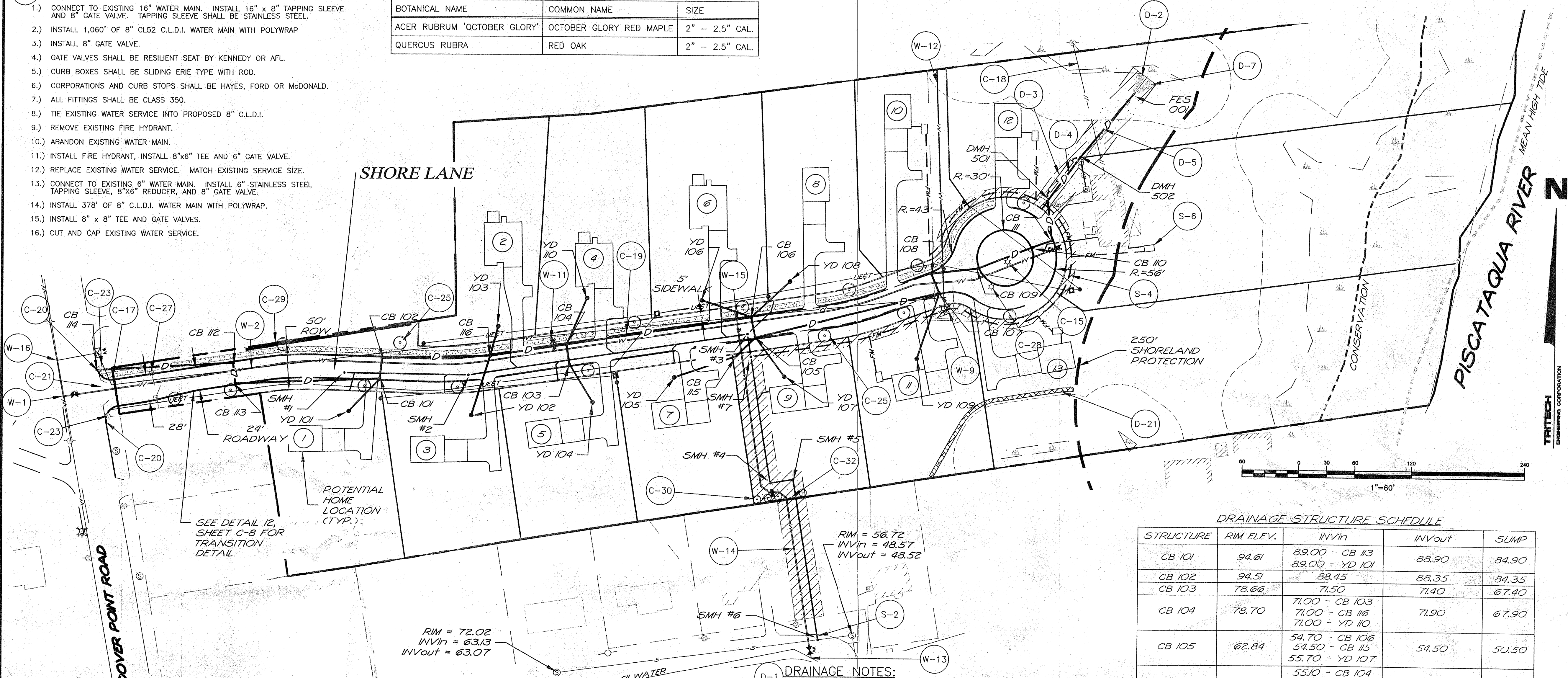
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0015-000000	197 DOVER POINT RD	ROMAN CATHOLIC BISHOP	C/O ST THOMAS ACQUINAS HIGH SCHOOL	153 ASH ST	MANCHESTER	NH	03104
L0089-000000	200 DOVER POINT RD	DOVER POINT PROPERTIES DEV LLC	C/O PORTSMOUTH CHEVROLET	549 ROUTE 1 BYPASS	PORTSMOUTH	NH	03801
L0089-000001	200 DOVER POINT RD	CUTLER MALLARY A		11 BEECHSTONE APT 2	PORTSMOUTH	NH	03801
L0089-000002	202 DOVER POINT RD	ALMEIDA ZULMIRA C		200 DOVER POINT RD UNIT B	DOVER	NH	03820
L0089-001000	4 SHORE LN	LONG SUSANNAH ELIZABETH &	LONG MARK ANDREW	4 SHORE LN	DOVER	NH	03820
L0089-002000	6 SHORE LN	MATTA NARESH TRUSTEE	MATTA NARESH 2016 REVOCABLE TRUST	6 SHORE LN	DOVER	NH	03820
L0089-003000	198 A DOVER POINT RD	PETTIS PATRICIA A &	PETTIS DARYL R	198 A DOVER POINT RD	DOVER	NH	03820
L0089-C00000	198 DOVER POINT RD	LUMMUS JONATHAN A	SHEA DEIRDRE ANNE	198 DOVER POINT RD	DOVER	NH	03820-4632
L0089-D00000	DOVER POINT RD	D ARCY ELISABETH		208 DOVER POINT RD	DOVER	NH	03820
L0089-F00000	204 DOVER POINT RD	GLERUM SEAN D		179 HILLSIDE DR	PORTSMOUTH	NH	03801
L0089-G00001	7 SHORE LN	KIELY SEAN &	KIELY SARAH	7 SHORE LN	DOVER	NH	03820-4723
L0089-G00002	16 SHORE LN	MONTECALVO JAMES &	MONTECALVO AMBER	16 SHORE LN	DOVER	NH	03820
L0089-G00003	15 SHORE LN	POTTIER MICHAEL J &	POTTIER ERIN J	15 SHORE LN	DOVER	NH	03820
L0089-G00004	20 SHORE LN	GETCHELL FRANK &	MALESKI JANET A	20 SHORE LN	DOVER	NH	03820
L0089-G00005	19 SHORE LN	DUBE CHRISTOPHER SCOTT		19 SHORE LN	DOVER	NH	03820
L0089-G00006	26 SHORE LN	GOULD RANDY G &	GOULD NORMA J	26 SHORE LN	DOVER	NH	03820
L0089-G00007	25 SHORE LN	SMART RICHARD B &	SMART SUSAN A	25 SHORE LN	DOVER	NH	03820
L0089-G00008	30 SHORE LN	BEAUPRE ANDRE P & KAREN A TRUSTEES	BEAUPRE ANDRE AND KAREN REVOCABLE TRUSTS	30 SHORE LN	DOVER	NH	03820
L0089-G00009	29 SHORE LN	KELLIHER DANIEL		29 SHORE LN	DOVER	NH	03820
L0089-G00010	34 SHORE LN	BECKER PAUL E & ANN MARIE CO-TRUSTEES	BECKER FAMILY REVOCABLE TRUST	34 SHORE LN	DOVER	NH	03820
L0089-G00011	35 SHORE LN	ROBICHAUD MARK & ROBIN TRUSTEES	ROBICHAUD FAMILY REVOCABLE TRUST	35 SHORE LN	DOVER	NH	03820
L0089-G00012	42 SHORE LN	TITUS STEVEN		42 SHORE LN	DOVER	NH	03820
L0089-G00013	39 SHORE LN	CROWELL KEVIN DAVID		39 SHORE LN	DOVER	NH	03820
L0089-H00000	196 A DOVER POINT RD	BUTLER PAUL W & JANET E TRUSTEES	BUTLER PAUL AND JANET REVOCABLE LIVING T	196 DOVER POINT ROAD A	DOVER	NH	03820
L0090-000000	208 DOVER POINT RD	D ARCY ELISABETH TRUSTEE	D ARCY ELISABETH 2018 REVOCABLE TRUST	208 DOVER POINT RD	DOVER	NH	03820
L0091-000000	17 RIVERSIDE DR	FONSECA DAVID P III &	WERLER MARTHA M	59 MYRTLE TERRACE	WINCHESTER	MA	01890
L0092-L00000	19 RIVERSIDE DR	CANTRELL D & FITZGERALD H TRUSTEES	RIVERSIDE NOMINEE TRUST	19 RIVERSIDE DR	DOVER	NH	03820-4654
L0092-M00000	21 RIVERSIDE DR	NGO SANTA C & BIN BIN TRUSTEES	NGO SANTA C REVOCABLE TRUST	21 RIVERSIDE DR	DOVER	NH	03820
L0092-N00000	23 RIVERSIDE DR	WRIGHT SUSAN M		23 RIVERSIDE DR	DOVER	NH	03820
L0092-W00000	25 RIVERSIDE DR	BENNETT LINDA TRUSTEE	BENNETT THOMAS AND MAUREEN REVOCABLE TRU	3820 CHARLES AVENUE	ALEXANDRIA	VA	22305
L0092-Z00000	25 A RIVERSIDE DR	LEIGHTON ELLEN P TRUSTEE	LEIGHTON W SCOTT JR AND ELLEN T IRREV TR	25 RIVERSIDE DRIVE A	DOVER	NH	03820
L0089-G00000	46 SHORE LN	ROBINSON TYLER C &	ROBINSON SUSAN S	46 SHORE LN	DOVER	NH	03820
		MICHAEL POTTIER		15 SHORE LANE	DOVER	NH	03820

WATER NOTES:

- 1.) CONNECT TO EXISTING 16" WATER MAIN. INSTALL 16" x 8" TAPPING SLEEVE AND 8" GATE VALVE. TAPPING SLEEVE SHALL BE STAINLESS STEEL.
- 2.) INSTALL 1,060' OF 8" CL52 C.L.D.I. WATER MAIN WITH POLYWRAP.
- 3.) INSTALL 8" GATE VALVE.
- 4.) GATE VALVES SHALL BE RESILIENT SEAT BY KENNEDY OR AFL.
- 5.) CURB BOXES SHALL BE SLIDING ERIE TYPE WITH ROD.
- 6.) CORPORATIONS AND CURB STOPS SHALL BE HAYES, FORD OR McDONALD.
- 7.) ALL FITTINGS SHALL BE CLASS 350.
- 8.) TIE EXISTING WATER SERVICE INTO PROPOSED 8" C.L.D.I.
- 9.) REMOVE EXISTING FIRE HYDRANT.
- 10.) ABANDON EXISTING WATER MAIN.
- 11.) INSTALL FIRE HYDRANT, INSTALL 8"x6" TEE AND 6" GATE VALVE.
- 12.) REPLACE EXISTING WATER SERVICE. MATCH EXISTING SERVICE SIZE.
- 13.) CONNECT TO EXISTING 6" WATER MAIN. INSTALL 6" STAINLESS STEEL TAPPING SLEEVE, 8"x6" REDUCER, AND 8" GATE VALVE.
- 14.) INSTALL 378' OF 8" C.L.D.I. WATER MAIN WITH POLYWRAP.
- 15.) INSTALL 8" x 8" TEE AND GATE VALVES.
- 16.) CUT AND CAP EXISTING WATER SERVICE.

STREET TREE LIST:

BOTANICAL NAME	COMMON NAME	SIZE
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" - 2.5" CAL.
QUERCUS RUBRA	RED OAK	2" - 2.5" CAL.



CONSTRUCTION NOTES:

- 1.) THE CONTRACTOR IS REQUIRED UNDER NEW HAMPSHIRE LAW TO CONTACT "DIG SAFE" AT 1-800-225-4877, 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE "DIG SAFE" LOCATIONS THROUGHOUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BEAR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF THE WORK.
- 2.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE CITY AND STATE CODES.
- 3.) EXISTING UTILITIES - ALL INFORMATION ON, AND LOCATION OF, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON FIELD INFORMATION AND AVAILABLE PLANS. EXACT LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 4.) AS-BUILTS PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- 5.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALSO WITH THE "CITY OF DOVER SPECIFICATIONS".
- 6.) AS REQUIRED BY THE CITY OF DOVER PLANNING DEPARTMENT, A PRE CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE EARTHWORK CONTRACTOR, TRITECH ENGINEERING CORPORATION, THE CITY ENGINEER AND THE CITY OF DOVER SOILS INSPECTOR SHALL OCCUR PRIOR TO THE START OF ANY EARTHWORK.
- 7.) ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
- 8.) THERE SHALL BE NO ROADWAY CONSTRUCTION ON WET OR FROZEN SUBGRADE.
- 9.) LAND CLEARING SHALL BE LIMITED TO THE MINIMAL AMOUNTS NECESSARY TO ALLOW CONSTRUCTION OF THE SHOWN PROPOSED IMPROVEMENTS (ROADS, DRIVES, HOUSES, ETC.) ALL REMAINING LAND AND VEGETATION SHALL REMAIN AS IS.
- 10.) THE DEVELOPER SHALL PROVIDE STREET SIGNS IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS.
- 11.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 12.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FEET OF CONSERVATION OR WETLAND DISTRICTS SHALL BE FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

- 13.) UTILITY LOCATIONS DERIVED FROM LAYOUT SKETCHES PROVIDED BY PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND VERIZON. CONTRACTOR TO VERIFY LAYOUT CONDUIT SIZING AND SPECIFICATIONS.
- 14.) INSTALL STABILIZED CONSTRUCTION ENTRANCE, PER DETAIL 10 SHEET C-5, AT ENTRANCE.
- 15.) INSTALL STREET LIGHT AS SHOWN. STREET LIGHT SHALL BE 150 WATT SODIUM LUMINAIRE AND SHALL CONFORM TO THE CITY OF DOVER STREET LIGHT DETAIL.
- 16.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO THE START OF ANY EARTHWORK.
- 17.) INSTALL STOP SIGN AND STOP BAR AS SHOWN.
- 18.) EXISTING HOME TO BE SERVICED BY UNDERGROUND ELECTRIC AND UTILITIES. EXISTING OVERHEAD UTILITY LINES TO BE REMOVED.
- 19.) INSTALL SLOPED GRANITE CURB THROUGHOUT, BOTH SIDES OF ROADWAY.
- 20.) BEGIN SLOPED GRANITE CURB.
- 21.) MATCH EXISTING PAVEMENT.
- 22.) INSTALL SILT FENCE PER DETAIL 7, SHEET C-5.
- 23.) EXISTING UTILITY POLE TO BE RELOCATED. FINAL POLE LOCATION TO BE DETERMINED BY PSNH. INSTALL STREET LIGHT ON NORTH POLE.
- 24.) UTILITIES LOCATED WITHIN THE PUBLIC ROW SHALL BE OWNED AND MAINTAINED BY THE CITY OF DOVER. UTILITIES OUTSIDE THE PUBLIC ROW SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 25.) INSTALL STREET TREES, EVERY 60' AS SHOWN. TREES SHALL BE NON-INVASIVE SPECIES AS LISTED ABOVE OR ACCEPTABLE TO THE CITY OF DOVER. EXISTING TREES MAY BE USED UPON APPROVAL OF CITY ARBORIST.
- 26.) INSTALL (2) SIGNS "NO PARKING THIS SIDE" ON SOUTH SIDE OF ROADWAY.
- 27.) REMOVE EXISTING GATE.
- 28.) REMOVE EXISTING LIGHT.
- 29.) INSTALL RETAINING WALL FACE 1' OFF PROPERTY LINE SEE SHEET C-2 FOR HEIGHT, STA 1+60 - 3+30 LEFT AND PROVIDE SHOP DRAWINGS. INSTALL 5' HIGH CHAIN LINK FENCE 1' UPSLOPE OF RETAINING WALL.
- 30.) PLANT (4) THUJA PLICATA 'ATROVIRENS', ATROVIRENS ARBORVITAE, SPACED 8' O.C.
- 31.) CONSTRUCTION VEHICLES SHALL ENTER THE SITE VIA SHORE LANE, EXCEPT FOR WHEN INSTALLING WATER AND SEWER LINES TO AND FROM RIVERSIDE DRIVE.
- 32.) INSTALL 40' OF 6" HIGH VINYL STOCKADE FENCE WITH 10' SPACING BETWEEN POSTS. CENTER ONE 10' WIDE SECTION OVER SEWER LINE.
- 33.) INSTALL UNDER DRAIN PER DETAIL 1, SHEET C-3.

DRAINAGE NOTES:

- 1.) INSTALL CATCH BASIN PROTECTION AROUND ALL CATCH BASINS AS SHOWN ON DETAIL 1, SHEET C-5.
- 2.) INSTALL RIP-RAP PER DETAIL 9, SHEET C-5; W1 = 4.5', W2 = 23.5', d = 24", Ld = 19', D50 = 10".
- 3.) INSTALL WQU-1 PER DETAIL 4, SHEET C-9, INVin = 32.95, INVout = 32.75.
- 4.) INSTALL P-501, 58' - 18" HDPE FROM DMH 501 TO DMH 502. INVIn = 33.75, INVout = 32.60. S = 0.0198 FT/FT.
- 5.) INSTALL P-502, 89' - 18" HDPE FROM DMH 502 TO FES 001. INVIn = 32.50, INVout = 28.00. S = 0.050 FT/FT.
- 6.) INSTALL 1 YARD DRAIN ON EACH LOT ON UPHILL SIDE OF DRIVEWAY. SEE DETAIL 2, SHEET C-9.
- 7.) INSTALL LEVEL SPREADER PER DETAIL 10, SHEET C-6.
- 8.) REMOVE EXISTING CATCH BASIN "C".
- 9.) INSTALL ±30' - 8" HDPE FROM EX. CB "B" TO DMH 502. INVIn = 35.22, INVout = 34.77. S = 0.015 FT/FT.
- 10.) INSTALL P-401, 46' - 12" HDPE FROM YD 101 TO CB 101. INVIn = 90.00, INVout = 89.00. S = 0.0217 FT/FT.
- 11.) INSTALL P-402, 63' - 12" HDPE FROM YD 102 TO CB 116. INVIn = 79.50, INVout = 78.82. S = 0.0100 FT/FT.
- 12.) INSTALL P-403, 31' - 12" HDPE FROM YD 103 TO CB 116. INVIn = 78.82, INVout = 79.15. S = 0.0100 FT/FT.
- 13.) INSTALL P-404, 45' - 12" HDPE FROM YD 104 TO CB 103. INVIn = 72.00, INVout = 71.50. S = 0.011 FT/FT.
- 14.) INSTALL P-405, 68' - 12" HDPE FROM YD 105 TO CB 115. INVIn = 65.30, INVout = 59.00. S = 0.0930 FT/FT.
- 15.) INSTALL P-406, 57' - 12" HDPE FROM YD 106 TO CB 106. INVIn = 62.00, INVout = 58.50. S = 0.0625 FT/FT.
- 16.) INSTALL P-407, 50' - 12" HDPE FROM YD 107 TO CB 105. INVIn = 58.00, INVout = 55.70. S = 0.0460 FT/FT.
- 17.) INSTALL P-408, 54' - 12" HDPE FROM YD 108 TO CB 106. INVIn = 58.00, INVout = 55.70. S = 0.0420 FT/FT.
- 18.) INSTALL P-409, 72' - 12" HDPE FROM YD 109 TO CB 107. INVIn = 47.50, INVout = 42.75. S = 0.0660 FT/FT.
- 19.) INSTALL P-410, 52' - 12" HDPE FROM YD 110 TO CB 104. INVIn = 72.50, INVout = 71.00. S = 0.0288 FT/FT.
- 20.) INSTALL P-215, 28' - 12" HDPE FROM CB 115 TO CB 105. INVIn = 54.64, INVout = 54.50. S = 0.0050 FT/FT.
- 21.) INSTALL 196' OF 4' WIDE X 1.5' HIGH BERM, SEE DETAIL 3 SHEET C-9.

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	RIM ELEV.	INVIn	INVout	SUMP
CB 101	94.61	89.00 - CB 113 89.00 - YD 101	88.90	84.90
CB 102	94.51	88.45	88.35	84.35
CB 103	78.66	71.50	71.40	67.40
CB 104	78.70	71.00 - CB 103 71.00 - CB 116 71.00 - YD 110	71.90	67.90
CB 105	62.84	54.70 - CB 106 54.50 - CB 115 55.70 - YD 107	54.50	50.50
CB 106	62.96	55.10 - CB 104 58.50 - YD 106 55.70 - YD 108	55.00	52.90
CB 107	46.87	41.70 - CB 105 42.75 - YD 109	41.60	37.60
CB 108	46.94	41.30	41.20	37.20
CB 109	45.25	40.20	40.10	36.10
CB 110	40.40	36.80	35.70	31.70
CB 111	40.31	34.80	34.70	30.70
CB 112	106.94	101.00	100.90	96.90
CB 113	106.99	100.60	100.50	96.50
CB 114	114.99	-	110.00	106.00
CB 115	62.07	54.90 - YD 105	54.64	50.64
DMH 501	40.46	33.85	33.75 - P-501 33.00 - WQU	29.75
DMH 502	38.00	32.60 - P-501 32.60 - WQU 34.77 - CB "B"	32.50	28.50
CB 116	85.20	78.82 - CB 102 78.82 - YD 102 78.82 - YD 103	78.72	74.72
FES 001	-	28.00	-	-
YD 101	91.00	-	90.00	-
YD 102	81.54	-	78.90	-
YD 103	81.80	-	79.15	-
YD 104	73.00	-	72.00	-
YD 105	67.30	-	65.30	-
YD 106	64.00	-	62.00	-
YD 107	59.30	-	58.00	-
YD 108	59.00	-	58.00	-
YD 109	50.50	-	47.50	-
YD 110	73.53	-	72.50	-

GENERAL SITE PLAN

DOVER POINT PROPERTIES
DEVELOPMENT, LLC

DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

JULY 5, 2007
SCALE: 1" = 60'

SHEET NO.

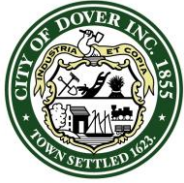
C-1

TRITECH

ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
1	09/24/07	REV. PER ENGINEERING COMMENTS
2	10/16/07	REV. PER PB COMMENTS
3	12/5/07	REV. PER CONDITIONS OF APPROVAL
4	02/18/07	REV. PER ENGINEERING COMMENTS
5	09/10/09	REV. 3% PLATFORM, 12" WATER LINE
6	03/08/10	ADDED BERM
7	07/23/10	REVISED WATER LINE

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-35A

Application Type: Transfer of Development Rights
Applicant(s): Robert Baldwin
Owner(s): Robert Baldwin
Location: 144 Mast Rd. (Tax Map I, Lot 30)
Meeting Date: August 25, 2020

INTENT: To purchase two additional units, where the applicant previously was approved to purchase three units via TDR – 5 total

LOTS/UNITS PROPOSED: TDR to buy 5 additional units

AGENDA ITEM #: 3-E

ACREAGE: Parent lot is 2.50 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Additional residential

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

ATTACHMENTS: Application materials and TDR Plan, staff memo regarding TDR review

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background

The applicant received approval from the Board on June 23, 2020 to purchase 3 TDR units on a parcel. Per Chapter 170-27.2.G(3)(a), the applicant is requesting that the Board vote on the plan indicating an additional 2 lots can be created and one unit on each lot can be built.

As the application will move from a minor subdivision to major subdivision and require TRC, staff recommended the applicant request conceptual review of the 2 additional units before they fully re-engineer the plan, and make the adjustments that would be necessary under the expanded major subdivision layout (following OSS requirements).

Consistency with Land Use Regulations

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a plan indicating the TDR subdivision which is treated as Site Plan for the TDR Regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, open the public hearing, close the public hearing, and vote to approve the application of TDR to the Site Plan with the following conditions:

Conditions to be Met Prior to Granting the TDR:

1. Payment of the TDR fee (\$17,870)

Conditions to be Met Prior to Signing of the Plans:

2. The applicant shall return to the Planning Board with a revised subdivision plan.

P20-35 TDR Minor Subdivision - Baldwin

**Property Information**

Property ID I0030-000000
Location 144 MAST RD
Owner BALDWIN ROBERT S
Land Use 101

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

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

Geometry updated 5/20/2020
Data updated Daily



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

RECEIVED
Planning Office

[Revised March 20, 2020]

Office Use Only

Amount Paid: _____

Date/Time Received: _____

AUG 04 2020

P20-35A

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: Robert Baldwin Telephone # 603-742-2121

Address of Applicant: 242 Central Ave, Dover, NH 03820 E-Mail _____

Project Name: Rupert Drive Project Location: 144 Mast Road

Planning File Number: 20-35 Date of Original Approval June 23, 2020

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

EXTENSION INFORMATION (*Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 155-24.B only*)

Extension type requested (*check one*): ☐ Sec. 153-8.A ☐ Sec. 153-9.B ☐ Sec. 157-13.A ☐ Sec. 157-23.B

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

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

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: Number of units to increase by 2

Reason(s) for amendment/comments (*attach additional sheets as needed*): Applicant is proposing to construct 2 additional single family homes as part of the TDR development.

WAIVER INFORMATION

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

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

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: [Signature] Date: 8/4/20



City of Dover, New Hampshire

TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: August 16, 2018]

RECEIVED
Planning Office

Office Use Only

Project #:

Date Received:

AUG 04 2020

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Robert Baldwin Telephone # 603-742-2121

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

E-Mail Address: robert@centralfallsrealty.com

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # I Lot(s) # 30

Address of Property: 144 Mast Road

Zoning District(s) R-40 Rural Residential Overlay District(s) Wetlands

Existing Use of Property: Single family home

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☒ Residential ☒ Residential (reduced size) ☐ Industrial | ☒ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☒ Increase by 5 units

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

The applicant is proposing to subdivide the existing parcel into 6 lots utilizing the

TDR ordinance (5 new single family & 1 existing).

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

Kenneth A Berry, PE, LLS

Christopher R. Berry

Name of Professional That Prepared TDR Plans: Berry Surveying & Engineering

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

K.Berry@BerrySurveying.com

Professional License #: 14243

E-mail address: crberry@metrocast.net

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent:  _____ Date: 8/4/2020

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: _____



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

City of Dover
Planning Office
Attn: Donna Benton, City Planner
288 Central Ave
Dover, NH 03820

August 4, 2020

RE: Proposed TDR Development
Robert Baldwin
144 Mast Road
Tax Map I, Lot 30

RECEIVED
Planning Office
AUG 04 2020
Dover, New Hampshire

Mrs. Benton,

Enclosed please find the following required material in support of the TDR Subdivision Application off Mast Road:

- 3 Copies of the full size plans
- 15 half scale copies of the plans
- 18 Copies of the TDR application
- 18 Copies of the applications for amendments application

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0020-K00003	2 CORBIN DR	LU SHIWEI &	MO WEIWEI	2 CORBIN DR	DOVER	NH	03820-4488
I0020-K00004	4 CAILEYANNA LN	PAIVA TIMOTHY R	CRICENTI-PAVIA DOREEN A	4 CAILEY ANNA LN	DOVER	NH	03820
I0020-K00017	3 CORBIN DR	BENNETT MARK J &	BENNETT LORI J	3 CORBIN DR	DOVER	NH	03820
I0030-A00000	7 SPRUCE LN	WIGLEY ROCHELLE A		7 SPRUCE LANE	DOVER	NH	03820
I0030-B00000	SUNNYBROOKE DR	WHITE ENTERPRISES INC		ROUTE 108	DURHAM	NH	03824
I0030-B00001	3 SUNNYBROOKE DR	CHAMBERLAIN CRAIG		3 SUNNYBROOKE DRIVE	DOVER	NH	03820
I0030-B00002	5 SUNNYBROOKE DR	IOVANNE LINDSAY C		5 SUNNYBROOKE DRIVE	DOVER	NH	03820
I0030-B00003	7 SUNNYBROOKE DR	PERKINS DEBORAH A	IOVANNE LINDA J	7 SUNNYBROOKE DR	DOVER	NH	03820
I0030-B00004	9 SUNNYBROOKE DR	GRAY STACY R		18 MRSTON RD	HAMPTON FALLS	NH	03844-2041
I0030-B00021	10 MORGAN WY	ALLEN TIMOTHY P &	ALLEN VICKI	10 MORGAN WY	DOVER	NH	03820
I0030-B00022	8 MORGAN WY	RICHARDSON SUSAN J		8 MORGAN WY	DOVER	NH	03820
I0030-B00023	6 MORGAN WY	O SHAUGHNESSY HILERY JOSEPH &	PAGE NANCY D	6 MORGAN WY	DOVER	NH	03820
I0030-B00024	4 MORGAN WY	POLYCHRONIS THOMAS		PO BOX 576	NEWMARKET	NH	03857
I0030-B00025	2 MORGAN WY	TODARO CHARLES R &		2 MORGAN WAY	DOVER	NH	03820
I0030-B00026	2 SUNNYBROOKE DR	MITCHELL DANA & TINA TRUSTEES	TODARO GLORIA J	1 PATRIDGE LN	DOVER	NH	03820
I0030-B00028	1 MORGAN WY	WEBBER DANIEL JR & POLLY REVOCABLE TRUST	MITCHELL DANA AND TINA REVOCABLE LIVING	3 PEARL ST	DOVER	NH	03820-3147
I0030-B00029	3 MORGAN WY	TOLWOOD REALTY GROUP LLC	WEBBER DANNIELLE C	242 CENTRAL AVE	DOVER	NH	03820
I0030-B00030	5 MORGAN WY	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVE	DOVER	NH	03820
I0030-B00031	7 MORGAN WY	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVE	DOVER	NH	03820
I0030-B00038	1 SUNNYBROOKE DR	MAHAN ROBERT J &	MAHAN SANDRA L	1 SUNNYBROOKE DRIVE	DOVER	NH	03820
I0031-000000	2 SPRUCE LN	NASON PETER A &	NASON LORI A	2 SPRUCE LANE	DOVER	NH	03820
I0032-A00000	135 MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
I0033-000000	6 SPRUCE LN	MARSHALL JENNIE A &	LOUCKS FREDERICK S	140 SILVER ST	DOVER	NH	03820-3953
I0051-A00001	131 MAST RD	RELINSKI LAURIE J &	TURNER DONNA	131 MAST RD	DOVER	NH	03820
I0030-000000	144 MAST RD	BALDWIN ROBERT S	CHRISTOPHER R. BERRY	242 CENTRAL AVENUE	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING		335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825

LEGEND:

- REBAR W/ ID CAP ~TBS~
- IRON BOUND/REBAR ~FND~
- STEEL STAKE ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE/GUY WIRE
- PERIMETER BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND BUFFER
- PROPOSED EASEMENT LINE
- TO BE SET
- FOUND
- TYP
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

N/F LU, SHIWEI & MO, WEIWEI
2 CORBIN DRIVE
DOVER, NH 03820
TAX MAP I, LOT 20-K-3
S.C.R.D. BOOK 4332, PAGE 7

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

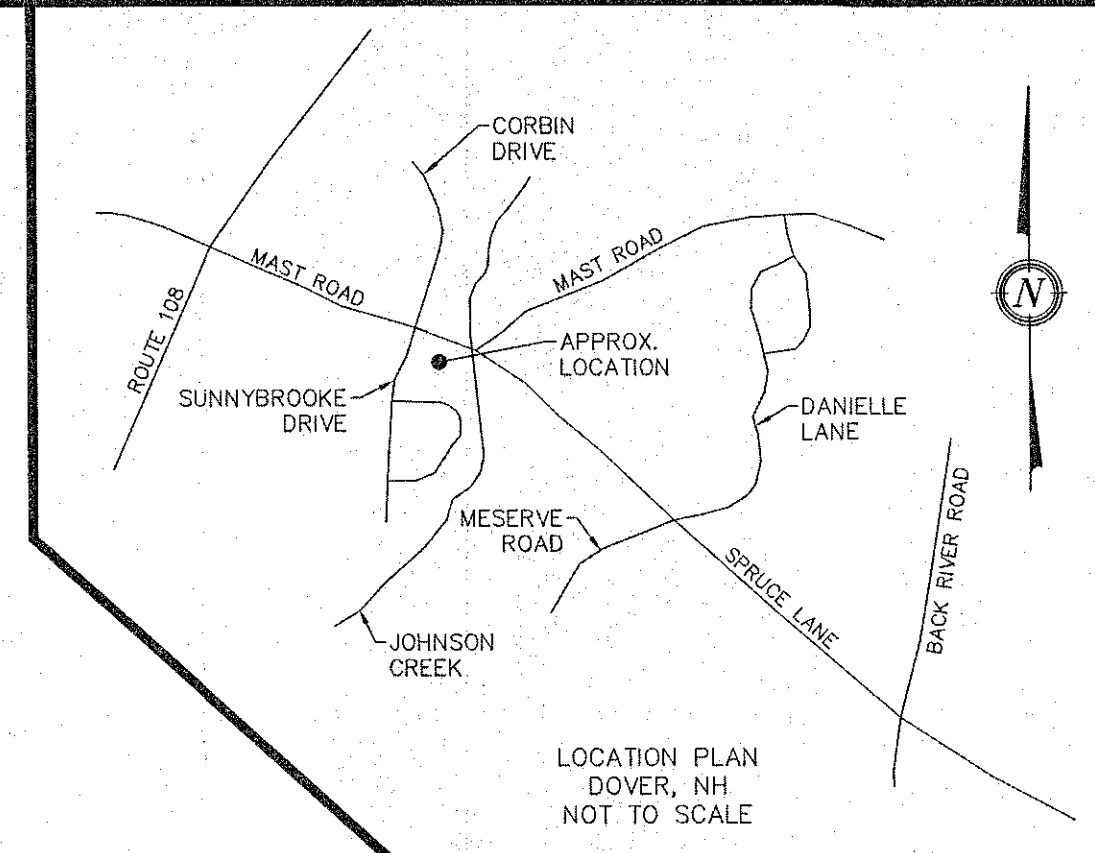
N/F BENNETT, MARK J. & LORI J.
3 CORBIN DRIVE
DOVER, NH 03820
TAX MAP I, LOT 20-K-17
S.C.R.D. BOOK 1858, PAGE 155

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN FEBRUARY OF 2020 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, C.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. APRIL 2004. NEWFCC 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. PHYTOURON 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: NORTHEASTERN 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.

PLAN REFERENCES:

- 1) "PLAN OF LAND, MARY SHAW, DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS ASSOCIATES
DATED: SEPTEMBER 1961
S.C.R.D. FOLDER #4, FOLDER #2, PLAN #29
- 2) "PLAN OF LOTS A & B FOR CHARLES I. WHITE, SPRUCE LANE, DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS ASSOCIATES
DATED: NOVEMBER 1977
S.C.R.D. PLAN #17C-48
- 3) "SITE PLAN SUNNYBROOKE CONDOMINIUMS, MAST ROAD, DOVER, STRAFFORD COUNTY, N.H. FOR WHITE ENTERPRISES, INC."
BY: THOMAS F. MORAN, INC.
DATED: APRIL 22, 1987
S.C.R.D. PLAN #34A-131 & 132



NOTES:

- 1.) OWNER: ROBERT S. BALDWIN
242 CENTRAL AVE.
DOVER, NH 03820
- 2.) TAX MAP I, LOT 30
- 3.) S.C.R.D. BOOK 4759, PAGE 382
- 4.) LOT AREA: 93,968 Sq. Ft., 2.16 Ac.
- 5.) ZONING: R-40 (RURAL RESIDENTIAL)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
WETLAND BUFFER ~ 50'
MIN. LOT SIZE: 140,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 35'
TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS
ABUTTING A ROAD SETBACK ~ 20'
ABUTTING A LOT LINE SETBACK ~ 10'
STREET SIDES OF UNITS ~ 20.0'
ABUTTING STRUCTURES ~ 20.0'
NO CUT BUFFER FROM EXTERIOR PROPERTY LINE ~ 30.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0320E, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2020 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOTS ON A TDR SUBDIVISION.
- 10.) EASEMENT AREA #1 IS AN ACCESS & UTILITY EASEMENT BENEFITING TAX MAP I, LOT 30-2 & 30-3. EASEMENT AREA #2 IS AN ACCESS & UTILITY EASEMENT BENEFITING TAX MAP I, LOT 30-1 & 30-3. EASEMENT AREA #3 IS A GRADING & UTILITY EASEMENT BENEFITING TAX MAP I, LOT 30. EASEMENT AREA #4 IS A GRADING EASEMENT BENEFITING TAX MAP I, LOT 30-1 & 30-3.
- 11.) SEE SHEET 5 FOR ALL OTHER STANDARD DOVER SUBDIVISION NOTES.
- 12.) EACH PROPOSED UNIT IS TO HAVE A CRUSHED STONE RESIDENTIAL DRIP EDGE FOR DRAINAGE.

TDR UNIT CALCULATIONS

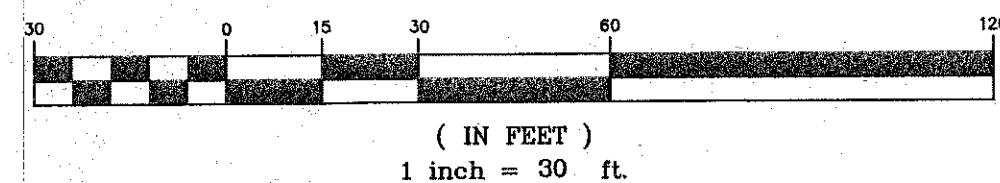
- 1.) 93,968 SF - CONSERVATION = 60,111
- 2.) 63,390 * .85 = 51,094
- 3.) 53,881 * .85 = 43,430
- 4.) 43,430 SF / 40,000 SF = 1.1 UNITS
- 5.) REMAINING 5 UNITS TO BE PURCHASED, THUS ALLOWING FOR 6 UNITS

APPROVED DOVER

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 8-4-20
KENNETH A. BERRY L.L.S. 805 DATE

GRAPHIC SCALE

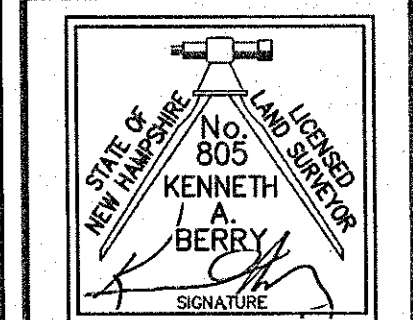


DOVER FILE #P20-35

REVISION	DATE	DESCRIPTION

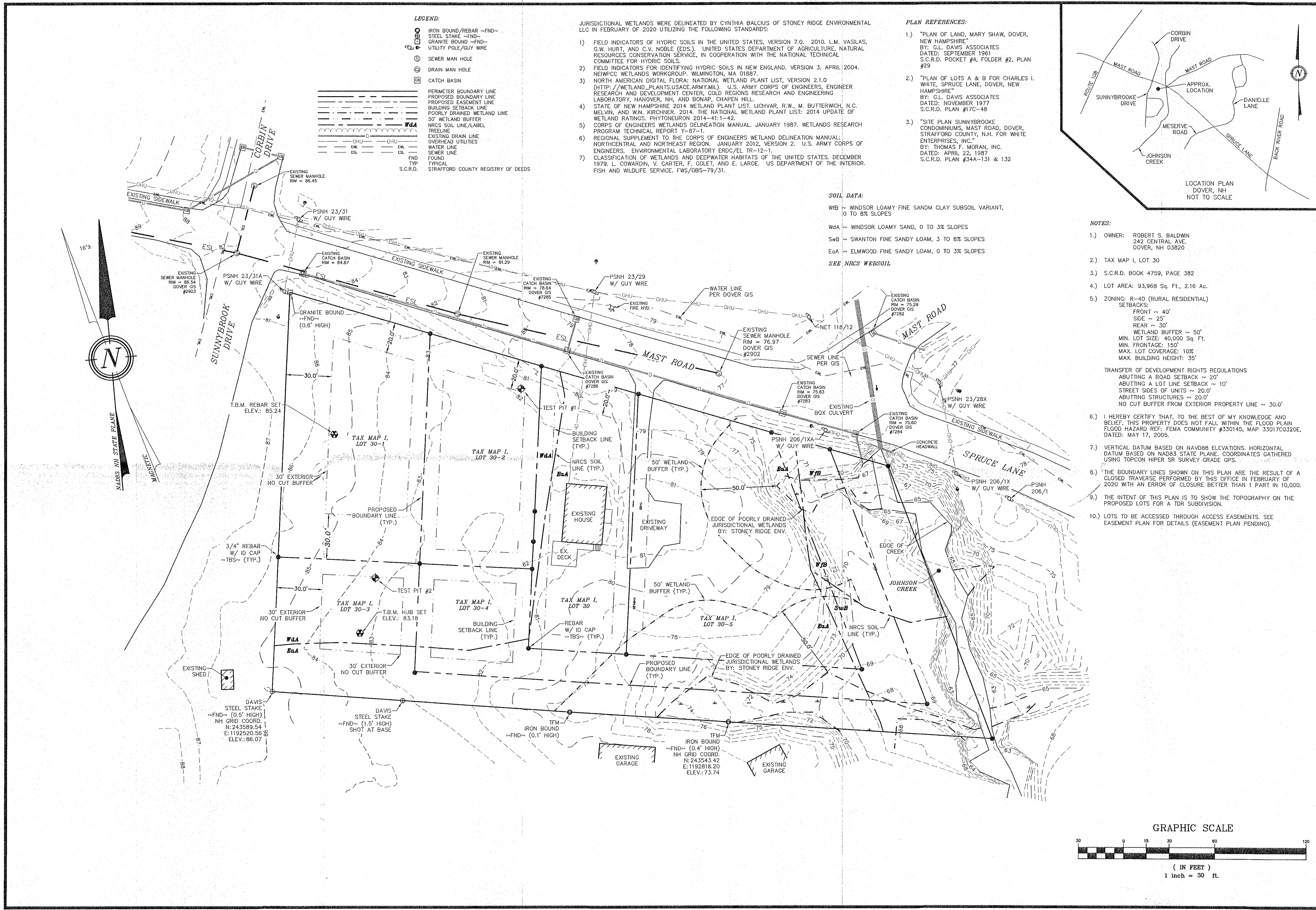
TDR RE-SUBDIVISION PLAN
LAND OF
ROBERT S. BALDWIN
144 MAST ROAD
DOVER, N.H.
TAX MAP I, LOT 30

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 4, 2020
FILE NO. : DB 2020-010



SHEET 1 OF 3

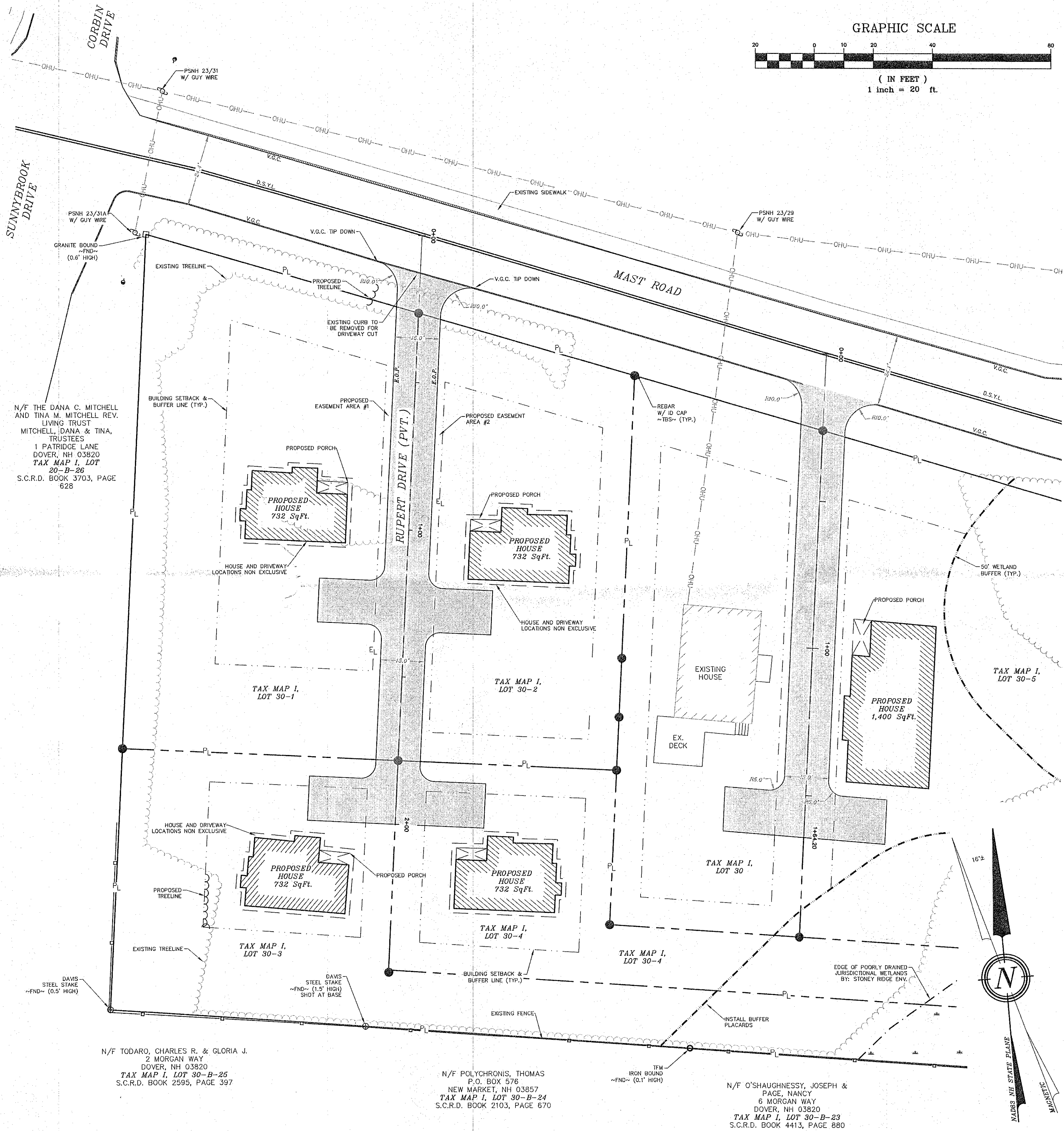
RECEIVED
Planning Office
AUG 04 2020
Dover, New Hampshire



- 1.) OWNER: ROBERT S. BALDWIN
242 CENTRAL AVE.
DOVER, NH 03820
- 2.) TAX MAP 1, LOT 30
- 3.) S.C.R.D. BOOK 4759, PAGE 382
- 4.) LOT AREA: 93,968 Sq. Ft., 2.16 Ac.
- 5.) ZONING: R-40 (RURAL RESIDENTIAL)
SETBACKS:
FRONT ~ 40'
SIDE ~ 25'
REAR ~ 30'
WETLAND BUFFER ~ 50'
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 10%
MAX. BUILDING HEIGHT: 32'

TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS
ABUTTING A ROAD SETBACK ~ 20'
ABUTTING A LOT LINE SETBACK ~ 10'
STREET SIDES OF UNITS ~ 20.0'
ABUTTING STRUCTURES ~ 20.0'
NO CUT BUFFER FROM EXTERIOR PROPERTY LINE ~ 30.0'
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN ELEMENTS FOR THE PROPOSED TDR SUBDIVISION.
- 7.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 8.) THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.
- 9.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 10.) APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 11.) 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 LINE, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 12.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 13.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE REQUIRED
- 14.) PROPOSED DISTURBANCE: 23,000 Sq. Ft.
- 15.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- 16.) 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.
- 17.) 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.
- 18.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE
- 19.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, WITH NO SATURDAY & SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. THE PROJECT SIGN SHALL INDICATE THE ROAD PROPOSED TO BE PRIVATE AND SHALL RECEIVE NO CITY SERVICES.
- 20.) FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
- 21.) AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR IRII FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACQUISITION. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE CROSS-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- 22.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR ALL DEVELOPMENT IS PROPOSED. SUBDIVISION PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
- 23.) THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50' FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS. PLEASE NOTE THAT NO WORK IS PROPOSED ADJACENT TOO OR WITHIN THE 50' WETLAND BUFFER.
- 24.) ALL TREATMENT SUALES TO BE CONSTRUCTED SHALL HAVE SOO BOTTOMS. NOT APPLICABLE.
- 25.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. NOT APPLICABLE.
- 26.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

- 27.) THE PROPOSED USE FOR THE SITE IS FIVE NEW SINGLE FAMILY HOMES AND ONE EXISTING FOR A TOTAL OF 6 UNITS.
- 28.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- 29.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 30.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 31.) APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
- 32.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO RESPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND RECORDING.
- 33.) FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
- 34.) 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 UNENUMBERED ROADWAY CONSISTENT WITH APPLICABLE STATE LAW.
- 35.) THE CLOSEST HYDRANT IS LOCATED ACROSS FROM THE DRIVEWAY OF LOT 30, AS SHOWN ON SHEET 6.
- 36.) LOTS 30-3 & 30-4 ARE TO BE SPRINKLED.
- 37.) SEE DOVER ZONING REGULATIONS FOR TDR RESTRICTIONS, DEED RESTRICTIONS REQUIRED.
- 38.) THERE IS A 10' SIDE SETBACK FOR LOTS 30-1 & 30-3. HOWEVER, A 30' NO CUT NO DISTURBED BUFFER IS SHOWN FOR THOSE LOTS. NO DEVELOPMENT CAN BE WITHIN THAT 30'.
- 39.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 40.) EACH PROPOSED UNIT IS TO HAVE A CRUSHED STONE RESIDENTIAL DRIP EDGE FOR DRAINAGE.



DOVER FILE #P20-35

REVISION	DATE	DESCRIPTION
#2	8-4-20	REVISED PER PLAN AMENDMENT
#1A	7-20-20	REVISED PER CONDITIONS OF APPROVAL
#1	7-6-20	REVISED PER CONDITIONS OF APPROVAL

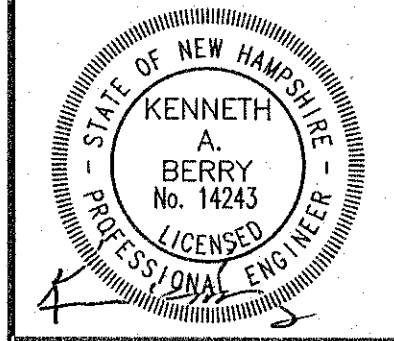
SITE PLAN
LAND OF
ROBERT S. BALDWIN
144 MAST ROAD
DOVER, N.H.
TAX MAP I, LOT 30

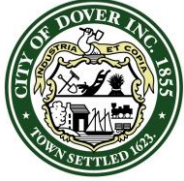
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : AUGUST 4, 2020

FILE NO. : DB 2020-010





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-80A

Application Type: TDR Subdivision
Applicant(s): DRVP Developers LLC
Owner(s): DVRP Developers LLC
Location: Cataract Ave (Assessor's Map 14, Lot 10-G)
Meeting Date: February 25, 2020

INTENT: To subdivide one lot into 12 through TDR and build 10 new single family dwellings.

LOTS/UNITS PROPOSED: 12 lots, 10 units

AGENDA ITEM: # 4-F

ACREAGE: 5.25 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and Bellamy River

ZBA ACTION: None

ATTACHMENTS:

- Application and Materials and Notice of Decision from 02/26/2020

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:

- Conditional Use Permit
- NHDES Wetlands Permit
- NHDES Shoreland Permit
- EPA NOI
- NHDES Sewer Discharge Permit
- NHDES AOT

WAIVER REQUESTED: Road length (Section 157-33.J)

Summary of Request and Background

On February 25, 2020 the Board approved the application for a subdivision of a vacant 5.25 acre lot on Cataract Ave. The application requested and received a 90 day administrative extension in May, with an end date of August 25th.

Due to the ongoing pandemic the applicant has been delayed in receiving their AOT, Wetlands and Shore land permits.

The applicant is requesting a 120 day extension for the condition of approval to be met.

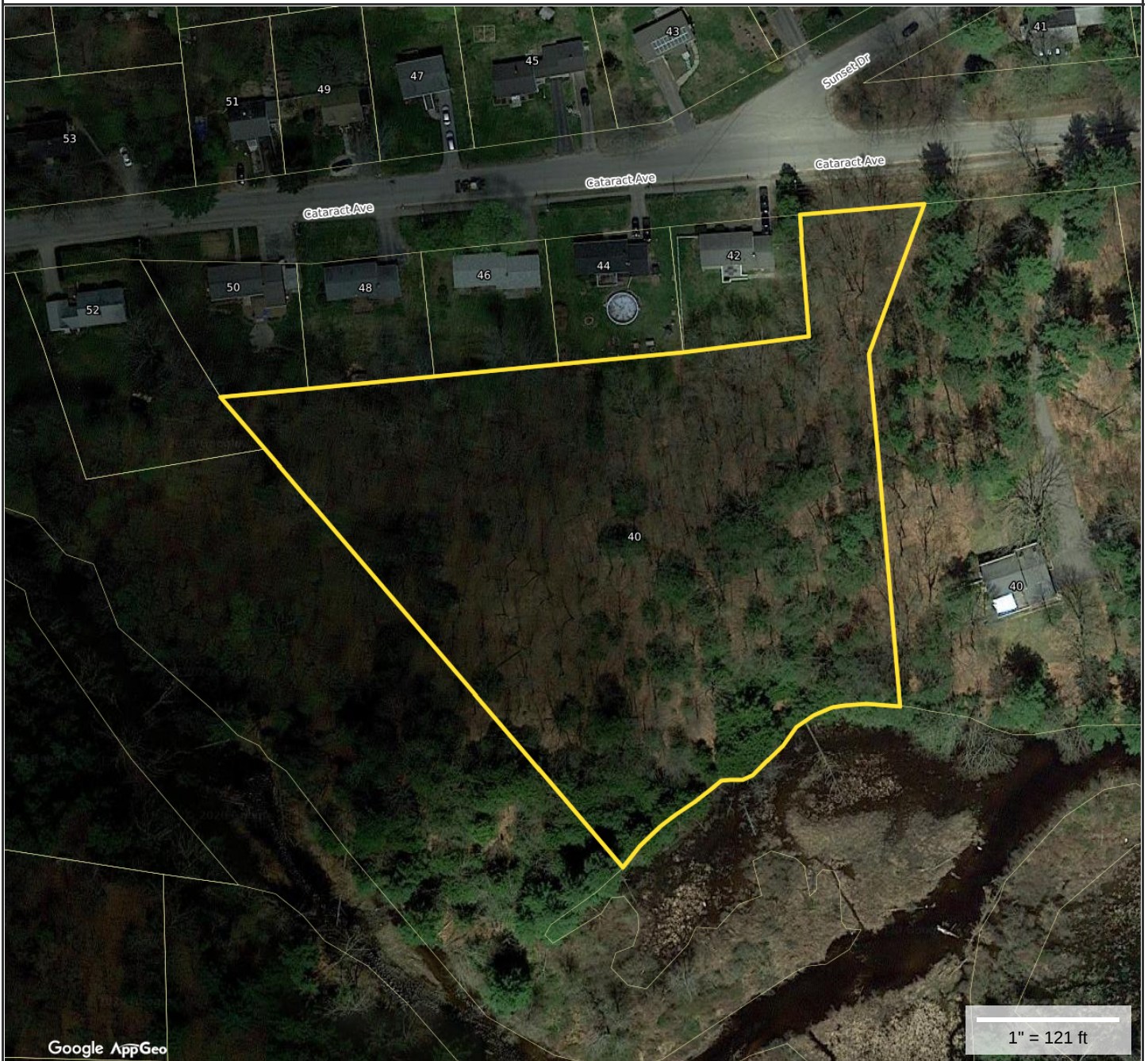
Consistency with Land Use Regulations

Chapter 157-13 of the Land Subdivision Regulations of the City Code provides that an applicant who receives approval for a subdivision shall have 90 days to complete the conditions of approval. Staff may approve one additional 90 day period, after that the Board needs to review and act.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold a public hearing and vote to approve a 120 day extension.

40A Cataract Avenue

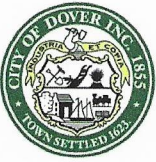
**Property Information**

Property ID 14010-G00000
Location 40 A CATARACT AV
Owner DRVP DEVELOPERS LLC
Land Use 131

**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
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS
TO/ WAIVERS FOR AN APPROVED PLAN

[Revised March 20, 2020]

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

APPLICANT INFORMATION

Name of Applicant: DRVP DEVELOPERS LLC Telephone # 603-742-2121
Address of Applicant: 242 CENTRAL AVE, DOVER, NH 03820 E-Mail dave@centralfallsrealty.com
Project Name: PORCH LIGHT DRIVE Project Location: CATARACT AVE
Planning File Number: 19-080 Date of Original Approval FEBRUARY 25, 2020
File Type: Conditional Use X Site Plan Review X Subdivision X (TDR)

EXTENSION INFORMATION (Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 155-24.B only)

Extension type requested (check one): X Sec. 153-8.A ___ Sec. 153-9.B X Sec. 157-13.A ___ Sec. 157-23.B
Current deadline date: AUGUST 25, 2020 Number of Extensions Previously granted by Board 0

Reason(s) for extension/comments (attach additional sheets as needed): THE APPLICANT NEEDS ADDITIONAL TIME TO FINALIZE ALTERATION OF TERRAIN, WETLANDS AND SHORELAND PERMITTING
THE APPLICANT REQUESTS AN ADDITIONAL 120 DAYS TO FINALIZE THE PROJECT CONDITIONS

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____

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

WAIVER INFORMATION

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

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

SIGNATURES

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

Signature of Property Owner: Dave Paul Date: 8-3-2020

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

Signature of Agent: [Signature] Date: 8-3-2020

P19-80A

Cataract Avenue

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
14005-M00000	43 CATARACT AV	CHOLEWINSKI DENNIS &	CODY GLORIA	43 CATARACT AV	DOVER	NH	03820
14006-000000	53 55 CATARACT AV	MORGAN ALLEN & EILEEN TRUSTEES	MORGAN ALLEN AND EILEEN IRREVOCABLE TRUS	53 CATARACT AV	DOVER	NH	03820-4335
14007-000000	51 CATARACT AV	STANSFIELD MARK		51 CATARACT AV	DOVER	NH	03820
14008-000000	49 CATARACT AV	KAY ALEXANDER &	SCOTT-KAY JACLYN R	49 CATARACT AVENUE	DOVER	NH	03820
14009-000000	47 CATARACT AV	KELLEY SAMUEL L &	MOYNIHAN ANNAH K	47 CATARACT AVE	DOVER	NH	03820
14010-000000	41 CATARACT AV	PUTH ROBERT C &	PUTH SALLY J	41 CATARACT AV	DOVER	NH	03820
14010-A00000	50 CATARACT AV	DENNARD HOLLY MARIE		50 CATARACT AV	DOVER	NH	03820
14010-B00000	48 CATARACT AV	ROY CORMIER JACQUELINE REV TRUST	ROY CORMIER JACQUELINE TRUSTEE	48 CATARACT AVENUE	DOVER	NH	03820
14010-C00000	46 CATARACT AV	CARBONE COLLEEN S		46 CATARACT AV	DOVER	NH	03820
14010-D00000	44 CATARACT AV	LUDWICK WILLIAM J		44 CATARACT AV	DOVER	NH	03820
14010-E00000	42 CATARACT AV	CRONIN TIMOTHY C V &	CRONIN DAWN E	42 CATARACT AV	DOVER	NH	03820
14010-F00000	40 CATARACT AV	JACOBSMEYER CECILE R &	JACOBSMEYER WILLIAM J	40 CATARACT AV	DOVER	NH	03820
14011-001000	34 CATARACT AV	CASWELL CHRISTOPHER P &	CASWELL WENDY S	34 CATARACT AVE	DOVER	NH	03820
14018-000000	45 CATARACT AV	NORTON ROBERT E		45 CATARACT AVENUE	DOVER	NH	03820
14025-000000	39 SUNSET DR	MILLER MARK E &	MILLER CHRISTINE M	39 SUNSET DR	DOVER	NH	03820
14026-000000	37 SUNSET DR	WATKINS ROBERT S	WATKINS NANCY A	37 SUNSET DR	DOVER	NH	03820
H0011-001000	16 DALEY DR	CITY OF DOVER	SCHOOL DEPARTMENT	288 CENTRAL AVE	DOVER	NH	03820
H0014-000000	54 CATARACT AV	MCCRUM J & THURBER D & PROULX ET AL TC &	PROULX MADELINE LIFE ESTATE	54 CATARACT AVENUE	DOVER	NH	03820
H0014-B00000	52 CATARACT AV	GAGNON MARK A		52 CATARACT AV	DOVER	NH	03820
14010-G00000	40 A CATARACT AV	DRVP DEVELOPERS LLC		242 CENTRAL AVE	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	CHRISTOPHER BERRY	335 2ND CROWN POINT ROAD	BARRINGTON	NH	03825

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

NOTICE OF DECISION

February 27, 2020

DRVP Development, LLC.
242 Central Avenue
Dover, NH 03820

Re: 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)

Dear DRVP Development, LLC.:

Please be advised that on Tuesday, February 25, 2020 the Dover Planning Board voted to conditionally approve the above referenced plan. For your reference, according to our records, the current elementary school district is Woodman and the Ward is 5. **The specific conditions are included with this letter.**

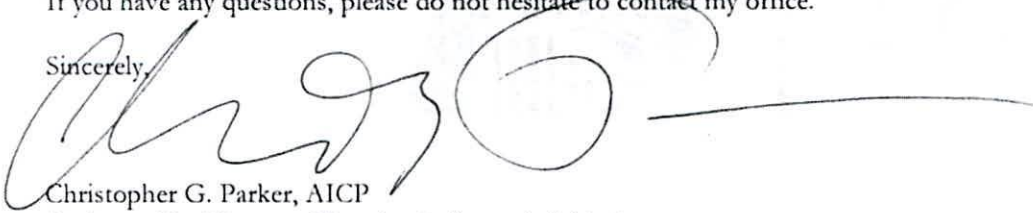
In addition to the conditions of approval, please provide the following to the Planning Office:

- ☐ Four (4) full size and One (1) 11" x 17" plan
- ☐ One (1) recordable paper copy of the plan
- ☐ One (1) CAD file format of the plan
- ☐ One (1) PDF digital version of the plan

The plans must be submitted within ninety (90) days from Planning Board approval. Upon approved receipt, the Planning Board Chair will sign them approved.

If you have any questions, please do not hesitate to contact my office.

Sincerely,



Christopher G. Parker, AICP
Assistant City Manager, Planning & Strategic Initiatives

EC: Building Inspection Office
Engineering Office
Assessing Office
Berry Surveying and Engineering

Waiver**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 157-22 (formerly 155-52) have been met.

Submitted

Reviewed

☐☐**TDR****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, forcemain, 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

☐☐☐☐☐☐☐☐**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 specific to restrictions set forth in 170-27.2.G.

Submitted

Reviewed

☐☐☐☐**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.

Submitted

Reviewed

☐☐☐☐**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.

Submitted

Reviewed

☐☐☐☐

11. Impact fees for any new unit shall be paid per the invoice provided with the Notice of Decision.
12. Intersection improvements at Cataract and Bellamy and Cataract and Sunset 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/infrastructure for the project.

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