



City of Dover, New Hampshire ZONING AMENDMENT APPLICATION

[Revision of City of Dover, February 13, 2013]

<i>Office Use Only</i>	File #: <u>P16-36</u>	Date Received: _____	RECEIVED Planning Office
	Amount Paid: _____	Time Received: _____	NOV 22 2016

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: USA TRAINING CENTERS/RICHARD & ANNA KAY

Address of Applicant: 117 GOSLING ROAD NEWINGTON NH 03801

Telephone # (603) 431-6700

Email Address DAVE@USAMANS.COM

DESCRIPTION OF PROPOSED AMENDMENT

PROPOSE TO CHANGE EXISTING LOTS OF LAND FROM THEIR CURRENT ZONING DESIGNATION TO NEW DESIGNATION. CHANGE WOULD BE FROM I-4 & R-20 USE TO I-2 USE. THE PURPOSE IS FOR COMMERCIAL RECREATIONAL USES.

AREA REZONING INFORMATION

Assessor's Map and Lot #s of all properties within the area proposed to be rezoned:

	Map	Lot(s)	
I-4 R-20	MAP G	Lot 19-B 14.2 ACRES	CITY OF DOVER
R-20	MAP G	Lot 29 67.0 ACRES	RICHARD & ANNA KAY
+4 & R-20	MAP G	Lot 29-A 1.07 ACRES	NATHAN & CHELSEA PIGGS
R-20	MAP G	Lot 29-B 19.0 ACRES	RICHARD & ANNA KAY
R-20	MAP G	Lot 29-C 1.35 ACRES	REVOCABLE TRUST, ANNE TUCKER
R-20	MAP G	Lot 30-B 6.83 ACRES	NICK & BECKY MOURGENDS

Current Zoning District(s) I-4 & R-20 Size of Area: 106.45 ACRES

Existing Use(s) Within Area: RESIDENTIAL, AGRICULTURE

Proposed Zoning District(s) I-2 Proposed Use of Area: COMMERCIAL RECREATION

ORDINANCE AMENDMENT INFORMATION

Article# _____ Section(s) # _____ Section Title(s) _____

Current Provision(s) Language _____

Proposed Provision(s) Language _____

In a separate narrative, please describe how your proposed amendment(s) addresses the following elements:

- • The purpose and intent of the amendment;
- • Consistency with RSA 674:17;
- • Consistency with Dover's Master Plan;
- Consistency with other plans, studies, or technical reports prepared by, or for, the Planning Board and the City;
- Effect on the City's municipal services and capital facilities as described in the Capital Improvements Program;
- • Effect on the natural, environment, and historical resources of the City;
- • Effect on neighborhood including the extent to which nonconformities will be created or eliminated; and
- • Effect on the City's economy and fiscal resources.

REQUIRED ATTACHMENTS

Fifteen (15) hard copies and one digital copy of the following:

- • This application;
- A properly drafted ordinance containing the amendment in a form meeting the requirements of the City Clerk (please see attached for example);
- • A statement of the purposes and intent of the proposed amendment
- For zoning map amendments:
 - • A map showing the existing zoning districts of the area to be rezoned and the proposed changes to these districts;
 - • The names, addresses, and telephone numbers of those submitting the petition and of any agents or representatives of the same;
 - • A list and address labels including the name, address, and tax map number of each property owner of the area proposed for rezoning and each property owner within one hundred (100) feet of the subject area. The list shall be current within ten (10) days of submittal;
 - A non-refundable fee of eight dollars (\$8.00) per property owners and abutter required to be notified included on the lists of properties;
- A non-refundable fee of one hundred fifty dollars (\$150.00) to cover the cost of staff review and processing of the amendment;
- A non-refundable fee of eighty dollars (\$80.00) to cover the cost of the newspaper notice; and
- For district or citywide zoning map amendments, or for zoning ordinance text amendments, please contact the Planning Department for cost of mailing and abutter notice requirements.

SIGNATURE OF APPLICANT(S)

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 Applicant: Richard W. By Lane H. Key Date: 11/22/14

Signature of Applicant: A. P. H. Date: 11/22/14

45 Littleworth Road
Dover, NH 03820
November , 2016

Mr. Christopher G. Parker
Dover City Hall
288 Central Avenue
Dover, NH 03820

Re: Re-zoning Littleworth Properties

Dear Mr. Parker:

We are writing to support the request to re-zone the properties on Littleworth Road identified as Map G, Lots 29 and 29-B. The request is to change the zoning on these properties to I-2. These properties are located near to the Spaulding Turnpike, Route 155 and Littleworth Road, and are located across the road from other land which is zoned for industrial and commercial uses. Given the relatively small amounts of land in Dover which are currently available for commercial, industrial, or even recreational use, the proposed re-zoning will allow this land to be used productively for the benefit of the entire City.

Very truly yours,

Richard Kay
Richard R. Kay 11/22/16

Anna Kay

Anna R. Kay - 11/22/16



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Ordinance Number: O – yyyy.mm.dd -
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by rezoning a parcel of land from residential to industrial.

2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Low-Density Residential (R-20) District to Rural Restricted Industrial (I-2) District an area of approximately 68.2 acres located along Littleworth Road and the Spaulding Turnpike, consisting of Map G lots 29, 29-A, 29-B, 29-C, 30-B.

AND

“The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Office and Assembly (I-4) District to Rural Restricted Industrial (I-2) District an area of approximately 38.3 acres located along Littleworth Road and the Spaulding Turnpike, consisting of Map G lots 19-B, 29, 29-B.

3. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

AUTHORIZATION

Approved as to
Funding: Daniel R. Lynch
Finance Director

Sponsored by: Councilor Dennis Ciotti
City Council Planning Board
Representative

Approved as to Legal
Form
and Compliance: Anthony Blenkinsop
City Attorney

Recorded by: Karen Lavertu



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Ordinance Number: O – yyyy.mm.dd -
 Ordinance Title: Updating the Dover Zoning Ordinance
 Chapter: 170

City Clerk

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor, Karen Weston		
Deputy Mayor, Robert Carrier		
Councilor John O'Connor, Ward 1		
Councilor Dennis Ciotti, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Joseph Nicolella, Jr, Ward 4		
Councilor Dennis Shanahan, Ward 5		
Councilor Jason Gagnon, Ward 6		
Councilor Sarah Greenshields, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL:



USA TRAINING CENTERS

Zoning Amendment Application Narrative

Proposed Areas for Zoning Amendment:

- ❖ Map G, Lot 19-B, 14.2 Acres, City of Dover
- ❖ Map G, Lot 29 and 29-B, 83.0 Acres, Richard & Anna Kay
- ❖ Map G, Lot 29-A, 1.07 Acres, Nathan & Chelsea Riggs
- ❖ Map G, Lot 29C, 1.35 Acres, Revocable Trust, Anne Tucker
- ❖ Map G, Lot 30-B, 6.83 Acres, Nick & Becky Mourgenos

PURPOSE for AMENDMENT:

Statement for Purposes & Intent of Proposed Amendment:

The purpose for this Amendment is to request the above listed parcels of land to be re-zoned to I-2.

This request seeks a Zoning Amendment from the current R-20 and I-4 Zone to I-2 Zone for the above mentioned properties is to allow for the Development of a new Baseball & Sports Complex.

Also included in this area would be the development of Commercial PAD Sites that would allow for development of Hotels, Restaurants, Vehicle Refueling and Recharging.

Understanding current zoning of the area, the Proposed Development would not be a conforming use in the current zone and would require the board to grant either a Zoning Board of Adjustment or have the area re-Zoned to the I-2 Zone.

We are seeking to have the area re-Zoned to allow for our Proposed Development to be a conforming use.

Consistency with RSA 674:17:

❖ To lessen congestion on streets:

- Subject land parcels have access from State Highway, Route 9 to the south. 3 of the 4 land parcels for Re-Zoning have frontage along Route 9
- City of Dover Property has access along State Highway, Route 16, but would share access from Route 9 as part of the proposed development.
- The area is currently a mix of Commercial, Industrial and Residential development. Current Traffic Counts indicate over 40,000 cars per day between Exit 8 & 9 on Rte. 16 and over 9,000 cars per day on Littleworth Road (Rte. 9) west of the B&M Railroad bridge.
- Our Proposed Development invites a “stay & play” destination design with the Hotel and Restaurant layout, lessening daily travel to and from the park.

❖ To secure Safety from fires, panic and other dangers:

- With 2 means of access/egress along Littleworth Road (Rte. 9) and a loop road on site, we have developed multiple means of egress/access for Emergency Vehicles and public alike.

❖ To Promote Health and Welfare:

- The general premise of this development is to create a park like environment, with complimentary commercial development.
- This park and the recreational aspect it will provide by definition promotes health and wellbeing
- This park will also provide other avenues of entertainment appealing to a large cross section of our community, whether it be sports, concerts, plays, or other forms of community gatherings.

❖ To Provide adequate light and air:

- Will provide plenty of outdoor space in the form of walking trails, playground and picnic areas, not to mention the outdoor athletic fields.
- Conceptual Plan currently shows a Hotel at either end of the development with the open space in between, attempting to define the development while making it welcoming and a place that is attractive to stay.

❖ To Prevent Overcrowding of the Land:

- As mentioned previously, the Conceptual Plan currently shows a Hotel at either end of the development with the open space in between, attempting to define the development while making it welcoming and a place that is attractive to stay.

- The concept here is to spread out the vertical building construction, inviting the patrons to walk to the restaurants, and other entertainment and recreation that is taking place within the park.
- ❖ **To avoid undue concentration of population:**
 - By rezoning a tract of land from an R-20 zone, into an I-2 zone. The effect of this change will eliminate the potential for more than 100 new homes being built on this property, affectively saving the City increased annual educational expense.
 - By keeping the complimentary commercial development spread out on the site, there will be less concentration of vehicle and foot traffic at each location.
 - This Development is by design transient in use, and designed to be a “destination”. This use will not place constant demand on utilities, water and sewer systems.
- ❖ **To facilitate adequate provision of Transportation, solid waste facilities, water, sewerage, schools, parks, child day care:**
 - To be made part of the current public transit system by making bus stop access with in the park.
 - Includes extending current city sewer, water along with extending electrical service and natural gas service.
 - There would not be a need for child care or schools as this Proposed Development is transient in its use.
 - Intends to create an atmosphere of a park like setting.
- ❖ **To assure proper use of Natural Resources and other public requirements:**
 - Intends to make use of an existing pond on the property and incorporate it into part of it park and playground area.
 - Intends to work around existing wetland areas to the greatest extent possible and minimize the need for mitigation, thereby preserving the natural elements of the property.
 - Intends to work with the existing contours of the property to best fit and site the elements of the Development to the greatest extent possible to mitigate large cuts and fills and to take advantage of the natural contours and natural landscape of the earth.
- ❖ **To encourage the use of Soar, Wind or other renewable Energy Systems:**
 - Conceptual designs are considering the use of solar energy opportunities, not fully developed at this stage of application.
 - Concept designs plan to take in to account all the required buffers, setbacks, etc. to maximize sunlight, wind and other renewable resources in the area.

Consistency with the City of Dover's Master Plan:

- ❖ Will encourage mixed use on this property in the form of Recreational and Commercial Development along Rte. 9 & Rte. 16
- ❖ Will have access to public transportation stops making the park easily accessible to Downtown and surrounding areas served by public transportation
- ❖ Will encourage new Business in the form of Hotels, Restaurants and other complimentary business ventures.
- ❖ Will help to continue to keep Dover an affordable place to live by broadening the tax base with new businesses, and lessening the burden of Educational Costs brought by potential residential development in this area.
- ❖ Will encourage high quality low impact growth, in that this Development is a "Destination" attraction, is a transient development in nature, designed in part to increase tourism, and other benefits to local business, but decrease long term impact on City infrastructure.
- ❖ Will be in keeping with the City Council's desire to rezone existing residential areas to commercial areas to increase business tax base and bring new jobs to this area.

Effect on Municipal Services & Capital Facilities

- ❖ Non-residential development proposed will create less demand on the City's Services than the existing Residential would, if that Residential Development be fully built out.
- ❖ Current Use penalty would be placed into the Conservation Fund, to help preserve open space in the community
- ❖ The Sewer Service has capacity and there is Water service that can be brought onto the site
 - Any increases in infrastructure would be made during the site construction phase to more than adequately address capital facilities

Effect on the Natural Environment and Historical resources of the City:

- ❖ The intent is to take advantage of the existing natural landscape and land shape as part of the design process.
 - Situate the Baseball Stadium in such a way as to take advantage of the natural slope of the site to create natural earth berms to allow for grass area seating.
 - Enhance the existing pond on the property to take advantage of natural wildlife habitats. Our intent is to create plaques that may describe wildlife that may be indigenous to the area. A survey and report has been completed to describe the wildlife and plant life in the area.

- ❖ The intent is to take advantage of some of the Historical interests of these properties.
 - Name one of the complex's streets after the original Landowner, who was granted ownership of this parcel of land by the Monarch in England at the time, believed to be King James I, but will need to be researched further.
 - A review of other Historical Sites has been performed and while there were a couple of sites nearby, there is nothing on the Registry that abuts the parcels of land to be developed.

Effect on the Neighborhood:

- ❖ Will not create any adverse effects to the current neighborhood, in that while surrounded by some residential development, the area is also home to industrial and commercial development, and our proposed commercial development could be convenient service to those surrounding business in the form of dining, gas and even a place to stay for traveling employees.
- ❖ The design of the Development intends to take advantage of the naturally occurring wooded areas along the sides of the development to create a visual buffer between the residences and the new development.

Effect on the City's Economy:

- ❖ In similar fashion to how the City acts as a Hub for surrounding towns, will act as a Hub, first for the Baseball Community, not only for the local and NH Seacoast communities but also for New England because of its designation of a Regional Tournament Site, drawing in a steady stream of tourism into the area for extended stays in the area.
- ❖ Will provide other sources of Entertainment in its park besides athletics, including but not limited to concerts, community events, special speakers, conventions and conferences, to name a few. These events will directly affect the community by drawing out the locals for an evening that may include dining out in the community before attending one of the events at the park.
- ❖ Will help to continue to keep Dover an affordable place to live by broadening the tax base with new businesses, and lessening the burden of Educational Costs brought by potential residential development in this area.
 - Current Dover Hotel example, approx. tax revenue of \$115,000.00 per year
 - Current Dover Restaurant example, approx. tax revenue of \$35,000.00 per year
 - Current Dover Gas/C-Store example, approx. tax revenue of \$18,000.00 per year.

- ❖ Will encourage high quality low impact growth, in that this Development is a "Destination". The use & population will be transient in nature. The benefit will be an increase in tourism, increasing benefits to local business in the form of more traffic through local shops, businesses and restaurants to name a few.
- ❖ The additional development planned for this parcel of land include construction of a hotel with conference/convention center & restaurant.
 - Current research suggests that Dover Hotels are currently running at over 90% occupancy every day of the week.
 - The hotels will provide much needed hotel rooms for the area.
- ❖ The proposed development has the opportunity to create new jobs in the following manner:
 - 120 room Hotel, 75 new jobs per hotel
 - 100 seat Restaurant, 50 new jobs per restaurant
 - Sports Complex, 25 new jobs

Additional advantages to the Community for this Development:

- ❖ Will attract a significant influx of tourism to the City of Dover and surrounding area because the Sports Complex itself will be designated as a Regional Site, by Nationally known organizations such as **Perfect Game**, **Blue Chips** and **Evoshield**, to name a few. With the backing of these organizations, our Complex will have the opportunity to attract the top Amateur Baseball and Softball Programs on the Eastern Seaboard throughout the season, which will in turn attract top college recruiters and pro scouts to this area.
- ❖ Will afford local student athletes exposure and opportunity for a college education that they may not otherwise have.
- ❖ The Hotel/Restaurant development will provide close and local service to the multiple businesses currently located in the area.

Our Development Proposes to include the following:

- ❖ **Roads, Parking, Infrastructure:**
 - Extend existing Sewer & Water Utilities
 - Extend existing electrical and communication
 - Extend natural gas lines onto the site from across Littleworth Road
 - Build access roads and parking to standards
 - Build ON & OFF ramps from the south bound lane of Route 16
- ❖ **2,000 Fixed Seat Baseball Stadium**
 - Field Turf Baseball Field Playing Surface
 - Full Concessions
 - 2 Team Clubhouses & Locker Rooms
 - Executive Office Suites
 - Full Service Sit Down Restaurant
 - Berm Style Field Seating
- ❖ **5 Full Size Baseball Fields/Athletic Playing Surfaces**
 - Up to 8 Baseball Fields (concept plan currently calls for 5)
 - 3 field "clover leaf" style layout of baseball fields
 - 2 additional baseball fields
 - Synthetic Field Turf Playing Surfaces
 - Fields will accommodate High School Baseball Diamond
 - 2 Softball size diamonds
 - Soccer, Field Hockey & Lacrosse size playing surfaces
- ❖ **24'x24' (approx. dim.) Observation Building**
 - Men's & Women's Toilet Facilities
 - Concessions
 - Field Storage/Field Office
 - 2nd & 3rd floor observation/scouting decks
- ❖ **1- 90,000 SF Training Field with Seasonal Domed Canopy**
 - Synthetic Field Turf Playing Surface
- ❖ **1-15,000 SF Baseball Training Facility Building**
 - Concrete & Steel constructed structure
 - Metal Siding & Roofing
 - Synthetic Field Turf Interior Training Surfaces
 - Batting and Pitching Lanes
 - Men's & Women's Toilet Facilities
 - Retail Desk/Executive Offices
 - 100 Parking Spaces
- ❖ **Commercial PAD Site Construction**
 - Restaurant Activity
 - Hotel Activity
 - Convenience Store Activity
 - Associated Parking Areas
- ❖ **Walking Path and Park Development**
 - Walking/Hiking Paths
 - Park & Picnic Areas and associated Landscaping
 - Water Fountain Feature
- Playground



USA TRAINING CENTERS

Statement for Purposes & Intent of Proposed Amendment:

Proposed Areas for Zoning Amendment:

- ❖ Map G, Lot 19-B, 14.2 Acres, City of Dover
- ❖ Map G, Lot 29 and 29-B, 83.0 Acres, Richard & Anna Kay
- ❖ Map G, Lot 29-A, 1.07 Acres, Nathan & Chelsea Riggs
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- ❖ Map G, Lot 30-B, 6.83 Acres, Nick & Becky Mourgenos

BASEBALL FACILITY PROJECT DESCRIPTION

PROJECT NARRATIVE:

The project mission is to create a Sports Complex set in a park like atmosphere that specializes in Baseball & Softball Training that will afford the New Hampshire Seacoast area athletes a top flight facility to both train and showcase their abilities to College and Professional Scouts.

The Facility will house a top coaching and training staff which provides individual and team training and evaluation to the athlete, baseball and softball player alike.

The facility however, will not be limited to Baseball and Softball, as the state of the art synthetic playing surfaces are designed to accommodate Soccer, Field Hockey, Lacrosse and Football.

The indoor training facilities and the Stadium are designed to cater to the baseball & softball community, however the intent is to also have an indoor facility that can host a variety of events including entertainment, trade shows, and simple things such as birthday parties and the like.

The **“anchor”** to the proposed development, the Mavericks Stadium will be home to the Seacoast Mavericks, charter member of the Futures Collegiate Baseball League (FCBL), which plays a competitive 53 game schedule each summer, 26 of which will be home contests. Also planned would be several opportunities for entertainment acts ranging in scope from music and comedy to conferences, conventions and special events.

The project will also provide additional commercial development space in the form of PAD Sites, intending to attract Hotels, Restaurants, and other complimentary businesses. Outlined below are the benefits that this piece of the development offers.

Outlined below are Key Elements for why the City's 14-acre parcel is crucial to this development, along with other Key Elements that show how the overall development provides benefit to the City of Dover and surrounding communities.

The City's Property is a Key component for this Proposed Development:

- ❖ The Property is an integral part of the Development Plan, because the 14 acres complete the required land area necessary to support the project as presented.
- ❖ The Property provides high visibility along the Spaulding Turnpike to the proposed Sports Complex and attached commercial development. Visibility is a crucial aspect for a "destination" Complex such as the one proposed.
- ❖ The Property provides the ideal location for the Stadium portion of the proposed development. The Stadium is the "**anchor**" for the whole development.
- ❖ The Property provides an opportunity to obtain access right off the Spaulding Turnpike.
 - Should access be granted, the City's property would be a "gateway" of sorts from the Spaulding Turnpike for the remaining portion of the development planned for the adjoining properties.
 - Should access not be granted, the City's property is still crucial because of the afore mentioned "**visibility**", but even more is the "**anchor**" completing the destination.

Key Long Term Advantages to the City of Dover for this Development:

- ❖ Will encourage mixed use on this property in the form of Recreational and Commercial Development along Rte. 9 & Rte. 16.
- ❖ Will have access to public transportation stops making the park easily accessible to Downtown and surrounding areas served by public transportation.
- ❖ Will encourage new Business in the form of Hotels, Restaurants and other complimentary business ventures.

- ❖ Will help to continue to keep Dover an affordable place to live by broadening the tax base with new businesses, and lessening the burden of Educational Costs brought by potential residential development in this area.
 - Current Dover Hotel example, approx. tax revenue of \$115,000.00 per year
 - Current Dover Restaurant example, approx. tax revenue of \$35,000.00 per year
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- ❖ Will encourage high quality low impact growth, in that this Development is a “Destination”. The use & population will be transient in nature. The benefit will be an increase in tourism, increasing benefits to local business in the form of more traffic through local shops, businesses and restaurants to name a few.
- ❖ The additional development planned for this parcel of land include construction of a hotel with conference/convention center & restaurant.
 - Current research suggests that Dover Hotels are currently running at over 90% occupancy every day of the week.
 - The hotels will provide much needed hotel rooms for the area.
- ❖ The proposed development has the opportunity to create new jobs in the following manner:
 - 120 room Hotel, 75 new jobs per hotel
 - 100 seat Restaurant, 50 new jobs per restaurant
 - Sports Complex, 25 new jobs

For these reasons it is believed that the proposed development aligns well with the City of Dover’s Master Plan.

Additional advantages to the Community for this Development:

- ❖ Will attract a significant influx of tourism to the City of Dover and surrounding area because the Sports Complex itself will be designated as a Regional Site, by Nationally known organizations such as **Perfect Game**, **Blue Chips** and **Evoshield**, to name a few. With the backing of these organizations, our Complex will have the opportunity to attract the top Baseball and Softball Amateur Programs on the Eastern Seaboard though out the season, which will in turn attract top college recruiters and pro scouts to this area.
- ❖ Will afford local student athletes exposure and opportunity for a college education that they may not otherwise have.
- ❖ The Hotel/Restaurant development will provide close and local service to the multiple businesses currently located in the area.

Site Development Benefits:

- ❖ The development intends to carry the costs associated with extending the existing Sewer Service along the Spaulding Turnpike to service these new business opportunities, as well as the Sports Complex.
- ❖ The development intends to carry the costs associated with extending Water, Power and other Utilities and Services from the Littleworth Road end of the development to serve both the Sports Complex as well as the new Business/Commercial development ventures.
- ❖ The development intends to carry the costs of road improvements within the site throughout the development.

Summary Statement:

The City's 14-acre parcel located along the Spaulding Turnpike for the reasons mentioned is a desirable piece of this development. The City's land along with the adjoining parcels, combine to allow a development plan that provides an exciting opportunity for a mixed use development combining Recreation and Business opportunities.

We recognize that the City's parcel of land currently falls in an Industrial Zone, while other portions of our proposed development fall within the R-20 Residential Zone. Another advantage to our Development Proposal would effectively remove up to 60 plus acres of land out of the R-Zone and set it for an Industrial Zone.

As new business/industrial development is attracted the opportunity for tax revenue is realized **without any increase in cost burden on the City in the way of education or educational infrastructure**, as our proposed development and use will take a large tract of potential housing development land out of the mix where it is currently zoned for residential development.

SPORTS COMPLEX FACILITY PROPOSED DEVELOPMENT

❖ **Roads, Parking, Infrastructure:**

- Extend existing Sewer & Water Utilities onto the site to service the proposed development
- Extend existing electrical and communication onto the site to service the proposed development
- Extend natural gas lines onto the site from across Littleworth Road to service the proposed development
- Build access roads and parking to standards to support the proposed development
- Build ON & OFF ramps from the south bound lane of Route 16 to service and support the proposed development

❖ **2,000 Fixed Seat Baseball Stadium**

- Field Turf Baseball Field Playing Surface
- Full Concessions
- 2 Team Clubhouses & Locker Rooms
- Executive Office Suites
- Full Service Sit Down Restaurant
- Berm Style Field Seating

❖ **5 Full Size Baseball Fields/Athletic Playing Surfaces**

- Up to 8 Baseball Fields (our concept plan currently calls for 5)
 - 3 field "clover leaf" style layout of baseball fields
 - 2 additional baseball fields
 - Synthetic Field Turf Playing Surfaces
 - Fields will accommodate High School Baseball Diamond
 - 2 Softball size diamonds
 - Soccer, Field Hockey & Lacrosse size playing surface

❖ **24'x24' (approx. dim.) Observation Building**

- Men's & Women's Toilet Facilities
- Concessions
- Field Storage/Field Office
- 2nd & 3rd floor observation/scouting decks

❖ **1- 90,000 SF Training Field with Seasonal Domed Canopy**

- Synthetic Field Turf Playing Surface

❖ **1-15,000 SF Baseball Training Facility Building**

- Concrete & Steel constructed structure
- Metal Siding & Roofing
- Synthetic Field Turf Interior Training Surfaces
- Batting and Pitching Lanes
- Men's & Women's Toilet Facilities
- Retail Desk/Executive Offices

❖ **Commercial PAD Site Construction**

- Restaurant Activity
- Hotel Activity
- Convenience Store Activity
- Associated Parking Areas

❖ **Walking Path and Park Development**

- Walking/Hiking Paths
- Park & Picnic Areas and associated Landscaping

55 Calef Highway, Suite 2 Barrington, NH 03825

603-610-1784 Tel 603-766-0726 Fax

Assessors Information				City of Dover, NH	
Parcel Number				Abutters List	
Map	Block	Lot	Unit	Property Owner's Name	Mailing Address
G	28	0	0	GROSSMAN PENELOPE, STOREMASTER FUNDING III LLC, C/O PACE	132 JACKSON STREET NEWTON CTR., MA 02159
G	6	C	0	INDUSTRIES LLC	67 FAULKNER ST NORTH BILLERICA, MA 01862
G	28	1	D	DUNPHY MICHAEL B &, DUNPHY JOY C	37 LITTLEWORTH RD DOVER, NH 03820
G	28	1	C	KRUSPKI DAVID J &, KRUSPKI APRIL M	1A GREENFIELD DR DOVER, NH 03820
G	28	1	A	HUTCHINGS SHANE C &, HUTCHINGS MOLLY S	43A LITTLEWORTH RD DOVER, NH 03820
G	28	1	B	XYDIAS VASILIOS P, KAY RICHARD W & ANNA R TRUSTEES, KAY	43 LITTLEWORTH RD DOVER, NH 03820
G	29	B	0	RICHARD & ANNA IRREVOCABLE TRUST	45 LITTLEWORTH ROAD DOVER, NH 03820
G	19	B	0	CITY OF DOVER WYINDBROOK AT DOVER HOMEOWNERS	288 CENTRAL AVE DOVER, NH 03820 210 COMMERCE WAY STE 150 PORTSMOUTH, NH
G	24	J	0	ASSOCIATION	03801
G	24	J	166	FOSTER CAROLYN BRENDA,	28 STOCKLAN CR DOVER, NH 03820
G	24	J	155	OCZKOWSKI GARY R,	45 SANDRA'S RUN DOVER, NH 03820
G	24	J	154	MACINTIRE ERIN,	43 SANDRA'S RUN DOVER, NH 03820
G	24	J	153	ST LAURENT ASHLEY L,	41 SANDRA'S RUN DOVER, NH 03820
G	24	J	152	LEMON JONATHAN &, LEMON RACHEL SUNDRARAM HARI HARA BALAJI KANDHAN	39 SANDRA'S RUN DOVER, NH 03820
G	24	J	151	MEENA, DEVAENATHYPATHY SUHASHNI	37 SANDRA'S RUN DOVER, NH 03820
G	24	J	150	SANDLER JAY R & CATHERYN ANN TRUSTEES, SANDLER FAMILY 2015 REVOCABLE TRUST	35 SANDRA'S RUN DOVER, NH 03820
G	29	0	0	KAY RICHARD & ANNA REVOCABLE TRUST,	45 LITTLEWORTH ROAD DOVER, NH 03820

G	29	A	0	RIGGS NATHAN &, RIGGS CHELSEA TUCKER ANNE E TRUSTEE, TUCKER ANNE E	53 LITTLEWORTH RD DOVER, NH 03820
G	29	C	0	REVOCABLE TRUST	16 THE GARRISON DOVER, NH 03820
G	4	G	0	LITTLEWORTH/INDUSTRIAL PARK PROPERTIES L,	165 INDUSTRIAL PARK RD DOVER, NH 03820
G	4	F	0	HOLGATE LIMITED PARTNERSHIP,	130 CENTRAL AVE DOVER, NH 03820
G	4	F	1	JBMF REAL ESTATE LLC,	42 LITTLEWORTH RD DOVER, NH 03820
G	3	D	1	ROUNDY VICKI S &, ROUNDY EDWARD K JR	48 EDGEWATER DR BARRINGTON, NH 03825
G	4	D	0	GLOBAL INVENTORY MANAGEMENT LLC,	120 INDUSTRIAL PARK RD DOVER, NH 03820
G	3	D	2	IWORX REAL ESTATE LLC, TRICKLING FALLS TRUST, ANDOLINA DONALD C	62 LITTLEWORTH RD DOVER, NH 03820
G	30	0	0	AND MARIE M TRUSTEES	59 LITTLEWORTH RD DOVER, NH 03820
G	30	A	0	WRIGHT JEREMY S &, STANLEY STACI L ANTONIOLI KATHERINE MICHELLE &, ANTONIOLI	180 COLUMBUS AVE DOVER, NH 03820
G	30	A	1	RYAN TED	174 COLUMBUS AV DOVER, NH 03820-5507
G	30	A	2	DUDLEY ANNE MARIE,	168 COLUMBUS AVE DOVER, NH 03820
G	30	B	2	BOCKMAN SARA J &, BOCKMAN JOHN J II	160 COLUMBUS AVE DOVER, NH 03820
G	30	B	0	MOURGENOS NICHOLAS G, MOURGENOS BECKY L	32 THREE RIVERS FARM DOVER, NH 03820
G	27	A	0	MYERS EVAN B &, MYERS SAMANTHA G	128 COLUMBUS AVENUE DOVER, NH 03820
G	27	2	0	GRIFFES JONATHAN D, GRIFFES KIMBERLEY J	3 WALLACE DR DOVER, NH 03820
G	27	4	0	WAMSLEY RICHARD D &, WAMSLEY NADINE E	7 WALLACE DR DOVER, NH 03820
G	27	6	0	PROULX DONALD P, PROULX TAMMY J	11 WALLACE DR DOVER, NH 03820
G	29	14	0	GRAVES MICHAEL F &, GRAVES BETSY J	17 WALLACE DR DOVER, NH 03820
G	29	13	0	ANGLACE THEODORE F III &, ANGLACE STACY B	23 WALLACE DR DOVER, NH 03820
G	29	12	0	VANASCO STEVEN J &, VANASCO LARA B	27 WALLACE DRIVE DOVER, NH 03820

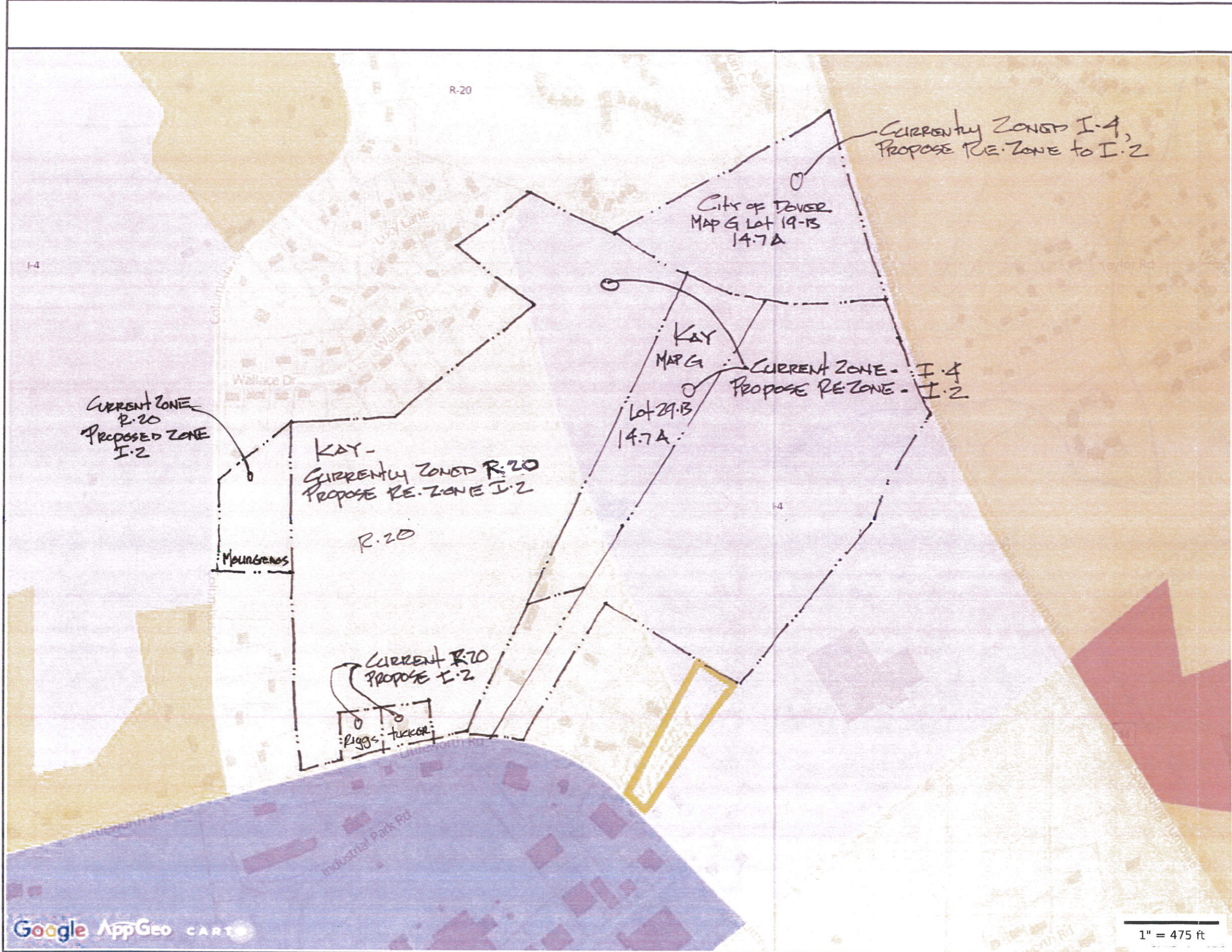
G	29	11	0	JERRY GLEN C REVOCABLE TRUST, JERRY GLEN C TRUSTEE	33 WALLACE DRIVE DOVER, NH 03820
G	29	10	0	JOST JERRY WESTON &, POKROVSKAYA IRINA	37 WALLACE DR DOVER, NH 03820
G	29	9	0	PARKER CHRISTOPHER W &, PARKER LEANNE	43 WALLACE DR DOVER, NH 03820
G	29	8	0	MCINTYRE JOHN T &, MCINTYRE MEGAN A	47 WALLACE DR DOVER, NH 03820
G	29	7	0	ANDRECYK GREGORY PAUL, SMITH JOAN DORIS ROBERTS FREDERICK R &, CORDES-ROBERTS FLORENCE D	49 WALLACE DR DOVER, NH 03820
G	29	6	0	NOLLET JOHN &, NOLLET LORI	51 WALLACE DR DOVER, NH 03820
G	29	5	0	BEAUREGARD PETER D &, BEAUREGARD AMY T	48 WALLACE DR DOVER, NH 03820
G	26	9	0	MCKAY MICHAEL C,	33 LUCY LN DOVER, NH 03820
G	26	10	0	LOOKER SUSAN N &, LOOKER WILLIAM	37 LUCY LN DOVER, NH 03820
G	26	11	0	MOE EROL R &, MOE JENNIFER A	41 LUCY LN DOVER, NH 03820
G	26	12	0	49 Abutters	40 LUCY LN DOVER, NH 03820

RE-ZONING SUBMISSION LIST

NAME	Mailing Address	
RICHARD & ANNA KAY	45 LITTLEWORTH ROAD, DOVER, NH 03820	
JEFF WHITE	PISCATAQUA ROAD, DOVER, NH 03820	1-(603)-834-0971
USA TRAINING CENTERS, DAVID HOYT	117 GOSLING ROAD, NEWINGTON, NH 03801	1-(603)-431-6700
NORTH & SOUTH COSNTRUCTION, ANDY TOBIN	55 CALEF HIGHWAY, SUITE 2, BARRINGTON, NH 03825	1-(603)-610-1784
TRITECH ENGINEERING CORP, ROBERT STOWELL	755 CENTRAL AVE. DOVER, NH 03820	1-(603)-742-8107
BRUTON & BERUBE, F.X. BRUTON	798 CENTRAL AVE., DOVER, NH 03820	1-(603)-749-4529

PROPERTY OWNER'S of PROPOSED RE-ZONE AMENDMENT

CITY OF DOVER, NEW HAMPSHIRE	288 CENTRAL AVE., DOVER, NH 03820
RICHARD & ANNA KAY	45 LITTLEWORTH ROAD, DOVER, NH 03820
JASON & CHESLSEA RIGGS	53 LITTLEWORTH ROAD, DOVER, NH 03820
REVOCABLE TRUST, ANNE E. TUCKER	16 THE GARRISON, DOVER, NH 03820
NICK & BECKY MOURGENOS	32 THREE RIVERS FARM, DOVER, NH 03820



Property Information

Property ID G0028-001D00
Location 37 LITTLEWORTH RD
Owner DUNPHY MICHAEL B &



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

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Parcels updated 1/1/2016
 Properties updated 11/07/2016