



USA Training Centers
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January 12, 2016

VIA HAND DELIVERY

Kirt Schuman, Chairman
Dover Planning Board
City of Dover
288 Central Avenue
Dover, NH 03820

RE: Littleworth Road Zoning Amendment

RECEIVED
Planning Office

JAN 12 2017

Dear Chairman Schuman:

Dover, New Hampshire

We are pleased to present the enclosed Conceptual Master Plan in support of the zoning amendment application submitted by Richard and Anna Kay for properties located on or around Littleworth Road. The enclosed plan has been prepared on behalf of USA Training Centers, and is a conceptual rendering of the proposed use USA Training Centers envisions for a portion of the properties subject to the zoning amendment.

As you may recall, the zoning amendment application was considered by the Dover Planning Board at its December 13, 2016 meeting. At that meeting, USA Training Centers presented a "bubble" plan, which depicts areas of development proposed by USA Training Centers. As stated at the meeting, and within the rezoning amendment application, USA Training Centers intends to develop a safe, state of the art, baseball/softball and sports facility comprised of outdoor multi-purpose playing fields, and an indoor training facility, along with complimentary commercial uses such as hotels, a restaurant and other commercial uses. The bubble plan was presented as a preliminary vision of the development. At the last meeting we were requested, and agreed, to refine the proposal as to the USA Training Centers development. The plan provided herein represents those efforts.

As you may recall, we indicated to the Planning Board and the residents in attendance, that USA Training Centers wants to develop an overall facility that is feasible in terms of the objectives of USA Training Centers, but also respectful of the existing and surrounding residential uses. With that concept in mind, USA Training Centers has refined its preliminary conceptual design in a manner that results in a significant woodland buffer to the existing residential uses. USA Training Centers is willing to work with the City in order that these woodland buffers are placed in a perpetual conservation easement. In addition, in refining the conceptual design, one proposed outdoor playing field has been eliminated, and the indoor training facility has been moved away from the existing residential uses, and now abuts other industrial land. Further, the outdoor Mavericks Ballfield that will support fixed seating and concessions has been designed to be as close to the Spaulding Turnpike as possible, with a proposed hotel adjacent to this field to further serve as a buffer between the Mavericks Ballfield and the existing residential uses.

We believe the enclosed plan better defines the context the actual size of the proposed Mavericks Ballfield, which has otherwise been referred to as the "stadium." The Mavericks Ballfield will be utilized for sporting events and other family and civic oriented events that require fixed seating. The amount of seating is intended to be approximately 1,500 fixed and bleacher style seats. This amount of seating is understood to be far less than that provided for at Dunaway Field at the Dover High School.

As the Conceptual Master Plan depicts, the proposed development will offer an access point to land that is already zoned industrial. We expect, by providing the access point, that when the adjacent industrial parcels are developed, those uses can utilize the access point provided, thus reducing the need for additional industrial access points along Littleworth Road. The use of this access point for other industrial uses would not be possible through the existing residential zone. As a non-residential use, the Planning Board will, through its site plan review process, be in a position to control the traffic flow, as opposed to an unrestricted flow of traffic, should a residential use be developed.

As the development has evolved, USA Training Centers has reached out to Dover High School in order to extend the free use of the Mavericks Ballfield for all home games for both the Dover High School Varsity and Junior Varsity teams. In addition, other sports organizations have expressed an interest in utilizing the playing fields for a fee for sports such as softball, soccer and lacrosse.

The above described local civic and sporting uses are consistent with the overall vision USA Training Centers has for this development. These uses of the proposed facilities will enhance the reputation of Dover as a regional destination location. The facilities will provide increased tax revenue, provide new jobs without being a burden to the City's existing infrastructure or school budget, and will fuel youth and family tourist growth within a safe and fun environment, all located close to the interchange of the Spaulding Turnpike.

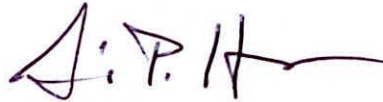
To the extent that the property is re-zoned, USA Training Centers is committed to proceeding with a site plan that will be thoroughly vetted by the City's Technical Review Committee and the Dover Planning Board. As you know, these reviews will study issues that

include civil design, dark star compliant lighting, wetland consideration, buffering to residential uses, noise and traffic. Throughout the process, USA Training Centers will continue to meet with and consider the concerns of the surrounding residential abutters.

We look forward to answering any questions that may arise regarding the plan of development intended by USA Training Centers at the January 24, 2017 public hearing regarding the zoning amendment application.

Sincerely,

USA Training Centers

A handwritten signature in black ink, appearing to read 'D. P. H.', with a long horizontal flourish extending to the right.

David Hoyt, Owner

Enclosure

cc: Christopher G. Parker, AICP, Assistant City Manager,
Director of Planning and Strategic Initiatives

Richard and Anna Kay
Bruton & Berube, PLLC
Tri-Tech Engineering Corporation

ABUTTER LIST: P16-36

USA TRAINING CENTER/KAY

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
F0023-B00000	131 COLUMBUS AV	KAY DUANE		131 COLUMBUS AVENUE	DOVER	NH	03820
F0023-E00000	165 COLUMBUS AV	GOWER PATRICIA A TRUSTEE	ETHYN REALTY TRUST	165 COLUMBUS AVENUE	DOVER	NH	03820
F0023-G00000	155 COLUMBUS AV	SHEEHAN SHERRIE R &	SHEEHAN WAYNE M	155 COLUMBUS AVENUE	DOVER	NH	03820
F0025-A00000	107 COLUMBUS AV	KAY DUANE		131 COLUMBUS AVE	DOVER	NH	03820
F0027-000000	67 LITTLEWORTH RD	RAVELING DAVID L		16 FORD DR	BARRINGTON	NH	03825
F0027-A00000	177 COLUMBUS AV	PICCIRILLI MICHAEL J		177 COLUMBUS AV	DOVER	NH	03820-5506
F0027-A00001	171 COLUMBUS AV	WOLCOTT CYNTHIA A		171 COLUMBUS AV	DOVER	NH	03820
G0003-D00001	52 LITTLEWORTH RD	ROUNDY VICKI S &	ROUNDY EDWARD K JR	48 EDGEWATER DR	BARRINGTON	NH	03825
G0003-D00002	62 LITTLEWORTH RD	IWORX REAL ESTATE LLC		62 LITTLEWORTH RD	DOVER	NH	03820
G0004-F00000	136 INDUSTRIAL PARK RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
G0004-F00001	42 LITTLEWORTH RD	JBMF REAL ESTATE LLC		42 LITTLEWORTH RD	DOVER	NH	03820
G0004-G00000	165 INDUSTRIAL PARK RD	LITTLEWORTH/INDUSTRIAL PARK PROPERTIES L		165 INDUSTRIAL PARK RD	DOVER	NH	03820
G0019-B00000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
G0024-J00000	TOLEND RD	WYNDBROOK AT DOVER HOMEOWNERS ASSOCIATIO		PO BOX 1685	DOVER	NH	03821-1685
G0024-J00151	37 SANDRA'S RUN	SUNDRARAM HARI HARA BALAJI KANDHAN MEENA	DEVASENATHYPATHY SUHASHNI	37 SANDRA'S RUN	DOVER	NH	03820-4731
G0024-J00152	39 SANDRA'S RUN	LEMON JONATHAN &	LEMON RACHEL	39 SANDRA'S RUN	DOVER	NH	03820
G0024-J00153	41 SANDRA'S RUN	ST LAURENT ASHLEY L		41 SANDRA'S RUN	DOVER	NH	03820
G0024-J00154	43 SANDRA'S RUN	MACINTIRE ERIN		43 SANDRA'S RUN	DOVER	NH	03820
G0024-J00155	45 SANDRA'S RUN	OCZKOWSKI GARY R		45 SANDRA'S RUN	DOVER	NH	03820
G0024-J00166	28 STOCKLAN CR	FOSTER CAROLYN BRENDA		28 STOCKLAN CR	DOVER	NH	03820
G0024-J00167	26 STOCKLAN CR	DARROW BRIAN &	DARROW MELISSA	26 STOCKLAN CR	DOVER	NH	03820
G0024-J00168	24 STOCKLAN CR	SANDHU JASDEEP SINGH &	SANDHU VANEET KAUR	24 STOCKLAN CR	DOVER	NH	03820
G0024-J00169	22 STOCKLAN CR	HAMEL IAN P &	HAMEL STEPHANIE D	209 TENNYSON DR	MANCHESTER	NH	03101
G0026-001000	5 LUCY LN	NIRO DELIO V &	NIRO MARIE E	5 LUCY LN	DOVER	NH	03820
G0026-002000	11 LUCY LN	ALBIES JAMES F &	ALBIES CAROL E	PO BOX 1704	DOVER	NH	03821-1704
G0026-003000	15 LUCY CT	CHILD MICHAEL P &	CHILD MELISSA M	15 LUCY CT	DOVER	NH	03820
G0026-004000	17 LUCY CT	SKIDDS MATTHEW J &	SKIDDS AIMEE E	17 LUCY CT	DOVER	NH	03820
G0026-005000	19 LUCY CT	GOSSELIN KELLEN P &	GOSSELIN JAMIE	19 LUCY CT	DOVER	NH	03820
G0026-006000	21 LUCY CT	MARAVICH JOHN P &	MARAVICH JESSICA M	21 LUCY CT	DOVER	NH	03820
G0026-007000	23 LUCY LN	TOLAND DANIEL P &	TOLAND KRISTIN M	23 LUCY LN	DOVER	NH	03820-5516
G0026-008000	27 LUCY LN	RICHARDSON JACOB E &	RICHARDSON CORINNE M	27 LUCY LN	DOVER	NH	03820
G0026-009000	33 LUCY LN	BEAUREGARD PETER D &	BEAUREGARD AMY T	33 LUCY LN	DOVER	NH	03820
G0026-010000	37 LUCY LN	MCKAY MICHAEL C		37 LUCY LN	DOVER	NH	03820
G0026-011000	41 LUCY LN	LOOKER SUSAN N &	LOOKER WILLIAM	41 LUCY LN	DOVER	NH	03820
G0026-012000	40 LUCY LN	MOE EROL R &	MOE JENNIFER A	40 LUCY LN	DOVER	NH	03820-5516
G0026-013000	36 LUCY LN	CALHOUN KEVIN T &	CALHOUN KELLY S	36 LUCY LN	DOVER	NH	03820
G0026-014000	32 LUCY LN	TESCH DALE A JR &	BILODEAU JANET	32 LUCY LN	DOVER	NH	03820-5516
G0026-015000	28 LUCY LN	BERUBE SCOTT R &	BERUBE KELLY M	28 LUCY LN	DOVER	NH	03820
G0026-016000	24 LUCY LN	CLARK LAWRENCE &	CLARK DORIS	24 LUCY LN	DOVER	NH	03820-5516
G0026-017000	18 LUCY LN	PALLAZOLA COSMO &	PALLAZOLA MEGHAN E	18 LUCY LN	DOVER	NH	03820-5516
G0027-001000	6 WALLACE DR	MICHAUD VINCENT V &	MICHAUD MICHELE M	6 WALLACE DR	DOVER	NH	03820
G0027-003000	12 WALLACE DR	MAWBY DONNA M &	FRANK PIETER G	12 WALLACE DR	DOVER	NH	03820
G0027-004000	7 WALLACE DR	WAMSLEY RICHARD D &	WAMSLEY NADINE E	7 WALLACE DR	DOVER	NH	03820
G0027-005000	18 WALLACE DR	KISH WILLIAM A	KILL-KISH EVONNE	18 WALLACE DR	DOVER	NH	03820
G0027-006000	11 WALLACE DR	PROULX DONALD P	PROULX TAMMY J	11 WALLACE DR	DOVER	NH	03820
G0027-A00000	128 COLUMBUS AV	MYERS EVAN B &	MYERS SAMANTHA G	128 COLUMBUS AVENUE	DOVER	NH	03820
G0028-000000	LITTLEWORTH RD	GROSSMAN PENELOPE		132 JACKSON STREET	NEWTON CTR	MA	02159
G0029-000000	LITTLEWORTH RD	RICHARD & ANNA KAY REVOCABLE TRUST		45 LITTLEWORTH RD	DOVER	NH	03820
G0029-001000	24 WALLACE DR	FLEWELLING STEPHEN D & SHERRY E CO-TRUST	FLEWELLING FAMILY REVOCABLE TRUST OF 201	24 WALLACE DR	DOVER	NH	03820
G0029-002000	28 WALLACE DR	ELMSLIE BRUCE T &	KOUNLASA SINTHY	28 WALLACE DR	DOVER	NH	03820
G0029-003000	38 WALLACE DR	CARIGNAN PAUL A	CARIGNAN HEATHER J	38 WALLACE DR	DOVER	NH	03820
G0029-004000	42 WALLACE DR	ZUBKUS ROBERT A	ZUBKUS ELAINE S	42 WALLACE DRIVE	DOVER	NH	03820
G0029-005000	48 WALLACE DR	NOLLET JOHN &	NOLLET LORI	48 WALLACE DR	DOVER	NH	03820
G0029-006000	51 WALLACE DR	ROBERTS FREDERICK R &	CORDES-ROBERTS FLORENCE D	51 WALLACE DR	DOVER	NH	03820-5520
G0029-007000	49 WALLACE DR	ANDRECYK GREGORY PAUL	SMITH JOAN DORIS	49 WALLACE DR	DOVER	NH	03820
G0029-008000	47 WALLACE DR	MCINTYRE JOHN T &	MCINTYRE MEGAN A	47 WALLACE DR	DOVER	NH	03820
G0029-009000	43 WALLACE DR	PARKER CHRISTOPHER W &	PARKER LEANNE	43 WALLACE DR	DOVER	NH	03820
G0029-010000	37 WALLACE DR	JOST JERRY WESTON &	POKROVSKAYA IRINA	37 WALLACE DR	DOVER	NH	03820
G0029-011000	33 WALLACE DR	JERRY GLEN C REVOCABLE TRUST	JERRY GLEN C TRUSTEE	33 WALLACE DRIVE	DOVER	NH	03820
G0029-012000	27 WALLACE DR	VANASCO STEVEN J &	VANASCO LARA B	27 WALLACE DRIVE	DOVER	NH	03820
G0029-013000	23 WALLACE DR	ANGLACE THEODORE F III &	ANGLACE STACY B	23 WALLACE DR	DOVER	NH	03820
G0029-014000	17 WALLACE DR	GRAVES MICHAEL F &	GRAVES BETSY J	17 WALLACE DR	DOVER	NH	03820
G0029-A00000	53 LITTLEWORTH RD	NATHAN RIGGS	CHELSEA RIGGS	53 LITTLEWORTH RD	DOVER	NH	03820
G0029-B00000	45 LITTLEWORTH RD	RICHARD & ANNA KAY, TRUSTEES	RICHARD & ANNA KAY IRREVOCABLE TRUST	45 LITTLEWORTH RD	DOVER	NH	03820
G0029-C00000	49 LITTLEWORTH RD	ANNE E TUCKER, TRUSTEE	ANNE E TUCKER REVOCABLE TRUST	16 THE GARRISON	DOVER	NH	03820
G0030-000000	59 LITTLEWORTH RD	TRICKLING FALLS TRUST	ANDOLINA DONALD C AND MARIE M TRUSTEES	59 LITTLEWORTH RD	DOVER	NH	03820
G0030-A00000	180 COLUMBUS AV	WRIGHT JEREMY S &	STANLEY STACI L	180 COLUMBUS AVE	DOVER	NH	03820
G0030-A00001	174 COLUMBUS AV	ANTONIOLI KATHERINE MICHELLE &	ANTONIOLI RYAN TED	174 COLUMBUS AV	DOVER	NH	03820-5507
G0030-A00002	168 COLUMBUS AV	DUDLEY ANNE MARIE		168 COLUMBUS AVE	DOVER	NH	03820
G0030-B00000	152 COLUMBUS AVE	NICHOLAS MOURGENOS	BECKY MOURGENOS	32 THREE RIVERS FARM	DOVER	NH	03820
G0030-B00002	160 COLUMBUS AV	BOCKMAN SARA J &	BOCKMAN JOHN J II	160 COLUMBUS AVE	DOVER	NH	03820
G0040-000000	61 LITTLEWORTH RD	TATE DAREL CLINTON		61 LITTLEWORTH ROAD	DOVER	NH	03820
		BRUTON & BERUBE	F.X. BRUTON	798 CENTRAL AVE	DOVER	NH	03820
		JEFF WHITE		PISCATAQUA ROAD	DOVER	NH	03820
		NORTH & SOUTH CONSTRUCTION	ANDY TOBIN	55 CALEF HIGHWAY, SUITE 2	BARRINGTON	NH	03825
		TRITECH ENGINEERING CORP	ROBERT STOWELL	755 CENTRAL AVE	DOVER	NH	03820
		USA TRAINING CENTERS	DAVID HOYT	117 GOSLING ROAD	NEWINGTON	NH	03801

From: Ted Anglace [mailto:tanlace@yahoo.com]
Sent: Wednesday, December 14, 2016 11:47 AM
To: Planning Board - All
Subject: Rezoning Map G Lot 29, etc.

Hello.

Thanks for your time and consideration of my presentation last night. Having struggled with rezoning in my area twice before, this is very stressful on me and my family. I think the citizen's petition should have at least been tabled until the owners of the lots who were not part of the petition could be either convinced to state that they support it or oppose it. To me, allowing anyone to petition for the rezoning of another person's land seems morally wrong but of course, it is water under the bridge at this point.

I am writing to ask everyone to PLEASE take the drive I described and see the area for yourselves.

It should not take you more than 10 minutes to complete.

Start at Moore's Crane

Go right on Littleworth

Go right on Columbus

Go right on Wallace, loop back onto Columbus

Go right on Lucy, loop back to Columbus

Go right on Tolend

Go right into the Wyndbrook subdivision which has the most homes and is closest to the proposed stadium but was not shown on the concept drawings last night (nor was Lucy Lane).

If anyone wants to see the rear property line of the 60 acres at the edge of my yard, and very sparsely wooded (David Kay spend 8 months logging that land last summer) I am happy to walk down there with you, just be sure to bring boots.

If anyone has questions about anything I stated last night, I am also glad to discuss. We can disagree without being disagreeable, I am a very non-confrontational person by nature, so please don't worry about that.

Thank you,
Ted Anglace
603-343-5736

