



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, April 13, 2021**
Meeting Time: **7:00 pm**

Certain members of the Planning Board may be participating in this meeting remotely. In addition, the Chair of the Planning Board may, per NH RSA 91-A:2, III (b), declare an “emergency” within the meaning of that statute and waive the requirement that a quorum be physically present at the meeting. In either event, remote members will identify their location and any person present with them at that location. All votes will be by roll call.

The City of Dover has taken extra steps to ensure the physical location of this meeting conforms with all safety provisions during the pandemic, including social distancing, face coverings, and frequently sanitized facilities. Although qualified members of the public can participate in the meeting by speaking at the physical location, the public is encouraged to leave comments in advance by calling 516-MEET (6338), emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment

1. CITIZENS’ FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 23, 2021 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Wolcott Holdings, LLC, Assessor’s Map 39, Lot 63, zoned G-Gateway, and located at 33 New Rochester Road. (3 new lots) *(P21-17)
- B. Consideration and acceptance of a Minor Lot Line Adjustment for Richard A. & Linda C. Long, Assessor’s Map 25, Lots 19 & 19-1, zoned R-12, located at 11 Fairview Avenue. *(P21-18)
- C. Consideration and acceptance of a Minor Subdivision for Scott Boudreau, (Owner: Sherri Towle), Assessor’s Map C, Lot 47, zoned R-40, and located at 379 Tolend Road. (1 new lot) *(P21-19)

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. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 23, 2021**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Dennis Ciotti (Councilor), Dave White, Mark Speidel (Alternate)

The following Board members called into the meeting: Frank Torr, Tom Clark, Jackson Kaspari, Kyle Pimental, Erin Allgood (Alternate), Hayley Harmon (Vice Chair), Dave Landry

Members Not Present (excused):

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. She noted that certain members of the Planning Board are participating in this meeting remotely, and as the Chair of the Planning Board she has, per NH RSA 91-A:2, III (b), declared an "emergency" within the meaning of that statute and waive the requirement that a quorum be physically present at the meeting. Remote members will identify their location and any person present with them at that location. All votes will be by roll call.

The City of Dover has taken extra steps to ensure the physical location of this meeting conforms with all safety provisions during the pandemic, including social distancing, face coverings, and frequently sanitized facilities. Although qualified members of the public can participate in the meeting by speaking at the physical location, the public is encouraged to leave comments in advance by calling 516-MEET (6338), emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.

Chair Cruikshank noted E. Allgood will sit for D. Landry, who arrived mid-meeting.

1. CITIZENS' FORUM

Citizens Forum Open. No one spoke Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

March 09, 2021 Regular Meeting Minutes

Motion: D. White moved to approve the minutes as submitted. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, E. Allgood- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Zeland Schwartz Revocable Trust, (Owners: Zeland Schwartz Revocable Trust & Zeland Schwartz), Assessor's Map H, Lots 13 & 14D, zoned R-20, and located at 26 & 26 ½ Bellamy Road. *(P21-08)

C. Parker explained the applicant is requesting to complete a lot line adjustment between two lots. Parcel A, which is 76,501 s.f., will be moved from lot H/13 to lot H/14D. Both lots would have conforming frontage and lot size. This area of the Bellamy is not tidal so these lots are not in the Riverfront Residential Overlay District.

As a Lot Line Adjustment, this application did not appear before the TRC



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Kevin McEneaney, McEneaney Survey reviewed the application and project. They propose to take 1.75 ac from H13 and add it to H14D. H13 will result in .46 ac and H14D will result in 3.71 ac. The applicant has no issues with the staff conditions for approval. The circular driveway will be partially removed and both lots are serviced by municipal sewer and water.

Motion: D. White moved to accept the application and noted that there is no regional impact by the request. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, E. Allgood- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

Public Hearing Opened

No one spoke.

An email from Stephen Thunstrom at 28 Bellamy was received to verify the tree line. No calls were received.

Public Hearing Closed

STAFF RECOMMENDATION:

C. Parker noted that Chapter 157-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations, and staff recommends that the Planning Board approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide:
 - a. the Planning Department with a digital version of the final plat.
 - b. a CAD file to the satisfaction of the Asset Management Administrator.
2. The applicant shall revise the plat to:
 - a. Add signature and stamp of LLS
 - b. Add owner's signatures for recording at Strafford County Registry of Deeds.
 - c. Add Planning File # P21-08
3. Asphalt driveway on 26 Bellamy is cut back to within 5' of the boundary line.

Motion: D. White moved to approve the Lot Line Adjustment. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, E. Allgood- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

- B. Consideration and acceptance of a Conditional Use Permit for Michael Runey, (Owner: Portsmouth Christian Academy), Assessor's Map J, Lot 1-C, zoned R-40, located at 20 Seaborne Drive. (Proposal is to allow and replace existing drainage outfall within a wetland buffer). *(P21-12)

C. Parker explained the applicant is requesting a conditional use permit to remove and replace an existing drainage outfall within a 50-foot wetlands buffer, with an impact of 320 square feet to the wetlands buffer. The lower building has a flat roof and roof drains that are not working well, causing roof leaks. The building is near the Bellamy River. The impacts are to a freshwater wetlands buffer. The roof drain in the southwest corner is the outlet in question. PCA will remove an existing roof drain on the west side of the building. The plan calls for sediment and erosion control measures. The existing outfall has no rip rap at outlet but that will be added in the buffer.



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The Conservation Commission reviewed and endorsed the CUP application at its March 8th meeting, with no recommended conditions of approval.

Joshua Bromwell, Facilities Manager at Portsmouth Christian Academy noted there is water intrusion they want to correct to maintain a dry facility for the students and staff. He introduced Wade Lippert, civil engineer with Oakpoint Associates to address the request.

Mr. Lippert noted the flat roof currently discharges water through drainage at several points. The east side discharge will be moved to a location outside of the wetland buffer. The west side discharge currently flowing into the wetland will be redirected elsewhere. The southwest discharge will remain in that location due to the depth of the drainage system and the need for slope for the pipes. The drainage condition will be improved there.

A driveway is being constructed on site to access mechanical equipment. That is not subject to the CUP. A shore land application for that has been submitted to DES.

Motion: D. White moved to accept the application and noted that there is no regional impact by the request. Seconded by F. Torr.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, E. Allgood- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

Public Hearing Opened

No one spoke.

No emails or calls were received.

Public Hearing Closed

STAFF RECOMMENDATION:

C. Parker noted the proposal is consistent with the Wetlands Protection District ordinance, which 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.

Staff recommends that the Board approve the Conditional Use Permit with the following condition prior to issuance of the Conditional Use Permit:

1. Provide a copy of the NHDES Shoreland Permit to the Planning Department.

Motion: D. White moved to approve the Conditional Use Permit. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, E. Allgood- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

- C. Consideration and acceptance of an amendment to the conditions of approval/notice of decision for Index Packaging Inc., Assessor's Map D, Lot 9A, zoned IT, and located at 150 Venture Drive. (Proposed amendment is to note the TDR credit per 170.27.2-G(3)(b)(iii))* (P20-66A)

C. Parker explained the applicant is requesting the Planning Board amend their previous conditional approval to note that with the industrial project, they are granted 8 residential units (rounded down) as credit based on the 57,000 s.f. of new industrial. This regulation was added in the summer of 2020. The



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applicant can build these units as part of TDR plan as part of a different project or can sell their credit to a different developer to use.

Dave Landry joined the meeting at this time.

James Hayden, Berry Surveying and Engineering reviewed the application and plat.

Motion: D. White moved to accept the application and noted that there is no regional impact by the request. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, E. Allgood- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

Public Hearing Opened

No one spoke.

No emails or calls were received.

Public Hearing Closed

STAFF RECOMMENDATION:

C. Parker noted Chapter 170-27.2-G(3)(b)(iii) states, “any development approved by the Planning Board after July 1, 2020, which will create a manufacturing or assembly facility over 40,000 square feet, may create and transfer one (1) unit per 2,000 square feet of building approved. The transfer shall not be completed prior to the issuance of the Certificate of Occupancy for the additional space.

This plan meets the criteria outlined, and staff recommends that the Board find the request is consistent with the Master Plan and agrees to amend the conditional approval to revise the Decision Letter to state that a credit of 8 residential units is part of this project and may be used or transferred after the Certificate of Occupancy is issued for the 57,000 s.f. of industrial space, and would require Planning Board review of the final layout and use of those units.

D. Ciotti is concerned about the language “on site” in reference to the additional units. Allowing residential at an industrial zoned site is not permissible and he doesn’t agree with it.

C. Parker clarified TRC thought by working with industrial developments, creating on-site residential units could reduce congestion. The request for placement of the units will come back to the Planning Board for approval.

K. Pimental asked if there is a timeframe when the credits for the units need to be used. C. Parker noted there is currently no time limit.

Discussion occurred clarifying the payment or nonpayment price of TDR units at current or future time.

Motion: D. White moved to amend the Notice of Decision to note the sale of the units through the TDR program. Seconded by F. Torr.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, E. Allgood- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes



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5. STAFF COMMENTS

- C. Parker brought forward a lot merger plan for Stephen Brown, 1 Meadow Ln, for 4 Avon Ave.
 - Chair Cruikshank read the merger plan to the Board members and signed the approval.
- C. Parker updated the Board on the wayfinding and Community Facilities and Utilities Master Plan
- C. Parker asked the Board to authorize the Chair to sign a letter of support for a grant.
 - No board members were opposed, and the Chair signed the letter.
- C. Parker followed up on the question about regional impact, referring to RSA 36:54 noting it should be referenced for every request, not just the requests the Board anticipates regional impact.
- C. Parker addressed K. Pimental's question: Does the City still hold public hearings for lot line adjustments when the adjustment results in an unbuildable lot? Yes, and he explained why.

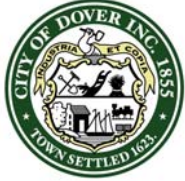
6. MEMBER COMMENTS

- K. Pimental updated the Board on the Electric Vehicle Charging subcommittee who has met twice and is looking at:
 - requiring a percentage of new parking spaces be EV-ready
 - new definitions
 - adding flexibility with the language in CUP directed at certain land uses
 - PILOTs
 - They are putting research together which they will present to the Board. They plan to draft a revision and have that ready in April
- D. Landry updated the Board on the Wetlands subcommittee
 - Looking at administrative amendments and wetlands buffers
 - Individual grant funds for buffer and setback are \$6,000-\$15,000
- G. Cruikshank noted she had signed the following plans:
 - 23 Everett Drive (TDR)
 - 25 New Rochester Road
 - The Station on Chestnut/Grove

7. ADJOURNMENT

Motion: D. White made a motion to adjourn at 7:53 p.m. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, E. Allgood- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-17

Application Type: Minor Subdivision
Applicant(s): Wolcott Holdings, LLC
Owner(s): Wolcott Holdings, LLC
Location: 33 New Rochester Road (Tax Map 39, Lot 63)
Meeting Date: April 13, 2021

INTENT: To subdivide one lot into four. The new lot areas would be 5,230 s.f. or 0.121 acres, 4,000 s.f. or 0.092 acres, 4,734 s.f. or 0.109 acres, and 4,734 s.f. or 0.109 acres.

LOTS/UNITS PROPOSED: 4/3

AGENDA ITEM #: 4-A

ACREAGE: 0.429 acres

ZONING DISTRICT: G

EXISTING LAND USE: Single Family

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Residential, Willand Pond

ZBA ACTION: None

ATTACHMENTS: Application materials including subdivision plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

SERVICED BY: Municipal water and sewer

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 is requesting to subdivide lot 63 into four lots. The lots would be serviced by municipal water and sewer.

The Gateway District allows one dwelling per 4,000 s.f. of lot area.

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 a
 - a. Digital version of the plan.
 - b. CAD file to the satisfaction of the Asset Management Administrator.
2. The applicant shall revise the plat to:
 - a. Add signature and stamp of LLS
 - b. Add owner's signatures for recording at Strafford County Registry of Deeds.
 - c. Add Planning File # P21-17
 - d. Add common subdivision note 33
 - e. Revise plan to indicate garage, bulkhead, and driveway as removed.
 - f. Include topographic plan in set
3. Garage, bulkhead, and driveway shall be removed existing garage shall be removed.
4. Assessor approves lot numbers.



TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

REVISIONS	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
WOLCOTT HOLDINGS, LLC.
33 NEW ROCHESTER ROAD
DOVER, NEW HAMPSHIRE
MARCH 23, 2021 JOB No. 19138
SCALE: 1" = 60'

SHEET No.

T-2

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

March 23, 2021

Mr. Christopher Parker, Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Minor Subdivision Application*
Wolcott Holdings LLC
33 New Rochester Road
Tax Map 39, Lot 63
Job No. 19138

Dear Chris:

Enclosed please find the Minor Subdivision Application and supporting documentation for the above referenced property.

Enclosed please find the following:

- One (1) full size copy of the Plan Set.
- Five (5) half size copies of the Plan Set.
- Minor Subdivision Application with check list.
- Additional application fee.

Please place this application on the agenda for April 13, 2021 Planning Board meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

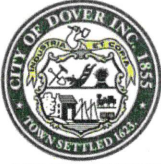


Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures

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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: Wolcott Holdings, LLC Telephone # (603) 765-6305

Address of Applicant: 33 New Rochester Road

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

Address of Property Owner: _____

E-Mail Address: jwolcott3@yahoo.com

PROPERTY INFORMATION

Address of Property: 33 New Rochester Road

Assessor's Map # 39 Lot(s) # 63

Zoning District(s) G - Gateway Overlay District(s) N/A

Size of Parcel: 18,698 sq.ft. 0.429 ac Property Deed: Book 4709 Page: 309

Existing Use of Property: Single Family Residential

SUBDIVISION INFORMATION

Existing Number of Lots: 1* Proposed Number of Lots: 4

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

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

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

*This application is submitted without prejudice to the Applicant's position that there presently exist five (5) restored lots pursuant to a request by the applicant under RSA 674:39-aa which remains pending before the City Council, for which the Applicant reserves all rights.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue Telephone #: (603) 742-8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue Telephone #: (603) 742-8107

Professional License #: 9903 E-mail address: rjs@tritecheng.com

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 3/22/21

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

Signature of Agent: [Signature] PRESIDENT Date: 03/22/21

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: [Signature] Date: 03/22/2021

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: [Signature] Date: 3/22/21

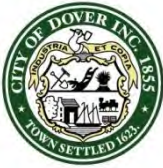
Signature of Applicant (if different from owner): _____ Date: _____

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: [Signature] Date: 3/22/21

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: Wolcott Holdings, LLC File Number: _____

PROJECT TITLE: Wolcott Holdings, LLC

PROPERTY LOCATION: 33 New Rochester Road Tax Map: 39 Lot: 63

	Where/How Provided	Reviewed
1. Completed and signed Application form	Enclosed	
2. Plan Review Fees are provided	Emailed	
3. Electronic copy of the surveyed plat layout	Emailed	
4. Electronic copy of supplementary materials and application	N/A	
5. Waiver requests to the Subdivision Regulations, with written justification	N/A	
6. Conditional Use Permit applications	Under Separate Cover	
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:	Enclosed	
Location map at appropriate scale	Sheet S-1	
Proposed subdivision name and title and Planning File #	Sheet S-1	
Date, north arrow and scale	Sheet S-1	
Names of all abutting property owners	Sheet S-1	
Name and address of owners and/or applicants	Sheet S-1	
Signature & stamp of NH licensed land surveyor and/or engineer	Sheet S-1	
Zoning District boundaries, including any special or overlay districts	Sheet S-1	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Sheet S-1	
Location and widths of existing & proposed easements & right of ways	Sheet S-1	
Location and widths of existing and proposed sidewalks	Sheet S-1	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Sheet S-1	
Existing and proposed lot areas in square feet	Sheet S-1	
Existing and proposed topographic information at two foot intervals	Sheet S-1	
Existing and proposed buildings and structure locations	Sheet S-1	
Minimum building setbacks or build to lines on all lots	Sheet S-1	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Sheet S-1	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	Sheet S-1	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	Sheet S-1	
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	Sheet S-1	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	N/A	
Existing natural features and/or significant vegetation on property	N/A	
Soil types	Sheet S-1	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	Sheet S-1	
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	Sheet S-1	
Existing railroad lines	N/A	
Note regarding solid waste disposal	Sheet S-1	
All applicable Dover Common Subdivision notes	Sheet S-1	
8. Construction Detail Sheets shall contain the following information (if appropriate):		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	N/A	
Profiles showing the locations & a typical cross-section detail of streets	N/A	
Location of street trees, street lighting poles and street signs	N/A	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	N/A	
Location and size of all water, gas and other underground utilities	N/A	
9. Additional Information if appropriate	N/A	
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Letter to Serve from Public and Private Utilities	N/A	
Erosion and Sedimentation Control Plan	N/A	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	N/A	

REVIEWED BY: _____ DATE _____

P21-17 33 New Rochester Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
39049-000000	1 LAKE ST	DREW KEVIN B		1 LAKE ST	DOVER	NH	03820
39050-000000	29 NEW ROCHESTER RD	PATCH GREGORY A &	PATCH LISA M	31 NEW ROCHESTER RD	DOVER	NH	03820
39061-000000	3 GAGE ST	MCMILLEN DIANNE M		3 GAGE ST	DOVER	NH	03820
39063-000001	GAGE ST	WOLCOTT HOLDINGS LLC		33 NEW ROCHESTER RD	DOVER	NH	03820
39064-000000	31 NEW ROCHESTER RD	PATCH LISA M &	PATCH GREG	31 NEW ROCHESTER RD	DOVER	NH	03820
39066-000000	4 LAKE ST	HILBOURNE ANN L		4 LAKE ST	DOVER	NH	03820
39069-F00000	44 NEW ROCHESTER RD	MUNROE LINDA &	MUNROE ROBERT	44 NEW ROCHESTER RD	DOVER	NH	03820
39069-J00000	3 WILLARD RD	CAYER KAAREN	CAYER KENNETH J	3 WILLARD ROAD	DOVER	NH	03820
39069-K00000	5 WILLARD RD	HARRISON ALAN F TRUSTEE	HARRISON VERONICA M TRUSTEE	5 WILLARD ROAD	DOVER	NH	03820
40002-000000	2 EARLE ST	ATHEARN BRIAN G		2 EARLE ST	DOVER	NH	03820
40004-000000	37 NEW ROCHESTER RD	COTE MARGARET R		37 NEW ROCHESTER RD	DOVER	NH	03820
40005-000000	35 NEW ROCHESTER RD	PERRELLI JOSEPH &	PERRELLI MARYBETH	35 NEW ROCHESTER ROAD	DOVER	NH	03820
40006-000000	6 GAGE ST	PERRELLI DARLENE T		6 GAGE ST	DOVER	NH	03820
40007-000000	12 GAGE ST	HEBERT CLARAMAE		2 GAGE ST	DOVER	NH	03820
40035-000000	48 NEW ROCHESTER RD	MACINNIS FAMILY IRREVOCABLE TRUST	MACINNIS BRIAN E TRUSTEE	48 NEW ROCHESTER RD	DOVER	NH	03820
40035-A00000	50 NEW ROCHESTER RD	LORD PAULINE B		PO BOX 47	BERWICK	ME	03901
40036-000000	52 NEW ROCHESTER RD	MOORE ERIC S &	MOORE SHERRI A	52 NEW ROCHESTER ROAD	DOVER	NH	03820
39063-000000	33 NEW ROCHESTER RD	WOLCOTT HOLDINGS LLC		33 NEW ROCHESTER RD	DOVER	NH	03820
		TRITECH ENGINEERING CORPORATION	ROBERT J STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820



SHEET No.

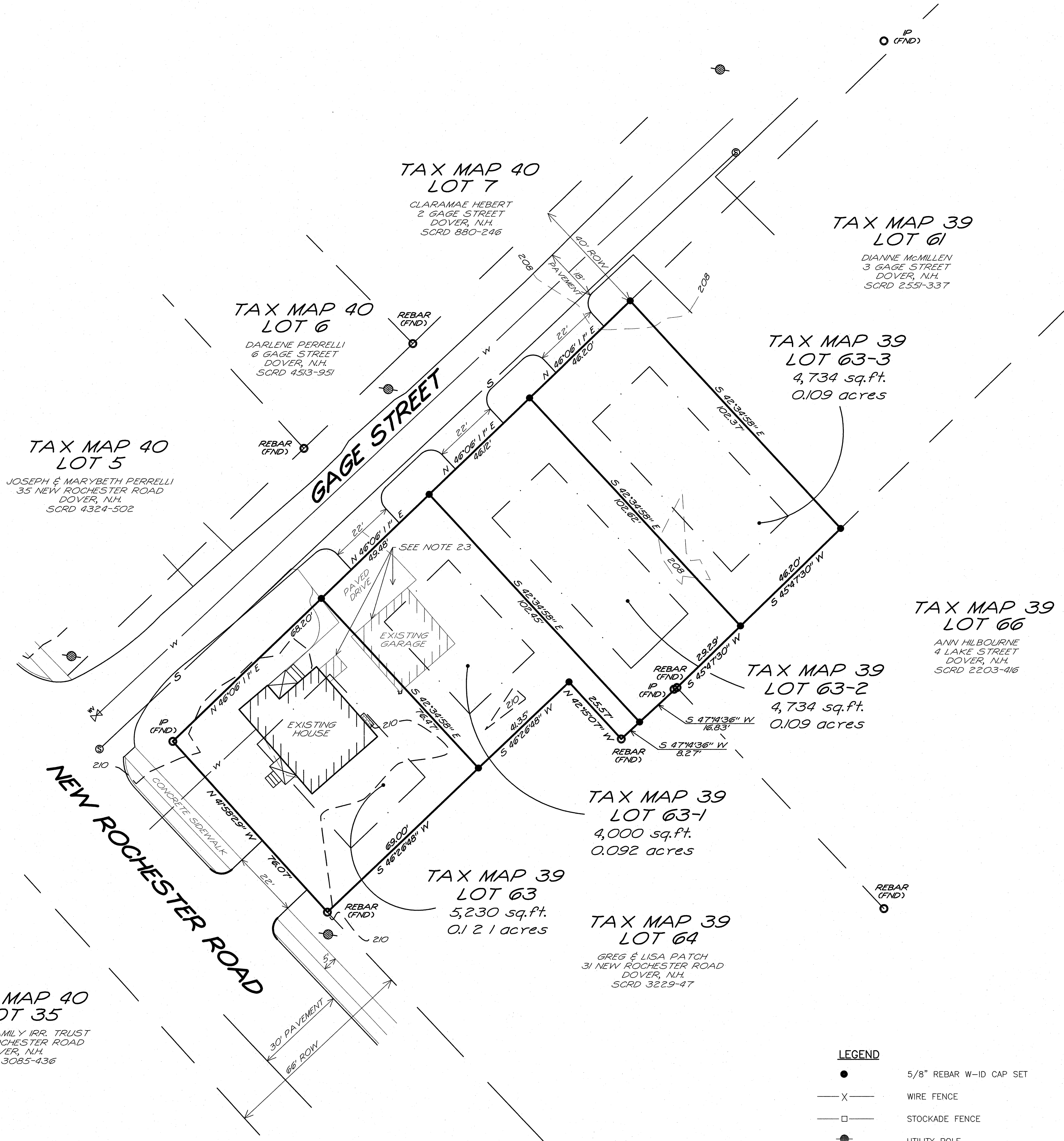
T-2

NEIGHBORHOOD PLAN
WOLCOTT HOLDINGS, LLC.
33 NEW ROCHESTER ROAD
DOVER, NEW HAMPSHIRE
MARCH 23, 2021 JOB No. 19138
SCALE: 1" = 60'

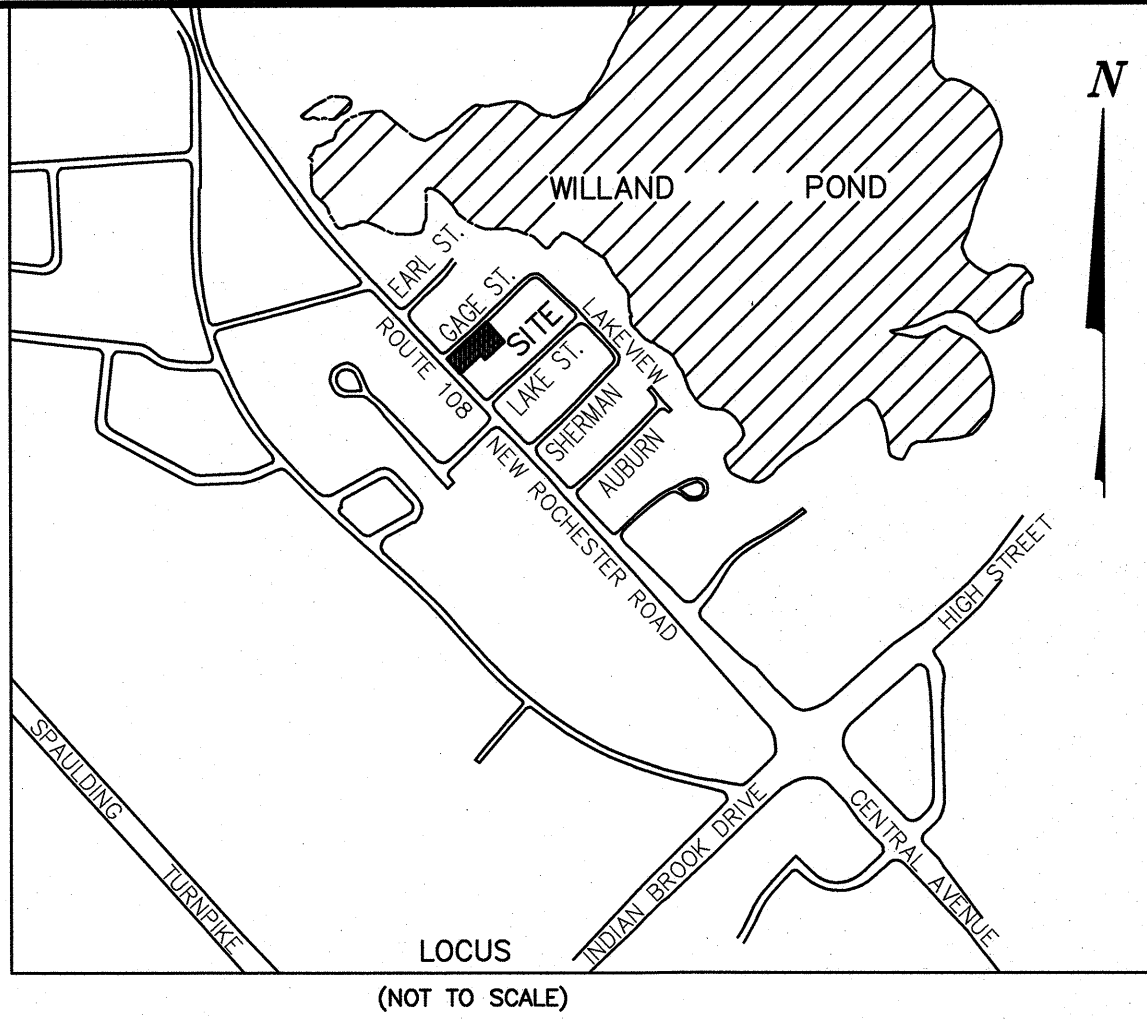
REVISIONS	
DATE	DESCRIPTION

TRITECH
ENGINEERING CORPORATION

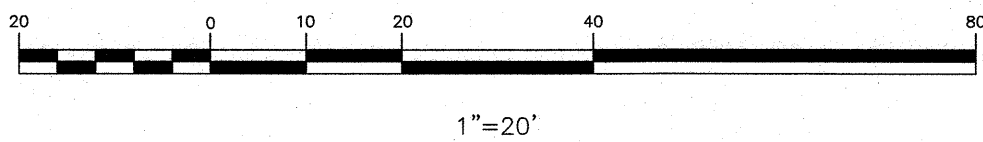
785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830



TRITECH
ENGINEERING CORPORATION



- NOTES**
- 1.) INTENT: TO SUBDIVIDE DOVER TAX MAP 39 LOT 63 INTO 4 LOTS.
 - 2.) CURRENT OWNER OF RECORD: WOLCOTT HOLDINGS, LLC.
33 NEW ROCHESTER ROAD
DOVER, N.H.
 - 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
 - 4.) TOTAL LOT AREA: 18,698 SQ.FT. - 0.429 ACRES
 - 5.) TAX MAP 39 LOTS 63
 - 6.) PROJECT DEED REFERENCE: BOOK 4709 PAGE 309
 - 7.) ZONING: GATEWAY DISTRICT
MIN. LOT SIZE: N/A
MIN. FRONTAGE: N/A
MIN. SETBACKS:
FRONT: 5 FT MIN - 20 FT MAX
SIDE: 10 FT
REAR: 15 FT
MAX BUILDING HEIGHT: 4 STORIES MAX
LOT COVERAGE: 50 % MAX
 - 8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: NONE
 - 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 65,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF DECEMBER 2019.
 - 10.) NOT WETLANDS WERE OBSERVED ON THE SUBJECT PARCEL.
 - 11.) PROJECT PLAN REFERENCE: PLAN OF LOTS
AT LAKEVIEW PARK, DOVER, N.H.
OWNED BY M.C. MEAGHER
MAYRAND LAND Co.
WILLIAM A. GROVER
JUNE 1904 SCRD PO #7 FO #2 PLAN #8
 - 12.) PLANS T-2 AND S-1 ARE PART OF THIS APPROVAL.
 - 13.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0330E, MAP No. 33017C0310E, DATE: 9-30-2015).
 - 14.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON DECEMBER 17, 2019 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON DECEMBER 19, 2019. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88). (DOVER GIS)
 - 15.) SUBJECT PARCEL NRCS SOIL TYPE -Wda- WINDSOR, LOAMY SAND, 0 TO 3% SLOPES
 - 16.) THE LOTS ARE SERVED BY MUNICIPAL WATER AND CITY SEWER.
 - 17.) STREET ADDRESSES FOR THE NEW LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - 18.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - 19.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
 - 20.) TRASH REMOVAL WILL BE PROVIDED BY THE CITY OF DOVER, (CURBSIDE PICK-UP).
 - 21.) BEST MANAGEMENT PRACTICES (BMPs) SHALL BE UTILIZED FOR CONSTRUCTION SEQUENCING & TEMPORARY EROSION CONTROL. ALL DISTURBED SHALL BE RESTORED WITH 4" OF LOAM, LIMED (2 TONS/ACRE), FERTILIZED (500 LBS/ACRE, 10-20-20) & SEEDED (48 LBS/ACRE, SCS MIXTURE "C").
 - 22.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE
 - 23.) EXISTING GARAGE, BULKHEAD AND DRIVEWAY SHALL BE REMOVED PRIOR TO ISSUANCE OF A BUILDING PERMIT OR THE TRANSFER OF OWNERSHIP OF LOT 63-1.



- LEGEND**
- 5/8" REBAR W-ID CAP SET
 - X- WIRE FENCE
 - STOCKADE FENCE
 - UTILITY POLE

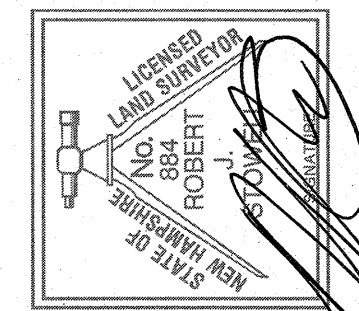
SHEET NO.

6-1

SUBDIVISION PLAN

WOLCOTT HOLDINGS, LLC.
33 NEW ROCHESTER ROAD
DOVER, NEW HAMPSHIRE

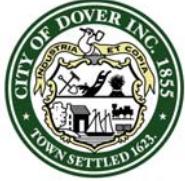
MARCH 23, 2021 JOB No. 19138
SCALE: 1" = 20'



REVISIONS
DATE: DESCRIPTION:

TRITECH
ENGINEERING CORPORATION

795 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8707
FAX 603 742 3630



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-18

Application Type: Lot Line Adjustment
Applicant(s): Richard A & Linda C Long
Owner(s): Richard A & Linda C Long
Location: 11 Fairview Ave (Tax Map 25, Lots 19 & 19-1)
Meeting Date: April 13, 2021

INTENT: Proposal is adjust the common boundary line between two adjacent lots, moving 3,158 sf.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: Existing: Proposed:
Lot 19: 0.369 0.297
Lot 19-1: 0.136 0.209

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:
Residential

ZBA ACTION:

ATTACHMENTS: Application materials including lot line adjustment plan

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED:
N/A

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting to complete a lot line adjustment between two lots. Parcel A, which is 3,158 s.f., will be moved from lot 19 to lot 19-1. :pt 19-1 will be left with a legal non-conforming frontage and area since a merger is first occurring then the lot line adjustment. Lot 19-1 is becoming more conforming in both size and frontage than it is today.

As a Lot Line Adjustment, this application did not appear before the TRC.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide:
 - a. the Planning Department with a digital version of the final plat.
 - b. a CAD file to the satisfaction of the Asset Management Administrator.
 - c. Lot merger recording information (after application signed by Planning Board Chair)
2. The applicant shall revise the plat to:
 - a. Add signature and stamp of LLS
 - b. Add owner's signatures for recording at Strafford County Registry of Deeds.
 - c. Add Planning File # P21-18



TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

March 23, 2021

Mr. Christopher Parker, Assistant City Manager
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Minor Lot Line Adjustment Application*
Richard A. & Linda C. Long
11 Fairview Avenue
Tax Map 25, Lot 19
Job No. 20136

Dear Chris:

Enclosed please find the Minor Lot Line Adjustment Application and supporting documentation for the above referenced property.

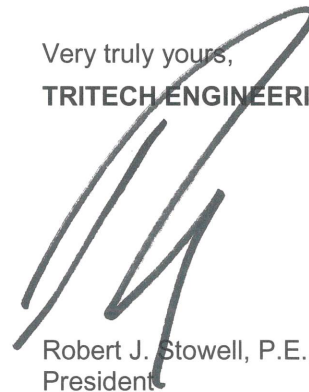
Enclosed please find the following:

- One (1) full size copy of the Boundary Line Adjustment Plan.
- Five (5) half size copies of the Boundary Line Adjustment Plan.
- Minor Lot Line Adjustment Application with check list.
- Application fee.

Please place this application on the agenda for April 13, 2021 Planning Board meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

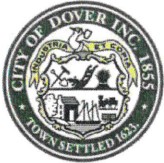


Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures

\\20136-Boundary_Line_Adjustment_Letter.docx



City of Dover, New Hampshire

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT INFORMATION

Name of Applicant: Richard A. & Linda C. Long Telephone # (603) 422-2811

Address of Applicant: 11 Fairview Avenue

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: _____

Address of Property: 11 Fairview Avenue

Assessor's Map # 25 Lot(s) # 19

Property Deed: Book 2140 Page: 555

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

Size of Existing Parcel (sq. ft.): 16,080 Size of Proposed Parcel (sq. ft.): 12,922

SECOND PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 2nd Property Owner: _____

Address of Property: 11 Fairview Avenue

Assessor's Map # 25 Lot(s) # 19-1

Property Deed: Book 2140 Page: 555

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

Size of Existing Parcel (sq. ft.): 5,935 Size of Proposed Parcel (sq. ft.): 9,096

THIRD PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 3rd Property Owner: _____

Address of Property: _____

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

Property Deed: Book _____ Page: _____

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

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

[Use additional application form if more than two lots are being adjusted]**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering CorporationAddress 755 Central Avenue, Dover, NH, 03820 Telephone #: (603) 742-8107Professional License #: 884 E-mail address: rjs@tritecheng.com**CONSERVATION EASEMENT HOLDER (s)**

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

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

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

Signature of First Property Owner: [Signature] Date: 3/23/21

Signature of Second Property Owner: _____ Date: _____

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

Signature of Agent: [Signature] PRESIDENT Date: 03/23/21**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: [Signature] Date: 3/23/21



City of Dover, New Hampshire

LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

APPLICANT: Richard A. & Linda C. Long File Number: _____

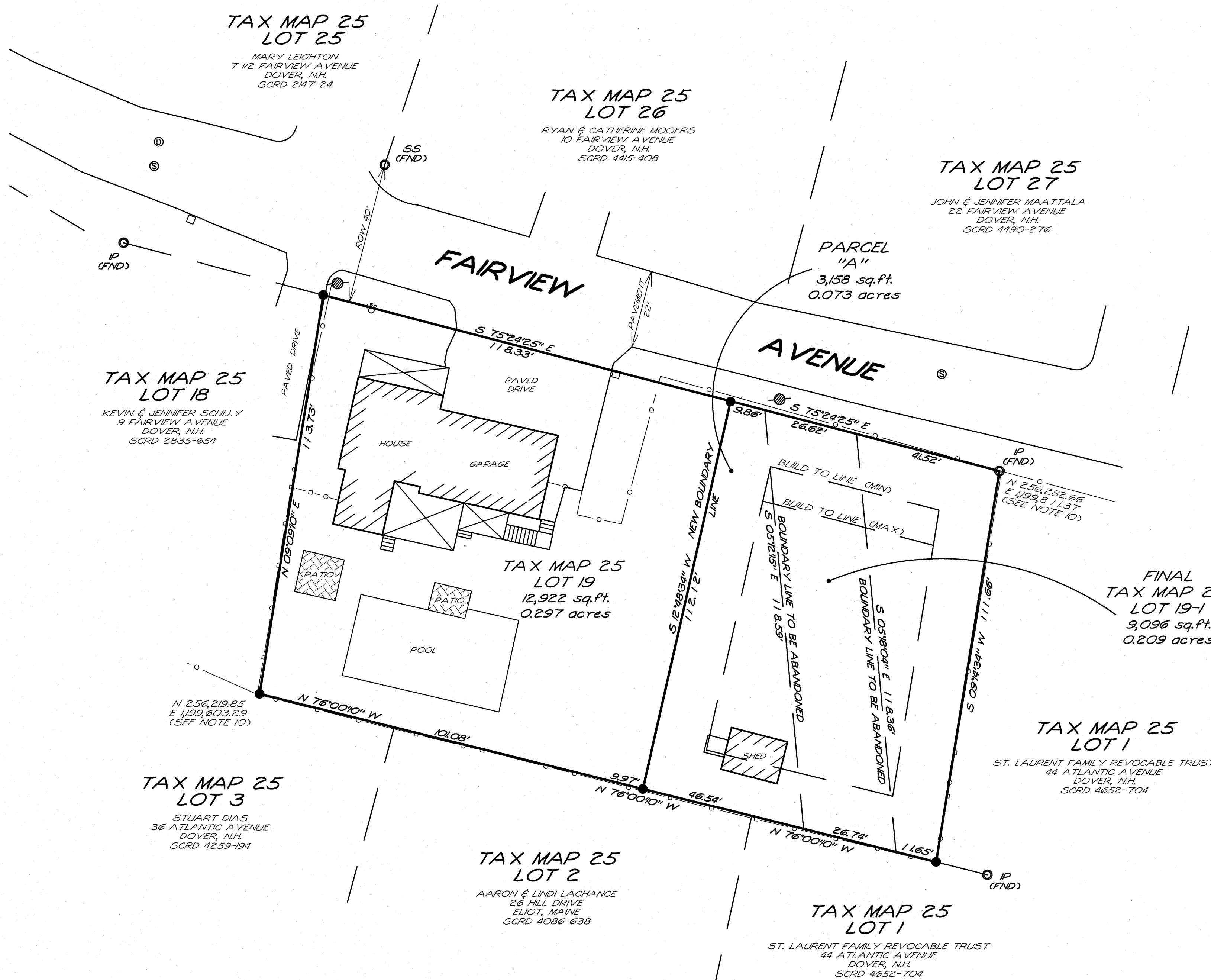
PROPERTY LOCATION: 11 Fairview Avenue Tax Map: 25 Lot: 19 and Lot: 19-1

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

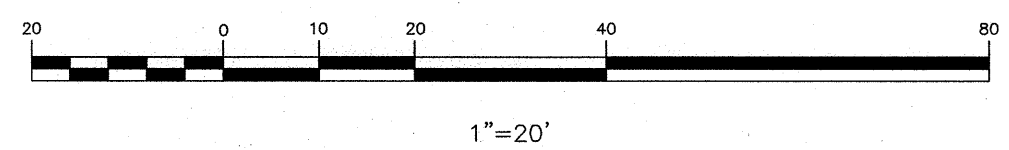
REVIEWED BY: _____ DATE: _____

P21-18 11 Fairview Avenue

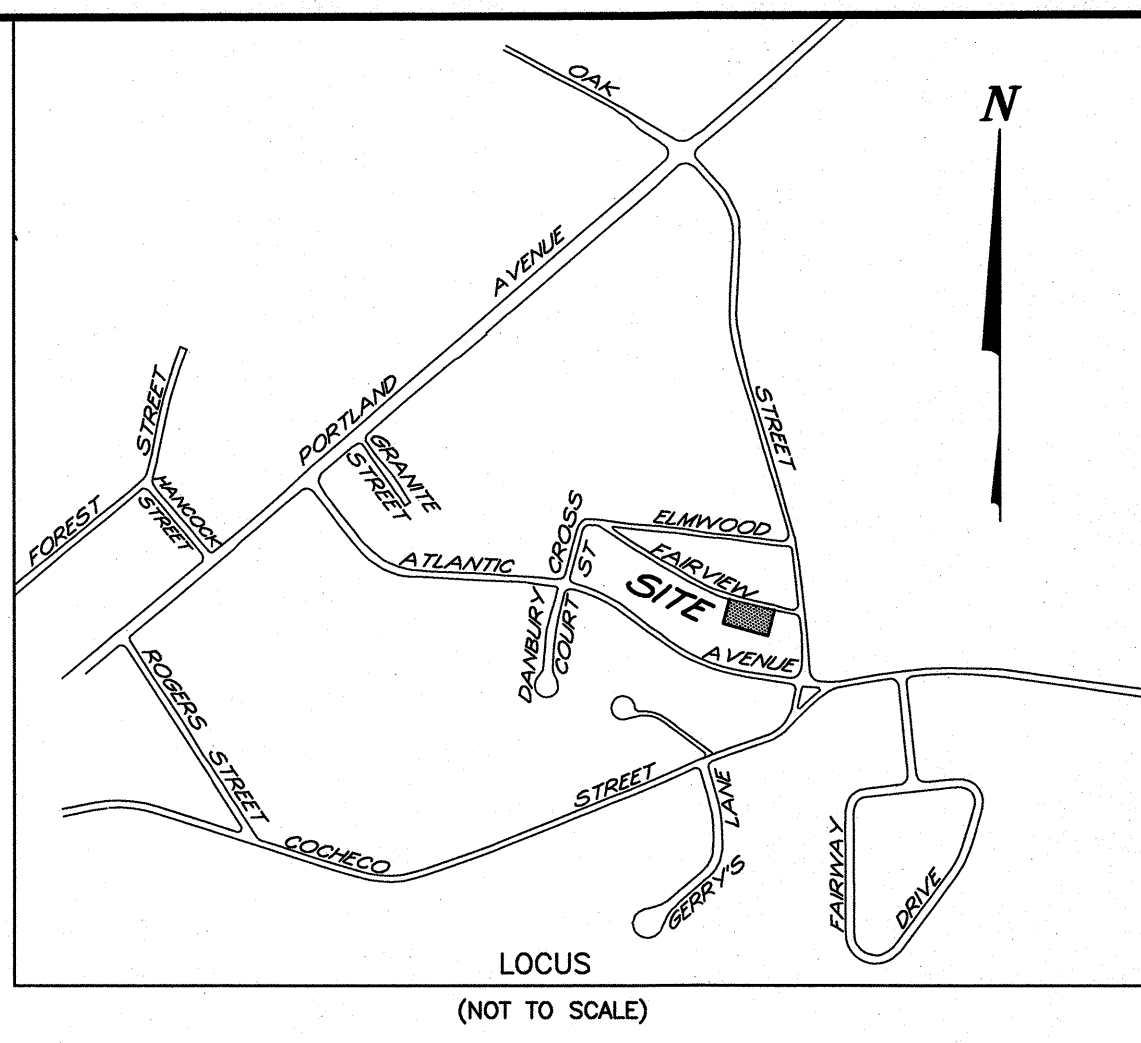
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
25001-000000	44 ATLANTIC AV	ST LAURENT JUSTIN & MORGAN TRUSTEE	ST LAURENT FAMILY REVOCABLE TRUST	44 ATLANTIC AVE	DOVER	NH	03820
25002-000000	40 ATLANTIC AV	LACHANCE AARON M &	LACHANCE LYNDI	26 HILL DR	ELIOT	ME	03903
25003-000000	36 ATLANTIC AV	DIAS STUART F		36 ATLANTIC AVE	DOVER	NH	03820
25004-000000	34 ATLANTIC AV	FRONING JENNIFER		34 ATLANTIC AV	DOVER	NH	03820
25004-A00000	32 ATLANTIC AV	LEVASSEUR RYAN T &	LEVASSEUR ENSLIN D	32 ATLANTIC AV	DOVER	NH	03820
25016-000000	7 FAIRVIEW AV	WEILAND CAEMEN WALTER		7 FAIRVIEW AV	DOVER	NH	03820
25017-000000	7 1/2 FAIRVIEW AV	LEIGHTON MARY M &	SURETTE GLENN R	7 1/2 FAIRVIEW AV	DOVER	NH	03820
25018-000000	9 FAIRVIEW AV	SCULLY KEVIN P II &	SCULLY JENNIFER A	9 FAIRVIEW AVE	DOVER	NH	03820
25023-000000	FAIRVIEW AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
25024-000000	4 FAIRVIEW AV	GEZZER MATTHEW J &	BUJALSKI KATHERINE L	4 FAIRVIEW AV	DOVER	NH	03820
25025-000000	6 8 FAIRVIEW AV	LEIGHTON MARY M		7 1/2 FAIRVIEW AVE	DOVER	NH	03820-3511
25026-000000	10 FAIRVIEW AV	MOOERS RYAN &	MOOERS CATHERINE	10 FAIRVIEW AV	DOVER	NH	03820-3516
25027-000000	22 FAIRVIEW AV	MAATTALA JOHN P &	MAATTALA JENNIFER A	22 FAIRVIEW AV	DOVER	NH	03820
25029-000000	21 ELMWOOD AV	CLARK CHRISTOPHER R &	CLARK JEANNE C P	21 ELMWOOD AVENUE	DOVER	NH	03820-3512
25030-000000	19 ELMWOOD AV	PADIAL ISABEL N		19 ELMWOOD AVE	DOVER	NH	03820
25032-000000	15 ELMWOOD AV	PAISLEY STEVEN		15 ELMWOOD AV	DOVER	NH	03822
25033-000000	ELMWOOD AV	MILLER ELIZABETH C &	DAVIS THOMAS M	19 FAIRWAY DR	DOVER	NH	03820-5103
25066-C00000	33 ATLANTIC AV	COUTURE CYNTHIA A		33 ATLANTIC AV	DOVER	NH	03820-3533
25066-D00000	35 ATLANTIC AV	FRALICK BENJAMIN G &	FRALICK LIZANDRA	35 ATLANTIC AV	DOVER	NH	03820
25066-G00000	39 ATLANTIC AV	TOBIN COLE A		39 ATLANTIC AVE	DOVER	NH	03820
25066-H00000	37 ATLANTIC AV	LYNDES JIMMY		37 ATLANTIC AV	DOVER	NH	03820
25066-I00000	118 COCHECO ST	HINZE JACOB F		118 COCHECO ST	DOVER	NH	03820
N0013-000000	GULF RD	JANETOS JAHN H AND SUSAN G &	TIBBETT DAHN H & NORMA M	55 CARLTON WAY	HALES LOCATION	NH	03860
N0013-G00000	104 GULF RD	DAY AHN MARIE &	DAY MICHAEL ALAN	104 GULF RD	DOVER	NH	03820
25019-000000	11 FAIRVIEW AV	LONG RICHARD A &	LONG LINDA C	11 FAIRVIEW AVE	DOVER	NH	03820
		TRITECH ENGINEERING CORPORATION	ROBERT J STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820



- LEGEND**
- 5/8" REBAR W-ID CAP SET
 - - - - - OVERHEAD WIRES
 - o - o - o - CHAIN LINK FENCE
 - □ - □ - □ - STOCKADE FENCE
 - UTILITY POLE
 - ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - CATCH BASIN
 - ⊕ WATER SHUT-OFF



TRITECH
ENGINEERING CORPORATION



- NOTES**
- INTENT: TO COMBINE MAP 25 LOTS 19-1 & 19-2, THEN TO ADJUST THE PROPERTY LINE BETWEEN THIS NEW LOT 19-1 AND MAP 25 LOT 19, BY TRANSFERRING PARCEL "A" FROM MAP 25 LOT 19 TO THE NEW MAP 25 LOT 19-1.
 - CURRENT OWNER: RICHARD A. & LINDA C. LONG
11 FAIRVIEW AVENUE
DOVER, NEW HAMPSHIRE
 - TOTAL PARCEL AREA: MAP 25 LOT 19 16,080 SQ.FT. - 0.369 ACRES
PARCEL "A" -3,158 SQ.FT. - 0.073 ACRES
FINAL 12,922 SQ.FT. - 0.297 ACRES
 - TAX MAP 25 LOT 19, 19-1 & 19-2.
 - CURRENT DEED: BOOK 2140 PAGE 555
 - SUBJECT PARCEL ARE LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
 - PROJECT PLAN REFERENCE:
ATLANTIC HEIGHTS FOR
DOVER, N.H.
OWNED BY
MAYRAND LAND CO.
C.A. THAYER, ENGR.
AUGUST 1909 SCRD PO #8 FO #2 PLAN #13
PLAN OF LOTS
LUDGER G. LABBE
DOVER, NEW HAMPSHIRE
G.L. DAVIS & ASSOCIATES
OCT. 1966 SCRD BOOK 819 PAGE 360
BOUNDARY PLAN
WOLCOTT HOLDINGS, INC.
28 ATLANTIC AVENUE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 25, 2015
LOT RESTORATION PLAN
RICHARD A. & LINDA C. LONG
11 FAIRVIEW AVENUE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JANUARY 19, 2021
PLAN FOR EXCHANGE FOR
HELEN W. NOEL - MARY L. BATCHELDER
FAIRVIEW AVENUE
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
JUNE 1980 SCRD 200-42
PLAN OF LAND
OWNED BY E.J. CHAREST
DOVER, N.H.
H.G. HERSEY C.E.
MAY 1946 SCRD PO 2 FO 21 PL 4
PLAN SHOWING LOTS 14, 15, 16 & 17
OWNED BY
THEODORE M. CHAMPAGNE
AND HAROLD G. HERSEY
H.G. HERSEY
MAY 1956 SCRD PO 4 FO 2 PL 35
 - ZONING: R-12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT MIN.-25 FT MAX. (BUILD TO LINE)
SIDE: 15 FT
REAR: 15 FT
 - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 64,000, AND WAS ACCOMPLISHED USING A LEICA 703 TOTAL STATION, DURING THE MONTH OF JUNE, 2015.
 - BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON JANUARY 1, 2021 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON JANUARY 11, 2021. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88).
 - ON FEBRUARY 10, 2021, THE DOVER CITY COUNCIL APPROVED BY VOTE OF 9-0, THE APPLICATION FOR RESTORATION PURSUANT TO RSA 674:39-aa, FOR PROPERTY LOCATED AT 11 FAIRVIEW AVENUE, TAX MAP 25 LOT 19, OWNED BY RICHARD A. & LINDA C. LONG. SEE STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 4870 PAGE 13.
 - THE FINAL LOT LOT ADJUSTMENT PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER PLANNING DEPARTMENT'S OFFICE.
 - NO WETLANDS ARE ON THIS PARCEL.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 6330E, MAP No. 33017C0330E, DATE: 9-30-2015).
 - THE LOTS ARE SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
 - STREET ADDRESSES FOR THE NEW LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE

TRITECH
ENGINEERING CORPORATION

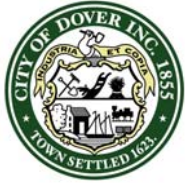
765 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8407
FAX 603 742 5850

REVISIONS	DATE	DESCRIPTION

BOUNDARY LINE
ADJUSTMENT PLAN
RICHARD A. & LINDA C. LONG
11 FAIRVIEW AVENUE
DOVER, NEW HAMPSHIRE
MARCH 23, 2021
JOB No. 20136
SCALE: 1" = 20'

SHEET NO.

BLA-1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-19

Application Type: Minor Subdivision
Applicant(s): Scott Boudreau
Owner(s): Sherri Towle
Location: 33 New Rochester Road (Tax Map C, Lot 47)
Meeting Date: April 13, 2021

INTENT: To subdivide one lot into two. The new lot areas would be 490,853 or 11.2 acres and 81,279 s.f. or 1.866 acres.

LOTS PROPOSED: 2

AGENDA ITEM #: 4-C

ACREAGE: 13.13 acres in the subject subdivision area. Lot totals 31.40 according to City's GIS

ZONING DISTRICT: R-40

EXISTING LAND USE:
Single Family

PROPOSED LAND USE:
N/A

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS: Application materials including subdivision plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

SERVICED BY: Private well and septic

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

PERMITS REQUIRED:
None

WAIVERS REQUESTED:
Full survey

Summary of Request and Background

The applicant is requesting to subdivide lot 63 into two lots. The lots would be serviced by private well and septic. The applicant is requesting a waiver to not show the full lot. There is a conservation easement on the northern part of the lot adjacent to the Cochecho River.

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.

Waiver:

Staff feels that the both criteria of Section 157-51.A have been met and supports the request for the waiver.

(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: Waiver

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and grant the waiver with the following condition to be met prior to signing of the plans:

1. Applicant shall add a note to the plan indicating that the Board voted to grant a waiver to Section 157-28.B and found that the criteria of Section 157-51.A have been met.

STAFF RECOMMENDATION: Minor Subdivision

The Planning Department recommends that the Planning Board approve the application with the following conditions:

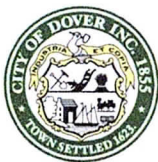
Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department a
 - a. Digital version of the plan.
 - b. CAD file to the satisfaction of the Asset Management Administrator.
2. The applicant shall revise the plat to:
 - a. Add signature and stamp of LLS
 - b. Add owner's signatures for recording at Strafford County Registry of Deeds.
 - c. Add Planning File # P21-19
 - d. Add common subdivision note 10 and 33
 - e. Indicate acres on Proposed Lot 1 text box, and correct the acres on Lot 2
3. Assessor approves lot numbers.

Conditions to Be Met Prior to Building Permit:

4. Easements for right-of-way and well radius shall be recorded at the Strafford County Registry of Deeds with the recording information provided to the Planning Department.





City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: September 17, 2020]

Office Use Only

Project #:

Date Received:

Amount Paid:

Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Scott Boudreau Telephone # 603-659-3468

Address of Applicant: 2 Beatrice Lane, Newmarket, NH 03857

Name of Property Owner (if different from applicant): Sherri Towle Telephone # 603-970-0091

Address of Property Owner: 379 Tolend Road, Dover, NH 03820

E-Mail Address: thistleridgefarm1@yahoo.com

PROPERTY INFORMATION

Address of Property: 379 Tolend Road

Assessor's Map # C Lot(s) # 47

Zoning District(s) R-40 Overlay District(s) Wetland

Size of Parcel: 572,132 sf - 13.13 acres Property Deed: Book 1896 Page: 704

Existing Use of Property: Single Family Residential

SUBDIVISION INFORMATION

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

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

City Water? Yes x No How far is city water from the property? 50 FT

City Sewer? Yes x No How far is city sewer from the property? 4800FT

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

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

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

New impervious area (in s.f.):

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived:

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Scott Boudreau, Boudreau Land Surveying

Address 2 Beatrice Lane, Newmarket, NH 03857 Telephone #: 603-659-3468

Professional License #: NH LLS #961 E-mail address: scott@boudreauls.net

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #: _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: [Signature] Date: _____

Signature of Applicant (if different from owner): [Signature] Date: 3-21-2021

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: _____

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: _____

Signature of Applicant (if different from owner): _____ Date: 3-21-2021

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: _____

Signature of Applicant (if different from owner): _____ Date: 3-21-2021

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner: _____ Date: _____

Signature of Applicant (if different from owner): _____ Date: 3-21-2021

Abutters List Prepared for Tax Map C Lot 47

Applicant:

Scott Boudreau
Boudreau Land Surveying
2 Beatrice Lane
Newmarket, NH 03857

Owner:

Tax Map C Lot 47
Sherri Towle
379 Tolend Road
Dover, NH 03820

Wetland Scientist:

Steven D. Riker
Ambit Engineering, Inc.
801 Islington Street
Suite 31
Portsmouth, NH 03801

Abutters:

Tax Map C Lot 48
Jennifer Morin
335 Tolend Road
Dover, NH 03820

Tax Map F Lot 11-2
James Herbert Beer, III &
Patricia Grass
647 4th Range Road
Pembroke, NH 03275-3315

Tax Map C Lot 48-1
Tyler C. & Chelsi M. Talas
371 Tolend Road
Dover, NH 03820

Tax Map F Lot 11-3
Mark & Terrie L. Hale
22 Nancy Lane
Dover, NH 03820

Tax Map C Lot 46
City of Dover
288 Central Avenue
Dover, NH 03820

Tax Map C Lot 3-E
Stephen R. Jensen Rev. Trust of 2000
P.O. Box 1186
Dover, NH 03821

Tax Map C Lot 50-D
Dalton C. & Myra L. Jagh
78 Watson Road
Dover, NH 03820

Tax Map C Lot 45
Tyrso S. Carvalho Filho &
Kerrie M. Carvalho
503 Tolend Road
Dover, NH 03820

Tax Map F Lot 11
Donald Schrempf, Jr. and
Kerensa Schrempf Rev. Trust
5 Nancy Lane
Dover, NH 03820



**Boudreau
Land
Surveying** P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

TEST PIT DATA
PREPARED FOR
SHERRI TOWLE
379 TOLEND ROAD
DOVER, NEW HAMPSHIRE

JOB #: 17029

FILE NAME: 17029B-3.dwg

DRAWN BY: SDB

TEST PIT #1
ELEVATION = 152.2'
AUGUST 14, 2018

0-2"	10YR 3/3 - DARK BROWN - FINE SANDY LOAM - GRANULAR-FRIABLE
2-11"	10YR 4/6 - DARK YELLOWISH BROWN - FINE SANDY LOAM - BLOCKY - LOOSE
11-40"	10YR 5/4 - YELLOWISH BROWN - LOAMY SAND - BLOCKY - LOOSE - WITH REDOX
40-72"	10YR 6/1 - GRAY - CLAY - FIRM

ROOTS TO: 12"
LEDGE: NONE OBSERVED
WATER: NONE OBSERVED
ESHW: 26"
PERC. TEST: 5 MIN/INCH AT 18"

TEST PIT #2
ELEVATION = 152.0'
AUGUST 14, 2018

0-2"	10YR 3/3 - DARK BROWN - FINE SANDY LOAM - GRANULAR-FRIABLE
2-12"	10YR 4/6 - DARK YELLOWISH BROWN - FINE SANDY LOAM - BLOCKY - LOOSE
12-48"	10YR 5/4 - YELLOWISH BROWN - LOAMY SAND - BLOCKY - LOOSE - WITH REDOX
48-72"	10YR 6/1 - GRAY - CLAY - FIRM

ROOTS TO: NON OBSERVED
LEDGE: NONE OBSERVED
WATER: 48"
ESHW: 30"
PERC. TEST: 6 MIN/INCH AT 17"

TEST PIT #3
ELEVATION = 154.0'
AUGUST 14, 2018

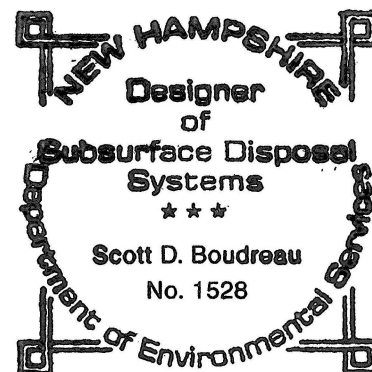
0-12"	10YR 4/3 - BROWN - VERY FINE SANDY LOAM - GRANULAR-FRIABLE
12-23"	10YR 5/6 - YELLOWISH BROWN - LOAMY SAND - FRIABLE - LOOSE
23-38"	10YR 6/3 - PALE BROWN - LOAMY SAND - BLOCKY - LOOSE - WITH REDOX
38-72"	10YR 6/1 - GRAY - CLAY - FIRM

ROOTS TO: 18"
LEDGE: NONE OBSERVED
WATER: NONE OBSERVED
ESHW: 23"
PERC. TEST: 6 MIN/INCH AT 18"

TEST PIT #4
ELEVATION = 154.4'
AUGUST 14, 2018

0-7"	10YR 4/4 - DARK YELLOWISH BROWN - VERY FINE SANDY LOAM - GRANULAR - FRIABLE
7-15"	2.5Y 6/4 - LIGHT YELLOWISH BROWN - LOAMY SAND - FRIABLE - LOOSE
15-45"	2.5Y 5/4 - LIGHT OLIVE BROWN - LOAMY SAND - BLOCKY - LOOSE - WITH REDOX
45-72"	2.5Y 5/2 - GRAYISH BROWN - CLAY - FIRM

ROOTS TO: 15"
LEDGE: NONE OBSERVED
WATER: NONE OBSERVED
ESHW: 39"
PERC. TEST: 6 MIN/INCH AT 18"





AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
801 Islington Street, Suite 31, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

TECHNICAL REPORT OF WETLAND DELINEATION, CLASSIFICATION & IDENTIFICATION

Ambit Engineering Project No.: 2888 Date(s) of Delineation: 3/7/18 Date of Report: 3/8/18

Field Delineator: Steven D. Riker, CWS 219

Compiled by: Steven D. Riker, CWS 219

Project Location/Tax Map & Lot: 379 Tolend Road, Dover, NH. Tax Map C, Lot 47.

Prepared for: Boudreau Land Surveying, Scott Boudreau, 2 Beatrice Lane, Newmarket, NH 03857.

Site Area Observed: Portion of lot (13.3 AC) per request.

Site Conditions: Lot is developed and contains 1 single family home. The remainder is undeveloped.

Weather/Seasonal Conditions: 30 cloudy. Late winter conditions, no snow cover.

Site Disturbance: Yes, in areas of previous development.

Wetlands Present: Yes. Wetlands exist in low lying depressions and drainages.

Wetland conditions/atypical situation/problem area: None.

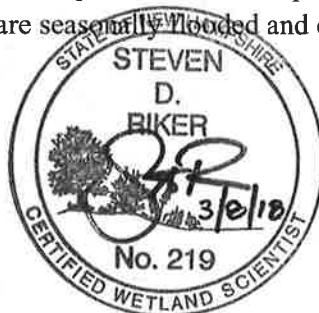
Hydric Soil Criterion: A11, F1 & F3. Field Indicators of Hydric Soils in the United States, Version 8.1.

Delineation Standards Utilized:

1. *US 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.
2. Field Indicators of Hydric Soils in the United States, Version 8.1, USDA-NRCS, 2010 **AND (for disturbed sites)** *Field Indicators for Identifying Hydric Soils in New England*, Version 3. NEIWPC Wetlands Work Group (April 2004).
3. *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*. USFWS (May 1988).

Ambit Engineering, Inc. delineated jurisdictional wetland boundaries utilizing fluorescent pink flagging tape, labeled alpha-numerically for aid in survey location. A sketch is attached for survey location.

Notes: A1-A39 connect, B1-B46 stop, and C1-C9 stop would be classified as a palustrine emergent persistent wetland systems that are seasonally flooded and or saturated (PEM1E).





The State of New Hampshire
Department of Environmental Services

Thomas S. Burack, Commissioner



LETTER OF COMPLIANCE

July 2, 2015



Sherri Towle
379 Tolend Road
Dover, NH 03820

RE: Wetlands Bureau File #2008-2387, 379 Tolend Road, Dover Tax Map C47 / Lot C-2.

Dear Ms. Towle:

On July 2, 2015, personnel from the Department of Environmental Services ("DES") conducted an inspection of the above referenced property, more specifically referenced on City of Dover Tax Map C47 as Lot C-2 (the "Property"). The purpose of the inspection was to determine compliance with RSA 482-A, the NH Wetlands statute, and applicable rules adopted under that statute.

As a result of this inspection, it was determined that the deficiencies described in Restoration Plan and DES Restoration Plan Approval has been corrected. DES will close its enforcement file regarding the Property at this time. DES reserves the right to reopen this matter should additional information be received regarding additional violations on the Property.

Please be advised that further work in wetlands, waters of the state, the upland tidal buffer zone, the bank, flat, sand dune, or other areas of jurisdiction of the Department requires a posted, approved permit prior to carrying out such work.

Thank you for your assistance to bring this matter to a resolution. Should you have any questions, please contact the Wetlands Bureau at (603) 271-2147.

Sincerely,

David Price
East Region Inspector
DES Land Resources Management

cc: Dover Conservation Commission



NHDES LAND RESOURCES MANAGEMENT PROGRAM FIELD INSPECTION REPORT

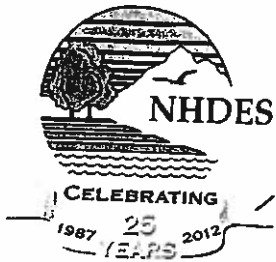
- **INSPECTION DATE:** 7/2/2015
 - **FILE #:** 2008-2387
 - **OWNER/APPLICANT NAME:** Sherri Towle
 - **SITE LOCATION:** 379 Tolend Road, Dover
 - **NHDES INSPECTION PERSONNEL:** David Price
 - **OTHER PARTIES IN ATTENDANCE:** Sherri Towle
 - **INSPECTION TYPE:** ☒ Compliance ☐ Permitting ☐ Initial ☐ Follow Up ☐ Restoration Plan Monitoring
 - **IMPACTED RESOURCE:** ☐ Protected Shoreland ☐ Lake/Pond ☐ River/Stream ☐ Upland ☒ Wetland
 - **POSTED PERMITS:** ☐ AOT ☐ Shoreland ☐ Subsurface ☐ Wetlands ☒ None
 - **ATTACHMENTS:** ☒ Color Photographs ☐ Aerial Photographs ☐ Site Sketch ☐ Other
 - **WEATHER CONDITIONS:** Sunny 60's
-

PURPOSE: The purpose of the site inspection was to determine compliance with the DES Restoration Plan Approval and RSA 482-A

OBSERVATIONS:

1. Stream restoration area appears to be functioning as designed.
2. There was noticeable water staining within the stone/stream area which indicates flow through the area.
3. The area is stable and there was no evidence of erosion or siltation downstream of the area.
4. There was some ponding upstream, but minimal compared to pre-restoration.
5. No further remedial measures are necessary.





The State of New Hampshire
Department of Environmental Services

Thomas S. Burack, Commissioner

*Celebrating 25 Years of Protecting
New Hampshire's Environment*



October 31, 2012

Sherri Towle
379 Tolend Road
Dover, NH 03820

FILE COPY

MAILED

RE: Wetlands Bureau File #2008-2387, 379 Tolend Road, Dover Tax Map C47 / Lot C-2.

Dear Ms. Towle:

On October 25, 2012, DES received the Initial Monitoring Report from your agent, Natural Resource Conservation Service, with photo documentation of the restoration area for the above referenced property.

At this time, DES finds the site is in satisfactory condition and no remedial measures are necessary to be carried out.

Please note that the next monitoring report is scheduled for the Spring of 2013 (due by July 1, 2013) as required by condition #10 of the DES Restoration Plan Approval.

If you have questions, or need further assistance, please do not hesitate to contact me at (603) 559-1514 or e-mail me at David.Price@des.nh.gov.

Sincerely,

David Price
David Price
East Region Compliance Inspector
DES Land Resources Management

DAP/dap

cc: Evan Mulholland, Esq., DOJ, Environmental Protection Bureau
cc: Dover Conservation Commission
Daniel Wright, NRCS
Strafford Rivers Conservancy

Price, David

From: Wright, Dan - NRCS, Epping, NH [Daniel.Wright@nh.usda.gov]
Sent: Thursday, October 25, 2012 8:58 AM
To: Price, David
Subject: Towle documentation



img-X25085527-
0001.pdf (346 KB...

Good morning Dave, I hope the attached document is sufficient for your needs.
If you need anything else please let me know.

Best regards,
Dan

-----Original Message-----

From: Epping Scanner [mailto:Epping.Scanner@xerox.com]
Sent: Thursday, October 25, 2012 8:55 AM
To: Wright, Dan - NRCS, Epping, NH
Subject: Scan from the Epping Field Office

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Number of Images: 3
Attachment File Type: PDF

Device Name: Epping Scanner
Device Location:

For more information on Xerox products and solutions, please visit <http://www.xerox.com/>

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Date: 10/23/2012

Location: Sherri Towle, Dover NH

Project: Stone Ford

Arrived on site at 9:00 AM

Present at location;

Dan Wright, NRCS

Sandy Sears, NRCS

Dave Price, DES

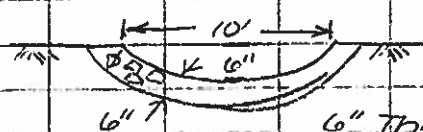
Rick Stevens, Contractor

Sherri Towle, Land Owner

Contractor removed existing material and soil to reach subgrade as determined and verified by NRCS engineer, Sandy Sears. Class II woven Geotextile was placed in the bottom of the excavated swale and covered with six inches of well graded four inch minus stone. Finish grade was inspected and verified by NRCS engineer Sandy Sears (see attached grade check elevations and profile.

Left site at 11:05 AM



Sta.	B.S.	H.I.	F.S. or Grade Rod	Elev. or Planned Elev.
Grade Check				
Inlet			5.4	Top
Outlet			5.7	Top
Inlet			5.9	Subgrade
Outlet			6.2	Subgrade
Double layer class II woven geotextile				
				
Finish grade check				
Inlet			5.4	Finish grade
Outlet			5.7	Finish grade
Notes NRCS Specs. 10/23/12				
Robert L. ...				

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SCS Form 1-75 (Rev. 1-75)

Site: Stone Ford Date: 10/23/12

Field Office: Effingham

Name: Sharon Tunk

Individual ☒ Group ☐ Unit of Govt. ☐
(circle one)

Job: Stone Ford

Design Sur. ☐ Const. Layout ☒

Const. Check ☒ Other ☐

Ident. No. ☐ Field No. ☐

Scale: 1" = 10'

Legal Description: _____

Location: Dover, N.H.

SCS-ENG-28 REV. 3-75



DES Wetlands Bureau Meeting Memo



Date: 8/15/12		Time: 11:00am Duration of Meeting: 1/2 hour	
Location of Meeting:	DES- Concord DES-Pease Other - Site		
File # (if any):	2008-2387		
Location of Project or Activity of Concern:	379 Tolend Road, Dover, NH		
Purpose of Meeting:	Discuss restoration		
Parties Present:	Sherri Towle, Owner		
Wetlands Staff:	Dave Price, DES		
Description:	Ms. Towle explained that her contractor was unable to make the meeting because he was out of town. She will give him a copy of the restoration plan. We discussed the requirements of the restoration in accordance with the NRCS plan. I recommended that Ms. Towle contact NRCS to have them on-site during restoration to supervise. she stated that she would contact NRCS.		
Topics Discussed:	See above description.		
Documents Exchanged:	Party Provided to DES: Tax map, 2 hand drawings. DES Provided to Party: A copy of the restoration plan		
Expectations of each party at conclusion of meeting: Ms. Towle will schedule restoration with her contractor and contact NRCS for possibility of supervision of restoration.			

Current Use Land, Robert W. & Elizabeth A. Morin
(371 Tolend Rd., Dover, N.H. 03820--Map 0000, Lot 048000)

Scale: 1" = 200 Ft. (Revised May 6, 1992)

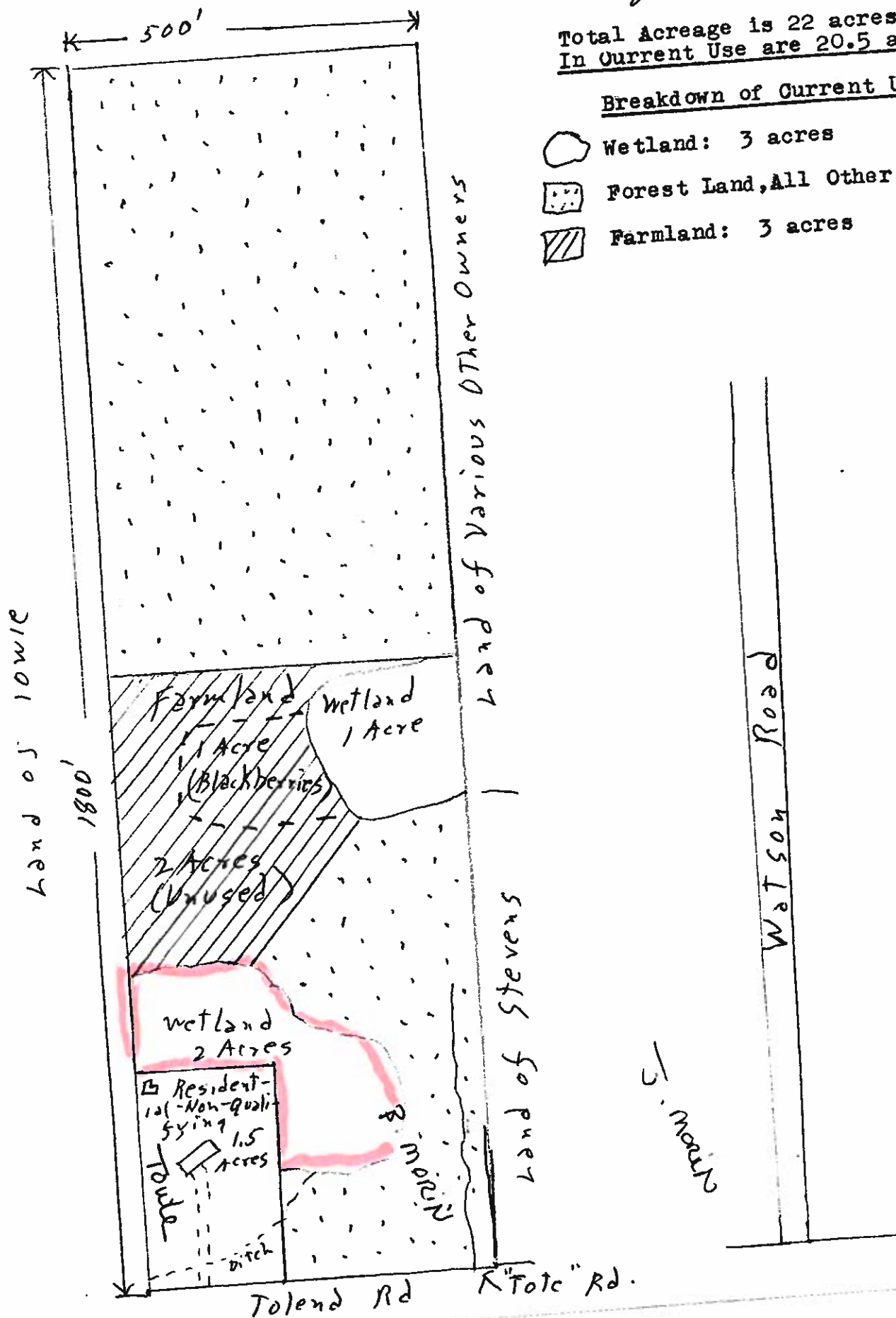
Land of Bryson

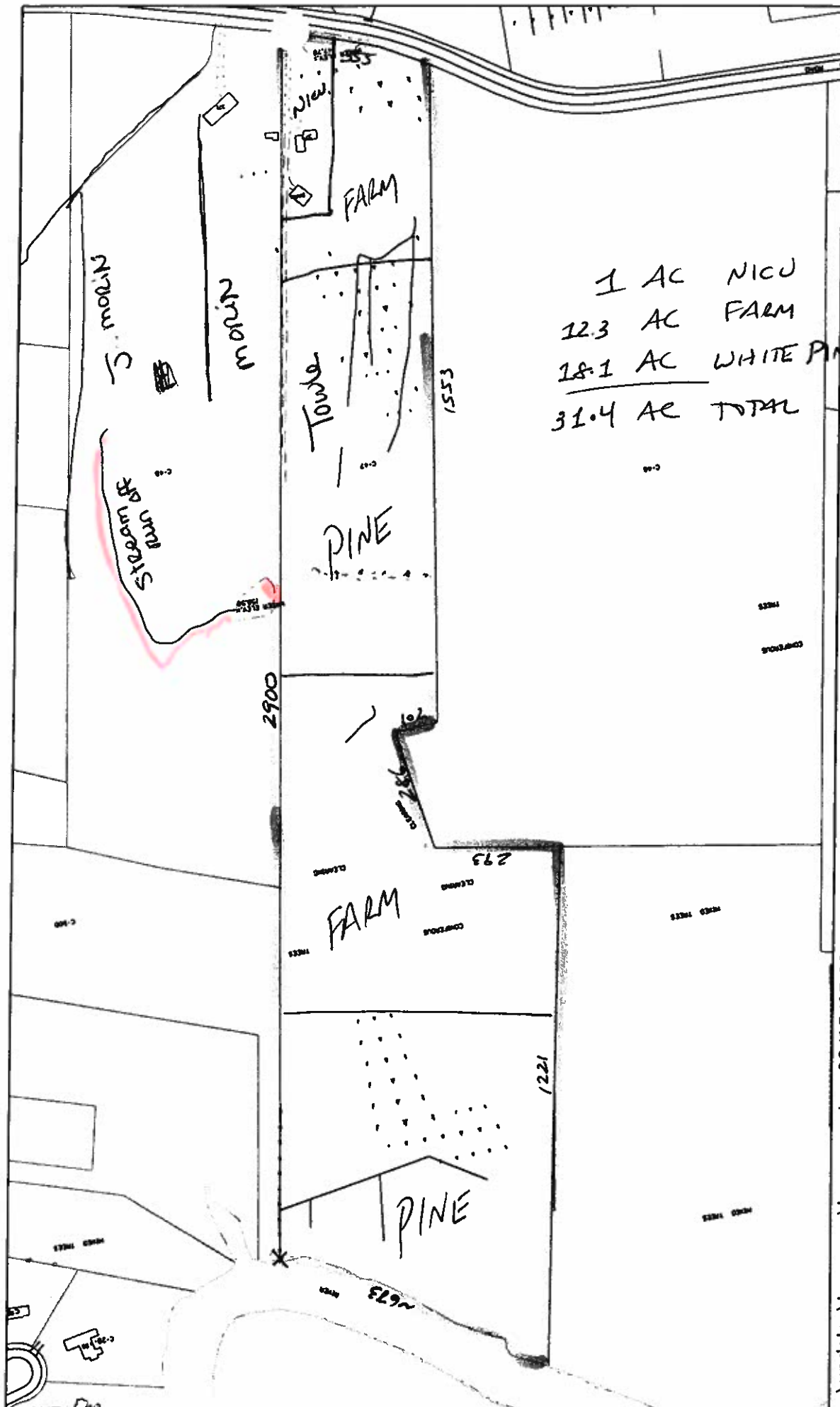
Robert W. Morin

Total Acreage is 22 acres
In Current Use are 20.5 acres

Breakdown of Current Use:

-  Wetland: 3 acres
-  Forest Land, All Other: 14.5 acres
-  Farmland: 3 acres





1 AC NICU
12.3 AC FARM
18.1 AC WHITE PINE (UNMGR.)
31.4 AC TOTAL



FIELD INSPECTION REPORT

NHDES WETLANDS BUREAU

INSPECTION DATE: July 13, 2011

FILE #: 2008-2387

OWNER/APPLICANT NAME: Towle

SITE LOCATION: Tolend Road, Dover, NH

WATERBODY: Unnamed Wetland

DES INSPECTION PERSONNEL: Dave Price

OTHERS PRESENT: Dan Wright, NRCS
Sherri Towle, Owner

CONDITIONS: Sunny, 80°s

ATTACHMENTS ☐ Color Photographs ☐ Site Sketch ☐ Other

Observations:

1. We looked at the area in the back portion of the property along the old woods road adjacent to the property line.
2. Dan Wright explained that the stone ford was not constructed in accordance the plan that was developed by NRCS.
3. It was observed that additional fill was placed within the area that was creating a dam and causing water to back up on abutting property.
4. Ms. Towle stated that she remembers that there was always water on the abutting property.
5. Dan Wright explained that he could see the waterline mark 12-18 inches above the ground on some of the upland species which would indicate that the area didn't always flood to the level.
6. Dan Wright suggested removing some of the fill material to allow the water to flow and minimize the flooding on the abutting property.

Conclusions:

NRCS will e-mail DES with a timeframe for submitting a restoration plan to remove the fill material.







Request for Waiver – Section 157-28B – Relief from showing the entire lot

The purpose of this waiver is to request relief from showing the entire lot on the Minor Subdivision Plan. Plan Reference #1 on the Minor Subdivision Plan prepared for Sherri Towle for this application package refers to a full boundary survey that was prepared by Pohopek Land Surveyors for this lot when the Conservation Easement was established. This plan is recorded at the Strafford County Registry of Deeds as plan 73-96 and shows the record boundary and area for the remaining lot not in conservation.

There is enough information on the Minor Subdivision Plan to show that the conditions of the property are suitable for the proposed two-lot subdivision. Additional survey work needed to conform to Section 157-28B would present an extra cost to the landowner which seems unnecessary for the proposed request with the information already available.

P21-19

379 Tolend Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0003-E00000	186 COUNTY FARM RD	JENSEN STEPHEN R TRUSTEE	JENSEN STEPHEN R REVOCABLE TRUST OF 2000	PO BOX 1186	DOVER	NH	03821
C0045-000000	475 TOLEND RD	CARVALHO FILHO TYRISO S &	CARVALHO KERRIE M	503 TOLEND ROAD	DOVER	NH	03820
C0046-000000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
C0048-000000	363 TOLEND RD	MDRIN JENNIFER		335 TOLEND RD	DOVER	NH	03820
C0048-001000	371 TOLEND RD	TALAS TYLER C &	TALAS CHELSI M	371 TOLEND RD	DOVER	NH	03820
C0050-A000PN	WATSON RD	CAMPFIRE COVE HOMEOWNERS ASSOCIATION		21 CAMPFIRE DRIVE	DOVER	NH	03820
C0050-C00000	102 WATSON RD	MITCHELL WILLIAM & MALONE M TRUSTEES	MITCHELL WILLIAM AND MALONE M REV LIV TR	102 WATSON ROAD	DOVER	NH	03820
C0050-D00000	78 WATSON RD	JAGH C DALTON &	JAGH MYRA L	78 WATSON RD	DOVER	NH	03820-5801
F0011-000000	5 NANCY LN	SCHREMPF DONALD JR & KERENSA TRUSTEES	SCHREMPF DONALD JR AND KERENSA REV TRUST	5 NANCY LN	DOVER	NH	03820
F0011-001000	410 TOLEND RD	AINSWORTH VINCE J		410 TOLEND RD	DOVER	NH	03820
F0011-002000	21 NANCY LN	BEER JAMES HERBERT III &	GRASS PATRICIA	21 NANCY LN	DOVER	NH	03820
F0011-003000	22 NANCY LN	HALE MARK &	HALE TERRIE L	22 NANCY LN	DOVER	NH	03620
C0047-000000	379 TOLEND RD	TOWLE SHERRI L		379 TOLEND ROAD	DOVER	NH	03620
		BOUDREAU LAND SURVEYING	SCOTT BOUDREAU	2 BEATRICE LANE	NEWMARKET	NH	03857

MINOR SUBDIVISION

LAND OF

SHERRI TOWLE

(TAX MAP C LOT 47)

379 TOLEND ROAD

DOVER, NH 03820

STATE PROJECTS PERMIT DATA

PERMIT	PERMIT NO.	DATE
NHDES SUBDIVISION APPROVAL	PENDING	___/___/2021

ABUTTERS

LOT C-45
TYRSO S. CARVALHO FILHO &
KERRIE M. CARVALHO
503 TOLEND ROAD
DOVER, NH 03820

LOT C-46
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820

LOT C-48
JENNIFER MORIN
335 TOLEND ROAD
DOVER, NH 03820

LOT C-48-1
TYLER C. & CHELSI M. TALAS
371 TOLEND ROAD
DOVER, NH 03820

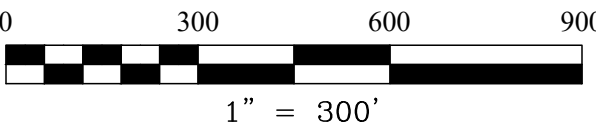
LOT C-3-E
STEPHEN R. JENSEN REV.
TRUST OF 2000
PO BOX 1186
DOVER, NH 03821

LOT C-50-D
DALTON C. & MYRA L. JAGH
78 WATSON ROAD
DOVER, NH 03820

LOT F-11
DONALD SCHREMPF, JR. &
KERENSA SCHREMPF REV. TRUST
DOVER, NH 03820

LOT F-11-2
JAMES HERBERT BEER, III & PATRICIA GRASS
647 4TH RANGE ROAD
PEMBROKE, NH 03275-3315

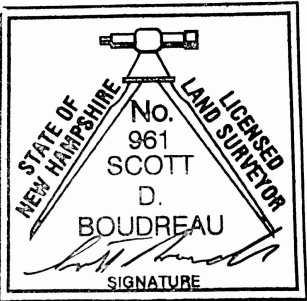
LOT F-11-3
MARK & TERRIE L. HALE
22 NANCY LANE
DOVER, NH 03820



SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE	C1
EXISTING CONDITIONS PLAN	C2
SUBDIVISION PLAN	C3

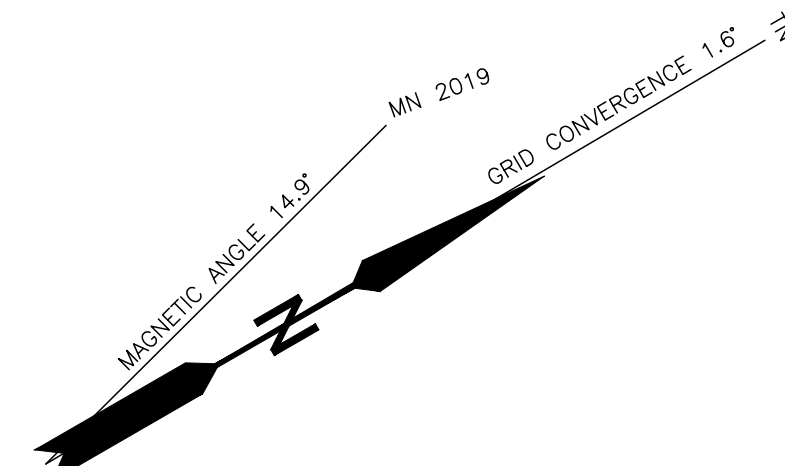
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



_____, L.L.S. #961
MARCH 22, 2021 _____ DATE

DRAWN BY: SDB	DATE: MARCH 22, 2021
CHECKED BY:	DRAWING NAME: 18025A
JOB NAME: 18025	SHEET C1

 **Boudreau**
Land
Surveying P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468



EXISTING MAP C
LOT 47 AREA
572,132 SQ. FT.
13.13 ACRES

TAX MAP C LOT 48
JENNIFER MORIN
335 TOLEND ROAD
DOVER, NH 03820
S.C.R.D. BOOK 4480 PAGE 355

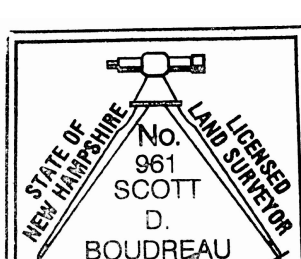
NOTES:

1. REFERENCE: TAX MAP C LOT 47
S.C.R.D. BOOK 1896 PAGE 704
2. TOTAL PARCEL AREA: 572,132 SQ. FT. OR 13.13 AC.
3. OWNER OF RECORD: SHERRI TOWLE
379 TOLEND ROAD
DOVER, NH 03820
4. ZONE: R-40 RURAL RESIDENTIAL DISTRICT
DIMENSIONAL REQUIREMENTS:
- | | |
|-----------------------|------------|
| MINIMUM LOT AREA | 40,000 sf. |
| MINIMUM FRONTAGE | 150 ft. |
| MINIMUM FRONT SETBACK | 40 ft. |
| MINIMUM SIDE SETBACK | 25 ft. |
| MINIMUM REAR SETBACK | 30 ft. |
5. HORIZONTAL DATUM IS NHPSC (NAD '83) BASED ON GPS OBSERVATIONS.
6. VERTICAL DATUM SHOWN IS NAVD '88 BASED ON GPS OBSERVATIONS.
7. TAX MAP C LOT 47 FALLS ENTIRELY WITHIN "ZONE X" OF THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.L.R.M. MAP NUMBER 3301/03010E, EFFECTIVE SEPTEMBER 30, 2015.
8. WETLANDS SHOWN WERE DELINEATED BY AMBIT ENGINEERING ON MARCH 7, 2018.

2. WORKSHEET TITLED "SUBDIVISION PLAN" PREPARED FOR SHERRI TOWLE, DATED MAY 25, 2007, PREPARED BY POHOPEK LAND SURVEYORS & SEPTIC DESIGNERS. THIS PLAN WAS PROVIDED BY SHERRI TOWLE.

LINE	BEARING	DISTANCE
L1	S 09°21'30" W	25.32'
L2	S 02°34'49" W	37.25'
L3	N 79°02'28" E	16.79'
L4	N 66°43'03" W	89.42'
L5	S 09°43'36" W	61.24'
L6	S 08°16'53" W	69.80'

A graphic scale bar with markings at 0', 50', 100', and 150'. The bar is divided into alternating black and white segments. Below the bar, the text "1" = 50'" is written.

EXISTING CONDITIONS PLAN PREPARED FOR SHERRI TOWLE (TAX MAP C LOT 47) 379 TOLEND ROAD DOVER, NH	
DRAWN BY: SDB CHECKED BY: ARB JOB NAME: 17029	DATE: June 26, 2019 DRAWING NAME: 17029A SHEET: C2
	 Boudreau Land Surveying P.L.L.C. SCOTT D. BOUDREAU, L.L.S. #961 2 BEATRICE LANE NEWMARKET, NH 03857 (603) 659-3468

SOILS:

BzB - BUXTON SILT LOAM, 3 TO 8% SLOPES
ScA - CHARLTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
SwA - SCANTIC SILT LOAM, 0 TO 3% SLOPES
SwA - SWANTON FINE SANDY LOAM, 0 TO 3% SLOPES
WbB - WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 0 TO 8% SLOPES
SOIL DATA TAKEN FROM THE STRAFFORD COUNTY, NEW HAMPSHIRE SOIL MAP

TAX MAP C LOT 46
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 1794 PAGE 428

EXISTING MAP C
LOT 47 AREA
572,132 SQ. FT.
13.13 ACRES
PROPOSED MAP C
LOT 47 AREA
490,853 SQ. FT.
11.27 ACRES

PART OF
REMAINING MAP C
LOT 47

PROPOSED LOT 1
AREA
81,279 SQ. FT.
1.86 ACRES

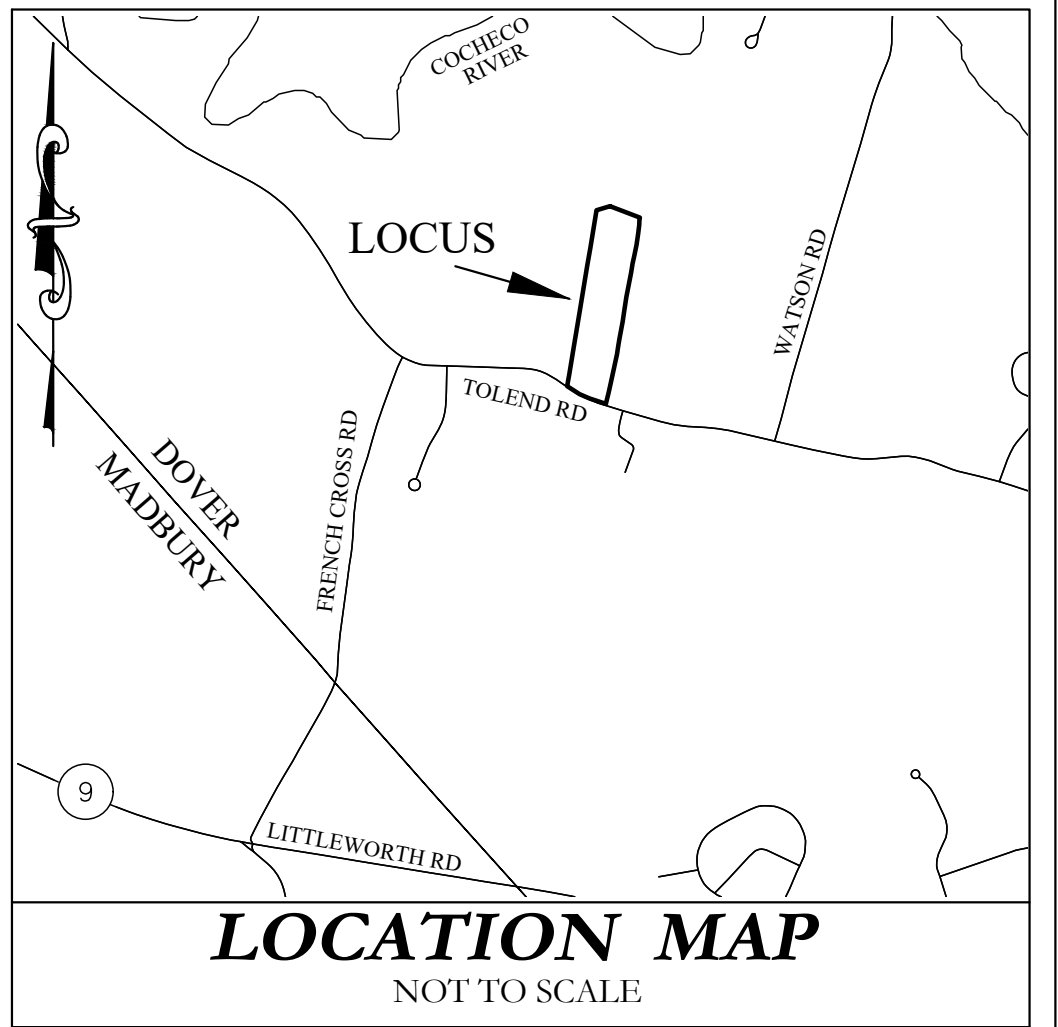
OTHER LAND OF
MAP C LOT 47
(UNDER CONSERVATION
EASEMENT)

TAX MAP C LOT 48-1
TYLER C. & CHELSI M. TALAS
371 TOLEND ROAD
DOVER, NH 03820
S.C.R.D. BOOK 4667 PAGE 897

TAX MAP C LOT 48
JENNIFER MORIN
335 TOLEND ROAD
DOVER, NH 03820
S.C.R.D. BOOK 4480 PAGE 355



1" = 100'



TAX MAP C LOT 46
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 1794 PAGE 428

PROPOSED LOT 1
TOTAL AREA: 81,279 SQ. FT.
CONTIGUOUS UPLANDS: 47,957 SQ. FT.
UPLAND AREA WITHIN WETLAND BUFFER: 14,810 SQ. FT.
(31% OF TOTAL CONTIGUOUS UPLAND)

LINE	BEARING	DISTANCE
L1	N 71°32'07" W	21.00'
L2	N 66°43'03" W	25.41'
L3	S 78°59'45" E	20.00'

NOTES:

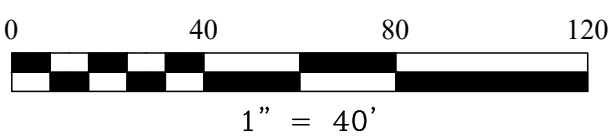
- REFERENCE: TAX MAP C LOT 47
S.C.R.D. BOOK 1896 PAGE 704
- TOTAL PARCEL AREA: 572,132 SQ. FT. OR 13.13 AC.
- OWNER OF RECORD: SHERRI TOWLE
379 TOLEND ROAD
DOVER, NH 03820
- ZONE: R-40 RURAL RESIDENTIAL DISTRICT
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA 40,000 sq. ft.
MINIMUM FRONTAGE 150 ft.
MINIMUM FRONT SETBACK 40 ft.
MINIMUM SIDE SETBACK 25 ft.
MINIMUM REAR SETBACK 30 ft.
- HORIZONTAL DATUM IS NAD 83 BASED ON GPS OBSERVATIONS.
- VERTICAL DATUM SHOWN IS NAVD 88 BASED ON GPS OBSERVATIONS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE REMAINING LAND OF DOVER TAX MAP C LOT 47 INTO 2 PARCELS.
- TAX MAP C LOT 47 FALLS ENTIRELY WITHIN "ZONE X" OF THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.R.M. MAP NUMBER 33017C0310E, EFFECTIVE SEPTEMBER 30, 2015.

TAX MAP C LOT 48-1
TYLER C. & CHELSI M. TALAS
371 TOLEND ROAD
DOVER, NH 03820
S.C.R.D. BOOK 4667 PAGE 897

- PROPOSED LOT 1 WILL HAVE A 20' WIDE RIGHT-OF-WAY FOR THE PURPOSES OF INGRESS AND EGRESS OVER REMAINING LAND OF SHERRI TOWLE.
- WETLANDS SHOWN WERE DELINEATED BY STEVEN D. RIKER, CWS 219, OF AMBIT ENGINEERING ON MARCH 7, 2018.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
- THE PROPOSED LOT TO BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEM.
- STREET ADDRESS FOR THE PROPOSED LOT SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY.
- THE PROPOSED ACCESS TO LOT 1 WILL BE MADE OVER AN EXISTING FARM ROAD WHICH WAS THE SUBJECT OF AN UPGRADE AND RESTORATION PROJECT BY THE NRCS, TO ALLOW ACCESS BY FARM EQUIPMENT OR OTHER VEHICLES TO ACCESS THE BACK PART OF THE PROPERTY. THIS WAS APPROVED AND INSPECTED BY NHDES UNDER WETLANDS BUREAU FILE #2008-2387.

LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD TO BE SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- UTILITY POLE
- WELL
- SOIL DESIGNATION - SEE SOIL LEGEND
- BOUNDARY LINE
- ABUTTER LINE
- OVERHEAD WIRES
- RIGHT-OF-WAY
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- BUILDING SETBACK LINE
- JURISDICTIONAL WETLAND BOUNDARY
- STRAFFORD COUNTY SOIL BOUNDARY
- PROPOSED RIGHT-OF-WAY
- TREELINE



1" = 40'

PLAN REFERENCES:

- PLAN TITLED "CONSERVATION EASEMENT PLAN" PREPARED FOR SHERRI TOWLE, DATED NOVEMBER 20, 2003, PREPARED BY POHOPEK LAND SURVEYORS & SEPTIC DESIGNERS. S.C.R.D. PLAN 73-96.
- WORKSHEET TITLED "SUBDIVISION PLAN" PREPARED FOR SHERRI TOWLE, DATED MAY 23, 2007, PREPARED BY POHOPEK LAND SURVEYORS & SEPTIC DESIGNERS. THIS PLAN WAS PROVIDED BY SHERRI TOWLE.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L.L.S. #961

MARCH 22, 2021

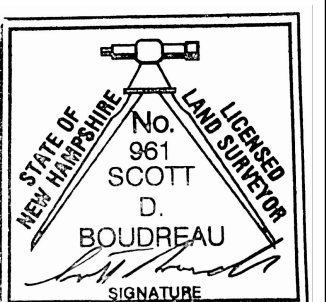
DATE

MINOR SUBDIVISION PLAN

PREPARED FOR
SHERRI TOWLE
(TAX MAP C LOT 47)
379 TOLEND ROAD
DOVER, NH

DRAWN BY: SDB
CHECKED BY: ARB
JOB NAME: 17029

DATE: MARCH 22, 2021
DRAWING NAME: 17029D
SHEET: C3



Boudreau
Land
Surveying P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468