



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, October 12, 2021**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 28, 2021 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public hearing and possible vote of amendments to Chapter 153 entitled "Site Review Regulations" regarding landscape/tree calipers. *
- B. Public hearing and possible vote of amendments to Chapter 157 entitled "Land Subdivision Regulations" regarding landscape/tree calipers.*

4. NEW BUSINESS

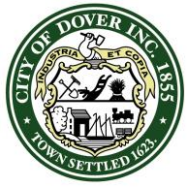
- A. Discussion and public hearing on the City's proposed Capital Improvements (CIP) FY 2023-2028. The CIP can be found on the City Web Site at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department.*
- B. Consideration and acceptance of a Minor Subdivision for The Kane Company, Inc., (Owner: 171 Watson Rd of Dover Holding Corp), Assessor's Map E, Lot 27B, zoned IT, and located at 50 Education Way. (2 new lots) *(P21-60)

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>. The public is encouraged to leave comments in advance by 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.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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Meeting Date: **Tuesday, September 28, 2021**
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Members Present: Dennis Ciotti (Councilor), Dave White, Kyle Pimental, Tom Clark, Frank Torr, Gina Cruikshank (Chair)

Members Not Present (excused): Hayley Harmon (Vice Chair), Steph George (Alternate), Dave Landry, Mark Speidel (Alternate)

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 p.m. and noted that M. Speidel, D. Landry, S. George and H. Harmon are excused absence. Erin Allgood has resigned from the Board due to work conflicts.

The Chair noted the following: The City of Dover has continued to be aware of the need to ensure the physical location of this meeting is frequently sanitized, and encourage those who wish to wear face masks do so. 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

Citizens Forum Open.

John Donais, 16 Durham Road submitted an email and letter he requested be read into the record. C. Parker read the email and letter into the record.

Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

August 24, 2021 Regular Meeting Minutes

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

3. OLD BUSINESS

- A. Public hearing and possible vote of amendments to Chapter 153 entitled "Site Review Regulations" regarding landscape/tree calipers.

C. Parker explained the rationale behind the amendment. He noted that it is recommended to have two public hearings and vote in October, after the second one, if the Board is ready to vote.

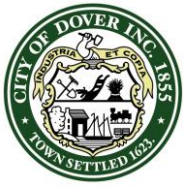
Public Hearing Opened

No calls or emails were received.

Motion: D. Ciotti moved to table the public hearing and Amendment. Seconded by D. White. Vote: U/A

- B. Public hearing and possible vote of amendment to Chapter 157 entitled "Land Subdivision Regulations" regarding landscape/tree calipers.

C. Parker explained the rationale behind the amendment. He noted that it is recommended to have two public hearings and vote in October, after the second one, if the Board is ready to vote.



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Public Hearing Opened

No calls or emails were received.

Public Hearing Recessed

Motion: D. Ciotti moved to table the public hearing Amendment. Seconded by D. White. Vote: U/A

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Michael and Michelle Trochalakis, Assessor's Map M, Lot 93-A-2, zoned R-40, located at 7 Cullen Bay Road. (Proposal is to construct a new pool and relocation of an existing walkway due to a garage addition resulting in 1,052 sq. ft. of impact to Conservation District and 144 sq. ft. of impact to Wetland Protection District. *(P21-61)

C. Parker explained the applicant is requesting a Conditional Use Permit to install an in-ground pool and brick walk in the Conservation District adjacent to the tidal Cochecho River, creating 1,052 s.f. of permanent impact to the 100' tidal buffer zone and building a garage addition with an impact of 144 s.f. to a 50' wetlands buffer. The walkway will create wetlands buffer impacts.

The Conservation Commission endorsed the CUP at their meeting on September 13, 2021, with no conditions.

Jayne Greguire, Civilworks, NE reviewed the project and plans. Shore land and wetlands permits are pending.

Motion: F. Torr moved to accept the application and noted that this is not a development of regional impact. Seconded by D. White. Vote: U/A

Public Hearing Opened

No calls or emails were received.

Public Hearing Closed

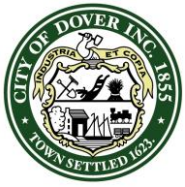
Staff Recommendation:

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Staff feels that the applicant considered the criteria when designing the plan by placing the garage outside of the wetland buffer in an area that was previously filled when the house was built. Wetland impacts have been avoided and the minimal wetland buffer impact is primarily a steep slope. The impacts were minimized and avoided as much as possible by placing the walkway close to the garage. Staff believes this proposal is consistent with the standards.

The Conservation District ordinances provide for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Staff feels that the applicant considered the criteria when placing the pool based on the site topography and in an area that is already a mowed lawn. The plan includes erosion and sedimentation control measures to



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prevent any impacts to the tidal buffer zone. The DES Wetlands Permit has been applied for and the Conservation Commission endorsed the application with no conditions on September 13th, 2021.

Staff recommends approval with the following condition:

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

1. Provide a copy of the NHDES Wetlands Expedited permit.

Motion: F. Torr moved to approve the Conditional Use Permit, with Condition, as it is consistent with the regulations. Seconded by D. White. Vote: U/A

The Vice Chair noted that items 4B, C and D would be heard together.

- B. Consideration and acceptance of a Minor Subdivision for American Durafilm Co., Inc., (Owner: Dover Business and Industrial Development Authority), Assessor's Map D, Lot 11-1, zoned IT, located at Venture Drive. (2 new lots) *(P21-62)
- C. Consideration and acceptance of a Conditional Use Permit for American Durafilm Co., Inc., (Owner: DBIDA), Assessor's Map D, Lot 11-1, zoned IT, located on Innovation Way and Venture Drive. (Proposal is for a new manufacturing building and associated parking and drainage facilities, creating 7,419 sq. ft. of wetlands buffer impacts). *(P21-50)
- D. Consideration and acceptance of a Site Review for American Durafilm Co., Inc., (Owner: Dover Business & Industrial Development Authority), Assessor's Map D, Lot 11-1, zoned IT, located at Venture Drive. (Proposal is to construct a 15,000 s.f. light manufacturing building with associated parking as well as a future 5,000 s.f. addition).*(P21-49)

C. Parker noted that the first application is for the City to subdivide a 3.3 acre parcel off the 36 acre parcel it owns at the corner of Innovation Way and Venture Drive. The larger lot will be 32.89 acres after the subdivision.

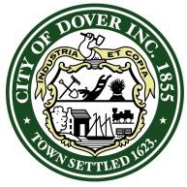
From there the applicant is requesting site plan approval to construct a 15,000 s.f. light manufacturing building with associated parking as well as a future 5,000 s.f. addition. The layout of the lot and building will create 7,419 s.f. of wetlands buffer impacts. The 7,419 s.f. of impact is within the wetland buffer for grading associated with the bio retention basin and areas adjacent to the proposed 5,000 s.f. building addition. This impact also includes 72 s.f. of the proposed paved area according to the application.

The site would be serviced by public water and sewer. Currently, the plan shows the water and sewer being brought to the first driveway. The Dover Utilities Commission regulations require the utilities be brought to the end of the parcel. The applicant will seek a waiver from that from the DUC, and the Planning Board has no jurisdiction over that waiver.

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

The Dover Business and Industrial Development Authority approved this project at its September meeting.

The Conservation Commission endorsed the CUP at its meeting on September 13, 2021 with no conditions.



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The applicant is requesting the Board grant a waiver from the requirement for a driveway width to allow a 30' entrance/exit rather than 24' permitted. The applicant provided justification in their site plan application. Finally, the applicant is seeking to use the Industrial Transfer of Development Rights ordinance which allows for more efficient use of industrial land by reducing setbacks. Here the reduction request is for the rear of the building.

There will be five votes, the minor subdivision, the CUP, the TDR, the waiver and the site plan.

Steve Haight, Civilworks, NE reviewed the project and plans. The company is moving their manufacturing base to this location. They make medical grade tubing for procedures. This is DBIDA land, and they approved this use to go on the site. The project has been to TRC several times and has met their requirements.

The reason for the driveway waiver is to get the trucks in and back up to the loading docks. The utilities were not originally brought up that road. The second waiver is to bring the utilities up to the proposed building. The request for TDR waiver is at the rear of the building for setbacks.

Questions and clarifications occurred about the waiver being requested regarding utilities. Mr. Haight clarified what they are asking for and why. D. White clarified what he's asking for on the site and why.

The board discussed the 'sending area lots' on the plans and how they are labeled.

Mack Hendrick, American Durafilm addressed the concern of emissions by explaining they are a distributor of high-performance plastics and manufacturer of tubing. They are below Dupont in the supply chain and don't produce any chemicals. They use commercially available products to manufacture the tubing.

Motion: F. Torr moved to accept the applications and noted that this is not a development of regional impact. Seconded by D. White. Vote: U/A

Public Hearing Opened

Dan Barufaldi, Director of Economic Development in Dover spoke in favor of the project. DBIDA recommends the Board grant the utilities waiver because if you look at the topography, there is a drop off at the cul-de-sac and utilities can be brought in another way.

Scott Johnson, Chairman of DBIDA spoke in favor of the project on behalf of Dover Business Industrial Development Authority who also recommends granting the utilities waiver.

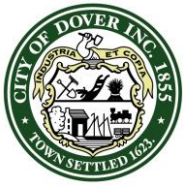
No calls received. Katie Poole, 29 Reyners Brook Drive sent an email with concerns about emissions.

Public Hearing Closed

STAFF RECOMMENDATION- Subdivision:

C. Parker noted the plan is consistent with Chapter 157-15 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots. As such, staff recommends the Planning Board vote to approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:



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1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - a. Signature and stamp of LLS
 - b. Owner's signature for recording at Strafford County Registry of Deeds.
 - c. Planning File # P21-62
 - d. Common Subdivision notes 11, 14, 15 and 33
 - e. A note that the TDR ordinance was used to create D-11-1
 - f. Existing topography, setbacks, existing vegetation and soils
 - g. Revise the plan to show the historic TDR sending and receiving notations
2. Confirm with the City Assessor that D-11-10 is the correct lot number

Conditions to Be Met Prior to Building Permit:

3. Easements for utilities shall be recorded at the Strafford County Registry of Deeds with the recording information provided to the Planning Department.

Motion: F. Torr moved to approve the Minor Site Plan with conditions, as the request is consistent with the regulations. Seconded by T. Clark. Vote: U/A.

STAFF RECOMMENDATION - CUP:

C. Parker noted the Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Staff feels that the applicant considered the criteria when designing the plan by placing the building as close to Innovation Way as possible, that wetland impacts have been avoided and that the wetland buffer with the primary impacts is an isolated wetland that is not connected to the larger wetlands to the northwest. The building placement is the only practicable alternative and the impacts were minimized such that no building or parking is in the buffer. Staff believes this proposal is consistent with the standards. The Planning Department recommends the Planning Board vote to grant the Conditional Use Permit with the following conditions:

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

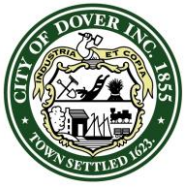
1. Site plan approval (P21-49) be approved.
2. Subdivision approval (P21-62) be approved.

Motion: T. Clark moved to approve the Conditional Use Permit with conditions, as the request is consistent with the regulations. Seconded by F. Torr. Vote: U/A.

STAFF RECOMENDATION – Waiver

C. Parker noted section 153-21 of the Site Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
- (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."



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Staff believe criterion 1 has been met noting that the width has been reduced since TRC initially reviewed to the minimum needed to make the turning radius work successfully. The need for deliveries and the slope at that part of the site require this configuration, and would impact the applicant. Staff recommends the Board vote to grant the waivers with the following condition:

1. Add a note to the plat that the Board granted a waiver to Chapter 153-14.C(5)(b) (entrance width), 153-14.B(1) (a) (waterline size), 153-14.B(1) (b) (extension of water the full length of the parcel) and that the Board found the criteria of Chapter 153-21.A have been met.
2. Utilities shall be extended through the second driveway, if the DUC grants waiver.

Motion: D. White moved to approve the waiver with Condition, as it is consistent with criteria 1 of the ordinance. Seconded by D. Ciotti. Vote: U/A

STAFF RECOMMENDATION TDR:

The Planning Department recommends the Planning Board vote to approve TDR request with the following conditions:

1. Add TDR note to site plan indicating rear setback relief was provided through TDR.

Motion: D. Ciotti moved to approve the Industrial TDR, with Condition, as it is consistent with the ordinance. Seconded by K. Pimental. Vote: U/A

STAFF RECOMMENDATION- Site Plan:

C. Parker noted that the plan is consistent with Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The Planning Department recommends that the Planning Board vote to approve the adjustment with the following conditions:

Conditions to Be Met Prior to the Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - a. Signature and stamp of PE, LLA, CWS, architect, and LLS
 - b. Owner's signature
 - c. Revise plans to bring to water and sewer lines to the 2nd driveway unless waiver from DUC is not granted.
 - d. Revise note 19 on sheet 4 to indicate no Sunday or Federal Holiday hours.
 - e. Revise the plan to relocate the fire hydrant to the satisfaction of the City Engineer
 - f. Revise the plan to update the landscaping per the posted amendment to tree caliper size.

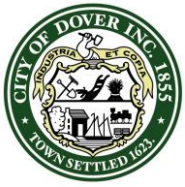
Conditions to Be Met Prior to any Construction Activity:

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

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

3. Water and sewer investment fees shall be paid at the time of request of service.

Conditions to Be Met Prior to Occupancy:



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4. Issuance of a certificate of occupancy.
5. Impact fees shall be paid per the invoice included with the Notice of Decision.
6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Motion: K. Pimental moved to approve the Site Plan, with Conditions, as it is consistent with the regulations. Seconded by F. Torr. Vote: U/A

5. STAFF COMMENTS

- C. Parker updated the Board on:
 - the latest TRC: subdivision on Sixth Street, three commercial projects on Littleworth Road, and the waterfront project.
- Reminder that the Board has three meetings in October, including the joint meeting with the Council on the 6th. The meeting will also include a review of drinking water capacity.
- Based upon the discussion regarding the R-40 during the zoning amendments, and follow up with the chair, any TDR request over 2 units will be advised, by staff, to come for a preliminary review by the Board.
- CDBG applications will be released next week and due on November 19th.
- UNH students were at the meeting tonight to watch the process

6. MEMBER COMMENTS

- F. Torr confirmed the Durafilm owner is a UNH graduate and is moving his business here.

7. ADJOURNMENT

Motion: F. Torr made a motion to adjourn at 8:01 p.m. Seconded by D. Ciotti. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P21-60

Application Type: Minor Subdivision
Applicant(s): The Kane Co, Inc
Owner(s): 171 Watson Rd of Dover Holding Corp
Location: Education Way (Tax Map E, Lot 27B)
Meeting Date: October 12, 2021

INTENT: To subdivide one 71 acre lot into 3 to be 5.425 acres, 8.956 acres and 56.653 acres.

LOTS/UNITS PROPOSED: 2 new lot

AGENDA ITEM #: 4-B

ACREAGE: 71 acres currently

ZONING DISTRICT: IT

EXISTING LAND USE: Office

PROPOSED LAND USE: Office/Light Manufacturing

SURROUNDING LAND USE:
Residential and vacant and Industrial

ZBA ACTION: None

ATTACHMENTS: Application materials, subdivision plan

DECLARE REGIONAL IMPACT: No

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
N/A

WAIVER(S) REQUESTED:

- 157-27 G (Existing natural features, soil types)
- 157-27 H (contours within 100')

Summary of Request and Background

The applicant is requesting to subdivide 5.425 acres and 8.956 acres off of one 71 acre commercial/industrial lot to create three lots. As a Minor Subdivision, this application did not directly appear before the TRC. Public water and sewer are provided.

Summary of Waiver Requests:

The applicant is requesting the Board grant a waiver from the requirement to show soil types and natural features. It is also seeking a waiver from showing contours within 100' of the boundaries. The applicant provided justification in their site plan application.

Consistency with Land Use Regulations – Waiver

Section 153-51 of the Site Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
- (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Staff believe criterion 1 has been met noting that the lot has been developed for 20 years and the existing conditions plan documents the extent of the development, and the topography necessary. Furthermore, 157-27 H notes that the contours within 100 feet of the parcel is discretionary on the part of staff and the Board. It would be an unnecessary hardship to provide this information, absent a site plan, as both sides of the property are developed.

STAFF RECOMMENDATION Waivers:

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to grant the waivers with the following condition:

1. Add a note to the plat that the Board granted a waiver to Chapter 157-27G (soils and natural vegetation), and 157-27 H (contours within 100') and that the Board found the criteria of Chapter 153-21.A have been met.

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 vote to approve the application with the following conditions:



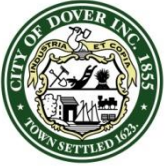
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PLANNING BOARD - STAFF MEMO FILE #P21-60

Application Type: Minor Subdivision
Applicant(s): The Kane Co, Inc
Owner(s): 171 Watson Rd of Dover Holding Corp
Location: Education Way (Tax Map E, Lot 27B)
Meeting Date: October 12, 2021

Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - a. Signature and stamp of LLS
 - b. Owner's signature for recording at Strafford County Registry of Deeds.
2. Confirm with the City Assessor that the plat shows the correct lot number



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Michael Kane (The Kane Company, INC) Telephone # (603) 559-9628

Address of Applicant: 210 Commerce Wat #300, Portsmouth, NH 03801

Name of Property Owner 171 Watson Rd of Dover Holding Corp Telephone # _____

Address of Property Owner: 9115 Westside Parkway Alpharette, GA 30009

E-Mail Address: mkane@netkane.com

PROPERTY INFORMATION

Address of Property: 50 Education Way

Assessor's Map # E Lot(s) # 27B

Zoning District(s) Innovative Technology (IT) Overlay District(s) none

Size of Parcel: 71.03 acres Property Deed: Book 2938 Page: 889

Existing Use of Property: Office building and Warehouse

SUBDIVISION INFORMATION

Subdivision Type: Conventional: ☒ Open Space: _____ TDR: _____

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

TDR Relief sought (Check All That Apply): ☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☐ Purchase _____ units

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

none

Circle one for each category:

Water: City/Well (circle one) How far is city water from the property? At the site

Sewer: City/Septic (circle one) How far is city sewer from the property? At the site

Highway Access City Street/State Highway (circle one) Roadway Public or Private Road (circle one)

Refuse removal: Public Private (circle one) | Estimated Length of Proposed Road: none feet

Estimated value of construction: none New impervious area (in s.f.): none

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: none

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Hans Mertsch (TFMoran, INC.)

Address 48 Constitution Drive, Bedford, NH 03110 Telephone #: 603-472-4488

Professional License #: NO. 787 E-mail address: hmertsch@tfmoran.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Jeff Kevan (TFMoran, INC.)

Address 48 Constitution Drive, Bedford, NH 03110 Telephone #: 603-472-4488

Professional License #: _____ E-mail address: jkevan@tfmoran.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) none

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) none

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A 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

**171 Watson Road of Dover Holding Corporation
100 Education Way
Dover NH 03820
603-749-9102**

September 3, 2021

City of Dover, New Hampshire
288 Central Avenue
Dover, New Hampshire 03820
Attn: City of Dover Planning Board

***Re: Owner Authorization with Respect to Application for Subdivision of
50 and 100 Education Way (the "Property") Filed by The Kane Company, Inc.***

Dear Members of the City of Dover Planning Board,

171 Watson Road of Dover Holding Corporation ("Owner") is the fee owner of the above-referenced Property. Owner has been advised that The Kane Company, Inc. ("Applicant") intends to file a subdivision application ("Application") with the City of Dover requesting Planning Board approval of a subdivision plan with respect to the Property.

Owner hereby authorizes Applicant to file the Application with the City of Dover and to provide the City of Dover with any other ancillary documentation reasonably requested by the Planning Board in connection with the Application. This authorization shall be effective from the date hereof through November 30, 2021, or until property purchase closing date which may be prior to that date.

If you have any questions regarding this authorization, please contact Patti Ayer, VP Legal Operations at patti.ayer@cognia.org or 603-749-9102 ext. 7230 or by cell 207-450-9945.

Very truly yours,

Mark A. Elgart

Mark A. Elgart
President and CEO

Cc: Ken Bergman, COO and CLO
Mindy Cohn, Corporate The Kane Company, Inc.

place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner:  Date: 8/21/21

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 8/21/21

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:  Date: 8/21/21

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE N/A

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

Signature of Property Owner: N/A Date: _____

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

Michael Kane
(The Kane Company Inc.)

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

A. Plan Review Fees**1. Application fee for the following (SELECT ALL THAT APPLY):**

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # 2 new lots created = \$ 500
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # of lots involved = \$
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # per dwelling unit = \$
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
- New construction \$.15 sq. ft. x # sq. ft. = \$
- Additions (new floor space) \$.10 per sq. ft. x # sq. ft. = \$
- ☐ MOTEL/HOTEL \$35.00 x # per lodging unit = \$
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
- Existing floor spaces \$.10 per sq. ft. x # sq. ft. = \$
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # per Application = \$
- ☐ GRAVEL PIT/ EXCAVATIONS
- Application fee \$50.00 = \$
- Permit fee \$75.00 = \$
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$

- 2. TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # sq. ft. = \$

SUBTOTAL PLAN REVIEW FEE (A) = \$ 500.00

AND

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

- ☒ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
- Certified letters fee # 4 of x \$8.00 = \$ 32.00
- ☒ Certified letters fee: # of abutters 29 X \$8.00 = \$ 232.00
- ☒ First Class Mail fee (for individual owner of units within a condominium
- ☒ or other collective form of ownership): # of abutters 17 X \$1.00 = \$ 17.00
- ☒ Creating/Printing Abutter Labels in triplicate per sheet 4 x \$10.00 = \$ 40.00

- C. Foster's newspaper public notice fee \$100.00 x # 1 applications = \$ 100**

SUBTOTAL NOTICE FEE (B & C) = \$ 421.00TOTAL INVOICE AMOUNT (A, B & C) = \$ 921.00PLAN REVIEW FEE COLLECTED/PAID = \$ BALANCE DUE = \$

The balance due must be paid 28 hours prior to the Planning Board Meeting, to be heard.



City of Dover, New Hampshire SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

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

APPLICANT: Michael Kane (The Kane Company, INC) File Number: P21-60

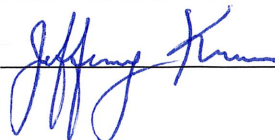
PROJECT TITLE: Kane Subdivision

PROPERTY LOCATION: 100 Education Way Tax Map: E Lot: 27B

	Where/How Provided	Reviewed
1. Completed and signed Application form	Hard Copy Delivered	
2. Plan Review Fees are provided	Hard Copy Delivered	
3. Electronic copy of the surveyed plat layout	CD Copy Delivered	
4. Electronic copy of supplementary materials and application	CD Copy Delivered	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	No Proposed Construction	
6. Waiver requests to the Subdivision Regulations, with written justification	Attached	
7. Conditional Use Permit applications	N/A	
8. Narrative describing yield plan and cost analysis	N/A	
9. Folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	Hard Copy Delivered	
Location map at appropriate scale	On Plans	
Proposed subdivision name and title and Planning File #	On Plans	
Date, north arrow and scale	On Plans	
Names of all abutting property owners	On Plans & Abutters List	
Name and address of owners and/or applicants	On Plans	
Signature & stamp of NH licensed land surveyor and/or engineer	On Plans	
Zoning District boundaries, including any special or overlay districts	On Plans	
Location of Conservation District areas	On Plans	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	As-Built Provided	
Location and widths of existing & proposed easements & right of ways	On Plans	
Location and widths of existing and proposed sidewalks	On Plans & As-Built	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	On Plans	
Existing and proposed lot areas in square feet	On Plans	
Existing and proposed topographic information at two foot intervals	On Plans	
Minimum building setbacks or build to lines on all lots	On Plans	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	On Plans	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	As-Built Provided	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	As-Built Provided	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	As-Built Provided	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	Project on Sewer - N/A	
Existing and proposed stormwater lines and facilities	On Plans & As-Built	
Existing and proposed streetlights	As-Built Provided	
Location of Flood Hazard Zone	On Plans	
Location of all bodies of water and watercourses	On Plans	
Location of wetlands and buffers	On Plans	
Neighborhood plan with aerial underlay showing how project relates to abutting uses	N/A - Subdivision within Existing Development	
Existing natural features and/or significant vegetation on property	Waiver	
Depict existing contours up to 100 ft. beyond project limits	Waiver	
Soil types	Waiver	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	On Plans	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	On Plans	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	On Plans	
Location, material and size of existing and proposed permanent monuments	On Plans	
Existing railroad lines	N/A	
Note regarding solid waste disposal	N/A	
All applicable Dover Common Subdivision notes	On Plans	
10. Construction Detail Sheets shall contain the following:		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	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	
11. Additional Information if appropriate		
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	
Perimeter Landscaping 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	
Hydrogeologic study if located in Groundwater Protection Zone	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	N/A	

REVIEWED BY:



DATE

9/21/21

TRC DATE



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

September 24, 2021

To: Donna Benton
City of Dover
Planning Department
288 Central Ave
Dover, NH 03820

Re: Proposed Subdivision Plan & Application – Waiver Request
50 Education Way, Dover, NH
Map E Lot 27B

Dear Donna,

It is being proposed to subdivide two new lots from E-27B, which is currently 71 acres in the Innovative Technology zoning district. The two new lot will be 5.425 acres and 8.956 acres and the remaining area being E-27B of 56.653 acres.

We respectfully request the waivers for the following Subdivision Checklist items:

- Existing natural features and/or significant vegetation on property
- Depict existing contours up to 100 ft. beyond project limits
- Soil types

We feel that the specific circumstances relative to the subdivision, (in that the site is currently developed, no improvements are proposed for the subdivision and the buildings will continue with similar allowed uses), indicate that the waiver will properly carry out the spirit and intent of the regulations.

We appreciate your consideration in this matter. If you have any questions or comments, please do not hesitate to contact me at (603) 472-4488 or email jkevan@tfmoran.com

Sincerely,
TFMoran Inc.



Jeffrey Kevan
Senior Project Manager



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

September 24, 2021

To: Donna Benton
City of Dover
Planning Department
288 Central Ave
Dover, NH 03820

RECEIVED
Planning Office

SEP 28 2021

Dover, New Hampshire

Re: Proposed Subdivision Plan & Application
50 Education Way, Dover, NH
Map E Lot 27B

Dear Donna,

It is being proposed to subdivide two new lots from E-27B, which is currently 71 acres in the Innovative Technology zoning district. The two new lots will be 5.425 acres and 8.956 acres and the remaining area being E-27B of 56.653 acres.

The plan is providing Access and Utility easement to service the new lots. No new construction is proposed at this time.

We appreciate your consideration in this matter. If you have any questions or comments, please do not hesitate to contact me at (603) 472-4488 or email jkevan@tfmoran.com

Sincerely,
TFMoran Inc.



Jeffrey Kevan
Senior Project Manager

50 Education Way

**Property Information**

Property ID E0027-B00000
Location 50 100 EDUCATION WY
Owner 171 WATSON RD OF DOVER HOLDING CORP
Land Use 340

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

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

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

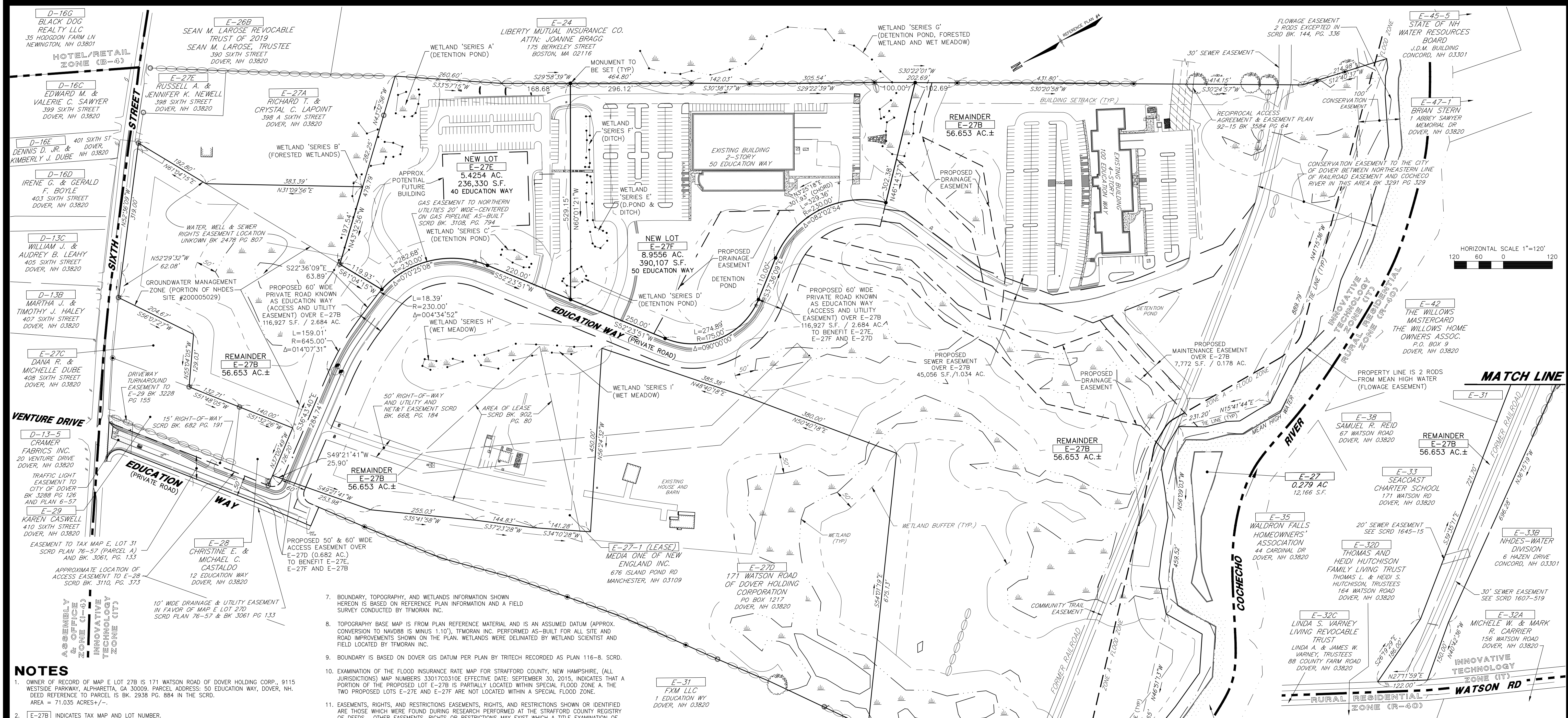
P21-60

50 Education Way

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0013-005000	VENTURE DR	CRAMER FABRICS INC		20 VENTURE DR	DOVER	NH	03820
D0013-B00000	407 SIXTH ST	HALEY MARTHA J	HALEY TIMOTHY J	407 SIXTH STREET	DOVER	NH	03820
D0013-C00000	405 SIXTH ST	LEAHY WILLIAM J	LEAHY AUDREY B	405 SIXTH ST	DOVER	NH	03820
D0016-C00000	399 SIXTH ST	SAWYER EDWARD M &	SAWYER VALERIE C	399 SIXTH ST	DOVER	NH	03820
D0016-D00000	403 SIXTH ST	BOYLE IRENE G	BOYLE GERALD F	403 SIXTH STREET	DOVER	NH	03820
D0016-E00000	401 SIXTH ST	DUBE DENNIS D JR &	DUBE KIMBERLY J	401 SIXTH ST	DOVER	NH	03820-5906
D0016-G00000	SIXTH ST	BLACK DOG REALTY LLC		35 HODGDON FARM LN	NEWINGTON	NH	03801
E0024-000000	100 LIBERTY WY	LIBERTY MUTUAL INSURANCE CO	ATTN: JOANNE BRAGG	175 BERKELEY ST MS 03L	BOSTON	MA	02116
E0026-B00000	390 SIXTH ST	LAROSE SEAN M TRUSTEE	LAROSE SEAN M REVOCABLE TRUST OF 2019	390 SIXTH ST	DOVER	NH	03820
E0027-001000	19 EDUCATION WY	MEDIA ONE OF NEW ENGLAND INC	EXTERNAL REPORTING GROUP	676 ISLAND POND RD	MANCHESTER	NH	03109-5420
E0027-A00000	398 A SIXTH ST	LAPOINT RICHARD T &	LAPOINT CRYSTAL C	398 A SIXTH ST	DOVER	NH	03820
E0027-C00000	408 SIXTH ST	DUBE DANA R &	DUBE MICHELLE	408 SIXTH ST	DOVER	NH	03820
E0027-D00000	406 SIXTH ST	171 WATSON RD OF DOVER HOLDING CORP		PO BOX 1217	DOVER	NH	03821-1217
E0027-E00000	398 SIXTH ST	NEWELL RUSSELL A &	NEWELL JENNIFER K	398 SIXTH ST	DOVER	NH	03820
E0028-000000	12 EDUCATION WY	CASTALDO CHRISTINE E &	CASTALDO MICHAEL C	12 EDUCATION WAY	DOVER	NH	03820
E0029-000000	410 SIXTH ST	CASWELL KAREN		410 SIXTH ST	DOVER	NH	03820-5909
E0031-000000	1 EDUCATION WY	FMX LLC		1 EDUCATION WY	DOVER	NH	03820-5815
E0032-A00000	156 WATSON RD	CARRIER MICHELE W &	CARRIER MARK R	156 WATSON ROAD	DOVER	NH	03820
E0032-C00000	88 COUNTY FARM RD	VARNEY LINDA S & JAMES W TRUSTEES	VARNEY LINDA S LIVING REVOCABLE TRUST	88 COUNTY FARM ROAD	DOVER	NH	03820
E0032-D00000	164 WATSON RD	HUTCHISON THOMAS L & HEIDI S TRUSTEES	HUTCHISON THOMAS AND HEIDI FAMILY LIVING	164 WATSON RD	DOVER	NH	03820
E0033-000000	171 WATSON RD	SEACOAST CHARTER SCHOOL		171 WATSON RD	DOVER	NH	03820
E0033-B00000	WATSON RD	NH WATER DIVISION	DEPT OF ENVIROMENTAL SERVICES	6 HAZEN DRIVE	CONCORD	NH	03301
E0033-B00LSE	WATSON RD	SOUTHERN NH HYDRO-ELECTRIC DEV CORP		PO BOX 178	SOUTH BERWICK	ME	03908
E0034-000000	WATSON RD	STATE OF NEW HAMPSHIRE	WATER RESOURCES	J.D. MORTON BLDG	CONCORD	NH	03301
E0035-000000	115 WATSON RD	WALDRON FALLS HOMEOWNERS' ASSOCAIATION		44 CARDINAL DR	DOVER	NH	03820
E0038-000000	67 WATSON RD	REID SAMUEL R		67 WATSON RD	DOVER	NH	03820
E0042-000000	WILLOW ST	THE WILLOWS MASTER CARD	WILLOWS HOME OWNERS ASSOCIATION	PO BOX 9	DOVER	NH	03821-0009
E0045-005000	TOLEND RD	STATE OF NEW HAMPSHIRE	WATER RESOURCES BOARD	J.D. MORTON BLDG	CONCORD	NH	03301
E0047-001000	TOLEND RD	STERN BRIAN		1 ABBEY SAWYER MEMORIAL DR	DOVER	NH	03820
E0027-B00000	50 100 EDUCATION WY	171 WATSON RD OF DOVER HOLDING CORP	C/O COGNIA INC	9115 WESTSIDE PARKWAY	ALPHARETTA	GA	30009
		THE KANE COMPANY INC	MICHAEL KANE	210 COMMERCE WAT #300	PORTSMOUTH	NH	03801
		171 WATSON RD OF DOVER HOLDINGS CORP		9115 WESTSIDE PARKWAY	ALPHARETTE	GA	30009
		TFMORAN, INC	JEFF KEVAN	48 CONSTITUTION DRIVE	BEDFORD	NH	03110

P21-60 First Class

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0002-000000	114 WATSON RD	COPLEY PROPERTIES LLC		7 CHARLES DR	STRATHAM	NH	03885
C0002-000000	PEAR DR	PEAR DRIVE ASSOCIATION		1 SANCTUARY DR	STRATHAM	NH	03885-2606
C0002-001000	7 PEAR DR	KIELEY BENJAMIN &	KIELEY MADISON	7 PEAR DR	DOVER	NH	03820
C0002-002000	8 PEAR DR	POWELL DOUGLAS &	POWELL SANDRA	8 PEAR DR	DOVER	NH	03820
E0027-001000	19 EDUCATION WY	MEDIA ONE OF NEW ENGLAND INC	EXTERNAL REPORTING GROUP	676 ISLAND POND RD	MANCHESTER	NH	03109-5420
E0027-B00000	50 100 EDUCATION WY	171 WATSON RD OF DOVER HOLDING CORP	C/O COGNIA INC	9115 WESTSIDE PARKWAY	ALPHARETTA	GA	30009
E0035-A00000	11 CARDINAL DR	MARSTON ROBERT &	MARSTON MARY	11 CARDINAL DR	DOVER	NH	03820
E0035-B00000	15 CARDINAL DR	HYLAND THOMAS D &	HYLAND MARY JEAN A	15 CARDINAL DR	DOVER	NH	03820
E0035-C00000	33 CARDINAL DR	RAINES BRENT T &	RAINES NICOLE L	33 CARDINAL DR	DOVER	NH	03820-5818
E0035-D00000	45 CARDINAL DR	BALLANTYNE D & KANNENGIESZER B TRUSTEES	BANNANTYNE D AND KANNENGIESZER B REVOCAB	45 CARDINAL DR	DOVER	NH	03820
E0035-E00000	44 CARDINAL DR	HERRICK MARK W & JANET TRUSTEES	HERRICK LIVING TRUST	44 CARDINAL DR	DOVER	NH	03820
E0035-F00000	36 CARDINAL DR	LYNCH DANA & CLAUDIA TRUSTEES	LYNCH DANA AND CLAUDIA REVOCABLE LIVING	36 CARDINAL DR	DOVER	NH	03820
E0035-G00000	1 LENNON DR	NIX CYNTHIA E TRUSTEE	NIX CYNTHIA E REVOC TRUST	1 LENNON DR	DOVER	NH	03820
E0035-H00000	5 LENNON DR	CARIGNAN ALLEN E TRUSTEE	CARIGNAN ALLEN E REVOCABLE TRUST	5 LENNON DR	DOVER	NH	03820
E0035-I00000	9 LENNON DR	WARDE ROBERT M & JANET P TRUSTEES	WARDE ROBERT AND JANET REVOCABLE TRUSTS	9 LENNON DR	DOVER	NH	03820
E0035-J00000	11 LENNON DR	BARRY JOHN A & NANCY M TRUSTEES	BARRY JOHN A AND NANCY M REVOCABLE LIVIN	11 LENNON DR	DOVER	NH	03820
E0036-000000	125 WATSON RD	NORTON BUILDERS LLC		69 CHAMPLIN RIDGE ROAD	ROCHESTER	NH	03867
E0035-000000	115 WATSON RD	WALDRON FALLS HOMEOWNERS' ASSOCAIATION		44 CARDINAL DR	DOVER	NH	03820



NOTES

1. OWNER OF RECORD OF MAP E LOT 27B IS 171 WATSON ROAD OF DOVER HOLDING CORP., 9115 WESTSIDE PARKWAY, ALPHARETTA, GA 30009. PARCEL ADDRESS: 50 EDUCATION WAY, DOVER, NH. DEED REFERENCE TO PARCEL IS BK. 2938 PG. 884 IN THE SCRD. AREA = 71.035 ACRES+/-.

2. [E-27B] INDICATES TAX MAP AND LOT NUMBER.

3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP E LOT 27B INTO THREE LOTS SERVICED A PRIVATE ROAD KNOWN AS EDUCATION WAY.

LOT	EXISTING	PROPOSED
E-27B	71.035 AC.±	56.653 AC.±
E-27E	-	5.425 AC.
E-27F	-	8.956 AC.
ACCESS & UTILITY EASEMENT	-	2.684 AC. (INCLUDED IN LOT E-27B)
ACCESS EASEMENT	-	0.682 AC. (INCLUDED IN LOT E-27D)

4. CURRENT ZONING IS IN THE INNOVATIVE TECHNOLOGY (IT) ZONING DISTRICT.

MIN. LOT SIZE:	REQUIRED	LOT E-27B	LOT E-27E	LOT E-27F
2 AC.	2 AC.	56.653 AC.	5.425 AC.	8.956 AC.
MIN. LOT FRONTAGE:	200'	381.08'	-	-
MIN. BUILDING SETBACKS:				
FRONT	50'	N/A	N/A	85.0'
SIDE	50'	445.2'	N/A	236.2'
REAR	50'	59.6'	N/A	71.8'
MAX BUILDING HEIGHT	55'	EXISTING	N/A	2-STORY
LOT COVERAGE (GREEN SPACE)	33%	88%	73%	60%
BUILDING COVERAGE	≤33%	1%	N/A	12%

*NOTE: FRONTAGE IS NOT APPLICABLE TO LOTS OFF INTERNAL OR PRIVATE ROADWAYS.

5. ZONE: IT (INNOVATIVE TECHNOLOGY)
EXISTING USE: OFFICE BUILDING/WAREHOUSE
PROPOSED USE: OFFICE BUILDING/WAREHOUSE

6. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:
DRAINAGE : PRIVATE
SEWER : MUNICIPAL
WATER : MUNICIPAL

7. BOUNDARY, TOPOGRAPHY, AND WETLANDS INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN INFORMATION AND A FIELD SURVEY CONDUCTED BY TFMORAN INC.
8. TOPOGRAPHY BASE MAP IS FROM PLAN REFERENCE MATERIAL AND IS AN ASSUMED DATUM (APPROX. CONVERSION TO NAVD83 IS MINUS 1.10'). TFMORAN INC. PERFORMED AS-BUILT FOR ALL SITE AND ROAD IMPROVEMENTS SHOWN ON THE PLAN. WETLANDS WERE DELINEATED BY WETLAND SCIENTIST AND FIELD LOCATED BY TFMORAN INC.
9. BOUNDARY IS BASED ON DOVER GIS DATUM PER PLAN BY TRITECH RECORDED AS PLAN 116-B. SCRD.
10. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBERS 33017C0310E EFFECTIVE DATE: SEPTEMBER 30, 2015, INDICATES THAT A PORTION OF THE PROPOSED LOT E-27B IS PARTIALLY LOCATED WITHIN SPECIAL FLOOD ZONE A. THE TWO PROPOSED LOTS E-27E AND E-27F ARE NOT LOCATED WITHIN A SPECIAL FLOOD ZONE.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL WOULD DETERMINE.
12. NO VARIANCES NEEDED FOR THIS PLAN, AND WE ARE NOT AWARE OF ANY VARIANCES ON THE PROPERTY.
13. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
14. ALL ELECTRIC POWER, CABLE AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SUBDIVISION.
15. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
16. SHEETS C-1, C-3 AND C-4 TO BE RECORDED AT S.C.R.D. ALL OTHER SHEETS IN THIS SET TO BE ON FILE WITH THE CITY OF DOVER.

REFERENCE PLANS

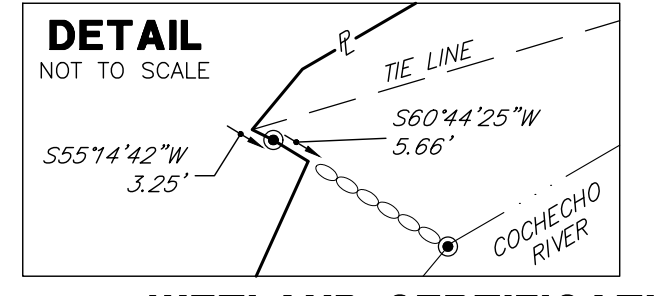
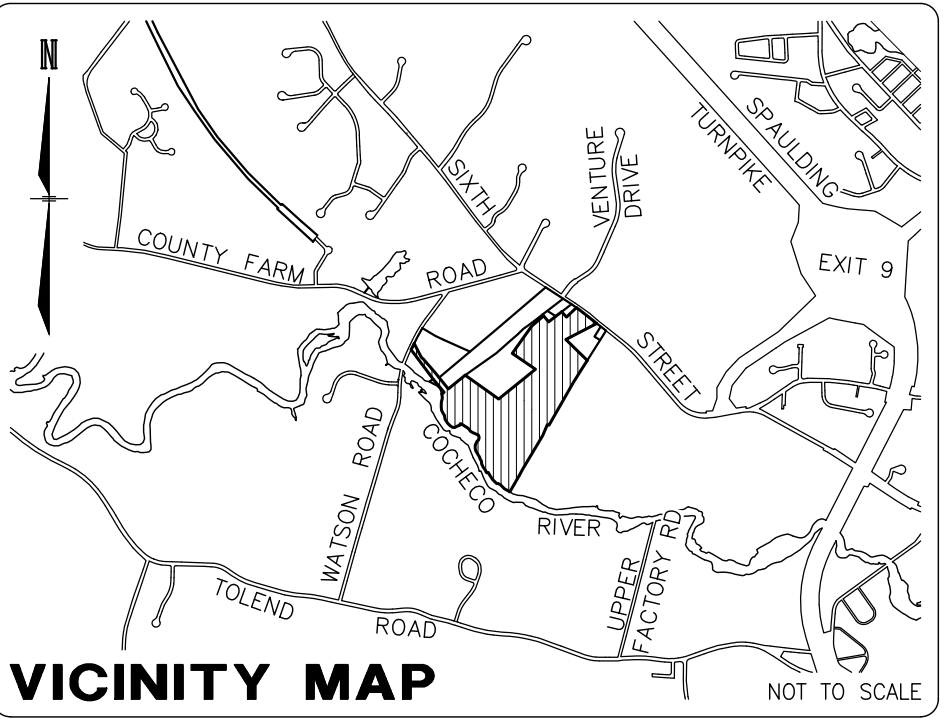
1. PLAN OF LOT LINE ADJUSTMENT FOR PLAN OF ELIZABETH B. FOSTER REVOCABLE TRUST AND OTHER LAND OF ELIZABETH B. FOSTER REVOCABLE TRUST TAX MAP E, LOT Nos. 27 & 27C 408 SIXTH STREET, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, KEM LAND SURVEY, INC., OCTOBER 25, 2000 SCRD PLAN NO. 60-99
2. BOUNDARY PLAN ELIZABETH B. FOSTER REVOCABLE TRUST SIXTH STREET DOVER, NEW HAMPSHIRE AUGUST 28, 2003 BY TRITECH. S.C.R.D. PLAN 75-43.
3. BOUNDARY LINE ADJUSTMENT PLAN 171 WATSON ROAD OF DOVER HOLDING CORPORATION AND CJM DURHAM, LLC. SIXTH STREET DOVER, NEW HAMPSHIRE JUNE 8, 2004 BY TRITECH. S.C.R.D. PLAN 76-56 AND 76-57.
4. LOT LINE ADJUSTMENT PLAN 171 WATSON ROAD OF DOVER HOLDING CORPORATION SIXTH STREET & EDUCATION WAY DOVER, NEW HAMPSHIRE APRIL 3, 2018 BY TRITECH. S.C.R.D. PLAN 116-B.

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

LEGEND

- CONCRETE BOUND
STONE BOUND
IRON PIPE
IRON PIN
DRILL HOLE
NAIL OR RAILROAD SPIKE



WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS DESIGNATED AS "SERIES A" THROUGH "SERIES I" SHOWN ON THIS PLAN WERE DELINEATED IN JULY 2021 BY JAMES P. GOVE CWS #051. ALL OTHER WETLANDS SHOWN FROM RECORD PLANS. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012.

**TAX MAP E LOT 27B
SUBDIVISION PLAN OF LAND
EDUCATION WAY
DOVER, NEW HAMPSHIRE**

OWNED BY
171 WATSON ROAD OF DOVER HOLDING CORP.
P.O. BOX 1217, DOVER, NH 03820

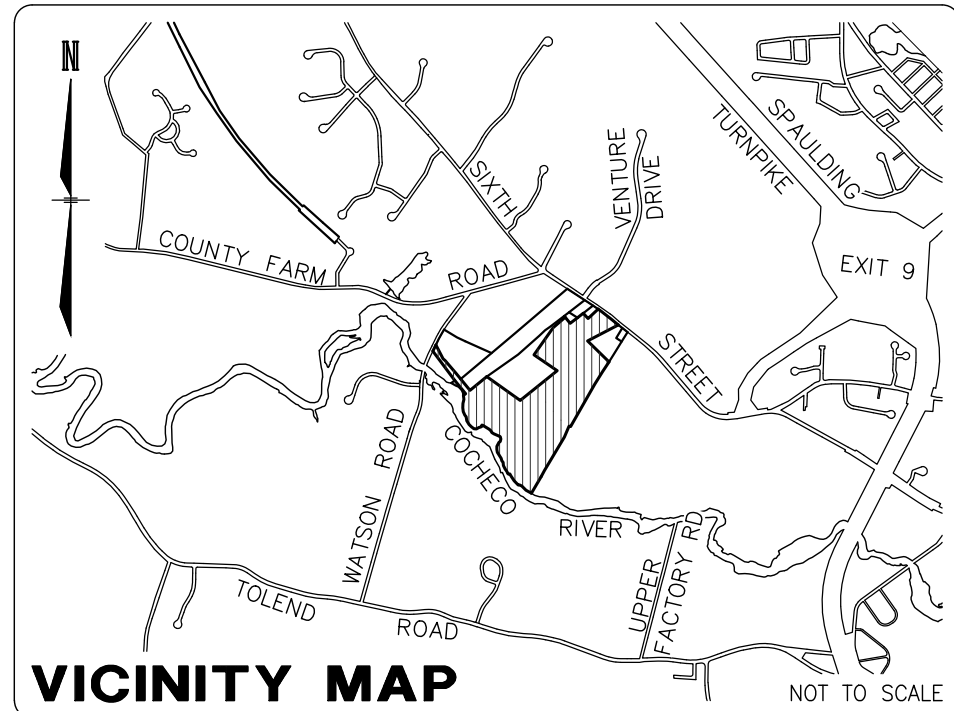
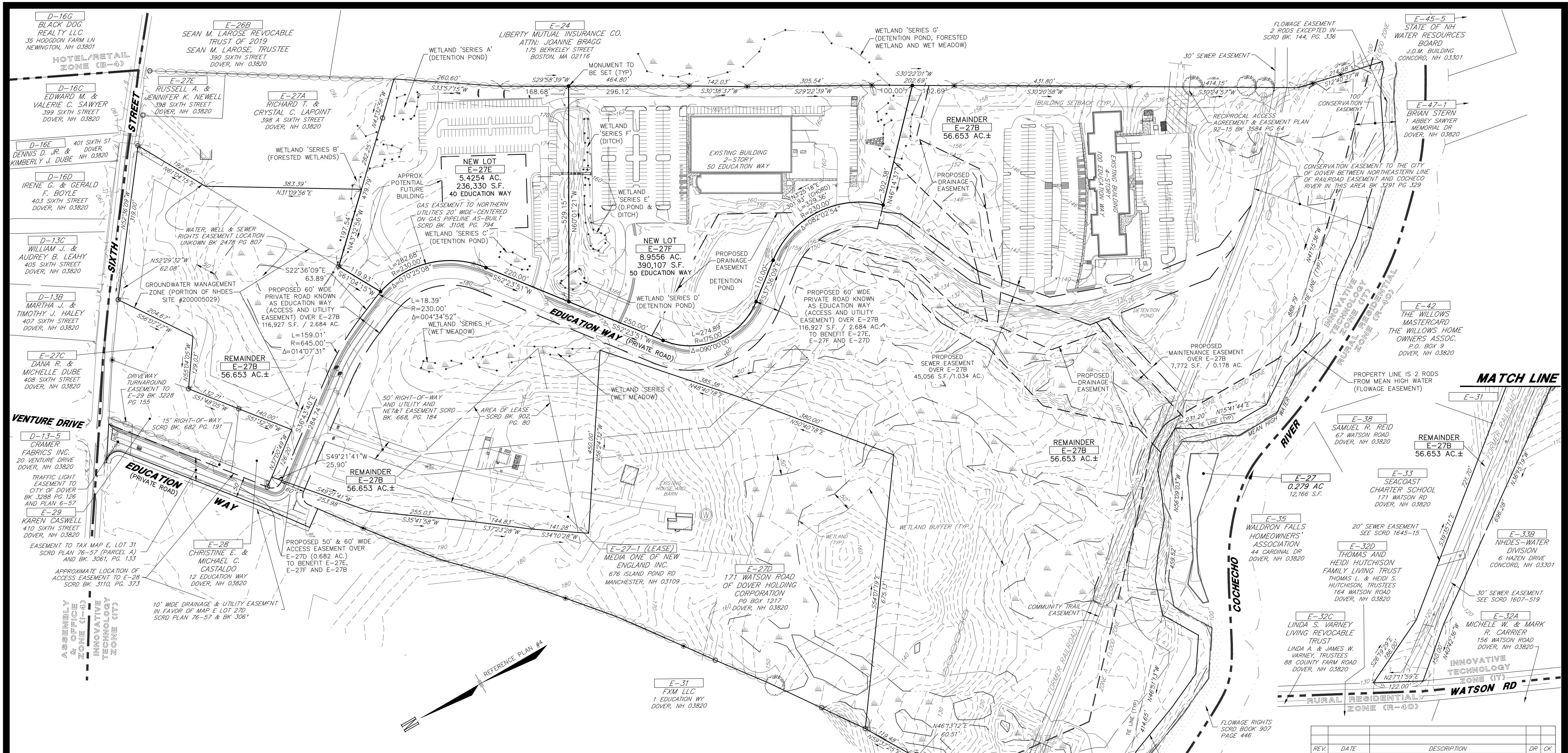
PREPARED FOR
THE KANE COMPANY
210 COMMERCE WAY #300, PORTSMOUTH, NH 03801

SCALE: 1" = 120'
SEPTEMBER 7, 2021

F ILE	45979.22	DR CK	AUC JK	FB CADFILE	-	45979-22 SUBDIVISION	C-1

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LEGEND

CONCRETE BOUND
STONE BOUND
IRON PIPE
IRON PIN
DRILL HOLE
NAIL OR RAILROAD SPIKE

NOTES

- OWNER OF RECORD OF MAP E LOT 27B IS 171 WATSON ROAD OF DOVER HOLDING CORP., 9115 WESTSIDE PARKWAY, ALPHARETTA, GA 30009. PARCEL ADDRESS: 50 EDUCATION WAY, DOVER, NH. DEED REFERENCE TO PARCEL IS BK. 2938 PG. 884 IN THE SCRD.
- TOPOGRAPHIC INFORMATION COMPILED FROM REFERENCE PLANS AND ADDITIONAL ON THE GROUND SURVEY BY THIS OFFICE.
- REFER TO SHEET C-1 FOR REFERENCE PLANS AND ADDITIONAL NOTES.

WETLAND CERTIFICATION

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HORIZONTAL SCALE 1"=120'
120 60 0 120

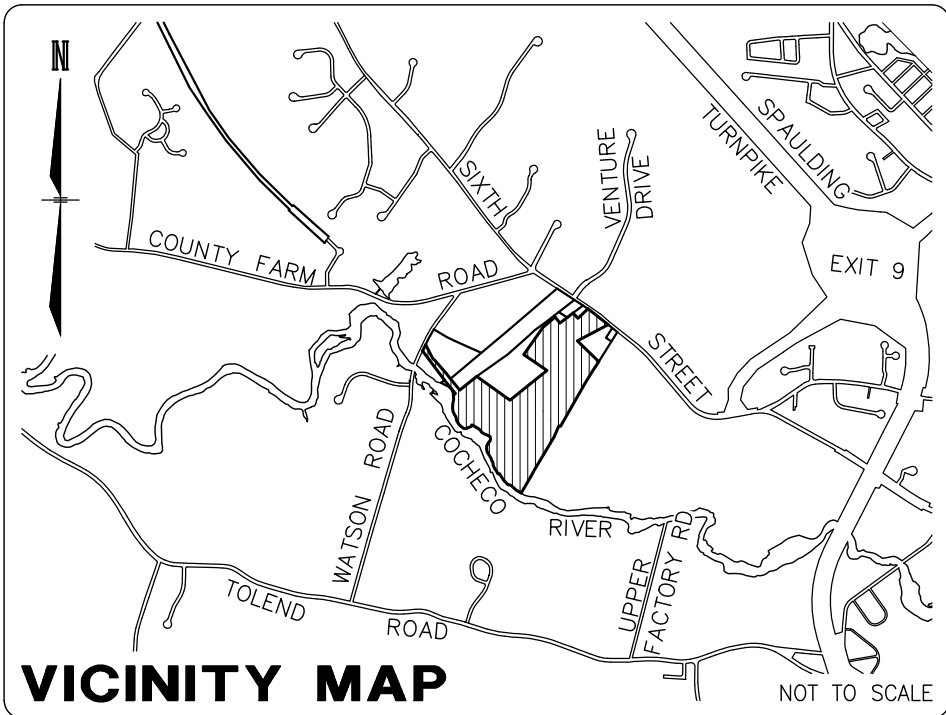
TAX MAP E LOT 27B
TOPOGRAPHIC SUBDIVISION PLAN OF LAND
EDUCATION WAY
DOVER, NEW HAMPSHIRE
OWNED BY
171 WATSON ROAD OF DOVER HOLDING CORP.
P.O. BOX 1217, DOVER, NH 03820
PREPARED FOR
THE KANE COMPANY
210 COMMERCE WAY #300, PORTSMOUTH, NH 03801
SCALE: 1" = 120' SEPTEMBER 7, 2021

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CK	JK	CADFILE	45979-22 SUBDIVISION	

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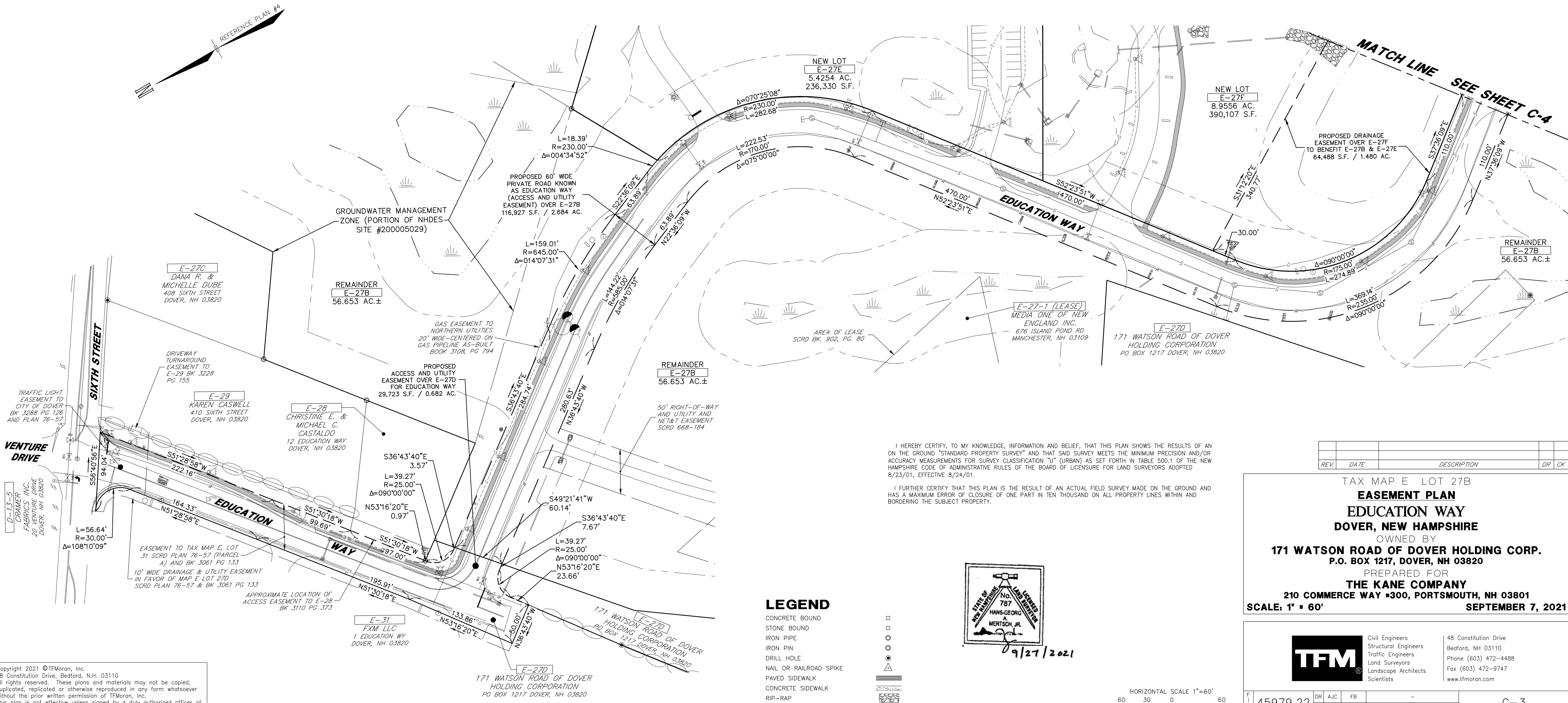
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



NOTES

- OWNER OF RECORD OF MAP E LOT 27B IS 171 WATSON ROAD OF DOVER HOLDING CORP., 9115 WESTSIDE PARKWAY, ALPHARETTA, GA 30009. PARCEL ADDRESS: 50 EDUCATION WAY, DOVER, NH. DEED REFERENCE TO PARCEL IS BK. 2938 PG. 884 IN THE SCRD. AREA = 71.035 ACRES+/-.
- UTILITY INFORMATION COMPILED FROM REFERENCE PLANS, AS WELL AS PRIOR AS-BUILTS AND ADDITIONAL ON THE GROUND SURVEY BY THIS OFFICE.
- REFER TO SHEET C-1 FOR REFERENCE PLANS AND ADDITIONAL NOTES.



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TAX MAP E LOT 27B
EASEMENT PLAN
EDUCATION WAY
DOVER, NEW HAMPSHIRE
OWNED BY
171 WATSON ROAD OF DOVER HOLDING CORP.
P.O. BOX 1217, DOVER, NH 03820
PREPARED FOR
THE KANE COMPANY
210 COMMERCE WAY #300, PORTSMOUTH, NH 03801
SCALE: 1" = 60' **SEPTEMBER 7, 2021**

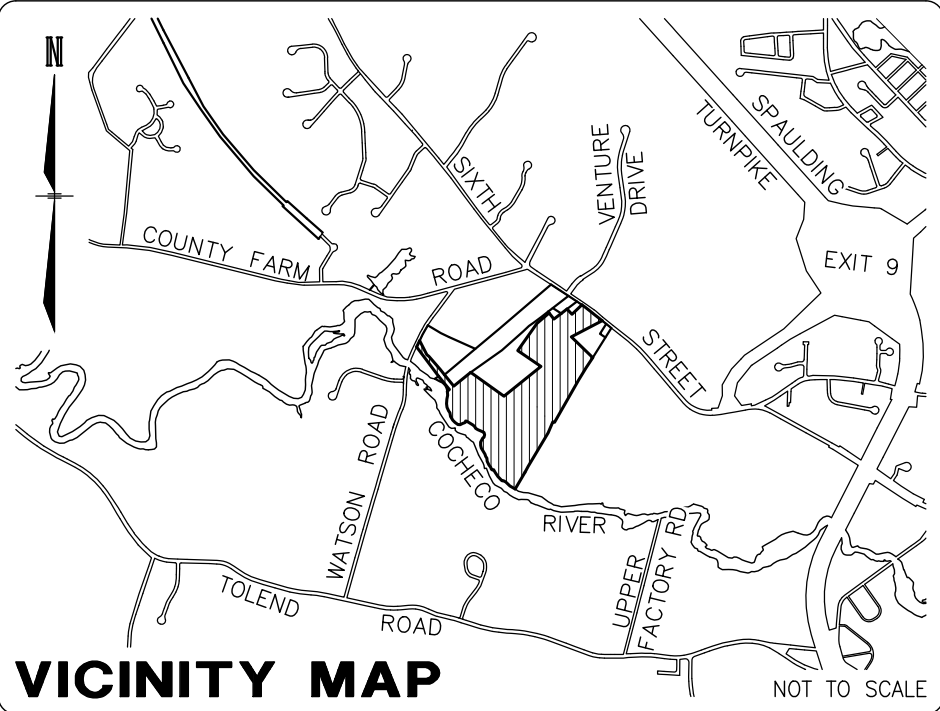
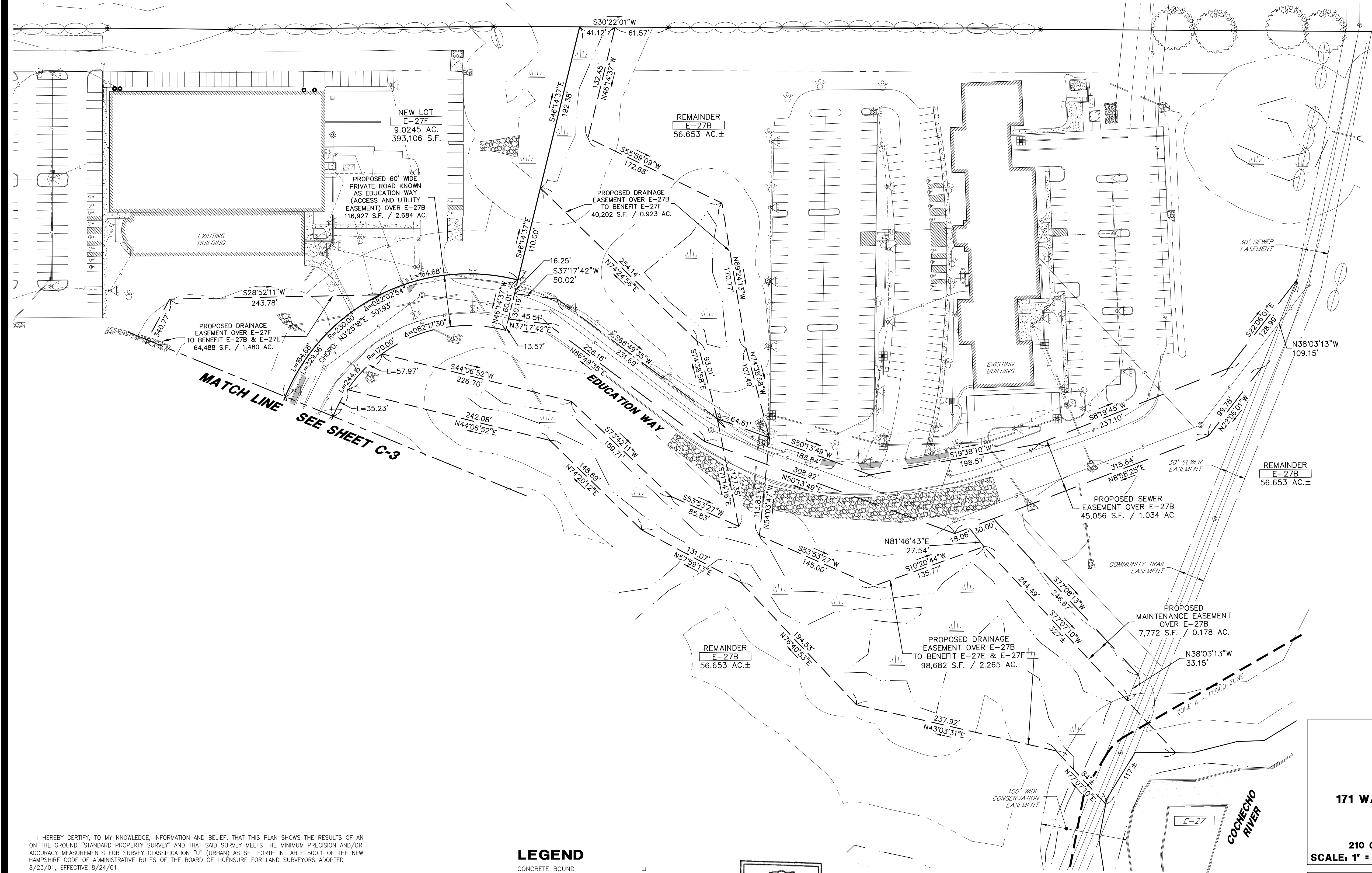
REV.		DATE	DESCRIPTION	DR	CK

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

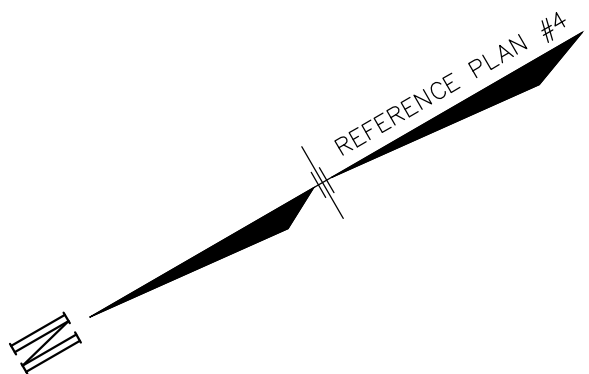
48 Constitution Drive
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Fax (603) 472-9747
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IT		CK	JK	CADFILE	45979-22 SUBDIVISION

C-3



- NOTES**
- OWNER OF RECORD OF MAP E LOT 27B IS 171 WATSON ROAD OF DOVER HOLDING CORP., 9115 WESTSIDE PARKWAY, ALPHARETTA, GA 30009. PARCEL ADDRESS: 50 EDUCATION WAY, DOVER, NH. DEED REFERENCE TO PARCEL IS BK. 2938 PG. 884 IN THE SCRD. AREA = 71.035 ACRES+/-.
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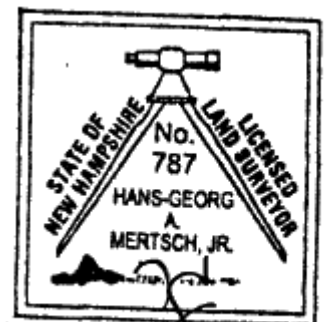


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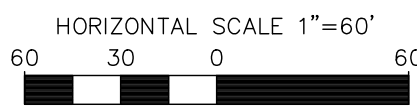
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LEGEND

- CONCRETE BOUND
- STONE BOUND
- IRON PIPE
- IRON PIN
- DRILL HOLE
- NAIL OR RAILROAD SPIKE
- PAVED SIDEWALK
- CONCRETE SIDEWALK
- RIP-RAP



9/27/2021



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP E LOT 27B
EASEMENT PLAN
EDUCATION WAY
DOVER, NEW HAMPSHIRE
OWNED BY
171 WATSON ROAD OF DOVER HOLDING CORP.
P.O. BOX 1217, DOVER, NH 03820
PREPARED FOR
THE KANE COMPANY
210 COMMERCE WAY #300, PORTSMOUTH, NH 03801
SCALE: 1" = 60' **SEPTEMBER 7, 2021**



Civil Engineers
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