



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, March 22, 2022**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- March 8, 2022 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote on posting the proposed Amendments to Chapter 170 (Zoning). The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under meeting materials and on the Planning Department page.

4. NEW BUSINESS

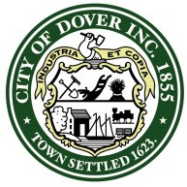
- A. Consideration and acceptance of a Minor Lot Line Adjustment for Unutil, (Owners: Hennessey Revocable Trust of 2008 and Northern Utilities Inc), Assessor's Map K, Lots 17-P-3 and 18-Y, zoned R-12, located at 55 Applevale Drive & 31 Kent Avenue. *(P22-13)
- B. Consideration and acceptance of a Site Review for Unutil, (Owner: Hennessey Revocable Trust of 2008), Assessor's Map K, Lot 17-P-3, zoned R-12, located at 55 Applevale Drive. (Proposal is to build a new natural gas regulator station off of Hawthorne Rd). *(P22-14)
- C. Consideration and acceptance of a Conditional Use Permit for Todd Diggins and Krystin Ward, (Owners: Todd Diggins and Krystin Ward and the Wentworth Terrace Condominium Association), Assessor's Map 8, Lot 32, zoned R-20, located at 3 Wentworth Terrace. (Proposal is to construct a 975 square foot addition to include an accessory dwelling unit, creating 3,966 square feet of disturbance to the Conservation District). *(P22-08)
- D. Consideration and vote to abolish the Climate Forum Planning Committee.

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.



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DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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Members Present: Gina Cruikshank (Chair), Mark Speidel, Hayley Harmon (Vice Chair), Fergus Cullen (Councilor), Tom Clark, Kyle Pimental, Frank Torr, Dave Landry, Stephanie George (Alternate)

Members Not Present (excused): Erinn Kaspari (Alternate), Jackie Walker (Alternate)

Members Not Present (un-excused): None

Staff Present: Donna Benton, Director of Planning and Community Development

G. Cruikshank called the meeting to order at 7:00 p.m. and noted that Stephanie George will sit for the vacant Administrative position. The new City Engineer should be set for the next meeting.

1. CITIZENS' FORUM

Citizens Forum Open

Gary Lane, 130 Emerald Ln is concerned about the change proposed for reducing setback requirements in the open space subdivisions in the R40 zone.

Christopher Parker, Deputy City Manager represented the Office of Business Development and DBIDA and spoke in support of two proposed zoning amendments for clarifying and detailing Vehicle Refueling and Recharging and Self-storage. He also supported the amendment for the outbuilding setback in Open Space Subdivisions.

Sarah Brunt, 96 Emerald Ln expressed her concerns about the proposed setback changes to the open space subdivisions in the R40 zone.

Citizens Forum Closed

Motion: F. Cullen moved to suspend the rules for additional public comment. Seconded by H. Harmon.
Vote U/A

Jack Mette, 56 Rutland discussed zoning amendments relative to heritage residential and gateway standards. He is happy with the consideration given to the heritage residential district and is in favor. He is concerned about the height of the buildings in the gateway district (Rutland St) He would prefer all buildings there are only two stories maximum.

Laurie Smith, 36 Fisher St is thrilled to see the expansion of the Heritage district.

Lauren, 54A Rutland St moved in a year ago and agrees with Mr. Mette's statements.

Melissa Henerberry, 26 Fisher St agreed with the previous speakers. She is concerned about light and noise pollution which is greatly increased.

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

February 22, 2022 Regular Meeting Minutes

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

3. OLD BUSINESS

None



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4. NEW BUSINESS

- A. Consideration and acceptance of a Subdivision using Transfer of Development Rights for DRVP Developers, LLC, Assessor's Map 14, Lot 10-G, zoned R-12, and located at Porch Light Drive. (Proposal is to convert existing 10 lot subdivision to a 9-lot subdivision with duplex construction and purchasing an additional 2 units using TDR). *(P19-80B)

D. Benton explained that the applicant is before the Board to revise a previously approved subdivision plan. On February 25, 2020 the Board approved the application for a subdivision of a vacant 5.25 acre lot on Cataract Ave.

In 2021, the Planning Board recommended to the City Council and the City Council approved an amendment to allow duplexes in the R-12 district by right. The applicant is coming back to the Board to reduce their previously approved subdivision from 10 lots to 9 lots. The applicant previously purchased two units, using TDR, and is now requesting to purchase another two units to total 18 units or 9 duplex lots.

The site is served by municipal water and sewer and was reviewed by the Technical Review Committee most recently on January 16, 2020. The roadway and utilities have been installed and there is not further disturbance for infrastructure.

The application did not return to Technical Review, as there is a reduction in lots, and where a single family and two family would be allowed by right, it was felt that there was no additional burden created. Previously a waiver was granted for the road length. The staff memo references re-approving that. Upon review it was determined that as the road has been constructed and is not being altered, the previous waiver is still valid.

If the plan is approved it would supersede the previous approval.

The Board will need to vote to grant the additional two units, and vote to amend the subdivision plan.

Christopher Berry, Berry Surveying and Engineering, represented the application. He noted the roadway, sidewalks, curbing and utilities are all in. They are asking the board to approve a reconfiguration of the two lots closest to Cataract, purchase two additional units to construct a duplex, and reduce the project by one lot.

F. Torr asked if there is a rendition of the proposed design of the structures. Mr. Berry said he doesn't have one, but the developers have done an identical project on Dover Point rd.

D. Landry asked about the open space and what level of restrictions and qualifications it has. Mr. Berry clarified which spaces are untouched and that some have drainage.

Mr. Berry confirmed each of the utilities as originally proposed are still sufficient to handle the duplexes.

Mr. Berry confirmed for M. Speidel that these homes will be for sale- not for rent.

Motion: F. Torr moved to accept and declared no regional impact. Seconded by T. Clark. Vote: U/A.

Public hearing opened.

Dennis Cholewinski, 43 Cataract is concerned about various impacts: cars/traffic, volume of snow removal, noise pollution, water table flooding and drainage, setbacks from the river, front setbacks for the homes.



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Gloria Cody, 43 Cataract is concerned that about the density (doubling the number of homes on the street), the character of the neighborhood, all of the trees are gone, the land is very wet and swampy. Single family homes are ok, but the duplexes will change the neighborhood.

Cecile Jacobsmeyer, 40 Cataract is concerned about the 10' setback to her home which has already been granted, additional vehicles, updated traffic study is needed, the notice of the meeting was received only a week before.

William Jacobsmeyer, 40 Cataract is concerned about the proposal for duplexes in this neighborhood, proposed density for the neighborhood, actual square footage of the lot and whether the minimum lot size allows for a subdivision.

Public Hearing closed.

Mr. Berry addressed public comment:

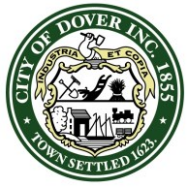
- 5-acre minimum is for open space subdivision. This is not an open space subdivision
- Traffic analysis being used for this project that was approved in 2020 was done by his company in 2019. They found that the intersection of Bellamy and Cataract could use improvement and made suggestion of small infrastructure changes that could be made. Part of the proposed project includes some improvements to that intersection.
- The stormwater pond that was installed is dry because it doesn't have storm water drainage directed to it yet. As the project gets built out, houses built and land around the homes graded, those ponds will fill. There is also no vegetation yet.
- There is a 50' wetland buffer and a 100' conservation zone around the river. That's not shown on the plan because it extends well beyond the limits of the proposed disturbance.
- The proposed duplexes are not proposed to be any larger than the single-family homes. There will be uniformity throughout the development.
- There is an HOA in place and each structure will be 2-3 bedrooms each.
- Snow removal maintenance plans remain as originally planned.
- There was a lot-line adjustment done between two pieces which changes the square footage as has the river

D. Benton addressed some comments:

- Notice signs on the property are not required, but Dover has started doing this for Planning Board/ TRC.
- Notifications for this meeting were the same as the original subdivision hearing unless owners have moved in or out. The same homes would have been notified again.
- Condos are allowed in Dover

D. Landry clarified and confirmed that what's allowed in that area is 14 units. From there he considers if the purchased units being requested is too many for the area. He does not think the extra four units causes enough concern to stop the project.

K. Pimental asked if any of the driveways/ impervious spaces need to change with the new proposal. Mr. Berry noted two of the driveways need to change in location, but not in area.



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STAFF RECOMMENDATION - TDR:

Chapter 170-27.2 provides for additional density to be purchased through Transfer of Development Rights. This application is consistent with those regulations and the Planning Department recommends that the Planning Board vote to approve the selling of two additional units through TDR with the following condition:

Condition to be Met Prior to Granting the TDR:

1. Payment of the TDR fee (\$26,804)

Motion D. Landry moved to approve the sale of the two units as they meet the criteria outlined. Seconded by M. Speidel. Vote: U/A

STAFF RECOMMENDATION - Subdivision:

The plan is consistent with the provisions of Chapter 157-15 of the Land Subdivision Regulations of the City Code which provides for subdivisions of existing lots. The Planning Department recommends that the Planning Board vote to approve the amended subdivision with the following conditions:

Conditions to be Met Prior to the Signing of the Plans:

- 1) All conditions for P19-80 and P19-80A still be addressed including before Building Permit and Occupancy.
- 2) Add a note to the plan that this approval supersedes the previous approval.
- 3) Revise note 9 regarding units to be size restricted.
- 4) Add note about previous CUP (P19-81) for work in wetland and wetland buffer was approved.
- 5) Submit revised HOA documents to be reviewed by the Planning Director with consultation from the City Attorney.
- 6) Add Planning File P19-80B to the final plan set.

F. Torr had some questions about the roadway, noise, and sewer and water connections will be individual to each unit. This was all confirmed by Mr. Berry and already in the previous approvals.

Motion D. Landry moved to approve the site plan application with the recommended conditions. Seconded by M. Speidel. Vote: U/A

- B. Consideration and possible vote on posting the proposed Amendments to Chapter 153 (Site Review Regulations). The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under meeting materials and on the Planning Department page.

D. Benton reviewed the amendments and noted that they can be amended once posted, but posting the amendments starts the public notice period. The amendments include:

- Clarifying number of paper copies for the TRC review
- Removing the requirement for an applicant to provide abutter information
- Updating the parking table to include the CBD –TOD district (formerly within the zoning code)
- Clarifying the TRCs ability to approve minor site plans

D. Landry noted it might be worth setting up a committee to look into wildlife changes rather than include those changes here.



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C. Consideration and possible vote on posting the proposed Amendments to Chapter 157 (Land Subdivision Regulations). The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under meeting materials and on the Planning Department page.

D. Benton reviewed the amendments and noted that they can be amended once posted, but posting the amendments starts the public notice period. The amendments include:

- Removing the requirement for an applicant to provide abutter information
- Clarifying outbuilding setbacks in the Open Space Subdivisions
 - This update codifies the practices Staff currently follows. The change would codify that outbuildings shall follow the underlying zoning. (10ft setbacks for outbuildings in open space subdivisions if allowed in the underlying zone similar to other lots in the R-40 that are not in Open Space Subdivisions)

D. Landry noted he lives in a great open space subdivision. They are not all the same. The lot sizes can vary greatly. Outbuildings can be quite large by right. He is in support of the 20' setback just like the 50' rear setbacks. He is strongly against this proposed change.

Chair Cruikshank asked if City Attorney has seen these and approved them.

D. Benton does not believe that process has occurred. She also noted that the board can table these or vote to post them separately as it sees fit.

K. Pimental asked if the applicant can be asked to both review and verify the abutters lists that are generated by the City.

He asked the board members if they prefer to leave the amendment about the setback as written or make a change to it before it gets posted.

D. Landry doesn't have a problem with posting them, but he does not want to make the proposed change regarding the setbacks for open space subdivisions

M. Speidel agrees with D. Landry to strike that amendment and then post 153 and 157.

D. Benton clarified what the current practice is and what the amendment would change.

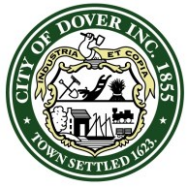
Motion: D. Landry moved to strike footnote 1 (open space subdivision setback) from the amendment. Seconded by K. Pimental. Vote: U/A

Motion: M. Speidel moved to post the amendments to 153. Seconded by D. Landry. Vote: U/A

Motion: M. Speidel moved to post the amendments to 157 as revised tonight. Seconded by F. Torr. Vote: U/A

D. Consideration and possible vote on posting the proposed Amendments to Chapter 170 (Zoning). The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under meeting materials and on the Planning Department page.

D. Benton reviewed the amendments and noted that they can be amended once posted, but posting the amendments starts the public notice period. In the past with zoning amendments there has been some items that have been posted and then reposted if changes are needed. The amendments include:



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- Rezone a portion of Rutland Street from Gateway to Heritage Residential
- Rezone a portion of Rutland Street from R-12 (Medium Density Residential) to Heritage Residential
- Updating and revising the requirements for Vehicle Refueling and Recharging Station and Auto Service Stations in the CM and C district
- Updating and revising the requirements for self-storage facilities in the CM district
- Clarify the Gateway district's notations, including the relationship to the Architectural Standards
- Adding the portion of Rutland Street within the Gateway to the restrictions previously applied for Dover Point and New Rochester Roads.
- Clarify that in the CBD parking must be below grade to get the height bonus and that commercial should be 20% of the building, or located on the ground floor.
- Add solar panel/green roof requirements in the CM, C and IT districts
- Revise the Wetlands Protection District as per the subcommittee report
- Update a reference in the sign code to section O not Q

D. Landry and K. Pimental gave more in-depth information about the wetlands revisions and how they were developed. They answered some questions of board members and clarified that a full presentation and opportunities for questions of the wetland scientist can occur at a meeting after the amendments are posted.

The board discussed the amendment to the Rutland St acreage/ story height.

Motion: T. Clark moved to accept the recommended amendments regarding self storage and vehicle refueling and post those amendments. Seconded by D. Landry. Vote: U/A

Motion: F. Cullen moved to table the rest of the 170 amendments for further review. Seconded by T. Clark. Vote: U/A

5. STAFF COMMENTS

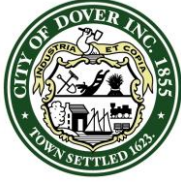
- TRC was held on 239 Knox Marsh Road, Unitil at 55 Applevale, a subdivision at 53 & 65 Tolend Road and 22 Sun Hawk Lane, and the waterfront is this week.
- New City Engineer, Ken Mavrogeorge started today, and staff look forward to working with him
- Congratulations to Chief McShane on being appointed the Fire Chief.

6. MEMBER COMMENTS

- The Chair signed plans for the project at American Durafilm, Ben Airey's CUP on Washington Street and Saddle Trail Drive LLA
- The Chair received an email from the Commissioner of NHDES noting there can be up to four Dover representatives on the Cochecho River local advisory committee. There are currently only two, so two more can be appointed. If interested, let her know.
- K. Pimental thanked folks for their work on the storm water utility ordinance
- M. Speidel congratulated K. Pimental on an award he received

7. ADJOURNMENT

Motion: M. Speidel moved to adjourn at 9:17pm. Seconded by D. Landry. Vote: U/A

 CITY OF DOVER	CITY OF DOVER – ORDINANCE Posted TBD Ordinance Number: O – yyyy.mm.dd - Ordinance Title: Updating the Dover Zoning Ordinance Chapter: 170
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The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by updating the Code to reflect changes in the community and in land use regulations.

2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 151-6 of said Chapter as follows:

“The official Zoning Map of the City of Dover, New Hampshire, dated September 11, 2019, is amended by changing from “Gateway District” (G) to “Heritage Residential” (HR) District an area of approximately 1.8 acres located along Rutland Street, consisting of Map 13 lots 25, 26 and 27 and the portion of Map 13 lot 23 between lots 28A and 27, within approximately 280 feet of the Rutland Street right of way”

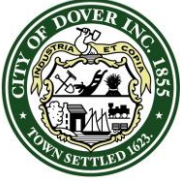
AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 151-6 of said Chapter as follows:

“The official Zoning Map of the City of Dover, New Hampshire, dated September 11, 2019, is amended by changing from “Medium Density Residential” (R-12) to “Heritage Residential” (HR) District an area of approximately 30 acres located along Clifford, Parker, Woodman Park Drive, Fisher Street and Rutland Avenue, consisting of Map 12 lots 140, 140A, 140B, 141, 141A, 141B, 141C, 142, and 143, and Map 13 lots 4, 4A, 5, 28, 28A, 29, 30, 31, 32, and 33 and Map 15 lots 54, 55, 56, 57, 58, 58A, 58B, 59, 60 and 61”

3. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District” by revising the Dimensional Regulations Table in the Gateway District (G) as follows:



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DOWNTOWN **ARCHITECTURAL STANDARDS***

Preserving and enhancing the architectural tradition, history, and visual appeal of the Central Business Gateway District is integral to maintaining the character and identity of our community. Buildings designs and materials along Central Ave should enhance the appearance of Dover, reinforce pedestrian character where appropriate, reflect a consistency found within the sub-district, neighboring buildings, and natural and cultural resources. Building design should also minimize potential aesthetic conflicts between residential and nonresidential uses and between single family and multifamily uses. Architectural Standards are not intended to stifle creativity or variety, but produce designs respectful of place and context. **For more information, please see Section 2 of Dover’s CBD Architectural Design Guidelines.**

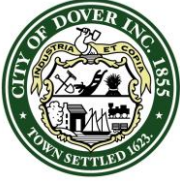
The following **Architectural Standards** must apply for a residential building with 5 units or more and all mixed use/non-residential uses along Central Ave. Applicants will also be expected to prepare a narrative explaining how the project meets all of the architectural standards.

Required Ground Floor Standards:

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- Residential uses permitted.
- The use of ground floor exterior lighting on the building should offer a feeling of warm security and increase safety to pedestrians without being overwhelming.

Required Building Standards:

- Building designs shall be harmonious with neighboring structures in terms of mass, width, height, proportion, spacing, and setback.
- All exterior walls that front on a public way with adjacent pedestrian traffic/infrastructure must incorporate wood, brick, stone or a suitable contemporary material appropriately detailed within the first 20 vertical feet.
- Large structures shall be broken into smaller masses to provide human scale, variation, and depth.
- The design of the building shall incorporate views that are directed to the street and garden/courtyard rather than adjacent neighbors.
- Buildings shall be placed at or near the street, along the outer edge of their sites, to ensure the unity of those streets and to encourage and facilitate pedestrian activity.
- Building design shall enhance the pedestrian environment and streetscape.
- Utility elements shall be screened in an aesthetically pleasing manner.
- Use of architectural details and changes in depth are included on building elevations to increase visual interest and scale.
- Garages shall not face the street.
- Solar/Green Roof Standard:



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- All buildings must be solar ready
- Commercial and mixed use buildings that are 25,000 sq ft or more must also incorporate solar panels and a green roof on at least 30 percent of the roof area.

Optional Standards:

- Use of elements that accentuate and/or provide coverage at the entry such as canopy, porch, recessed entry, etc. are encouraged.
- Ornamental roof features that exceed the allowed building height are subject to the CUP process.
- Energy efficient design techniques, LEED standards, or an equivalent standard are encouraged.
- Other integrated green infrastructure elements are encouraged.
- Approved public art is encouraged.

**CUP (170-20B) may be used to adjust standards.*

STREETSCAPE STANDARDS

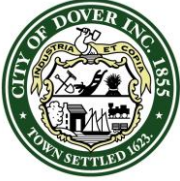
Streetscape standards were crafted to ensure streets in mixed use areas of the [CBD Gateway district](#) have a relationship with adjacent buildings, accommodate pedestrians and bicyclists, and are compatible with the character of Dover's neighborhoods. All street elements must be consistent with Dover Streetscape and Landscape Standards. **For more information on streetscape standards, please see Section 3 of Dover's CBD**

Architectural Design Guidelines.

- Sidewalks ~~shall be encouraged to~~ be brick and a ~~shall be~~ minimum of 5 feet wide.
- Street trees shall be planted at an average spacing of 25 to 30 feet on center. Planting method shall allow for maximum root zone space where possible. Existing healthy street trees shall be protected, if possible.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs, no bare ground permitted. Low Impact Development techniques such as rain gardens, bioretention areas, tree boxes and other green infrastructure techniques shall be incorporated into these landscaped areas and maintained to ensure 5' wide walkway.
- Projects shall be designed to maintain and enhance, the quality of vehicular, bicycle and pedestrian circulation and safety on affected public streets.
- Street furniture ~~shall be encouraged to~~ be provided as follows:
 - 1 bench for every 75 feet of frontage.
 - At least 1 waste bin at each block corner.
 - 1 bike rack per non-residential project.
- Lighting and mechanical equipment standards per 170-20(E) (3)(d).

**CUP (170-20B) may be used to adjust standards.*

STREETSCAPE ELEMENTS



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Chapter: 170

“# On Dover Point Road, within 300 feet of the center line of New Rochester Road, and for lots less than 1 acre in size on Rutland Street:

• Building Height is limited to 2 Stories, unless an abutting structure is 3 stories, in which case this may be matched.

• Residential is limited to Single Family and Two Family Dwelling units, unless part of a permitted mixed use building

• Professional Service & Office, Eating and Drinking Establishments and Retail/Personal Services are limited to 2,000 sf per unit”

4. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-20 “Central Business District” subsection D (2) and (3) to allow residential uses in any part of a building, so long as non-residential uses meet the read as follows:

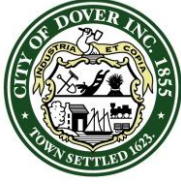
D. Standards and regulations

(1) The standards for use and dimensions to be utilized within the CBD are shown on the tables at the end of the section. Included in each table are the following areas:

- (a) District Purpose
- (b) LOT Occupation Regulations
- (c) Diagram of BUILDING HEIGHT
- (d) Diagram of BUILD TO LINEs
- (e) Special Regulations
- (f) Permitted Uses

(2) Through the issuance of a conditional use permit, BUILDING HEIGHT may be increased by one (1) story, which shall be setback from the allowed height to create a terrace, for either:

- (a) Each ~~subgrade~~ fully below-grade story of parking provided on the site; or.
- (b) Additional units resulting from this CUP are restricted so that the rent of said units conforms to the HUD Fair Market Rent rates, for Dover,

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published annually by the New Hampshire Housing Finance Authority.

- (3) General Guiding Principles for BUILDING Placement
- (a) The goal of the BUILDING HEIGHT and BUILD TO LINE standards is the creation of a healthy and vital public realm through good STREET space.

(b) BUILDINGs are aligned and close to the STREET.

(c) The STREET is a coherent space, with consistent BUILDING forms on both sides of the STREET, creating a clear PUBLIC SPACE and community identity.

(d) BUILDINGs oversee the STREET (and SQUARE) with active fronts contributing to a vital and safe PUBLIC SPACE.

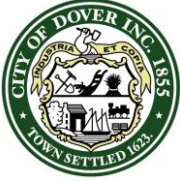
(e) Property lines are physically defined by BUILDINGs or STREET WALLs.

(f) BUILDINGs are designed for an urban feel and situation. Views are directed to the STREET and the garden/courtyard, not toward the neighbors. However within the STREET wall alcoves or small courtyards are permitted to allow for seating and public access

(g) Vehicle storage, garbage and mechanical equipment are kept away from the STREET.

(h) Within the General, and Mixed Use, sub-districts, new non-residential activities must make up at least 20 percent of the structure [or be located on the GROUND FLOOR.](#)

1. If retail and commercial activities are located on the GROUND FLOOR of BUILDINGs not fronting directly onto a STREET or municipal parking lot, the HEIGHT of the BUILDING may be increased by one (1) story.



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- i. Any additional stories shall be setback to create a terrace, and approved via a Conditional Use Permit.
- (i) In the TOD residential may be located on the GROUND FLOOR, however new retail and commercial activities are encouraged to be developed.
- (j) Parking (not including on-street parking) should be away from the STREETs and shared by multiple owners/users.
- (k) Historic character should be preserved and enhanced by context sensitive construction.

5. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District” by revising the Permitted Uses Table in the Commercial Manufacturing (CM) by adding footnote 8 as follows:

[8] Solar/Green Roof Standard:

- All buildings must be solar ready
- Commercial and mixed use buildings that are 25,000 sq ft or more must also incorporate solar panels and a green roof on at least 30 percent of the roof area.

6. AMENDMENT

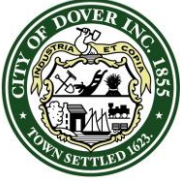
Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District” by revising the Permitted Uses Table in the Commercial (C) by adding footnote 9 as follows:

[9] Solar/Green Roof Standard:

- All buildings must be solar ready
- Commercial and mixed use buildings that are 25,000 sq ft or more must also incorporate solar panels and a green roof on at least 30 percent of the roof area.

7. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District” by revising the Permitted Uses Table in the Innovative Technology (IT) by adding footnote 14 as follows:



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[14] Solar/Green Roof Standard:

- All buildings must be solar ready
- Commercial and mixed use buildings that are 25,000 sq ft or more must also incorporate solar panels and a green roof on at least 30 percent of the roof area.

8. AMENDMENT

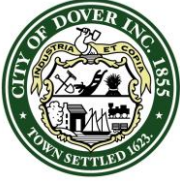
Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-27.1 “Wetland Protection District” by revising the ordinance to read as follows:

“170-27.1. Wetland Protection District. [Amended on 9-14-88 by Ord. No. 15-88; Amended on 01-22-2003 by Ord. No. 35-02; Amended on 12-09-2009 by Ord. No. 2009.09.09-15, Amended on 07-22-2020 by Ord. No. 2020.07.08.006.]

A. Authority. By the authority granted under RSA 674:16 and 17, this section is designed to protect the wetland areas and surface waters within the City of Dover from certain activities, the impact of which results in the ALTERATIONS or destruction of wetland areas.

B. Purpose and intent. It is intended that this section shall:

- (1) Prevent the development of STRUCTUREs and land uses on wetlands, which will contribute to pollution of surface and ground water by sewerage, toxic substances or sedimentation.
- (2) Prevent the destruction of, or significant changes to, wetlands which provide critical functions and values including but not limited to: flood protection, habitat for wildlife dependent on wetlands, enhance water quality (nutrient trapping/retention/transformation and sediment trapping), protect ecological integrity, recharge the groundwater supply and augment stream flow during dry periods and filtration of water flowing into ponds and streams.
- (3) Avoid and minimize impacts to wetlands and wetland buffers to the maximum extent practicable and when impacts are unavoidable, minimize impacts to the greatest extent practicable.
- (4) Protect unique and unusual natural areas and rare, threatened, and endangered species.



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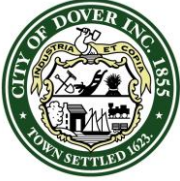
- (5) Protect wildlife habitats, maintain ecological balances and enhance ecological values such as those cited in RSA 482-A:1.
- (6) Protect potential water supplies and existing aquifers (water-bearing stratum) and aquifer recharge areas.
- (7) Prevent unnecessary or excessive expense to the city for the purpose of providing and/or maintaining essential services and utilities, which might be required as a result of misuse or abuse of wetlands.
- (8) Encourage those low-intensity uses that can be harmoniously, appropriately and safely located in wetlands.
- (9) Preserve and enhance the aesthetic values associated with wetlands in the City of Dover.
- (10) Avoid the high costs of constructing heavy STRUCTUREs and prevent damage to STRUCTUREs and abutting properties caused by inappropriate development in wetland areas

(11) Afford larger buffers to higher value wetlands based on functional components as determined by the N.H. method evaluation.

(12) Prioritize protection of vernal pools.

C. District boundaries

- (1) The Wetlands Protection District is hereby determined to be all areas of wetlands and their associated wetland buffers.
 - (a) A “Wetland” means an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
 - (b) A “Wetland Buffer” is a naturally vegetated segment of upland adjacent to a wetland.



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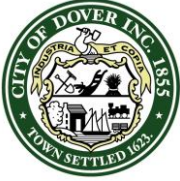
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- (2) "Hydrophytic (water-loving) vegetation" is defined as those plants identified in the "2018 Wetland Plant List Northeast Region" of the United States Fish and Wildlife Service. The more common names associated with these vegetative communities are "bogs," "swamps," "marshes," (saltwater and freshwater) and "tidal wetlands."

D. Procedural requirements.

- (1) Presence of Wetland Protection District on site.
- (a) Where field investigation indicate that a Wetland Protection District is present on a proposed development site, those wetlands shall be delineated on the basis of hydrophytic vegetation, hydric soils, and wetlands hydrology in accordance with the techniques outlined in the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, (January, 1987) or successor document. The hydric soils component of wetlands delineations shall be determined in accordance with the manual Field Indicators for Identifying Hydric Soils in New England (Version 4, May 2017, published by the New England Interstate Water Pollution Control Commission) or successor document. Pursuant to RSA 310-A:75 through 310-A: 87, a Certified Wetland Scientist shall conduct this delineation. The Certified Wetland Scientist is required, after providing delineations based on the Corps of Engineers Wetlands Delineation Manual, to score ~~present~~ wetlands using the N.H. Method in the functional areas of ecological integrity, flood storage, groundwater recharge, wetland dependent wildlife habitat, and water quality (nutrient trapping/retention/transformation and sediment trapping). Scores resulting from this evaluation shall be used by the Wetland Scientist to assign buffer widths in accordance with the guidelines described in section G (1). The Certified Wetland Scientist is required to submit all data sheets pertaining to their evaluation accompanying the application.

A Certified Wetland Scientist is defined as: “a person who, by reason of his or her special knowledge of hydric soils, hydrophytic vegetation, and wetland hydrology acquired by course work and experience, as specified by RSA 310-A:84, II-a and II-b, is qualified to delineate wetland boundaries and prepare wetland maps; to classify wetlands; to prepare wetland function and value assessments; to design wetland mitigation; to implement wetland mitigation; to monitor wetlands functions and values; and to prepare associated reports, all in accordance with standards for identification of wetlands adopted by the New Hampshire Department of Environmental Services or the United States Army Corps of Engineers or its successor, and who has been duly certified by



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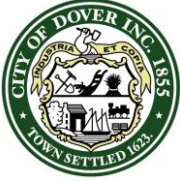
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the board.” (RSA 310-A:76) If necessary, a botanist shall be used in conjunction with the wetlands scientist to identify wetland vegetation where required. The botanist shall have equivalent and practical experience to that of the wetlands scientist.

- (b) Applications for a BUILDING permit, [major](#) subdivision and site plan approval shall locate and depict on the survey/subdivision PLAT/site plan all Wetland Protection Districts on the subject parcel. Any APPLICANT seeking said approval(s) will be responsible for providing this information before the appropriate approval or permit can be granted. [The Planning Director or Technical Review Committee may determine that Wetland Protection Districts shall be depicted on minor subdivisions, lot line adjustments, and site plans if deemed appropriate.](#)
 - (c) The entire length of the upland limit of the wetland shall be marked at regular intervals with pink and black striped construction tape prior to, and maintained for the full duration of, any construction-related activities. The APPLICANT may also be required to place and maintain wooden stakes and/or construction tape at appropriate intervals along the wetlands buffer boundary to provide sufficient visual evidence of the buffer boundary during construction, if development is proposed within twenty feet of the wetlands buffer. The APPLICANT may be required to affix some form of marker or tag acceptable to the City to permanently delineate the wetlands buffer boundary at appropriate intervals, as determined by the Conservation Commission and PLANNING BOARD, for the purpose of notifying future landowners of the presence of the wetlands buffer. The presence of wetlands on residential properties created as part of a major subdivision shall be documented in the parcel’s deed.
- (2) The Planning and Community Development Department shall notify the Conservation Commission of all projects and construction proposed in wetland districts for the purpose of allowing the Commission to make recommendations prior to approval. Consistent with RSA 482-A:11 III, the Conservation Commission shall have up to 40 days to make recommendations relative to a standard wetlands impact application and up to 21 days to make recommendations relative to an expedited permit per RSA 482-A:11, III(b)(1). The Conservation Commission, in acting on an application for a conditional use permit in the



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Wetlands Protection District, may attach conditions to its recommendations including but not limited to recommendations for ~~more extensive buffers~~ an evaluation of wetland functions using the New Hampshire Method, additional plantings in areas to be re-vegetated, performance guarantees, impact mitigation measures, and a reduction in proposed impervious surfaces.

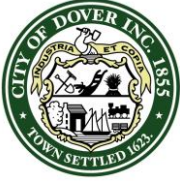
- (3) In the event that the accuracy of the boundaries and/or evaluation of wetland functions submitted by the APPLICANT is suspect, the PLANNING BOARD may call upon the services of a certified wetland scientist and/or botanist to reexamine said area and report the findings to the PLANNING BOARD for a boundary determination. The APPLICANT shall pay the cost of said services.
- (4) The Building Inspector shall not issue a BUILDING permit for construction and the PLANNING BOARD shall not approve a ~~site plan or major~~ subdivision PLAT or site plan unless such construction activity or proposal conforms to the provisions of this Chapter.
- (5) Standards established herein shall constitute the rules of overlay zones and shall be superimposed over other zoning districts or portions thereof. The provisions herein shall apply in addition to all other applicable ordinances and regulations. In the event of a conflict between any provision herein and any other regulation, the more-restrictive requirement shall control.
- (6) The city shall have the power to enforce this section, and violations may be punishable by fines as provided by RSA 676:17.

E. Permitted uses within the Wetland Protection District.

~~E. Permitted Uses. Any use otherwise permitted by this Chapter, except on-site sewage disposal systems, may be permitted in a Wetland Protection District. Any use permitted under Section E (1) must first receive conditional use approval as provided for in Section F before any BUILDING permit or subdivision/site plan can be approved.~~

(1) Permitted uses within a wetland without a conditional use permit

- (a) The construction or reconstruction of FENCES, footbridges, catwalks, boat docks and wharves, provided that:



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- (i) Said STRUCTUREs are constructed on posts or pilings so as to permit unobstructed flow of water and are designed in compliance with the New Hampshire Wetlands Board Code of Administrative Rules (Env-Wt 300, 500 and 600).
- (ii) The natural contour of the wetland is preserved.
- (iii) All other applicable provisions of the city's Zoning Ordinance have been met

(2) Permitted uses within a wetland with a conditional use permit.

Any use permitted under Section E (2) must first receive conditional use approval as provided for in Section F before any BUILDING permit or subdivision/site plan can be approved.

- (a) Crossing of ~~a Wetland Protection District~~wetland as provided for in Section F~~(4)~~.

(3) Prohibited uses within a wetland.

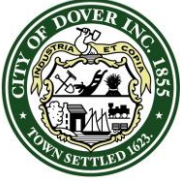
- (a) Uses listed in section E (6) (a-d).

- (a) ~~On-site sewage disposal systems~~

(4) Permitted uses within a wetland buffer without a conditional use permit.

The following uses and activities are allowed within a wetland buffer with the noted conditions:

- (a) Activities within wetlands jurisdictional areas that are allowed without a State of New Hampshire Dredge and Fill Permit, in accordance with NHDES Rules Env-Wt 308.01(a) and 308.02 – repair of an existing legal STRUCTURE; or successor rules.
- (b) The removal of vegetation in accordance with NHDES Rules Env-Wt 303.05(b), or successor rules, provided the roots of the vegetation are not disturbed and the ground is frozen or sufficiently dry to avoid making ruts.
- (c) The installation of monitoring or test wells or geotechnical borings completed in accordance with NHDES Rules Env-Wt 309.02(i) or successor rules.



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~~(d) Temporary disturbance of the wetland buffer to facilitate construction activities completed under a valid City of Dover BUILDING permit, provided the temporary disturbance is restored in accordance with Section G (1) (b) above~~

~~(e)(d)~~ Low impact development stormwater management systems or natural systems which do not add impervious surfaces.

(5) Permitted uses within a wetland buffer with a conditional use permit.

The following uses and activities are allowed within a wetland buffer only if a conditional use permit is obtained in accordance with Section F ~~above~~:

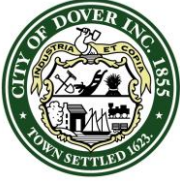
- (a) All uses not specifically prohibited in Section GE (16) ~~(ee)~~ above, or specifically exempted in Section GE (14) ~~(ge)~~ below.
- (b) The erection or construction of a BUILDING or STRUCTURE, excluding FENCES that meet the requirements of 170-33, or the construction of parking LOTs or loading areas.
- (c) Timber harvesting, except as conducted in accordance with the terms and provisions of RSA 227-J, Timber Harvesting.
- (d) The removal of stumps and roots (grubbing), the recontouring or grading of the land, or the placement of impervious surfaces or creation of storm water detention ponds.
- (e) The installation of water, sewer, or buried electrical or telecommunications cables.

(f) The installation of water-supply wells.

~~(g)~~ Temporary disturbance of the wetland buffer to facilitate construction activities completed under a valid City of Dover Building Permit.

(6) Prohibited uses within a wetland buffer

- (a) The establishment or expansion of salt storage, JUNKYARDS, resource recovery facilities, transfer stations, landfills, or solid or hazardous waste facilities;



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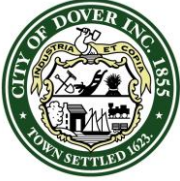
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- (b) The BULK storage of chemicals, petroleum products, or toxic and hazardous materials;
- (c) The dumping or disposal of snow and ice collected from roadways and parking LOTs;
- (d) On-site sewage disposal systems.

F. Conditional use approval.

- (1) Conditional use approval may be granted by the PLANNING BOARD (RSA 674:21II) after proper public notice and public hearing, for construction within the Wetland Protection District ~~or buffer~~. Said construction may include, but is not limited to a road or other accessway, utility right-of-way, communication lines, power lines and pipelines, STRUCTUREs, and parking LOTs provided that the proposed construction complies with the following standards:

- (a) *Practicable Alternative:* There is no practicable alternative that would have a less adverse impact on the area.
- (b) *Avoidance:* The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative.
- (c) *Minimization:* Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.
- (d) *Mitigation:* If the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review.
- (e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.



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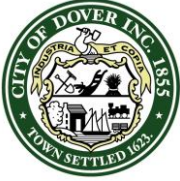
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- (2) The burden of proof that the conditions specified in Subsection F (1) and/or (2) above have been met shall be the responsibility of the person(s) requesting the conditional use approval, except as herein provided.
- (3) The conditional use approval shall apply only to the project specified at the time of approval and shall not be transferable to a different project.
- (4) If deemed necessary by the PLANNING BOARD, prior to the granting of a conditional use approval, the APPLICANT shall agree to submit a performance security to ensure that all operations are carried out in accordance with an approved design. This security shall be submitted in an amount sufficient to complete all specified work and repair damage to any wetland area in which no work has been authorized. The security shall be submitted in an amount, with surety and conditions satisfactory to the PLANNING BOARD. The security shall be submitted and approved prior to issuance of any permit authorizing construction.
- (5) The PLANNING BOARD may assess the APPLICANT reasonable fees to cover the costs of special investigative studies and for the review of documents required by applications.

G. Specific provisions for wetlands.

(1) Wetland Buffers.

- (a) *Buffers Established.* Buffers are hereby established around and encircling all wetlands other than those that were created as legally permitted sedimentation/detention basins or roadside drainage ditches. The minimum width of the wetland buffers shall be fifty (50) to one hundred (100) feet horizontal distance as measured outward from the perimeter edge of the wetland. Wetland scientists shall score the following wetland functions using the N.H. method: ecological integrity, flood storage, groundwater recharge, wetland dependent wildlife habitat, and water quality (nutrient trapping/retention/transformation and sediment trapping). The Certified Wetland Scientist shall use these scores in accordance with Tables (1)(b) and (c) below to assign buffer widths. Buffer widths are determined based upon the following method:



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- (i) Scores are determined for each function.
- (ii) Compare scores of each function to those outlined in Table (1)(b), to determine which ones meet minimum scoring criteria.
- (iii) Sum functions which meet minimum scoring criteria.
- (iv) Select applicable buffer width from Table (1)(c).

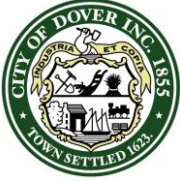
Wherever a permit to fill a wetland has been issued by either the New Hampshire Department of Environmental Services (NHDES) or the U.S. Army Corps of Engineers (USACOE), the perimeter of the wetland shall be deemed to be the new edge between the fill as placed in accordance with the permit and the remaining wetland. If there is no remaining wetland, there is no buffer. All other wetland edges shall be determined in accordance with Section D (1) above.

- (b) Guideline for minimum function scores which trigger increased buffer widths.

<u>Buffer function</u>	<u>Minimum Threshold</u>
<u>Ecological integrity</u>	<u>5.6</u>
<u>Sediment trapping</u>	<u>7.2</u>
<u>Nutrient trapping/retention/transformation</u>	<u>6.8</u>
<u>Groundwater recharge</u>	<u>4.6</u>
<u>Flood water storage</u>	<u>3.0</u>
<u>Wetland dependent wildlife habitat</u>	<u>3.4</u>

- (c) Buffer widths

<u>Qualifying buffer functions</u>	<u>Required buffer width</u>
<u>Minimum buffer width</u>	<u>50 feet</u>
<u>Three functions</u>	<u>75 feet</u>
<u>Four or more functions</u>	<u>100 feet</u>



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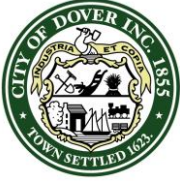
~~(b)~~(d) *Natural Conditions to be Maintained within Buffers.* Where wetland buffer disturbance is allowed pursuant to a state or federal permit, or a conditional use permit, restoration of the disturbed area is required. Restoration is defined as filling of ruts or excavated area with similar soils while maintaining original grade. Applications for a City of Dover BUILDING permit that includes a temporary disturbance of wetlands buffers, ~~pursuant to Section G (1)(e)(iv) below,~~ shall include a “Wetlands Buffer Encroachment and Restoration Plan.” Said plan shall be submitted, reviewed and approved by Building Inspector, in consultation with City staff, prior to the disturbance. Replanting to restore buffers shall be with native non-invasive species specified in the “Wetlands Buffer Encroachment and Restoration Plan”. Implementation of the plan shall include the clear delineation of the boundaries of wetland buffers in the field using construction tape or other clear marking devise. Mowing to maintain an existing lawn or field within a wetland buffer area is allowed without a permit, as specified in Section ~~GE (14)(ge), below,~~ provided the roots of the vegetation are not disturbed and the ground is frozen or sufficiently dry to avoid making ruts.

~~(e) *Certain Uses Prohibited in Buffers.* The following uses and activities are prohibited within a wetland buffer:~~

- ~~(i) — The establishment or expansion of salt storage, JUNKYARDS, resource recovery facilities, transfer stations, landfills, or solid or hazardous waste facilities;~~
- ~~(ii) — The BULK storage of chemicals, petroleum products, or toxic and hazardous materials;~~
- ~~(iii) — The dumping or disposal of snow and ice collected from roadways and parking LOTs;~~

~~(f) *Uses Allowed Only With a Conditional Use Permit.* The following uses and activities are allowed within a wetland buffer only if a conditional use permit is obtained in accordance with Section F above:~~

- ~~(i) — All uses not specifically prohibited in Section G (1)(e) above, or specifically exempted in Section G (1)(g) below.~~



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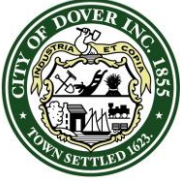
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- ~~(ii) — The erection or construction of a BUILDING or STRUCTURE, excluding FENCES that meet the requirements of 170-33, or the construction of parking LOTS or loading areas.~~
- ~~(iii) — Timber harvesting, except as conducted in accordance with the terms and provisions of RSA 227-J, Timber Harvesting.~~
- ~~(iv) — The removal of stumps and roots (grubbing), the recontouring or grading of the land, or the placement of impervious surfaces or creation of storm water detention ponds.~~
- ~~(v) — The installation of water, sewer, or buried electrical or telecommunications cables.~~
- ~~(vi) — The installation of water supply wells~~

~~(g) *Uses Allowed Without a Conditional Use Permit.* The following uses and activities are allowed within a wetland buffer with the noted conditions:~~

- ~~(i) — Activities within wetlands jurisdictional areas that are allowed without a State of New Hampshire Dredge and Fill Permit, in accordance with NHDES Rules Env-Wt 308.01(a) and 308.02 — repair of an existing legal STRUCTURE; or successor rules.~~
- ~~(ii) — The removal of vegetation in accordance with NHDES Rules Env-Wt 303.05(b), or successor rules, provided the roots of the vegetation are not disturbed and the ground is frozen or sufficiently dry to avoid making ruts.~~
- ~~(iii) — The installation of monitoring or test wells or geotechnical borings completed in accordance with NHDES Rules Env-Wt 309.02(i) or successor rules.~~
- ~~(iv) — Temporary disturbance of the wetland buffer to facilitate construction activities completed under a valid City of Dover BUILDING permit, provided the temporary disturbance is restored in accordance with Section G (1) (b) above.~~



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(2) No septic tank or leach field may be constructed or enlarged closer than ~~seventy-five~~ one hundred (10075) feet to any ~~Wetland Protection District~~ wetland. In new subdivisions approved subsequent to adoption of this section, there must be sufficient LOT size to place a house, a state-approved septic system, where applicable, and a state-approved well, where applicable, without locating them in a wetland. This provision can be waived if a conditional use approval is obtained from the PLANNING BOARD, after an initial review is conducted by the Conservation Commission and their subsequent recommendation.

(3) A state wetland dredge and fill application shall be submitted for any proposed change to a wetland (RSA 482-A).

H. Specific provisions for vernal pools.

(1) Vernal Pools. A wetland scientist shall use the following definitions in Section G (4) (a)(b) to determine if the wetland present is a vernal pool. A vernal pool shall be defined as a surface water or wetland, including an area intentionally created for purposes of compensatory mitigation, that provides breeding habitat for amphibians and invertebrates that have adapted to the unique environments provided by such pools and that:

(a) Is not the result of on-going human-caused activities that are not intended to provide compensatory mitigation, including but not limited to:

(i) Gravel pit operations in a pit that has been mined at least every other year; and Logging and agricultural operations conducted in

(ii) accordance with all applicable New Hampshire statutes and rules; and

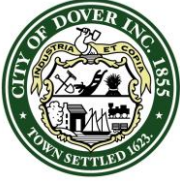
(b) Typically has the following characteristics:

(i) Cycles annually from flooded to dry conditions, although the hydroperiod, size, and shape of the pool might vary from year to year;

(ii) Forms in a shallow depression or basin;

(iii) Has no permanently flowing outlet;

(iv) Holds water for at least 2 continuous months following spring ice-



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted TBD

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

out;

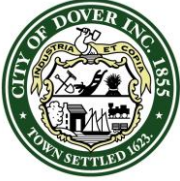
(v) Lacks a viable fish population; and

(vi) Supports one or more primary vernal pool indicators, or 3 or more secondary vernal pool indicators. Primary and secondary vernal pool indicators are defined in the third edition of “Identifying and Documenting Vernal Pools in New Hampshire” published by New Hampshire Fish and Game.

(c) Where a vernal pool is identified, the Certified Wetland Scientist shall designate a no-disturb buffer where the no-disturb buffer zone shall include the vernal pool envelope which extends one hundred (100) feet from the edge of a vernal pool’s depression. A no-disturb buffer shall be defined as undisturbed, natural vegetation where no activity is permitted including but not limited to grading, landscaping, clearing of vegetation, cutting, filling, excavation, road construction, and driveway construction, except for the process of removing unsafe trees upon recommendation by an arborist. If a survey is unable to be conducted to confirm the presence of a vernal pool, then the buffer established shall default to the minimum 50 foot buffer width.

(d) The PLANNING BOARD may approve an alternative directional buffer upon initial review and recommendation from the Conservation Commission. Directional buffers are used to link habitats used by pool-breeding amphibians with forested travel corridors at appropriate migration scales and may be considered a practicable alternative upon recommendation from the Conservation Commission. Providing that the Conservation Commission determines there is suitable habitat for vernal pools indicator species within a 750-foot range of the vernal pool envelope, the Conservation Commission may recommend to an applicant the alternative directional buffer as the area of regulation for the vernal pool in order to protect rare species habitat on a site by site basis.

An applicant may request to implement an alternative directional buffer as the area of regulation for the vernal pool, with the submittal of a narrative or study written by a Certified Wetland Scientist. The directional buffer



CITY OF DOVER

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Ordinance Number: **O – yyyy.mm.dd -**
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Chapter: 170

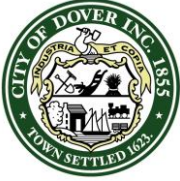
recommendation shall be determined by the Certified Wetland Scientist and must adhere to the following criteria:

- (i) The Certified Wetland Scientist provides to the Conservation Commission habitat data relating to the vernal pool and surrounding area demonstrating that use of an alternative directional buffer would provide habitat protection value equal to or greater than would the use of the one hundred (100) foot no disturb perimeter radial buffer. The square footage area of a directional buffer shall not be greater than the square footage area if a radial buffer were to be imposed.
- (ii) The Conservation Commission determines that, based on the best available science, the alternative directional buffer would provide habitat protection value equal to or greater than would the fixed radial area.
- (iii) An alternative directional buffer must include, at minimum, a functional water quality buffer around the vernal pool depression, which shall extend 50 feet from the vernal pool envelope.
- (iv) If an applicant requests that an alternative directional buffer be the area of regulation and the Conservation Commission does not approve the alternative directional buffer, the one hundred (100) foot no disturb buffer is the area of regulation.

H.I. Filled lands and preexisting uses.

- (1) Lands which may have been wetlands but were filled under properly issued federal, state and local permits granted prior to the adoption of this section will be judged according to the soils and flora existing at the time the application for BUILDING permit or subdivision is made.
- (2) STRUCTUREs and uses existing at the time of the adoption of this section that do not comply with the rules stated herein shall be regulated in accordance with 170-40 and 170-41 of this Chapter.

I.J. Exemption for existing one- and two-family residential STRUCTUREs, existing LOTS, impoundments and maintenance dredging.



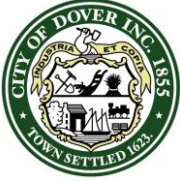
CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted TBD

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

- (1) Notwithstanding other provisions of this Chapter, the construction of additions and/or extensions to one- and two-family dwellings shall be permitted within the Wetlands Protection District or buffer, provided that:
 - (a) The dwelling(s) lawfully existed prior to the effective date of this section;
 - (b) The proposed construction conforms to all other applicable ordinances and regulations of the City of Dover; and any required State of New Hampshire Dredge and Fill Permit is obtained.
 - (c) The design and construction of the proposed use will be done in a manner which minimizes the impacts on the affected wetland, including storage of EXCAVATION and construction material outside the wetland and installation of siltation FENCE and/or hay bales to contain erosion of the construction site.
- (2) Notwithstanding other provisions of the ordinance, a new one- or two-family dwelling shall be permitted in the Wetlands Protection District or buffer, on an existing LOT, provided that all of the following conditions are found to exist:
 - (a) The LOT for which an approval/permit is sought was an official LOT of record, as recorded in the Strafford County Registry of Deeds, prior to the date on which this amendment was posted and published in the city.
 - (b) The STRUCTURE for which the approval/permit is sought cannot be feasibly built on a portion or portions of the LOT, which are outside the Wetlands Protection District.
 - (c) Due to the provisions of the Wetlands Protection District, no reasonable and economically viable use of the LOT can be made without the exemption.
 - (d) The design and construction of the proposed STRUCTURE will, to the extent practical, be consistent with the purpose and intent of this ordinance.
 - (e) The proposed STRUCTURE will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater or other reason.



CITY OF DOVER

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(f) The design and construction of the proposed STRUCTURE will be done in a manner which minimizes the impacts on the affected wetland, including storage of EXCAVATION and construction material outside the wetland and installation of siltation FENCE and/or hay bales to contain erosion of the construction site.

(3) Maintenance dredging for navigational purposes (where a dredge spoil site has been approved by the PLANNING BOARD) are exempt from the regulations stated herein. Notwithstanding, copies of permits where required by the New Hampshire Department of Environmental Services and the United States Army Corp. of Engineers shall be submitted to the PLANNING BOARD prior to construction.

(4) The burden of proof that the conditions specified in Subsection I (1) and/or (2) above have been met shall be the responsibility of the person(s) requesting the approval/permit.

J.K. Separability. Should any provision of this section be declared invalid by a final court decision, the same shall not affect the validity of this section as a whole or part thereof, other than the part declared to be invalid.

9. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-32 “SIGN Review and Regulations” changing errant references to Subsection “Q” to Subsection “O”.

10. TAKES EFFECT

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

AUTHORIZATION

Approved as to
Funding:

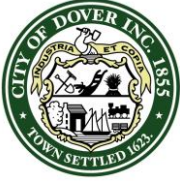
Daniel R. Lynch
Finance Director

Sponsored
by:

Councilor Fergus Cullen
City Council Planning Board
Representative

Approved as to Legal
Form

Joshua M. Wyatt



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted TBD

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

and Compliance: City Attorney

Recorded by: Susan Mistretta
City Clerk

DOCUMENT HISTORY:

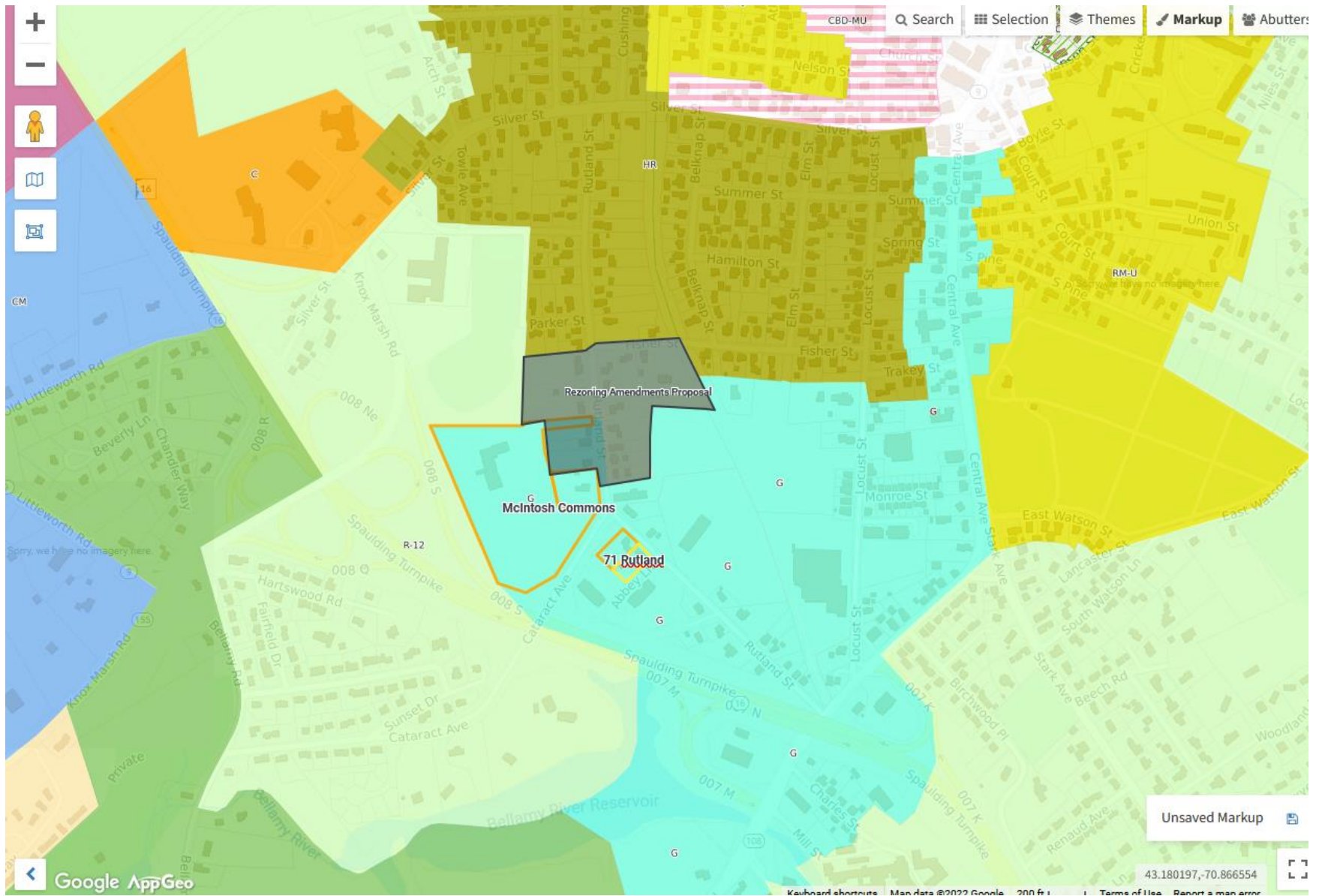
First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

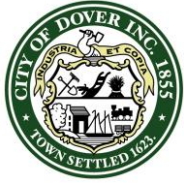
DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor, Robert Carrier		
Deputy Mayor Dennis Shanahan, Ward 5		
Councilor Michelle Moffet Lipinski, Ward 1		
Councilor, Robert Hinckle, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Debra Hacket, Ward 4		
Councilor Fergus Cullen, Ward 6		
Councilor Lindsey Williams, At Large		
Councilor Linea Nemeth, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL:

2022 Rezoning Proposals Compared to Current Site Plan Applications





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-13

Application Type: Lot Line Adjustment
Applicant(s): Unitil
Owner(s): Hennessey Revocable Trust of 2008 and Northern Utilities Inc
Location: 55 Applevale Drive and 31 Kent Avenue (Tax Map K, Lots 17-P-3 & 18-Y)
Meeting Date: March 22, 2022

INTENT: To adjust the lot lines between two lots. The existing lot lines for 31 Kent Avenue would be removed and a lot line added to redefine lot 18-Y.

LOTS/UNITS PROPOSED:
N/A

AGENDA ITEM #: 4-A

AREA: Existing/Proposed:
Lot 17-P-3: 25,652± s.f. / 20,398± s.f.
Lot 18-Y: 600± s.f. / 5,854± s.f.

ZONING DISTRICT: R-12

EXISTING LAND USE:
Residential and utility

PROPOSED LAND USE:
Residential and utility

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

ATTACHMENTS: Lot Line
Adjustment Plan

**APPLICATION IS
COMPLETE:** Yes

**DECLARE REGIONAL
IMPACT:** No

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

PERMITS REQUIRED:
N/A for this case

WAIVER(S) REQUESTED:
N/A for this case

Summary of Request and Background

The applicant is requesting to complete a lot line adjustment between two lots, totaling in 5,254± s.f., in order to accommodate for the creation of a new natural gas regulator station.

After this lot line adjustment, 31 Kent would disappear onto Lot 17-P-3 and a lot off of Hawthorne Road would be created allowing for existing easements to be abandoned. Lot 8-Y will become more conforming than it exists today and therefore does not need zoning relief for lot size or frontage.

As a Lot Line Adjustment, this application did not appear before the TRC, although the related Site Review did on March 3, 2022.

Consistency with Land Use Regulations

Chapter 157-17 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.

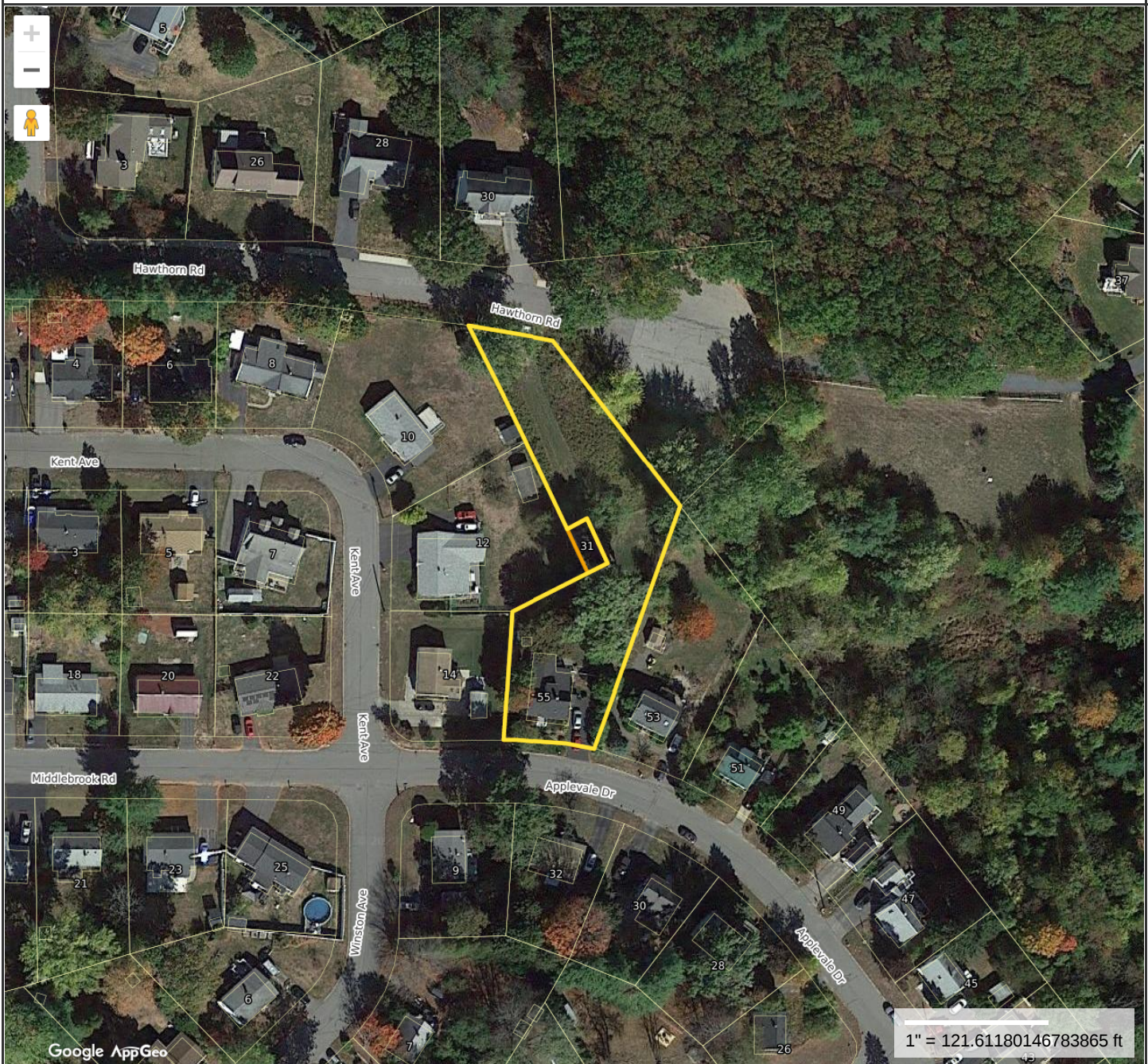
STAFF RECOMMENDATION:

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

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. The signature and stamp of LLS
 - b. The owner's signatures for recording at Strafford County Registry of Deeds.
 - c. Revising the Planning File Number to #P22-13 on the LLA plan sheet

55 Applevale Drive & 31 Kent Avenue

**Property Information**

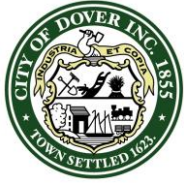
Property ID K0017-P00003
Location 55 APPLEVALE DR
Owner HENNESSEY BARRY J & JANIS M TRUSTEES
Land Use 101

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

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

Geometry updated 5/3/2021
Data updated Daily

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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-14

Application Type: Site Plan Review
Applicant(s): Unitil
Owner(s): Northern Utilities Inc
Location: Hawthorn Road (Tax Map K, Lot 18-Y)
Meeting Date: March 22, 2022

INTENT: To build a new natural gas regulator station to replace two existing stations in order to expand and create more efficient capacity

LOTS/UNITS PROPOSED:
Utility building

AGENDA ITEM #: 4-B

AREA: 5,854± s.f. post adjustment

ZONING DISTRICT: R-12

EXISTING LAND USE:
Residential and utility

PROPOSED LAND USE:
Residential and utility

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

ATTACHMENTS: Site Plan application materials, TRC minutes

APPLICATION IS COMPLETE: Yes

DECLARE REGIONAL IMPACT: No

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

PERMITS REQUIRED:
N/A for this case

WAIVER(S) REQUESTED:
-Traffic Impact Analysis
-Landscape Plan

Summary of Request and Background

The applicant is requesting site plan approval to construct a 15'x40' public utility building with associated access, screening, and drainage improvements. Water and sewer are on Hawthorne Road.

This site plan came to the TRC on March 3, 2022 (minutes attached).

Summary of Waiver Requests

The applicant is requesting the Board grant a waiver from the requirement of a full traffic impact analysis (Section 153-13.A(19)).

The applicant is also requesting the Board to grant a waiver from a full landscape plan stamped by a licensed landscape architect (Section 154.14.G)

Consistency with Land Use Regulations – Waiver

Section 153-21 of the Land Subdivision 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 2 has been met as the existing site is heavily vegetated and the expansion is in the rear of the building.

STAFF RECOMMENDATION-WAIVER:

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

Condition to Be Met Prior to the Signing of Plans:

1. Add a note to the plat that the Board granted a waiver to Chapter 153-13.A(19)(traffic study) and Chapter 153-14.G)(landscaping) and that the Board found the criteria of Chapter 153-21.A have been met.

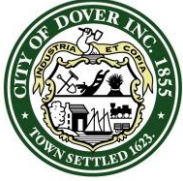
Consistency with Land Use Regulations – Site Plan

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

STAFF RECOMMENDATION-SITE PLAN:

The Planning Department recommends the Planning Board to vote to approve the site plan with the following conditions as the plans meet the regulations outlined:

Conditions to Be Met Prior to the Signing of Plans:



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-14

Application Type: Site Plan Review
Applicant(s): Unitil
Owner(s): Northern Utilities Inc
Location: Hawthorn Road (Tax Map K, Lot 18-Y)
Meeting Date: March 22, 2022

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - a. Signature and stamp of PE and LLS
 - b. Owner's signature
 - c. Show curb reset per Engineering TRC comment
 - d. Combine into one stapled plan set for final approval
 - e. Add provided column to note 4 on sheet 6
2. Provide draft easement documents

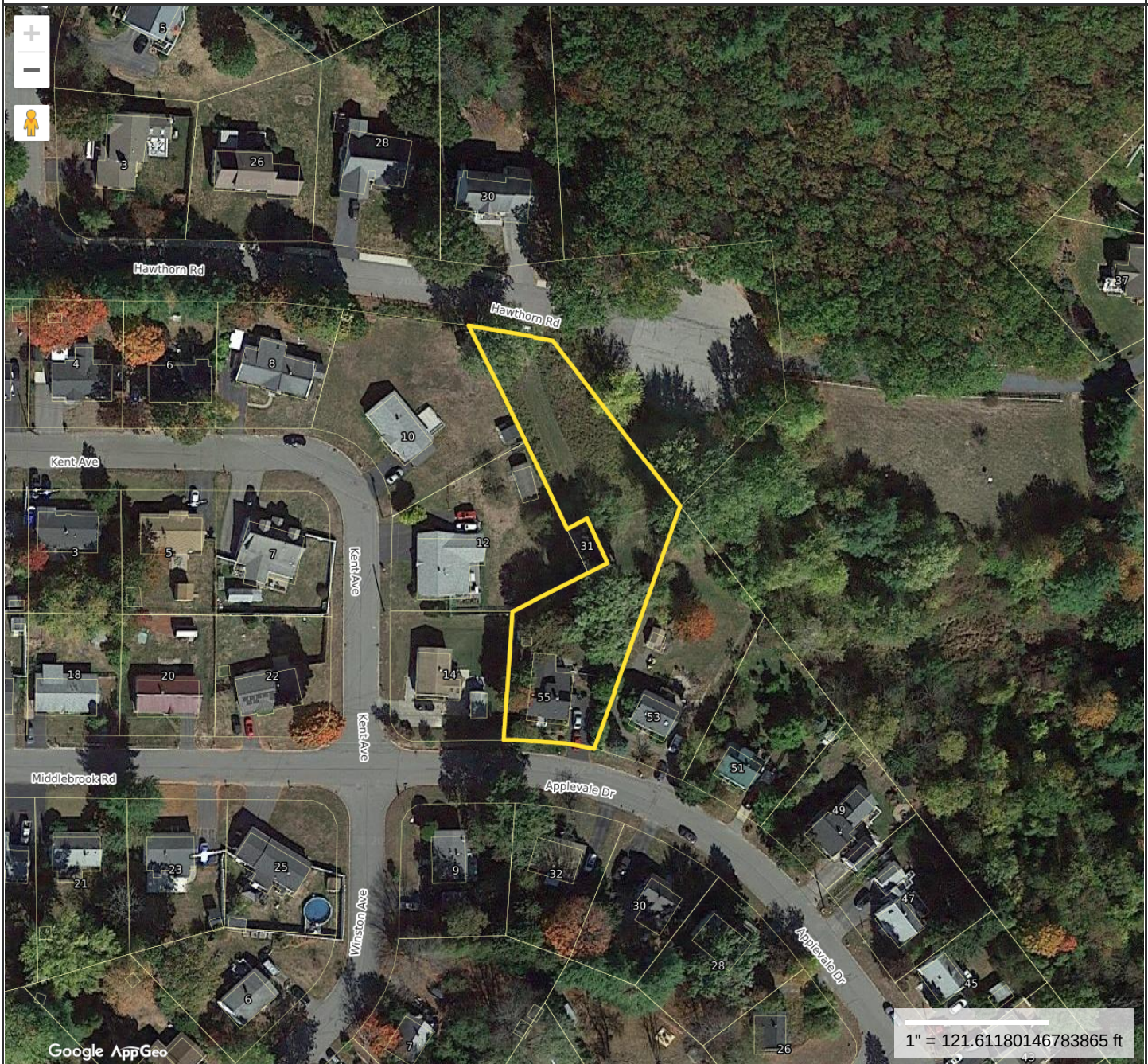
Conditions to Be Met Prior to any Construction Activity:

3. Obtain a Driveway Permit per the Community Services Director
4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

Conditions to Be Met Prior to Occupancy:

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

55 Applevale Drive

**Property Information**

Property ID K0017-P00003
Location 55 APPLEVALE DR
Owner HENNESSEY BARRY J & JANIS M TRUSTEES
Land Use 101

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

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

Geometry updated 5/3/2021
Data updated Daily

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

City of Dover, New Hampshire
Minor Lot Line Adjustment Application and
Site Review Application

Project: John Davis Station
55 Applevale Drive
Dover, NH



Prepared For:



Prepared By:

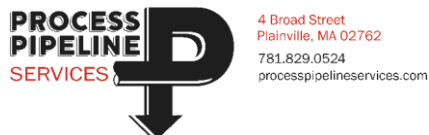


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1. Project Summary
2. Minor Lot Line Adjustment Application and Checklist
3. Site Review Application and Checklist
4. TRC Comments
5. Site Survey Plan
6. Lot Line Revision Plan
7. Project Plans
8. Station 3D Rendering
9. Abutter List
10. Property Record Cards
11. Zoning District Summary
12. Flood Map
13. US Soil Survey Data

1. Project Summary



4 Broad St
Plainville, MA 02762
781.829.0524
processpipeline.com

February 16, 2022

Planning Department
City of Dover, New Hampshire
288 Central Ave
Dover, New Hampshire 03820

Subject: Minor Lot Line Adjustment Application and Site Review Application
John Davis Station

To Whom it May Concern,

Unitil is pleased to submit the accompanying plans related to the proposed project to build a new natural gas regulator station at 55 Applevale Drive.

Currently Unitil has two existing stations in the area that serve natural gas to residents in Dover and the surrounding cities. The first, Hawthorn Station, is located in vaults in the public right of way along Hawthorn Road. The second, Applevale Station, is located above ground in a fenced in area on Unitil's property at 31 Kent Ave. This property does not have direct access from the public right of way. Currently Unitil utilizes an easement through 55 Applevale Drive for access to it. Unitil is proposing to replace these two existing stations with one above ground station along Hawthorn Rd on the 55 Applevale Drive lot. Unitil and the Hennessey's (owners of 55 Applevale Drive) have come to an agreement where the Hennessey's would absorb Unitil's 31 Kent Ave property and Unitil would obtain a portion of the 55 Applevale Drive property for the new station. It is proposed to do this through a Lot Line Adjustment.

The proposed property for Unitil's John Davis Station will be 5,854 sq. ft. It will be fully enclosed by a vinyl chain-link fence with privacy slats and will have additional screening all around the station in the form of arborvitaes. Guardrail will be placed within the fencing along the sides abutting the roadway for protection from vehicles. The station will have two accesses from Hawthorn Rd. One access will be a paved primary access that will be used for routine maintenance, which will be approximately a couple times a month. The second access will be crushed stone and used for emergency access into the station and to also allow the Hennessey's access from Hawthorn Rd to the back portion of their lot for maintenance. Besides the primary paved access, the entire site will be covered with pervious crushed stone. Inside the station area there will be above and below grade piping, sonotube foundations for pipe supports, a backup generator, and a building with a concrete grade beam foundation. The building will be a 20' x 40' pre-cast concrete building with a red brick stucco exterior. The building will be one floor with two rooms. One room will be for piping and the other for SCADA (supervisory control and data acquisition). SCADA allows for the station to be remotely monitored 24/7. The purpose of the building is to keep key piping components out of the elements, ease of maintenance on those key piping components, and added security.



4 Broad St
Plainville, MA 02762
781.829.0524
processpipeline.com

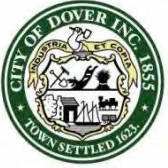
Alternate locations and designs were considered for this project. Locations along Middle Rd were considered but no land was available for purchase. Locations near Central Ave and Rutland St were considered but thousands of feet of gas pipeline would need to be replaced and was deemed impractical and too costly. The design and locations of the existing stations do not allow for the proper updates and changes that would be needed. The proposed location for the new station is ideal due to its close proximity to the existing stations it will be replacing.

The reasoning for the project is to replace the existing aging stations with a new consolidated station that is fully up to date with current design standards that will be able to handle the current load demand more efficiently and also be able to handle future growth in Dover and the surrounding areas.

Unitil and PPS look forward to your review of this project. If you have any questions or comments regarding our applications, please feel free to contact me.

Sincerely,
Matt Pelletier
Senior Engineer
Process Pipeline Services
774-276-0364

2. Minor Lot Line Adjustment Application and Checklist



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: _____ Unitil _____ Telephone # 207-752-1551

Address of Applicant: 325 West Road Portsmouth, NH 03801

FIRST PROPERTY OWNER AND PARCEL INFORMATIONName of 1st Property Owner (*if different from applicant*): _____ Unitil _____ Telephone # 207-752-1551Address of 1st Property Owner: 325 West Road Portsmouth, NH 03801

Address of Property: 31 Kent Avenue

Assessor's Map # K Lot(s) # 18-Y

Property Deed: Book 727 Page: 353

Zoning District(s) R-12 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 600 Size of Proposed Parcel (sq. ft.): 5,854

SECOND PROPERTY OWNER AND PARCEL INFORMATIONName of 2nd Property Owner (*if different from applicant*): Barry & Janis Hennessey Telephone # 603-749-1520Address of 2nd Property Owner: 55 Applevale Drive

Address of Property: 55 Applevale Drive

Assessor's Map # K Lot(s) # 17-P3

Property Deed: Book 1053 Page: 161

Zoning District(s) R-12 Overlay District(s) N/A

Size of Existing Parcel (sq. ft.): 25,652 Size of Proposed Parcel (sq. ft.): 20,398

THIRD PROPERTY OWNER AND PARCEL INFORMATIONName of 3rd Property Owner (*if different from applicant*): N/A 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.) John Kaiser, Doucet Survey LLC
 Address 102 Kent Place Newmarket, NH 03857 Telephone #: 603-659-6560
 Professional License #: 937 E-mail address: Jack@doucetsurvey.com

CONSERVATION EASEMENT HOLDER (s)Name of Easement Holder: N/A 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: _____ DocuSigned by: Chris LeBlanc Date: 2/14/2022
0C99C46F051B47C...

Signature of Second Property Owner: _____ DocuSigned by: Barry Hennessey Date: 2/15/2022
D2D8C123578248D...

Signature of Applicant (if different from owner): _____ DocuSigned by: Chris LeBlanc Date: 2/14/2022
0C99C46F051B47C...

Signature of Agent: _____ DocuSigned by: Matt Pelletier Date: 2/11/2022
36E04A369C934E1...

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: _____ DocuSigned by: Chris LeBlanc Date: 2/14/2022
0C99C46F051B47C...



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.

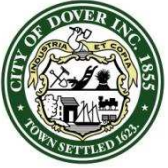
APPLICANT: _____ Unitil _____ File Number: _____

PROPERTY LOCATION: _____ 55 Applevale Drive _____ Tax Map: K Lot: 17-P3 and Lot: 18-Y
and 31 Kent Ave

	Where/How Provided	Reviewed
1. Completed and signed Application form	Submitted	
2. Plan Review Fees are provided	Paid	
3. Electronic copy of the surveyed plat layout	Submitted	
4. Electronic copy of supplementary materials and application	Submitted	
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:	Submitted	
Location map at appropriate scale	LLR Plan	
Planning File #	LLR Plan	
Date, north arrow and scale	LLR Plan	
Names of all abutting property owners	LLR Plan	
Name and address of owners	LLR Plan	
Signature & stamp of NH licensed land surveyor	LLR Plan	
Zoning District boundaries, including any special or overlay districts	LLR Plan	
Location of Conservation District areas	N/A	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	LLR Plan	
Location and widths of existing & proposed easements & right of ways	LLR Plan	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	LLR Plan	
Existing and proposed lot areas in square feet	LLR Plan	
Existing and proposed buildings and structure locations	LLR Plan	
Minimum building setbacks or build to lines on all lots	LLR Plan	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	LLR Plan	
Location, material and size of existing and proposed permanent monuments	LLR Plan	
All applicable Dover Common Subdivision notes	LLR Plan	

REVIEWED BY: _____ DATE _____

3. Site Review Application and Checklist



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: _____ Unitil Telephone # 207-752-1551

Address of Applicant: 325 West Road Portsmouth, NH 03801

E-Mail Address: masons@unitil.com

Name of Property Owner (if different from applicant): Barry Hennessey Telephone # 603-749-1520

Address of Property Owner: 55 Applevale Drive Dover, NH

PROPERTY INFORMATION

Address of Property: 55 Applevale Drive Dover, NH

Assessor's Map # K Lot(s) # 17-P3

Zoning District(s) R-12 Overlay District(s) N/A

Size of Parcel: 25,652 sq. ft. 0.589 ac. Property Deed: Book 1053 Page 161

Existing Use of Property: _____

SITE PLAN INFORMATION

Describe Proposed Use: Utility Natural Gas Station

Area of Parcel to be Developed: 5,854 sq. ft.

If Multi-family Residential: N/A Number of Units _____ & Buildings Proposed _____

If lodging: N/A Number of Units _____ & number of Buildings _____

Number of Parking Spaces: Existing 0 Proposed 0

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

Number of Employees Total: 0 In Maximum Shift: 0

Disposition of Parcel:

Building Setbacks:

Building Footprint 600 sq. ft.

Front Yard 24 ft.

Total Building Area 600 sq. ft.

Rear Yard 30 ft.

Paved Area 1,440 sq. ft.

Side Yard: Right 24 ft. Left 21 ft.

City Water? ____ Yes ____ No N/A How far is city water from the property? _____

City Sewer? ____ Yes ____ No N/A How far is city sewer from the property? _____

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☐ Increase by _____ units

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

BUILDING INFORMATION

Type of Building to be Built: Pre-cast concrete building

Height of Building: 11'-2" Finished Floor Elevation: 8" above grade

Number of Seats (where applicable) N/A

Estimated value of construction: 300,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Traffic Impact Analysis, Landscape Plan

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

Traffic Impact Analysis: Traffic will not change due to this project. Unitil has two existing stations in this area which will be consolidated into one station. The only existing traffic is from a utility truck doing routine maintenance a couple times a month on the two existing stations, which will be the same for the proposed station.

Landscape Plan: We feel that a Landscape Plan by a licensed Professional Landscape Architect is not warranted for a utility station project such as this. Screening in the form of arbovitae and vinyl coated chain-link fence with privacy slats around the entire station is specified on the plans. Unitil will work further with the City on the details for the station screening (fence color, types of arbovitae, etc.)

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) John Kaiser, Doucet Survey LLC
Address 102 Kent Place Newmarket, NH 03857 Telephone #: 603-659-6560
Professional License #: 937 E-mail address: Jack@doucetsurvey.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Steve Reade, Process Pipeline Services
Address 4 Broad Street Plainville, MA 02762 Telephone #: 781-829-0524e
Professional License #: 15580 E-mail address: sreade@processpipeline.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) TBD, United Concrete
Address 173 Church Street Yalesville, CT 06492 Telephone #: 800-234-3119
Professional License #: TBD E-mail address: patty@unitedconcrete.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 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: _____ DocuSigned by:
Barry Hennessey
D2D8C123578248D... Date: 2/15/2022

Signature of Applicant (if different from owner): _____ DocuSigned by:
Chris LeBlanc
0C99C46F051B47C... Date: 2/14/2022

Signature of Agent: _____ DocuSigned by:
Matt Pelletier
36E04A369C934E1... Date: 2/11/2022

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: _____ DocuSigned by:
Barry Hennessey
D2D8C123578248D... Date: 2/15/2022

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or 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: _____ DocuSigned by:
Barry Hennessey
D2D8C123578248D... Date: 2/15/2022

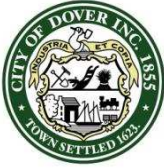
Signature of Applicant (if different from owner): _____ DocuSigned by:
Chris LeBlanc
0C99C46F051B47C... Date: 2/14/2022

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: _____ DocuSigned by:
Barry Hennessey
D2D8C123578248D... Date: 2/15/2022

Signature of Applicant (if different from owner): _____ DocuSigned by:
Chris LeBlanc
0C99C46F051B47C... Date: 2/14/2022



City of Dover, New Hampshire

SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review 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 site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: _____ Unit# _____ File Number: _____

PROJECT TITLE: _____ John Davis Station

PROPERTY LOCATION: _____ 55 Applevale Drive Tax Map: _____ K Lot: _____ 17-P3

	Where/How Provided	Reviewed
1. Completed and signed Application form	Submitted	
2. Plan Review Fees are provided	Paid	
3. Electronic copy of the engineered/surveyed plan layout	Submitted	
4. Electronic copy of supplementary materials and application	Submitted	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	Waiver	
6. Waiver requests to the Site Plan Review Regulations, with written justification	Submitted	
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	3D Rendering	
9. A colored architectural plan showing all sides of buildings	Building Sections	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	Submitted	
Location map at appropriate scale	Title Sheet	
Proposed Project name and title and Planning File #	Title Sheet	
Date, north arrow and scale	Site Plan/Survey Plan/LLR Plan	
Names of all abutting property owners	Site Plan/Survey Plan/LLR Plan	
Name and address of owners and/or applicants	Site Plan/Survey Plan/LLR Plan	
Signature & stamp of NH licensed land surveyor and/or engineer	Site Plan/Survey Plan/LLR Plan	
Zoning District boundaries, including any special or overlay districts	Site Plan/Survey Plan/LLR Plan	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	Site Plan/Survey Plan/LLR Plan	
Location and widths of existing & proposed easements & right of ways	Site Plan/Survey Plan/LLR Plan	
Location and width of existing and proposed access/egress ways	Site Plan/Survey Plan/LLR Plan	

City of Dover – Site Plan Review Checklist**Page 2 of 2**

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	Ex Conditions/Site Plan	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Site Plan	
Existing and proposed topographic information at two foot intervals	Grading and Foundation Plan	
Existing and proposed buildings and structure locations	Site Plan	
Minimum building setbacks or build to lines on all lots	Site Plan/Piping Plan	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Site Plan	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	Site Plan	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed stormwater lines and facilities	Ex Conditions/Site Plan	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Site Lighting Plan	
Location of Flood Hazard Zone	Survey Plan	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	Site Aerial Plan	
Existing natural features and/or significant vegetation on property	Ex Conditions	
Depict existing contours up to 100 ft. beyond project limits	Survey Plan	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	Waiver	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	N/A	
Location, material and size of existing and proposed pavement area	Site Plan	
Location of proposed fire lanes	N/A	
Specify finished floor elevations of buildings	Building Sections	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	N/A	
Depict all service, storage, loading bays and utility areas	N/A	
All applicable Dover Common Site Plan notes	Survey Plan/LLR Plan	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & 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	Erosion and Sedimentation Control Plan	
Landscape Operation and Maintenance 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	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	US Survey Soil Data	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	N/A	

REVIEWED BY: _____ DATE _____ TRC DATE _____

4. TRC Comments



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-14

Application Type: Site Plan Review
Applicant(s): Unitil
Owner(s): Hennessey Revocable Trust of 2008
Location: 55 Applevale Drive (Assessor's Map K, Lot 17-P-3)
Date: March 3, 2022

INTENT: To build a new natural gas regulator station.
Related LLA plan will appear before PB.

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 0.589± acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential with regulator station and removal of station

PROPOSED LAND USE: Residential with regulator station

SURROUNDING LAND USE: Residential

ZBA ACTION: None

PERMITS REQUIRED:

WAIVERS REQUESTED:

-Traffic Impact Analysis
-Landscape Plan

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Jim Maxfield, Inspection Services/Fire
Lt. Speidel, Police
Frank Torr, Planning Board
Jill Semprini, Assistant City Engineer
Christopher Parker, Deputy City Manager

Others:

Bill Boulanger, Community Services
Amelia DeGrace, Assistant City Engineer

Mark DuBois, Unitil
Sheena Mason, Unitil
Matt Pelletier, Process Pipeline Services, Inc.
Tracey Sweeney, Unitil

Approval of the 2/24/2022 Minutes:

Christopher Parker made a motion to approve the February 24, 2022 minutes. Seconded by Frank Torr. Vote: U/A

PLAN REVIEW:

Planning Comments:

- Impact fees
- Submit to PB for related LLA application
- Zoning reminder: Landscaping materials shall be required to provide a visual screen from any structures and storage within; proposed vinyl chain-link fence with privacy slats and arborvitae look appropriate.
- Provide proposed easement documents
- Will need driveway permit
- Revise plans to:
 - Add planning number P22-14 **Added**
 - Confirm all applicable common notes are present **Added**
 - Indicate size of arborvitae **Added**

Business Development:

- How will the easement be abandoned? **Removed and abandoned**
- Will infrastructure remain in the easement, or removed
- Hawthorne address needs to be assigned

Engineering Comments:

- License contractor permits needed
- Row and Excavation fees in ROW
- Will need to reset curb

Police Department Comments: None

Fire/Inspection Services Comments:

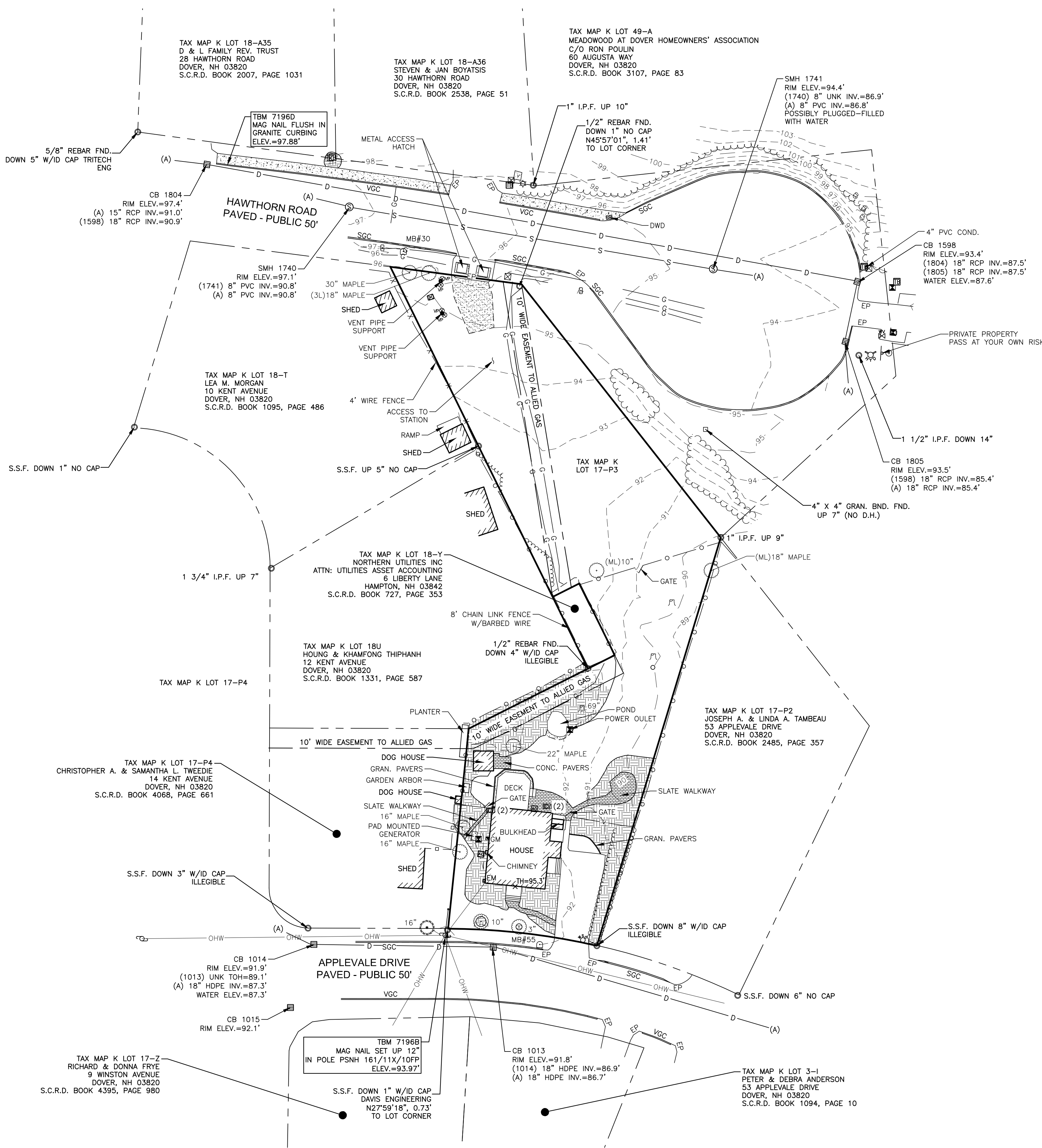
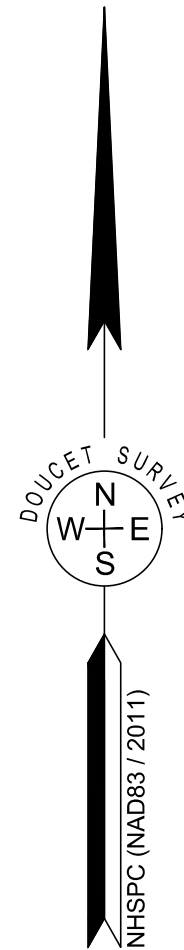
- Hawthorne address
- Boundary limitations for hazard **Shown on EAC Plan**
- Generator size? Function? **20 kW, backup power to SCADA**
- Group U construction type? **Yes**
- Card or key access? **Key**
- Might need knox box outside of gate?
- Category 4 building? **Yes**

Planning Board Comments: None

Next Steps: Planning Board

TRC Paused at: 10:44 AM

5. Site Survey Plan

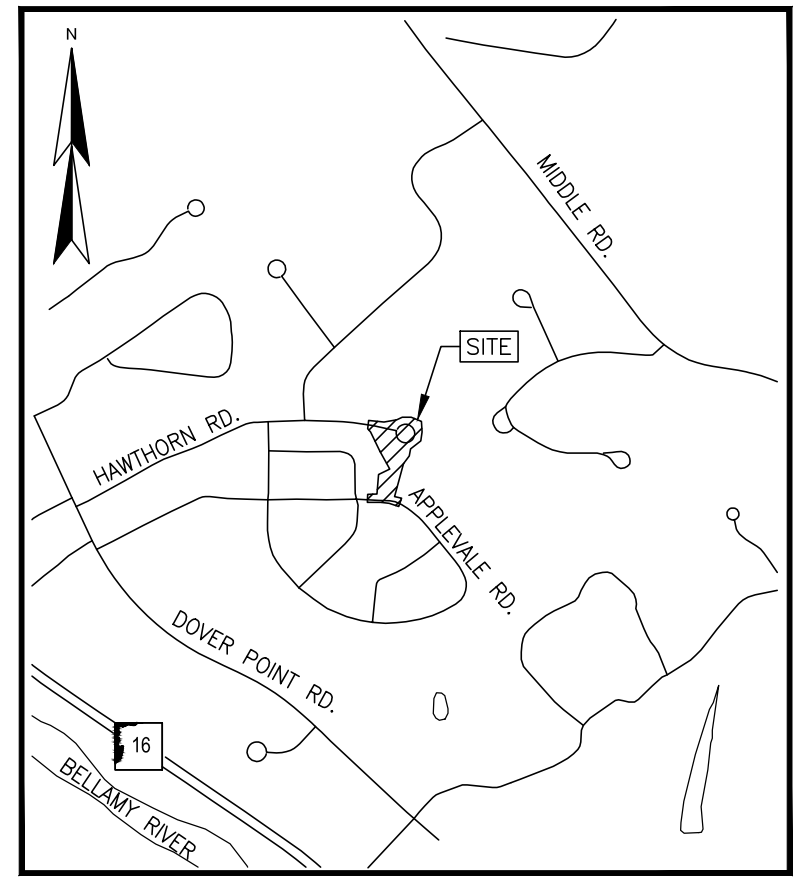


LEGEND

- EXISTING LOT LINE
- APPROXIMATE ADJUTERS LOT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- PICKET FENCE
- WIRE FENCE
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- TREE LINE
- SHRUB LINE
- CONCRETE
- LANDSCAPED AREA
- CRUSHED STONE
- BRICK
- BOUND FOUND (BND. FND.)
- PIPE/ROD FOUND
- UTILITY POLE
- UTILITY POLE & GUY WIRE
- LIGHT POST
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- IRRIGATION CONTROL VALVE
- GAS METER
- GAS LINE MARKER POST
- TELEPHONE BOX
- UNIDENTIFIED UTILITY BOX
- SQUARE POST
- POST
- BOLLARD
- MAIL BOX
- CONIFEROUS TREE 10" DIA. OR GREATER
- DECIDUOUS TREE 10" DIA. OR GREATER
- TREE STUMP
- BOUND FOUND
- IRON PIPE FOUND
- STEEL STAKE FOUND
- THRESHOLD ELEVATION
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- REINFORCED CONCRETE PIPE
- HDPPE
- TOH
- UNK
- INVERT I.D. CONNECTION UNKNOWN
- ELECTRIC METER
- VERTICAL PIPE

NOTES:

- REFERENCE: DOVER, NEW HAMPSHIRE
55 APPLEVALE DRIVE
D.S. PROJECT NO. 7196
- TOTAL PARCEL AREA: LOT 17-P3 25,652 SQ. FT. OR 0.589 AC.
LOT 18-Y 600 SQ. FT.
- OWNER OF RECORD: TAX MAP K LOT 17-P3
HENNESSEY REVOCABLE TRUST OF 2008
BARRY J. & JANIS M. HENNESSEY TRUSTEES
55 APPLEVALE DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 1053, PAGE 161
TAX MAP K LOT 18-Y
NORTHERN UTILITIES INC
ATTN: UTILITIES ASSET ACCOUNTING
6 LIBERTY LANE
HAMPTON, NH 03842
S.C.R.D. BOOK 727, PAGE 353
- FIELD SURVEY PERFORMED BY J.H.H. & K.J.L. DURING NOVEMBER 1, 2021 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R12 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOD12A) ($\pm 2'$) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C0340E, DATED 9/30/2015.
- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- SITE WAS INVESTIGATED BY GOVE ENVIRONMENTAL SERVICES ON OCTOBER 29, 2021 FOR JURISDICTIONAL WETLANDS. NO WETLANDS WERE DELINEATED ON THE SITE.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.



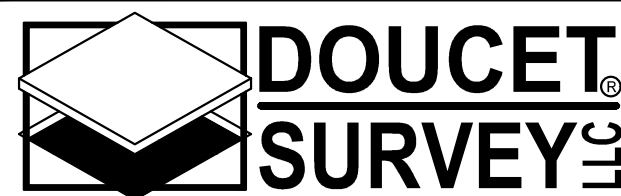
LOCATION MAP (n.t.s.)



EXISTING CONDITIONS PLAN
FOR
PROCESS PIPELINE SERVICES
OF
HENNESSEY REVOCABLE TRUST OF
2008
(TAX MAP K LOT 17-P3)
&
NORTHERN UTILITIES, INC.
(TAX MAP K LOT 18-Y)
APPLEVALE DRIVE & HAWTHORN ROAD
DOVER, NEW HAMPSHIRE

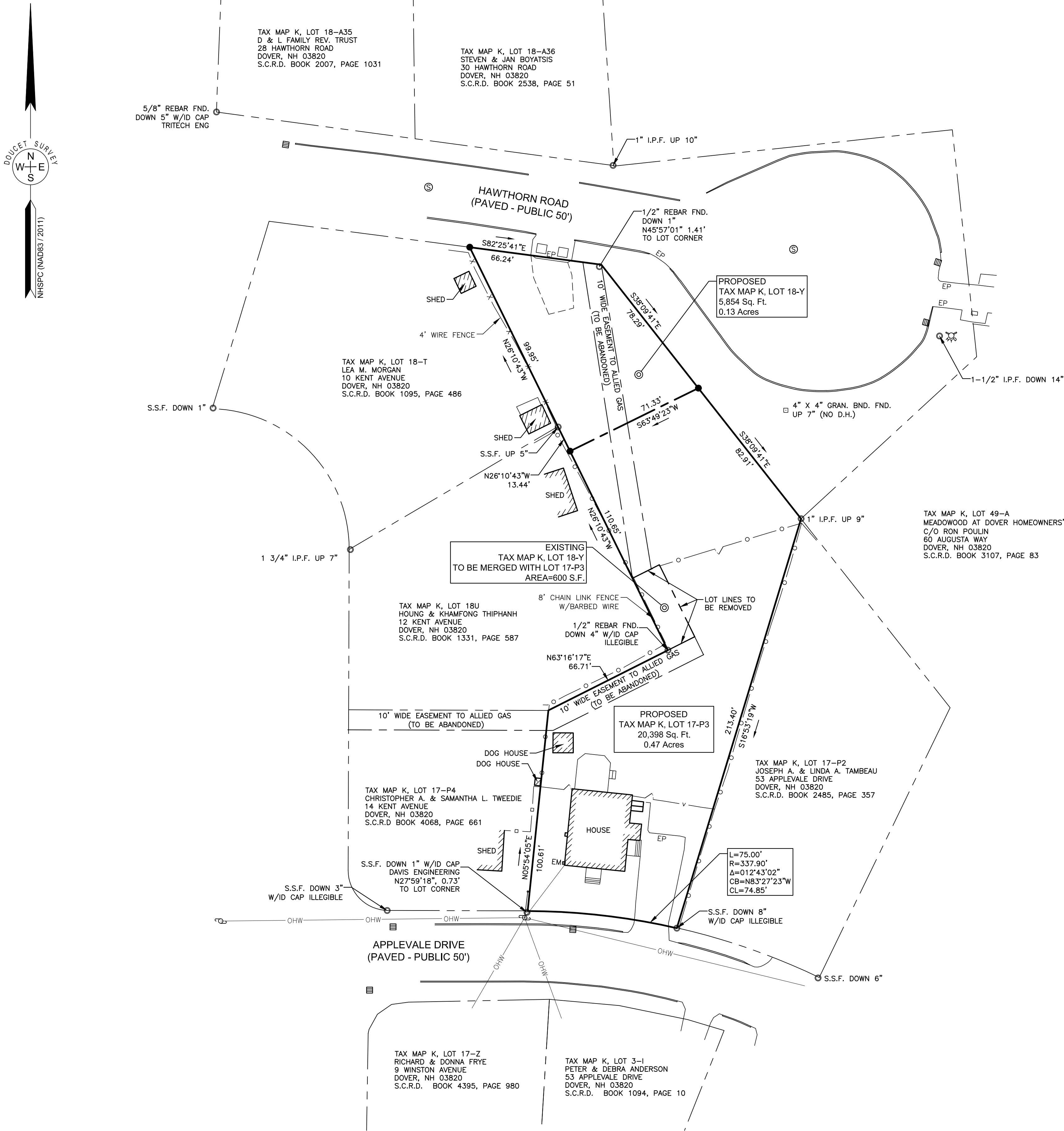
NO.	DATE	DESCRIPTION	BY

DRAWN BY: E.D.P.	DATE: NOVEMBER 8, 2021
CHECKED BY: J.F.K.	DRAWING NO. 7196A
JOB NO. 7196	SHEET 1 OF 1



Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com

6. Lot Line Revision Plan



NOTES:

- REFERENCE: DOVER, NEW HAMPSHIRE
55 APPEVALE DRIVE
D.S. PROJECT NO. 7196
- TOTAL PARCEL AREA:
EXISTING LOT 17-P3 25,652 SQ. FT. OR 0.589 AC.
LOT 18-Y 600 SQ. FT.
PROPOSED LOT 17-P3 20,398 SQ. FT. OR 0.47 AC.
LOT 18-Y 5,854 SQ. FT. OR 0.13 AC.
- OWNER OF RECORD: TAX MAP K LOT 17-P3
HENNESSEY REVOCABLE TRUST OF 2008
BARRY J. & JANIS M. HENNESSEY TRUSTEES
55 APPEVALE DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 1053, PAGE 161
TAX MAP K LOT 18-Y
NORTHERN UTILITIES INC.
ATTN: UTILITIES ASSET ACCOUNTING
6 LIBERTY LANE
HAMPTON, NH 03842
S.C.R.D. BOOK 727, PAGE 353
- ZONE: MEDIUM DENSITY RESIDENTIAL (R12) DISTRICT
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 12,000 sq.ft. OR 0.27 AC.
MIN. FRONTAGE 100 ft.
MIN. FRONT SETBACK 15 ft.
MIN. SIDE SETBACK 15 ft.
MIN. REAR SETBACK 30 ft.
MAX. BUILDING HEIGHT 35 ft.
MAX. BUILDING COVERAGE 30 %
ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF DOVER ZONING ORDINANCE DATED 2018 AS AVAILABLE ON THE DOVER CITY WEBSITE ON 10/18/21. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- FIELD SURVEY PERFORMED BY J.H.H. & K.J.L. DURING NOVEMBER 1, 2021 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R12 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- FLOOD HAZARD ZONE:"X", PER FIRM MAP #33017C0340E, DATED 9/30/2015.
- SITE WAS INVESTIGATED BY GOVE ENVIRONMENTAL SERVICES ON OCTOBER 29, 2021 FOR JURISDICTIONAL WETLANDS. NO WETLANDS WERE DELINEATED ON THE SITE.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
THE PLAN INTENT IS ALSO TO MERGE THE EXISTING 600 S.F. LOT 18-Y WITH THE EXISTING 25,652 S.F. LOT 17-P3. THE LOTS ARE TO BE REVISED SUCH THAT LOT 18-Y SHALL FRONT ON HAWTHORN ROAD AND HAVE A SIZE OF 5,854 S.F. THE EASEMENTS SHOWN HEREON ADJACENT TO THE EXISTING SUBSTATION ARE TO BE EXTINGUISHED BY THE PARTIES INVOLVED. THE REVISED LOT 17-P3 SHALL FRONT SOLELY ON APPEVALE DRIVE AND HAVE A SIZE OF 20,396 S.F.

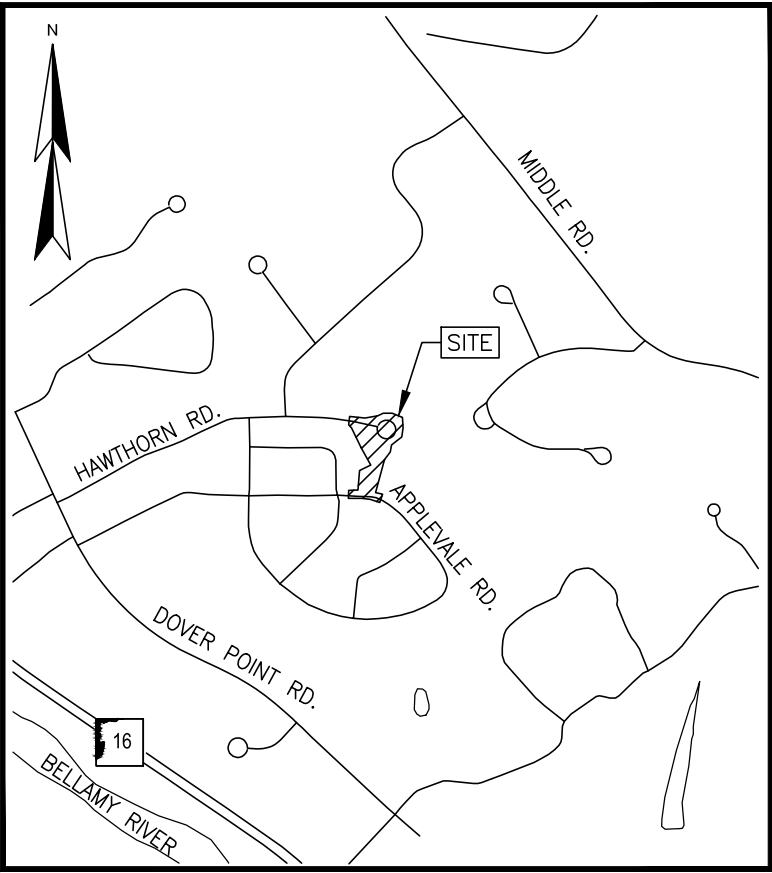
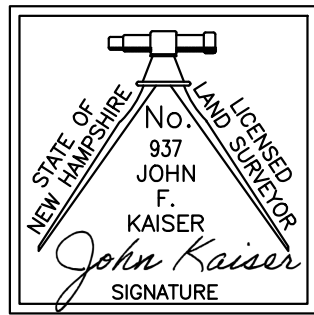
REFERENCE PLANS:

- "MEADOWOOD AT DOVER AN ALTERNATIVE DESIGN SUBDIVISION" DATED SEPTEMBER 13, 1999 BY MCNEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN P58-36.
- "WAMACA, INC. - REVISED FINAL PLAN - PORTION OF MIDDLEBROOK " DATED JULY 1962 BY G.L. DAVIS & ASSOCIATES ENGINEERS S.C.R.D. PLAN P15-F1-PLAN 2D.
- "LOT LINE REVISIONS FOR FREE TRADE, INC." DATED APRIL 12, 1993 BY SEACOAST ENGINEERING ASSOCIATION, INC. S.C.R.D. PLAN P42-12.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY 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 WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

John Kaiser L.L.S. #937
3/8/22 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



LOCATION MAP (n.t.s.)

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- APPROXIMATE ABUTTERS LOT LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- PICKET FENCE
- WIRE FENCE
- OVERHEAD WIRE
- CRUSHED STONE
- BOUND FOUND (BND. FND.)
- PIPE/ROD FOUND
- 5/8" REBAR W/ID CAP TO BE SET
- UTILITY POLE & GUY WIRE
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- FIRE HYDRANT
- EDGE OF PAVEMENT

30 0 30 60
SCALE: 1 INCH = 30 FT.

LOT LINE REVISION PLAN
OF
HENNESSEY REVOCABLE TRUST OF 2008
(TAX MAP K LOT 17-P3)
&
NORTHERN UTILITIES, INC.
(TAX MAP K LOT 18-Y)
APPEVALE DRIVE & HAWTHORN ROAD
DOVER, NEW HAMPSHIRE

DOVER CITY PLANNING FILE NUMBER P22-14

NO.	DATE	REVISION	DESCRIPTION	BY
1	03/08/22	REVISE	SIDE/REAR SETBACKS	J.F.K.

DRAWN BY:	E.D.P.	DATE:	JANUARY 9, 2022
CHECKED BY:	J.F.K.	DRAWING NO.	7196B
JOB NO.	7196	SHEET	1 OF 1

DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com

7. Project Plans

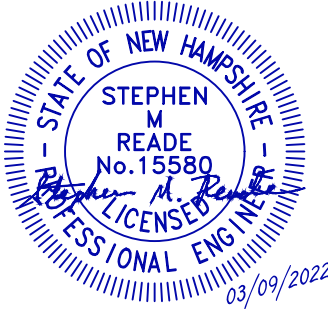
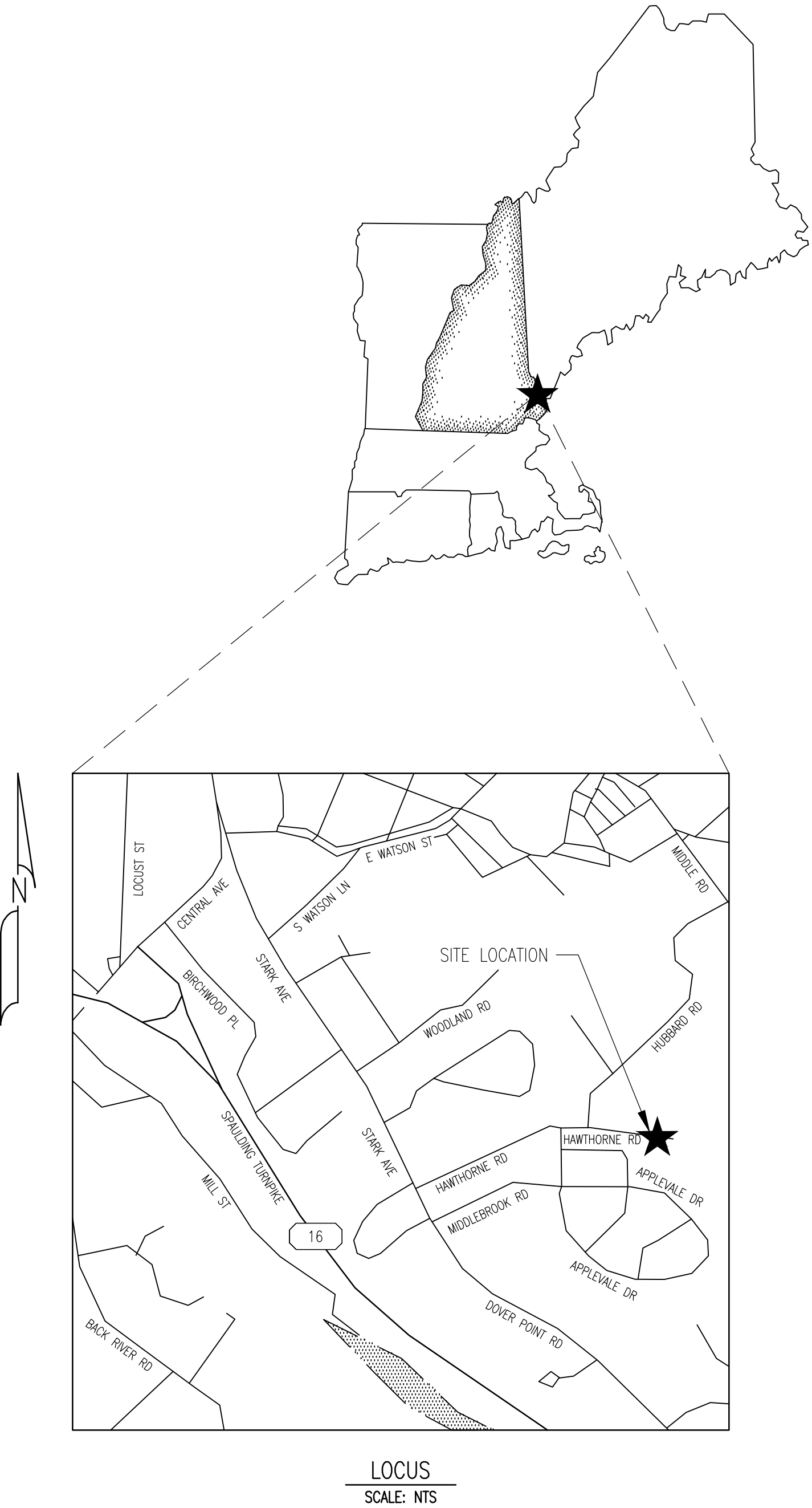


INDEX OF SHEETS		
SHEET	NAME	TITLE
1	T101	COVER SHEET
2	D001	PIPING AND INSTRUMENTATION LEGEND
3	D002	PIPING AND INSTRUMENTATION DIAGRAM
4	A001	EXISTING CONDITIONS
5	R001	DEMOLITION PLAN
6	A002	SITE PLAN
7	A003	SITE AERIAL PLAN
8	A004	SITE PLAN (ENLARGED)
9	A005	GRADING AND FOUNDATION PLAN
10	A006	EROSION AND SEDIMENTATION CONTROL PLAN
11	P001	PIPING PLAN
12	P101	TYPICAL BUILDING AND YARD PIPING SECTIONS
13	B001	BUILDING PLAN
14	B002	BUILDING SECTIONS
15	E001	ELECTRICAL AREA CLASSIFICATION PLAN
16	E002	SITE LIGHTING PLAN
17	C001	STANDARD DETAILS – 1 OF 3
18	C002	STANDARD DETAILS – 2 OF 3
19	C003	STANDARD DETAILS – 3 OF 4
20	C004	STANDARD DETAILS – 4 OF 4

JOHN DAVIS STATION

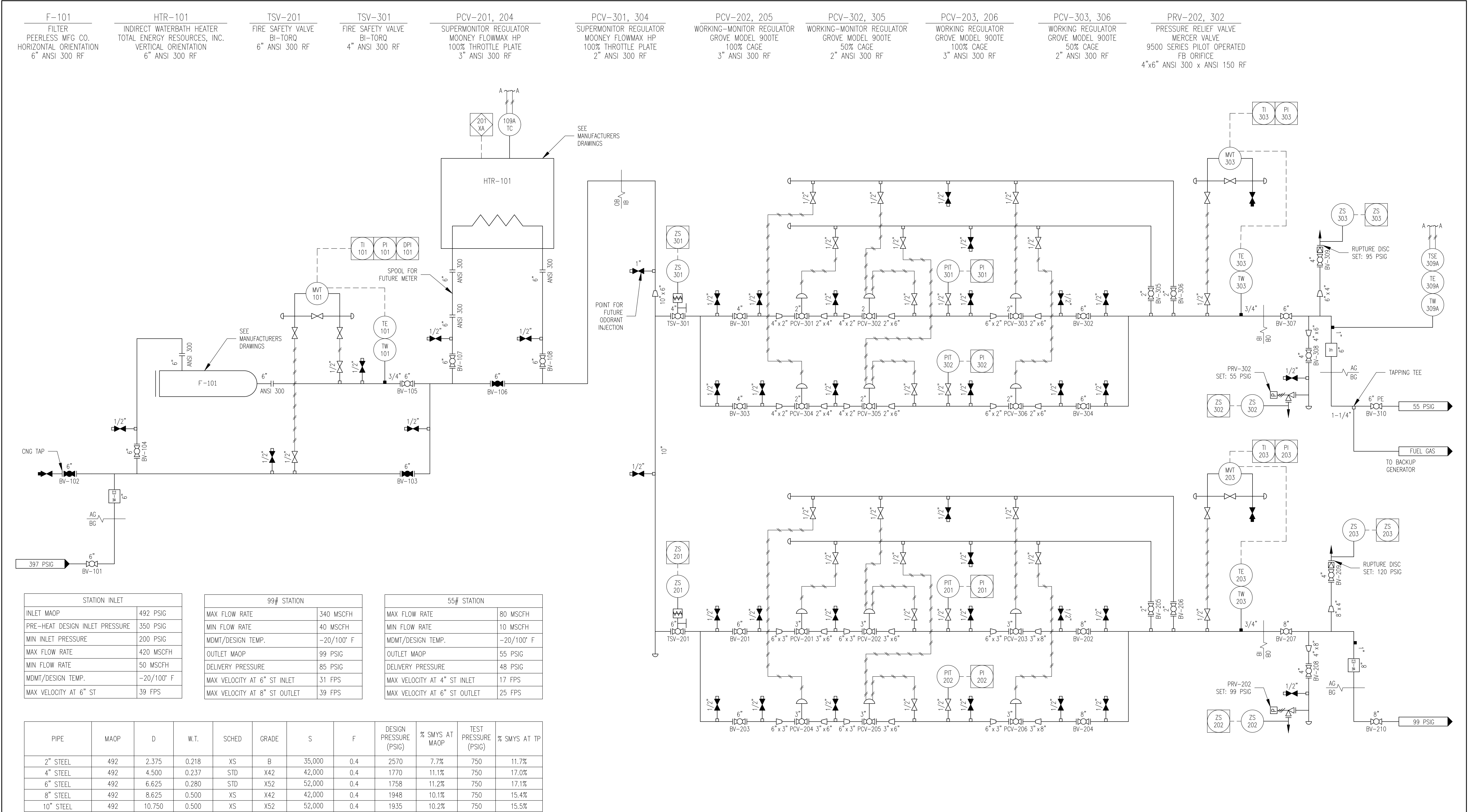
55 APPLEVALE DRIVE
DOVER, NH 03820

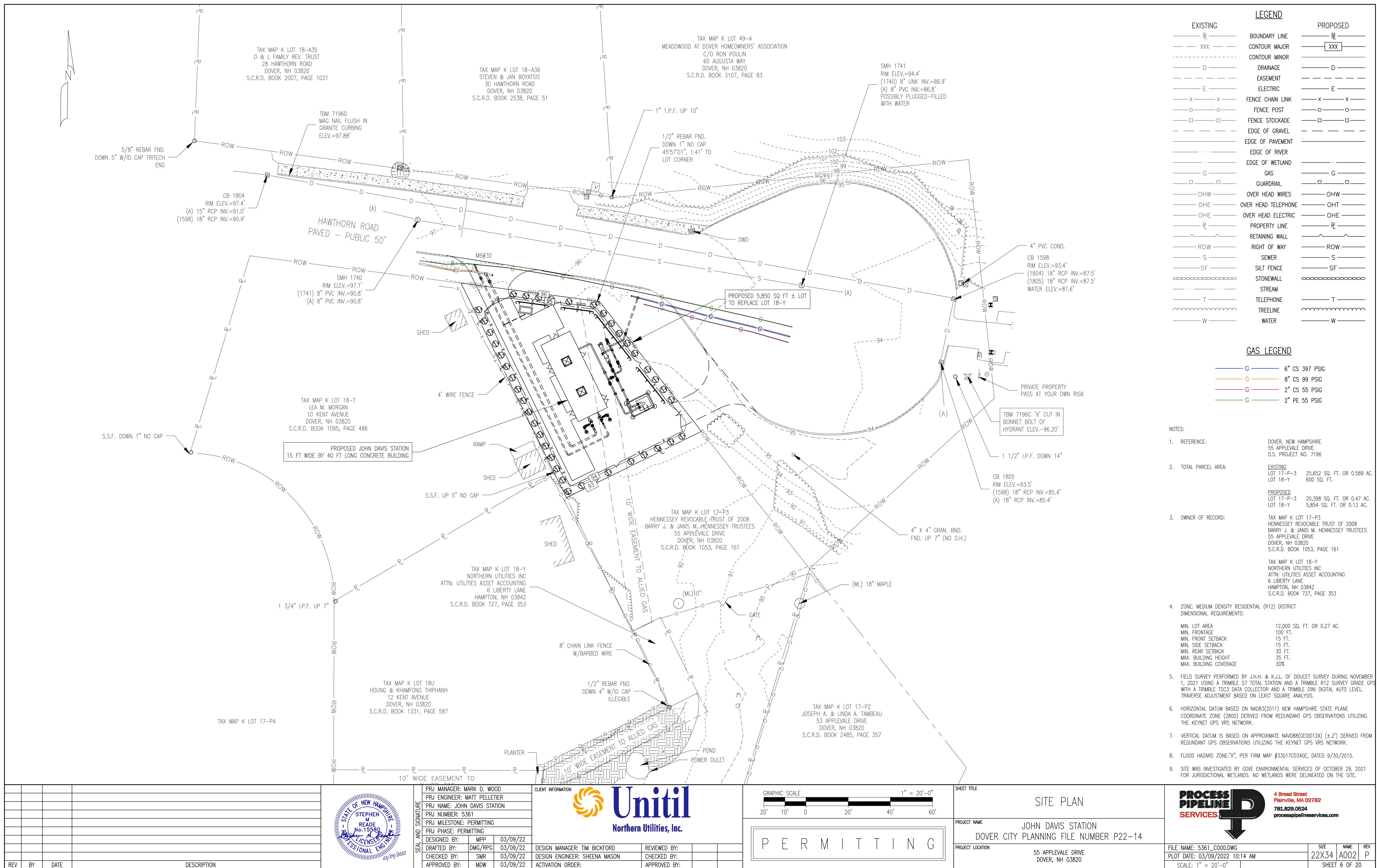
DOVER CITY PLANNING FILE NUMBER P22-14

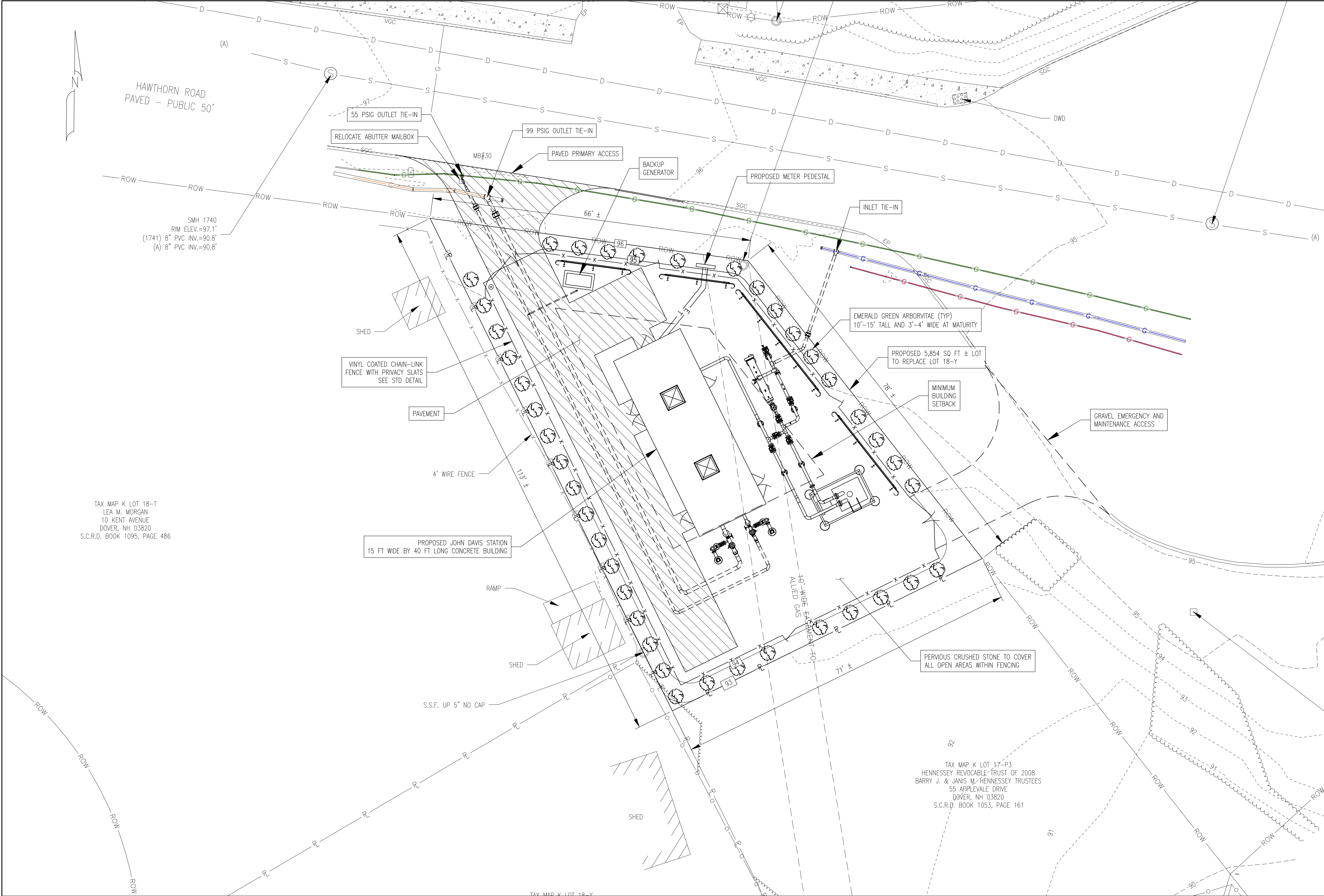


P E R M I T T I N G				
ISSUE STATUS	DATE	REVIEWED	CHECKED	APPROVED
PRELIMINARY	-			
25% SUBMISSION	-			
50% SUBMISSION	-			
90% SUBMISSION	-			
PERMITTING	03/09/22			
ISSUED FOR REVIEW				
ISSUED FOR BID				
ISSUED FOR CONSTRUCTION				
AS CONSTRUCTED				

FILE NAME: 5361_T000.DWG	SIZE	NAME	REV
PLOT DATE: 03/09/2022 10:14 AM	22X34	T101	P
SHEET 1 OF 20			







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BOUNDARY LINE

CONTOUR MAJOR

CONTOUR MINOR

DRAINAGE

EASEMENT

ELECTRIC

FENCE CHAIN LINK

FENCE POST

FENCE STOCKADE

EDGE OF GRAVEL

EDGE OF PAVEMENT

EDGE OF RIVER

EDGE OF WETLAND

GAS

GUARDRAIL

OVER HEAD WIRES

OVER HEAD TELEPHONE

OVER HEAD ELECTRIC

PROPERTY LINE

RETAINING WALL

RIGHT OF WAY

SEWER

SILT FENCE

STONEWALL

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TELEPHONE

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BOUNDARY LINE

CONTOUR MAJOR

CONTOUR MINOR

DRAINAGE

EASEMENT

ELECTRIC

FENCE CHAIN LINK

FENCE POST

FENCE STOCKADE

EDGE OF GRAVEL

EDGE OF PAVEMENT

EDGE OF RIVER

EDGE OF WETLAND

GAS

GUARDRAIL

OVER HEAD WIRES

OVER HEAD TELEPHONE

OVER HEAD ELECTRIC

PROPERTY LINE

RETAINING WALL

RIGHT OF WAY

SEWER

SILT FENCE

STONEWALL

STREAM

TELEPHONE

TREELINE

WATER

GAS LEGEND

G

G

G

G

6" CS 397 PSIG

8" CS 99 PSIG

2" CS 55 PSIG

2" PE 55 PSIG

- NOTES:
1. REFERENCE:

DOVER, NEW HAMPSHIRE
55 APPLEVALE DRIVE
D.S. PROJECT NO. 7196
2. TOTAL PARCEL AREA:

EXISTING

LOT 17-P-3 25,652 SQ. FT. OR 0.589 AC.
LOT 18-Y 600 SQ. FT.

PROPOSED

LOT 17-P-3 20,398 SQ. FT. OR 0.47 AC.
LOT 18-Y 5,854 SQ. FT. OR 0.13 AC.
3. OWNER OF RECORD:

TAX MAP K LOT 17-P-3
HENNESSEY REVOCABLE TRUST OF 2008
BARRY J. & JANIS M. HENNESSEY TRUSTEES
55 APPLEVALE DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 1053, PAGE 161

TAX MAP K LOT 18-Y
NORTHERN UTILITIES INC
ATTN: UTILITIES ASSET ACCOUNTING
6 LIBERTY LANE
HAMPTON, NH 03842
S.C.R.D. BOOK 727, PAGE 353
4. ZONE: MEDIUM DENSITY RESIDENTIAL (R12) DISTRICT
DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA 12,000 SQ. FT. OR 0.27 AC.

MIN. FRONTAGE 100 FT.

MIN. FRONT SETBACK 15 FT.

MIN. SIDE SETBACK 15 FT.

MIN. REAR SETBACK 30 FT.

MAX. BUILDING HEIGHT 35 FT.

MAX. BUILDING COVERAGE 30%
5. FIELD SURVEY PERFORMED BY J.H.H. & K.J.L. OF DOUCET SURVEY DURING NOVEMBER 1, 2021 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R12 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
7. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOD12A) (±2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
8. FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C0340E, DATED 9/30/2015.
9. SITE WAS INVESTIGATED BY GOVE ENVIRONMENTAL SERVICES OF OCTOBER 29, 2021 FOR JURISDICTIONAL WETLANDS. NO WETLANDS WERE DELINEATED ON THE SITE.

REV

BY

DATE

DESCRIPTION

PRJ MANAGER: MARK D. WOOD

PRJ ENGINEER: MATT PELLETIER

PRJ NAME: JOHN DAVIS STATION

PRJ NUMBER: 5361

PRJ MILESTONE: PERMITTING

PRJ PHASE: PERMITTING

DRAFTED BY: MPP 03/09/22

CHECKED BY: SMR 03/09/22

APPROVED BY: MDW 03/09/22

DESIGN MANAGER: TIM BICKFORD

DESIGN ENGINEER: SHEENA MASON

ACTIVATION ORDER:

REVIEWED BY:

CHECKED BY:

APPROVED BY:

SEAL AND SIGNATURE

STEPHEN M. READE

No. 15589

PROFESSIONAL ENGINEER

03/09/2022

CLIENT INFORMATION

Unitil

Northern Utilities, Inc.

GRAPHIC SCALE

1" = 10'-0"

PERMITTING

SHEET TITLE

SITE PLAN (ENLARGED)

PROJECT NAME

JOHN DAVIS STATION

DOVER CITY PLANNING FILE NUMBER P22-14

PROJECT LOCATION

55 APPLEVALE DRIVE

DOVER, NH 03820

FILE NAME: 5361_C000.DWG

PLOT DATE: 03/09/2022 10:15 AM

SCALE: 1" = 10'-0"

SIZE

22X34

NAME

A004

REV

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SHEET 8 OF 20

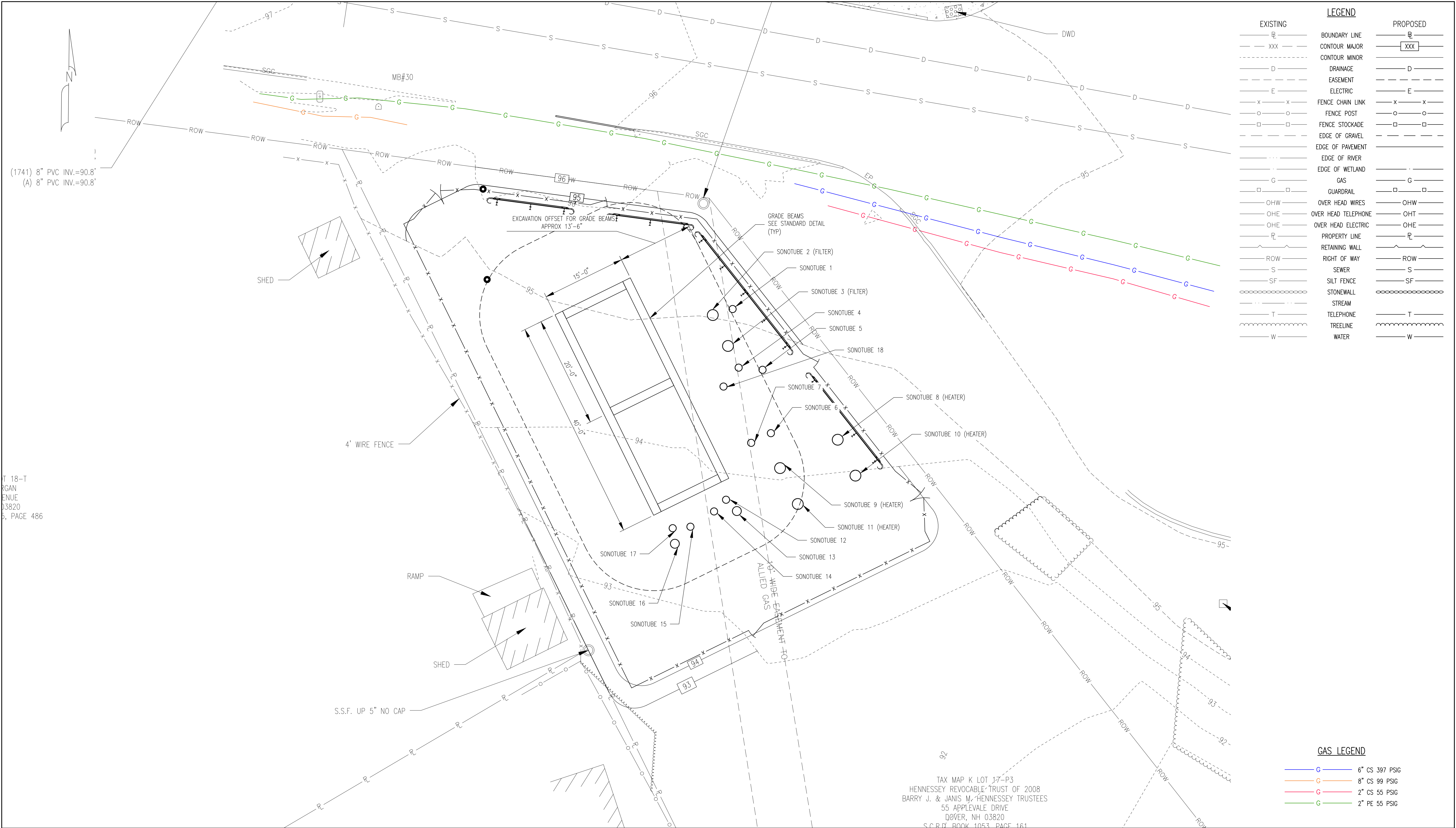
PROCESS PIPELINE SERVICES

4 Broad Street

Plainville, MA 02762

781.829.0524

processpipelineservices.com



LEGEND	
EXISTING	PROPOSED

GAS LEGEND	
	6" CS 397 PSIG
	8" CS 99 PSIG
	2" CS 55 PSIG
	2" PE 55 PSIG

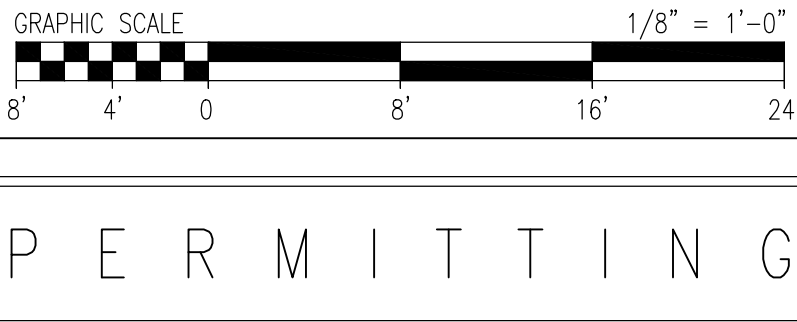
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5, PAGE 486

REV	BY	DATE	DESCRIPTION



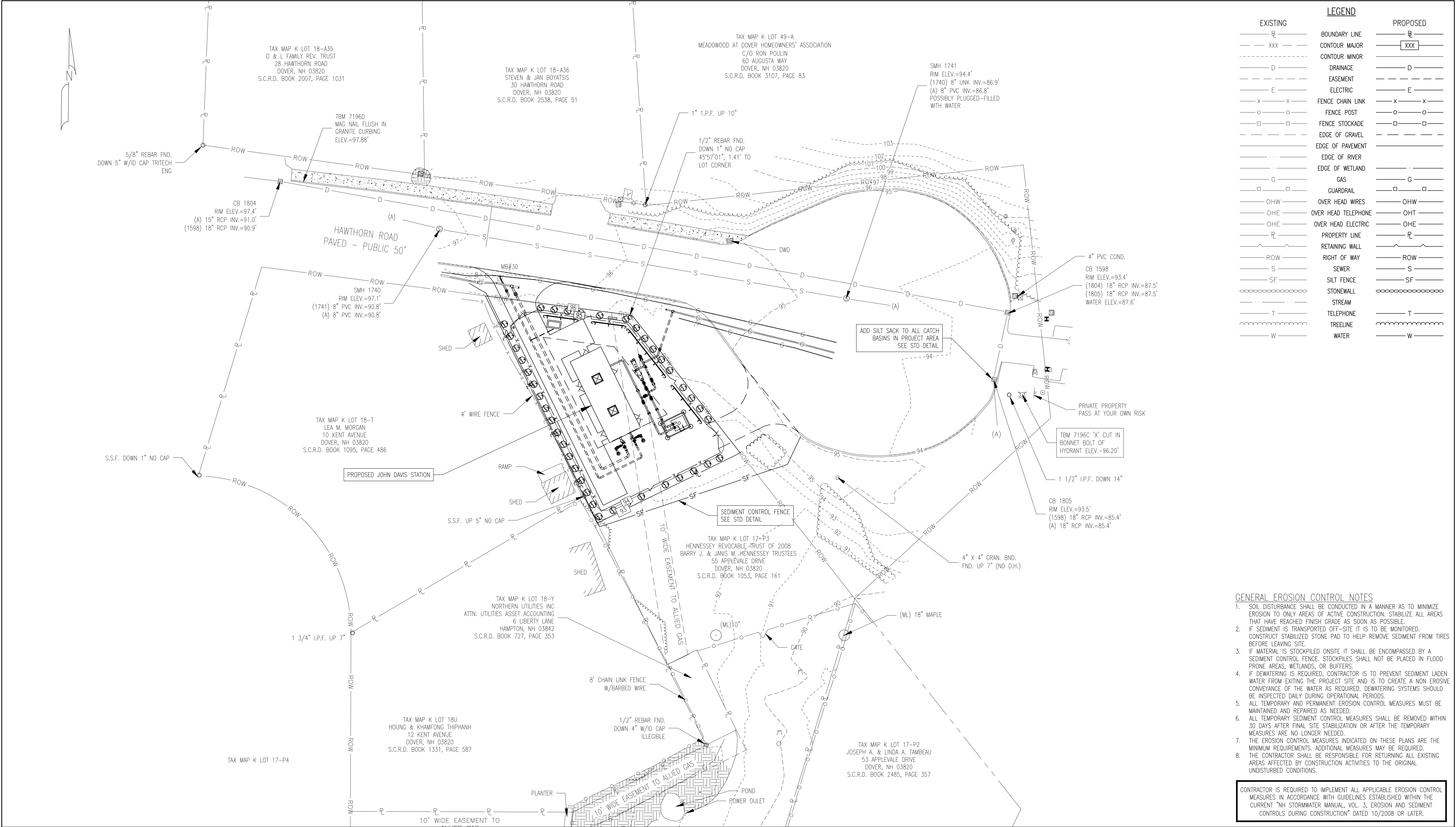
PRJ MANAGER: MARK D. WOOD		
PRJ ENGINEER: MATT PELLETIER		
PRJ NAME: JOHN DAVIS STATION		
PRJ NUMBER: 5361		
PRJ MILESTONE: PERMITTING		
PRJ PHASE: PERMITTING		
DESIGNED BY:	MPP	03/09/22
DRAFTED BY:	DMG/RPG	03/09/22
CHECKED BY:	SMR	03/09/22
APPROVED BY:	MDW	03/09/22

CLIENT INFORMATION	
DESIGN MANAGER: TIM BICKFORD	
DESIGN ENGINEER: SHEENA MASON	
ACTIVATION ORDER:	
REVIEWED BY:	
CHECKED BY:	
APPROVED BY:	



SHEET TITLE	
GRADING AND FOUNDATION PLAN	
PROJECT NAME	JOHN DAVIS STATION DOVER CITY PLANNING FILE NUMBER P22-14
PROJECT LOCATION	55 APPLEVALE DRIVE DOVER, NH 03820

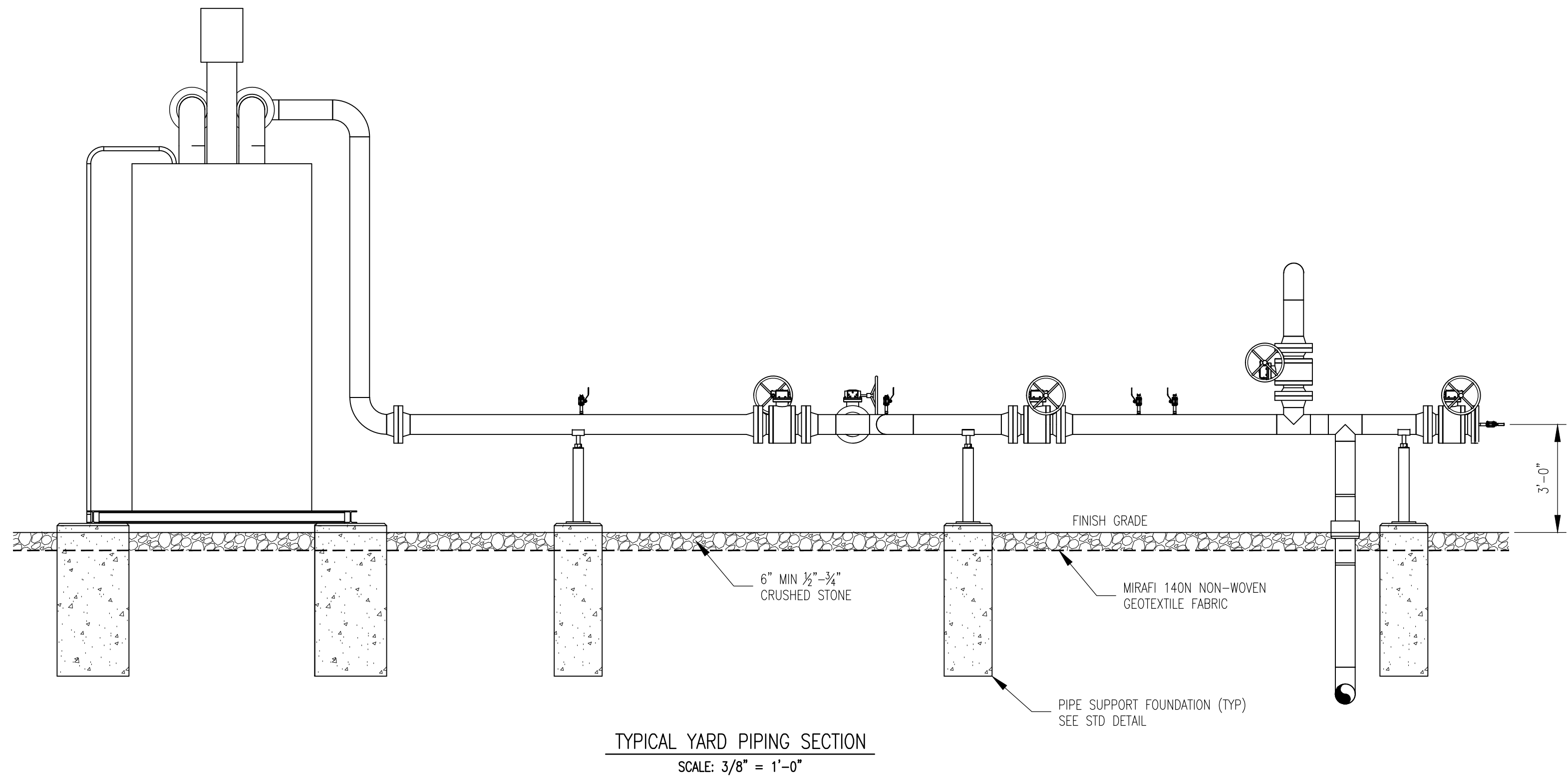
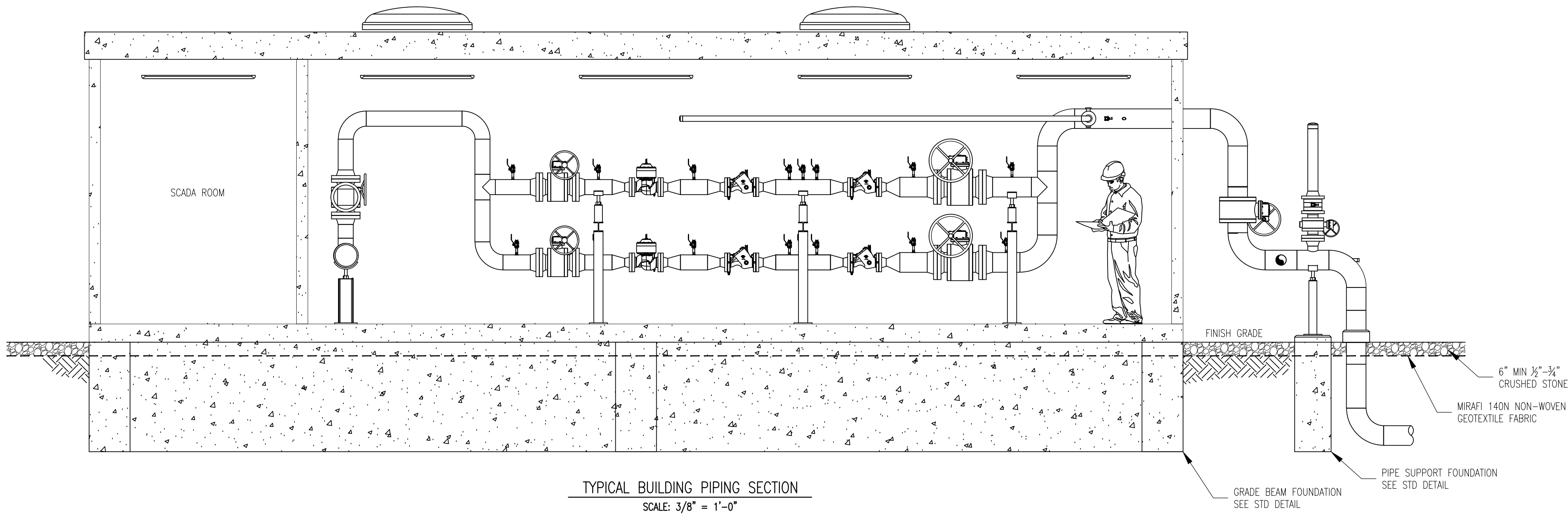
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FILE NAME: 5361_C000.DWG	SIZE: 22X34	NAME: A005	REV: P
PLOT DATE: 03/09/2022 10:15 AM	SHEET 9 OF 20		
SCALE: 1/8" = 1'-0"			



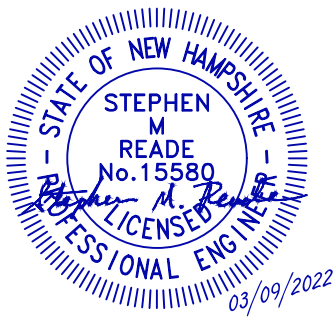
- GENERAL EROSION CONTROL NOTES**
1. SOIL DISTURBANCE SHALL BE CONDUCTED IN A MANNER AS TO MINIMIZE EROSION TO ONLY AREAS OF ACTIVE CONSTRUCTION. STABILIZE ALL AREAS THAT HAVE REACHED FINISH GRADE AS SOON AS POSSIBLE.
 2. IF SEDIMENT IS TRANSPORTED OFF-SITE IT IS TO BE MONITORED. CONSTRUCT STABILIZED STONE PAD TO HELP REMOVE SEDIMENT FROM TIRES BEFORE LEAVING SITE.
 3. IF MATERIAL IS STOCKPILED ON-SITE IT SHALL BE ENCOMPASSED BY A SEDIMENT CONTROL FENCE. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS, WETLANDS, OR BUFFERS.
 4. IF DEWATERING IS REQUIRED, CONTRACTOR IS TO PREVENT SEDIMENT LADEN WATER FROM EXITING THE PROJECT SITE AND IS TO CREATE A NON EROSION CONVEYANCE OF THE WATER AS REQUIRED. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS.
 5. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED.
 6. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 7. THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ALL EXISTING AREAS AFFECTED BY CONSTRUCTION ACTIVITIES TO THE ORIGINAL UNDISTURBED CONDITIONS.

CONTRACTOR IS REQUIRED TO IMPLEMENT ALL APPLICABLE EROSION CONTROL MEASURES IN ACCORDANCE WITH GUIDELINES ESTABLISHED WITHIN THE CURRENT "NH STORMWATER MANUAL, VOL. 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" DATED 10/2008 OR LATER.

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REV	BY	DATE	DESCRIPTION



SEAL AND SIGNATURE	PRJ MANAGER: MARK D. WOOD		
	PRJ ENGINEER: MATT PELLETIER		
	PRJ NAME: JOHN DAVIS STATION		
	PRJ NUMBER: 5361		
	PRJ MILESTONE: PERMITTING		
	PRJ PHASE: PERMITTING		
	DESIGNED BY:	MPP	03/09/22
	DRAFTED BY:	DMG/RPG	03/09/22
	CHECKED BY:	SMR	03/09/22
	APPROVED BY:	MDW	03/09/22

CLIENT INFORMATION		 Unitil Northern Utilities, Inc.	
DESIGN MANAGER: TIM BICKFORD	REVIEWED BY:		
DESIGN ENGINEER: SHEENA MASON	CHECKED BY:		
ACTIVATION ORDER:	APPROVED BY:		

GRAPHIC SCALE

3' 0 3' 6' 9'

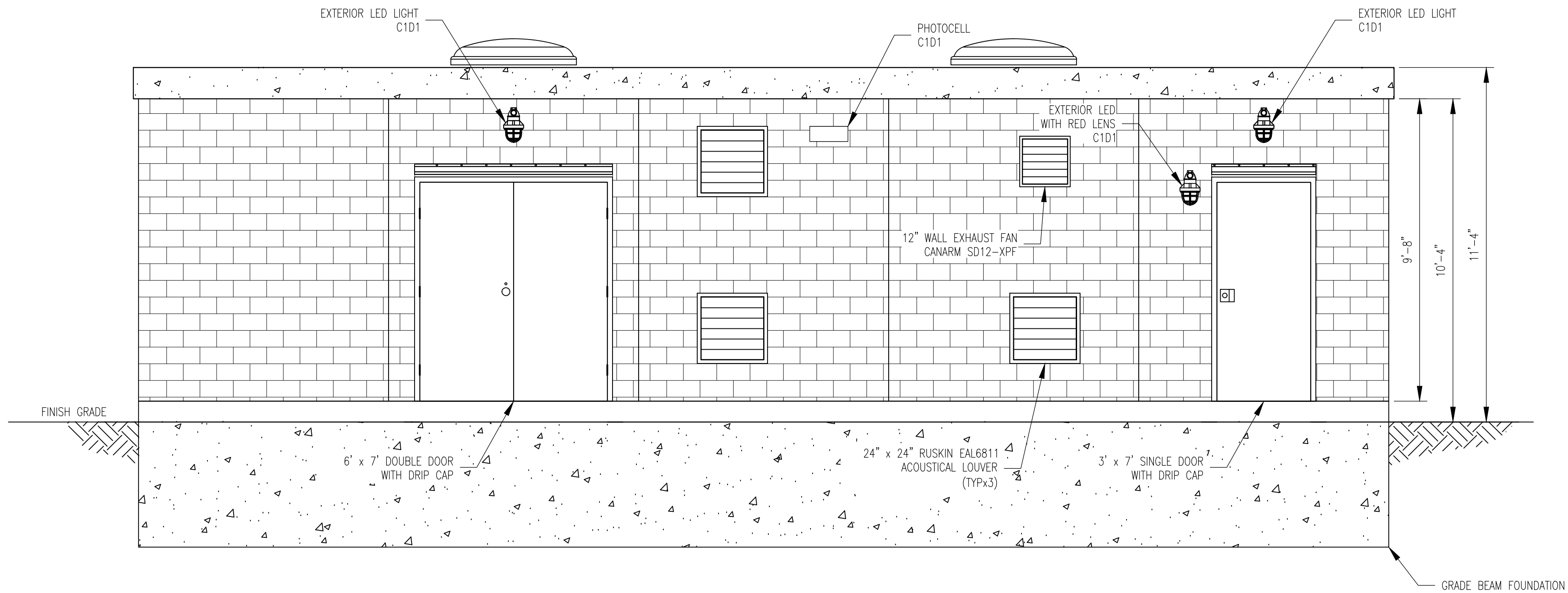
3/8" = 1'-0"

PERMITTING

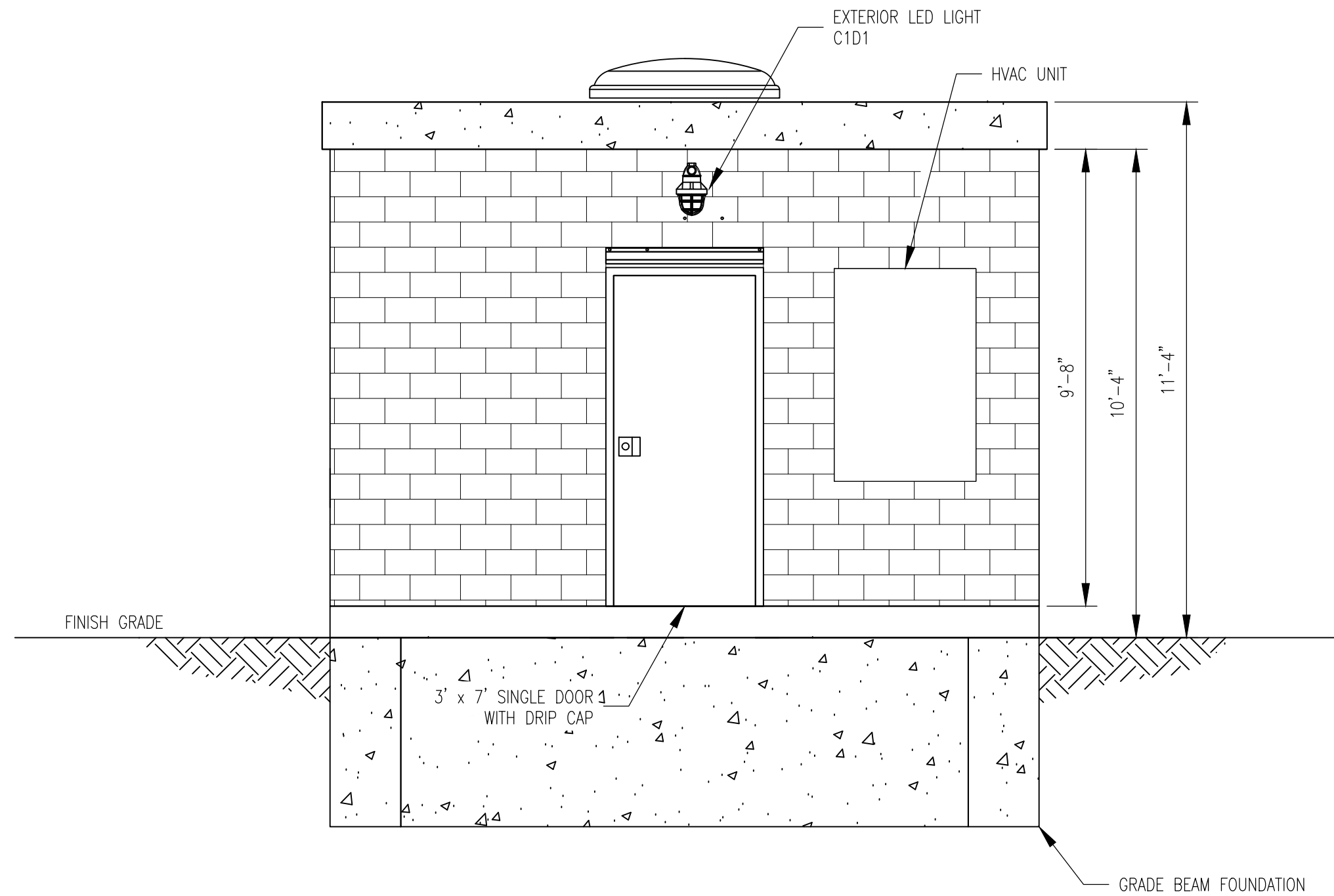
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PROJECT NAME		JOHN DAVIS STATION	
PROJECT LOCATION		DOVER CITY PLANNING FILE NUMBER P22-14	
		55 APPLEVALE DRIVE DOVER, NH 03820	

4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com

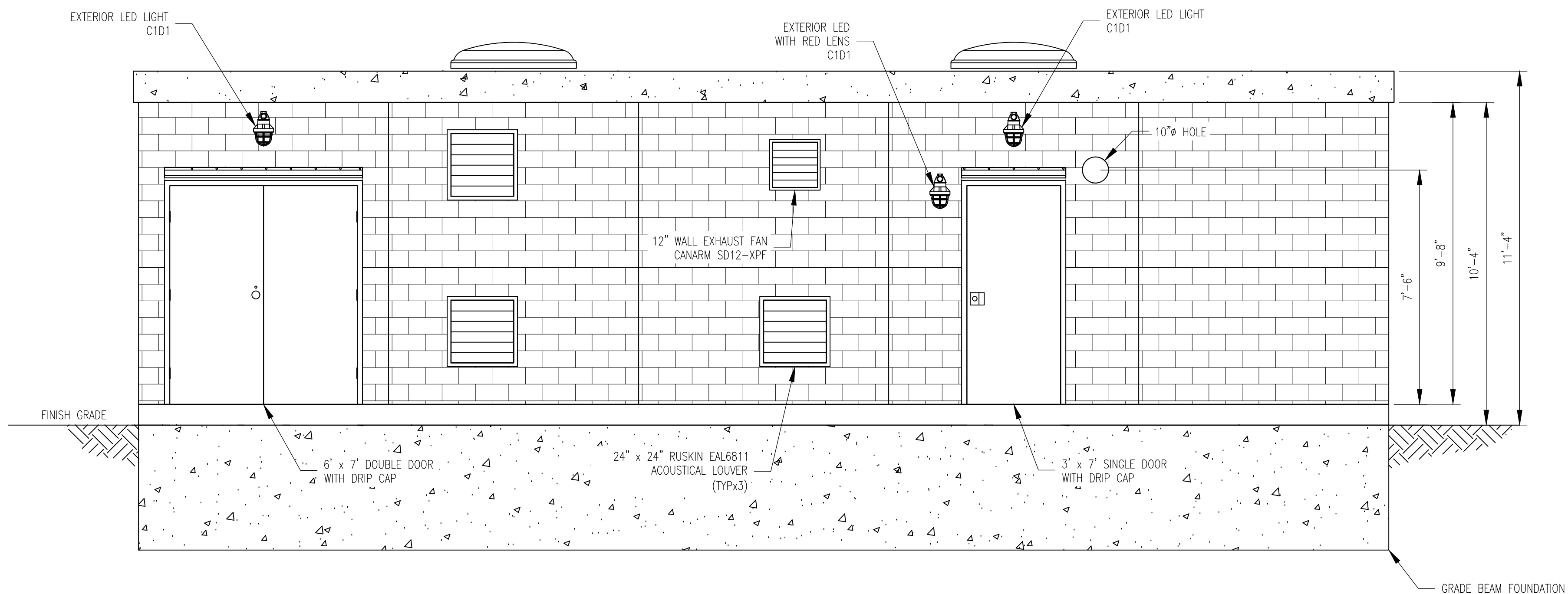
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PLOT DATE: 03/09/2022 10:15 AM	22X34	P101	P
SCALE: 3/8" = 1'-0"	SHEET 12 OF 20		



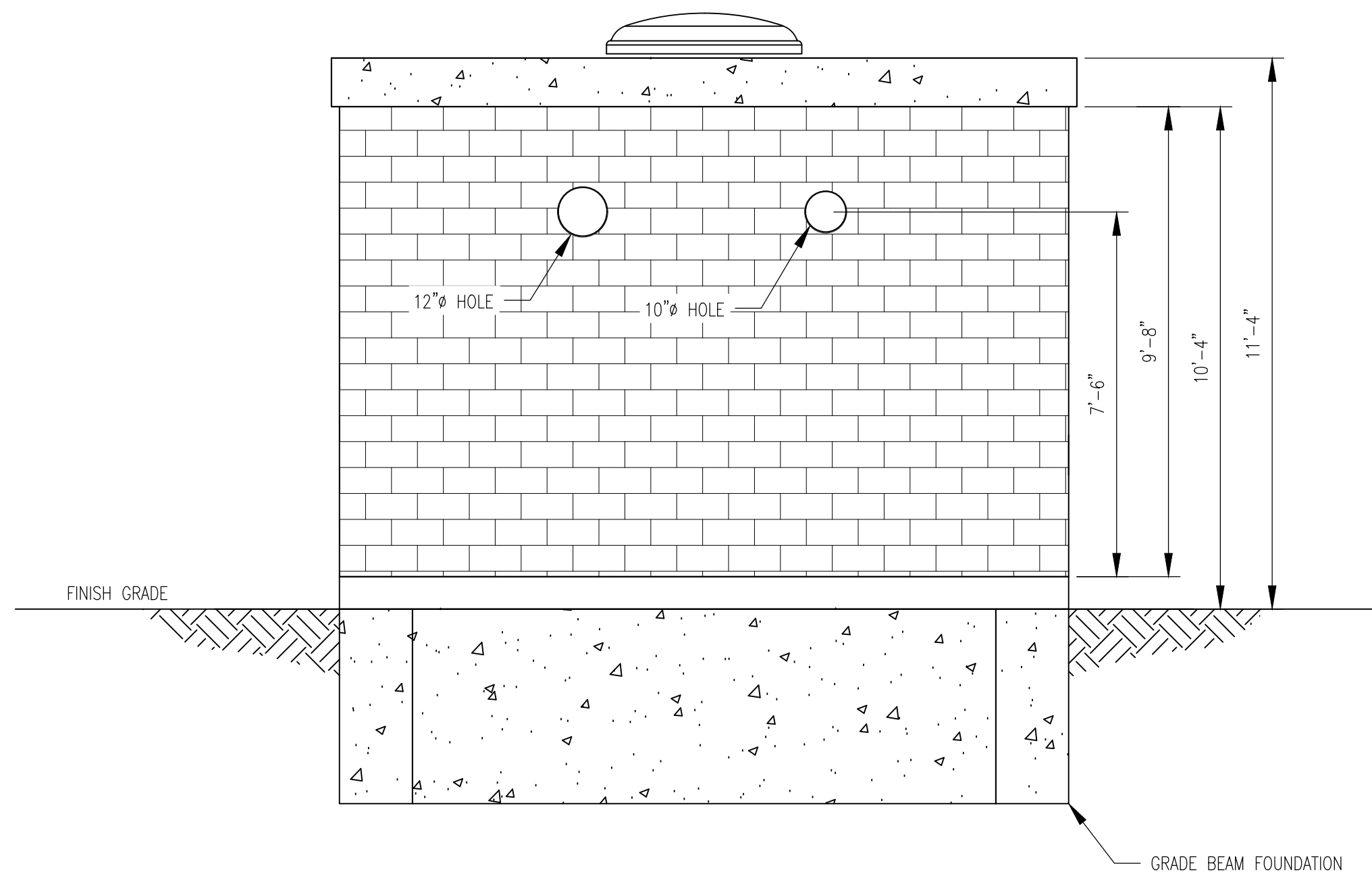
SECTION A
SCALE: 3/8" = 1'-0" B001



SECTION B
SCALE: 3/8" = 1'-0" B001

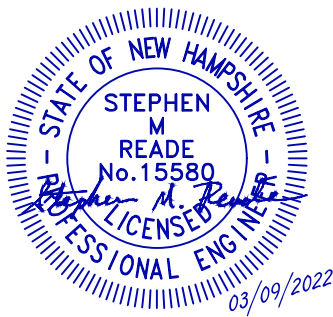


SECTION C
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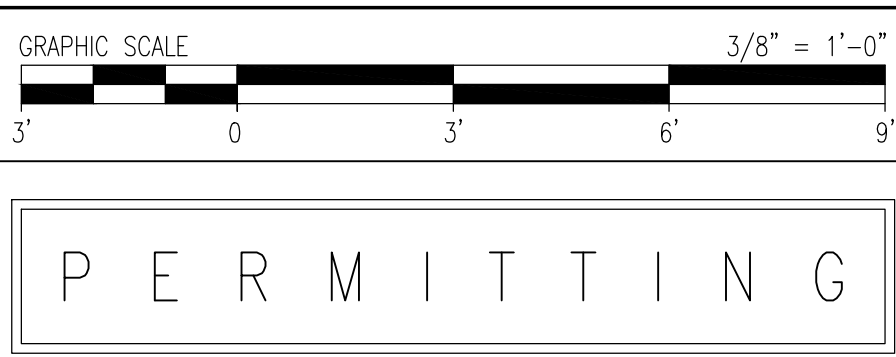
SECTION D
SCALE: 3/8" = 1'-0" B001

REV	BY	DATE	DESCRIPTION



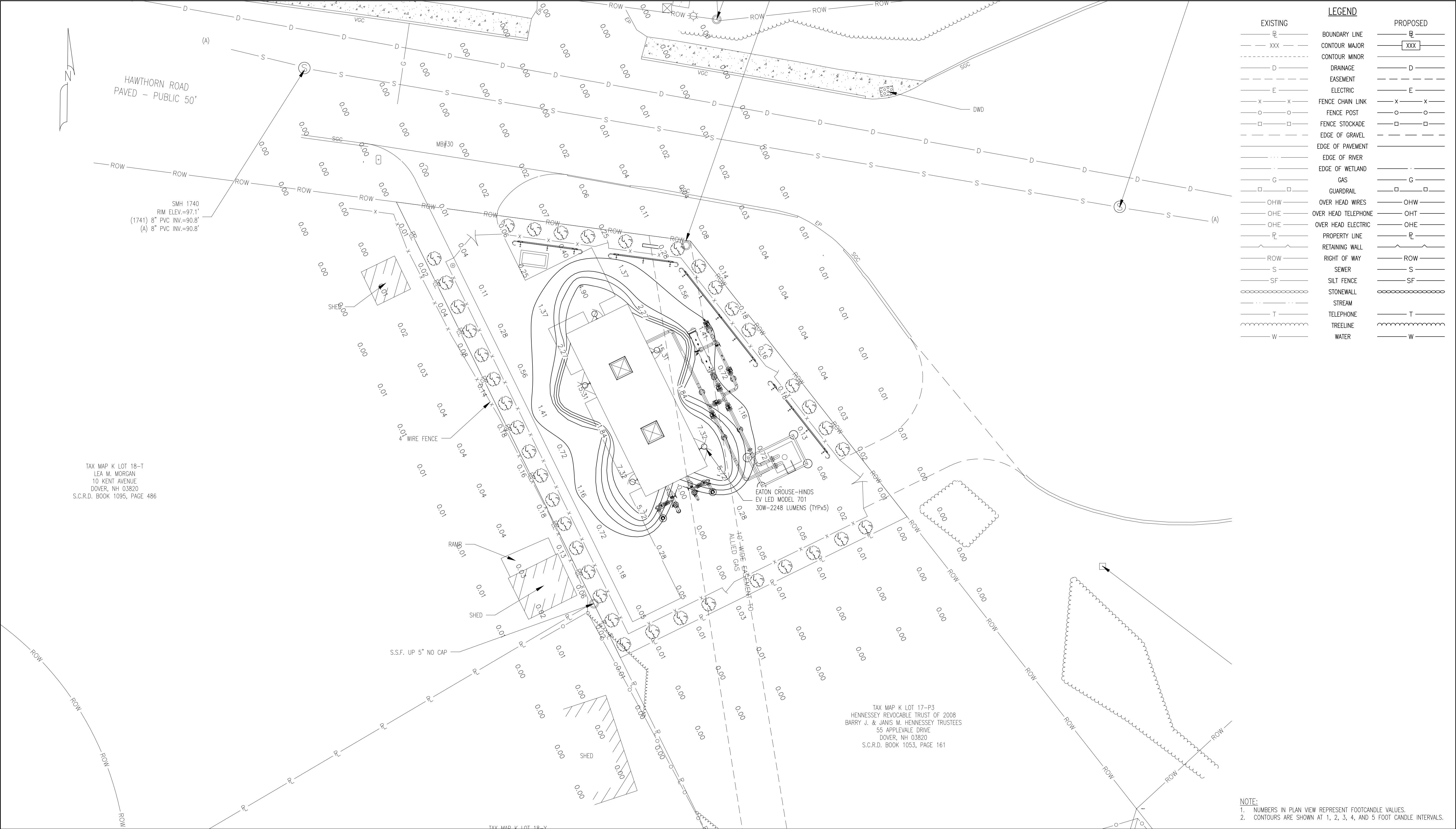
SEAL AND SIGNATURE	PRJ MANAGER: MARK D. WOOD		
	PRJ ENGINEER: MATT PELLETIER		
	PRJ NAME: JOHN DAVIS STATION		
	PRJ NUMBER: 5361		
	PRJ MILESTONE: PERMITTING		
	PRJ PHASE: PERMITTING		
	DESIGNED BY:	MPP	03/09/22
	DRAFTED BY:	DMG/RPG	03/09/22
	CHECKED BY:	SMR	03/09/22
	APPROVED BY:	MDW	03/09/22

CLIENT INFORMATION			
DESIGN MANAGER:	TIM BICKFORD		
DESIGN ENGINEER:	SHEENA MASON	REVIEWED BY:	
ACTIVATION ORDER:		CHECKED BY:	
		APPROVED BY:	



SHEET TITLE		BUILDING SECTIONS	
PROJECT NAME		JOHN DAVIS STATION	
PROJECT LOCATION		DOVER CITY PLANNING FILE NUMBER P22-14	
		55 APPLEVALE DRIVE DOVER, NH 03820	

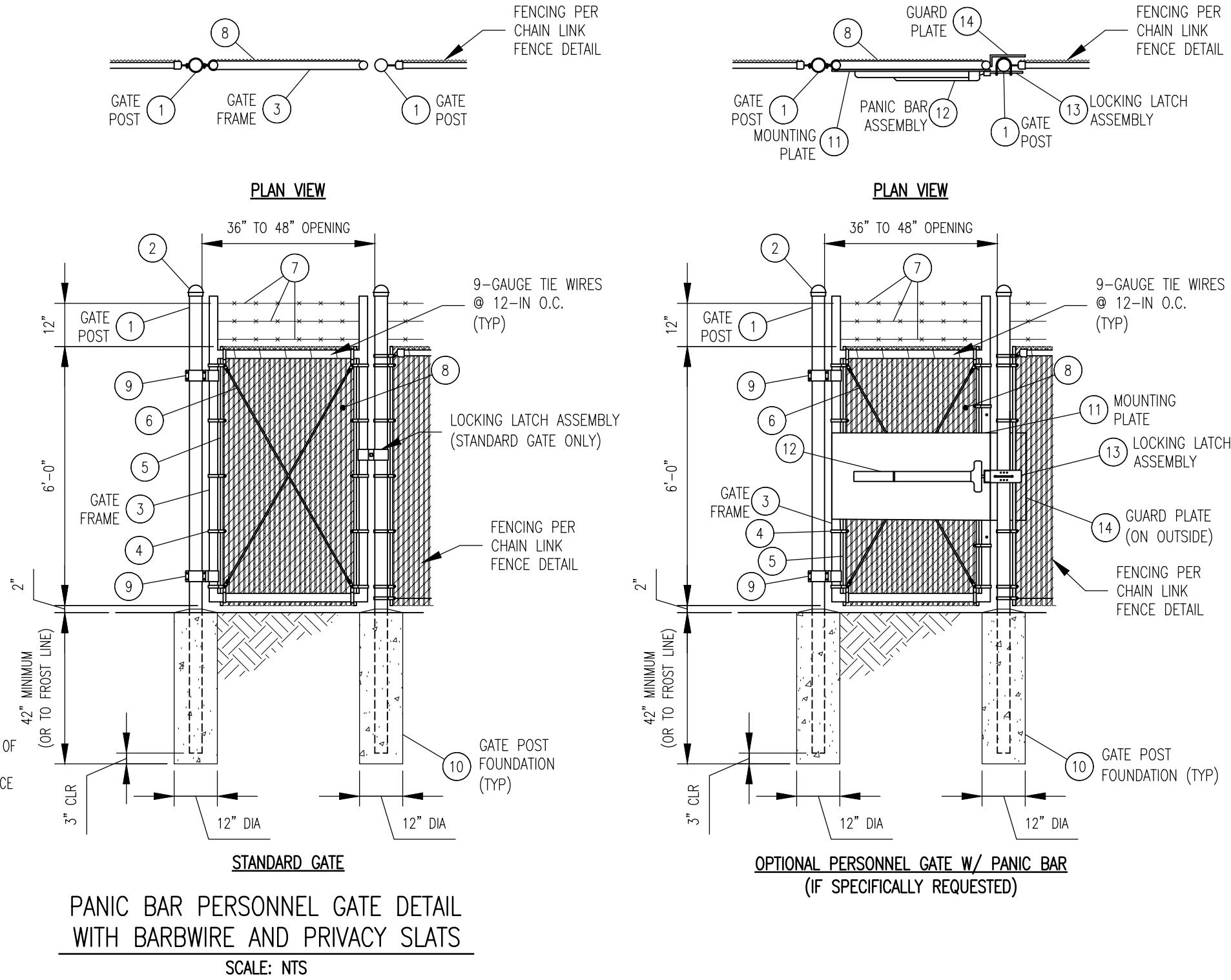
		4 Broad Street Plainville, MA 02762 781.829.0524 processpipelineservices.com	
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PLOT DATE: 03/09/2022 10:15 AM		22X34	B002
SCALE: 3/8" = 1'-0"		REV	P
		SHEET 14 OF 20	



				PRJ MANAGER: MARK D. WOOD									SHEET TITLE SITE LIGHTING PLAN					
				PRJ ENGINEER: MATT PELLETIER														
				PRJ NAME: JOHN DAVIS STATION														
				PRJ NUMBER: 5361														
				PRJ MILESTONE: PERMITTING														
			PRJ PHASE: PERMITTING															
			DESIGNED BY: MPP			03/09/22												
			DRAFTED BY: DMG/RPG			03/09/22			DESIGN MANAGER: TIM BICKFORD			REVIEWED BY:						
			CHECKED BY: SMR			03/09/22			DESIGN ENGINEER: SHEENA MASON			CHECKED BY:						
			APPROVED BY: MDW			03/09/22			ACTIVATION ORDER:			APPROVED BY:						
REV			BY			DATE			DESCRIPTION									

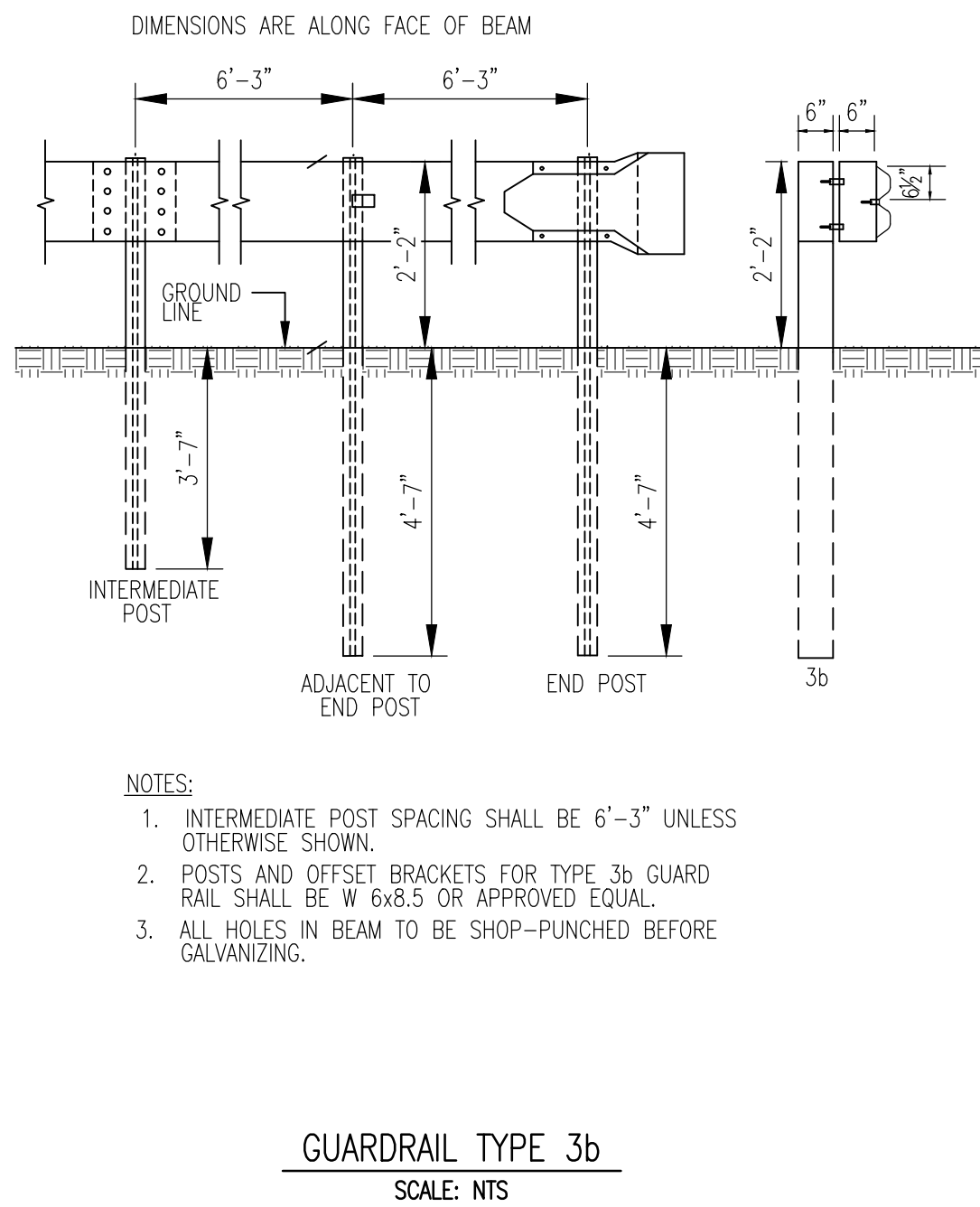
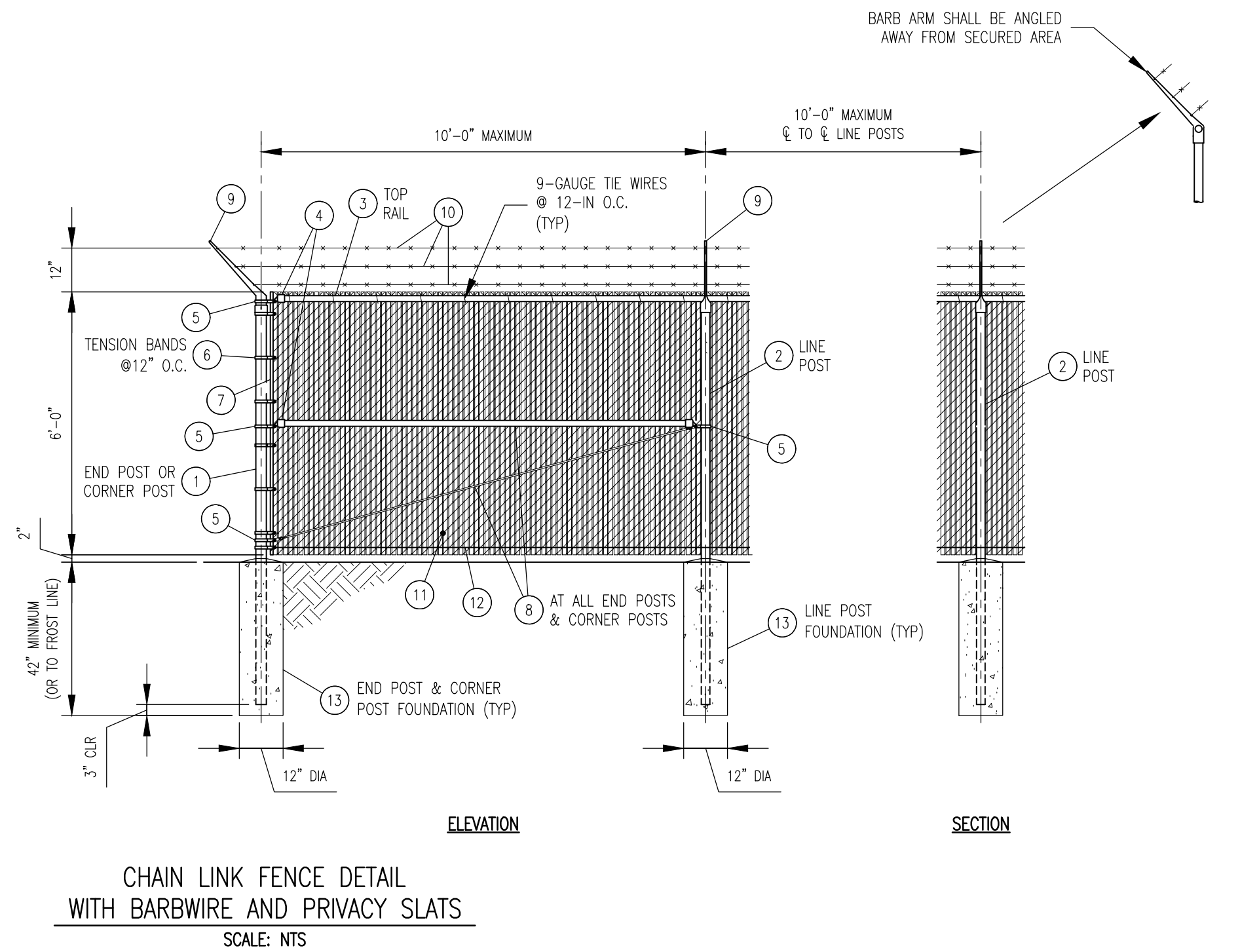
NOTES:

1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
2. ALL STEEL ANGLE, BAR, CHANNEL, PLATE, FLAT AND PIPE SHALL BE ASTM A36 HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 UNLESS NOTED OTHERWISE.
3. ALL WELDING SHALL CONFORM TO AWS D1.1.
4. ALL GALVANIZED SURFACES DAMAGED DURING CONSTRUCTION SHALL BE COATED WITH AN APPROVED COLD ZINC COMPOUND. REMOVE ALL SCALE & FOREIGN MATTER FROM THE SURFACE BEFORE APPLYING THE ZINC COMPOUND.
5. GATE POST FOOTING SIZES ARE THE RECOMMENDED MINIMUM AND SHOULD BE REDESIGNED FOR POOR SOIL CONDITIONS.
6. PRIVACY SLATS SHALL BE INSTALLED TO PROVIDE A TIGHT FIT IN FENCE FABRIC AND PROVIDE A 98% (APPROX) PRIVACY. THE SLATS SHALL BE PROVIDED IN FOREST GREEN COLOR. PRIVACY SLATS SHALL BE MANUFACTURED AND INSTALLED PER ASTM F3000/F300M.
7. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS UNLESS NOTED OTHERWISE.



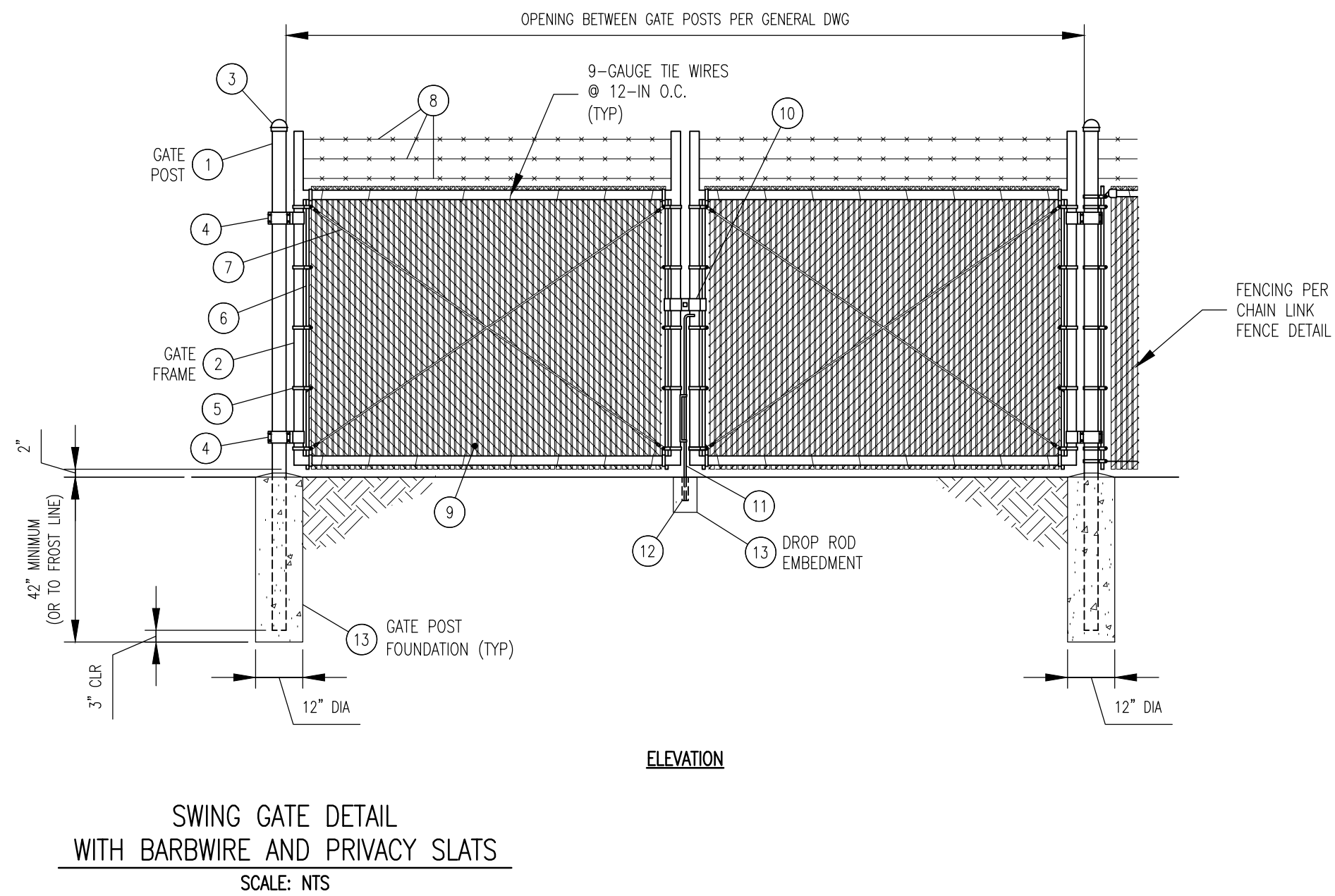
BILL OF MATERIALS	
ITEM	DESCRIPTION
1	2-1/2" SCH 40 GALVANIZED STEEL PIPE
2	2" SCH 40 GALVANIZED STEEL PIPE
3	1-1/4" SCH 40 GALVANIZED STEEL PIPE
4	1-1/4" GALVANIZED STEEL RAIL END CAP
5	GALVANIZED STEEL BRACE BAND
6	GALVANIZED STEEL TENSION BAND
7	GALVANIZED STEEL TENSION BAR
8	BRACE RAIL & TRUSS ASSEMBLY 1-1/4" SCH 40 GALVANIZED STEEL PIPE GALVANIZED STEEL TRUSS TIGHTENERS 5/16" DIA GALVANIZED STEEL TRUSS ROD
9	3-WIRE 45 GALVANIZED STEEL BARB ARM
10	12-1/2 GAUGE GALVANIZED STEEL 4-POINT BARBED WIRE
11	9-GAUGE, ASTM-392, CLASS 1, 2" MESH, GALVANIZED CHAIN LINK FABRIC
12	7-GAUGE GALVANIZED STEEL TENSION WIRE
13	ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

- NOTES:**
1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
 2. ALL SIZES, ANGLE, BAR, CHANNEL, FLATS, PLATE AND PIPE SHALL BE ASTM A36 HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 UNLESS NOTED OTHERWISE.
 3. ALL WELDING SHALL CONFORM TO AWS D1.1.
 4. ALL GALVANIZED SURFACES DAMAGED DURING CONSTRUCTION SHALL BE COATED WITH AN APPROVED COLD ZINC COMPOUND. REMOVE ALL SCALE & FOREIGN MATTER FROM THE SURFACE BEFORE APPLYING THE ZINC COMPOUND.
 5. GATE POST FOOTING SIZES ARE THE RECOMMENDED MINIMUM AND SHOULD BE REDESIGNED FOR EXCESS SOIL CONDITIONS.
 6. PRIVATE SLOTS SHALL BE INSTALLED TO PROVIDE A TIGHT FIT IN FENCE FABRIC AND PROVIDE A 3/8" (APPROX) PIVOT. THE SLOTS SHALL BE PROVIDED IN FOREST GREEN COLOR. PRIVACY SLATS SHALL BE MANUFACTURED AND INSTALLED PER ASTM F3000/F3000M.
 7. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS UNLESS NOTED OTHERWISE.

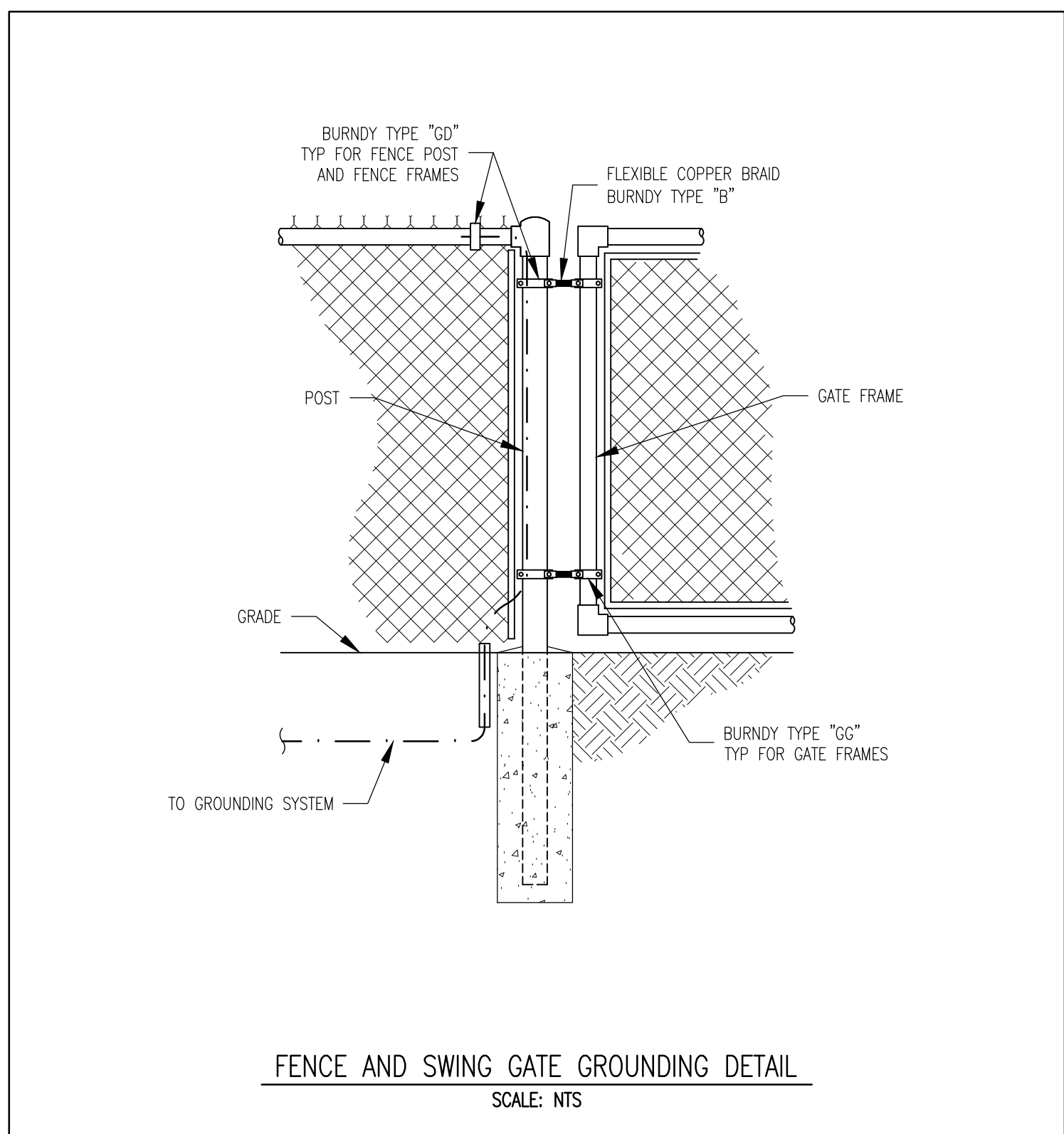
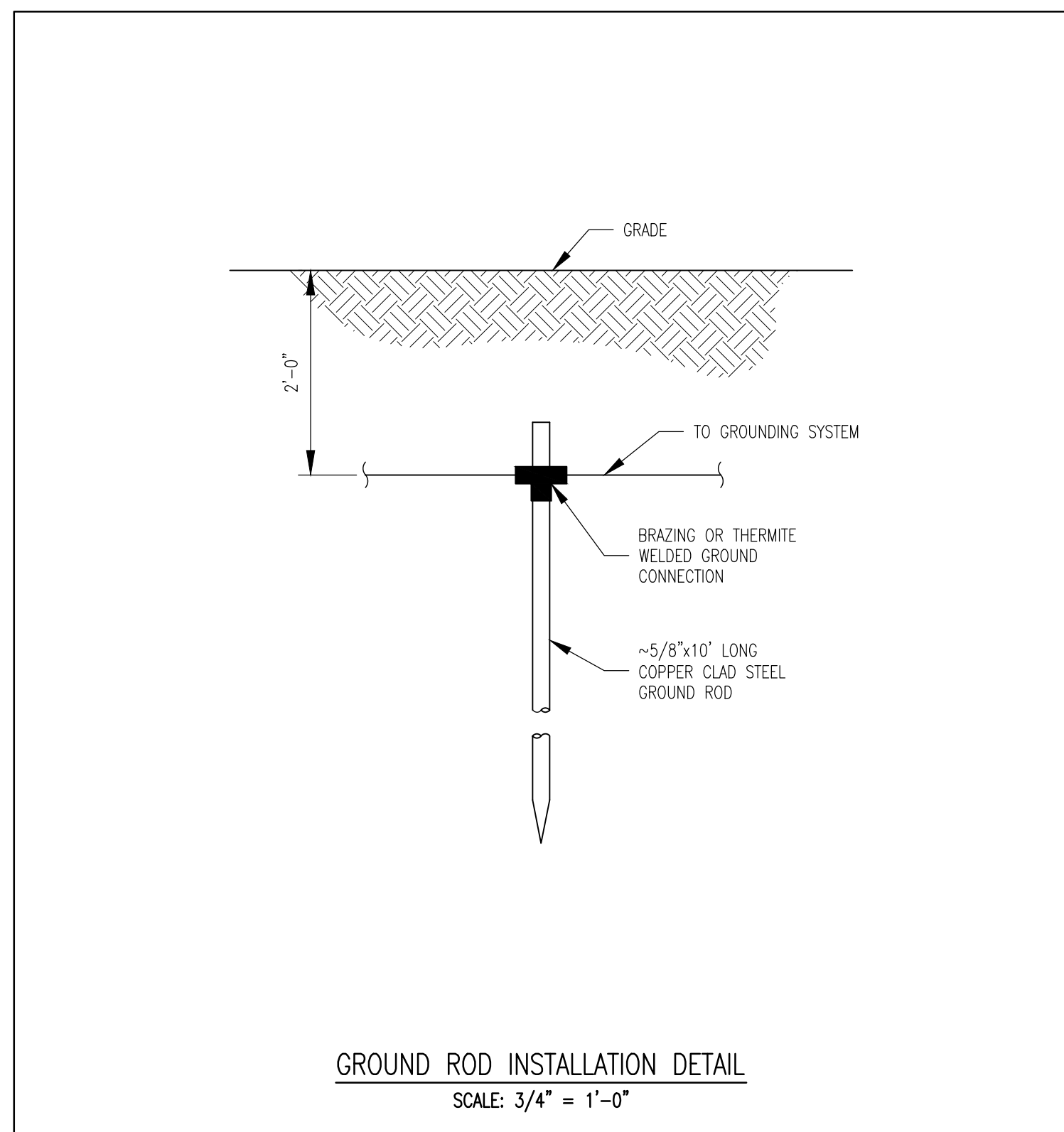
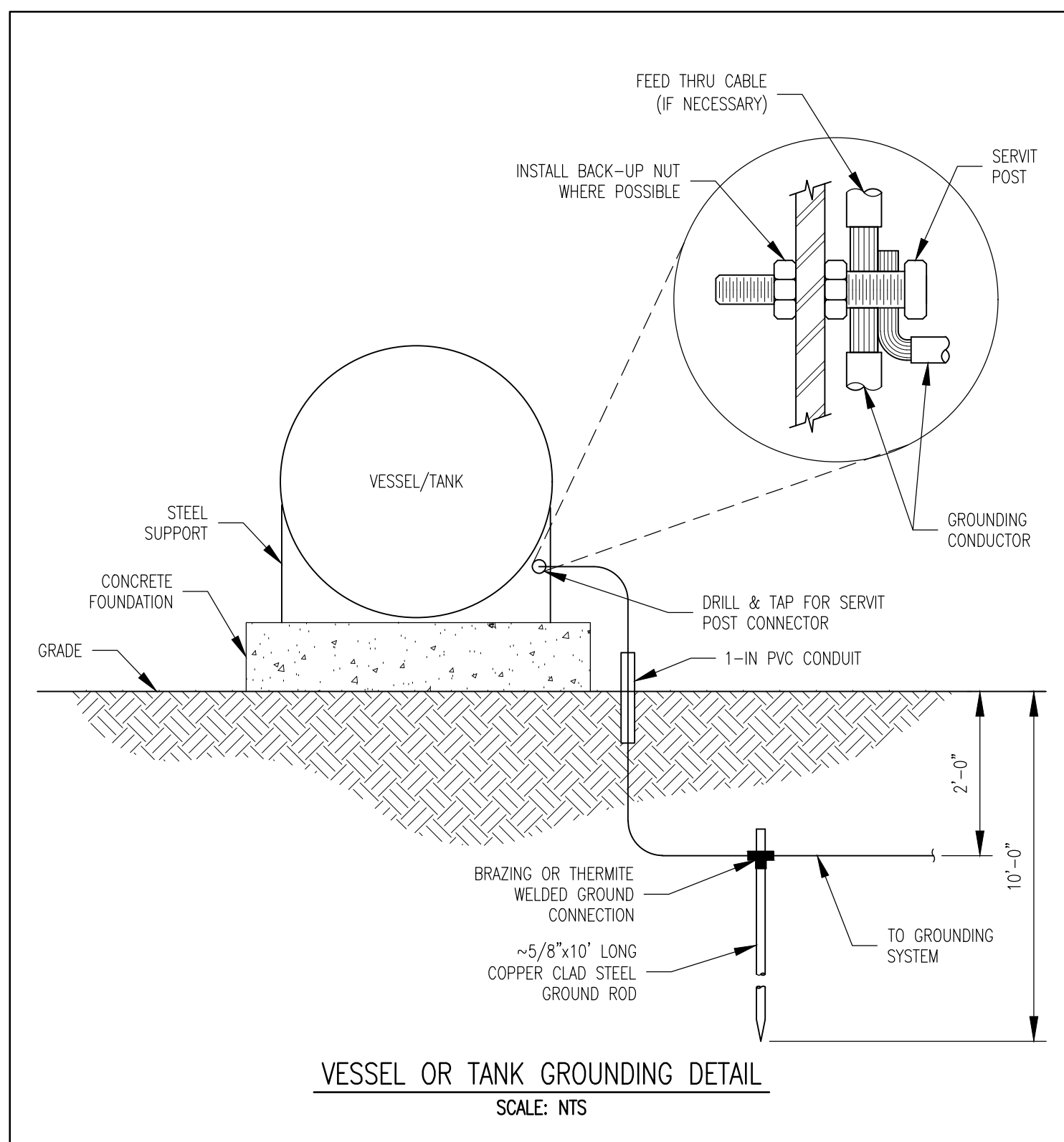
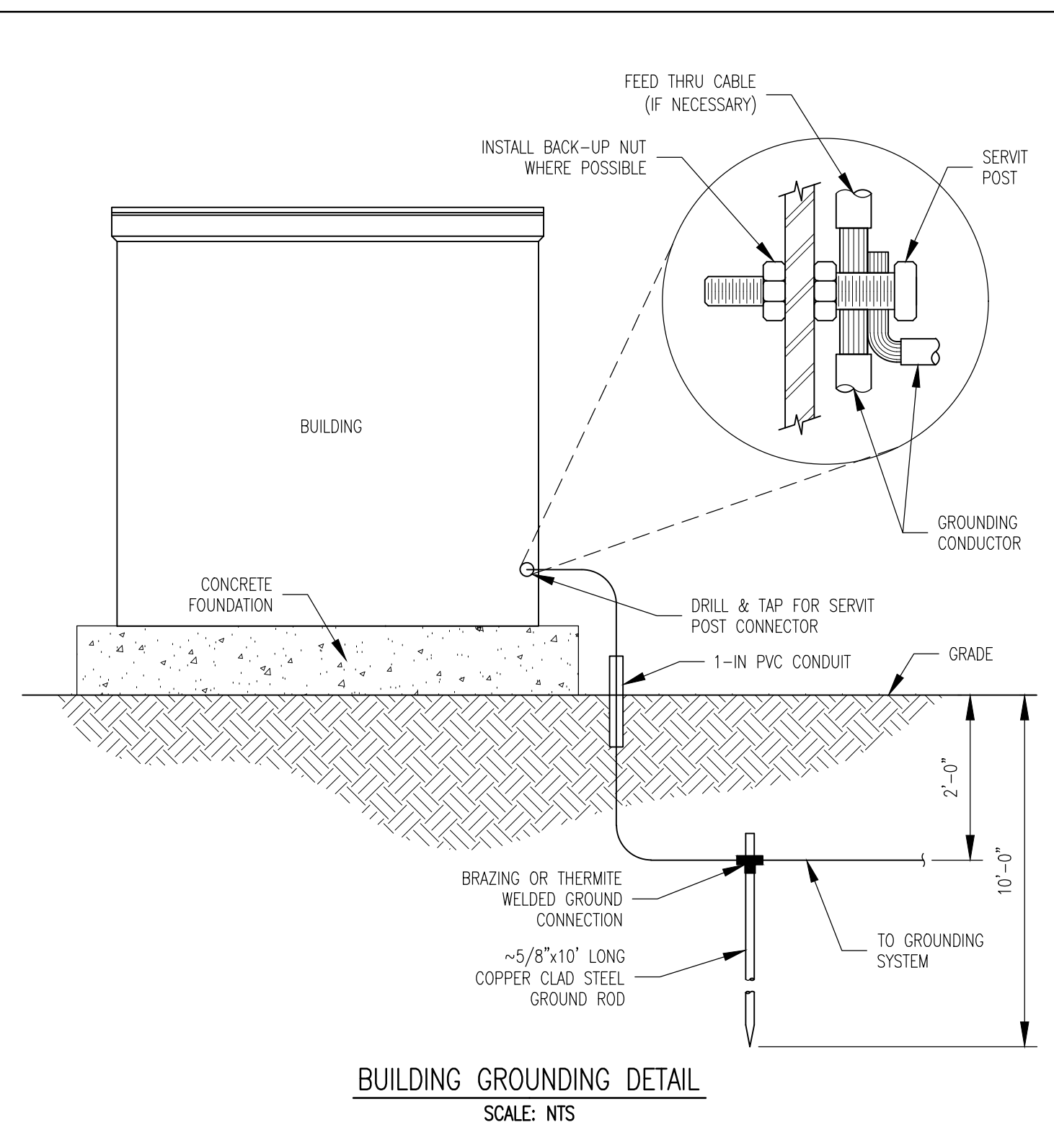


BILL OF MATERIALS	
ITEM	DESCRIPTION
1	3" SCH 40 GALVANIZED STEEL PIPE
2	2" SCH 40 GALVANIZED STEEL PIPE
3	GALVANIZED STEEL POST CAP
4	1-1/4" INDUSTRIAL GATE POST HINGE
5	GALVANIZED STEEL TENSION BAND
6	GALVANIZED STEEL TENSION BAR
7	DOUBLE TRUSS ROD ASSEMBLY (FOUR) GALVANIZED STEEL TRUSS TIGHTENERS (TWO) 3/8" GALVANIZED STEEL TRUSS RODS
8	12-1/2" GAUGE GALVANIZED STEEL 4-POINT BARBED WIRE
9	9-GAUGE, ASTM-392, CLASS 1, 2" MESH, GALVANIZED CHAIN LINK FABRIC
10	GALVANIZED STEEL LOCKING LATCH ASSEMBLY
11	GALVANIZED STEEL DROP ROD ASSEMBLY
12	GALVANIZED STEEL DROP ROD SLEEVE
13	ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

- NOTES:**
1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
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 5. GATE POST FOOTING SIZES ARE THE RECOMMENDED MINIMUM AND SHOULD BE REDESIGNED FOR POOR SOIL CONDITIONS.
 6. SHUTTERS SHALL BE INSTALLED TO PROVIDE A TIGHT FIT IN FENCE FABRIC AND PROVIDE A 3/8" (APPROX) PRIORITY. THE SLATS SHALL BE PROVIDED IN FOREST GREEN COLOR. PRIVACY SLATS SHALL BE MANUFACTURED AND INSTALLED PER ASTM F3000/F3000M.
 7. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS UNLESS NOTED OTHERWISE.



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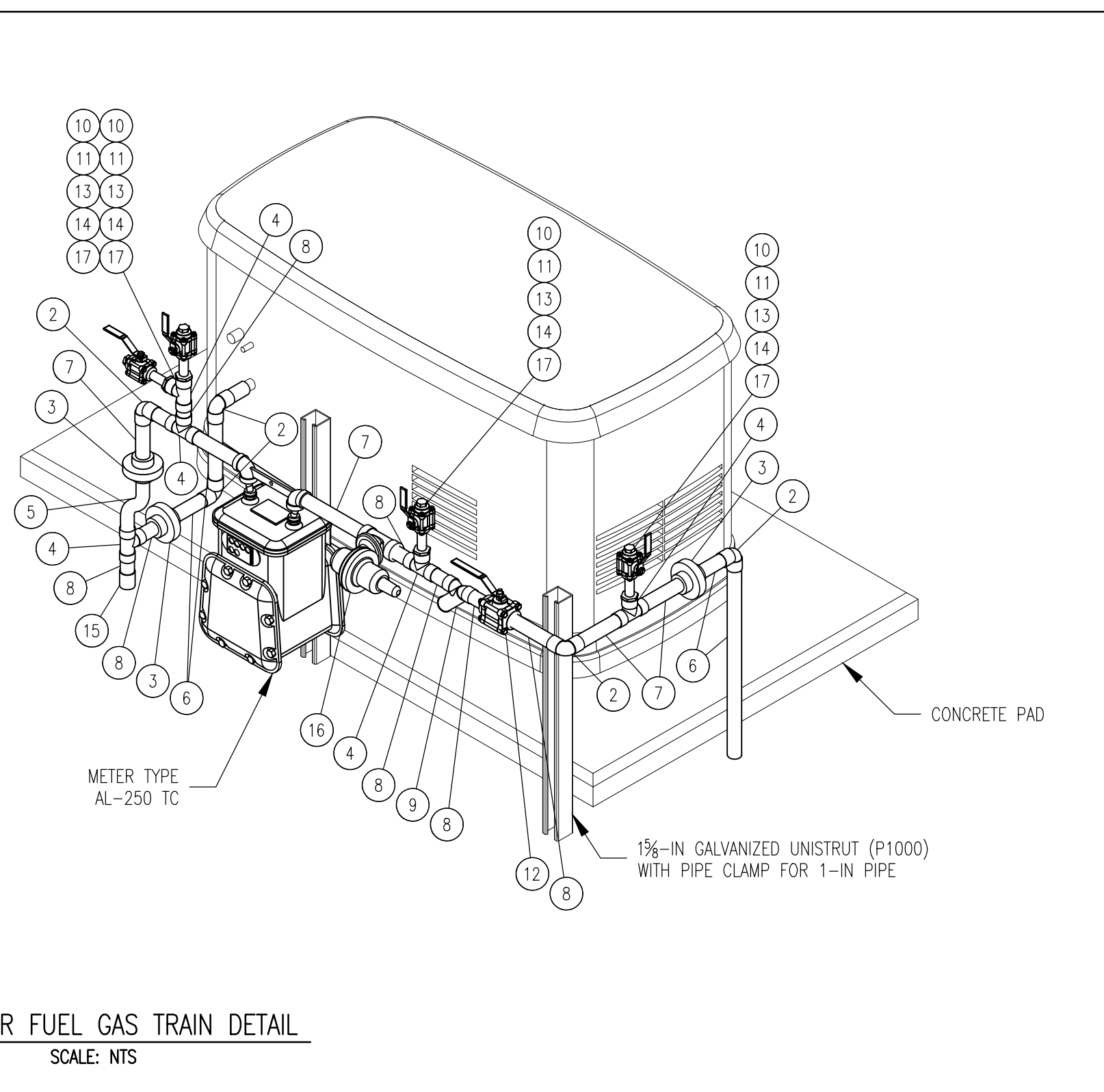
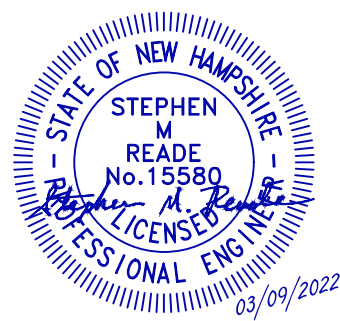


BILL OF MATERIALS				
ITEM	QTY	UOM	SIZE (IN)	DESCRIPTION
1	3	LF	1	PIPE, SCHD 80, ASTM A-106
2	3	EA	1	ELBOW, 90 DEG, FNPT, 3000 LB, ASTM A-105
3	3	EA	1	UNION, FNPT, 3000 LB, ASTM A-105
4	4	EA	1	TEE, FNPT, 3000 LB, ASTM A-105
5	1	EA	1	*CORRUGATED FLEXIBLE METAL HOSE, 316 STAINLESS STEEL, 8-INCHES LONG, MNPT X MNPT, PRESSURE RATING 650 PSIG MIN.*
6	2	EA	1 X 8	NIPPLE, MNPT X MNPT, XH, ASTM A-106
7	1	EA	1 X 6	NIPPLE, MNPT X MNPT, XH, ASTM A-106
8	10	EA	1 X 3	NIPPLE, MNPT X MNPT, XH, ASTM A-106
9	1	EA	1	Y-STRAINER, FNPT, 600 LB, ASME A-216, GR WCB
10	4	EA	1	HEX BUSHING, MNPT X FNPT, 3000 LB, ASTM A-105
11	4	EA	1/2 X 3	NIPPLE, MNPT X MNPT, XH, ASTM A-106
12	1	EA	1	BALL VALVE, 3-PIECE, FULL PORT, FNPT X FNPT, 3000 LB, WITH LOCKING LEVER
13	4	EA	1/2	BALL VALVE, 2-PIECE, FULL PORT, FNPT X FNPT, 3000 LB, WITH LOCKING LEVER
14	4	EA	1/4	PETE'S PLUG, MNPT, 3-INCHES LONG, PRESSURE RATING 1000 PSI MAX.
15	1	EA	1	CAP, FNPT, 3000 LB, SCHD 160, ASME B16.11
16	1	EA	1	*FISHER REGULATOR, TYPE HSR, FNPT X FNPT, PRESSURE RATING 125 PSIG MAX, INLET 100 PSIG, OUTLET 7-INWC, 1750 SCFH MAX, SPRING COLOR YELLOW, ORIFICE 1/8-INCH*
17	4	EA	1/2 X 1/4	HEX BUSHING, MNPT X FNPT, 3000 LB, ASTM A-105
18	6	EA	1-5/8	UNISTRUT CHANNEL, HOT DIPPED GALVANIZED, 12 GAUGE, P1000
19	2	EA	1	PIPE CLAMP, GALVANIZED, UNISTRUT, PART NO. UC1113EG(1")AS

NOTES:

- CONTRACTOR SHALL FURNISH ALL MATERIAL.
- ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 UNLESS NOTED OTHERWISE.
- ALL ANCHOR BOLTS SHALL BE FURNISHED WITH THREE (3) HEAVY HEX NUTS EACH UNLESS NOTED OTHERWISE.
- ALL ANCHOR BOLTS SHALL BE FURNISHED WITH CUT WASHERS OF SPECIFICATIONS COMPATIBLE WITH THOSE OF THE THREADED SHANKS UNLESS NOTED OTHERWISE.
- ALL ANCHOR BOLTS SHALL BE HOT DIPPED GALVANIZED WITH NUTS RETAPPED UNLESS NOTED OTHERWISE.
- THREAD LENGTH "T" SHALL BE AS SHOWN ON THIS STANDARD UNLESS NOTED OTHERWISE.
- ANCHOR BOLT LENGTH "L" SHALL BE AS SHOWN ON THIS STANDARD UNLESS NOTED OTHERWISE.

GEN

[illegible]

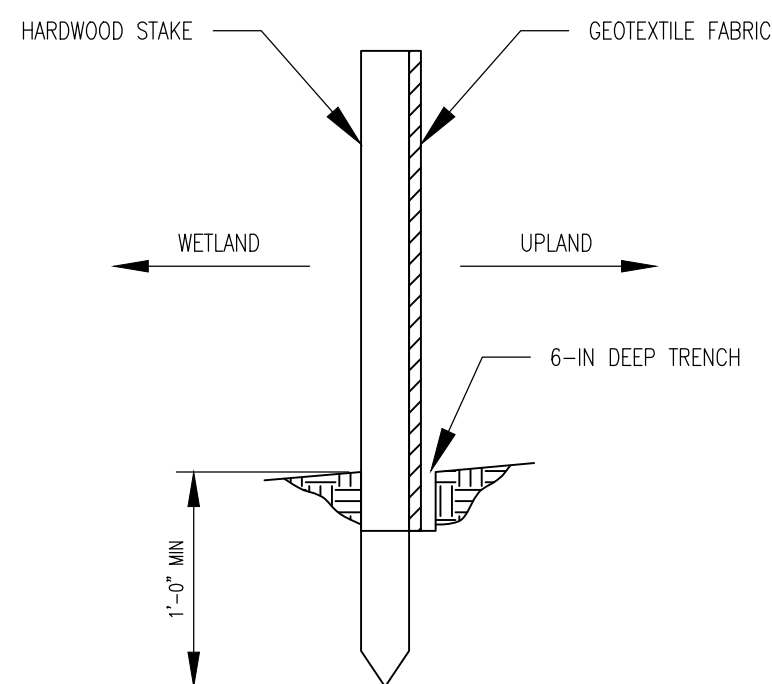
SEAL AND SIGNATURE	PRJ. MANAGER: MARK D. WOOD			 Unitil Northern Utilities, Inc.			
	PRJ. ENGINEER: MATT PELLETIER						
	PRJ. NAME: JOHN DAVIS STATION						
	PRJ. NUMBER: 5361						
	PRJ. MILESTONE: PERMITTING						
	PRJ. PHASE: PERMITTING						
	DESIGNED BY:	MPP	03/08/22				
	DRAFTED BY:	DMG/RPG	03/08/22	DESIGN MANAGER: TIM BICKFORD	REVIEWED BY:		
	CHECKED BY:	SMR	03/08/22	DESIGN ENGINEER: SHEENA MASON	CHECKED BY:		
	APPROVED BY:	MDW	03/08/22	ACTIVATION ORDER:	APPROVED BY:		



SHEET TITLE	STANDARD DETAILS 3 OF 4
PROJECT NAME	JOHN DAVIS STATION DOVER CITY PLANNING FILE NUMBER P22-14
PROJECT LOCATION	55 APPLEVALE DRIVE DOVER, NH 03820



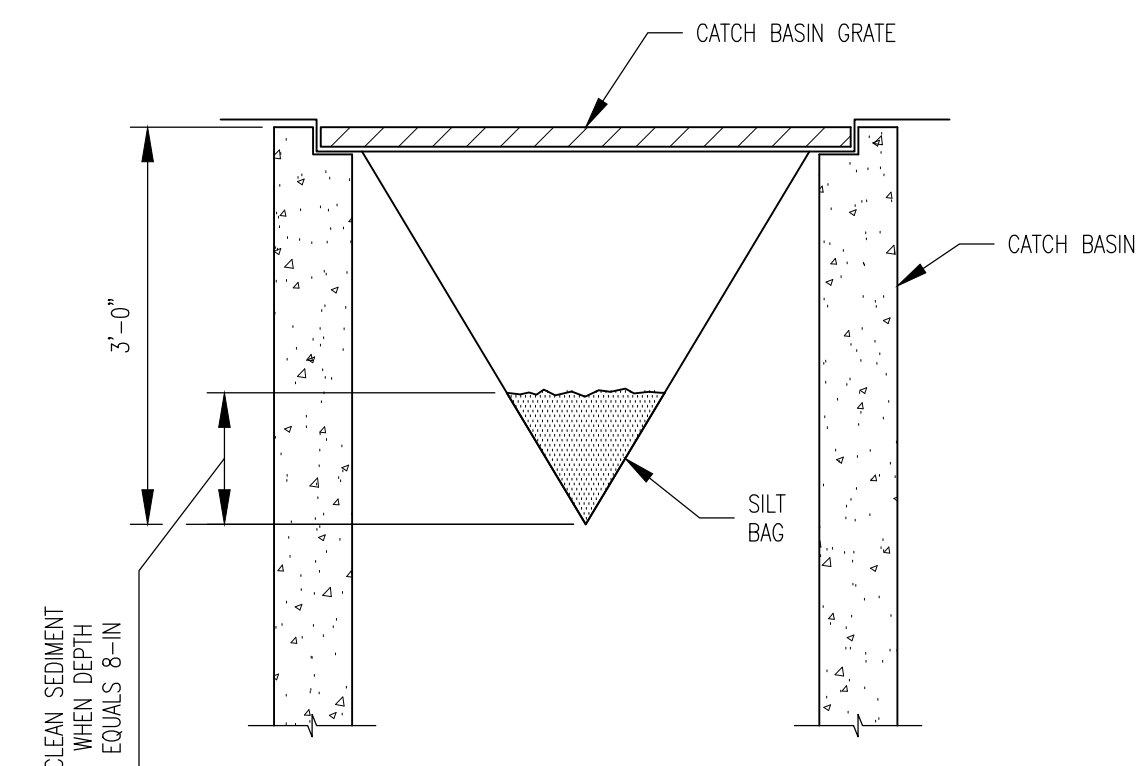
FILE NAME: 5361_T000.DWG	SIZE	NAME	REV
PLOT DATE: 03/09/2022 10:15 AM	22X34	C003	P
SCALE: AS SHOWN	SHEET 19 OF 20		



1. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO EXISTING GRADE.
2. THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPLAND SIDE OF WOODEN POSTS WITH WIRE STAPLES IN AT LEAST (3) PLACES, OR WITH WOODEN LATHS AND NAILS.
3. A WIRE SUPPORT FENCE MAY BE INSTALLED TO WHICH THE GEOTEXTILE FABRIC IS ATTACHED. THE WIRE SHALL BE A MINIMUM OF 14-1/2 GAGE WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6 INCHES. THE GEOTEXTILE FABRIC SHALL BE FOLDED 3 INCHES OVER THE WIRE FENCE AND SECURED WITH STAPLES.
4. THE GEOTEXTILE FABRIC CAN CONSIST OF EITHER WOVEN OR NON-WOVEN POLYPROPYLENE, POLYPROPYLENE STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE.
5. A DOUBLE ROW OF FENCING IS TO BE INSTALLED ADJACENT TO WETLANDS. FENCE SHALL NOT BE INSTALLED IN THE WETLAND.

SEDIMENT CONTROL FENCE DETAIL

SCALE: NTS



SILT SACK DETAIL

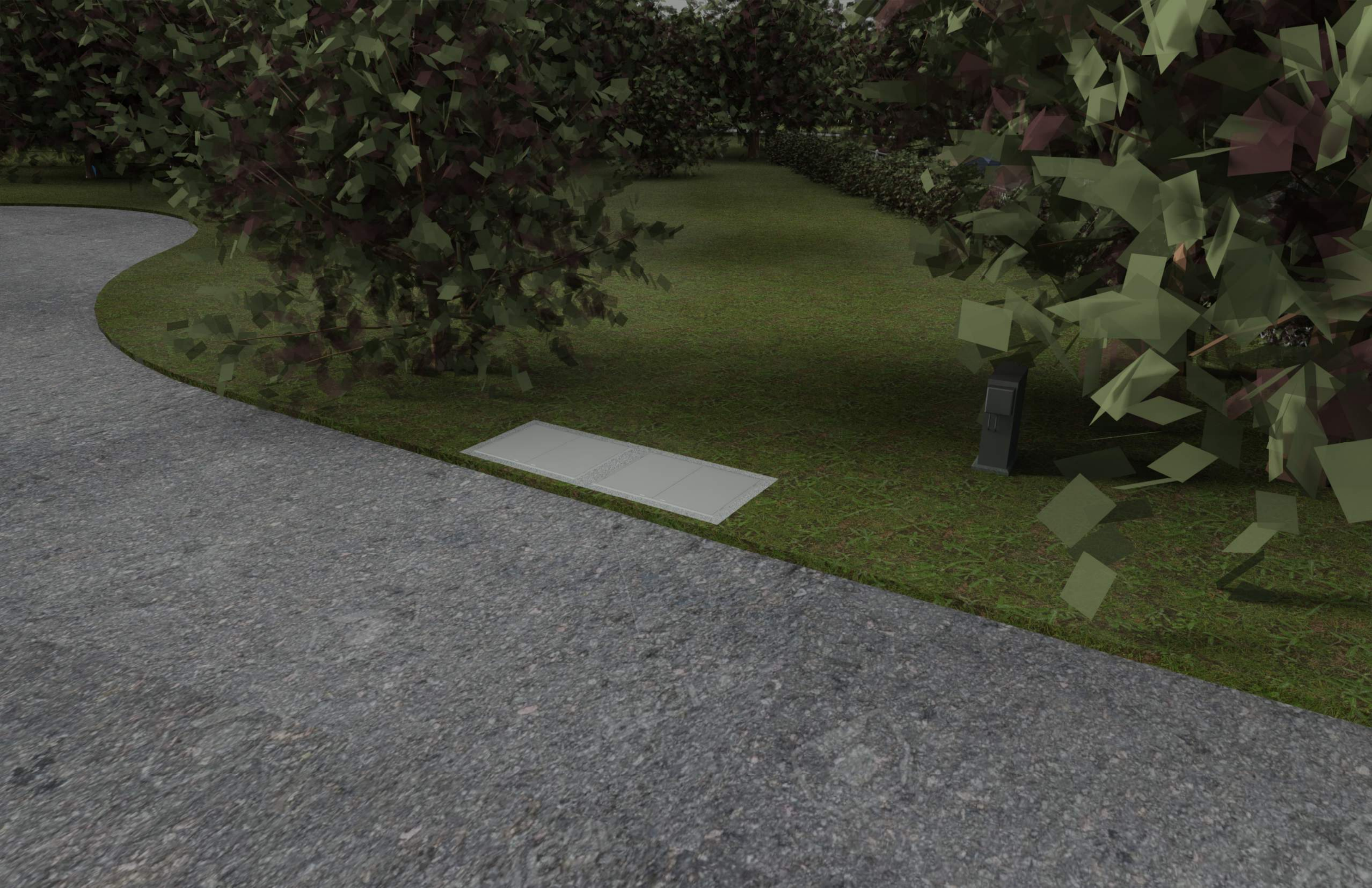
SCALE: NTS

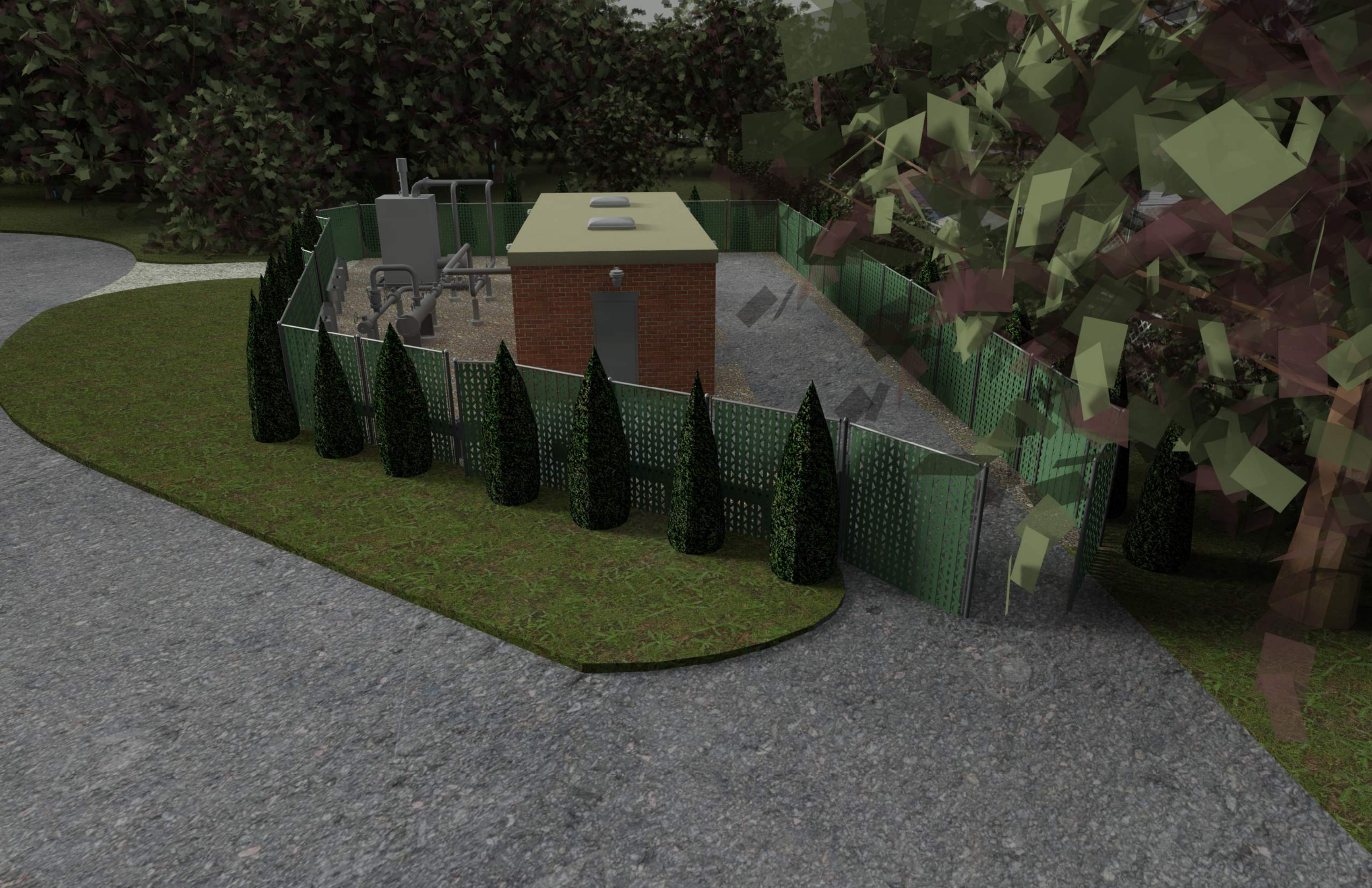
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8. Station 3D Rendering









9. Abutter List

List of Abutters			
Lot Line Adjustment and Site Review			
Owner:			
Tax Map	Lot#	Property Owner	Mailing Address
K	18-Y	Unitil (Sheena Mason)	325 West Road Portsmouth, NH 03801
K	17-P3	Barry and Janis Hennessey	55 Applevale Drive Dover, NH 03820
Surveyor/Engineer:			
Name		Company	Mailing Address
Matt Pelletier		Process Pipeline Services	4 Broad Street Plainville, MA 02762
Jack Kaiser		Doucet Survey	102 Kent Place Newmarket, NH 03857

10. Property Record Cards

Property Location:

Kent Av

Commercial Property Record Card - Dover, New Hampshire**Parcel ID:** K0018-Y00000**Map Block No.** K-18-Y-0**Class:** U1**Use:**

427

Card 1 of 1

Current Owner	Previous Owner History						Miscellaneous		Assessment Information		
Northern Utilities Inc Attn: Utilities Asset Accounting 6 Liberty Lane West Hampton Nh 03842	Name		Deed		Date		Deed Info: 727/353 Zoning: R-12 Neighborhood: 400 Units: 0 Street/Road: Public		Assessed Value: *		
									Inc: Prior		
									Land: 1,300	1,200	
									Bldg:		
									Total: 1,300	1,200	
									Assessed Information:		
									Value:	1,300	
Notes	Entrance Information										
Fee-Owned Site - Pipeline See Pcl U-3 For Asset Values	Date	Time	ID	Actv	Entrance Code	Source					
	01/16/1992		NP		Entry Gained Entry & Sign Entry & Sign						
									Effective DOV: 4/1/2021		
									Value Flag: COST VALUE		

Sales History				
Book/Page	Date	Price	Type	Validity
727/353				

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
				0
				0

Land Information							
Type	Size	Grade	Influence Factor 1, 2 and %				Value
Primary	A	0.01 0	Shape/Size	Restriction	-99		1,320
Total Acres for this Parcel		0.01	Total Land Value				1,300

No Picture Available

Inspection witness by: _____

Commercial Property Record Card - Dover, New Hampshire

Kent Av

Parcel ID: K0018-Y00000

Map Block No. K-18-Y-0

Class: U1 **Use:**

427

Card 1 of 1

[illegible]

Building Information		Building Summary		Out Building Information										
Building No:	0	Total Unadjusted RCN:	0	StructureCode	+/-	Width	Lgth/ SqFt	Ident. Units	Gr	Physical Condition	Functional Utility	Year	Percent Good	RCNLD
Year Built:	0	Average Percent Good:	.00			0	0	0				0	0%	0
No of Units:	0	Total Unadj. RCNLD:	0			0	0	0				0	0%	0
Structure Type:		Grade Factor:	0.00			0	0	0				0	0%	0
		No of Identical Units:	0			0	0	0				0	0%	0
Grade:		Economic Cond Factor:	0.00			0	0	0				0	0%	0
Identical Units:	0	RCNLD:	0			0	0	0				0	0%	0

Efficiencies:	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Building Other Information					
Line	StructureCode	+/-	Measure 1	Measure 2	IdenticalUnits
0			0	0	0
0			0	0	0
0			0	0	0
0			0	0	0
0			0	0	0
0			0	0	0
0			0	0	0
0			0	0	0
			Total Other Features		
					0

Property Location:

55 Applevale Dr

Residential Property Record Card - Dover, New Hampshire**Parcel ID:** K0017-P00003**Map Block No.** K-17-P-3**Class:** R**Use:** 101 **Card 1 of 1**

Current Owner	Previous Owner History					Miscellaneous		Assessment Information		
Hennessey Barry J & Janis M Trustees Hennessey Revocable Trust Of 2008 55 Applevale Drive Dover Nh 03820	Name	Deed			Date	Deed Info: 3628/554-03/27/2008 Zoning: R-12 Neighborhood: 171 Living Units: 1 Street/Road: Public Estimates MRA: Weighted: Market:	Assessed Value: * Prior Land: 141,600 128,300 Building: 201,000 164,100 Total: 342,600 292,400 Assessed Information: Value: 342,600 Effective DOV: 4/1/2021 Value Flag: COST VALUE			
	Hennessey Janis	1053/161								
Entrance Information										
Date	Time	ID	Actv	Entrance Code	Source					
09/04/1991		TS		Entry Gained						
06/15/2009	P	TC		Ext. Insp.						
10/13/2006	C	TC		Ext. Insp.						
Notes										

Sales History				
Book/Page	Date	Price	Type	Validity
3628/554	03/17/2008		2	44
1053/161				

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
04/02/2008	08-54	38,000	Add 18x18 Efp	100 0

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	0.54	0	141,600
Residual	A	0	0	
Total Acres for this Parcel		0.54	Total Land Value	141,600

Out Building Information								
Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
Shed-Frame	1	2004	10	10	C	A	40%	1,040
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
Total OBY for this card								1,040



Inspection witness by: _____

55 Applevale Dr

Residential Property Record Card - Dover, New Hampshire

Parcel ID: K0017-P00003

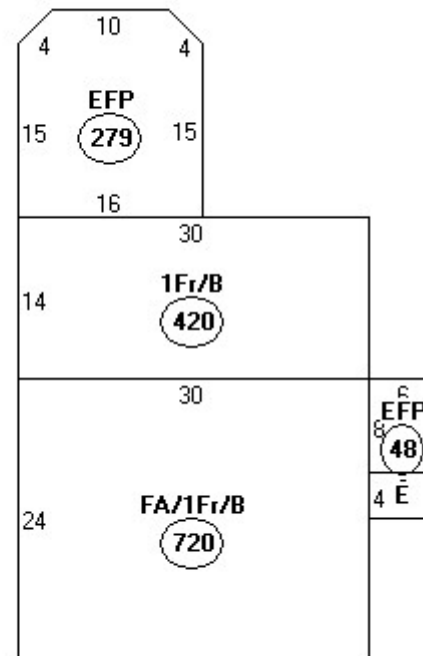
Map Block No. K-17-P-3

Class: R **Use:**

101 **Card 1 of 1**

[illegible]

Replacement Costs					
Base Price:		125,570			
Additions:		80,000			
Unfinished Area:		0			
Basement:		0			
Attic:		25,870			
Plumbing:		5,800			
Heating A/C Adj.:		4,630			
FBLA:		0			
Rec Room:		8,110			
Fire Place:		0			
Basement Garage:		0			
Exterior Trim:		0			
Subtotal:		249,980			
Grade Factor:		1.00			
C & D Factor:		0.00			
Total RCN:		249,980			
Percent Good:		0.80			
Eco Depr:		0			
Func Depr:		0			
Under Constcn %:		0			
Market Adj.:		0.00			
Total RCNLD:		200,000			
Addition Information					
Low	1st	2nd	3rd	Area	Points
50	10			420	50200
	12			279	24100
	12			48	4300
	11			24	1400

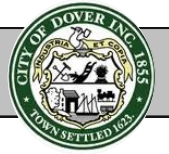


Descriptor/Area
A: FA/1Fr/B
720 sqft
B: 1Fr/B
420 sqft
C: EFP
279 sqft
D: EFP
48 sqft
E: QFP
24 sqft

11. Zoning District Summary

Medium Density Residential (R-12) District

Amended: 11-28-2012 by Ord. No. 2012-11.14-24, 08-19-2015 by Ord. No. O-2015.07.22-017



Permitted Uses

- ACCESSORY DWELLING UNIT
- ASSEMBLY HALL
- BED and BREAKFAST
- CHILD CARE FACILITY
- CONSERVATION LOT
- CHILD CARE HOME
- Conversion of Existing Dwelling to Accommodate not more than 2 units [6]
- Dwelling, 2 Family [7]
- DWELLING, SINGLE FAMILY
- EDUCATIONAL INSTITUTION, K-12
- EDUCATIONAL INSTITUTION, POST SECONDARY
- FARM [8]
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [9]
- OFFICE [10]
- PUBLIC RECREATION
- Public Utility [11]
- ROADSIDE FARM STAND [12]

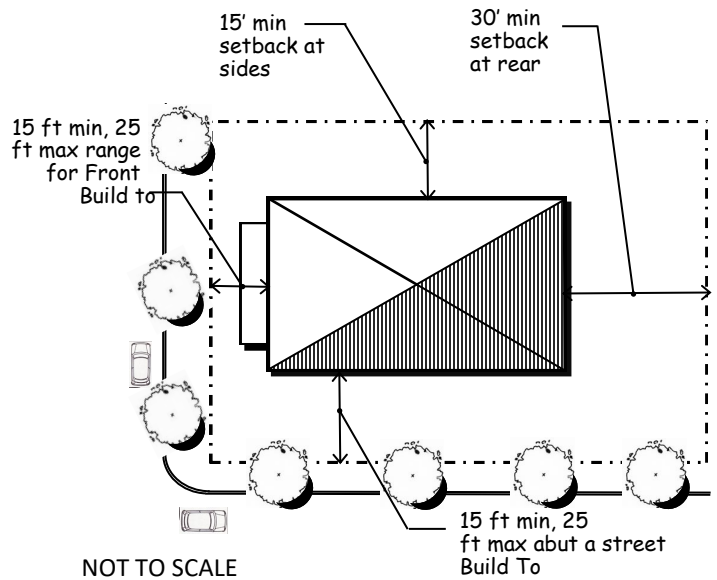
Dimensional Regulations [1] [2]

LOT	
Minimum LOT Size [3] [4]	12,000 sf
Maximum LOT COVERAGE	30%
Minimum FRONTAGE	100 ft
PRINCIPAL BUILDING	
Front BUILD TO LINE	15 ft min, 25 ft max [5]
Abut a Street BUILD TO LINE	15 ft min, 25 ft max [5]
Side SETBACK	15 ft
Rear SETBACK	30 ft
OUTBUILDING/ACCESSORY USE	
Front SETBACK	No closer than the principal BUILDING
Abut a Street SETBACK	No closer than the principal BUILDING
Side SETBACK	10 ft
Rear SETBACK	10 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	35 ft max
OUTBUILDING	35 ft max

Uses Permitted by Special Exception

- ELDERLY ASSISTED CARE HOME

Principal Building Placement



Sign Regulations

Size	R-12 District
Total SIGNS permitted	1
Total area permitted	16 sf (CUSTOMARY HOME OCCUPATION SIGN max 2 sf, development identification sign 20 sf max)
Type	
FREESTANDING	permitted (10 ft setback required)
PROJECTING	permitted
WALL/ Awning	not permitted
Temporary	not permitted



Footnotes

- [1] In the case of an Open Space Subdivision, in accordance with Article IV of Chapter 157 of the Code of Dover, the dimensional requirements shall be as specified in 157-21 of the Code of the City of Dover, 1983. [Added 6-10-87 by Ord. No. 13-87]
- [2] Refer to 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [3] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [4] Refer to Chapter 157, Subdivision of Land, Article IV for the minimum lot size for a major Subdivision. Any major subdivision in an R-12 district, must follow the procedures for an OSS if the original lot meets the minimum lot size required. [Amended 1-22-2003 by Ord. No. 35]
- [5] Expansions to, or renovations of, STRUCTURES on existing lots have a five (5) foot SETBACK.
- [6] Any dwelling unit existing on or before May 27, 1964, may be converted, provided that the lot shall contain at least four thousand (4,000) square feet per dwelling unit and a minimum floor area of five hundred (500) square feet per dwelling unit.
- [7] Two family dwellings are permitted in the R-12 Districts when incorporated in an open space subdivision and comply with all regulations specified in Chapter 157, Subdivision of Land, Article IV, Open Space Subdivisions, of the Code of the City of Dover, 1983. [Added 9-14-88 by Ord. No. 13-88] [Amended 1-15-03 by Ord. No. 35-11]
- [8] Shall not include the raising and sale of FARM ANIMALS; the breeding, boarding, and training of equines, and equine riding instruction; the commercial raising, harvesting, and sale of fresh water fish or other aquaculture products; and/or the breeding of poultry or game birds.
- [9] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line. [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [10] Permitted only if operated as a CUSTOMARY HOME OCCUPATION (Refer to definition in 170-6B).
- [11] The Utility Facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- [12] ROADSIDE FARM STANDS shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than two hundred (200) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area, including the building, shall not exceed four hundred (400) sq. ft. Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 sq. ft. of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases."

Special Exception Criteria (see 170-52(C)(3) for additional regulations)

ELDERLY ASSISTED CARE HOME [Added 09-15-93 by Ord. No. 19-93]:

ELDERLY ASSISTED CARE HOME is allowed by Special Exception in accordance with the densities and provisions stated below:

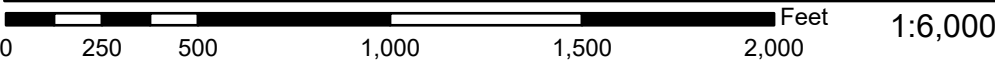
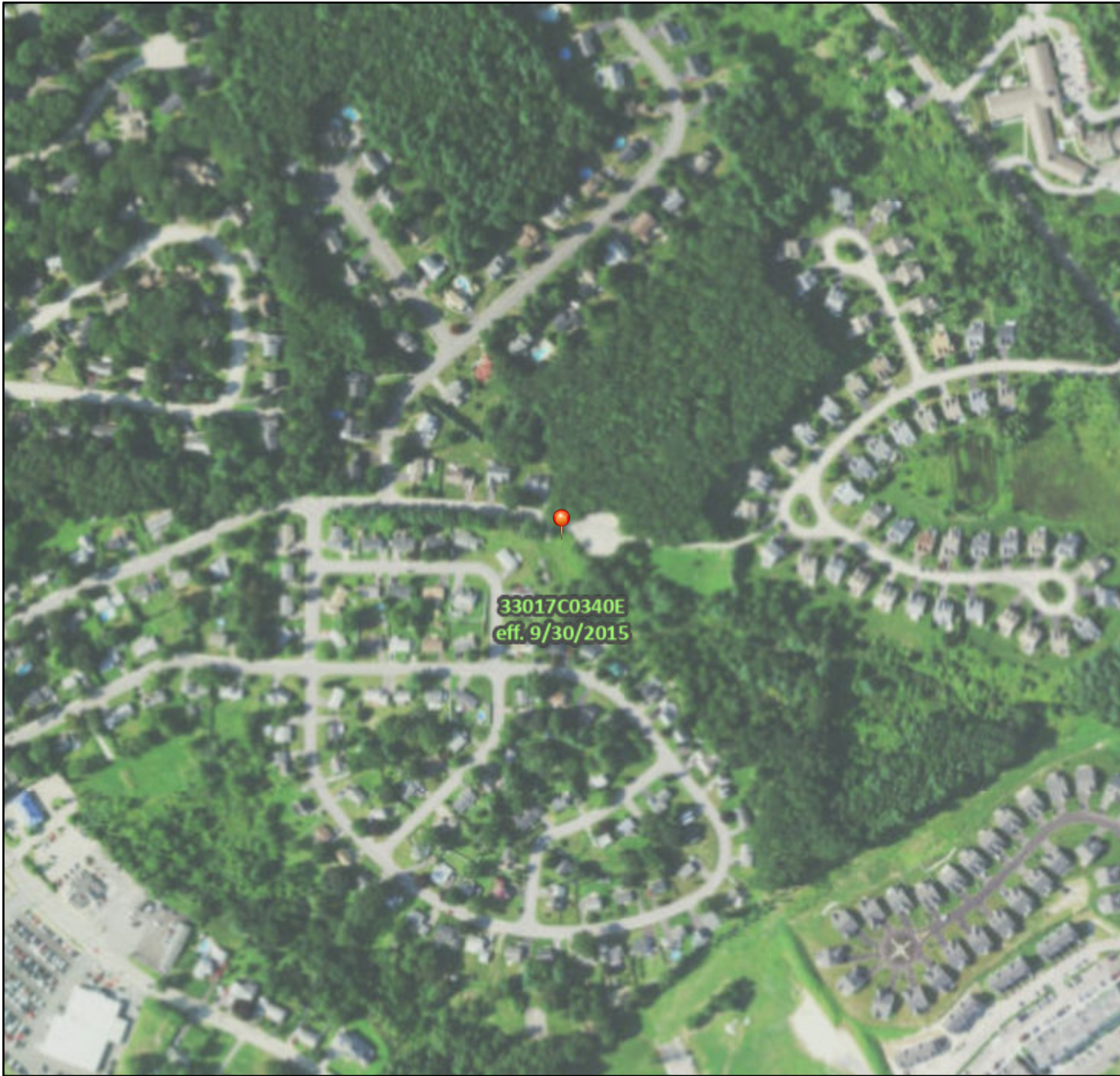
- A. ELDERLY ASSISTED CARE HOME is larger than 6 bedrooms shall meet the following density requirements: In the R-12 District at a density of one bedroom per 3,000 sq. ft.
- B. Provided that parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]

12. Flood Map

National Flood Hazard Layer FIRMMette



70°52'3"W 43°10'57"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/26/2022 at 1:55 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

13. US Survey Soil Data



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Strafford County, New Hampshire**

55 Applevale Drive Dover, NH



February 3, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire
Survey Area Data: Version 22, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BzB	Buxton silt loam, 3 to 8 percent slopes	0.2	100.0%
Totals for Area of Interest		0.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Strafford County, New Hampshire

BzB—Buxton silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9d6p

Elevation: 0 to 260 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Buxton and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buxton

Setting

Parent material: Glaciomarine

Typical profile

H1 - 0 to 10 inches: silt loam

H2 - 10 to 28 inches: silty clay loam

H3 - 28 to 43 inches: silty clay

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C/D

Ecological site: F145XY006CT - Semi-Rich Moist Lake Plain

Hydric soil rating: No

Minor Components

Elmwood

Percent of map unit: 10 percent

Hydric soil rating: No

Not named

Percent of map unit: 5 percent

Hydric soil rating: No

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

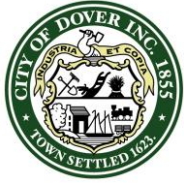
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P22-13 & P22-14

55 Applevale Drive & 31 Kent Avenue

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0015-C00000	25 MIDDLEBROOK RD	POISSON LINDA B & THEODORE U LIFE ESTATE	KAUSSNER AMY-MARIE & POISSON LORI-ANN	25 MIDDLEBROOK RD	DOVER	NH	03820
K0017-A00001	28 APPLEVALE DR	LEGALLO DANIEL J		28 APPLEVALE DRIVE	DOVER	NH	03820
K0017-P00001	51 APPLEVALE DR	BECKEY MARGARET A		51 APPLEVALE DRIVE	DOVER	NH	03820
K0017-P00002	53 APPLEVALE DR	TAMBEAU JOSEPH A &	TAMBEAU LINDA A	53 APPLEVALE DR	DOVER	NH	03820
K0017-P00004	14 KENT AV	TWEEDIE CHRISTOPHER A &	TWEEDIE SAMANTHA L	14 KENT AV	DOVER	NH	03820
K0017-V00000	49 APPLEVALE DR	CASELEY KRISTEN M		49 APPLEVALE DR	DOVER	NH	03820
K0017-Z00000	9 WINSTON AV	FRYE RICHARD W &	FRYE DONNA	9 WINSTON AV	DOVER	NH	03820
K0018-A00034	26 HAWTHORN RD	RUBEOR ROGER F &	RUBEOR TERESA P	26 HAWTHORN RD	DOVER	NH	03820
K0018-A00035	28 HAWTHORN RD	COFFEY DONALD J & LOUISE M TRUSTEES	COFFEY D AND L FAMILY REVOCABLE TRUST	28 HAWTHORN RD	DOVER	NH	03820
K0018-A00036	30 HAWTHORN RD	BOYATSI STEVEN J &	BOYATSI JAN C	30 HAWTHORNE RD	DOVER	NH	03820
K0018-Q00000	7 KENT AV	THETH TOMMY &	THETH VANH	7 KENT AVENUE	DOVER	NH	03820
K0018-S00000	8 KENT AV	STICKNEY MARY A		8 KENT AV	DOVER	NH	03820-4236
K0018-T00000	10 KENT AV	MORGAN LEA M		10 KENT AVENUE	DOVER	NH	03820
K0018-U00000	12 KENT AV	THIPHANH HOUNG	THIPHANH KHAMFONG	12 KENT AVENUE	DOVER	NH	03820
K0018-X00000	22 MIDDLEBROOK RD	OTT ERIC &	BAKER MELISA L	22 MIDDLEBROOK RD	DOVER	NH	03820-4260
K0030-F00000	10 SALEM AV	BELAIR ANDREW J &	BELAIR JENNIFER L	10 SALEM AV	DOVER	NH	03820
K0030-H00000	7 WINSTON AV	JACOBSON KURT		7 WINSTON AVENUE	DOVER	NH	03820
K0030-I00000	32 APPLEVALE DR	ANDERSON DEBRA L	ANDERSON PETER M	32 APPLEVALE DRIVE	DOVER	NH	03820
K0030-J00000	30 APPLEVALE DR	COBB CHESTER R JR & SALLY A TRUSTEES	COBB FAMILY TRUST 2021	30 APPLEVALE DR	DOVER	NH	03820
K0049-A00000	MIDDLE RD	MEADOWOOD AT DOVER HOMEOWNERS' ASSOCIATI	C/O RON POULIN	60 AUGUSTA WAY	DOVER	NH	03820
K0017-P00003	55 APPLEVALE DR	HENNESSEY BARRY J & JANIS M TRUSTEES	HENNESSEY REVOCABLE TRUST OF 2008	55 APPLEVALE DRIVE	DOVER	NH	03820
K0018-Y00000	KENT AV	NORTHERN UTILITIES INC	ATTN: UTILITIES ASSET ACCOUNTING	6 LIBERTY LANE WEST	HAMPTON	NH	03842
		UNITIL		325 WEST ROAD	PORTSMOUTH	NH	03801
		DOUCET SURVEY LLC	JOHN KAISER	102 KENT PLACE	NEWMARKET	NH	03857
		PROCESS PIPELINE SERVICES	STEVE READE	4 BROAD STREET	PLAINVILLE	MA	02762
		UNITED CONCRETE		173 CHURCH STREET	YALESVILLE	CT	06492



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P22-08

Application Type:	Conditional Use Permit
Applicant(s):	Todd Diggins and Krystin Ward
Owner(s):	Todd Diggins and Krystin Ward and the Wentworth Terrace Condominium Association
Location:	3 Wentworth Ter (Map 8, Lot 32)
Meeting Date:	March 22, 2022

INTENT: To construct a 975 square foot addition to include an accessory dwelling unit, creating 3,966 square feet of disturbance to the Conservation District. The ADU would be 800 s.f.

LOTS/UNITS PROPOSED: 1 ADU

AGENDA ITEM #: 4-C

ACREAGE: N/A

ZONING DISTRICT: R-20 & Residential Riverfront Overlay

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and Piscataqua River

ZBA ACTION:

Z17-20: Variance granted on 10/19/2017 to allow a front setback of 48.77' ± where as a build to line of 20' min and 35' maximum was required

ATTACHMENTS: Application Materials including and 2/14/22 Conservation Commission minutes

NOTICES SENT: Abutter notices were sent by certified or first class mail to all abutters for a previous meeting

PERMITS REQUIRED:

CUP, NHDES Wetland, NHDES Shoreland

WAIVERS REQUESTED:

N/A

Summary of Request and Background

The applicant lives at 3 Wentworth Terrace which fronts on the tidal Piscataqua River. The applicant is looking to add 975 s.f. to hold a 800 s.f. accessory dwelling unit. The addition is located within 100' of the reference line. 3,535 s.f. of conservation district disturbance is proposed.

This CUP was endorsed by the Conservation Commission at their February 14, 2022 meeting (minutes attached).

Consistency with Land Use Regulations

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 and located the addition further from the river than the principal building and is using porous pavers and reducing the amount of impervious surface on the site currently. A soil and erosion control plan has been submitted, state and federal approvals have been applied for, and the Conservation Commission has endorsed the application.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following condition, as the plans meet the standards outlined:

1. Copies of the NHDES Wetlands Permit and NHDES Shoreland Permit be submitted to the Planning Department and added to the plan set coversheet.

3 Wentworth Terrace

**Property Information**

Property ID 08032-000000
Location 3 WENTWORTH TR
Owner WENTWORTH TERRACE CONDOMINIUM ASSOCIATIO
Land Use 911

**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.

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

February 2, 2022

Dover Planning Board
Attn: Gina Cruikshank, Chairperson
288 Central Avenue
Dover, NH 03820

**RE: Conditional Use Application
3 Wentworth Terrace, Dover, NH
Tax Map 8, Lot 32
JBE Project No. 21069**

Dear Ms. Cruikshank,

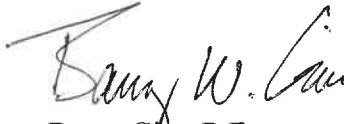
Jones & Beach Engineers, Inc., on behalf of our client & owner, Krystin Ward & Todd Diggins, respectfully submit a Conditional Use Application for the parcel referenced above. The intent of this project is to construct a 975 S.F. addition to include an accessory dwelling unit.

The following documents are provided in support of this application:

1. Completed Conditional Use Application.
2. Letter of Authorization.
3. Current Deed.
4. Fee Check.
5. Two (2) Full Size Plans (folded).

Thank you very much for your consideration. If you have any questions, or need further assistance, please contact our office.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Barry Gier, P.E.
Vice President

cc: Krystin Ward & Todd Diggins (application & plans via email)



City of Dover, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Kyrstin Ward & Todd Diggins Telephone # 603-493-3595

Address of Applicant: 3 Wentworth Terrace, Dover, NH

E-Mail Address: Kyrstin.ward@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 8 Lot(s) # 32

Address of Property: 3 Wentworth Terrace

Zoning District(s) R-20 Overlay District(s) Riverfront Residential

Existing Use of Property: Single Family Residence

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|---|---|--|
| ☒ Conservation District | ☐ RCM Use Overlay District | ☐ Gateway District |
| ☐ Groundwater Protection | ☐ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☒ Wetland Protection District | ☐ Central Business District | ☐ Heritage Residential District |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

Intent of this project to construct a 975 S.F. addition to include an accessory dwelling unit.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: State Wetland - Pending; State Shoreland - Pending

Name of Professional That Prepared Plans: Barry Gier, P.E., Jones & Beach Engineers, Inc.

Address PO Box 219, Stratham, NH 03885

Telephone #: 603-772-4746

Professional License #: 12535

E-mail address: bgier@jonesandbeach.com

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: Barry W. Gier Date: 2/2/22

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: Barry W. Gier Date: 2/2/22

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>
8	32	Todd Diggins & Krystin Ward	3 Wentworth Terrace, Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>
Same as Owner		

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Barry Gier, P.E.	Jones & Beach Engineers, Inc.	PO Box 219, Stratham, NH 03885

Conservation Easement Holder:

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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 # _____ new lots created = \$ _____
- ☐ 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 # 1 per Application = \$ 200.00
- ☐ 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. = \$ N/A

SUBTOTAL PLAN REVIEW FEE (A) = \$ 200.00

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 # 2 of x \$8.00 = \$ 16.00
- ☐ Certified letters fee: # of abutters _____ X \$8.00 = \$ _____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____

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

SUBTOTAL NOTICE FEE (B & C) = \$ 116.00

TOTAL INVOICE AMOUNT (A, B & C) = \$ 316.00

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ 316.00

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

TODD BIGGINS &

Letter of Authorization

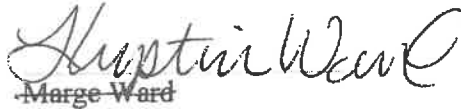
KRYSTON WARD

I, ~~Marge Ward~~, 150 Joppa Road, Merrimack, NH 03054, owner of property located in Dover, NH, known as Tax Map 8, Lot 32, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 3 Wentworth Terrace in Dover, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.



Witness TODD BIGGINS


~~Marge Ward~~10/4/21
Date

JONES & BEACH
ENGINEERS INC.

E-Doc # 200019377
Book 4829 Page 938

11/06/2020 10:55:29 AM
Page 1 of 2

Return To: Todd R. Diggins and Krystin Ward

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA167698 25.00
TRANS TAX ST852820 11,249.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Stevan E. Huff and Mandy K. Huff, Husband and Wife, of 3 Wentworth Terrace, Unit 1, Dover, NH 03820, for consideration paid grant to Todd R. Diggins, Single, and Krystin M. Ward, Single, both of 713 Sagamore Avenue, Portsmouth, NH 03801, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain condominium unit located in Dover, Strafford County, New Hampshire, described as follows:

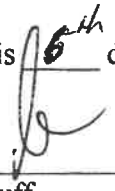
One condominium unit in 3 Wentworth Terrace Condominium, a Condominium dedicated under the provisions of the New Hampshire Condominium Act, New Hampshire Revised Statutes Annotated 356-B, said Condominium being located in Dover, County of Strafford, New Hampshire on land as more particularly bounded and described in the Declaration of Condominium of 3 Wentworth Terrace Condominium, which Declaration is recorded at Book 4359, Page 176 of the Strafford County Registry of Deeds, as the same may be amended from time to time. The Unit conveyed herein is Unit 1 as shown on "Condominium Site & Floor Plan 2 Wentworth Terrace Condominium" recorded in Strafford County Registry of Deeds in Plan Drawer 111, Plan Number 09.

Meaning and intending to describe and convey the same premises conveyed to Stevan E. Huff and Mandy K. Huff by virtue of a Warranty deed from Brian D. Short and Mary Ann Hemming Short dated 03/01/2019 and recorded at the Strafford County Registry of Deeds in Book 4639, Page 150.

.

We, the grantors, hereby release all rights of homestead in the above-described premises.

Executed this 6th day of November, 2020.

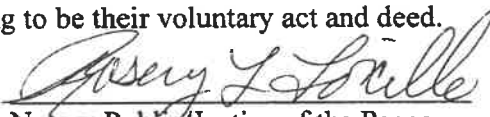

Stevan E. Huff


Mandy K. Huff

State of New Hampshire

County of Strafford

Then personally appeared before me on this 6th day of November, 2020, the said Stevan E. Huff and Mandy K. Huff and acknowledged the foregoing to be their voluntary act and deed.


Notary Public/Justice of the Peace

Commission expiration: April 19, 2022

ROSEMARY L FORCILLO
Notary Public-New Hampshire
My Commission Expires
April 19, 2022

Letter of Authorization

We, the members of 3 Wentworth Terrace Condominium, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the 3 Wentworth Terrace, Unit 1, also known as City of Dover Tax Map 8 / Lot 32. The parcel is located on 3 Wentworth Terrace in Dover, NH.

We hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures

John Eger
Witness

Stevan E. Huff
Stevan E. Huff

3/4/22
Date

John Eger
Witness

Mandy K. Huff
Mandy K. Huff

3-4-22
Date

Margery Ward
Witness

Todd Diggins
Todd Diggins

3/8/22
Date

Margery Ward
Witness

Krystin Ward
Krystin Ward

3/8/22
Date

SITE DEVELOPMENT
"3 WENTWORTH TERRACE"
TAX MAP 8 AND LOT NUMBER 32, UNIT #1
3 WENTWORTH TERRACE
DOVER, NEW HAMPSHIRE

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
E1	EROSION AND SEDIMENT CONTROL DETAILS

APPLICANT / OWNER
TODD R. DIGGINS & KRYSTIN M. WARD
3 WENTWORTH TERRACE
DOVER, NH 03820

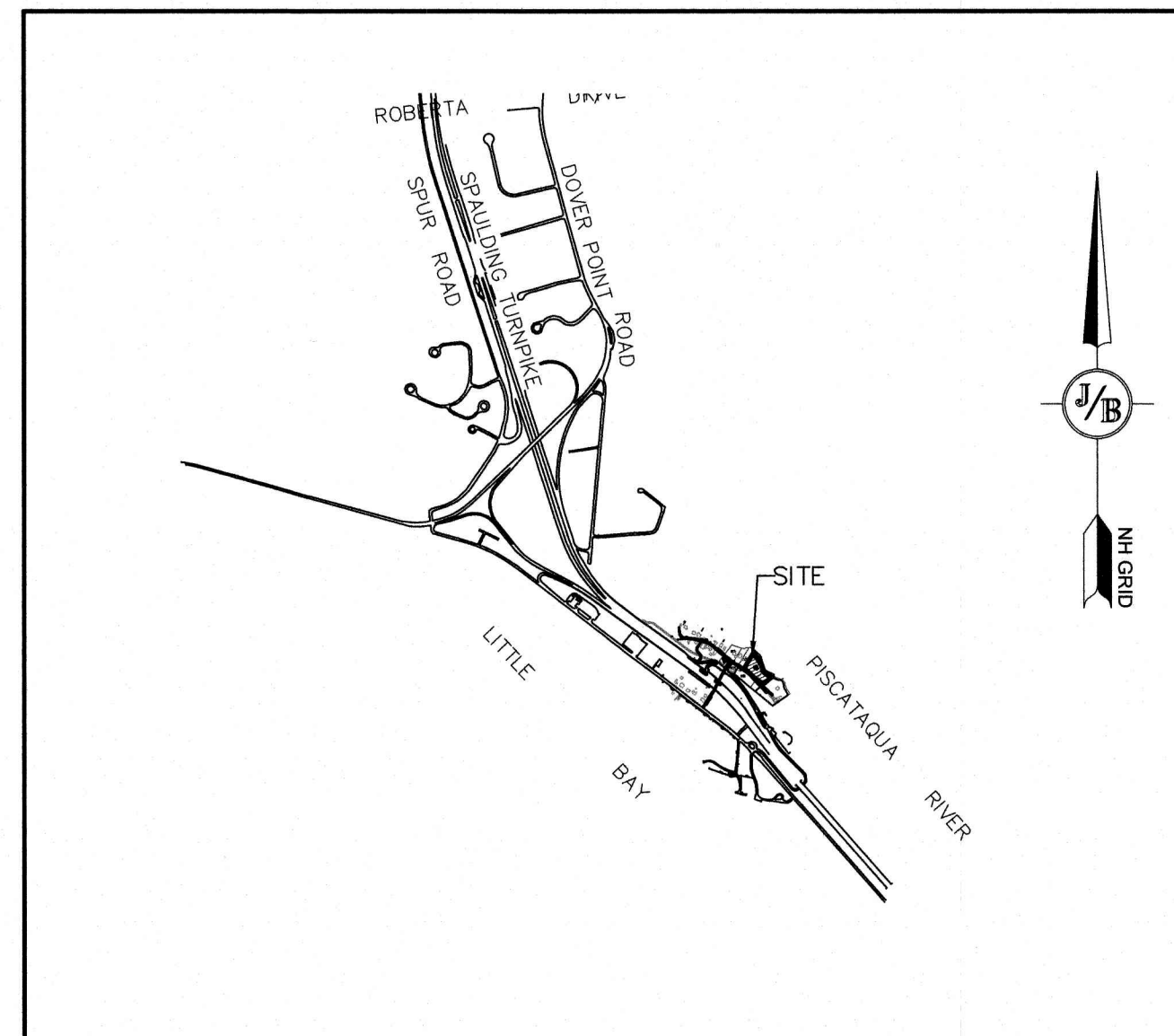
CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: BARRY W. GIER, PE
EMAIL: BGIER@JONESANDBEACH.COM

WETLAND CONSULTANT
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: CHRISTOPHER ALBERT

ELECTRIC
EVERSOURCE
74 OLD DOVER ROAD
ROCHESTER, NH 03867
(603) 332-4227

TELEPHONE
FAIRPOINT COMMUNICATIONS
100 TRI CITY ROAD
SOMERWORTH, NH 03878
ATTN:DAVE KESTNER
(603) 743-1114

CABLE TV
COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695



LOCUS MAP
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT

CONDITIONAL USE PERMIT:
CITY OF DOVER, NH
288 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
(603) 516-6008
RESPONSIBLE CONSULTANT-
JONES & BEACH ENGINEERS, INC.

NHDES WETLAND PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES-
WETLANDS BUREAU
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302
(603) 271-2147
RESPONSIBLE CONSULTANT-
JONES & BEACH ENGINEERS, INC.

NHDES SHORELAND PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES-
WATER DIVISION/ShORELAND PROGRAM
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302
(603) 271-2147
RESPONSIBLE CONSULTANT-
JONES & BEACH ENGINEERS, INC.

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	SINGLE GRATE CATCH BASIN
---	---	CULVERT W/WINGWALLS
---	---	WETLAND IMPACT
---	---	RIPRAP
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	CONCRETE
---	---	GRAVEL

STATUS

SUBMITTED:
02/02/2022
APPROVAL DATE:

FILE NO.:

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

SUBMITTED:

PERMIT NO.

DATED:

EXPIRATION:

PROJECT PARCEL
TOWN OF DOVER
TAX MAP 8, LOT 32

APPLICANT/OWNER
TODD R. DIGGINS & KRYSTIN M. WARD
3 WENTWORTH TERRACE
DOVER, NH 03820
BK 4829, PG 938

TOTAL LOT AREA
77,000± SQ. FT.
1.77± ACRES

DOVER PLANNING FILE NO.: xxxxx

Design: BWG	Draft: BWG	Date: 01/26/22
Checked: BWG	Scale: AS NOTED	Project No.: 21069
Drawing Name: 21069-DESIGN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

0	01/26/22	ISSUED FOR REVIEW	BWG
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

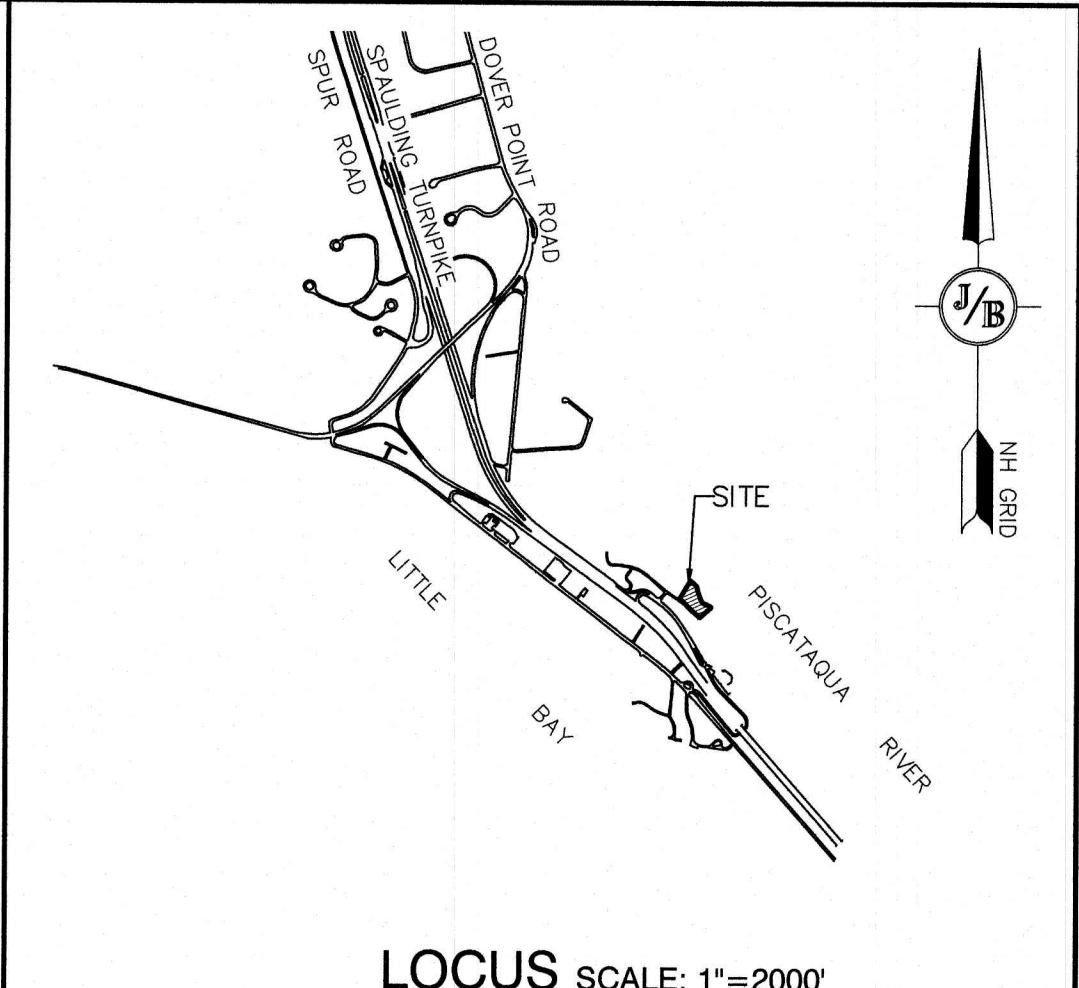
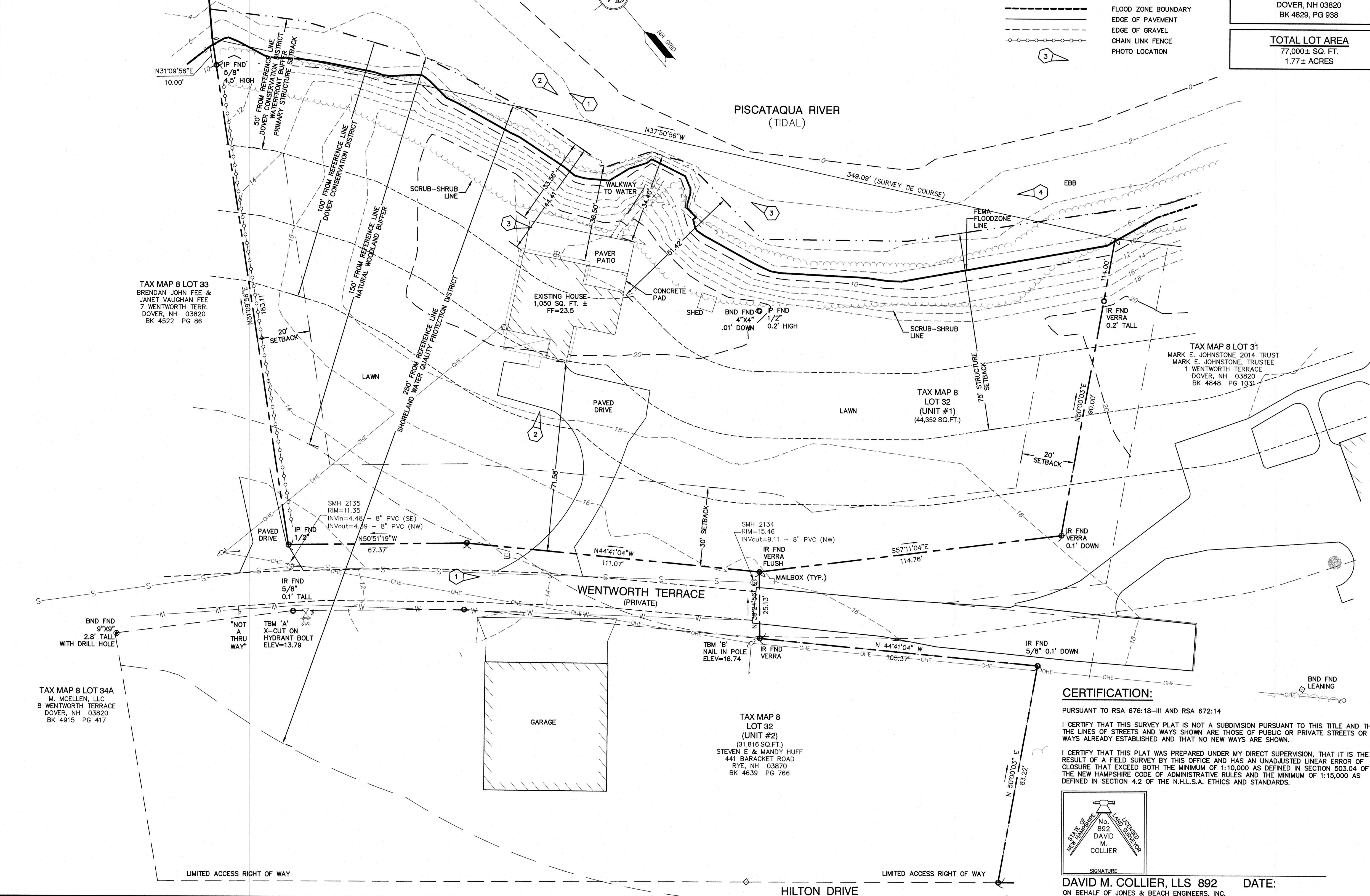
Plan Name:	COVER SHEET
Project:	TAX MAP 8, LOT 32 3 WENTWORTH TERRACE, DOVER, NH
Owner of Record:	TODD R. DIGGINS & KRYSTIN M. WARD 3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE 03820

DRAWING No.
CS
SHEET 1 OF 4 JBE PROJECT NO. 21069

3 WENTWORTH TERRACE, DOVER, NH
JBE # 21069 REVISION 2, 12/06/2017

PLAN REFERENCES

- "LOT LINE ADJUSTMENT PLAN, 1 & 3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE, ASSESSOR'S PARCELS 8-31 & 8-32, FOR BRIAN D. SHORT & MARY ANN HEMMING SHORT," DATED MARCH 1, 2012, SCALE 1" = 30'. PREPARED BY JAMES VERRA AND ASSOCIATES. S.C.R.D. 103-68.
- "CONDOMINIUM SITE & FLOOR PLAN, 3 WENTWORTH TERRACE CONDOMINIUM, 3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE, ASSESSOR'S PARCEL 8-32, FOR BRIAN D. SHORT & MARY ANN HEMMING SHORT," DATED FEBRUARY 9, 2016, SCALE 1" = 30'. PREPARED BY JAMES VERRA AND ASSOCIATES. S.C.R.D. 111-008.



NOTES:

- THEN INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF UNIT 1, 3 WENTWORTH TERRACE CONDOMINIUM, DOVER TAX MAP 8 LOT 32.
- ZONING DISTRICT: R-20 (RIVERFRONT RESIDENTIAL OVERLAY DISTRICT)
LOT AREA MINIMUM = 60,000 SF
LOT FRONTAGE MINIMUM = 125'
SHORELAND FRONTAGE MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 20'
SIDE SETBACK = 20'
REAR SETBACK = 30'
WETLAND BUFFER = 50'
- OVERLAY DISTRICTS:
RIVERFRONT RESIDENTIAL OVERLAY DISTRICT
WETLAND PROTECTION DISTRICT
CONSERVATION DISTRICT
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE "AE" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3307700405E, WITH EFFECTIVE DATE OF SEPTEMBER 30, 2015. FOR COMMUNITY PANEL NO. 405 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE STATE OF NEW HAMPSHIRE SHORELAND AND WATER QUALITY PROTECTION DISTRICT.
- BASIS OF BEARING: HORIZONTAL NEW HAMPSHIRE STATE PLANE FEET, FIPS ZONE 2800, NAD 1983, PER PLAN REFERENCE 1. VERTICAL NAVD83.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF DOVER TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY OF DOVER ASSESSORS OFFICE, THE STRAFFORD COUNTY REGISTRY OF DEEDS, AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER S. ALBERT OF JONES AND BEACH ENGINEERS, INC. IN JULY 2017 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY CHRISTOPHER S. ALBERT OF JONES AND BEACH ENGINEERS, INC. IN JULY 2017
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 40,000.
- APPROXIMATE HIGH WATER LINE IS INDICATED AS BOUNDARY ON RECORD PLAN. APPROXIMATE LOW WATER LINE AT ELEVATION 0 LOCATED ON JULY 7, 2017.
- TOPOGRAPHIC SURVEY PERFORMED BY JONES & BEACH ENGINEERS, INC. IN JULY, 2017.

Design: BWG	Draft: GAP	Date: 1/21/22
Checked: BWG	Scale: 1" = 20'	Project No.: 21069
Drawing Name: 21069-EX-CONDITIONS.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	---	REVISED PER	---
1	---	REVISED PER	---
0	2/02/22	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

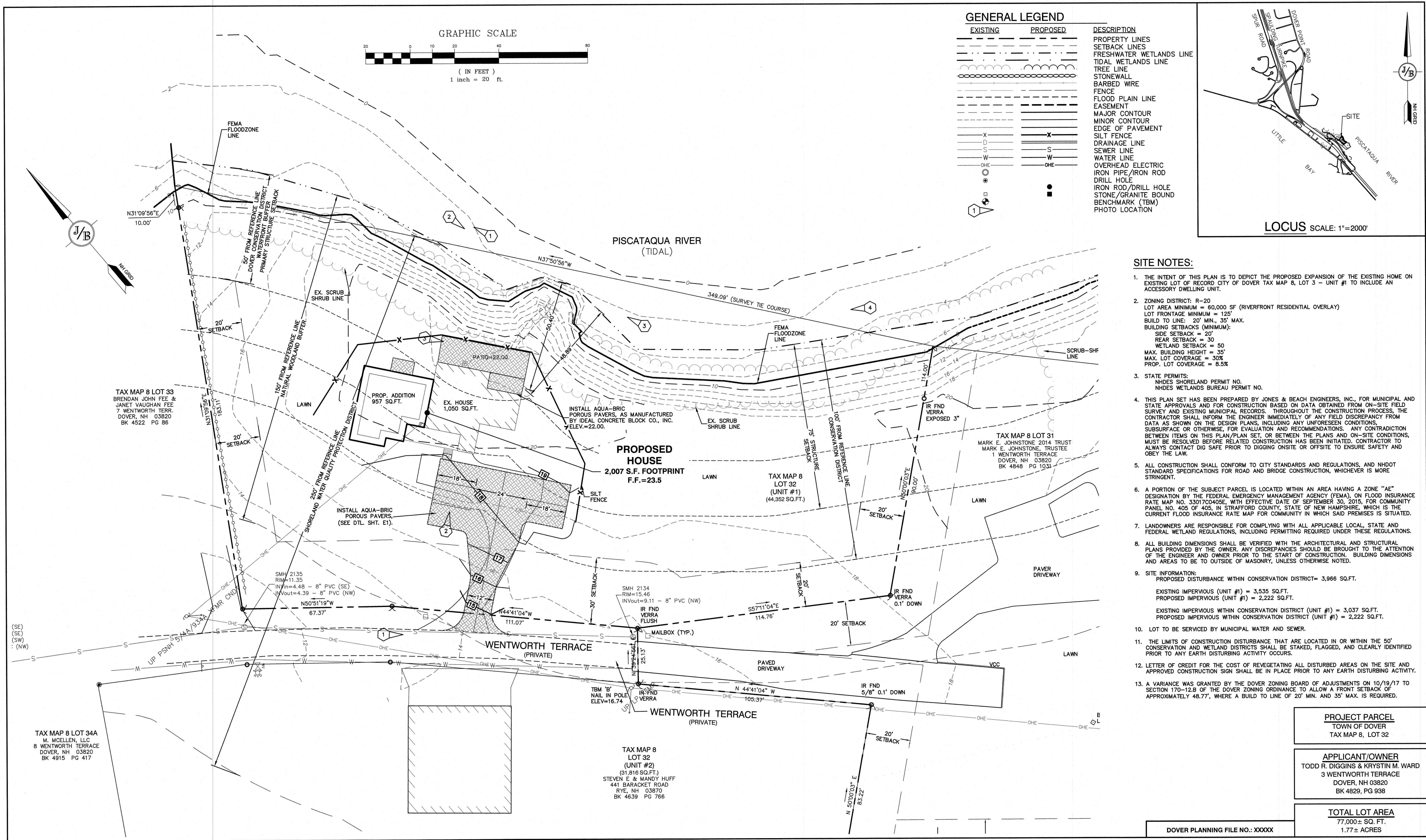
Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	TAX MAP 8 LOT 32
Owner of Record:	3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE
	TODD R. DIGGINS & KRYSTIN M. WARD
	3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE 03820

DRAWING NO.	C1
SHEET 2 OF 2	JBE PROJECT NO. 21069

DOVER PLANNING FILE NO.:



Design: BWG Draft: BWG Date: 01/26/22
Checked: BWG Scale: 1"=20' Project No.: 21069
Drawing Name: 21069-DESIGN.dwg
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REV.	DATE	REVISION	BY
0	01/26/22	ISSUED FOR REVIEW	BWG

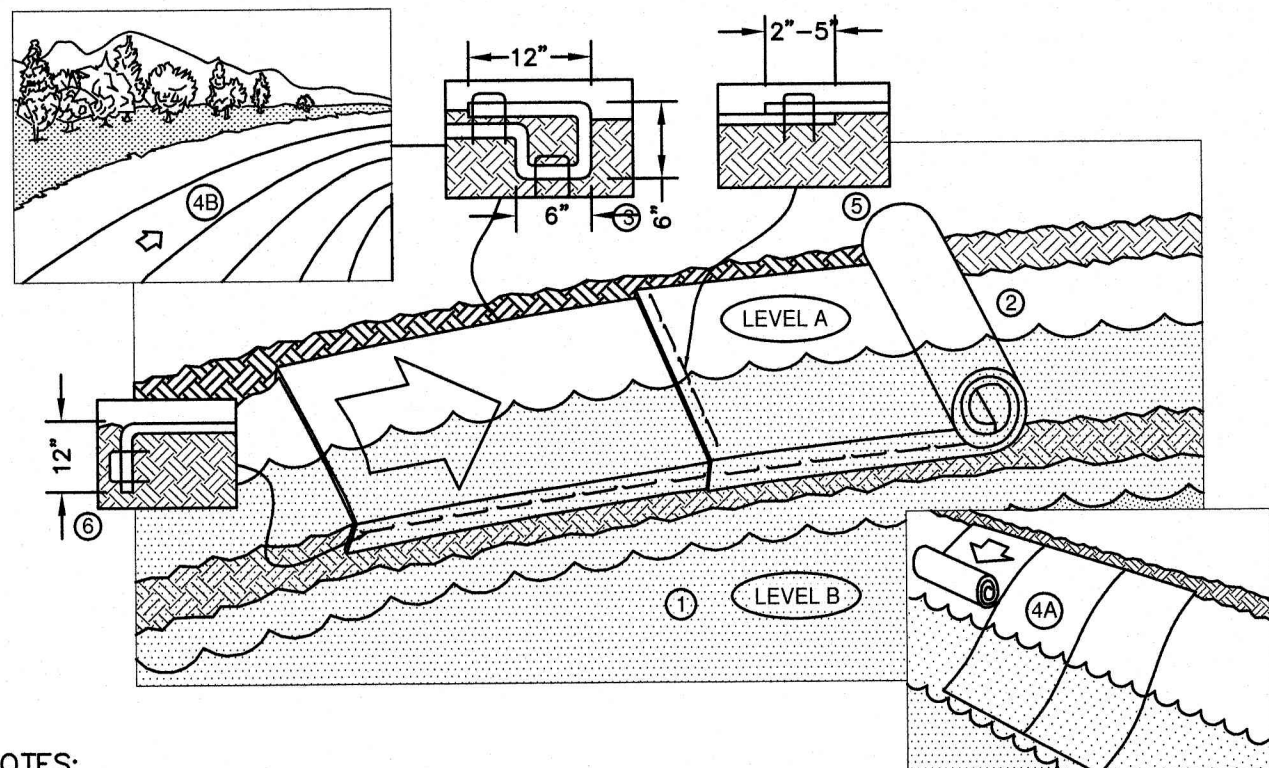
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**
Project: **TAX MAP 8, LOT 32
3 WENTWORTH TERRACE, DOVER, NH**
Owner of Record: **TODD R. DIGGINS & KRISTIN M. WARD
3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE 03820**

DRAWING No.
C2
SHEET 3 OF 4
JBE PROJECT NO. 21069

TEMPORARY EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE "C" AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
4. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.25" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.



NOTES:

1. FOR EASIER INSTALLATION, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION.
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED
3. BEGIN AT THE TOP OF THE SHORELINE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL BLANKETS EITHER (A) DOWN THE SHORELINE FOR LONG BANKS (TOP TO BOTTOM) OR (B) HORIZONTALLY ACROSS THE SHORELINE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF ALL HORIZONTAL AND VERTICAL BLANKET SEAMS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT BETWEEN ADJACENT BLANKETS, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCHING ON THE PREVIOUSLY INSTALLED BLANKET. SECURE ALL OVERLAPS WITH STAPLES SPACED 12" APART. NOTE: SEAM OVERLAP SHOULD BE SHINGLED ACCORDING TO PREDOMINANT EROSION ACTION.
6. THE EDGE OF THE BLANKET AT OR BELOW NORMAL WATER LEVEL MUST BE ANCHORED BY PLACING THE BLANKET IN A 12" DEEP BY 6" WIDE ANCHOR TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART IN THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING WITH STONE OR SOIL. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.



NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH
EVANSVILLE, INDIANA 47725
1-800-772-2040

EROSION CONTROL BLANKET SHORELINE INSTALLATION
(North American Green)

NOT TO SCALE

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
 - A. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - B. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - C. REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNFETCH, BIRDSFOOT, TREFOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
4. MULCH
 - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
5. MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETING THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	POOR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60
1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.		

SEEDING RATES

MAINTENANCE SPECIFICATIONS FOR ECO-PAVER OR INTERLOCKING CONCRETE PAVEMENT SYSTEMS

THE FOLLOWING RECOMMENDATIONS WILL HELP ASSURE THAT THE PAVERS ARE MAINTAINED TO PRESERVE ITS HYDROLOGIC EFFECTIVENESS.

WINTER MAINTENANCE:

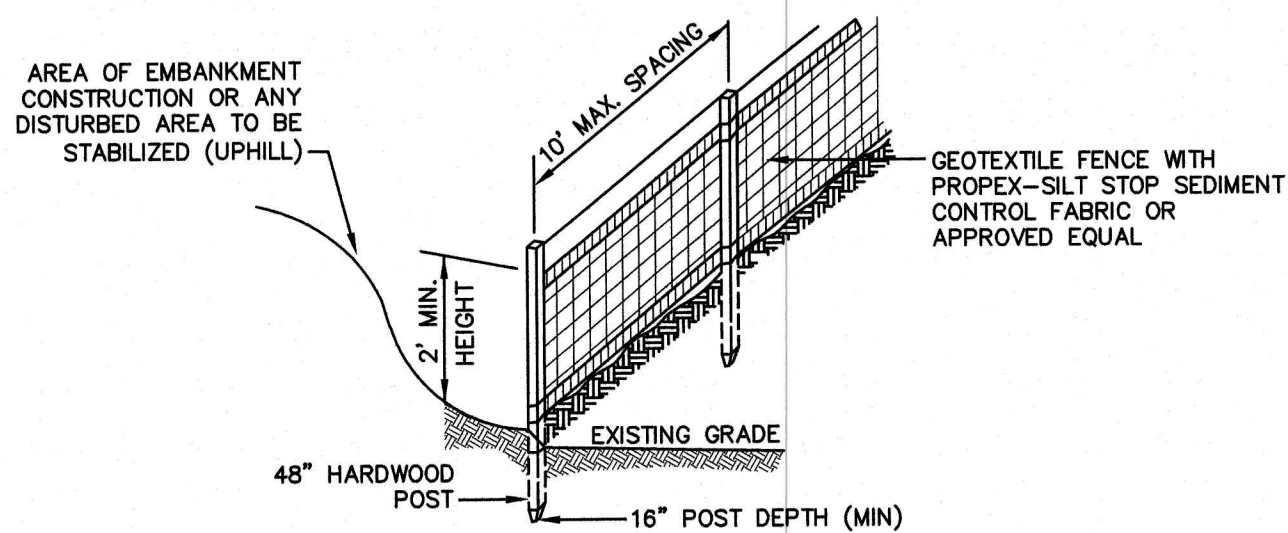
1. SANDING FOR WINTER TRACTION IS PROHIBITED. DEICING IS PERMITTED (NaCl, MgCl₂, OR EQUIVALENT). REDUCED SALT APPLICATION OF 50% OVER TRADITIONAL PAVEMENT APPLICATION RATES. NONTXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT, ARE PREFERABLE.
2. PLOWING IS ALLOWED, BLADE SHOULD BE SLIGHTLY RAISED (ALTHOUGH NOT NECESSARY, THIS WILL PREVENT PAVEMENT SCARPING). ICE AND LIGHT SNOW ACCUMULATION ARE GENERALLY NOT AS PROBLEMATIC AS FOR STANDARD ASPHALT. SNOW WILL ACCUMULATE DURING HEAVIER STORMS AND SHOULD BE PLOWED AFTER 2 TO 4 INCHES OF SNOW ACCUMULATION.

ROUTINE MAINTENANCE:

1. PAVEMENT SEAL COATING MUST BE ABSOLUTELY FORBIDDEN. SURFACE SEAL COATING IS NOT REVERSIBLE.
2. THE PAVEMENT SURFACE SHOULD BE VACUUMED 1 OR 2 TIMES PER YEAR, ESPECIALLY AFTER WINTER AND FALL SEASONS, AND AT ANY ADDITIONAL TIMES SEDIMENT IS SPILLED, ERODED, OR TRACKED ONTO THE SURFACE.
3. PLANTED AREAS ADJACENT TO PVIOUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO THE PAVEMENT. IF ANY BARE SPOTS OR ERODED AREAS ARE OBSERVED WITHIN THE PLANTED AREAS, THEY SHOULD BE REPLANTED AND/OR STABILIZED AT ONCE.
4. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. SUPERFICIAL DIRT DOES NOT NECESSARILY CLOG THE PAVEMENT VOIDS. HOWEVER, DIRT THAT IS GROUND IN REPEATEDLY BY TIRES CAN LEAD TO CLOGGING. THEREFORE, TRUCKS OR OTHER HEAVY VEHICLES SHOULD BE PREVENTED FROM TRACKING OR SPILLING DIRT ONTO THE PAVEMENT.
5. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE.
6. WRITTEN AND VERBAL COMMUNICATION TO THE POROUS PAVEMENT'S FUTURE OWNER SHOULD MAKE CLEAR THE PAVEMENT'S SPECIAL PURPOSE AND SPECIAL MAINTENANCE REQUIREMENTS SUCH AS THOSE LISTED HERE.

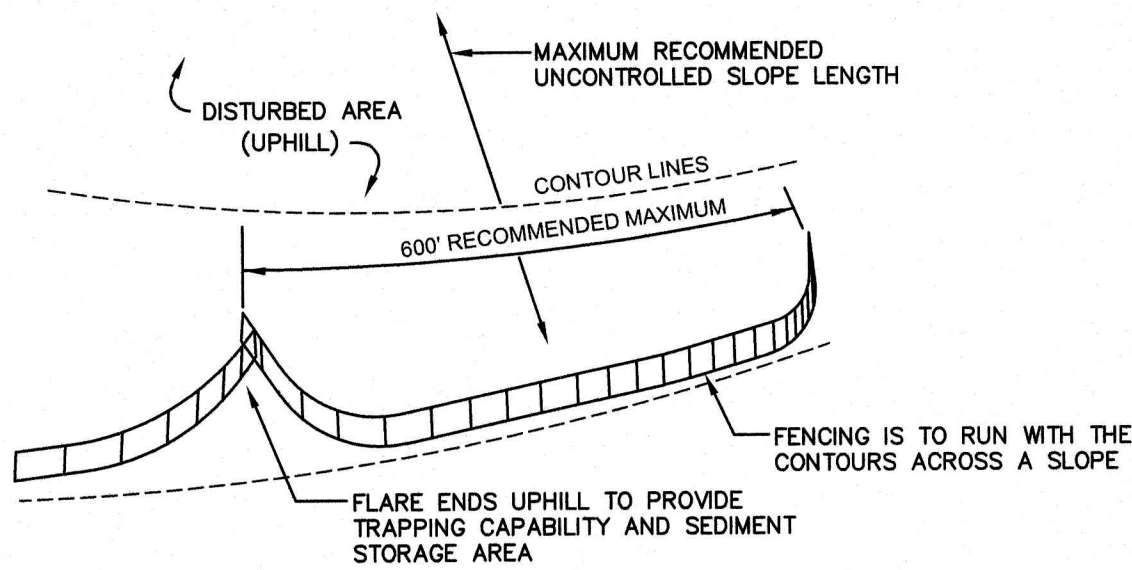
CONSTRUCTION SEQUENCE

1. WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
2. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
3. INSTALL SILT FENCING PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
4. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
5. STRIP LOAM AND PAVEMENT. STABILIZE STOCKPILE AS NECESSARY.
6. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS, INCLUDING THE CONSTRUCTION OF ANY RETAINING WALLS.
7. PREPARE BUILDING PAD TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
8. INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
10. PERFORM ALL REMAINING SITE CONSTRUCTION (i.e. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
11. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
12. INSTALL DRIVEWAY.
13. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (i.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
14. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
15. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
17. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
18. UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.



CONSTRUCTION SPECIFICATIONS:

1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.



6. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE

NOT TO SCALE

Design: BWG	Draft: BWG	Date: 01/26/22
Checked: BWG	Scale: AS NOTED	Project No.: 21069
Drawing Name: 21069-DESIGN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

0	01/26/22	ISSUED FOR REVIEW	BWG
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	TAX MAP 8, LOT 32 3 WENTWORTH TERRACE, DOVER, NH
Owner of Record:	TODD R. DIGGINS & KRYSTIN M. WARD 3 WENTWORTH TERRACE, DOVER, NEW HAMPSHIRE 03820

DRAWING No.

E1

SHEET 4 OF 4
JBE PROJECT NO. 21069

DOVER PLANNING FILE NO.: P17-57

P22-08

3 Wentworth Terrace

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
08031-000000	1 WENTWORTH TR	JOHNSTONE MARK E TRUSTEE	JOHNSTONE MARK E 2014 TRUST	1 WENTWORTH TR	DOVER	NH	03820
08032-000001	3 U-1 WENTWORTH TR	DIGGINS TODD R &	WARD KRYSTIN M	3 WENTWORTH TR	DOVER	NH	03820-4658
08032-000002	3 U-2 WENTWORTH TR	HUFF STEVAN E &	HUFF MANDY	441 BRACKETT RD	RYE	NH	03870
08033-000000	7 WENTWORTH TR	FEE BRENDAN JOHN &	FEE JANET VAUGHAN	7 WENTWORTH TR	DOVER	NH	03820
08034-000000	9 WENTWORTH TR	SIGURDSSON BJARNI BJORN &	SIGURDSSON KELLY ANN	9 WENTWORTH TR	DOVER	NH	03820
08034-A00000	8 WENTWORTH TR	M. MCELLEN LLC		8 WENTWORTH TERRACE	DOVER	NH	03820
08035-000000	11 WENTWORTH TR	MAKRIS ALEXIS TRUSTEE	MAKRIS ALEXIS 2003 REVOCABLE TRUST	11 WENTWORTH TERRACE	DOVER	NH	03820
08037-000000	10 WENTWORTH TR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
08032-000000	3 WENTWORTH TR	WENTWORTH TERRACE CONDOMINIUM ASSOCIAT		3 WENTWORTH TR	DOVER	NH	03820
		JONES & BEACH ENGINEERS, INC.	BARRY GIER, P.E.	P.O. BOX 219	STATHAM	NH	03885



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, February 14, 2022
Meeting Time: 5:30 pm

J. Aube: Could the buffer be enhanced elsewhere so that there is no net loss?

J. Gregiore: No opportunity was identified to enhance the buffer onsite.

S. Fellows: Approximately how long and wide is the expanded impact area?

J. Gregiore: The area is between 100 – 150 feet long by 3-4 feet wide.

A. Lyon: Will trees remain in the current vegetated area?

J. Gregiore: Yes, they will.

K. Murphy moved to endorse the application, A. Lyon seconded. Vote: 7 yes.

- C.** City of Dover Conditional Use Permit for Todd Diggins and Krystin Ward (Agent: Jones & Beach Engineers, Inc.), Assessor's Map 8, Lot 32, zoned R-20, located at 3 Wentworth Terrace. Proposal is to construct a 975 square foot addition to include an accessory dwelling unit, creating, 966 square feet of disturbance to the Conservation District.

Barry Gier from Jones and Beach Engineers, Inc. introduced the project.

K. Murphy: Question about note #3 on the plans, should that be there?

B. Gier: Typo and will be corrected.

J. Aube: What is the increase to the impervious surface?

B. Gier: Actually, the impervious surface decreases due to the removal of a portion of the driveway and addition of porous pavers.

A. Lyon: Porous pavers are great but they must be maintained to function properly. There should be a maintenance plan in place.

A. Lyon conditionally moved to endorse the application with the addition of a porous paver maintenance plan before Planning Board review, K. Murphy seconded. Vote: 7 yes.

To: Planning Board
From: Donna Benton, AICP

Date: March 16, 2022

**Re: Abolishment of Climate Forum
Planning Committee**

ISSUE:

Request on March 22 PB agenda to abolish the Climate Forum Planning Committee

INTENT:

This memo will guide you through the creation of this temporary committee, their accomplishments, and why they are requesting to be abolished

Summary and Background:

The Climate Forum Planning Committee was appointed by the Planning Board on October 12, 2021

Support was received from UNH Extension, NH Sea Grant and Strafford Regional Planning Commission developed fact sheets and videos to assist with the content contained within the resources which will be available early April.

Abigail Lyon, Vincent Lyon, and Kristen Murphy from the Conservation Commission, Susan Smith from the Energy Commission, Stephanie George and Hayley Harmon from the Planning Board were part of the committee which was staffed by Resilience Coordinator Jackson Kaspari with assistance by Kyle Pimental of Strafford Regional Planning Commission.

Accomplishments include:

- Compiling climate resources both specific to Dover as well as region
- Support in the creation of the Resilient Dover webpage
- Collaboration between similar organizations
- Developing videos and handouts on special resiliency and climate topics and resources

Reason for abolishment request:

The Committee has served its mission and can continue working collaboratively but no longer needs to be a formal committee.

Potential Motion:

Move to abolish the Climate Forum Planning Committee.