



**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820  
Meeting Date: **Tuesday, March 14, 2023**  
Meeting Time: **7:00 pm**

**1. CITIZENS' FORUM**

**2. APPROVAL OF THE PRIOR MINUTES**

- February 14, 2023 Regular Meeting Minutes

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- A. Consideration and acceptance of a Lot Line Adjustment for Laurie S. Anderson and Andrew R. and Holly Welsh Smith, Assessor's Map 17, Lots 132 and 131, zoned R-12, located at 13 & 11 Hawthorne Road. \*(LOTA-2023-0001)
- B. Consideration and acceptance of an Amendment of Site Review for American Durafilm Co., Inc. (Owner: AD Dover, LLC), Assessor's Map D, Lot 11-10, zoned (IT), located at 9 Innovation Way. (Proposal is to relocate a transformer pad and site landscaping, including a request for a waiver to not screen the transformer). \*(WAIV-2023-0002)
- C. Consideration and acceptance of an Amendment of Site Review for Macs Convenience Stores, LLC, Assessor's Map K, Lot 19-C, zoned R-12, C & IT, located at 30 Dover Point Road. (Proposal is to relocate landscaping and an additional transformer for EV charging). \*(WAIV-2023-0003)
- D. Consideration and acceptance of a Conditional Use Permit for Public Service Company of New Hampshire, (d/b/a Eversource Energy, c/o Kurt Nelson), Assessor's Map H, Lot 4, zoned IT, located near Cielo Drive. (Proposal is to perform maintenance work on the 345kV 307 Transmission Line involving a single utility structure replacement and optical ground wire replacement creating 773 sf of temporary impact to wetlands and 624 sf of temporary impact to the wetland buffer). \*(COND-2023-0029)
- E. Consideration and acceptance of a Conditional Use Permit for Public Service Company of New Hampshire (d/b/a Eversource Energy, c/o Kurt Nelson), Assessor's Map K, Lots 2 & 4-C, zoned R-12 & CWD, located in an existing M183 utility ROW, between Henry Law Avenue & the Cocheco River. (Proposal is the replacement of 5 wooden utility poles with weathered steel structures creating 3,489 sf of temporary impact to wetlands and 12,100 sf of temporary impact to the wetland buffer). \*(COND-2023-0030)
- F. Consideration and acceptance of a Conditional Use Permit for Public Service Company of New Hampshire, (d/b/a Eversource Energy, c/o Kurt Nelson), Assessor's Map K, Lot 6 & Map M, Lot 4-OPN, zoned R-40 & IT, located at existing M183 ROW between Pointe Place and Middle Road. (Proposal is the replacement of 3 wooden utility poles with weathered steel structures creating 2,494 sf of temporary impact to wetlands and 6,915 sf of temporary impact to the wetland buffer). \*(COND-2023-0031)
- G. Consideration and acceptance of a Conditional Use Permit for Public Service Company of New Hampshire, (d/b/a Eversource Energy, c/o Kurt Nelson), Assessor's Map M, Lots 47,49, 138, 142, 143 & 163, zoned R-12, G & R-20, located at existing M183 ROW between Polly Ann Trailer Park, Dover Point Road & Toftree Lane. (Proposal is the replacement of 3 wooden utility poles with weathered steel structures creating 9,416 sf of temporary impact to wetlands and 9,835 sf of temporary impact to the wetland buffer). \*(COND-2023-0032)
- H. Consideration and acceptance of a Conditional Use Permit for Public Service Company of New Hampshire, (d/b/a Eversource Energy, c/o Kurt Nelson), Assessor's Map M, Lots 83-5, 10, 9, 6, 11,12 & 13, zoned R-40, located at 38, 39, 47 & 48 Overlook Drive, 8 Canney Lane, 34 & 44 Quaker Lane. (Proposal is the maintenance work on the 345KV 307 Transmission Line involving a single utility structure replacement and optical ground wire replacement creating 2,023 sf of temporary impact to wetlands and 12,847 sf of temporary impact to the wetland buffer). \*(COND-2023-0033)



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Meeting Time: **7:00 pm**

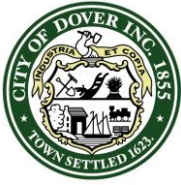
### 5. STAFF COMMENT

### 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](mailto:Dover-Planning@dover.nh.gov). You may also view materials at [www.dover.nh.gov](http://www.dover.nh.gov). Follow us on Twitter [@DoverNHPlanning](https://twitter.com/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](mailto:Dover-Planning@dover.nh.gov), or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.





CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, February 14, 2023**  
Meeting Time: **7:00 pm**

**Members Present:** Gina Cruikshank (Chair), Mark Speidel, Ken Mavrogeorge, Kyle Pimental, Dennis Shanahan (Deputy Mayor/Councilor), Tom Clark, George DeBoer (Alternate) and Jon Elliard (Alternate)

**Members Not Present (excused):** Hayley Harmon (Vice Chair), Fergus Cullen (Councilor), Erinn Kaspari, and Frank Torr

**Members Not Present (un-excused):**

**Staff Present:** Donna Benton, Director of Planning and Development and Erin Bassegio, Outreach Coordinator

G. Cruikshank called the meeting to order at 7p.m. and noted that Deputy Mayor Shanahan will sit in for Councilor Cullen and Jon Elliard would sit in for E. Kaspari and G. DeBoer would sit for F. Torr and K. Pimental would sit in as Vice Chair.

### 1. CITIZENS' FORUM

*Citizens Forum Open*

No one spoke

*Citizens Forum Closed*

### 2. APPROVAL OF THE PRIOR MINUTES

- January 24, 2023 Regular Meeting Minutes

**Motion:** K. Pimental moved to approve January 24, 2023 Regular Meeting Minutes. Seconded by: M. Speidel.

Vote: U/A

### 3. OLD BUSINESS

- A. Public hearing and possible adoption of amendments to Chapter 153-4, entitled "Site Plan" of the code of the City of Dover. Amendments include clarifying site review applicability, Technical Review Committee process of reviewing minor site plans, and removing 90-day extension per state statute. The full text of the amendments is available in the Planning Department & at [www.dover.nh.gov](http://www.dover.nh.gov) located under Planning Board meeting materials.\*

D. Benton mentioned she has lumped some of these amendments in with the ones under Item 4B and others haven't had the capacity to finish drafting as the focus has been on the zoning amendments and hiring a full staff.

No board action was taken at this meeting.

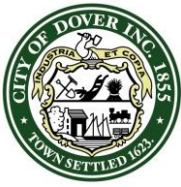
### 4. NEW BUSINESS

- A. Consideration and acceptance of a Lot Line Adjustment for Laurie S. Anderson and Andrew R and Holly Welsh Smith, Assessor's Map 17, Lots 132 and 131, zoned R-12, located at 13 & 11 Hawthorne Road.  
\*(LOTA-2023-0001)

Chair Cruikshank announced the applicant has requested a continuance to March 14<sup>th</sup>.

**Motion:** M. Speidel moved to continue to March 14<sup>th</sup> Regular Meeting. Seconded by: J. Elliard. 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](http://www.dover.nh.gov) located under meeting materials and on the Planning Department page.\*



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**Motion:** D. Shanahan moved to remove this item from the table. Seconded by G. DeBoer. Vote: U/A

D. Benton went over the proposed amendments to Chapter 153.

M. Speidel asked a couple of clarifying questions which D. Benton answered.

*Public hearing opened*

None

*Public hearing closed*

**Motion:** T. Clark moved to post the amendments. Seconded by M. Speidel. Vote: U/A

- 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](http://www.dover.nh.gov) located under meeting materials and on the Planning Department page.\*

The Chair announced this would be continued to a future meeting.

- 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](http://www.dover.nh.gov) located under meeting materials and on the Planning Department page.\*

**Motion:** G. DeBoer moved to remove this item from the table. Seconded by T. Clark. Vote: U/A

D. Benton explained and outlined the changes to the amendments since the last meeting.

*Public hearing opened*

P. Campbell, 887 Central Ave spoke to amendments 15 and 26 in relation to solar. He asked for support for solar trackers to allow ground mounted solar to be the height of the requirements of the zone. He handed out information to the board members.

*Public hearing closed*

K. Pimental asked some clarifying questions about the amendments.

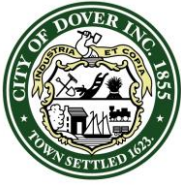
T. Clark asked to look at the regulations to make sure we are consistent regarding 'not visible'. K. Pimental agreed and also would like to look at landscaping/ screening options.

**Motion:** T. Clark moved to pull amendment 15 and 26 out for further reworking and post the remaining amendments. Seconded by D. Shanahan. Vote: U/A

- E. Visioning Session for the Vision Chapter Update of the Master Plan

D. Benton updated the Board on the Visioning and Public Engagement going on for the update to the Vision Chapter. Then introduced Erin Bassegio, Outreach Coordinator, who is the staff lead on the project to conduct a visioning-on-the-go for the Planning Board.

E. Bassegio asked for board feedback and ideas of the strengths and challenges Dover is facing and what they hope to see by 2035. Board members gave their opinions on these topics.



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### 5. STAFF COMMENTS

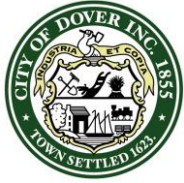
- Council adopted City-wide Resilience Plan
- Last night was the Downtown Pedestrian and Vehicular plan information/public input session with about 50 people in attendance.
- February 28<sup>th</sup> is also looking like a light agenda and Jackson Kaspari will be staffing it.
- TRCs coming up:
  - Site Review for VC Dover Investment, LLC, Assessor's Map H, Lot 4-3-1, zoned Commercial, located at 30 Grapevine Drive. (Proposal is to build a new 15,040 sf (footprint), 4 story mixed use building next to the Hannaford's Grocery Store on Grapevine Drive.) (P22-72/SITE-2022-0017). *[This item was previously heard on November 17, 2022 and January 5, 2023]*

### 6. MEMBER COMMENTS

- The Chair signed plans for Preble Street and 239 Knox Marsh Road.

### 7. ADJOURNMENT

**Motion:** G. DeBoer moved to adjourn at 8:10pm. Seconded by J. Elliard. Vote: U/A



CITY OF DOVER

## PLANNING BOARD - STAFF MEMO FILE #LOTA-2023-0001

Application Type: Lot Line Adjustment  
Applicant(s): Joshua P. Lanzetta, Esq. of Bruton and Berube, PLLC  
Owner(s): Andrew R. & Holly Welsh Smith and Laurie S. Anderson  
Location: 11 & 13 Hawthorn Road (Tax Map 17, Lots 131 & 132)  
Meeting Date: March 14, 2023

**INTENT:** To revise the lot lines between two parcels, adding 349 sq. ft. / 0.01 ac. from Lot 131 to Lot 132, leaving Lot 131 with 11,079± sq. ft. and Lot 132 with 11,710± sq. ft.

**LOTS/UNITS PROPOSED:** No additional

**AGENDA ITEM #:** 4-A

**FILE:** LOTA-2023-0001

**AREA:** Existing/Proposed:

L-131: 10,730± sf, 0.25± ac. / 11,079± sf, 0.25± ac.  
L-132: 12,059± sf, 0.28± ac. / 11,710± sf, 0.27± ac.

**ZONING DISTRICT:** R-12

**EXISTING USE:** Residential

**PROPOSED USE:** Residential

**SURROUNDING:** Residential

**ZBA ACTION:** None requested yet, but at a minimum – Variances from minimum lot size would be needed as a COA if approved.

**ATTACHMENTS:** Application, Narrative letter, Lot Line Adjustment Plan

**APPLICATION IS COMPLETE:**

Yes, provided a Variances sought and granted

**REGIONAL IMPACT:** No

**NOTICES SENT:** Abutter notices were sent by certified mail for the previous meeting.

**PERMITS / WAIVERS REQUIRED:**

None

### Summary of Request and Background

This item was continued from the February 14, 2023 Planning Board meeting at the request of the applicant.

The applicants are requesting to complete a lot line adjustment between two lots with 349 sq. ft., or 0.01 ± ac., from Lot 131 being added to Lot 132.

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

Neither lots will meet the minimum lot area post adjustment, which is 12,000 sq. ft. in the R-12. Previously, Lot 132 did have the more than 12,000 sq. ft. with a total of 12,059± sq. ft., but will be made non-conforming by this submittal. Therefore, should the Board decide to approve the LLA, staff is recommending the condition of approval 1d below regarding the need for zoning relief.

### 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, if a Variance is granted.

### STAFF RECOMMENDATION:

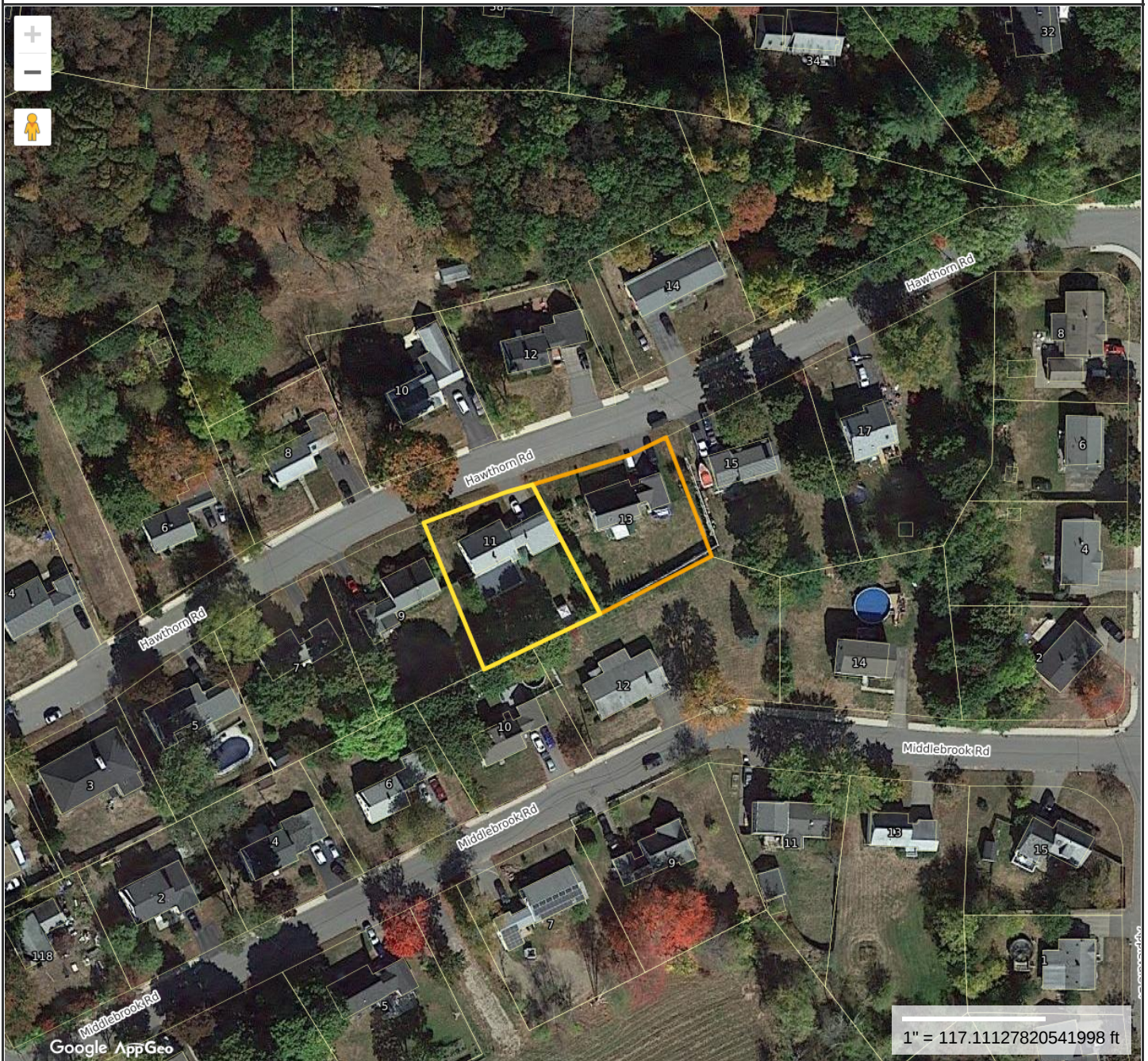
The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and vote to approve the application with the following precedent conditions:

#### Precedent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
  - a. Planning File Number #LOTA-2023-0001
  - b. The owner's signatures
  - c. The LLS stamp and signature
  - d. Variance(s) from the Zoning Board of Adjustment be sought and granted, for relief from the minimum lot size, as a Condition of Approval of the completion of this Lot Line Adjustment application.



## LOTA-2023-0001 13 &amp; 11 Hawthorn Road

**Property Information**

**Property ID** 17131-000000  
**Location** 11 HAWTHORN RD  
**Owner** SMITH ANDREW R  
**Land Use** 101  
**Zoning Code** R-12

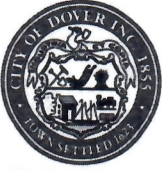
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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 12/16/2022  
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

[Revision Date: June 4, 2019]

### Office Use Only

Project #: \_\_\_\_\_

Date Received: \_\_\_\_\_

Amount Paid: \_\_\_\_\_

Time Received: \_\_\_\_\_

### APPLICANT INFORMATION

Name of Applicant: Laurie Anderson c/o Bruton & Berube, PLLC Telephone # 603-745-4529

Address of Applicant: Bruton & Berube, PLLC, Attn: Josh Lanzetta, Esq., 601 Central Ave. Dover, NH 03820

### FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1<sup>st</sup> Property Owner (*if different from applicant*): Laurie Anderson Telephone # 603-770-4142

Address of 1<sup>st</sup> Property Owner: 13 Hawthorne Road, Dover, NH 03820

Address of Property: Same

Assessor's Map # 17 Lot(s) # 132

Property Deed: Book 4161 Page: 275

Zoning District(s) R-12 Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 12,059 Size of Proposed Parcel (sq. ft.): 11,710

### SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2<sup>nd</sup> Property Owner (*if different from applicant*): Andrew & Holly Smith Telephone # \_\_\_\_\_

Address of 2<sup>nd</sup> Property Owner: 11 Hawthorne Ave., Dover, NH 03820

Address of Property: Same

Assessor's Map # 17 Lot(s) # 131

Property Deed: Book 4983 Page: 182

Zoning District(s) R-12 Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 10,730 Size of Proposed Parcel (sq. ft.): 11,079

### THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3<sup>rd</sup> Property Owner (*if different from applicant*): N/a Telephone # \_\_\_\_\_

Address of 3<sup>rd</sup> 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.) McEneaney Survey Assoc.

Address PO Box 681, Dover, NH 03820 Telephone #: 603-742-0911

Professional License #: 661 E-mail address: kevin@surveynh.com

**CONSERVATION EASEMENT HOLDER (s)**

Name of Easement Holder: N/a Telephone # \_\_\_\_\_

Address Easement Holder: \_\_\_\_\_

Name of 2<sup>nd</sup> Easement Holder: \_\_\_\_\_ Telephone # \_\_\_\_\_

Address 2<sup>nd</sup> 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: \_\_\_\_\_ Date: 01/24/2023

Signature of Second Property Owner: \_\_\_\_\_ Date: 01/24/2023

Signature of Applicant (*if different from owner*): \_\_\_\_\_ Date: 01/24/2023

Signature of Agent: \_\_\_\_\_ Date: 01/24/2023

**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: \_\_\_\_\_ Date: 01/24/2023

# **BRUTON & BERUBE, PLLC**

FRANCIS X. BRUTON, III  
CATHERINE A. BERUBE  
JOSHUA P. LANZETTA

ATTORNEYS AT LAW

601 Central Avenue  
Dover, NH 03820  
Office - 603.749.4529

Of Counsel  
JAMES H. SCHULTE

Cell - 603.777.0579  
josh@brutonlaw.com

January 24, 2023

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

**Re:** Lot Line Adjustment Application  
**Applicant:** Laurie Anderson, Andrew Smith, and Holly Smith c/o Bruton & Berube, PLLC  
**Owner 1:** Laurie Anderson  
**Owner 2:** Andrew & Holly Smith  
**Properties:** Map 17, Lots 131 & 132  
**Zone:** R-12

Dear Planning Board Members:

The purpose of this letter is to submit a Minor Lot Line Adjustment Application (the "Application") to adjust a lot line between abutting properties located at Map 17, Lot 131 (the "Smith Property") and Map 17, Lot 132 (the "Anderson Property") on behalf of neighbors, Laurie Anderson, Andrew Smith, and Holly Smith (collectively the "Applicants").

Pursuant to RSA 674:35 and the Land Subdivision Regulations<sup>1</sup> of the City of Dover, New Hampshire, the Applicant seeks a lot line adjustment under Ordinance section 157-17<sup>2</sup> to adjust the lot line between the Anderson Property and the Smith Property (the "Project").

The Applicants respectfully request the Planning Board (the "Board") schedule a hearing to review and grant the Application.

## **I. ENCLOSED DOCUMENTS**

Please find 1-copy of the following documents enclosed:

- a) Application dated January 24, 2023;
- b) Abutters List dated January 24, 2023;
- c) Smith Letter of Authorization dated November 3, 2023 ("Smith LoA"); and

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<sup>1</sup> See generally, Land Subdivision Regulations, City of Dover, New Hampshire (2023) (the "Ordinance").

<sup>2</sup> Ordinance § 157-17 at 2.

- d) Lot Line Adjustment Plan prepared by McEneaney Survey Associates dated October 26, 2022 (the "Plans").

## II. NARRATIVE & ANALYSIS

The Applicants (neighbors) own abutting parcels of residential real estate on Hawthorne Road in Dover, New Hampshire. In 2021, a dispute arose regarding the location of the existing lot line after a boundary survey found the existing fence and shrubbery separating the lots to be improperly located and encroaching on the Anderson Property. After substantial disagreement, a lawsuit, and resulting mediation, the Applicants settled the dispute and agreed to shift the existing lot line 3-feet to the location illustrated on the enclosed Plans.

As proposed the Smith Property will change from 10,730 S.F. (.24 acres) to 11,079 S.F. (.25 acres), and the Anderson Property will change from 12,059 S.F. (.28 acres) to 11,710 S.F. (.27 acres).

The Application fully complies with the Ordinance and the Board is empowered to grant the Application.<sup>3</sup>

## III. RELIEF REQUESTED

Pursuant to NH RSA 674:35 and the Ordinance, the Applicant respectfully requests the Board:

1. Approve the Application; and
2. Grant all relief necessary to affect Application approval.

Please do not hesitate to contact me with questions at [josh@brutonlaw.com](mailto:josh@brutonlaw.com) or 603-749-4529.

Sincerely,



Josh Lanzetta, Esq.

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<sup>3</sup> *Id.*



**CITY OF DOVER MINOR LOT LINE ADJUSTMENT  
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.

Please see attached.

**Owner:**

| TAX MAP | LOT # | PROPERTY OWNER | MAILING ADDRESS |
|---------|-------|----------------|-----------------|
|         |       |                |                 |

**Applicant (if different from owner):**

| APPLICANT NAME | APPLICANT COMPANY | MAILING ADDRESS |
|----------------|-------------------|-----------------|
|                |                   |                 |

**Surveyor and/or Engineer/Professional Agent:**

| NAME | COMPANY | MAILING ADDRESS |
|------|---------|-----------------|
|      |         |                 |
|      |         |                 |
|      |         |                 |

**Conservation Easement Holder:**

| TAX MAP | LOT # | NAME OF EASEMENT HOLDER | MAILING ADDRESS |
|---------|-------|-------------------------|-----------------|
|         |       |                         |                 |

**LOTA-2023-0001**
**13 & 11 HAWTHORNE ROAD**

| Property ID  | Location          | Owner 1                       | Owner 2             | Owner Address 1     | City  | State | Zip        |
|--------------|-------------------|-------------------------------|---------------------|---------------------|-------|-------|------------|
| 17124-000000 | HAWTHORN RD       | LANGS PATRICIA                |                     | 10 HAWTHORN ROAD    | DOVER | NH    | 03820      |
| 17124-A00000 | HAWTHORN RD       | LANGS PATRICIA                |                     | 10 HAWTHORN ROAD    | DOVER | NH    | 03820      |
| 17124-B00000 | 14 HAWTHORN RD    | SHEEHY EDWARD J &             | SHEEHY NANCY L      | 14 HAWTHORN RD      | DOVER | NH    | 03820      |
| 17125-000000 | 6 HAWTHORN RD     | RUBINS PHILIP S               |                     | 6 HAWTHORN RD       | DOVER | NH    | 03820      |
| 17126-000000 | 8 HAWTHORN RD     | MAGUIRE CATHERINE E           | MCHUGH MARK N       | 8 HAWTHORN ROAD     | DOVER | NH    | 03820      |
| 17127-000000 | 10 HAWTHORN RD    | LANGS PATRICIA                |                     | 10 HAWTHORN ROAD    | DOVER | NH    | 03820      |
| 17128-000000 | 12 HAWTHORN RD    | HOGAN DAVID                   |                     | 12 HAWTHORN RD      | DOVER | NH    | 03820      |
| 17129-000000 | 7 HAWTHORN RD     | BARRETT JOHANNA               |                     | 7 HAWTHORN RD       | DOVER | NH    | 03820      |
| 17130-000000 | 9 HAWTHORN RD     | KENNEDY KERRY J &             | TOBIASSEN KRISTEN M | 9 HAWTHORN RD       | DOVER | NH    | 03820-4218 |
| 17134-000000 | 4 MIDDLEBROOK RD  | HEGARTY MATTHEW G             | HEGARTY LESLEY J    | 4 MIDDLEBROOK RD    | DOVER | NH    | 03820      |
| 17135-000000 | 6 MIDDLEBROOK RD  | GRAY WALLACE S &              | EATON ESTHER J      | 6 MIDDLEBROOK ROAD  | DOVER | NH    | 03820      |
| 17137-000000 | 5 HAWTHORN RD     | GLEASON ELEANOR               | GLEASON BRETT       | 5 HAWTHORN RD       | DOVER | NH    | 03820      |
| 17139-000000 | 17 HAWTHORN RD    | TOUPIN AMANDA L &             | TOUPIN CAITLIN B    | 17 HAWTHORNE RD     | DOVER | NH    | 03820      |
| 17139-A00000 | 15 HAWTHORN RD    | COFFEY ALISON                 |                     | 15 HAWTHORN ROAD    | DOVER | NH    | 03820      |
| K0018-D00000 | 2 NEWPORT RD      | NILES DEBORAH L               |                     | 2 NEWPORT RD        | DOVER | NH    | 03820      |
| K0018-J00000 | 4 NEWPORT RD      | ASH CHERYL D                  |                     | 4 NEWPORT RD        | DOVER | NH    | 03820      |
| K0042-A00000 | MIDDLEBROOK RD    | 6 DPR REALTY LLC              |                     | 818 CENTRAL AVE     | DOVER | NH    | 03820      |
| K0043-000000 | 7 MIDDLEBROOK RD  | MARTIN ALEXANDRA &            | KELLY SHAWN         | 7 MIDDLEBROOK RD    | DOVER | NH    | 03820      |
| K0044-000000 | 9 MIDDLEBROOK RD  | DEMOSTHENES RODGERS ELIZABETH |                     | 9 MIDDLEBROOK RD    | DOVER | NH    | 03820-4237 |
| K0045-000000 | 14 MIDDLEBROOK RD | ASHMAN-KING JILL E &          | KING MICHAEL P      | 14 MIDDLEBROOK RD   | DOVER | NH    | 03820      |
| K0046-000000 | 12 MIDDLEBROOK RD | VACCA ALEXANDER M             |                     | 12 MIDDLEBROOK RD   | DOVER | NH    | 03820      |
| K0047-000000 | 10 MIDDLEBROOK RD | CUEVAS FLORENSIA              |                     | 10 MIDDLEBROOK ROAD | DOVER | NH    | 03820      |
| K0048-000000 | 5 MIDDLEBROOK RD  | MARKHAM DIANA C               |                     | 5 MIDDLEBROOK RD    | DOVER | NH    | 03820      |
| K0050-001000 | 11 MIDDLEBROOK RD | LAWLOR ZACHARY L &            | LAWLOR VICTORIA J   | 11 MIDDLEBROOK RD   | DOVER | NH    | 03820-4237 |
| 17131-000000 | 11 HAWTHORN RD    | SMITH ANDREW R                | SMITH HOLLY WELSH   | 11 HAWTHORN RD      | DOVER | NH    | 03820      |
| 17132-000000 | 13 HAWTHORN RD    | ANDERSON LAURIE S             |                     | 13 HAWTHORN RD      | DOVER | NH    | 03820-4218 |
|              |                   | MCENEANEY SURVEY ASSOCIATES   | KEVIN MCENEANEY     | P.O. BOX 681        | DOVER | NH    | 03820      |
|              |                   | BRUTON & BERUBE, PLLC         | JOSH LANZETTA, ESQ  | 601 CENTRAL AVENUE  | DOVER | NH    | 03820      |

ABUTTERS LIST  
January 24, 2023

**Re:** Abutters List for Lot Line Adjustment Application  
**Applicant:** Laurie Anderson, Andrew Smith, and Holly Smith c/o Bruton & Berube, PLLC  
**Owner 1:** Laurie Anderson  
**Owner 2:** Andrew & Holly Smith  
**Properties:** Map 17, Lots 131 – 132  
**Zone:** R-12

**Owners**

17132-000000  
Laurie Anderson  
13 Hawthorne Road  
Dover, NH 03820

Andrew R. Smith  
Holly Welsh  
11 Hawthorn Road  
Dover, NH 03820

**Abutters<sup>1</sup>**

17139-A00000  
Alison Coffey  
15 Hawthorn Road  
Dover, NH 03820

17124-B00000  
Edward J. & Nancy L. Sheehy  
14 Hawthorn Road  
Dover, NH 03820

17127-000000  
17124-000000  
Patricia Langs  
10 Hawthorn Road  
Dover, NH 03820

17128-000000  
David Hogan  
12 Hawthorn Road  
Dover, NH 03820

K0046-000000

---

<sup>1</sup> This Abutters List includes direct abutters for the Anderson Property and the Smith Property (as defined in the submission letter).



Alexander M. Vacca  
12 Middlebrook Road  
Dover, NH 03820

17130-000000  
Kerry J. Kennedy  
Kristen M. Tobiassen  
9 Hawthorne Road  
Dover, NH 03820

K0047-000000  
Florensia Cuevas  
10 Middlebrook Road  
Dover, NH 03820

**Professionals**

Bruton & Berube, PLLC  
Attn: Josh Lanzetta, *Esq.*  
601 Central Avenue  
Dover, NH 03820

McEneaney Survey Associates of New England  
Attn: Kevin McEneaney  
PO Box 681  
Dover, NH 03820

Andrew Smith  
11 Hawthorne Road  
Dover, NH 03820

November 3, 2022

City of Dover, New Hampshire  
288 Central Avenue  
Dover, NH 03820

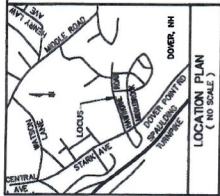
**Re: Letter of Authorization**  
**Address: 11 Hawthorne Road, Dover, NH 03820**

To Whom it May Concern:

The undersigned, as owners of premises located at 11 Hawthorne Road, Dover, NH 03820 (the "Property"), hereby authorizes Bruton & Berube, PLLC; its attorneys, paralegals, assistants, employees, agents, and consultants; to seek all approvals required from the City of Dover, New Hampshire, including, but not limited to, special or other permitting, appeals, and lot line adjustments related to the Property. Further, the undersigned authorizes Joshua P. Lanzetta, *Esq.* to execute and sign all applications and documents necessary to complete the above on his behalf.

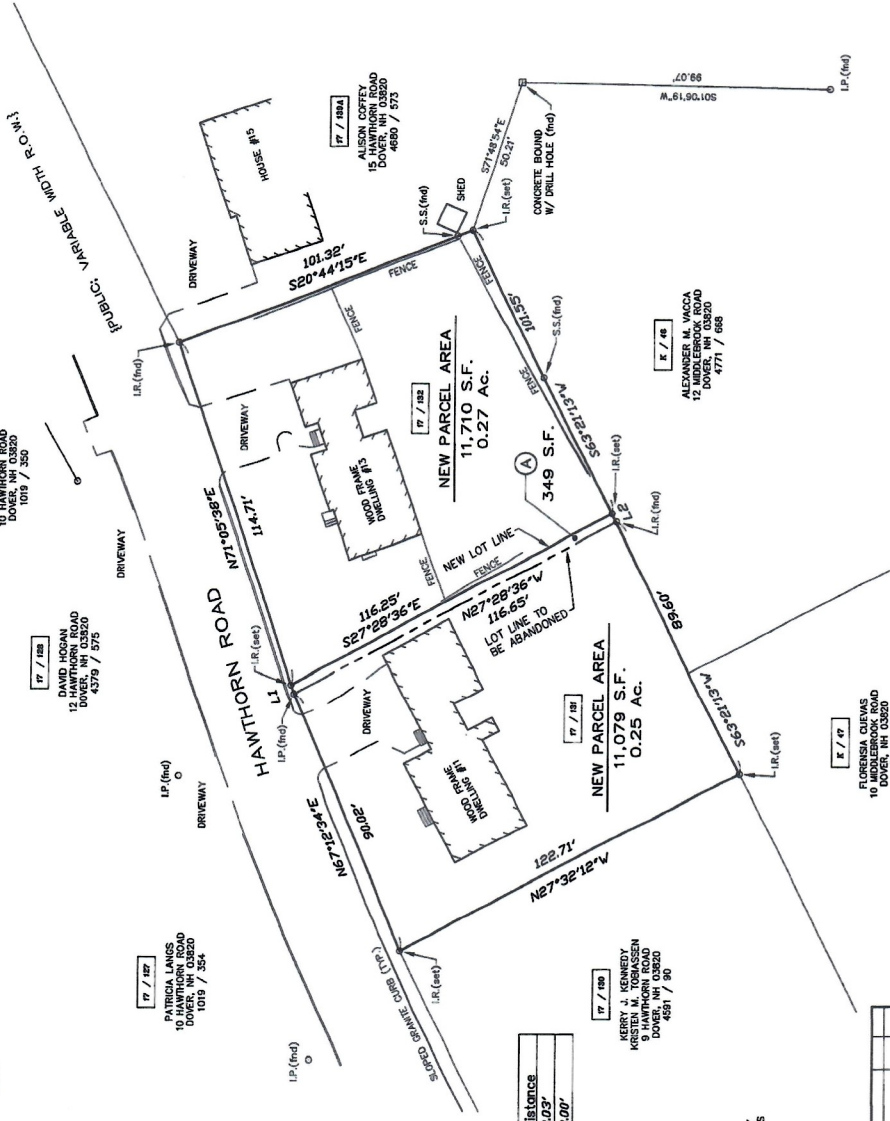
Sincerely,

/s/ Andrew Smith  
Andrew Smith



# REFERENCE PLANS:

- 1.) FINAL PLAN - WAMACA INCORPORATED - MIDDLEBROOK, DOVER, NEW HAMPSHIRE. S.C.R.D. POCKET 15, FOLDER 1, PLAN 2.
- 2.) WAMACA INCORPORATED - MIDDLEBROOK, DOVER, NEW HAMPSHIRE. S.C.R.D. POCKET 15, FOLDER 1, PLAN 2.
- 3.) PLAN OF KOUTRELAKOS LAND - HAWTHORN ROAD, DOVER, NEW HAMPSHIRE. S.C.R.D. POCKET 6, FOLDER 3, PLAN 57.
- 4.) PLAN OF KOUTRELAKOS LAND - HAWTHORN ROAD, DOVER, NEW HAMPSHIRE. S.C.R.D. POCKET 6, FOLDER 3, PLAN 57.
- 5.) LIMITED SUBDIVISION LOT FOR ALAN WILSON, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'-0". DATED: JUNE 1972. BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. PLAN 20-43.



| No. | Bearing     | Distance |
|-----|-------------|----------|
| L1  | N71°05'37"E | 305'     |
| L2  | S65°21'13"W | 300'     |

## LEGEND

- S.F. - SQUARE FEET
- AC. - ACRES
- TYPE - TYPICAL
- MOORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY
- REGISTRY OF DEEDS
- IP (ind) - IRON ROD (FOUND)
- LR (ent) - IRON ROD (SET)
- W - WITH

| NO.        | DATE   | DESCRIPTION       | BY | CHK |
|------------|--------|-------------------|----|-----|
| 22-2417    | LL ADJ | 22-07             | 73 |     |
| PROJECT NO | TYPE   | FIELDBOOK & PAGES |    |     |

## NOTES:

- 1.) OWNER OF RECORD:  
ANDREW R. SMITH  
11 HAWTHORN ROAD  
DOVER, NH 03820  
TITLE REFERENCE FOR THE PARCEL IS THE  
STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 4883, PAGE 182
- 2.) TITLE REFERENCE FOR THE PARCEL IS THE  
STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 4883, PAGE 182
- 3.) ZONING DISTRICT IS MEDIUM DENSITY RESIDENTIAL (R-12)  
DIMENSIONAL REQUIREMENTS:  
= 10,000 S.F.  
= 30 PERCENT  
= 100 FEET  
= 15 FEET MINIMUM  
= 25 FEET MAXIMUM  
= 50 FEET  
= 35 FEET MAXIMUM  
SIDE SETBACK  
REAR SETBACK  
MAXIMUM BUILDING HEIGHT  
TRACT A, 348 S.F. / 0.01 AC. IS TO BE ADDED TO PARCEL 17 / 131
- 4.) PARCEL AREAS:  
ORIGINAL: 10,750 S.F. / 0.25 AC. 11,079 S.F. / 0.25 AC.  
NEW: 11,079 S.F. / 0.25 AC. 11,710 S.F. / 0.27 AC.
- 5.) THE SUBJECT PARCELS ARE OUTSIDE OF THE 0.2 RESIDUE ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNIT. NUMBER SEPTEMBER 24, 2010. SUFFIX E; MAP NUMBER 3301703-040E; EFFECTIVE DATE SEPTEMBER 24, 2010.
- 6.) BASIS OF BEARING IS THE STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED SEPTEMBER 2022.
- 7.) VERTICAL DATUM IS NAVD83 BASED ON GPS OBSERVATION DATED SEPTEMBER 2022.
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED SEPTEMBER 2022 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 9.) NO WETLANDS WERE OBSERVED ON THE SUBJECT PARCELS.

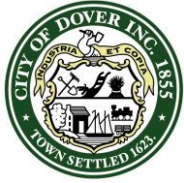
LOT LINE ADJUSTMENT PLAN  
PREPARED FOR  
ANDREW R. & HOLLY WELSH SMITH  
AND  
LAURIE S. ANDERSON  
TAX MAP 27, LOT NOS. 131 & 132  
11 & 13 HAWTHORN ROAD  
CITY OF DOVER  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE NO. P 22-  
DRAWN BY: RMH  
SCALE: 1" = 20'  
DATE: OCTOBER 26, 2022

**Magnaney & Associates**  
Surveyors  
of NEW ENGLAND  
P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911  
SURVEYING - PLANNING - CONSULTING

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #WAIV-2023-0002

Application Type: Site Plan Amendment  
Applicant(s): American Durafilm Co, Inc.  
Owner(s): AD Dover, LLC  
Location: 9 Innovation Way (Tax Map D, Lot 11-10)  
Meeting Date: March 14, 2023

**INTENT:** To amend a previously approved plan to alter landscaping and transformer locations and to grant a waiver for not screening the transformer. The original approval was to construct a 20,000 sf light manufacturing building with associated parking in two phases (15,000 sf and 5,000 sf)

**LOTS/UNITS PROPOSED:**  
N/A

**AGENDA ITEM #:** 4-B

**ACREAGE:** 3.30 acres

**ZONING DISTRICT:** IT/R-40

**EXISTING LAND USE:** New Industrial use

**PROPOSED LAND USE:**  
Vacant, Industrial, and Residential

**SURROUNDING LAND USE:**  
Industrial, Residential and vacant

**ZBA ACTION:** None

**ATTACHMENTS:** Application materials, previous minutes

**DECLARE REGIONAL IMPACT:** No

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** N/A

**WAIVER(S) REQUESTED:**  
-153-17: screening transformer

### Summary of Request and Background

The applicant is requesting to amend their previously approved site plan to relocate the transformer pad and landscaping in a way that is inconsistent with the original approval. According to the applicant, Eversource placed the transformer in a different location and indicated screening of it would not be permitted. The Community Services Department indicated that in order to ensure sight distance, that screening or landscaping could not be placed near the new transformer location as it would impact sight distance getting into and out of the site.

The original site plan approval to construct a 15,000 s.f. light manufacturing building with associated parking as well as a future 5,000 s.f. addition. The site is serviced by public water and sewer. The Dover Business and Industrial Development A approved the original proposal at its September 2021 meeting. The Conservation Commission endorsed the CUP at its meeting on September 13, 2021 with no conditions.

Dover's site plan regulations require utility infrastructure to be screened and Letters to Serve from utilities in order to avoid situations like this request. However, the transformer was located closer to the road than originally shown and screening cannot be added as required so a waiver is required.

### Summary of Waiver Requests:

The applicant is requesting the Board grant a waiver from the requirement to screen utility infrastructure. The applicant provided justification in their site plan application.

### Consistency with Land Use Regulations – Waiver

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

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

Staff believe criterion 1 has been met noting that Eversource would not permit another location for the transformer and that screening would negatively impact the safety of employees and the site distance in and out of the driveway.

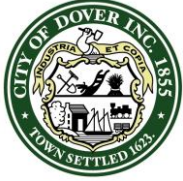
### STAFF RECOMMENDATION Waivers:

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

1. Add a note to the plat that the Board granted a waiver to Chapter 153-14 (utility screening) 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



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #WAIV-2023-0002

Application Type: Site Plan Amendment  
Applicant(s): American Durafilm Co, Inc.  
Owner(s): AD Dover, LLC  
Location: 9 Innovation Way (Tax Map D, Lot 11-10)  
Meeting Date: March 14, 2023

those regulations.

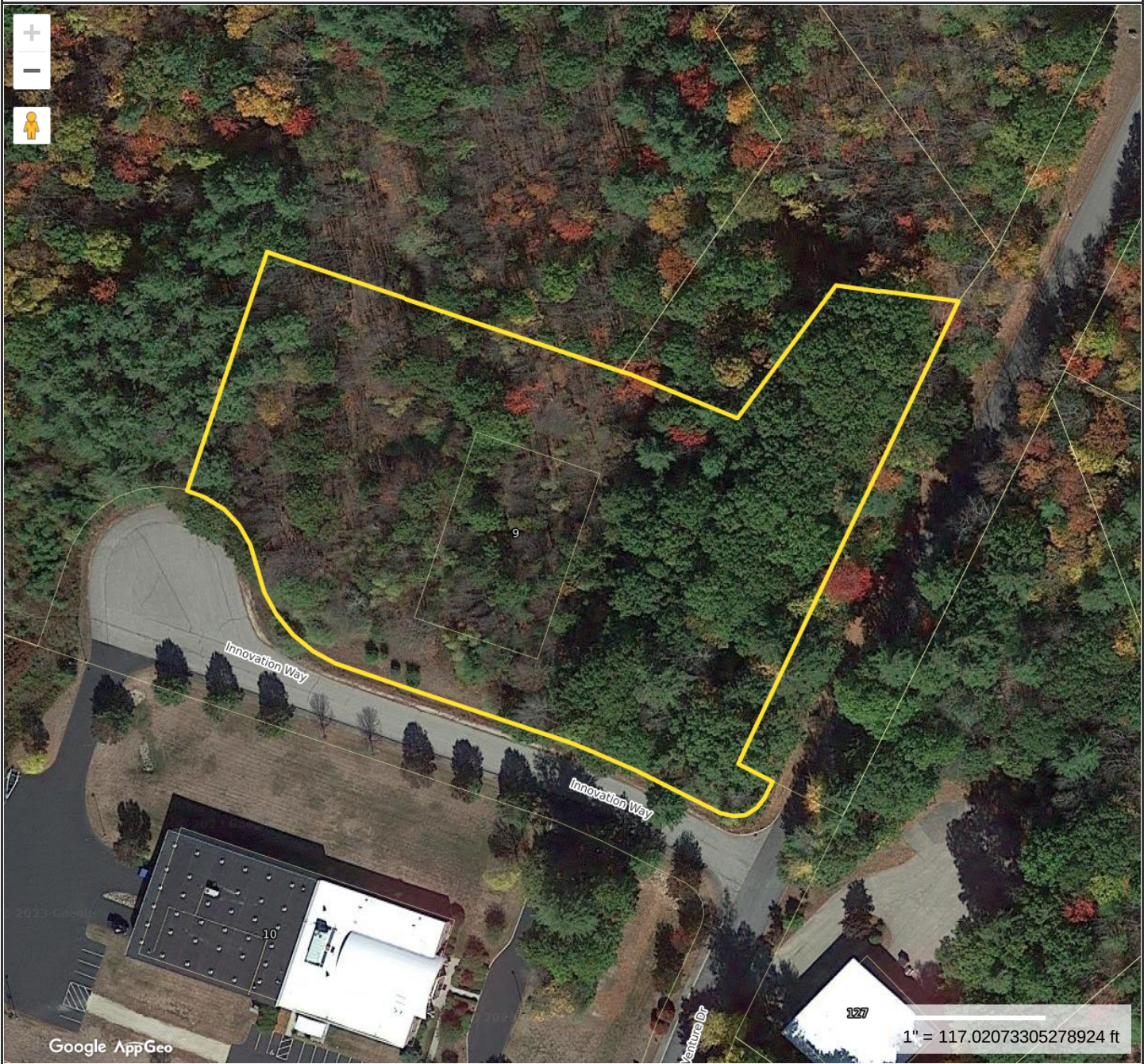
### **STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board vote to approve site plan amendment with the following subsequent condition:

1. Add note to amended plan or otherwise acknowledge that all conditions of P21-49 and P22-06 (the revised CUP) still apply.



WAIV-2023-0002 9 Innovation Way



Property Information

Property ID D0011-010000  
Location 9 INNOVATION WY  
Owner AD DOVER LLC  
Land Use 440  
Zoning Code IT



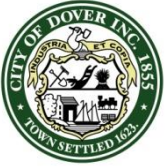
MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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 12/16/2022  
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**  
**APPLICATION FOR EXTENSION OF/ AMENDMENT TO**  
**OR WAIVER FOR PLAN/ DRIVEWAY**

[Revised August 20, 2020]

Office Use Only

Amount Paid: \_\_\_\_\_

Date/Time Received: \_\_\_\_\_

**APPLICANT INFORMATION**

Name of Applicant: AD Dover, LLC Telephone # (508) 429-8000

Address of Applicant: 9 Innovation Way, Dover, NH 03820 E-Mail mhendrick@americandurafilm.com

Project Name: American Durafilm Project Location: 9 Innovation Way, Dover, NH 03820

Planning File Number: P21-49 Date of Original Approval 09/28/2021

File Type: Conditional Use \_\_\_\_\_ Site Plan Review x Subdivision \_\_\_\_\_

**EXTENSION INFORMATION (Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 157-23.B only)**

Extension type requested (check one): \_\_\_\_\_ Sec. 153-8.A \_\_\_\_\_ Sec. 153-9.B \_\_\_\_\_ Sec. 157-13.A \_\_\_\_\_ Sec. 157-23.B

Current deadline date: \_\_\_\_\_ Number of Extensions Previously granted by Board \_\_\_\_\_

Reason(s) for extension/comments (attach additional sheets as needed): \_\_\_\_\_

**AMENDMENT INFORMATION**

Condition(s) or portion of plan to be amended: Site Plan and Landscaping

Reason(s) for amendment/comments (attach additional sheets as needed): \_\_\_\_\_

Relocated Transformer Pad, no landscape screening around transformer pad,  
additional landscaping

**WAIVER INFORMATION**

Site Review/Subdivision Regulations section(s) to be waived: \_\_\_\_\_

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

**SIGNATURES**

I/We hereby submit this application to the 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: [Signature] Manager Date: 3/1/2023

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR  
WAIVER FOR PLAN/ DRIVEWAY  
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 | MAILING ADDRESS                   |
|---------|-------|----------------|-----------------------------------|
| D       | 11-10 | AD Dover, LLC  | 9 Innovation Way, Dover, NH 03820 |

**Applicant (if different from owner):**

| APPLICANT NAME | APPLICANT COMPANY | MAILING ADDRESS |
|----------------|-------------------|-----------------|
|                |                   |                 |

**Surveyor and/or Engineer/Professional Agent:**

| NAME              | COMPANY                | MAILING ADDRESS               |
|-------------------|------------------------|-------------------------------|
| Stephen J. Haight | Civilworks New England | P.O Box 1166, Dover, NH 03821 |
|                   |                        |                               |
|                   |                        |                               |

**Conservation Easement Holder:**

| TAX MAP | LOT # | NAME OF EASEMENT HOLDER | MAILING ADDRESS |
|---------|-------|-------------------------|-----------------|
|         |       |                         |                 |

**WAIVER REQUEST**  
ACCOMPANYING  
**SITE REVIEW APPLICATION**

for  
American Durafilm  
9 Innovation Way  
Tax Map D, Lot 11-10

**Dover Site Review Regulations:**

Waiver request: To allow no screening around a transformer pad where screening would be required.

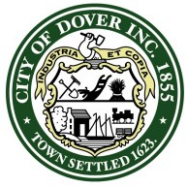
Eversource installed their transformer 20' off the edge of pavement of Innovation Way and 14' off the edge of pavement of the entrance drive to the site. Eversource requires the area around the transformer to be clear of any obstructions to allow for proper maintenance.

Granting this waiver will not create an unsafe condition as the screening is for aesthetic purposes only.

Granting this waiver minimizes impact to sight distance at the entrance drive.

Granting this waiver is in general conformance with the intent of the Site Review Regulations.





CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, September 28, 2021**  
Meeting Time: **7:00 pm**

**Members Present:** Dennis Ciotti (Councilor), Dave White, Kyle Pimental, Tom Clark, Frank Torr, Gina Cruikshank (Chair)

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

**Members Not Present (un-excused):** None

**Staff Present:** Christopher Parker, Assistant City Manager

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

The Chair noted the following: The City of Dover has continued to be aware of the need to ensure the physical location of this meeting is frequently sanitized, and encourage those who wish to wear face masks do so. Although qualified members of the public can participate in the meeting by speaking at the physical location, the public is encouraged to leave comments in advance by calling 516-MEET (6338), emailing [Dover-Planning@doover.nh.gov](mailto:Dover-Planning@doover.nh.gov), or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.

### 1. CITIZENS' FORUM

*Citizens Forum Open.*

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

*Citizens Forum Closed.*

### 2. APPROVAL OF THE PRIOR MINUTES

August 24, 2021 Regular Meeting Minutes

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

### 3. OLD BUSINESS

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

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

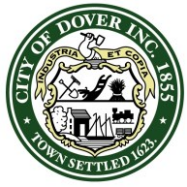
*Public Hearing Opened*

No calls or emails were received.

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

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

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



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, September 28, 2021**  
Meeting Time: **7:00 pm**

*Public Hearing Opened*

No calls or emails were received.

*Public Hearing Recessed*

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

#### 4. NEW BUSINESS

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

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

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

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

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

*Public Hearing Opened*

No calls or emails were received.

*Public Hearing Closed*

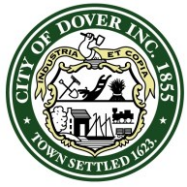
Staff Recommendation:

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

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

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

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



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, September 28, 2021**  
Meeting Time: **7:00 pm**

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

Staff recommends approval with the following condition:

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

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

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

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

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

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

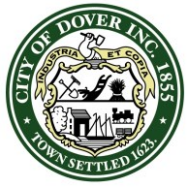
From there the applicant is requesting site plan approval to construct a 15,000 s.f. light manufacturing building with associated parking as well as a future 5,000 s.f. addition. The layout of the lot and building will create 7,419 s.f. of wetlands buffer impacts. The 7,419 s.f. of impact is within the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

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

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

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

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



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, September 28, 2021**  
Meeting Time: **7:00 pm**

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

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

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

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

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

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

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

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

### *Public Hearing Opened*

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

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

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

### *Public Hearing Closed*

### **STAFF RECOMMENDATION- Subdivision:**

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

### **Conditions to Be Met Prior to Signing of Plans:**





CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, September 28, 2021**  
Meeting Time: **7:00 pm**

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

### Conditions to Be Met Prior to Building Permit:

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

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

### STAFF RECOMMENDATION - CUP:

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

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

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

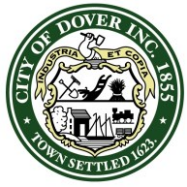
1. Site plan approval (P21-49) be approved.
2. Subdivision approval (P21-62) be approved.

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

### STAFF RECOMENDATION – Waiver

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

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



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, September 28, 2021**  
Meeting Time: **7:00 pm**

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

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

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

### STAFF RECOMMENDATION TDR:

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

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

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

### STAFF RECOMMENDATION- Site Plan:

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

#### Conditions to Be Met Prior to the Signing of Plans:

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

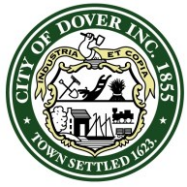
#### Conditions to Be Met Prior to any Construction Activity:

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

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

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

#### Conditions to Be Met Prior to Occupancy:



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: City Council Chamber's 288 Central Avenue  
Meeting Date: **Tuesday, September 28, 2021**  
Meeting Time: **7:00 pm**

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

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

### 5. STAFF COMMENTS

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

### 6. MEMBER COMMENTS

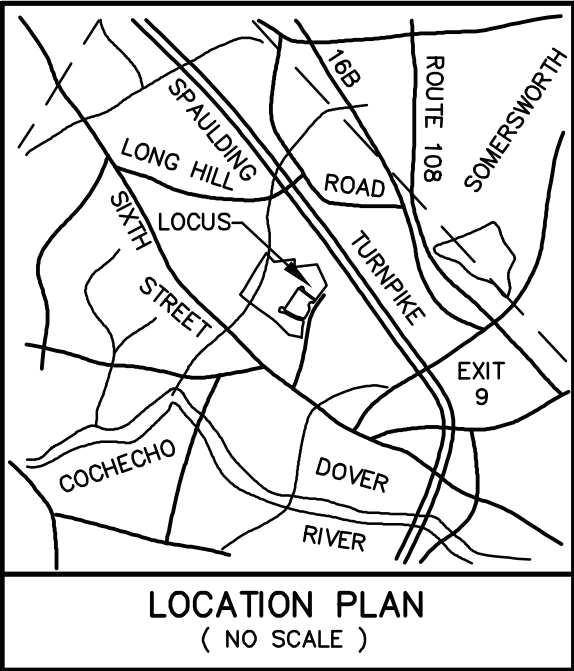
- F. Torr confirmed the Durafilm owner is a UNH graduate and is moving his business here.

### 7. ADJOURNMENT

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

| Property ID  | Location         | Owner 1                            | Owner 2                        | Owner Address 1            | City      | State | Zip   |
|--------------|------------------|------------------------------------|--------------------------------|----------------------------|-----------|-------|-------|
| D0009-A00000 | 150 VENTURE DR   | INDEX PACKAGING INC                |                                | 1055 WHITE MOUNTAIN HIGHWA | MILTON NH |       | 03851 |
| D0009-A00SND | VENTURE DR       | INDEX PACKAGING INC                |                                | 1055 WHITE MOUNTAIN HIGHWA | MILTON NH |       | 03851 |
| D0009-A01SND | VENTURE DR       | INDEX PACKAGING INC                |                                | 1055 WHITE MOUNTAIN HIGHWA | MILTON NH |       | 03851 |
| D0011-000000 | 127 VENTURE DR   | APW PROPERTIES LLC                 |                                | 127 VENTURE DR             | DOVER NH  |       | 03820 |
| D0011-001000 | 9 VENTURE DR     | DOVER BUSINESS & IND DEV AUTHORITY |                                | 288 CENTRAL AVE            | DOVER NH  |       | 03820 |
| D0011-003000 | 111 VENTURE DR   | MERCHANDISE CENTRAL LLC            |                                | 111 VENTURE DR             | DOVER NH  |       | 03820 |
| D0011-009000 | 10 INNOVATION WY | HEINE USA                          |                                | 10 INNOVATION WAY          | DOVER NH  |       | 03820 |
| D0011-010SND | VENTURE DR       | DOVER BUSINESS & IND DEV AUTHORITY |                                | 288 CENTRAL AVE            | DOVER NH  |       | 03820 |
| D0011-A00000 | SANDY LN         | 150 VENTURE DRIVE LLC              |                                | 192 DOVER POINT RD         | DOVER NH  |       | 03820 |
| D0011-010000 | 9 INNOVATION WY  | AD DOVER LLC                       |                                | PO BOX 794                 | DOVER NH  |       | 03821 |
|              |                  | STEVE HAIGHT                       | CIVILWORKS NEW ENGLAND         | P.O. BOX 1166              | DOVER NH  |       | 03820 |
|              |                  | KEVIN MCENEANEY                    | MCENEANEY SURVEYING ASSOCIATES | 24 CHESTNUT STREET         | DOVER NH  |       | 03820 |





DRAINAGE STRUCTURE SCHEDULE

|                   |                       |          |
|-------------------|-----------------------|----------|
| OS 1              | TOP OF CONCRETE       | = 178.5' |
| INV. IN 3" HOLE   | = 177.2'              |          |
| INV. IN 4" HDPE   | = 172.9'              |          |
| INV. OUT 12" HDPE | = 172.4' FES 1        |          |
| SUMP              | = 172.0'              |          |
| FES 1             | INV. OUT 12" HDPE     | = 171.9' |
| CB 1              | RIM = 183.7'          |          |
| INV. IN 12" HDPE  | = 179.6' (ROOF DRAIN) |          |
| INV. OUT 12" HDPE | = 179.2' HOOD - FES 2 |          |
| SUMP              | = 175.3'              |          |
| FES 2             | INV. OUT 12" HDPE     | = 178.0' |
| CB 2              | RIM = 186.8'          |          |
| INV. OUT 12" HDPE | = 182.0' HOOD - CB 3  |          |
| SUMP              | = 178.0'              |          |
| CB 3              | RIM = 184.8'          |          |
| INV. IN 12" HDPE  | = 181.8' CB 2         |          |
| INV. OUT 12" HDPE | = 181.8' HOOD - CB 4  |          |
| SUMP              | = 177.6'              |          |
| CB 4              | RIM = 186.1'          |          |
| INV. IN 12" HDPE  | = 181.5' CB 5         |          |
| INV. IN 12" HDPE  | = 181.5' CB 3         |          |
| INV. OUT 12" HDPE | = 181.5' HOOD - FES 3 |          |
| SUMP              | = 179.4'              |          |
| FES 4             | INV. OUT 12" HDPE     | = 180.8' |
| CB 5              | RIM = 185.9'          |          |
| INV. OUT 12" HDPE | = 181.8' HOOD - CB 4  |          |
| SUMP              | = 178.0'              |          |

LEGEND

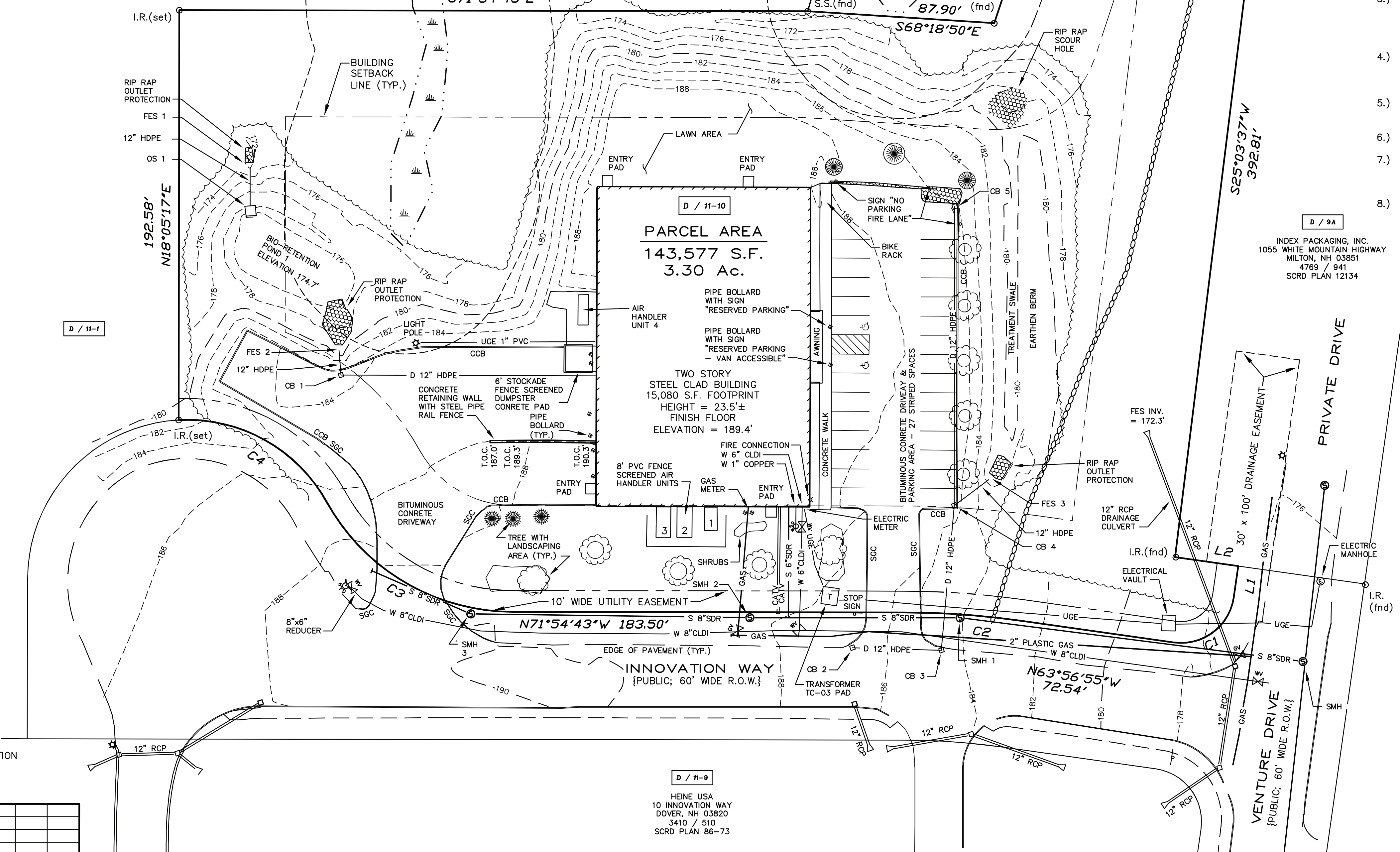
|                           |                                         |
|---------------------------|-----------------------------------------|
| S.F.                      | - SQUARE FEET                           |
| Ac.                       | - ACRE                                  |
| (TYP.)                    | - TYPICAL                               |
| ±                         | - MORE OR LESS                          |
| S.C.R.D.                  | - STRAFFORD COUNTY<br>REGISTRY OF DEEDS |
| S.S.                      | - STEEL STAKE                           |
| I.R.                      | - IRON ROD                              |
| FES                       | - FLARED END SECTION                    |
| D                         | - DRAINAGE PIPE                         |
| HDPE                      | - HIGH DENSITY POLYETHYLENE             |
| OS                        | - OUTLET STRUCTURE                      |
| CB                        | - CATCH BASIN                           |
| RCP                       | - REINFORCED CONCRETE PIPE              |
| UGE                       | - UNDERGROUND ELECTRIC                  |
| CATV                      | - CABLE TELEVISION                      |
| PVC                       | - POLYVINYL CHLORIDE                    |
| CCB                       | - CAPE COD BERM                         |
| SGC                       | - SLOPED GRANITE CURB                   |
| S                         | - SEWER SERVICE                         |
| SMH                       | - SEWER MANHOLE                         |
| SDR                       | - STANDARD DIMENSION RATIO              |
| W                         | - WATER PIPING                          |
| WV                        | - WATER GATE VALVE                      |
| WSO                       | - WATER SHUT OFF                        |
| HYD                       | - FIRE HYDRANT                          |
| CLDI                      | - CLAY LINED DUCTILE IRON               |
| T.O.C.                    | - TOP OF CONCRETE                       |
| GV                        | - GAS VALVE                             |
| BOLLARD                   | - BOLLARD                               |
| EOP                       | - EDGE OF PAVEMENT                      |
| INV.                      | - INVERT                                |
| RIM                       | - STRUCTURE RIM                         |
| ELEV.                     | - ELEVATION                             |
| 176                       | - CONTOUR LINE - 2' INTERVAL            |
| GAS                       | - GAS MAIN AND / OR SERVICE             |
| HC                        | - HC PARKING                            |
| POLE                      | - POLE MOUNTED LUMINAIRE                |
| TRANSFORMER               | - ELECTRICAL TRANSFORMER                |
| SIGN                      | - SIGN ON POST                          |
| STONE RIP RAP             | - STONE RIP RAP OUTLET PROTECTION       |
| ORNAMENTAL DECIDUOUS TREE | - ORNAMENTAL DECIDUOUS TREE             |
| ORNAMENTAL CONIFER TREE   | - ORNAMENTAL CONIFER TREE               |

|            |          |             |         |     |
|------------|----------|-------------|---------|-----|
| NO.        | DATE     | DESCRIPTION | BY      | CHK |
| REVISIONS  |          |             |         |     |
| 21-2334    | AS-BUILT | 21-01       | 11-33   |     |
| PROJECT NO | TYPE     | FIELDBOOK   | & PAGES |     |

| No. | Central Angle | Radius | Arc Length | Chord Length | Chord Bearing |
|-----|---------------|--------|------------|--------------|---------------|
| C1  | 90°00'00"     | 25.00  | 39.27      | 35.36        | S71°03'05"W   |
| C2  | 07°57'48"     | 400.00 | 55.59      | 55.55        | N67°55'49"W   |
| C3  | 60°56'27"     | 100.00 | 106.36     | 101.42       | N41°26'30"W   |
| C4  | 64°03'45"     | 75.00  | 83.86      | 79.56        | N43°00'09"W   |

SANITARY SEWER  
STRUCTURE SCHEDULE

|                   |                        |
|-------------------|------------------------|
| SMH VENTURE DRIVE |                        |
| RIM               | = 177.1                |
| INV. IN 8" SDR    | = 166.9 DROP           |
| INV. IN 8" SDR    | = 161.2 VENT           |
| INV. IN 8" SDR    | = 161.2 (EXIST. NORTH) |
| INV. OUT 8" SDR   | = 161.1 (EXIST. SOUTH) |
| BRICK SHELF       | = 162.0                |
| SMH 1             |                        |
| RIM               | = 184.1                |
| INV. IN 8" SDR    | = 177.6 SMH 2          |
| INV. OUT 8" SDR   | = 177.4 SMH PROPOSED   |
| BRICK SHELF       | = 177.3                |
| SMH 2             |                        |
| RIM               | = 188.4                |
| INV. IN 8" SDR    | = 181.6 SMH 3          |
| INV. OUT 8" SDR   | = 181.3 SMH 1          |
| BRICK SHELF       | = 181.3                |
| SMH 3             |                        |
| RIM               | = 189.8                |
| INV. IN 8" SDR    | = 182.4 (STUB WEST)    |
| INV. OUT 8" SDR   | = 182.2 SMH 2          |
| BRICK SHELF       | = 182.3                |



| No. | Bearing     | Distance |
|-----|-------------|----------|
| L1  | S26°03'04"W | 14.76'   |
| L2  | S63°56'56"E | 30.00'   |

REFERENCE PLANS:

- AMENDED SUBDIVISION OF LAND PREPARED FOR DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT No. 11-1 VENTURE DRIVE, INNOVATION WAY AND QUALITY WAY CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: SEPTEMBER 2, 2021, REVISED THROUGH 11/05/21; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 12524.
- SITE PLAN FOR AMERICAN DURAFILM, TAX MAP D, LOT 11-1, INNOVATION WAY, DOVER, NH. DATED: AUGUST 6, 2021, REVISED THROUGH NOVEMBER 12, 2021; BY: CIVILWORKS NEW ENGLAND. DOVER PLANNING FILE P21-49. ON FILE WITH CITY OF DOVER PLANNING OFFICE.

NOTES:

- THIS PLAN SHOWS THE "AS-BUILT" CONDITIONS OF THE SITE AS OF THE DATE OF THE SURVEY, DECEMBER 5, 2023.
- THE SEWER PIPE SIZE AND MATERIAL:  
MAIN - 8" SDR POLYVINYL CHLORIDE (PVC)  
SERVICE TO BUILDING IS 6" SDR POLYVINYL CHLORIDE (PVC).
- THE WATER PIPE SIZE AND MATERIAL:  
MAIN - 8" CL DI  
SERVICE TO BUILDING IS 6" CLDI; WITH A 2" COPPER DOMESTIC WATER CONNECTION AND A 6" DI FIRE CONNECTION.
- THE GAS PIPE SIZE AND MATERIAL:  
MAIN - 2" PLASTIC  
SERVICE TO BUILDING IS 1.25" PLASTIC
- THE UNDERGROUND UTILITIES SHOWN ARE DERIVED FROM VISIBLE SURFACE FEATURES AND CONTRACTOR'S NOTES.
- THE SITE HAS 27 PARKING SPACES, INCLUDING 2 ACCESSIBLE SPACES.
- REFERENCE IS MADE TO CITY OF DOVER, DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT, FILE P22-06, WETLAND PROTECTION DISTRICT CONDITIONAL USE PERMIT, APPROVED FEBRUARY 22, 2022.
- REFERENCE IS MADE TO CITY OF DOVER, DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT, FILE Z22-14 / ZONE-2022-0011, NOTICE OF DECISION DATED JANUARY 24, 2023. EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS, APPROVAL ALLOWING 49.7± FROM FRONT PROPERTY LINE.

APW PROPERTIES, LLC  
127 VENTURE DRIVE  
DOVER, NH 03820  
3984 / 847  
SCRD PLANS 45-32, 39-91+92

AS-BUILT SITE PLAN  
PREPARED FOR  
AD DOVER, LLC  
TAX MAP D, LOT No. 11-10  
9 INNOVATION WAY  
CITY OF DOVER  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. REF. P 21-49A

DRAWN BY: RJM/JRG FILE: 2334\DWG\22-2334 AB

SCALE: 1" = 30' DATE: JANUARY 25, 2023

30 15 0 15 30 60 90 120

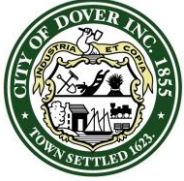
STEPHEN J. HAUGHT  
No. 7976  
LICENSED PROFESSIONAL SURVEYOR

M cneaney  
Survey  
Associates  
of NEW ENGLAND

P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



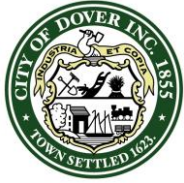


CITY OF DOVER

## PLANNING BOARD - STAFF MEMO FILES WAIV-2023-0003

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Application Type: | Amendment for Site Review                        |
| Applicant(s):     | Mac Convenience Stores, LLC                      |
| Owner(s):         | Mac Convenience Stores, LLC                      |
| Location:         | 30 Dover Point Road (Assessor's Map K, Lot 19-C) |
| Meeting Date:     | March 13, 2023                                   |

*This item will likely be continued to March 28, 2023.*



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #COND-2023-0029

Application Type: Conditional Use Permit  
Applicant(s): Public Service Company of New Hampshire d/b/a Eversource Energy  
Owner(s): Eversource Energy Easement/Multiple Owners  
Location: Transmission Line near Cielo Dr  
Meeting Date: March 14, 2023

**INTENT:** Proposal is to perform maintenance work on the 345kV 307 Transmission Line involving a single utility structure replacement and optical ground wire replacement creating 773 sf of temporary impact to wetlands and 624 sf of temporary impact to the wetland buffer

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM:** # 4-D

**ACREAGE:** N/A

**ZONING DISTRICT:** Innovative Technology (IT), Wetlands Protection and Conservation Overlay Districts

**EXISTING LAND USE:** Utility/Residential

**PROPOSED LAND USE:** Same as existing

**SURROUNDING LAND USE:** Residential, mixed use, commercial

**ZBA ACTION:** N/A

**ATTACHMENTS:**

- Conditional Use Permit Application Materials including plans and Conservation Commission minutes from 2/13/2023

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

-Dover CUP  
-NHDES Alteration of Terrain  
-NHDES Utility Maintenance Activity Statutory Permit by Notification

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting a Conditional Use Permit to replace utility pole structures and optical ground wire replacement in a utility easement within wetlands and wetland buffer temporarily. The temporary wetland impacts of 773 s.f and temporary wetland buffer impacts of 624 s.f.

The Conservation Commission endorsed this application at their February 13, 2023 meeting. The applicant provided a narrative which outlines how the proposal meets the criteria for granting the CUP per 170-27.1B of the Code.

**Consistency with Land Use Regulations**

The Wetlands Protection District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant considered the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal wetland/wetland buffer disturbance on the site.

**STAFF RECOMMENDATION:**

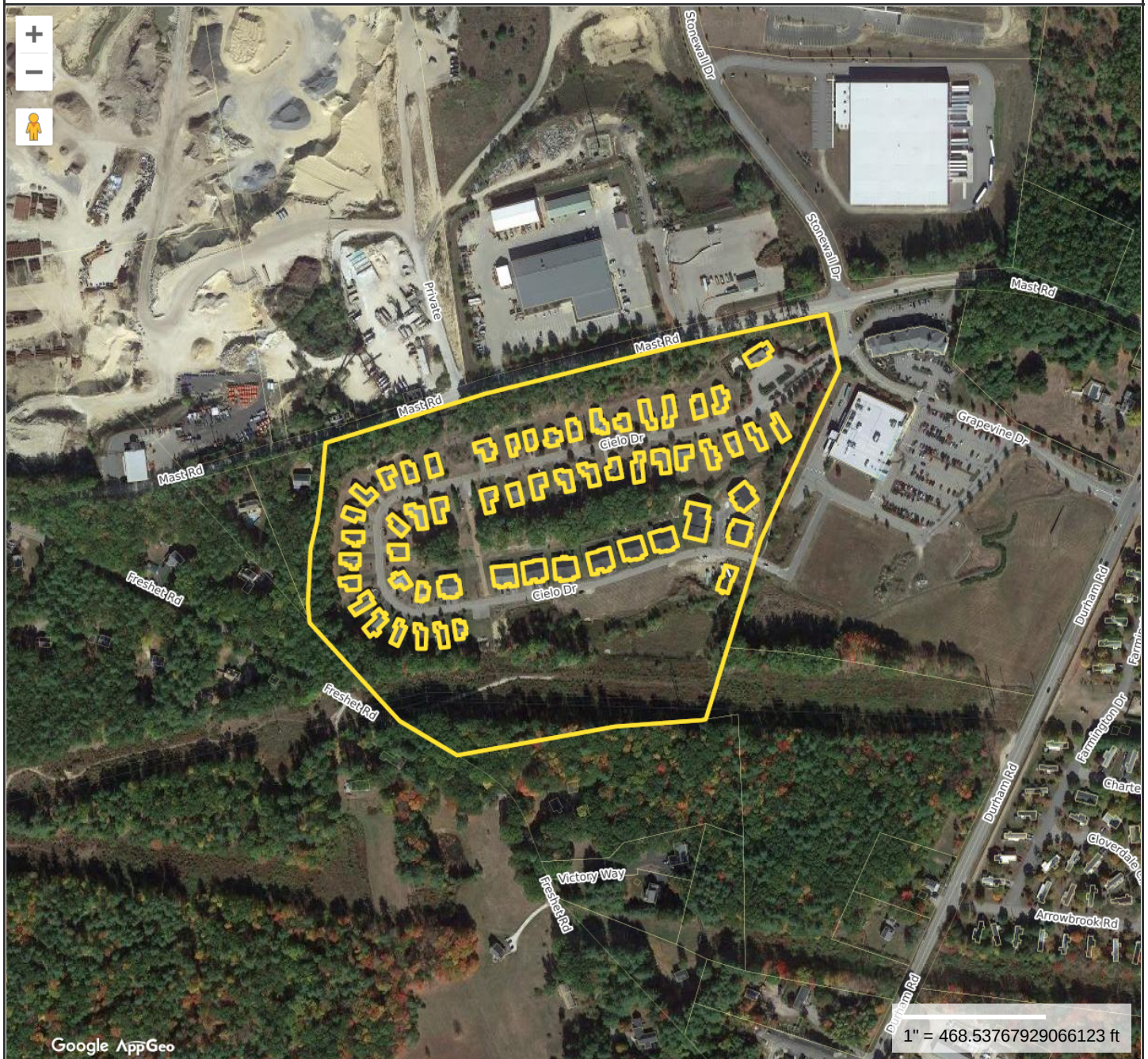
The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings and vote to approve the Conditional Use Permit with the following subsequent condition:

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

- The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services approved Utility Maintenance Activity Statutory Permit by Notification.



## COND-2023-0029 Cielo Drive

**Property Information**

**Property ID** H0004-000000  
**Location** CIELO DR  
**Owner** HERON BAY PARTNERS LLC  
**Land Use** 386  
**Zoning Code** IT



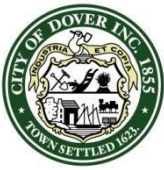
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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 12/16/2022  
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 CONDITIONAL USE PERMIT APPLICATION

Revised - February 20, 2023

[Revision Date: October 19, 2020]

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

## APPLICANT AND OWNER INFORMATION

Name of Applicant: Public Service of NH d/b/a Eversource Energy c/o Kurt Nelson Telephone # 603-714-3031

Address of Applicant: 13 Legends Drive, Hooksett, NH 03106

E-Mail Address: kurt.nelson@eversource.com

Name of Property Owner (if different from applicant): N/A

Telephone # SAME

Address of Property Owner: SAME AS APPLICANT

## PROPERTY INFORMATION

Assessor's Map # H Lot(s) #4-0 (within existing transmission ROW)

Address of Property: Cielo Drive Zoning District(s) IT Innovative Technology

Overlay District(s) Conservation and Wetland Protection

Existing Use of Property: East of Freshet Road, actively maintained PSNH 307 Line electrical transmission ROW.

## CONDITIONAL USE PERMIT INFORMATION

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

- |                                                                 |                                                         |                                                        |
|-----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Conservation District       | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection                 | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Alternative Treatment Center  |
| <input checked="" type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Central Business District      | <input type="checkbox"/> Heritage Residential District |

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

Public Service of New Hampshire (PSNH) d/b/a Eversource Energy intends to perform maintenance work on the 345kV 307 Transmission Line involving a single utility structure replacement (i.e., Structure 58, is described in the CUP for Overlook Drive and Quaker Lane) and optical ground wire (OPGW) replacement along the existing utility ROW in Dover as part of a larger project involving seven other communities. OPGW replacement work will be done aurally, i.e., by helicopter; however, pulling pads will be necessary to the east and west of Structure 81, in vicinity of Freshet Road near the Madbury municipal boundary. A temporary impact of (773 SF) from the western pulling pad is located within the wetland (which will be matted) and 532 SF is located within the municipal 50-foot wetland buffer. Also, a very small portion (92 SF) of the eastern pulling pad is located within the 50-foot wetland buffer. All work locations in vicinity of Freshet Road in Dover are shown on the attached Project Plans.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Utility Maintenance Activity Statutory Permit by Notification (SPN) and NHDES Alteration of Terrain Permit. Both are currently being drafted

Name of Professional That Prepared Plans: Jacob J. Tinus, CWS, CPESC

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110

Telephone #: 603-391-3899

Professional License #: CWS 228 and CPESC 3900

E-mail address: jtinus@vhb.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: 2/20/23

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent:  Date: 2/20/23

## **AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

## 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:**

| <b>TAX MAP</b>       | <b>LOT #</b>      | <b>PROPERTY OWNER</b>        | <b><u>MAILING ADDRESS</u></b>        |
|----------------------|-------------------|------------------------------|--------------------------------------|
| Existing Utility ROW | (Easement Rights) | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b>     | <b><u>MAILING ADDRESS</u></b>        |
|-----------------------|------------------------------|--------------------------------------|
| Kurt Nelson           | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>    | <b>COMPANY</b> | <b><u>MAILING ADDRESS</u></b>                       |
|----------------|----------------|-----------------------------------------------------|
| Sherrie Trefry | VHB            | 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 |
|                |                |                                                     |
|                |                |                                                     |

**Conservation Easement Holder:**

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



## COND-2023-0029

| Property ID  | Location                 | Owner 1                                  | Owner 2                                  | Owner Address 1                  | City        | State | Zip        |
|--------------|--------------------------|------------------------------------------|------------------------------------------|----------------------------------|-------------|-------|------------|
| H0002-000000 | 275 DURHAM RD            | CITY OF DOVER                            |                                          | 288 CENTRAL AVENUE               | DOVER       | NH    | 03820      |
| H0002-A00000 | 18 FRESHMET RD           | JOHNSON JOANNE                           |                                          | 18 FRESHMET ROAD                 | DOVER       | NH    | 03820      |
| H0004-000001 | 1 CIELO DR               | HERON BAY PARTNERS LLC                   |                                          | 242 CENTRAL AV                   | DOVER       | NH    | 03820      |
| H0004-000002 | 2 CIELO DR               | KOTLIUS ANNE                             |                                          | 2 CIELO DR                       | DOVER       | NH    | 03820      |
| H0004-000004 | 4 CIELO DR               | COMEAU ESTHER M TRUSTEE                  | COMEAU ESTHER M TRUST                    | 4 CIELO DR                       | DOVER       | NH    | 03820      |
| H0004-000005 | 5 CIELO DR               | LANGA MICHELLE A                         |                                          | 5 CIELO DR                       | DOVER       | NH    | 03820      |
| H0004-000006 | 6 CIELO DR               | EDWARDS JUDITH A TRUSTEE                 | EDWARDS JUDITH A REVOCABLE TRUST         | 6 CIELO DR                       | DOVER       | NH    | 03820      |
| H0004-000007 | 7 CIELO DR               | CADDLE WILLIAM JEFFREY &                 | CADDLE JANET                             | 7 CIELO DR                       | DOVER       | NH    | 03820      |
| H0004-000008 | 8 CIELO DR               | LANGDON JOANNE E                         |                                          | 8 CIELO DR                       | DOVER       | NH    | 03820      |
| H0004-000009 | 9 CIELO DR               | PLANTE KEVIN R & DIANE S TRUSTEES        | PLANTE FAMILY 2013 REVOCABLE TRUST       | 9 CIELO DR                       | DOVER       | NH    | 03820      |
| H0004-000010 | 10 CIELO DR              | GALVIN ALBERT J & PERRON KATHY A &       | LAMBERT SHARON L                         | 10 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000011 | 11 CIELO DR              | RIVOIRE DAVID J & JOYCE C TRUSTEES       | RIVOIRE DAVID J AND JOYCE C 2018 TRUST   | 11 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000012 | 12 CIELO DR              | DIXON PETER J & SALLY J TRUSTEES         | DIXON ETER AND SALLY J REVOCABLE TRUSTS  | 12 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000013 | 13 CIELO DR              | BARR DEBORAH A TRUSTEE                   | BARR DEBORAH A TRUST                     | 13 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000014 | 14 CIELO DR              | NARDELLA LINDA TRUSTEE                   | NARDELLA LINDA REVOCABLE LIVING TRUST    | 14 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000015 | 15 CIELO DR              | NOYES DEBRA TRUSTEE                      | NOYES FAMILY TRUST OF 2019               | 15 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000016 | 16 CIELO DR              | SCOTT RICHARD A &                        | SCOTT CAROLYN                            | 16 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000017 | 17 CIELO DR              | CROTEAU LINDA M                          |                                          | 17 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000018 | 18 CIELO DR              | KILMAIN STEPHEN J                        | KILMAIN NANCY                            | 18 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000019 | 19 CIELO DR              | ASHMAN JOHN C                            | ASHMAN DONNA M                           | 19 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000020 | 20 CIELO DR              | BROTHWELL JOHN &                         | BROTHWELL BARBARA                        | 20 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000021 | 21 CIELO DR              | MORRIS LUCILLE                           |                                          | 21 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000022 | 22 CIELO DR              | POYANT MARK F & SANDRA J TRUSTEES        | POYANT SANDRA J REVOCABLE TRUST          | 22 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000023 | 23 CIELO DR              | DAIGLE DAVID C &                         | DAIGLE CATHERINE A                       | 23 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000024 | 24 CIELO DR              | ATHANS-HOOGEVEEN BARBARA TRUSTEE &       | BONSTEEL DEBORAH E                       | 89 BOXWOOD LN                    | DOVER       | NH    | 03820      |
| H0004-000025 | 25 CIELO DR              | KLINE JOSEPH K & SUSAN TRUSTEES          | KLINE JOSEPH AND SUSAN E REVOCABLE FAMIL | 25 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000026 | 26 CIELO DR              | ROUFF PRISCILLA TRUSTEE                  | A AND P JOHNSTON FAMILY REVOCABLE TRUST  | 26 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000028 | 28 CIELO DR              | BAUR ULRICH &                            | BAUR SYBILLE                             | 28 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000029 | 29 CIELO DR              | STEARNS CHARLENE                         |                                          | 29 CIELO DR                      | DOVER       | NH    | 03820-4146 |
| H0004-000030 | 30 CIELO DR              | HERPICH SUSAN L TRUSTEE                  | HERPICH SUSAN L INVESTMENT TRUST         | 30 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000031 | 31 CIELO DR              | SANDBERG BARRY &                         | SANDBERG MONA R                          | 31 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000032 | 32 CIELO DR              | NETZEL JEANETTE TRUSTEE                  | NETZEL JEANETTE REVOCABLE TRUST          | 32 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000033 | 33 CIELO DR              | SCHULTEN CAROLYN H & STEPHEN B CO-TRUSTE | SCHULTEN STEPHEN BREWER REVOCABLE TRUST  | 18 COTE DR                       | DOVER       | NH    | 03820      |
| H0004-000034 | 34 CIELO DR              | BEANE PAMELA S SUCCESSOR TRUSTEE         | NEWELL RONALD B IRREVOCABLE TRUST        | 34 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000035 | 35 CIELO DR              | THEORET ROGER A & PAULINE C TRUSTEES     | THEORET FAMILY REVOCABLE TRUST           | 35 CIELO DR                      | DOVER       | NH    | 03820-5608 |
| H0004-000036 | 36 CIELO DR              | BETTS ANN M                              |                                          | 36 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000037 | 37 CIELO DR              | ECHOLS NANCY J                           |                                          | 37 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000038 | 38 CIELO DR              | CARLSON VICTOR R & BARBARA C TRUSTEES    | CARLSON REVOCABLE TRUST                  | 38 CIELO DR                      | DOVER       | NH    | 03820-5607 |
| H0004-000039 | 39 CIELO DR              | GOSCINSKI LOUIS J & DONNA CO-TRUSTEES    | GOSCINSKI L JAMES JR IRREVOCABLE TRUST   | 39 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000040 | 40 CIELO DR              | KELLEY KEVIN D                           |                                          | PO BOX 141                       | MILTON      | NH    | 03851-0141 |
| H0004-000041 | 41 CIELO DR              | BLEW DAVID S III                         |                                          | 41 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000042 | 42 CIELO DR              | RICHARDS BEATRICE E TRUSTEE              | BEATRICE E REVOCABLE LIVING TRUST        | 42 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000043 | 43 CIELO DR              | NICHOLS AARON R & ANNE M TRUSTEES        | NICHOLS AARON R AND ANNE M REVOCABLE LV  | 80 COTTONWOOD DR                 | DOVER       | NH    | 03820      |
| H0004-000044 | 44 CIELO DR              | MORPHEW JAMES A JR &                     | MORPHEW RITA                             | 44 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000045 | 45 CIELO DR              | TURMELLE THOMAS C & QUIN KEVIN JD TRUSTE | TURMELLE CONRAD LIVING                   | 45 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000046 | 46 CIELO DR              | NORDEN VALLE G & DAILY B TRUSTEES        | NORDEN REVOCABLE TRUST                   | 46 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000047 | 47 CIELO DR              | DOLBEC RICHARD E & ELAINE M TRUSTEE      | DOLBEC RICHARD & ELAINE REVOCABLE TRUSTS | 47 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000048 | 48 CIELO DR              | MORJARIA NICOLE M TRUSTEE                | ARSENAULT FAMILY IRREVOCABLE TRUST       | 48 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000049 | 49 CIELO DR              | MARTIN BRADBURY SUSAN L TRUSTEE          | MARTIN BRADBURY SUSAN L REVOCABLE TRUST  | 49 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000050 | 50 CIELO DR              | HASKELL SUSAN L TRUSTEE 2/3 &            | LANDRY MARY KAY 1/3                      | 50 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000051 | 51 CIELO DR              | BLACKBURN JOHN R                         |                                          | 55 HEMLOCK CT                    | NEWFIELDS   | NH    | 03856      |
| H0004-000052 | 52 CIELO DR              | MCPHEE ROBERT L & LYNDA R TRUSTEES       | MCPHEE ROBERT L AND LYNDA REVOCABLE LIVI | 52 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000053 | 53 CIELO DR              | MONTEIRO ALEXANDRINO J TRUSTEE           | MONTEIRO ALEXANDRINO J REVOCABLE TRUST   | 53 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000054 | 54 CIELO DR              | KEEFE WILLIAM S & SHELLEY C CO-TRUSTEES  | JOINT REV TRUST AGREEMENT OF WILLIAM S & | 54 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000055 | 55 CIELO DR              | CANINO MICHAEL A &                       | CANINO BRENDA K                          | 55 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000056 | 56 CIELO DR              | BRAYTON JACQUELINE L TRUSTEE             | BRAYTON JACQUELINE L REVOCABLE TRUST     | 56 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000058 | 58 CIELO DR              | SCHULTE NANCY L & JAMES H TRUSTEES       | SCHULTE FAMILY REVOCABLE TRUST           | 58 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000060 | 60 CIELO DR              | RICKER DONNA M TRUSTEE                   | RICKER DONNA M LIVING REVOCABLE TRUST    | 60 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000062 | 62 CIELO DR              | GRECO MICHAEL B                          |                                          | 62 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000064 | 64 CIELO DR              | JONES HEATHER TRUSTEE                    | JONES DOUGLAS GREIR AND HEATHER REVOCABL | 64 CIELO DR                      | DOVER       | NH    | 03820-5607 |
| H0004-000066 | 66 CIELO DR              | ATHERTON WAYNE M & JANICE M TRUSTEES     | ATHERTON WAYNE AND JANICE REVOCABLE TRUS | 66 CIELO DR                      | DOVER       | NH    | 03820-5607 |
| H0004-000068 | 70 CIELO DR              | VASSALLO DIANE                           |                                          | 70 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000070 | 72 CIELO DR              | BOOTHBY LOUISE                           |                                          | 72 CIELO DRIVE                   | DOVER       | NH    | 03820      |
| H0004-000072 | 74 CIELO DR              | LINDSAY TIMOTHY & CHERYL TRUSTEES        | LINDSAY TIMOTHY AND CHERYL REVOCABLE TRU | 4 BAYVIEW RD                     | DOVER       | NH    | 03820      |
| H0004-000076 | 76 CIELO DR              | LARSON ROLAND E                          |                                          | 76 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000078 | 78 CIELO DR              | MENEZ JOAN E TRUSTEE                     | JOAN E MENEZ IRREVOCABLE TRUST           | 78 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000080 | 80 CIELO DR              | HERON BAY PARTNERS LLC                   |                                          | 242 CENTRAL AV                   | DOVER       | NH    | 03820      |
| H0004-000081 | 81 CIELO DR              | HERON BAY PARTNERS LLC                   |                                          | 242 CENTRAL AV                   | DOVER       | NH    | 03820      |
| H0004-000082 | 82 CIELO DR              | MERRILL LISSA A                          |                                          | 82 CIELO DR                      | DOVER       | NH    | 03820      |
| H0004-000083 | 83 CIELO DR              | HERON BAY PARTNERS LLC                   |                                          | 242 CENTRAL AV                   | DOVER       | NH    | 03820      |
| H0004-000085 | 85 CIELO DR              | HERON BAY PARTNERS LLC                   |                                          | 242 CENTRAL AV                   | DOVER       | NH    | 03820      |
| H0004-000087 | 87 CIELO DR              | HERON BAY PARTNERS LLC                   |                                          | 242 CENTRAL AV                   | DOVER       | NH    | 03820      |
| H0004-003000 | GRAPEVINE DR/250 MAST RD | DOVER FIELDS CONDOMINIUM                 | C/O VC DOVER INVESTMENTS LLC             | 48 CONSTITUTION DR               | BEDFORD     | NH    | 03110      |
| H0004-003001 | 30 GRAPEVINE DR          | VC DOVER INVESTMENTS LLC                 |                                          | 48 CONSTITUTION DR               | BEDFORD     | NH    | 03110      |
| H0004-003002 | CIELO DR                 | VC DOVER INVESTMENTS LLC                 |                                          | 48 CONSTITUTION DR               | BEDFORD     | NH    | 03110      |
| H0004-003003 | CIELO DR                 | VC DOVER INVESTMENTS LLC                 |                                          | 48 CONSTITUTION DR               | BEDFORD     | NH    | 03110      |
| H0004-003004 | GRAPEVINE DR             | VC DOVER INVESTMENTS LLC                 |                                          | 48 CONSTITUTION DR               | BEDFORD     | NH    | 03110      |
| H0004-00305A | 250 MAST RD              | HINEC DOVER LLC                          |                                          | 264 US RTE 1 BUILDING 300 STE 2A | SCARBOROUGH | ME    | 04074      |
| H0004-00305B | 250 MAST RD              | HINEC DOVER LLC                          |                                          | 264 US RTE 1 BUILDING 300 STE 2A | SCARBOROUGH | ME    | 04074      |
| H0005-B00000 | 330 MAST RD              | TARANTO AGNES M                          |                                          | 330 MAST RD                      | DOVER       | NH    | 03820-5489 |
| H0005-B00001 | 324 MAST RD              | BROWNE DAVID D JR                        | BROWNE PAMELA R                          | 324 MAST ROAD                    | DOVER       | NH    | 03820      |
| H0053-001000 | 15 STONEWALL DR          | MAST ROAD DOVER LLC                      | C/O RAND-WHITNEY CONTAINER LLC           | 207 GREENWOOD ST                 | WORCESTER   | MA    | 01607      |
| H0058-000000 | 271 275 MAST RD          | CITY OF DOVER                            |                                          | 288 CENTRAL AVE                  | DOVER       | NH    | 03820      |
| H0058-000LS2 | 273 MAST RD              | OMNIPOINT HOLDINGS INC                   | ATTN PROPERTY MANAGEMENT                 | 4 SYLVAN WAY                     | PARSIPPANY  | NJ    | 07054      |
| H0059-000000 | 325 MAST RD              | BRANCH BROOK HOLDINGS LLC                |                                          | PO BOX 410                       | CANDIA      | NH    | 03034      |
| H0059-A00000 | 325 MAST RD              | BRANCH BROOK HOLDINGS LLC                |                                          | PO BOX 410                       | CANDIA      | NH    | 03034      |
| H0061-000000 | MAST RD                  | BRANCH BROOK HOLDINGS LLC                |                                          | PO BOX 410                       | CANDIA      | NH    | 03034      |
| H0004-000000 | CIELO DR                 | HERON BAY PARTNERS LLC                   |                                          | 242 CENTRAL AV                   | DOVER       | NH    | 03820      |
|              |                          | PSNH EVERSOURCE                          | KURT NELSON                              | 13 LEGENDS DRIVE                 | HOOKSET     | NH    | 03106      |

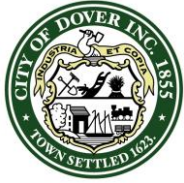
| Map/Lot | Owner                                 | Address                                |
|---------|---------------------------------------|----------------------------------------|
| 9-19    | Kiefer, Abbie Nixon and Benjamin J    | 3 Freshet Road Madbury, NH 03823       |
| 9-19-A  | Ramey, William J and Sara-Beth        | 9 Freshet Road Madbury, NH 03823       |
| 9-19-B  | Seid, John W and Cindy                | 7 Freshet Road Madbury, NH 03823       |
| 9-20    | Hodgson Robert and Diane              | 11 Freshet Road Madbury, NH 03823      |
| 9-20-A  | Hodgson Robert and Diane              | 11 Freshet Road Madbury, NH 03823      |
| 9-21-B  | Hodgson, Molly G Revoc Lvg Trs        | 21 Freshet Road Madbury, NH 03823      |
| 9-40    | Lockhardt, Michael A                  | 45 Pudding Hill Road Madbury, NH 03823 |
| 9-40-A  | Yergeau, Robert R and Colleen L       | 43 Pudding Hill Road Madbury, NH 03823 |
| 9-52    | Grass, Arthur E and Orpha B           | 28 Garrison Lane Madbury, NH 03823     |
| 9-53    | Tennis Coop Inc.                      | 26 Garrison Lane Madbury, NH 03823     |
| 9-55    | Mercer, David C and Martha G          | 20 Garrison Lane Madbury, NH 03823     |
| 9-56    | Lines, Sr Richard A and Sandra L      | 18 Garrison Lane Madbury, NH 03823     |
| 9-57    | Nelan, Terence G and Jennifer K       | 16 Garrison Lane Madbury, NH 03823     |
| 9-58    | Borgal, Cameron                       | 12 Garrison Lane Madbury, NH 03823     |
| 9-59    | Cook, Jeffrey B and Summer B          | 10 Garrison Lane Madbury, NH 03823     |
| 9-60    | Madbury, Town of                      | 13 Town Hall Road Madbury, NH 03823    |
| 9-60-F  | Fraser, William S and Jennifer A      | 19 Garrison Lane Madbury, NH 03823     |
| 9-60-G  | Lababidi, Ziad                        | 21 Garrison Lane Madbury, NH 03823     |
| 9-60-H  | Alnazer, Ahmed M and Shima M Ghazal   | 23 Garrison Lane Madbury, NH 03823     |
| 9-60-I  | Stewart, Justin E                     | 25 Garrison Lane Madbury, NH 03823     |
| 9-60-J  | Cassa II, Bruce Dan and Caroline Anne | 27 Garrison Lane Madbury, NH 03823     |
| 9-60-L  | Madbury, Town of                      | 13 Town Hall Road Madbury, NH 03823    |
| 9-60-M  | Maniquis, Dylan A and Lysanne C       | 8 Garrison Lane Madbury, NH 03823      |
| 9-60-R  | Eastman, Carolyn Karatzas             | 24 Garrison Lane Madbury, NH 03823     |
| 9-60-S  | Green, Frederick W and Diane T        | 14 Garrison Lane Madbury, NH 03823     |
| 9-66-A  | Sabin, Daniel and Mihaiela C          | 8 Freshet Road Madbury, NH 03823       |
| 9-74    | Heron Bay Partners, LLC               | 242 Central Avenue Dover, NH 03820     |

| Parcel ID    | Owner Name                                         | Address               | Town    | State | Zip Code   |
|--------------|----------------------------------------------------|-----------------------|---------|-------|------------|
| H0002-A00000 | Johnson, Joanne                                    | 18 Freshnet Road      | Dover   | NH    | 03820      |
| H0004-003000 | Dover Fields Condominium C/O Dover Investments LLC | 48 Constitution Drive | Bedford | NH    | 03110      |
| H0004-000000 | Heron Bay Partners Llc                             | 242 Central Avenue    | Dover   | NH    | 03820      |
| H0004-000001 | Heron Bay Partners Llc                             | 243 Central Avenue    | Dover   | NH    | 03820      |
| H0004-000002 | Kotlus Anne                                        | 2 Cielo Drive         | Dover   | NH    | 03820      |
| H0004-000004 | Comeau Esther M Trustee                            | 4 Cielo Drive         | Dover   | NH    | 03820      |
| H0004-000005 | Langa Michelle A                                   | 5 Cielo Drive         | Dover   | NH    | 03820      |
| H0004-000006 | Edwards Judith A Trustee                           | 6 Cielo Drive         | Dover   | NH    | 03820      |
| H0004-000007 | Caddle William Jeffrey & Janet Caddle              | 7 Cielo Drive         | Dover   | NH    | 03820      |
| H0004-000008 | Langdon Joanne E                                   | 8 Cielo Drive         | Dover   | NH    | 03820      |
| H0004-000009 | Plante Kevin R & Diane S Trustees                  | 9 Cielo Drive         | Dover   | NH    | 03820      |
| H0004-000010 | Gauvin Albert J & Kathy P Perron                   | 10 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000011 | Rivoire David J & Joyce C Trustees                 | 11 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000012 | Dixon Peter J & Sally J Trustees                   | 12 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000013 | Barr Deborah A Trustee                             | 13 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000014 | Nardella Linda Trustee                             | 14 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000015 | Noyes Debra Trustee                                | 15 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000016 | Scott Richard A & Carolyn Scott                    | 16 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000017 | Croteau Linda M                                    | 17 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000018 | Kilmain Stephen J                                  | 18 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000019 | Ashman John C                                      | 19 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000020 | Brothwell John & Barbara Brothwell                 | 20 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000021 | Morris Lucille                                     | 21 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000022 | Poyant Mark F & Sandra J Trustees                  | 22 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000023 | Daigle David C & Catherine A Daigle                | 23 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000024 | Athans-Hoogeveen Barbara Trustee                   | 89 Boxwood Lane       | Dover   | NH    | 03820      |
| H0004-000025 | Kline Joseph K & Susan Trustees                    | 25 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000026 | Rouff Priscilla Trustee                            | 26 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000028 | Baur Ulrich & Sybille                              | 28 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000029 | Stearns Charlene                                   | 29 Cielo Drive        | Dover   | NH    | 03820-4146 |
| H0004-000030 | Herpich Susan L Trustee                            | 30 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000031 | Sandberg Barry & Mona R                            | 31 Cielo Drive        | Dover   | NH    | 03820      |
| H0004-000032 | Netzel Jeanette Trustee                            | 32 Cielo Drive        | Dover   | NH    | 03820      |

|              |                                            |                     |           |    |            |
|--------------|--------------------------------------------|---------------------|-----------|----|------------|
| H0004-000033 | Schulten Carolyn H & Stephen B Co-Trustees | 18 Cote Drive       | Dover     | NH | 03820      |
| H0004-000034 | Beane Pamela S Successor Trustee           | 34 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000035 | Theoret Roger A & Pauline C Trustees       | 35 Cielo Drive      | Dover     | NH | 03820-5608 |
| H0004-000036 | Duffy J Patrick & Karen B                  | 536 Middle Road     | Dover     | NH | 03820-4933 |
| H0004-000037 | Echols Nancy J                             | 37 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000038 | Carlson Victor R & Barbara C Trustees      | 38 Cielo Drive      | Dover     | NH | 03820-5607 |
| H0004-000039 | Goscinski Louis J & Donna Co-Trustees      | 39 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000040 | Kelley Kevin D                             | PO Box 141          | Milton    | NH | 03851-0141 |
| H0004-000041 | Blew David S Iii                           | 41 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000042 | Richards Beatrice E Trustee                | 42 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000043 | Nichols Aaron R & Anne M Trustees          | 80 Cottonwood Drive | Dover     | NH | 03820      |
| H0004-000044 | Morphew James A Jr &                       | 44 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000045 | Turmelle Thomas C & Quin Kevin Jd Trustee  | 45 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000046 | Norden Valle G & Daily B Trustees          | 46 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000047 | Dolbec Richard E & Elaine M Trustee        | 47 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000048 | Morjaria Nicole M Trustee                  | 48 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000049 | Martin Bradbury Susan L Trustee            | 49 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000050 | Haskell Susan L Trustee                    | 50 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000051 | Blackburn John R                           | 55 Hemlock Court    | Newfields | NH | 03856      |
| H0004-000052 | Mcphee Robert L & Lynda R Trustees         | 52 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000053 | Monteiro Alexandrino J Trustee             | 53 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000054 | Keefe William S & Shelley C Co-Trustees    | 54 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000055 | Canino Michael A & Brenda K                | 55 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000056 | Brayton Jacqueline L Trustee               | 56 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000058 | Schulte Nancy L & James H Trustees         | 58 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000060 | Ricker Donna M Trustee                     | 60 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000062 | Greco Michael B                            | 62 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000064 | Jones Heather Trustee                      | 64 Cielo Drive      | Dover     | NH | 03820-5607 |
| H0004-000066 | Atherton Wayne M & Janice M Trustees       | 66 Cielo Drive      | Dover     | NH | 03820-5607 |
| H0004-000068 | Vassallo Diane                             | 70 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000070 | Boothby Louise                             | 72 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000072 | Lindsay Timothy & Cheryl Trustees          | 4 Bayview Road      | Dover     | NH | 03820      |
| H0004-000076 | Larson Roland E                            | 76 Cielo Drive      | Dover     | NH | 03820      |
| H0004-000078 | Menez Joan E Trustee                       | 78 Cielo Drive      | Dover     | NH | 03820      |



|              |                        |                    |       |    |       |
|--------------|------------------------|--------------------|-------|----|-------|
| H0004-000080 | Heron Bay Partners Llc | 242 Central Avenue | Dover | NH | 03820 |
| H0004-000082 | Merrill Lissa A        | 82 Cielo Drive     | Dover | NH | 03820 |



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: First Floor Conference Room - 288 Central Avenue, Dover, NH  
Meeting Date: Monday, February 13, 2023  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Amy Kramer-Perry, Bruce Batchelder, Abigail Lyon, Jake Geddes

**Absent (Excused):** Kristen Murphy, Jason Aube

**STAFF PRESENT:** Jackson Kaspari – Resilience Manager

A. Kramer-Perry arrived at 5:38 pm.

### 1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

**2. CITIZENS' FORUM:** No citizens were present to speak during the forum

### 3. APPROVAL OF THE PRIOR MEETING MINUTES – January 9, 2023

S. Fellows moved to approve the January 9, 2023 minutes with two minor corrections, A. Lyon seconded. Vote: 4 yes.

**4. OLD BUSINESS:** None

### 5. NEW BUSINESS:

#### A. January 10<sup>th</sup> Meet and Greet

J. Kaspari provided some details on the event noting that invitations were not widely distributed due to space constraints. The Meet and Greet provides a venue for Chairs to convey updates regarding their Board, Committee or Commissions work over the past year. During this year's Meet and Greet E. Bassegio will present information on the update to the Vision Chapter of the Master Plan and J. Kaspari will present a first look at the Citywide Resilience Plan. The Plan will be reviewed by the Planning Board and additionally considered for adoption by the Dover City Council.

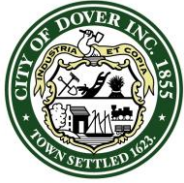
#### B. Five Minutes for Dover's Future – Outreach Coordinator, Erin Bassegio

E. Bassegio: The Vision Chapter of the Master Plan is updated every 10 years. Current work involves reviewing the progress made for the 2023 Vision which was last updated in 2012 and identifying any gaps. We are hoping to have Boards, Committees and Commissions spread the word about opportunities to engage with the Chapter update and potentially participate directly. This time there will be volunteers assigned the roles of Vision Ambassadors. There will be a number of Visioning events. The first is set to be held virtually on February 9<sup>th</sup>. There is an associated project website: [rebrand.ly/DistinctlyDover](https://rebrand.ly/DistinctlyDover) where folks can respond to "What is your wish for Dover's Future?" and learn more details about the project.

A. Lyon: Have you considered looking to the college student population in Dover for feedback? One idea would be to use the bus system to help convey information.

E. Bassegio: We have not but I appreciate that suggestion.

### 6. REPORT FROM THE CHAIR



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: First Floor Conference Room - 288 Central Avenue, Dover, NH  
Meeting Date: Monday, February 13, 2023  
Meeting Time: 5:30 pm

### A. Review of Correspondence Received from NH Department of Environmental Services

J. Kaspari: Once piece of correspondence to report. Received a notice of an alleged wetlands violation off of Gulf Road. The City was made aware of this through the local zoning complaint process which led to an investigation by Zoning Administrator Kypfer and myself. The complaint alleges that a gravel driveway installed back in 2009 with associated culvert drainage caused a shift to the wetland resource adjacent to it on the same lot. A City driveway permit was issued for the work. The City will cooperate with DES if it requires additional information for the State investigation.

## 7. OTHER BUSINESS

### A. Update from Forest Management Subcommittee

S. Fellows: The Subcommittee met a week after the last Conservation Commission meeting. There are two tracks the Subcommittee has been considering:

(1) The Forest Stewardship Plan that was prepared for the parcels in the Tolend Road Landfill Area. We spoke with Tim Nolin who prepared the Plan and he said that six to nine months of lead time is necessary meaning that the Subcommittee should begin the process in the spring or summer for a winter harvest. The Subcommittee also looked into whether the Smith Well Parcel would be a viable option for a harvest. The lot is much for "harvest ready" due to better access than the parcels off Tolend Road. However, the City will be constructing a water tower on that parcel and we wouldn't want harvest activities to interfere.

(2) The other track is the CBD Street Tree Plan and looking into implementing those recommendations. The Subcommittee would like to fill the empty planting boxes as a first step but will need to consult with Community Services Director, John Storer. After this the Subcommittee can look at the Ash tree situation. The Subcommittee may ask the Conservation Commission in the future for a funding request related to this. Street trees have to deal with some harsh conditions so due care needs to be exercised during the installation process.

B. Hunt: Would it be worth contracting an arborist to assist the City through this process?

S. Fellows: That is part of a broader discussion the Subcommittee is having. We need to gauge interest and possible funding mechanisms to bring in an arborist.

Some discussion ensued about Dover participating in the Tree City USA program.

A. Lyon: Interested to hear in the potential of stormwater treatment associated with new tree plantings.

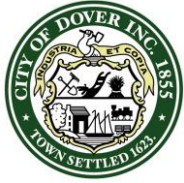
Kaspari brought up the plan to show the locations of interest.

R. Atwood mentioned the planned work for Fifth Street and Grove Street and the potential to lump in additional tree purchases with those trees as that project involves a complete adjustment to the sidewalk infrastructure.

Discussion ensued about various design elements like Silva Cells, stormwater elements etc.

A. Lyon: It might be worth including signage if the design elements help with stormwater.

B. Hunt: What is the legality of using Conservation Fund money for the purchase of street trees?



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: First Floor Conference Room - 288 Central Avenue, Dover, NH  
Meeting Date: Monday, February 13, 2023  
Meeting Time: **5:30 pm**

J. Kaspari: Will confirm this but I don't foresee any barriers.

S. Fellows: This aligns with the mission of the Conservation Commission.

A. Lyon: It will be important to designate the potential street tree purchase as a distinct project and not establish that all street trees going forward would be funded through the Conservation Fund.

### 8. ADJOURNMENT

A. Lyon motioned to adjourn. S. Fellows seconded. Vote: 6 yes.

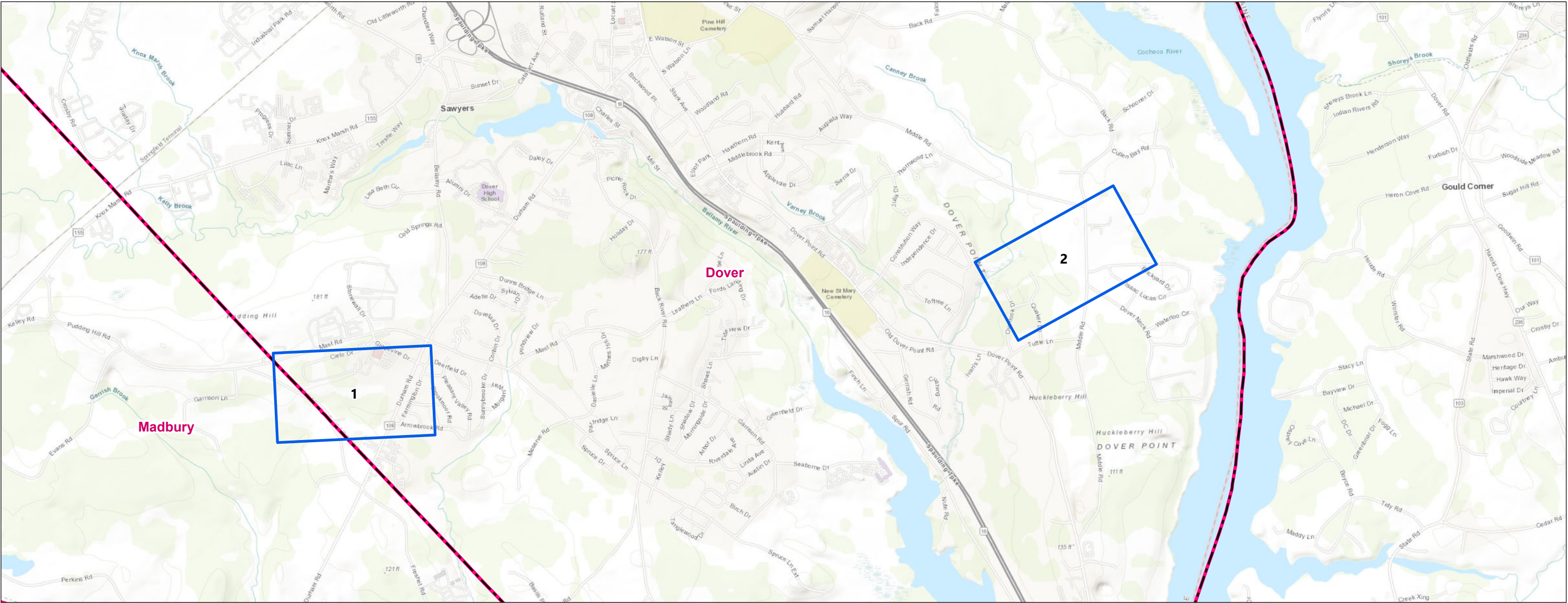
The meeting was adjourned at 6:15 PM.

DRAFT

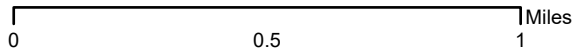


# 307 Line - OPGW Replacement Project

Dover, NH  
Dover Permitting Plan  
**FINAL Map Set**  
Date: January 17, 2023



-  Map Index
-  Municipal Boundary



## INDEX OF FIGURES

Title Sheet / Index Map  
Map Sheets 1-2

|     |      |           |
|-----|------|-----------|
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |
| NO. | DATE | REVISIONS |

PREPARED FOR:

**EVERSOURCE**  
ENERGY

107 Selden Street  
Berlin, CT 06037

PREPARED BY:

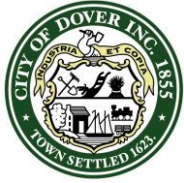


2 Bedford Farms Drive, Suite 200  
Bedford, NH 03110









**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #COND-2023-0030

Application Type: Conditional Use Permit  
Applicant(s): Public Service Company of New Hampshire d/b/a Eversource Energy  
Owner(s): Eversource Energy Easement/Multiple Owners  
Location: Utility ROW between Henry Law and the Cochecho River  
Meeting Date: March 14, 2023

**INTENT:** Proposal is the replacement of 5 wooden utility poles with weathered steel structures creating 3,489 sf of temporary impact to wetlands and 12,100 sf of temporary impact to the wetland buffer.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM:** # 4-E

**ACREAGE:** N/A

**ZONING DISTRICT:** Medium Density Residential (R-12) and Cochecho Waterfront District (CWD), Wetlands Protection and Conservation Overlay Districts

**EXISTING LAND USE:** Utility/Residential

**PROPOSED LAND USE:** Same as existing

**SURROUNDING LAND USE:** Residential, vacant land

**ZBA ACTION:** N/A

**ATTACHMENTS:**

- Conditional Use Permit Application Materials including plans and Conservation Commission minutes from 2/13/2023

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

-Dover CUP  
-NHDES Alteration of Terrain  
-NHDES Utility Maintenance Activity Statutory Permit by Notification

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting a Conditional Use Permit to replace utility pole structures in a utility easement within wetlands and wetland buffer temporarily. The temporary wetland impacts of 3,489 s.f and temporary wetland buffer impacts of 12,100 s.f.

The Conservation Commission endorsed this application at their February 13, 2023 meeting. The applicant provided a narrative which outlines how the proposal meets the criteria for granting the CUP per 170-27.1B of the Code.

**Consistency with Land Use Regulations**

The Wetlands Protection District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant considered the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal wetland/wetland buffer disturbance on the site.

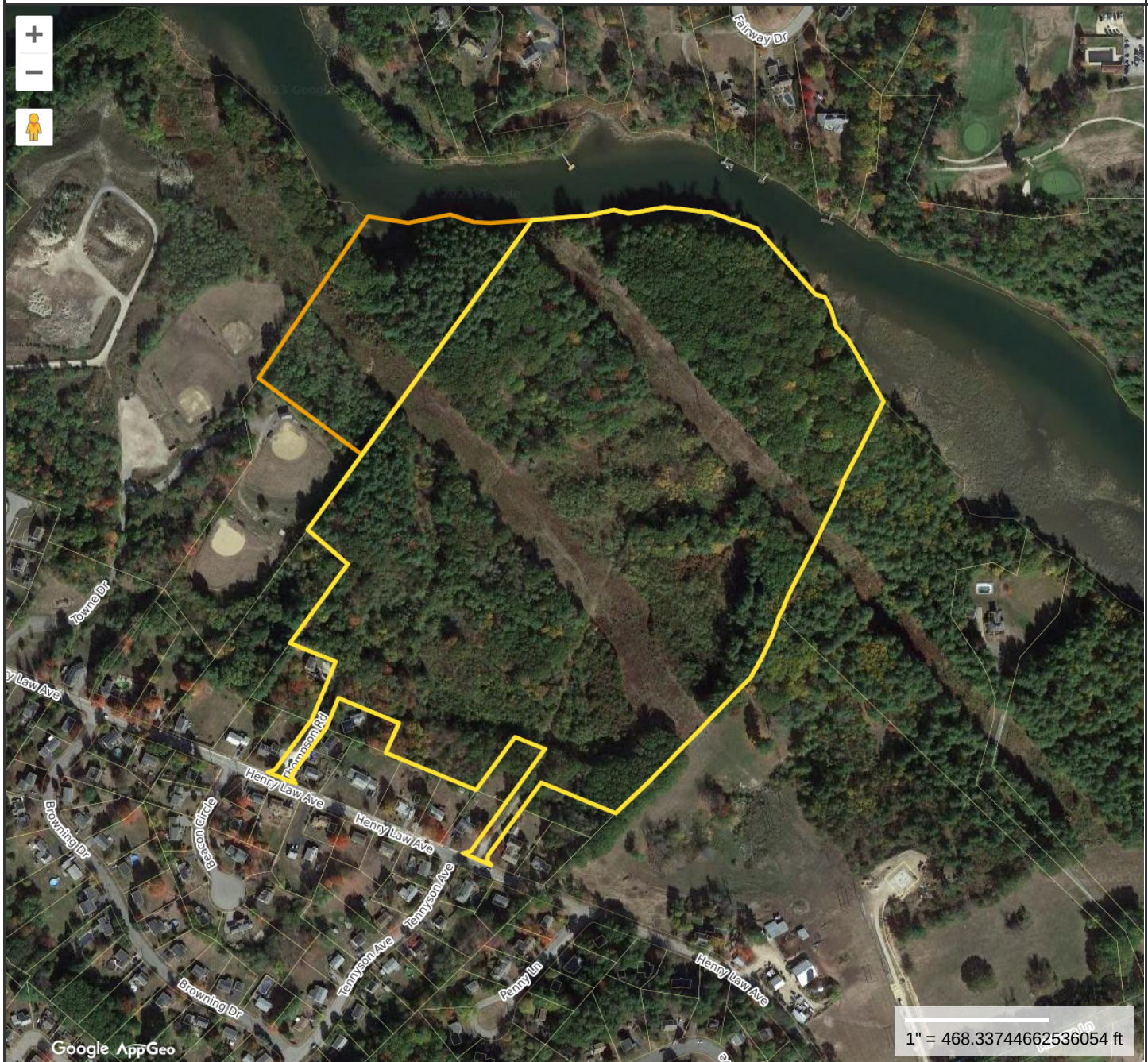
**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings and vote to approve the Conditional Use Permit with the following subsequent condition:

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services approved Utility Maintenance Activity Statutory Permit by Notification.

## COND-2023-0030 ROW btwn Henry Law Ave &amp; Cocheco River

**Property Information**

**Property ID** K0002-000000  
**Location** HENRY LAW AV  
**Owner** STATE OF NEW HAMPSHIRE  
**Land Use** 901  
**Zoning Code** R-12

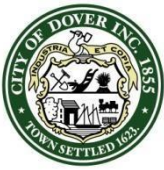
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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 12/16/2022  
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

## 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: PSNH d/b/a Eversource Energy c/o Kurt Nelson Telephone # 603-714-3031

Address of Applicant: 13 Legends Drive, Hooksett, NH 03106

E-Mail Address: kurt.nelson@eversource.com

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

Address of Property Owner: SAME AS APPLICANT

### PROPERTY INFORMATION

Assessor's Map # K2, K4, Lot(s) # K-2-0-0, K-4-C-0

Address of Property: Existing M183 ROW between Henry Law Avenue and the Cocheco River

Zoning District(s) CWD (Cocheco Waterfront District), and R-12 (Medium-Density Residential) Overlay District(s) Conservation District (CD) and Wetlands Protection District (WPD)

Existing Use of Property: Existing and actively maintained PSNH M183 utility ROW

### CONDITIONAL USE PERMIT INFORMATION

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

- |                                                                 |                                                         |                                                        |
|-----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Conservation District       | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection                 | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Alternative Treatment Center  |
| <input checked="" type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Central Business District      | <input type="checkbox"/> Heritage Residential District |

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

The proposed project involves the replacement of 5 wooden utility poles with weathered steel structures along the M183 Electric Transmission

Line adjacent to Henry Law Avenue in Dover in accordance with current utility standards. Weathered steel structures are more resilient to insect and woodpecker

damage, pole rot, and can further withstand typical New Hampshire storms and severe weather events. All of the replacement structures will be installed within 10 feet

of the existing structure footprints. The proposed project is part of Eversource's ongoing maintenance program conducted to ensure reliable electric service to their customers. This work will require temporary impact to wetlands and streams through the use of timber matting at unavoidable access road and work pad crossings.

No permanent natural resource impacts are proposed. The work will involve a temporary wetland impact of 3,489 SF and 12,100 SF of temporary impacts within the municipal 50-wetland buffers. Timber matting will be utilized at all wetland crossings, often allowing for natural vegetation to re-establish during the next growing season. All temporary impacts will be stabilized and restored post construction, as dictated by site conditions.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: New Hampshire Department of Environmental Services (NHDES) Utility Maintenance Activity Statutory Permit by Notification (SPN),

NHDES Shoreland Permit-by-Notification (PBN), and an NHDES Alteration of Terrain Permit (AoT) which are currently being drafted.

Name of Professional That Prepared Plans: Kristopher Wilkes, CWS

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 Telephone #: 603-391-3944

Professional License #: CWS 288 E-mail address: kwilkes@vhb.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:  for PSNH dba Eversource Date: 1/23/23

Signature of Applicant (if different from owner): SAME Date: \_\_\_\_\_

Signature of Agent:  Date: 1/17/23

## 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:  for PSNH dba Eversource Date: 1/23/23

## 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:**

| <b>TAX MAP</b>       | <b>LOT #</b>      | <b>PROPERTY OWNER</b>        | <b><u>MAILING ADDRESS</u></b>        |
|----------------------|-------------------|------------------------------|--------------------------------------|
| Existing Utility ROW | (Easement Rights) | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b>     | <b><u>MAILING ADDRESS</u></b>        |
|-----------------------|------------------------------|--------------------------------------|
| Kurt Nelson           | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

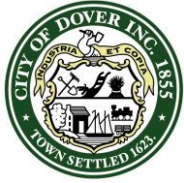
**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>    | <b>COMPANY</b> | <b><u>MAILING ADDRESS</u></b>                       |
|----------------|----------------|-----------------------------------------------------|
| Sherrie Trefry | VHB            | 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 |
|                |                |                                                     |
|                |                |                                                     |

**Conservation Easement Holder:**

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





**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

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**Absent (Excused):** Kristen Murphy, Jason Aube

**STAFF PRESENT:** Jackson Kaspari – Resilience Manager

A. Kramer-Perry arrived at 5:38 pm.

### 1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

**2. CITIZENS' FORUM:** No citizens were present to speak during the forum

### 3. APPROVAL OF THE PRIOR MEETING MINUTES – January 9, 2023

S. Fellows moved to approve the January 9, 2023 minutes with two minor corrections, A. Lyon seconded. Vote: 4 yes.

**4. OLD BUSINESS:** None

### 5. NEW BUSINESS:

#### A. January 10<sup>th</sup> Meet and Greet

J. Kaspari provided some details on the event noting that invitations were not widely distributed due to space constraints. The Meet and Greet provides a venue for Chairs to convey updates regarding their Board, Committee or Commissions work over the past year. During this year's Meet and Greet E. Bassegio will present information on the update to the Vision Chapter of the Master Plan and J. Kaspari will present a first look at the Citywide Resilience Plan. The Plan will be reviewed by the Planning Board and additionally considered for adoption by the Dover City Council.

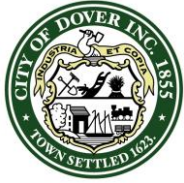
#### B. Five Minutes for Dover's Future – Outreach Coordinator, Erin Bassegio

E. Bassegio: The Vision Chapter of the Master Plan is updated every 10 years. Current work involves reviewing the progress made for the 2023 Vision which was last updated in 2012 and identifying any gaps. We are hoping to have Boards, Committees and Commissions spread the word about opportunities to engage with the Chapter update and potentially participate directly. This time there will be volunteers assigned the roles of Vision Ambassadors. There will be a number of Visioning events. The first is set to be held virtually on February 9<sup>th</sup>. There is an associated project website: [rebrand.ly/DistinctlyDover](https://rebrand.ly/DistinctlyDover) where folks can respond to "What is your wish for Dover's Future?" and learn more details about the project.

A. Lyon: Have you considered looking to the college student population in Dover for feedback? One idea would be to use the bus system to help convey information.

E. Bassegio: We have not but I appreciate that suggestion.

### 6. REPORT FROM THE CHAIR



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: First Floor Conference Room - 288 Central Avenue, Dover, NH  
Meeting Date: Monday, February 13, 2023  
Meeting Time: 5:30 pm

### A. Review of Correspondence Received from NH Department of Environmental Services

J. Kaspari: Once piece of correspondence to report. Received a notice of an alleged wetlands violation off of Gulf Road. The City was made aware of this through the local zoning complaint process which led to an investigation by Zoning Administrator Kypfer and myself. The complaint alleges that a gravel driveway installed back in 2009 with associated culvert drainage caused a shift to the wetland resource adjacent to it on the same lot. A City driveway permit was issued for the work. The City will cooperate with DES if it requires additional information for the State investigation.

## 7. OTHER BUSINESS

### A. Update from Forest Management Subcommittee

S. Fellows: The Subcommittee met a week after the last Conservation Commission meeting. There are two tracks the Subcommittee has been considering:

(1) The Forest Stewardship Plan that was prepared for the parcels in the Tolend Road Landfill Area. We spoke with Tim Nolin who prepared the Plan and he said that six to nine months of lead time is necessary meaning that the Subcommittee should begin the process in the spring or summer for a winter harvest. The Subcommittee also looked into whether the Smith Well Parcel would be a viable option for a harvest. The lot is much for "harvest ready" due to better access than the parcels off Tolend Road. However, the City will be constructing a water tower on that parcel and we wouldn't want harvest activities to interfere.

(2) The other track is the CBD Street Tree Plan and looking into implementing those recommendations. The Subcommittee would like to fill the empty planting boxes as a first step but will need to consult with Community Services Director, John Storer. After this the Subcommittee can look at the Ash tree situation. The Subcommittee may ask the Conservation Commission in the future for a funding request related to this. Street trees have to deal with some harsh conditions so due care needs to be exercised during the installation process.

B. Hunt: Would it be worth contracting an arborist to assist the City through this process?

S. Fellows: That is part of a broader discussion the Subcommittee is having. We need to gauge interest and possible funding mechanisms to bring in an arborist.

Some discussion ensued about Dover participating in the Tree City USA program.

A. Lyon: Interested to hear in the potential of stormwater treatment associated with new tree plantings.

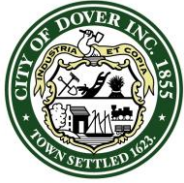
Kaspari brought up the plan to show the locations of interest.

R. Atwood mentioned the planned work for Fifth Street and Grove Street and the potential to lump in additional tree purchases with those trees as that project involves a complete adjustment to the sidewalk infrastructure.

Discussion ensued about various design elements like Silva Cells, stormwater elements etc.

A. Lyon: It might be worth including signage if the design elements help with stormwater.

B. Hunt: What is the legality of using Conservation Fund money for the purchase of street trees?



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: First Floor Conference Room - 288 Central Avenue, Dover, NH  
Meeting Date: Monday, February 13, 2023  
Meeting Time: **5:30 pm**

J. Kaspari: Will confirm this but I don't foresee any barriers.

S. Fellows: This aligns with the mission of the Conservation Commission.

A. Lyon: It will be important to designate the potential street tree purchase as a distinct project and not establish that all street trees going forward would be funded through the Conservation Fund.

### 8. ADJOURNMENT

A. Lyon motioned to adjourn. S. Fellows seconded. Vote: 6 yes.

The meeting was adjourned at 6:15 PM.

DRAFT

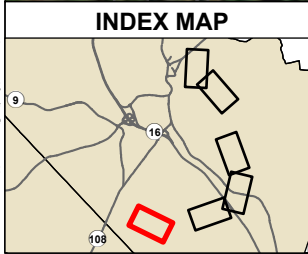


## COND-2023-0030

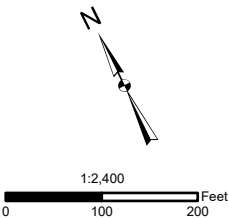
| Property ID  | Location           | Owner 1                                  | Owner 2    | Owner Address 1      | City     | State | Zip       | Total Val | Land Val | Building Val | Deed Date | Last Sale | State Class |
|--------------|--------------------|------------------------------------------|------------|----------------------|----------|-------|-----------|-----------|----------|--------------|-----------|-----------|-------------|
| 21005-001000 | 1 BEACON CIRCLE    | BRADBURY KAREN R &                       | KOSTER J I | 1 BEACON CIRCLE      | DOVER    | NH    | 03820     | 500300    | 148900   | 351400       | 20170404  | 4467/94   | 101         |
| 21026-01A000 | 1 PENNY LN         | FRACASSA NORM JR                         | FRACASSA   | 1 PENNY LN           | DOVER    | NH    | 03820     | 373400    | 151200   | 222200       | 20000508  | 2201/112  | 101         |
| K0002-H00000 | 1 THOMPSON RD      | TRUMBO NICOLAS R &                       | ZANY MIC   | 1 THOMPSON RD        | DOVER    | NH    | 03820     | 354400    | 141200   | 213200       | 20160226  | 4361/186  | 101         |
| K0001-A00001 | MCKONE LN          | STATE OF NEW HAMPSHIRE                   | FISH AND   | 11 HAZEN DR          | CONCORD  | NH    | 03301     | 610       | 792000   | 0            | 20081103  | 3690/671  | 901         |
| K0002-B00000 | 178 HENRY LAW AV   | LORD ELAINE &                            | BUNDZA J   | 125 HENRY LAW AV     | DOVER    | NH    | 03820     | 357600    | 154900   | 202700       | 0         | 950/158   | 101         |
| K0002-B00001 | HENRY LAW AV       | LORD ELAINE &                            | BUNDZA J   | 125 HENRY LAW AV     | DOVER    | NH    | 03820     | 131300    | 131300   | 0            | 0         | 950/158   | 130         |
| K0002-Q00000 | HENRY LAW AV       | LORD ELAINE &                            | BUNDZA J   | 125 HENRY LAW AV     | DOVER    | NH    | 03820     | 134200    | 134200   | 0            | 0         | 950/157   | 130         |
| N0014-F00000 | 13 FAIRWAY DR      | HALVORSEN TIMOTHY M &                    | HALVORS    | 13 FAIRWAY DR        | DOVER    | NH    | 03820     | 1086800   | 435500   | 651300       | 20070716  | 3551/915  | 101         |
| N0014-L00000 | 11 FAIRWAY DR      | HOPKINS FRANCES G TRUSTEE                | HOPKINS    | 130 CENTRAL AVE      | DOVER    | NH    | 03820-404 | 1082300   | 408100   | 674200       | 20071015  | 3582/543  | 101         |
| N0014-J00000 | 15 FAIRWAY DR      | URBANI ADAM &                            | URBANI Z   | 15 FAIRWAY DR        | DOVER    | NH    | 03820     | 1051400   | 419400   | 632000       | 20190910  | 4687/560  | 101         |
| K0003-000000 | 162 HENRY LAW AV   | GAUTHIER NANCY P                         |            | 162 HENRY LAW AVENUE | DOVER    | NH    | 03820     | 436300    | 192100   | 244200       | 20200526  | 4763/873  | 101         |
| K0002-D00000 | 166 A HENRY LAW AV | KELLOGG EVAN                             |            | 166 A HENRY LAW AVE  | DOVER    | NH    | 03820     | 443400    | 156100   | 287300       | 20140929  | 4245/724  | 101         |
| K0002-C00000 | 166 HENRY LAW AV   | TREMBLAY SUSAN A                         |            | 166 HENRY LAW AV     | DOVER    | NH    | 03820     | 324400    | 147500   | 176900       | 20190626  | 4665/105  | 101         |
| 21005-B00000 | 167 HENRY LAW AV   | MURPHY SHAWNA A                          |            | 167 HENRY LAW AVE    | DOVER    | NH    | 03820     | 331400    | 145300   | 186100       | 20021227  | 2657/774  | 101         |
| K0002-F00000 | 168 HENRY LAW AV   | WITHAM MATTHEW K                         |            | 168 HENRY LAW AV     | DOVER    | NH    | 03820     | 311100    | 146200   | 164900       | 20080130  | 3612/218  | 101         |
| K0002-A00000 | 170 HENRY LAW AV   | CASEY TIMOTHY J                          | CASEY EL   | 170 HENRY LAW AVENUE | DOVER    | NH    | 03820     | 496400    | 167500   | 328900       | 20220517  | 5033/208  | 101         |
| K0002-M00000 | 176 HENRY LAW AV   | SOUSA BARBARA A                          | SOUSA R    | 176 HENRY LAW AVENUE | DOVER    | NH    | 03820     | 326500    | 155700   | 170800       | 0         | 973/243   | 101         |
| 21005-F00000 | 177 HENRY LAW AV   | PAPAIQUANNOU ATHANASIOS &                | PAPAIQUA   | 177 HENRY LAW AVENUE | DOVER    | NH    | 03820-381 | 358300    | 144200   | 214100       | 19950531  | 1805/172  | 101         |
| 21070-000000 | 179 HENRY LAW AV   | KOZLOWSKI RICHARD A                      |            | 179 HENRY LAW AVENUE | DOVER    | NH    | 03820     | 297000    | 148300   | 148700       | 0         | 1024/390  | 101         |
| K0002-E00000 | 180 HENRY LAW AV   | GOLLEDGE CAROL C                         | GOLLEDG    | 180 HENRY LAW AVENUE | DOVER    | NH    | 03820     | 452000    | 152100   | 299900       | 0         | 889/273   | 104         |
| 21071-000000 | 181 HENRY LAW AV   | DEOLIVEIRA LUCIO                         |            | 181 HENRY LAW AVENUE | DOVER    | NH    | 03820     | 357100    | 148800   | 208300       | 0         | 1460/407  | 101         |
| K0002-G00000 | 182 HENRY LAW AV   | CROTEAU JEFFREY &                        | MCDERM     | 182 HENRY LAW AVE    | DOVER    | NH    | 03820     | 361500    | 152100   | 209400       | 20050825  | 3247/620  | 101         |
| 21077-000000 | 183 HENRY LAW AV   | LACROIX FREDA                            |            | 183 HENRY LAW AV     | DOVER    | NH    | 03820     | 332700    | 142800   | 189900       | 20160226  | C319YR03  | 101         |
| K0002-I00000 | 2 THOMPSON RD      | CARROLL TIMOTHY & MICHAEL MINION TRUSTEE | THE CARL   | 2 THOMPSON RD        | DOVER    | NH    | 03820     | 365700    | 154000   | 211700       | 20221003  | 5069/395  | 101         |
| K0001-000000 | 200 HENRY LAW AV   | ROUSSEAU SUSAN J                         | ROUSSEA    | 200 HENRY LAW AVENUE | DOVER    | NH    | 03820     | 696750    | 1008600  | 489700       | 0         | 1139/797  | 101         |
| 21072-000000 | 28 TENNYSON AV     | PETTENGILL ROBERT & MATILDE TRUSTEES     | PETTENG    | 28 TENNYSON AVENUE   | DOVER    | NH    | 03820     | 395500    | 155900   | 239600       | 20170417  | 4469/539  | 101         |
| K0004-C00000 | HENRY LAW AV       | CITY OF DOVER                            |            | 288 CENTRAL AV       | DOVER    | NH    | 03820     | 298900    | 298900   | 0            | 0         | /         | 903         |
| 21075-000000 | 29 TENNYSON AV     | MARSHALL CAROL A                         |            | 29 TENNYSON AV       | DOVER    | NH    | 03820     | 397100    | 162500   | 234600       | 19981228  | 2071/12   | 101         |
| 21026-002000 | 3 PENNY LN         | WEBBER DANA M                            |            | 3 PENNY LN           | DOVER    | NH    | 03820     | 572100    | 150500   | 421600       | 20160517  | 4381/917  | 101         |
| 21074-000000 | 30 TENNYSON AV     | WATTS RICHARD E                          |            | 30 TENNYSON AVENUE   | DOVER    | NH    | 03820     | 353300    | 146500   | 206800       | 19950927  | 1825/249  | 101         |
| 21076-000000 | 31 TENNYSON AV     | SLINGERLAND STEPHEN D &                  | PAOLA M    | 31 TENNYSON AVENUE   | DOVER    | NH    | 03820     | 592500    | 145900   | 446600       | 20171211  | 4533/549  | 140         |
| 21005-C00000 | 175 HENRY LAW AV   | POLYCHRONIS JOHN A TRUSTEE               | POLYCHR    | 41 BLUE HILLS DRIVE  | ROCHEST  | NH    | 03839     | 366700    | 172300   | 194400       | 20210813  | 4941/599  | 101         |
| 21005-002000 | 5 BEACON CIRCLE    | STEPHAN JONH MATHEW &                    | STEPHAN    | 5 BEACON CIRCLE      | DOVER    | NH    | 03820     | 510000    | 157700   | 352300       | 20110302  | 3909/598  | 101         |
| 21005-009000 | 6 BEACON CIRCLE    | KELLY NICHOLAS K & REBECCA W TRUSTEES    | KELLY NIK  | 6 BEACON CIRCLE      | DOVER    | NH    | 03820     | 537600    | 155800   | 381800       | 20160620  | 4391/125  | 101         |
| N0022-C00003 | GERRYS LN          | BREEN BETSY H &                          | HOPKINS    | 7 GERRYS LN          | DOVER    | NH    | 03820     | 509400    | 509400   | 0            | 20070816  | 3564/219  | 130         |
| K0002-K00000 | 174 HENRY LAW AV   | TARDIFF CHRISTINE S &                    | TARDIFF    | (9 BUFGORD RD        | PEABODY  | MA    | 01960     | 313400    | 147500   | 165900       | 20150318  | 4279/825  | 101         |
| K0004-B00000 | HENRY LAW AV       | DOVER YOUTH SOFTBALL LEAGUE              |            | PO BOX 1929          | DOVER    | NH    | 03821     | 257700    | 245900   | 11800        | 20120606  | 4024/331  | 910         |
| K0002-J00000 | 5 THOMPSON RD      | PANTELAKOS JOHN R                        | PANTELA    | PO BOX 194           | DOVER    | NH    | 03820-019 | 384800    | 169700   | 215100       | 19921130  | 1646/625  | 101         |
| 21005-E00000 | 169 HENRY LAW AV   | KEEFE LIVING TRUST                       | EDWARD     | PO BOX 31727         | ST LOUIS | MO    | 63166     | 385600    | 154000   | 231600       | 19981124  | 2062/120  | 101         |

| Parcel ID    | Owner Name                                 | Address             | Town       | State | Zip Code   |
|--------------|--------------------------------------------|---------------------|------------|-------|------------|
| I0088-000000 | Tobin Kelly S & Tobin Andrew J             | 165 Back River Road | Dover      | NH    | 03820      |
| I0026-E00000 | Holgate Limited Partnership                | 130 Central Avenue  | Dover      | NH    | 03820      |
| I0023-000000 | Public Service Company of NH (Eversource)  | PO Box 330          | Manchester | NH    | 03105-0330 |
| I0028-000000 | Stephen W & Phebe C Revocable Living Trust | 33 Meserve Road     | Dover      | NH    | 03820      |
| I0027-000000 | Stephen W & Phebe C Revocable Living Trust | 33 Meserve Road     | Dover      | NH    | 03820      |
| I0087-000000 | Hardy, Jr John A & Hardy Susan C           | 57 Spruce Lane      | Dover      | NH    | 03820      |
| I0030-B00000 | White Enterprises Incorporated             | Route 108           | Durham     | NH    | 03824      |





|                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Existing Structure</li><li>Structure to be Replaced</li><li>Proposed Structure</li><li>Eversource Overhead Line</li><li>Approximate Right-of-Way (ROW)</li><li>Existing Access</li><li>Proposed Access</li></ul> | <ul style="list-style-type: none"><li>Proposed Off ROW Access</li><li>Watercourse (not delineated)</li><li>Delineated Stream</li><li>Delineated Wetland Boundary</li><li>50-ft Wetland Buffer</li><li>Field Delineated Wetland</li></ul> | <ul style="list-style-type: none"><li>Stabilized Construction Exit</li><li>Sediment Control Barrier</li><li>FEMA 100-year Floodplain</li><li>Temporary Upland Matting</li><li>Temporary Construction Matting</li><li>Temporary Municipal Buffer Impact</li></ul> | <ul style="list-style-type: none"><li>2-ft Contours</li><li>10-ft Contours</li><li>Work Pad</li><li>Eversource Owned Property</li><li>Municipal Boundary</li><li>Parcel Boundary</li></ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



**EVERSOURCE**  
ENERGY

**M183 Line Structure Replacement -  
Dover Local Permitting Plans**

|                     |                  |
|---------------------|------------------|
| Dover, NH           | MAP SHEET 1 of 6 |
| Date: January, 2023 |                  |



| Parcel ID    | Owner Name                                                                 | Address                           | Town             | State | Zip Code   |
|--------------|----------------------------------------------------------------------------|-----------------------------------|------------------|-------|------------|
| I0082-J00000 | Carrier Joshua A                                                           | 8 Linda Avenue                    | Dover            | NH    | 03820      |
| I0082-B00000 | Fish Edward D                                                              | 10 Linda Avenue                   | Dover            | NH    | 03820      |
| I0080-Z00000 | Antoinette Mudgett Living Trust & Cornell, Successor Trustee Pamela        | 2150 South Ocean Boulevard Apt 6B | Delray Beach     | FL    | 33483      |
| I0080-W00000 | Sullivan Corey S & Sullivan Shannon L                                      | 20 Linda Avenue                   | Dover            | NH    | 03820      |
| I0082-K00000 | Macdonald Family Revocable Trust & Macdonald, Trustees John B & M Georgia  | 12 Linda Avenue                   | Dover            | NH    | 03820      |
| I0082-L00000 | White Ryan D & White Stacey A                                              | 14 Linda Avenue                   | Dover            | NH    | 03820      |
| I0082-C00000 | Lagasse Tyler D                                                            | 16 Linda Avenue                   | Dover            | NH    | 03820      |
| I0074-E00000 | Stolzenburg Herman H & Stolzenburg Thelma E                                | 12 Riverdale Avenue               | Dover            | NH    | 03820      |
| I0080-R00000 | Brazeau Roy & Wheeler Ilene                                                | 95 Garrison Road                  | Dover            | NH    | 03820      |
| I0079-J00000 | Gross Friedlinde                                                           | 10 Riverdale Avenue               | Dover            | NH    | 03820      |
| I0082-Y00000 | Lawton Robert E & Lawton Mugino I                                          | 6 Linda Avenue                    | Dover            | NH    | 03820-4518 |
| I0074-J00000 | Ford Elena V                                                               | 8 Riverdale Avenue                | Dover            | NH    | 03820      |
| M0015-000000 | Leaver Sherry L & Leaver Robin Alan                                        | 10 Finch Lane                     | Dover            | NH    | 03820      |
| I0001-N000A0 | Pat Par Incorporated                                                       | 385 6th Stret                     | Dover            | NH    | 03820      |
| J0001-D00000 | Gasses Family Revocable Trust of 2008 & Gasses, Co- Trustees Lorrie & Paul | 166 Garrison Road                 | Dover            | NH    | 03820      |
| J0001-E00000 | Gasses Marcia                                                              | 114 Garrison Road                 | Dover            | NH    | 03820-4589 |
| J0001-000000 | Gasses Farm Revocable Trust of 2009 & Gasses, Co- Trustees Paul & Alice    | 116 Garrison Road                 | Dover            | NH    | 03820      |
| I0001-Q00000 | Greenfield Commons (Condos)                                                | Greenfield Drive                  | Dover            | NH    | 03820      |
| I0001-N00000 | Bellamy Woods (Condos)                                                     | 17 Commerce Drive Suite 3         | Bedford          | NH    | 03110-6981 |
| I0001-Q00007 | Macklin Carl                                                               | 2A Greenfield Drive               | Dover            | NH    | 03820      |
| I0001-Q00008 | Collins John W & Collins Karen I                                           | 2B Greenfield Drive               | Dover            | NH    | 03820      |
| I0001-N00071 | Gewirtz Anna Marie & Gewirtz Michael James                                 | 80 Crispin Drive                  | South Burlington | VT    | 05403      |
| I0001-N00096 | Berry Shantelle L                                                          | 96 Bellamy Woods                  | Dover            | NH    | 03820      |
| I0001-Q00009 | Johnson Janice                                                             | 2C Greenfield Drive               | Dover            | NH    | 03820      |
| I0001-Q00010 | Jennifer M Manning Revocable Trust                                         | 2D Greenfield Drive               | Dover            | NH    | 03820      |
| I0001-Q00011 | Gagnon Christine M                                                         | 2E Greenfield Drive               | Dover            | NH    | 03820      |
| I0001-Q00012 | Smith Shane                                                                | 2F Greenfield Drive               | Dover            | NH    | 03820      |
| I0001-Q00019 | Theophyne & Francine Kontos Trustees                                       | 4A Greenfield Driver              | Dover            | NH    | 03820      |
| I0001-Q00020 | Kageleiry John                                                             | 4B Greenfield Drive               | Dover            | NH    | 03820      |
| I0001-Q00021 | Bosquet-Fleurival Darnelle &                                               | 4C Greenfield Drive               | Dover            | NH    | 03820      |
| I0001-Q00022 | Dellacroce Nancy J & Dellacroce Kali R                                     | 4D Greenfield Drive               | Dover            | NH    | 03820      |
| I0001-Q00023 | Sherwood Mallory I                                                         | 153 Bluefish Blvd                 | Portsmouth       | NH    | 03801      |
| I0001-Q00024 | Mcintire Laura A & Cutter Jr George R                                      | 345 Weymouth Road                 | Morrill          | ME    | 04952-5013 |



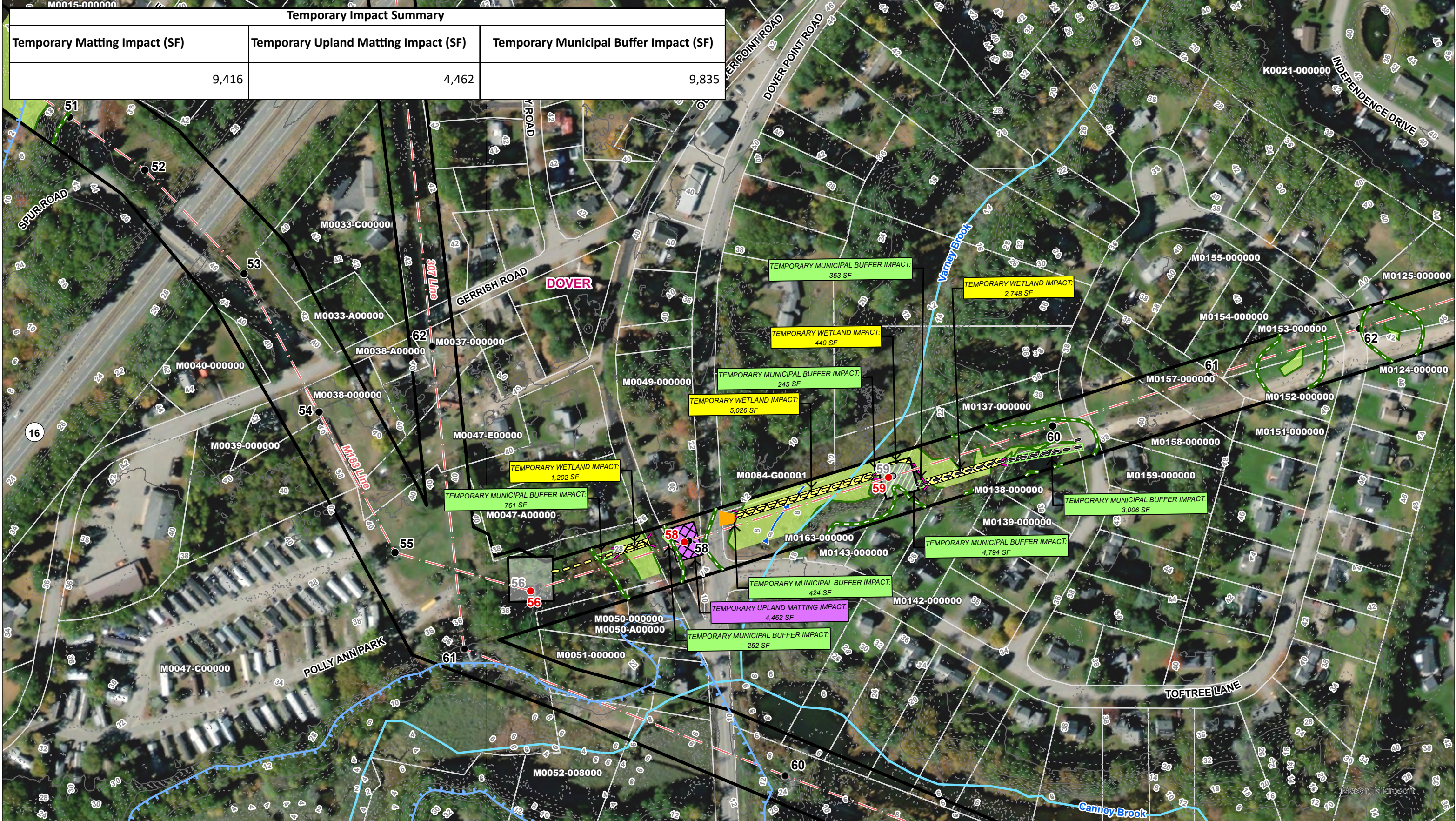




| Parcel ID    | Owner Name                                        | Address                   | Town    | State | Zip Code   |
|--------------|---------------------------------------------------|---------------------------|---------|-------|------------|
| M0015-C00000 | Marchisio Trust & Marchisio, Trustees G & V       | 9 Finch Lane              | Dover   | NH    | 03820      |
| M0151-000000 | Crowley Janis P & Crowley Ronald S                | 24 Toftree Lane           | Dover   | NH    | 03820      |
| M0033-A00000 | Mattox Ian                                        | 25 Gerrish Road           | Dover   | NH    | 03820      |
| M0139-000000 | Vermette Norman P & Vermette Aubrie A             | 67 Toftree Lane           | Dover   | NH    | 03820      |
| M0152-000000 | Diamond Steven G                                  | 26 Toftree Lane           | Dover   | NH    | 03820      |
| M0155-000000 | Grondin Danielle                                  | 32 Toftree Lane           | Dover   | NH    | 03820      |
| M0154-000000 | Nepal Bipul & Mepal Samjhana Subedi               | 30 Toftree Lane           | Dover   | NH    | 03820      |
| M0159-000000 | Theresa S Snook Revocable Trust & Snook Theresa S | 40 Toftree Lane           | Dover   | NH    | 03820      |
| M0138-000000 | Chaffin Neil C                                    | 65 Toftree Lane           | Dover   | NH    | 03820      |
| M0153-000000 | Lynch Dawn B & Lynch Michael J                    | 28 Toftree Lane           | Dover   | NH    | 03820      |
| M0124-000000 | Mitts, Jr Jerry J & Mitts Allison M               | 37 Toftree Lane           | Dover   | NH    | 03820      |
| M0137-000000 | Jones Shawn K & Jones Heather M                   | 63 Toftree Lane           | Dover   | NH    | 03820      |
| M0038-000000 | Murphy Robert M & Roberts Juliana H               | 30 Gerrish Road           | Dover   | NH    | 03820-4671 |
| M0040-000000 | Zheng Dun Xian                                    | 39 Gerrish Road           | Dover   | NH    | 03820      |
| M0157-000000 | Hook Trustees Andrew M & Jessica M                | 36 Toftree Lane           | Dover   | NH    | 03820      |
| M0142-000000 | Wilson Michael T & Wilson Susan L                 | 6 Toftree Lane            | Dover   | NH    | 03820-4625 |
| M0143-000000 | Cannon Nootem & Cannon James R                    | 4 Toftree Lane            | Dover   | NH    | 03820      |
| M0158-000000 | Wells Adam J                                      | 38 Toftree Lane           | Dover   | NH    | 03820      |
| M0125-000000 | Khamvongsa Khammouan & Khamvongsa Manichan        | 39 Toftree Lane           | Dover   | NH    | 03820      |
| M0049-000000 | Vendasi William R & Vendasi Karen L               | 89 Old Dover Point Road   | Dover   | NH    | 03820      |
| M0084-G00001 | City of Dover                                     | 288 Central Avenue        | Dover   | NH    | 03820      |
| M0163-000000 | Breton Karen L & Breton Dennis L                  | 2 Toftree Lane            | Dover   | NH    | 03820      |
| M0050-000000 | Patricia M Barton 2011 Revocable Trust            | 24 Boston Harbor #17      | Dover   | NH    | 03820      |
| M0051-000000 | Pollock Evan N & Tucker Ashleigh B                | 101 Dover Point Road      | Dover   | NH    | 03820      |
| M0047-A00000 | Henry F & Cova M Greig Revocable Living Trust     | 91 Old Dover Point Road   | Dover   | NH    | 03820      |
| M0033-C00000 | Gustin, Sr Douglas E                              | 23 Gerrish Road           | Dover   | NH    | 03820      |
| M0050-A00000 | Fedder Bryce & Fedder Nicole                      | 93 A Old Dover Point Road | Dover   | NH    | 03820      |
| M0047-E00000 | Rasmussen Laura L & Rasmussen Dean S              | 81 Old Dover Point Road   | Dover   | NH    | 03820      |
| M0052-008000 | Conway Family Revocable Trust                     | 17 Ivans Lane             | Dover   | NH    | 03820      |
| M0038-A00000 | Driscoll Kurt I & Mailhot Beth M                  | 24 Gerrish Road           | Dover   | NH    | 03820-4671 |
| M0037-000000 | Frost, Sr Steven & Frost Elizabeth                | 20 Gerrish Road           | Dover   | NH    | 03820      |
| M0047-C00000 | Dover Point Cooperative Incorporated              | 44 Polly Ann Trailer Pak  | Dover   | NH    | 03820      |
| K0021-000000 | Doverbrook LLC                                    | 56 Briant Drive           | Sudbury | MA    | 01776-1380 |
| K0021-000000 | Doverbrook LLC                                    | 56 Briant Drive           | Sudbury | MA    | 01776-1380 |



| Temporary Impact Summary      |                                      |                                        |
|-------------------------------|--------------------------------------|----------------------------------------|
| Temporary Matting Impact (SF) | Temporary Upland Matting Impact (SF) | Temporary Municipal Buffer Impact (SF) |
| 9,416                         | 4,462                                | 9,835                                  |



**INDEX MAP**

● Existing Structure

● Structure to be Replaced

● Proposed Structure

--- Eversource Overhead Line

— Approximate Right-of-Way (ROW)

--- Existing Access

--- Proposed Access

--- Proposed Off ROW Access

--- Watercourse (not delineated)

--- Delineated Stream

--- Delineated Wetland Boundary

--- 50-ft Wetland Buffer

--- Field Delineated Wetland

■ Stabilized Construction Exit

■ Sediment Control Barrier

■ FEMA 100-year Floodplain

■ Temporary Upland Matting

■ Temporary Construction Matting

■ Temporary Municipal Buffer Impact

--- 2-ft Contours

--- 10-ft Contours

■ Work Pad

■ Eversource Owned Property

■ Municipal Boundary

■ Parcel Boundary

**M183 Line Structure Replacement -  
Dover Local Permitting Plans**

Dover, NH

MAP SHEET 3 of 6

Date: January, 2023

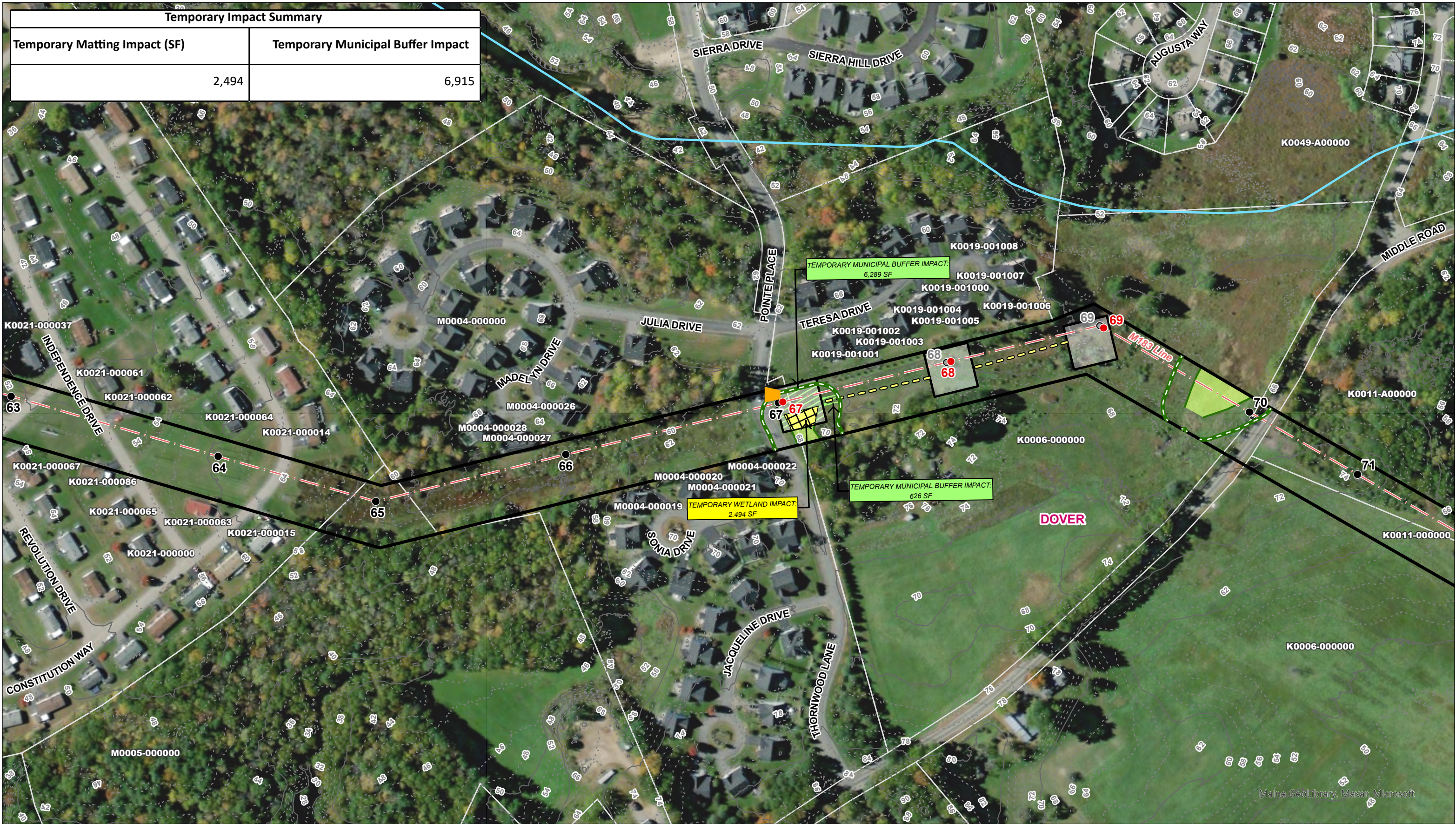
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| Parcel ID    | Owner Name                                                                     | Address               | Town           | State | Zip Code   |
|--------------|--------------------------------------------------------------------------------|-----------------------|----------------|-------|------------|
| K0011-000000 | Andrea L Andrea L Ross Revocable Trust & Ross, Trustee                         | 33 Back Road          | Dover          | NH    | 03820      |
| K0011-A00000 | Langdon Place of Dover                                                         | 101 East State Street | Kennett Square | PA    | 19398      |
| K0006-000000 | Cbf2 LLC & Torr Thomas F Trustee                                               | 154 Middle Road       | Dover          | NH    | 03820      |
| M0005-000000 | Wentworth Sharon & Wentworth Mark                                              | 161 Middle Road       | Dover          | NH    | 03820      |
| K0021-000000 | Doverbrook LLC                                                                 | 56 Briant Drive       | Sudbury        | MA    | 01776-1380 |
| M0004-000000 | Thornwood Commons Unit Owner's Association C/O Great North Property Management | 3 Holland Way         | Exeter         | NH    | 03833      |
| K0019-001000 | Changing Places LLC                                                            | 42 J Dover Point Road | Dover          | NH    | 03820      |
| K0049-A00000 | Meadowood at Dover Homeowner's Association C/O Ron Poulin                      | 60 Augusta Way        | Dover          | NH    | 03820      |
| K0021-000014 | Hunter Benjamin C & Hunter Faye N                                              | 28 Constitution Way   | Dover          | NH    | 03820      |
| K0021-000064 | Mathieu Norman & Mathieu Geraldine                                             | 25 Constitution Way   | Dover          | NH    | 03820      |
| K0021-000063 | Lavoie Guy & Lavoie Cheryl                                                     | 16 Independence Drive | Dover          | NH    | 03820      |
| K0021-000062 | Pierce Robert C & Pierce Annette                                               | 14 Independence Drive | Dover          | NH    | 03820      |
| K0021-000061 | Doughan Edwina H                                                               | 12 Independence Drive | Dover          | NH    | 03820      |
| K0021-000037 | Mcintire Susan P & Mcintire Salina J                                           | 13 Independence Drive | Dover          | NH    | 03820      |
| K0021-000067 | Boulanger Michele J                                                            | 2 Revolution Drive    | Dover          | NH    | 03820      |
| K0021-000086 | Bennett Janice                                                                 | 15 Independence Drive | Dover          | NH    | 03820      |
| K0021-000065 | Rochefford Jr Wayne & Rochefford Colleen                                       | 17 Independence Drive | Dover          | NH    | 03820      |
| K0021-000015 | Dirck Family Trust & Dirck, Trustees Roger & Deborah                           | 30 Constitution Way   | Dover          | NH    | 03820      |
| M0004-000022 | Roberge John R & Roberge Paula C                                               | 1 Sonia Drive         | Dover          | NH    | 03820      |
| M0004-000021 | Graf Kenneth M & Graf Beth D                                                   | 3 Sonia Drive         | Dover          | NH    | 03820      |
| M0004-000020 | Scher Ian H & Davoli Monica                                                    | 5 Sonia Drive         | Dover          | NH    | 03820      |
| M0004-000019 | Wilkes Elieen S & Wilkes B Jr Robert B                                         | 306 Columbus Street   | Panama City    | FL    | 32407      |
| K0019-001008 | Margaret Olsen Declaration Of Trust                                            | 16 Teresa Drive       | Dover          | NH    | 03820      |
| K0019-001007 | Burge Kathleen M & Burge Betty A                                               | 18 Teresa Drive       | Dover          | NH    | 03820      |
| K0019-001006 | Madison Michael J & Madison Laurie A                                           | 17 Teresa Drive       | Dover          | NH    | 03820      |
| K0019-001005 | Russo Joseph Anthony & Russo Carol Jean                                        | 15 Teresa Drive       | Dover          | NH    | 03820      |
| K0019-001004 | Suzanne & David Withee Trustees                                                | 9 Teresa Drive        | Dover          | NH    | 03820      |
| K0019-001003 | Vitko, Jr Joseph E & Vitko Jean L                                              | 7 Teresa Drive        | Dover          | NH    | 03820      |
| K0019-001002 | Glennon Family Revocable Trust                                                 | 5 Teresa Drive        | Dover          | NH    | 03820      |
| K0019-001001 | Kimball Robert & Kimball Karen                                                 | 3 Teresa Drive        | Dover          | NH    | 03820      |
| M0004-000028 | Abrahamson, Jr Eldon A & Abrahamson Brenda J                                   | 11 Madelyn Drive      | Dover          | NH    | 03820      |
| M0004-000027 | Thornwood Commons LLC                                                          | 42 J Dover Point Road | Dover          | NH    | 03820      |
| M0004-000026 | Spence Revocable Trust & Spence, Trustees Richard T & Susan D                  | 8 Madelyn Drive       | Dover          | NH    | 03820      |



| Temporary Impact Summary      |                                   |
|-------------------------------|-----------------------------------|
| Temporary Matting Impact (SF) | Temporary Municipal Buffer Impact |
| 2,494                         | 6,915                             |



INDEX MAP

● Existing Structure

● Structure to be Replaced

● Proposed Structure

--- Eversource Overhead Line

--- Approximate Right-of-Way (ROW)

--- Existing Access

--- Proposed Access

--- Proposed Off ROW Access

--- Watercourse (not delineated)

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--- 50-ft Wetland Buffer

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■ Temporary Upland Matting

■ Temporary Construction Matting

■ Temporary Municipal Buffer Impact

--- 2-ft Contours

--- 10-ft Contours

■ Work Pad

■ Eversource Owned Property

■ Municipal Boundary

■ Parcel Boundary

1:2,400

0 100 200

Feet

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N

EVERSOURCE ENERGY

M183 Line Structure Replacement - Dover Local Permitting Plans

Dover, NH

Date: January, 2023

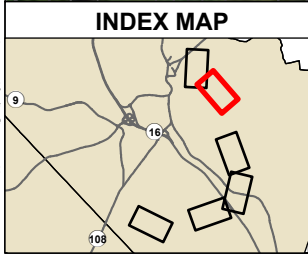
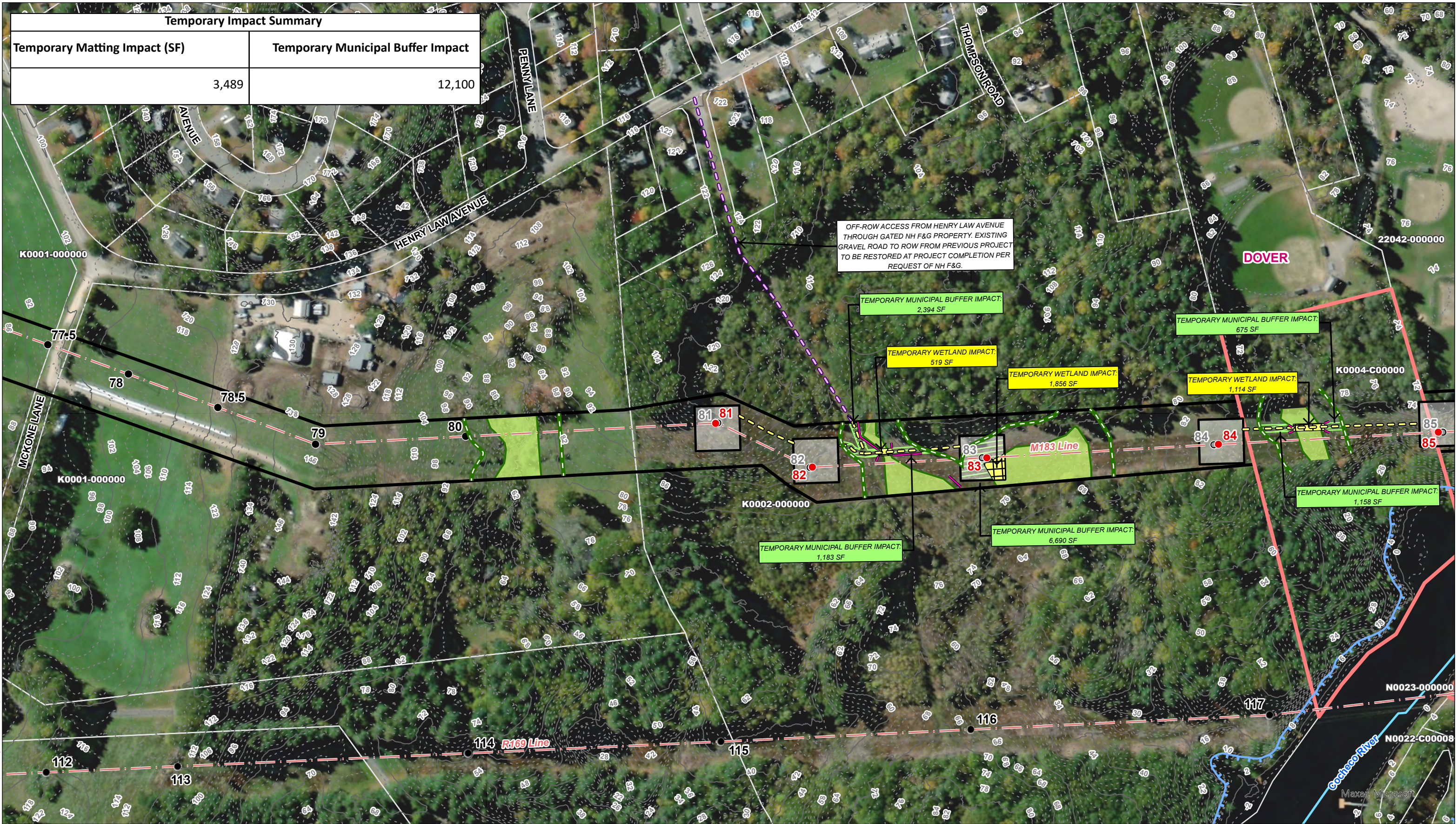
MAP SHEET 4 of 6



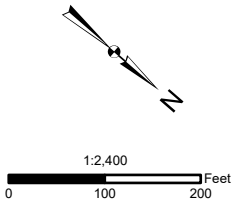
| Parcel ID    | Owner Name                                             | Address              | Town    | State | Zip Code |
|--------------|--------------------------------------------------------|----------------------|---------|-------|----------|
| K0004-C00000 | City of Dover                                          | 288 Central Avenue   | Dover   | NH    | 03820    |
| K0002-000000 | State of New Hampshire & C/O New Hampshire Fish & Game | 11 Hazen Drive       | Concord | NH    | 03301    |
| N0022-C00008 | Pruyn Trustee Robert A                                 | 10 Gerry's Lane      | Dover   | NH    | 03820    |
| K0001-000000 | Rousseau Susan J & Rousseau Peter                      | 200 Henry Law Avenue | Dover   | NH    | 03820    |
| K0001-000000 | Rousseau Susan J & Rousseau Peter                      | 200 Henry Law Avenue | Dover   | NH    | 03820    |



| Temporary Impact Summary      |                                   |
|-------------------------------|-----------------------------------|
| Temporary Matting Impact (SF) | Temporary Municipal Buffer Impact |
| 3,489                         | 12,100                            |



|                                  |                                |                                     |                             |
|----------------------------------|--------------------------------|-------------------------------------|-----------------------------|
| ● Existing Structure             | — Proposed Off ROW Access      | ■ Stabilized Construction Exit      | --- 2-ft Contours           |
| ● Structure to be Replaced       | — Watercourse (not delineated) | — Sediment Control Barrier          | — 10-ft Contours            |
| ● Proposed Structure             | — Delineated Stream            | ■ FEMA 100-year Floodplain          | ■ Work Pad                  |
| --- Eversource Overhead Line     | — Delineated Wetland Boundary  | ■ Temporary Upland Matting          | ■ Eversource Owned Property |
| — Approximate Right-of-Way (ROW) | — 50-ft Wetland Buffer         | ■ Temporary Construction Matting    | ■ Municipal Boundary        |
| --- Existing Access              | ■ Field Delineated Wetland     | ■ Temporary Municipal Buffer Impact | ■ Parcel Boundary           |
| --- Proposed Access              |                                |                                     |                             |



**EVERSOURCE ENERGY**

**M183 Line Structure Replacement - Dover Local Permitting Plans**

Dover, NH

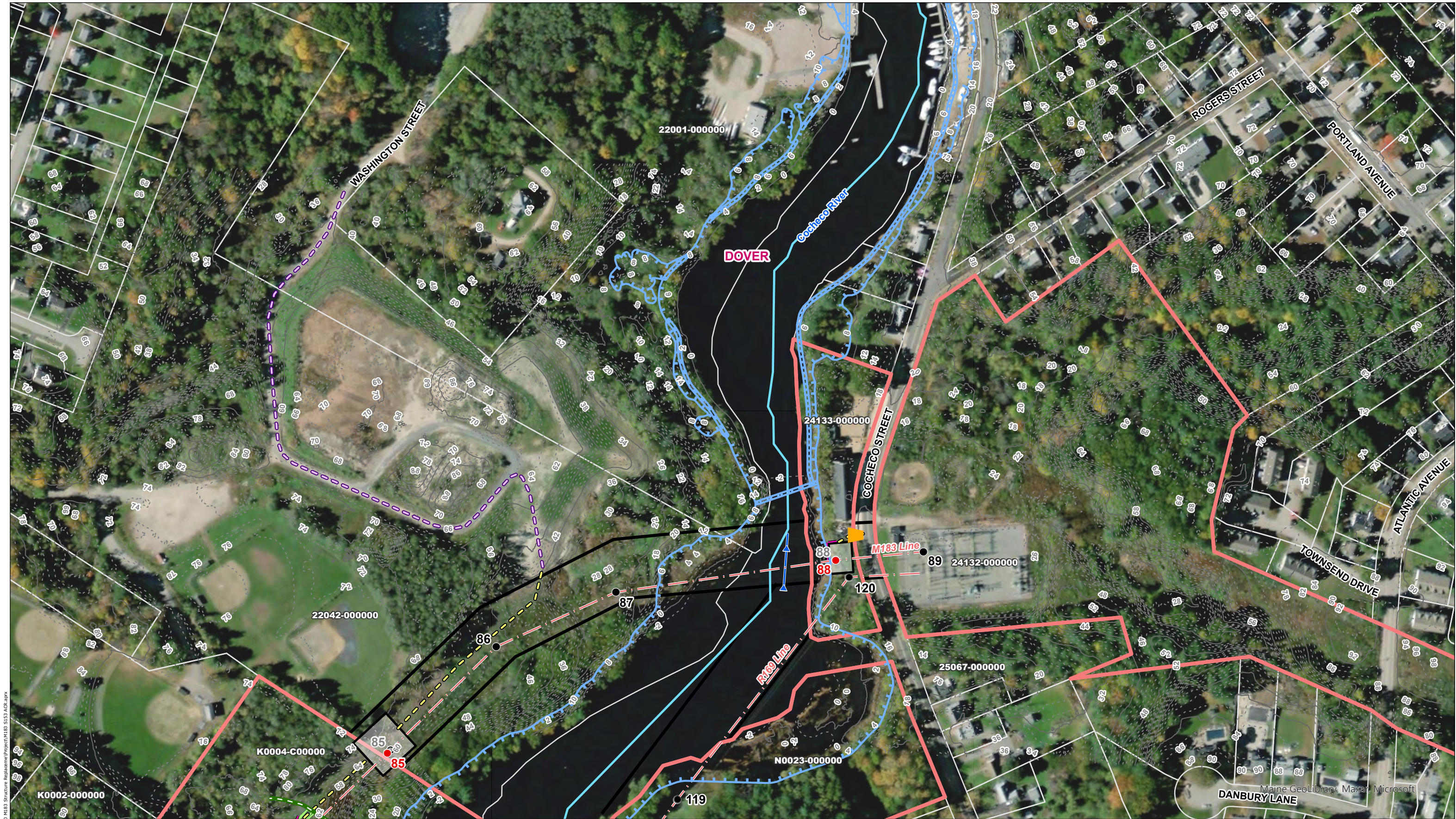
Date: January, 2023

MAP SHEET 5 of 6



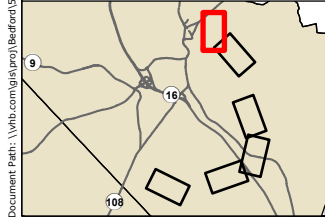
| Parcel ID    | Owner Name                                           | Address            | Town       | State | Zip Code   |
|--------------|------------------------------------------------------|--------------------|------------|-------|------------|
| 24133-000000 | Public Service Company of New Hampshire (Eversource) | PO Box 330         | Manchester | NH    | 03105-0330 |
| N0023-000000 | Public Service Company of New Hampshire (Eversource) | PO Box 330         | Manchester | NH    | 03105-0330 |
| 25067-000000 | Jones Remi F & Cally G Trustees                      | 88 Cocheco Street  | Dover      | NH    | 03820      |
| 24132-000000 | Public Service Company of New Hampshire (Eversource) | PO Box 330         | Manchester | NH    | 03105-0330 |
| 22042-000000 | City of Dover                                        | 288 Central Avenue | Dover      | NH    | 03820      |
| 22001-000000 | City of Dover                                        | 288 Central Avenue | Dover      | NH    | 03820      |



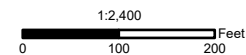
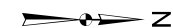


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INDEX MAP



- |                                    |                                  |                                     |                             |
|------------------------------------|----------------------------------|-------------------------------------|-----------------------------|
| ● Existing Structure               | --- Proposed Off ROW Access      | ■ Stabilized Construction Exit      | --- 2-ft Contours           |
| ● Structure to be Replaced         | --- Watercourse (not delineated) | --- Sediment Control Barrier        | --- 10-ft Contours          |
| ● Proposed Structure               | --- Delineated Stream            | ■ FEMA 100-year Floodplain          | ■ Work Pad                  |
| --- Eversource Overhead Line       | --- Delineated Wetland Boundary  | ■ Temporary Upland Matting          | ■ Eversource Owned Property |
| --- Approximate Right-of-Way (ROW) | --- 50-ft Wetland Buffer         | ■ Temporary Construction Matting    | ■ Municipal Boundary        |
| --- Existing Access                | ■ Field Delineated Wetland       | ■ Temporary Municipal Buffer Impact | ■ Parcel Boundary           |
| --- Proposed Access                |                                  |                                     |                             |



EVERSOURCE  
ENERGY

M183 Line Structure Replacement -  
Dover Local Permitting Plans

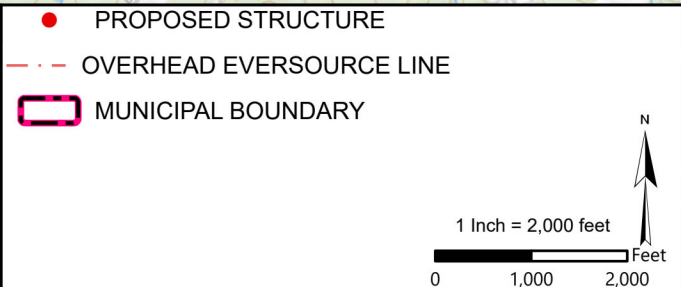
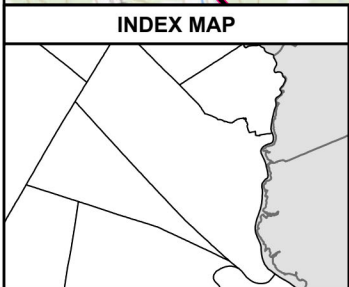
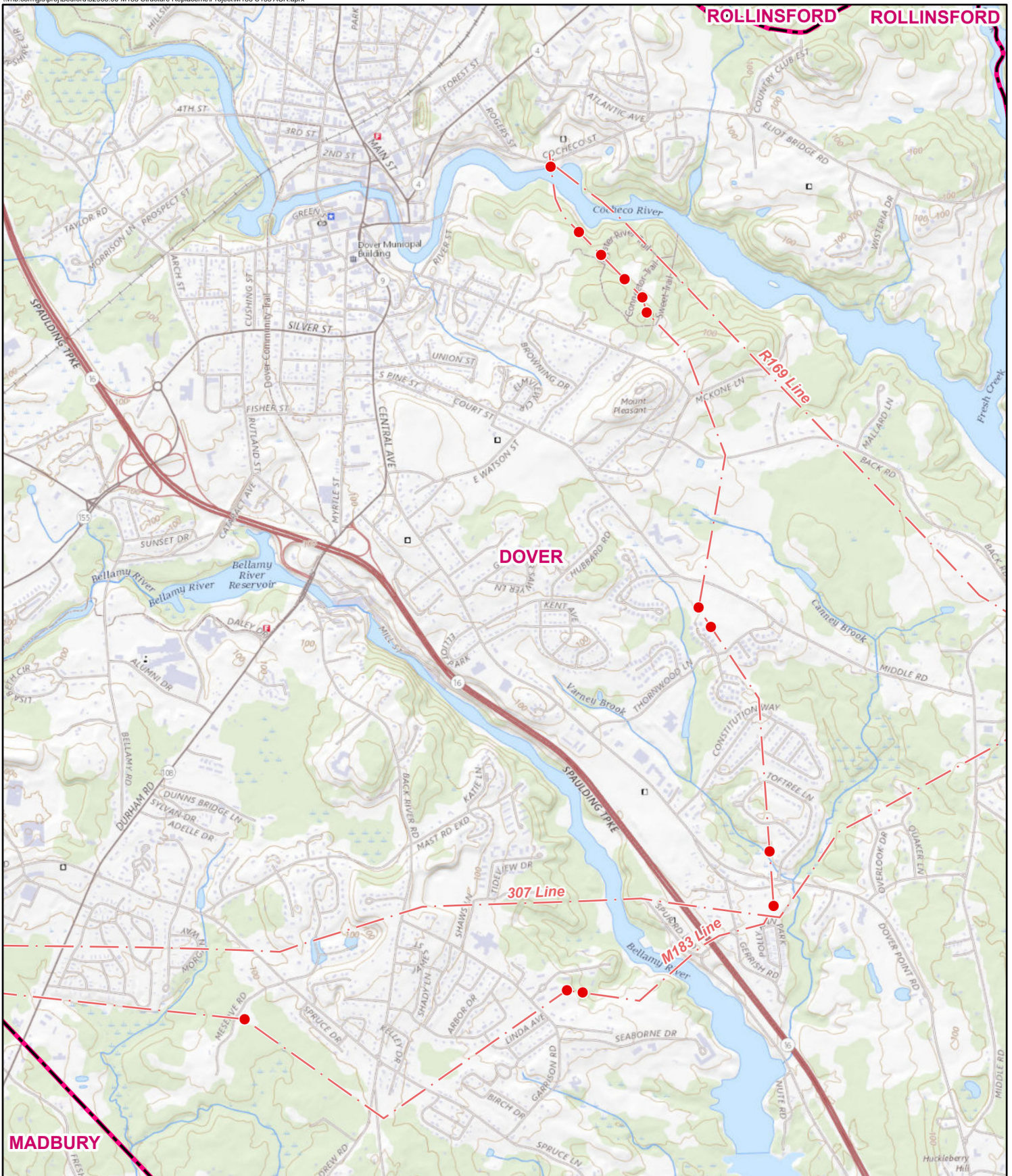
Dover, NH

MAP SHEET 6 of 6

Date: January, 2023







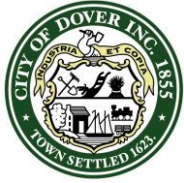
**EVERSOURCE ENERGY**

M183 Line Structure Replacement Project  
USGS Locus Map  
Dover, NH

Date: January 12, 2023

vhb





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #COND-2023-0031

Application Type: Conditional Use Permit  
Applicant(s): Public Service Company of New Hampshire  
Owner(s): Eversource Energy Easement/Multiple Owners  
Location: Utility ROW between Pointe Place and Middle Road  
Meeting Date: March 14, 2023

**INTENT:** Proposal is the replacement of 3 wooden utility poles with weathered steel structures creating 2,494 sf of temporary impact to wetlands and 6,915 sf of temporary impact to the wetland buffer.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM:** # 4-F

**ACREAGE:** N/A

**ZONING DISTRICT:** Rural Residential (R-40), Innovation Technology (IT), Wetlands Protection & Conservation Overlay Districts

**EXISTING LAND USE:** Utility/Residential

**PROPOSED LAND USE:** Same as existing

**SURROUNDING LAND USE:** Residential, vacant land

**ZBA ACTION:** N/A

**ATTACHMENTS:**

- Conditional Use Permit Application Materials including plans and Conservation Commission minutes from 2/13/2023

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

-Dover CUP  
-NHDES Alteration of Terrain  
-NHDES Utility Maintenance Activity Statutory Permit by Notification

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting a Conditional Use Permit to replace utility pole structures in a utility easement within wetlands and wetland buffer temporarily. The temporary wetland impacts of 2,494 and temporary wetland buffer impacts of 6,915 s.f.

The Conservation Commission endorsed this application at their February 13, 2023 meeting. The applicant provided a narrative which outlines how the proposal meets the criteria for granting the CUP per 170-27.1B of the Code.

**Consistency with Land Use Regulations**

The Wetlands Protection District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant considered the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal wetland/wetland buffer disturbance on the site.

**STAFF RECOMMENDATION:**

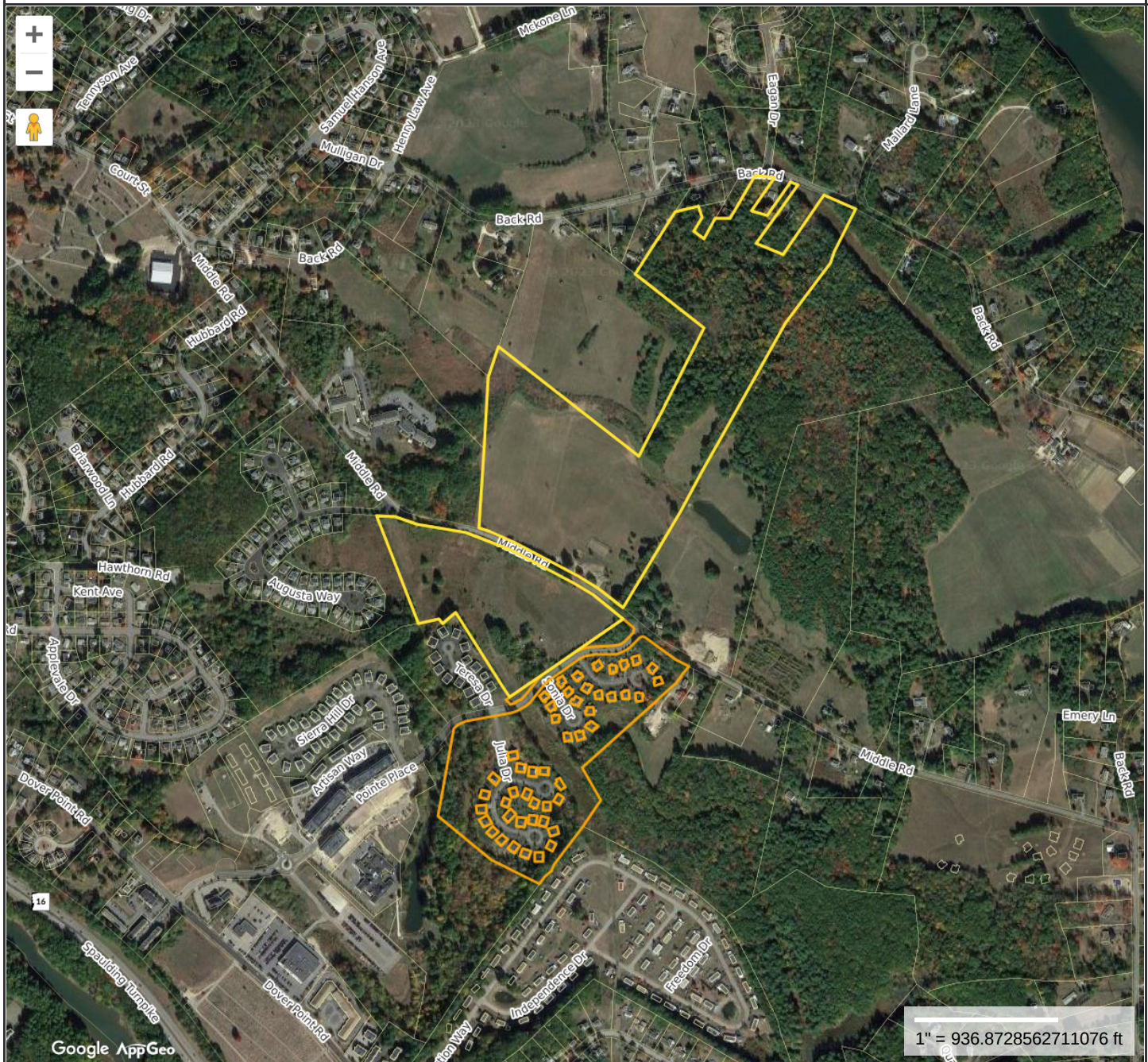
The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings and vote to approve the Conditional Use Permit with the following subsequent condition:

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services approved Utility Maintenance Activity Statutory Permit by Notification.



## COND-2023-0031 ROW btwn Pointe Place &amp; Middle Road

**Property Information**

**Property ID** K0006-000000  
**Location** 105 MIDDLE RD  
**Owner** CBF2 LLC &  
**Land Use** 130  
**Zoning Code** R-40



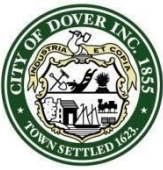
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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 12/16/2022  
 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

## 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: PSNH d/b/a Eversource Energy c/o Kurt Nelson Telephone # 603-714-3031

Address of Applicant: 13 Legends Drive, Hooksett, NH 03106

E-Mail Address: kurt.nelson@eversource.com

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

Address of Property Owner: SAME AS APPLICANT

### PROPERTY INFORMATION

Assessor's Map # K6, M4 Lot(s) # K-6-0-0, M-4-0-OPN

Address of Property: Existing M183 ROW between Pointe Place Road and Middle Road

Zoning District(s) IT (Innovative Technology), and R-40 (Rural Residential) Overlay District(s) Conservation District (CD) and Wetlands Protection District (WPD)

Existing Use of Property: Existing and actively maintained PSNH M183 utility ROW

### CONDITIONAL USE PERMIT INFORMATION

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

- |                                                                 |                                                         |                                                        |
|-----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Conservation District       | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection                 | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Alternative Treatment Center  |
| <input checked="" type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Central Business District      | <input type="checkbox"/> Heritage Residential District |

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

The proposed project involves the replacement of 3 wooden utility poles with weathered steel structures along the M183 Electric Transmission

Line adjacent to Pointe Place in Dover in accordance with current utility standards. Weathered steel structures are more resilient to insect and woodpecker

damage, pole rot, and can further withstand typical New Hampshire storms and severe weather events. All of the replacement structures will be installed within 10 feet

of the existing structure footprints. The proposed project is part of Eversource's ongoing maintenance program conducted to ensure reliable electric service to their customers. This work will require temporary impact to wetlands and streams through the use of timber matting at unavoidable access road and work pad crossings.

No permanent natural resource impacts are proposed. The work will involve a temporary wetland impact of 2,494 SF and 6,915 SF of temporary impacts within the municipal 50-wetland buffers. Timber matting will be utilized at all wetland crossings, often allowing for natural vegetation to re-establish during the next growing season. All temporary impacts will be stabilized and restored post construction, as dictated by site conditions.



NHDES Shoreland Permit-by-Notification (PBN), and an NHDES Alteration of Terrain Permit (AoT) which are currently being drafted.

Professional License #: CWS 288 E-mail address: kwilkes@vhb.com

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

## 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:**

| <b>TAX MAP</b>       | <b>LOT #</b>      | <b>PROPERTY OWNER</b>        | <b><u>MAILING ADDRESS</u></b>        |
|----------------------|-------------------|------------------------------|--------------------------------------|
| Existing Utility ROW | (Easement Rights) | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b>     | <b><u>MAILING ADDRESS</u></b>        |
|-----------------------|------------------------------|--------------------------------------|
| Kurt Nelson           | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>    | <b>COMPANY</b> | <b><u>MAILING ADDRESS</u></b>                       |
|----------------|----------------|-----------------------------------------------------|
| Sherrie Trefry | VHB            | 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 |
|                |                |                                                     |
|                |                |                                                     |

**Conservation Easement Holder:**

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



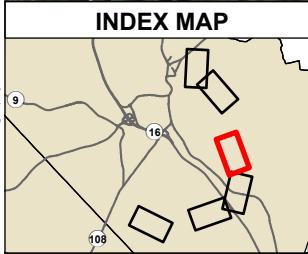
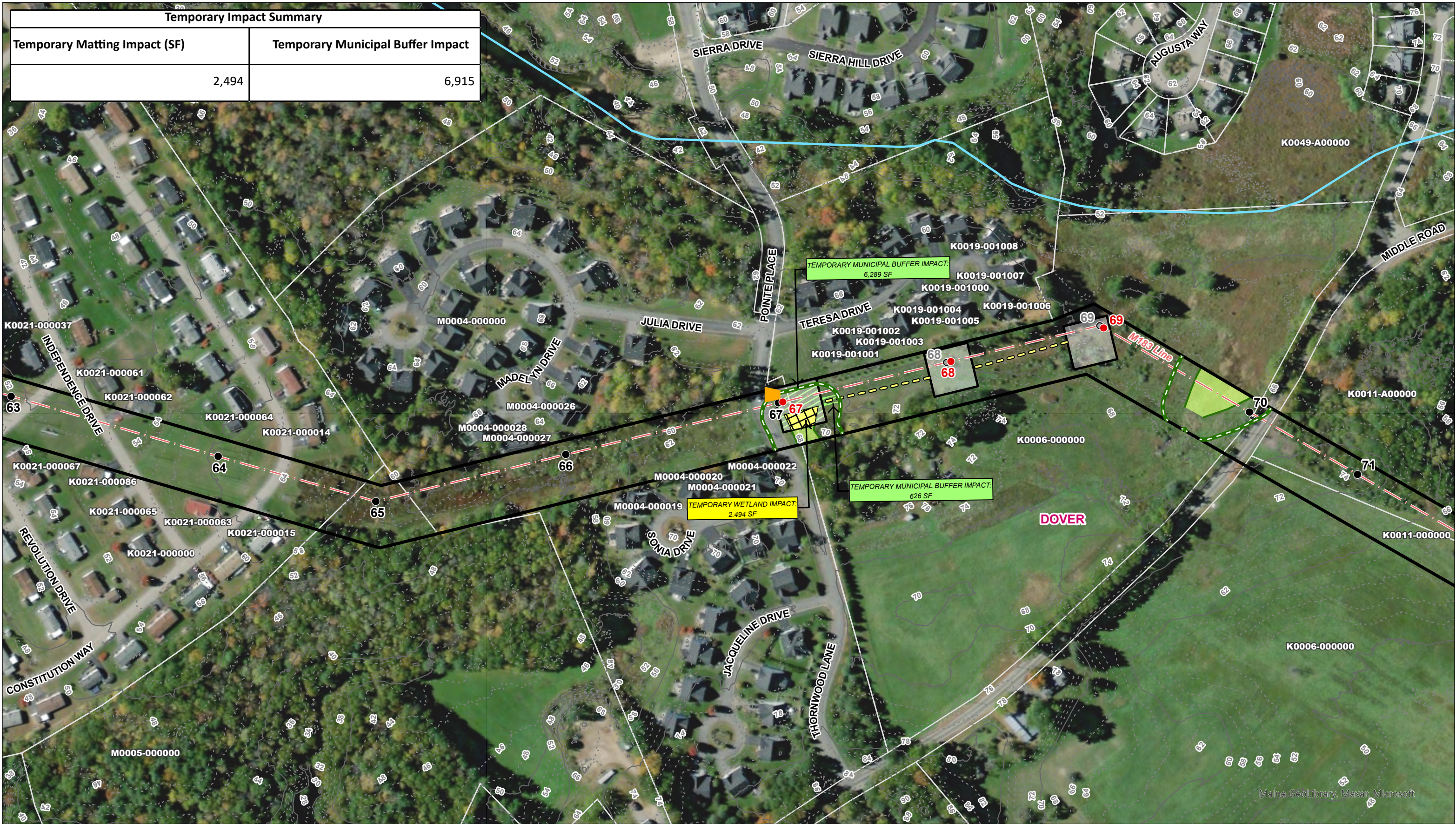
## COND-2023-0031

| Property ID  | Location           | Owner 1                                  | Owner 2                                  | Owner Address 1          | City              | State | Zip        |
|--------------|--------------------|------------------------------------------|------------------------------------------|--------------------------|-------------------|-------|------------|
| K0006-A00000 | 101 BACK RD        | BROADCAST LANE LLC                       |                                          | 126 DANIEL ST STE 200    | PORTSMOUTH        | NH    | 03801      |
| K0006-B00000 | 137 BACK RD        | TAPP LEANNA &                            | TAPP NATHAN R                            | 137 BACK RD              | DOVER             | NH    | 03820      |
| K0006-C00000 | 147 BACK RD        | BOURQUE STEVEN M                         | BOURQUE DEBORAH A                        | 147 BACK RD              | DOVER             | NH    | 03820      |
| K0006-D00000 | 143 BACK RD        | FOGG BEATRICE M                          | FOGG REGINALD H                          | 143 BACK ROAD            | DOVER             | NH    | 03820      |
| K0006-E00000 | 153 BACK RD        | CURRIER VICTORIA &                       | CURRIER WILLIAM                          | 153 BACK ROAD            | DOVER             | NH    | 03820      |
| K0007-000000 | 117 BACK RD        | RENE DANIEL E                            |                                          | 117 BACK RD              | DOVER             | NH    | 03820      |
| K0007-001000 | 109 BACK RD        | FREDETTE ROBERT F & ANN B TRUSTEES       | FREDETTE FAMILY REVOCABLE TRUST          | 109 BACK RD              | DOVER             | NH    | 03820      |
| K0007-A00000 | 131 C BACK RD      | ROULEAU MICHAEL B TRUSTEE                | THE MICHAEL B ROULEAU REVOCABLE LIVING T | 131 BACK RD              | DOVER             | NH    | 03820      |
| K0008-000000 | 81 BACK RD         | MULLIGAN FRANK A                         | MULLIGAN LINDA                           | 81 BACK ROAD             | DOVER             | NH    | 03820      |
| K0011-000000 | 33 BACK RD         | BLANCHETTE PAULA M TRUSTEE               | LEE                                      | 8 EVERGREEN TR           | NH                | 03861 |            |
| K0011-A00000 | 60 MIDDLE RD       | LANGDON PLACE OF DOVER                   | ROSS ANDREA L REVOCABLE TRUST            | 101 EAST STATE ST        | KENNETT SQUARE    | PA    | 19398      |
| K0019-001000 | TERESA DR          | CHANGING PLACES LLC                      |                                          | 42 J DOVER POINT RD      | DOVER             | NH    | 03820      |
| K0019-001001 | 3 TERESA DR        | KIMBALL ROBERT &                         | KIMBALL KAREN                            | 3 TERESA DR              | DOVER             | NH    | 03820      |
| K0019-001002 | 5 TERESA DR        | GLENNON DORIS H TRUSTEE                  | GLENNON FAMILY REVOCABLE TRUST           | 5 TERESA DR              | DOVER             | NH    | 03820      |
| K0019-001003 | 7 TERESA DR        | VITKO JOSEPH E JR & JEAN TRUSTEES        | VITKO FAMILY REVOCABLE TRUST             | 7 TERESA DR              | DOVER             | NH    | 03820      |
| K0019-001004 | 9 TERESA DR        | WITHEE SUZANNE & DAVID TRUSTEES          | WITHEE FAMILY REVOCABLE TRUST OF 2019    | 9 TERESA DR              | DOVER             | NH    | 03820      |
| K0019-001005 | 15 TERESA DR       | RUSSO JOSEPH ANTHONY &                   | RUSSO CAROL JEAN                         | 15 TERESA DR             | DOVER             | NH    | 03820      |
| K0019-001006 | 17 TERESA DR       | MADISON MICHAEL J &                      | MADISON LAURIE A                         | 17 TERESA DR             | DOVER             | NH    | 03820      |
| K0019-001007 | 19 TERESA DR       | BURGE KATHLEEN M &                       | BURGE BETTY A                            | 18 TERESA DR             | DOVER             | NH    | 03820      |
| K0019-001008 | 16 TERESA DR       | OLSEN MARGARET M TRUSTEE                 | OLSEN MARGARET DECLARATION OF TRUST      | 16 TERESA DR             | DOVER             | NH    | 03820-5022 |
| K0019-001009 | 14 TERESA DR       | MADAY CHARLES L JR TRUSTEE               | MADAY CHARLES L JR REVOCABLE TRUST       | 14 TERESA DR             | DOVER             | NH    | 03820      |
| K0019-001012 | 8 TERESA DR        | KIRK RICHARD &                           | KIRK JANET                               | 8 TERESA DR              | DOVER             | NH    | 03820      |
| K0019-001013 | 4 TERESA DR        | COATE MICHAEL W TRUSTEE                  | COATE MICHAEL W REVOCABLE TRUST          | 45 LAFAYETTE RD #UPS393  | NORTH HAMPTON     | NH    | 03862-2451 |
| K0019-001014 | 2 TERESA DR        | DUGAN ALAN H &                           | DUGAN LYNNIE H                           | 2 TERESA DR              | DOVER             | NH    | 03820      |
| K0019-003000 | SIERRA HILL DR     | STABILE HOMES AT POINTE PLACE LLC        |                                          | 20 COTTON RD             | NASHUA            | NH    | 03063      |
| K0019-004000 | POINTE PL          | VARNEY BROOK LANDS LLC                   |                                          | 340 CENTRAL AVE STE 202  | DOVER             | NH    | 03820      |
| K0019-010000 | POINTE PL          | POINTE PLACE PARTNERS LLC                |                                          | 273 CORPORATE DR STE 150 | PORTSMOUTH        | NH    | 03801      |
| K0021-000000 | CONSTITUTION WY    | DOVERBROOK LLC                           | LECAROZ JEANETTE M                       | 56 BRIANT DR             | MA                | 01776 | 1380       |
| K0021-000010 | 20 CONSTITUTION WY | LECAROZ ALFRED L &                       |                                          | 20 CONSTITUTION WAY      | DOVER             | NH    | 03820      |
| K0021-000011 | 22 CONSTITUTION WY | CARLSEN LORRIS S &                       | CARLSEN GLORIA A                         | 22 CONSTITUTION WAY      | DOVER             | NH    | 03820      |
| K0021-000012 | 24 CONSTITUTION WY | BECHTOLD RICHARD H TRUSTEE               | BECHTOLD RICHARD FAMILY TRUST            | 24 CONSTITUTION WY       | DOVER             | NH    | 03820      |
| K0021-000013 | 26 CONSTITUTION WY | COPELAND WILLIAM E &                     | COPELAND PATRICIA A                      | 26 CONSTITUTION WAY      | DOVER             | NH    | 03820      |
| K0021-000014 | 28 CONSTITUTION WY | HUNTER BENJAMIN C &                      | HUNTER FAYE N                            | 28 CONSTITUTION WY       | DOVER             | NH    | 03820      |
| K0021-000055 | 23 CONSTITUTION WY | ROHAN CHRISTOPHER &                      | ROHAN MEGAN E                            | 23 CONSTITUTION WY       | DOVER             | NH    | 03820      |
| K0021-000064 | 25 CONSTITUTION WY | MATHIEU NORMAN                           | MATHIEU GERALDINE                        | 25 CONSTITUTION WAY      | DOVER             | NH    | 03820      |
| K0049-A00000 | MIDDLE RD          | MEADOWOOD AT DOVER HOMEOWNERS' ASSOCIATI | CIO ROM POULIN                           | 60 AUGUSTA WAY           | DOVER             | NH    | 03820      |
| K0049-A00016 | 60 AUGUSTA WY      | POULIN RONALD L &                        | POULIN JEANETTE M                        | 60 AUGUSTA WY            | DOVER             | NH    | 03820      |
| K0049-A00017 | 62 AUGUSTA WY      | LATORRE SHELLEY &                        | PLOCINSKI ALEXANDER                      | 62 AUGUSTA WAY           | DOVER             | NH    | 03820      |
| K0049-A00018 | 64 AUGUSTA WY      | STEVENS CRAIG J & IESE M TRUSTEES        | STEVENS CRAIG J AND IESE REVOCBLE TRUST  | 64 AUGUSTA WAY           | DOVER             | NH    | 03820      |
| K0049-A00019 | 63 AUGUSTA WY      | DEMOPOULOS VASILIKE REVOCABLE TRUST      | DEMOPOULOS VASILIKE TRUSTEE              | 63 AUGUSTA WAY           | DOVER             | NH    | 03820      |
| K0049-A00048 | 11 AUGUSTA WY      | CRAGO MICHAEL G &                        | CRAGO KAREN                              | 11 AUGUSTA WAY           | DOVER             | NH    | 03820      |
| M0003-000000 | 154 MIDDLE RD      | WILLIAMS R CRAIG &                       | WILLIAMS ANN T                           | 154 MIDDLE RD            | DOVER             | NH    | 03820      |
| M0004-000001 | 2 JACQUELINE DR    | GUEN JANET R                             | GUEN TIMOTHY E                           | 2 JACQUELINE DR          | DOVER             | NH    | 03820      |
| M0004-000002 | 4 JACQUELINE DR    | HOLLIDAY ANNE & MCLAIRD TRUSTEES         | BABUSHKA TRUST                           | 4 JACQUELINE DR          | DOVER             | NH    | 03820      |
| M0004-000003 | 8 JACQUELINE DR    | ALBANO ALEXANDRA M                       |                                          | 6 MEADOW WAY             | EASTPORT          | NY    | 11941      |
| M0004-000004 | 14 JACQUELINE DR   | HALL JOHN L & RENEE O TRUSTEES           | HALL FAMILY REVOCABLE TRUST              | 14 JACQUELINE DR         | DOVER             | NH    | 03820-5019 |
| M0004-000005 | 16 JACQUELINE DR   | RUGER DIANE W TRUSTEE                    | RUGER DIANE W REVOCABLE TRUST            | 16 JACQUELINE DR         | DOVER             | NH    | 03820-5019 |
| M0004-000006 | 19 JACQUELINE DR   | WHALEN JOHN F & DIANA M TRUSTEES         | WHALEN JOHN F & DIANA M IRREVOCABLE TRUS | 19 JACQUELINE DR         | DOVER             | NH    | 03820      |
| M0004-000007 | 17 JACQUELINE DR   | GRIFFIN ALLAN & JANE TRUSTEES            | GRIFFIN ALLAN AND JANE REV TRUSTS        | 17 JACQUELINE DR         | DOVER             | NH    | 03820      |
| M0004-000008 | 15 JACQUELINE DR   | COERDT CARL D & CONSTANCE PARSONS TRUSTE | COERDT-PARSONS 2018 REVOCABLE TRUST      | 15 JACQUELINE DR         | DOVER             | NH    | 03820      |
| M0004-000009 | 9 JACQUELINE DR    | FARLEY MCHUGH ANN TRUSTEE                | ANN FARLEY MCHUGH REVOCABLE TRUST &      | 9 JACQUELINE DR          | DOVER             | NH    | 03820      |
| M0004-000010 | 5 JACQUELINE DR    | COLVIN CYNTHIA L                         |                                          | 5 JACQUELINE DR          | DOVER             | NH    | 03820      |
| M0004-000011 | 3 JACQUELINE DR    | HENSLEE ROBERT M &                       | HENSLEE PAMELA C                         | 3 JACQUELINE DR          | DOVER             | NH    | 03820      |
| M0004-000012 | 1 JACQUELINE DR    | FULHAN JOSEPHINE                         |                                          | 1 JACQUELINE DR          | DOVER             | NH    | 03820      |
| M0004-000013 | 2 SONIA DR         | DICKSON WILLIAM E &                      | DICKSON GAIL N                           | 1 JACQUELINE DR          | DOVER             | NH    | 03820      |
| M0004-000014 | 4 SONIA DR         | ELA JOHN D &                             | ELA CATHERINE K                          | 2 SONIA DR               | DOVER             | NH    | 03820      |
| M0004-000015 | 6 SONIA DR         | HUGGINS ROBERT P & HATTIE ANNE CO-TRUSTE | HUGGINS ROBERT AND HATTIE ANNE REVOCABLE | 6 SONIA DR               | DOVER             | NH    | 03820      |
| M0004-000016 | 8 SONIA DR         | SPRAGUE DANIEL & CHRISTINE TRUSTEES      | SPRAGUE DANIEL AND CHRISTINE REVOCABLE L | 8 SONIA DR               | DOVER             | NH    | 03820      |
| M0004-000017 | 10 SONIA DR        | WILBER HAROLD & BEVERLEY TRUSTEES        | WILBER HAROLD & BEVERLEY REVOCABLE LIV   | 10 SONIA DR              | DOVER             | NH    | 03820      |
| M0004-000018 | 9 SONIA DR         | HOWARD ROBERT & MORRIS BEA TRUSTEES      | HOWARD ROBERT AND MORRIS BEA REV TRUSTS  | 9 SONIA DR               | DOVER             | NH    | 03820      |
| M0004-000019 | 7 SONIA DR         | WILKES EILEEN S &                        | WILKES ROBERT B JR                       | 306 COLUMBUS ST          | PANAMA CITY BEACH | FL    | 32407      |
| M0004-000020 | 5 SONIA DR         | SCHER IAN H 7                            | DAVOLI MONICA                            | 5 SONIA DR               | DOVER             | NH    | 03820      |
| M0004-000021 | 3 SONIA DR         | GRAF KENNETH M & BETH D TRUSTEES         | GRAF KENNETH AND BETH FAMILY TRUST       | 3 SONIA DR               | DOVER             | NH    | 03820      |
| M0004-000022 | 1 SONIA DR         | ROBERGE PAULA C                          | ROBERGE PAULA C                          | 3 SONIA DR               | DOVER             | NH    | 03820-5020 |
| M0004-000023 | 12 JULIA DR        | MUNSON GARY A & BETH S TRUSTEES          | MUNSON GARY AND BETH REVOCABLE TRUST 202 | 12 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000024 | 4 MADELYN DR       | GERHART ROBERTA JEAN &                   | GERHART RICHARD                          | 4 MADELYN DR             | DOVER             | NH    | 03820      |
| M0004-000025 | 6 MADELYN DR       | MORRISON STEPHEN M SR &                  | MORRISON SUSAN G                         | 6 MADELYN DR             | DOVER             | NH    | 03820      |
| M0004-000026 | 8 MADELYN DR       | SPENCE RICHARD T & SUSAN D TRUSTEES      | SPENCE REVOCABLE TRUST                   | 8 MADELYN DR             | DOVER             | NH    | 03820      |
| M0004-000027 | 10 MADELYN DR      | THORNWOOD COMMONS LLC                    |                                          | 42 J DOVER POINT RD      | DOVER             | NH    | 03820      |
| M0004-000028 | 11 MADELYN DR      | ABRAHAMSON ELDON A JR &                  | ABRAHAMSON BRENDA J                      | 11 MADELYN DR            | DOVER             | NH    | 03820      |
| M0004-000029 | 9 MADELYN DR       | DECKER MARK W & VIRGINIA JANE TRUSTEES   | DECKER FAMILY REVOCABLE TRUST            | 9 MADELYN DR             | DOVER             | NH    | 03820      |
| M0004-000030 | 7 MADELYN DR       | BERRY ROBERT &                           | BERRY CAROLE                             | 7 MADELYN DR             | DOVER             | NH    | 03820      |
| M0004-000031 | 3 MADELYN DR       | COTTER-GOLDBERG MARY BETH TRUSTEE        | THE MARY BETH COTTER-GOLDBERG REVOCABLE  | 3 MADELYN DR             | DOVER             | NH    | 03820      |
| M0004-000032 | 1 MADELYN DR       | GNALL BRENDAN & PENNY TRUSTEES           | GNALL BRENDAN AND PENNY REVOCABLE TRUST  | 1 MADELYN DR             | DOVER             | NH    | 03820      |
| M0004-000033 | 20 JULIA DR        | MANCUSO III BENJAMIN T & VICKI L TRUSTEE | MANCUSO FAMILY REVOCABLE TRUST           | 20 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000034 | 24 JULIA DR        | CALITRI FAMILY TRUST                     |                                          | 24 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000035 | 28 JULIA DR        | CASTRO STEVEN P &                        | CASTRO CECILIA P                         | 28 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000036 | 30 JULIA DR        | ENGSTROM JOHN & ALICE A CO-TRUSTEES      | THE JOHN B & ALICE A ENGSTROM REVOCABLE  | 30 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000037 | 32 JULIA DR        | PEABODY JAMES R & ANN TRUSTEES           | PEABODY FAMILY REVOCABLE TRUST           | 32 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000038 | 34 JULIA DR        | COLGAN JOHN M &                          | COLGAN MICHELLE A                        | 34 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000039 | 35 JULIA DR        | GOODRIDGE LYNDON E & DOROTHY A TRUSTEES  | THE LYNDON E GOODRIDGE REVOCABLE TRUST O | 35 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000040 | 33 JULIA DR        | DUNLAVEY ROBERT J & SUZAN M TRUSTEES     | DUNLAVEY ROBERT AND SUZAN REVOCABLE LIVI | 33 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000041 | 31 JULIA DR        | WOOD JANICE E                            |                                          | 31 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000042 | 29 JULIA DR        | BARSTOW THOMAS R & PATRICIA C TRUSTEES   | BARSTOW THOMAS AND PATRICIA TRUSTS       | 29 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000043 | 27 JULIA DR        | PROULX THOMAS J & MARY JANE TRUSTEES     | TMJ PROULX REALTY TRUST                  | PO BOX 515               | NEWMARKET         | NH    | 03857      |
| M0004-000044 | 25 JULIA DR        | DUDEK NANCY                              |                                          | 25 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000045 | 23 JULIA DR        | BRAUN JOSEPH J JR TRUSTEE                | BRAUN JOSEPH J JR REVOCABLE LIVING TRUST | 23 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000046 | 21 JULIA DR        | HESS DANIEL J III & DOROTHEA P TRUSTEES  | HESS DANIEL J III DOROTHEA P REVOCABLE L | 21 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000047 | 19 JULIA DR        | BAND RICHARD E & ENID C TRUSTEES         | BAND ENID C REVOCABLE TRUST              | 19 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-000048 | 17 JULIA DR        | HILL JULIA R TRUSTEE                     | HILL JULIA R REVOCABLE TRUST             | 17 JULIA DR              | DOVER             | NH    | 03820      |
| M0004-0000PN | MIDDLE RD          | THORNWOOD COMMONS LLC                    | CIO GREAT NORTH PROPERTY MANAGEMENT      | 3 HOLLAND WAY            | EXETER            | NH    | 03833      |
| M0005-000000 | 161 MIDDLE RD      | WENTWORTH SHARON                         | WENTWORTH MARK                           | 161 MIDDLE RD            | DOVER             | NH    | 03820      |
| M0005-A00000 | 163 MIDDLE RD      | TAETZSCH AMY                             |                                          | 163 MIDDLE RD            | DOVER             | NH    | 03820      |
| M0019-A00000 | 174 BACK RD        | THURSTON ELAINE M                        | THURSTON FRANK K                         | 174 BACK ROAD            | DOVER             | NH    | 03820      |
| N0019-B00000 | 180 BACK RD        | SANTANA RAMIREZ RICARDO ANTONIO &        | ALVAREZ SALLY SUAREZ                     | 180 BACK RD              | DOVER             | NH    | 03820      |
| N0019-C00000 | 186 BACK RD        | VITKO THOMAS J                           | VITKO SUZANNE M                          | 186 BACK RD              | DOVER             | NH    | 03820      |
| N0020-B00000 | 210 BACK RD        | FLYNN JOHN & PATRICIA LIV REV TRUSTS     | FLYNN JOHN AND PATRICIA TRUSTEES         | 818 CENTRAL AVE          | DOVER             | NH    | 03820      |
| N0020-C00000 | 202 BACK RD        | PAMPREEN LISA R &                        | PAMPREEN FRANK X                         | 202 BACK RD              | DOVER             | NH    | 03820      |
| N0021-000000 | 160 BACK RD        | AYER JACQUELINE TRUSTEE                  | AYER JACQUELINE REV TRUST                | 100 MCKONE LN # A        | DOVER             | NH    | 03820-3852 |
| N0021-001000 | 166 BACK RD        | HINKLEY JOHN E & DEBORAH A TRUSTEES      | HINKLEY FAMILY TRUST OF 2020             | 166 BACK RD              | DOVER             | NH    | 03820      |
| N0021-002000 | 152 BACK RD        | WINKLER EDWARD S &                       | WINKLER ANNE-MARIE                       | 152 BACK RD              | DOVER             | NH    | 03820      |
| K0006-000000 | 105 MIDDLE RD      | CBF2 LLC &                               | TORR THOMAS F TRUSTEE OF                 | 154 MIDDLE RD            | DOVER             | NH    | 03820      |
| M0004-000000 | MIDDLE RD          | THORNWOOD COMMONS UNIT OWNERS' ASSOCIATI | CIO GREAT NORTH PROPERTY MANAGEMENT      | 3 HOLLAND WAY            | EXETER            | NH    | 03833      |
|              |                    | PSNH EVERSOURCE                          | KURT NELSON                              | 13 LEGENDS DR            | HOOKSET           | NH    | 03106      |

| Parcel ID    | Owner Name                                                                     | Address               | Town           | State | Zip Code   |
|--------------|--------------------------------------------------------------------------------|-----------------------|----------------|-------|------------|
| K0011-000000 | Andrea L Andrea L Ross Revocable Trust & Ross, Trustee                         | 33 Back Road          | Dover          | NH    | 03820      |
| K0011-A00000 | Langdon Place of Dover                                                         | 101 East State Street | Kennett Square | PA    | 19398      |
| K0006-000000 | Cbf2 LLC & Torr Thomas F Trustee                                               | 154 Middle Road       | Dover          | NH    | 03820      |
| M0005-000000 | Wentworth Sharon & Wentworth Mark                                              | 161 Middle Road       | Dover          | NH    | 03820      |
| K0021-000000 | Doverbrook LLC                                                                 | 56 Briant Drive       | Sudbury        | MA    | 01776-1380 |
| M0004-000000 | Thornwood Commons Unit Owner's Association C/O Great North Property Management | 3 Holland Way         | Exeter         | NH    | 03833      |
| K0019-001000 | Changing Places LLC                                                            | 42 J Dover Point Road | Dover          | NH    | 03820      |
| K0049-A00000 | Meadowood at Dover Homeowner's Association C/O Ron Poulin                      | 60 Augusta Way        | Dover          | NH    | 03820      |
| K0021-000014 | Hunter Benjamin C & Hunter Faye N                                              | 28 Constitution Way   | Dover          | NH    | 03820      |
| K0021-000064 | Mathieu Norman & Mathieu Geraldine                                             | 25 Constitution Way   | Dover          | NH    | 03820      |
| K0021-000063 | Lavoie Guy & Lavoie Cheryl                                                     | 16 Independence Drive | Dover          | NH    | 03820      |
| K0021-000062 | Pierce Robert C & Pierce Annette                                               | 14 Independence Drive | Dover          | NH    | 03820      |
| K0021-000061 | Doughan Edwina H                                                               | 12 Independence Drive | Dover          | NH    | 03820      |
| K0021-000037 | Mcintire Susan P & Mcintire Salina J                                           | 13 Independence Drive | Dover          | NH    | 03820      |
| K0021-000067 | Boulanger Michele J                                                            | 2 Revolution Drive    | Dover          | NH    | 03820      |
| K0021-000086 | Bennett Janice                                                                 | 15 Independence Drive | Dover          | NH    | 03820      |
| K0021-000065 | Rochefford Jr Wayne & Rochefford Colleen                                       | 17 Independence Drive | Dover          | NH    | 03820      |
| K0021-000015 | Dirck Family Trust & Dirck, Trustees Roger & Deborah                           | 30 Constitution Way   | Dover          | NH    | 03820      |
| M0004-000022 | Roberge John R & Roberge Paula C                                               | 1 Sonia Drive         | Dover          | NH    | 03820      |
| M0004-000021 | Graf Kenneth M & Graf Beth D                                                   | 3 Sonia Drive         | Dover          | NH    | 03820      |
| M0004-000020 | Scher Ian H & Davoli Monica                                                    | 5 Sonia Drive         | Dover          | NH    | 03820      |
| M0004-000019 | Wilkes Elieen S & Wilkes B Jr Robert B                                         | 306 Columbus Street   | Panama City    | FL    | 32407      |
| K0019-001008 | Margaret Olsen Declaration Of Trust                                            | 16 Teresa Drive       | Dover          | NH    | 03820      |
| K0019-001007 | Burge Kathleen M & Burge Betty A                                               | 18 Teresa Drive       | Dover          | NH    | 03820      |
| K0019-001006 | Madison Michael J & Madison Laurie A                                           | 17 Teresa Drive       | Dover          | NH    | 03820      |
| K0019-001005 | Russo Joseph Anthony & Russo Carol Jean                                        | 15 Teresa Drive       | Dover          | NH    | 03820      |
| K0019-001004 | Suzanne & David Withee Trustees                                                | 9 Teresa Drive        | Dover          | NH    | 03820      |
| K0019-001003 | Vitko, Jr Joseph E & Vitko Jean L                                              | 7 Teresa Drive        | Dover          | NH    | 03820      |
| K0019-001002 | Glennon Family Revocable Trust                                                 | 5 Teresa Drive        | Dover          | NH    | 03820      |
| K0019-001001 | Kimball Robert & Kimball Karen                                                 | 3 Teresa Drive        | Dover          | NH    | 03820      |
| M0004-000028 | Abrahamson, Jr Eldon A & Abrahamson Brenda J                                   | 11 Madelyn Drive      | Dover          | NH    | 03820      |
| M0004-000027 | Thornwood Commons LLC                                                          | 42 J Dover Point Road | Dover          | NH    | 03820      |
| M0004-000026 | Spence Revocable Trust & Spence, Trustees Richard T & Susan D                  | 8 Madelyn Drive       | Dover          | NH    | 03820      |



| Temporary Impact Summary      |                                   |
|-------------------------------|-----------------------------------|
| Temporary Matting Impact (SF) | Temporary Municipal Buffer Impact |
| 2,494                         | 6,915                             |



|                                  |                                |                                     |                             |
|----------------------------------|--------------------------------|-------------------------------------|-----------------------------|
| ● Existing Structure             | — Proposed Off ROW Access      | ■ Stabilized Construction Exit      | --- 2-ft Contours           |
| ● Structure to be Replaced       | — Watercourse (not delineated) | — Sediment Control Barrier          | --- 10-ft Contours          |
| ● Proposed Structure             | — Delineated Stream            | ■ FEMA 100-year Floodplain          | ■ Work Pad                  |
| — Eversource Overhead Line       | — Delineated Wetland Boundary  | ■ Temporary Upland Matting          | ■ Eversource Owned Property |
| — Approximate Right-of-Way (ROW) | — 50-ft Wetland Buffer         | ■ Temporary Construction Matting    | ■ Municipal Boundary        |
| — Existing Access                | ■ Field Delineated Wetland     | ■ Temporary Municipal Buffer Impact | ■ Parcel Boundary           |
| — Proposed Access                |                                |                                     |                             |

**M183 Line Structure Replacement -  
Dover Local Permitting Plans**

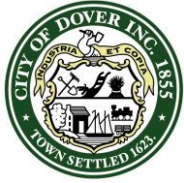
Dover, NH

MAP SHEET 4 of 6

Date: January, 2023

Document Path: \\vhb.com\gis\proj\Befrom\SP965.00 M183 Structure Replacement\Project\M183 S153 ACR.aprx





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #COND-2023-0032

Application Type: Conditional Use Permit  
Applicant(s): Public Service Company of New Hampshire d/b/a Eversource Energy  
Owner(s): Eversource Energy Easement/Multiple Owners  
Location: Utility ROW between Polly Ann Park, Dover Point Rd, and Toftree Ln  
Meeting Date: March 14, 2023

**INTENT:** Proposal is the replacement of 3 wooden utility poles with weathered steel structures creating 9,416 sf of temporary impact to wetlands and 9,835 sf of temporary impact to the wetland buffer.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM:** # 4-G

**ACREAGE:** N/A

**ZONING DISTRICT:** Medium Density Residential (R-12), Gateway (G), Low Density Residential (R-20), Wetlands Protection & Conservation Overlay Districts

**EXISTING LAND USE:** Utility/Residential

**PROPOSED LAND USE:** Same as existing

**SURROUNDING LAND USE:** Residential

**ZBA ACTION:** N/A

**ATTACHMENTS:**

- Conditional Use Permit Application Materials including plans and Conservation Commission minutes from 2/13/2023

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

-Dover CUP  
-NHDES Alteration of Terrain  
-NHDES Utility Maintenance Activity Statutory Permit by Notification

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting a Conditional Use Permit to replace utility pole structures in a utility easement within wetlands and wetland buffer temporarily. The temporary wetland impacts of 9,416 s.f and temporary wetland buffer impacts of 9,835 s.f.

The Conservation Commission endorsed this application at their February 13, 2023 meeting. The applicant provided a narrative which outlines how the proposal meets the criteria for granting the CUP per 170-27.1B of the Code.

**Consistency with Land Use Regulations**

The Wetlands Protection District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant considered the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal wetland/wetland buffer disturbance on the site.

**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings and vote to approve the Conditional Use Permit with the following subsequent condition:

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services approved Utility Maintenance Activity Statutory Permit by Notification.



## COND-2023-0032 ROW btwn Polly Ann Trailer Park, Dover Point Road, Toftree Lane

**Property Information**

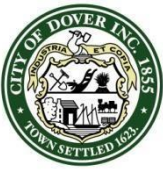
**Property ID** M0047-C00000  
**Location** GERRISH RD  
**Owner** DOVER POINT COOPERATIVE INC  
**Land Use** 386  
**Zoning Code** R-12

**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 12/16/2022  
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

## 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: PSNH d/b/a Eversource Energy c/o Kurt Nelson Telephone # 603-714-3031

Address of Applicant: 13 Legends Drive, Hooksett, NH 03106

E-Mail Address: kurt.nelson@eversource.com

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

Address of Property Owner: SAME AS APPLICANT

### PROPERTY INFORMATION

Assessor's Map # M Lot(s) # M-47-0-0, M-49-0-0, M-143-0-0, M-163-0-0, M138-0-0, M142-0-0

Address of Property: Existing M183 ROW between Polly Ann Park, Dover Point Road, and Toftree Lane

Zoning District(s) G (Gateway), R-12 (Medium-Density Residential) and R-40 (Rural Residential) Overlay District(s) Conservation District (CD) and Wetlands Protection District (WPD)

Existing Use of Property: Existing and actively maintained PSNH M183 utility ROW

### CONDITIONAL USE PERMIT INFORMATION

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

- |                                                                 |                                                         |                                                        |
|-----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Conservation District       | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection                 | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Alternative Treatment Center  |
| <input checked="" type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Central Business District      | <input type="checkbox"/> Heritage Residential District |

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

The proposed project involves the replacement of 3 wooden utility poles with weathered steel structures along the M183 Electric Transmission

Line adjacent to Dover Point Road in Dover in accordance with current utility standards. Weathered steel structures are more resilient to insect and woodpecker

damage, pole rot, and can further withstand typical New Hampshire storms and severe weather events. All of the replacement structures will be installed within 10 feet

of the existing structure footprints. The proposed project is part of Eversource's ongoing maintenance program conducted to ensure reliable electric service to their customers. This work will require temporary impact to wetlands and streams through the use of timber matting at unavoidable access road and work pad crossings.

No permanent natural resource impacts are proposed. The work will involve a temporary wetland impact of 9,416 SF and 9,835 SF of temporary impacts within the municipal 50-wetland buffers. Timber matting will be utilized at all wetland crossings, often allowing for natural vegetation to re-establish during the next growing season. The work will also involve 4,462 SF of upland timber matting. All temporary impacts will be stabilized and restored post construction, as dictated by site conditions.



List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: New Hampshire Department of Environmental Services (NHDES) Utility Maintenance Activity Statutory Permit by Notification (SPN),

NHDES Shoreland Permit-by-Notification (PBN), and an NHDES Alteration of Terrain Permit (AoT) which are currently being drafted.

Name of Professional That Prepared Plans: Kristopher Wilkes, CWS

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 Telephone #: 603-391-3944

Professional License #: CWS 288 E-mail address: kwilkes@vhb.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: 2/20/23

Signature of Applicant (if different from owner): SAME Date: \_\_\_\_\_

Signature of Agent:  Date: 2/20/23

## **AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

## 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:**

| <b>TAX MAP</b>       | <b>LOT #</b>      | <b>PROPERTY OWNER</b>        | <b><u>MAILING ADDRESS</u></b>        |
|----------------------|-------------------|------------------------------|--------------------------------------|
| Existing Utility ROW | (Easement Rights) | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b>     | <b><u>MAILING ADDRESS</u></b>        |
|-----------------------|------------------------------|--------------------------------------|
| Kurt Nelson           | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>    | <b>COMPANY</b> | <b><u>MAILING ADDRESS</u></b>                       |
|----------------|----------------|-----------------------------------------------------|
| Sherrie Trefry | VHB            | 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 |
|                |                |                                                     |
|                |                |                                                     |

**Conservation Easement Holder:**

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



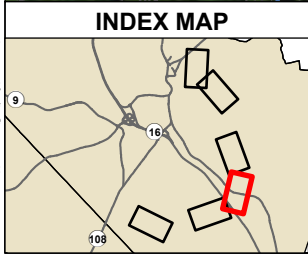
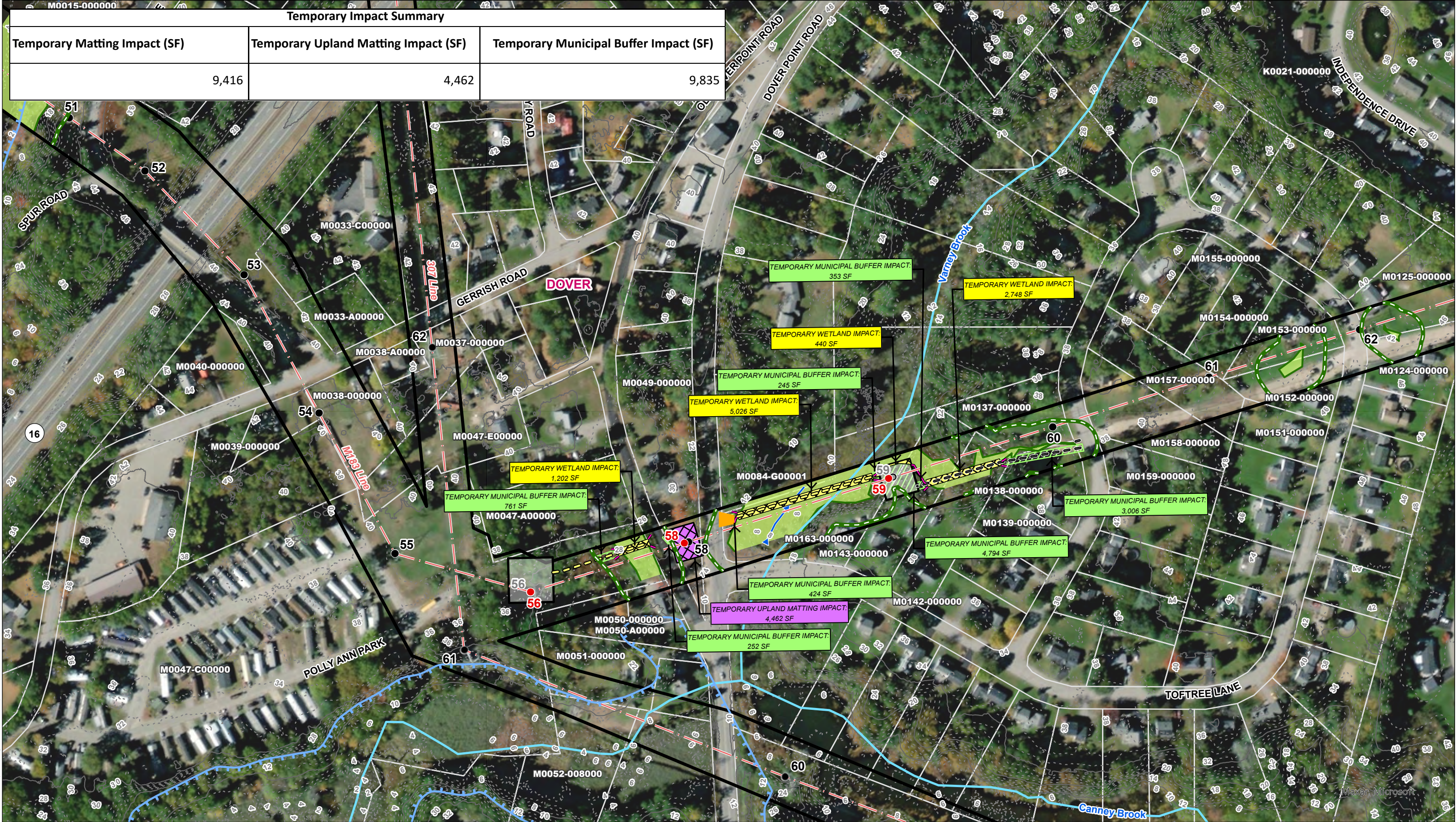
## COND-2023-0032

| Property ID  | Owner 1                               | Owner 2                                 | Owner Address 1           | City    | State | Zip        |
|--------------|---------------------------------------|-----------------------------------------|---------------------------|---------|-------|------------|
| M0025-000000 | STATE OF NEW HAMPSHIRE                |                                         | J.D. MORTON BLDG          | CONCORD | NH    | 03301      |
| M0026-000000 | BROWNELL THOMAS E JR TRUSTEE          | BROWNELL THOMAS E JR REVOCABLE TRUST    | 83 DOVER POINT ROAD       | DOVER   | NH    | 03820      |
| M0027-000000 | ROUTHIER SUSAN J TRUSTEES             | ROUTHIER FAMILY TRUST 2020              | 6 GERRISH RD              | DOVER   | NH    | 03820      |
| M0035-C00000 | QUAKER CEMETERY                       |                                         | 288 CENTRAL AVE           | DOVER   | NH    | 03820      |
| M0047-000000 | DICKINSON NANCY THOMAS &              | DICKINSON DOUGLAS BRIAN                 | 87 OLD DOVER POINT RD     | DOVER   | NH    | 03820      |
| M0047-A00000 | GREIG HENRY F & COVA M TRUSTEES       | GREIG HENRY F & COVA M REVOCABLE LIVING | 91 OLD DOVER POINT ROAD   | DOVER   | NH    | 03820      |
| M0047-C00000 | DOVER POINT COOPERATIVE INC           |                                         | 44 POLLY ANN TRAILER PARK | DOVER   | NH    | 03820      |
| M0047-C00014 | ANDERSON LEHANA                       |                                         | 14 POLLY ANN TRAILER PK   | DOVER   | NH    | 03820      |
| M0047-C00028 | KIRTLAND NANCY                        |                                         | 28 POLLY ANN TRAILER PK   | DOVER   | NH    | 03820      |
| M0047-D00000 | MOORE SHERRI A                        | MOORE ERIC S                            | 52 NEW ROCHESTER ROAD     | DOVER   | NH    | 03820-2132 |
| M0048-000000 | FITTON JOHN W                         |                                         | 85 OLD DOVER POINT RD     | DOVER   | NH    | 03820      |
| M0049-000000 | VENDASI KAREN L                       | VENDASI ANTHONY                         | 89 OLD DOVER POINT RD     | DOVER   | NH    | 03820      |
| M0050-000000 | BARTON PATRICIA M TRUSTEE             | BARTON PATRICIA M 2011 REVOCABLE TRUST  | 24 BOSTON HARBOR #17      | DOVER   | NH    | 03820      |
| M0050-A00000 | FEDDER BRYCE &                        | FEDDER NICOLE                           | 93 A OLD DOVER POINT RD   | DOVER   | NH    | 03820      |
| M0051-000000 | POLLOCK EVAN N &                      | TUCKER ASHLEIGH B                       | 101 DOVER POINT RD        | DOVER   | NH    | 03820      |
| M0051-A00000 | LAFFERTY KIMBERLY &                   | LAFFERTY SHAWN                          | 103 DOVER POINT RD        | DOVER   | NH    | 03820      |
| M0084-G00000 | DIEMER GARRETT C                      |                                         | 84 DOVER POINT RD         | DOVER   | NH    | 03820-4629 |
| M0084-G00001 | CITY OF DOVER                         |                                         | 288 CENTRAL AVE           | DOVER   | NH    | 03820      |
| M0106-000000 | PETTIGREW RICHARD                     | PETTIGREW LORAIN                        | 1 TOFTREE LANE            | DOVER   | NH    | 03820      |
| M0107-000000 | PRZYBYLOWICZ LAURA                    | DEDIAN MICHAEL                          | 3 TOFTREE LN              | DOVER   | NH    | 03820      |
| M0108-000000 | MOORE CHRISTOPHER M &                 | MOORE ERIN                              | 5 TOFTREE LN              | DOVER   | NH    | 03820      |
| M0109-000000 | CLARK TANNER C                        |                                         | 7 TOFTREE LN              | DOVER   | NH    | 03820      |
| M0135-000000 | DAYNARD KEN ALAN &                    | DAYNARD KELLY ANNE                      | 59 TOFTREE LN             | DOVER   | NH    | 03820      |
| M0136-000000 | CARRIER TRAVIS K &                    | CARRIER WHITNEY L                       | 61 TOFTREE LN             | DOVER   | NH    | 03820      |
| M0137-000000 | JONES SHAWN K                         | JONES HEATHER M                         | 63 TOFTREE LN             | DOVER   | NH    | 03820      |
| M0138-000000 | CHAFFIN NEIL C                        |                                         | 65 TOFTREE LN             | DOVER   | NH    | 03820-4657 |
| M0139-000000 | VERMETTE NORMAN P & AUBRIE A TRUSTEES | VERMETTE FAMILY REV TRUST OF 2021       | 67 TOFTREE LN             | DOVER   | NH    | 03820      |
| M0140-000000 | DINNAN JOHN E &                       | DINNAN KAREN S                          | PO BOX 21703              | JUNEAU  | AK    | 99802      |
| M0141-000000 | MUSK MARY K                           |                                         | 8 TOFTREE LN              | DOVER   | NH    | 03820      |
| M0142-000000 | WILSON MICHAEL T                      | WILSON SUSAN L                          | 6 TOFTREE LN              | DOVER   | NH    | 03820-4625 |
| M0143-000000 | CANNON NOOTEM                         | CANNON JAMES R                          | 4 TOFTREE LANE            | DOVER   | NH    | 03820      |
| M0163-000000 | BRETON KAREN L                        | BRETON DENNIS L                         | 2 TOFTREE LANE            | DOVER   | NH    | 03820      |
| K0021-000000 | DOVER BROOK LLC                       |                                         | 56 BRIANT DRIVE           | SUDBURY | MA    | 01776-1380 |
| M0015-000000 | MARCHISO TRUST & MARICHISIO, TRUSTEES |                                         | 9 FINCH LANE              | DOVER   | NH    | 03820      |
| M0051-000000 | CROWLEY JANIS                         | CROWLEY RONALD                          | 24 TOFREE LANE            | DOVER   | NH    | 03820      |
| M0033-A00000 | MATTOX IAN                            |                                         | 25 GERRISH ROAD           | DOVER   | NH    | 03820      |
| M0152-000000 | DIAMOND STEVEN                        |                                         | 26 TOFTREE LANE           | DOVER   | NH    | 03820      |
| M0155-000000 | GRONDIN DANIELLE                      |                                         | 32 TOFTREE LANE           | DOVER   | NH    | 03820      |
| M0154-000000 | NEPAL BIPUL                           | MEPAL SAMIJHANA SUBEDI                  | 30 TOFTREE LANE           | DOVER   | NH    | 03820      |
| M0159-000000 | THERESA SNOOK REV TRUST               |                                         | 40 TOFTREE LANE           | DOVER   | NH    | 03820      |
| M0153-000000 | LYNCH DAWN                            | MICHAEL LYNCH                           | 28 TOFTREE LANE           | DOVER   | NH    | 03820      |
| M0124-000000 | MITTS JERRY                           | MITTS ALLISON                           | 37 TOFTREE LANE           | DOVER   | NH    | 03820      |
| M0038-000000 | ROBERT MURPHY                         | ROBERTS JULIANA                         | 30 GERRISH ROAD           | DOVER   | NH    | 03820      |
| M0040-000000 | ZENG DUN XIAN                         |                                         | 39 GERRISH ROAD           | DOVER   | NH    | 03820      |
| M0157-000000 | HOOK TRUSTEES ANDREW                  | JESSICA                                 | 36 TOFTREE LANE           | DOVER   | NH    | 03820      |
| M0158-000000 | WELLS ADAM                            |                                         | 38 TOFTREE LANE           | DOVER   | NH    | 03820      |
| M0125-000000 | KHAMVONGASA KHAMMOUAN                 | MANICHAN                                | 39 TOFREE LANE            | DOVER   | NH    | 03820      |
| M0047-E00000 | RASMUSSEN LAURA                       | DEAN                                    | 81 OLD DOVER POINT ROAD   | DOVER   | NH    | 03820      |
| M0052-008000 | CONWAY REV TRUST                      |                                         | 17 IVANS LANE             | DOVER   | NH    | 03820      |
| M0038-A00000 | DRISCOLL KURT                         | MAILHOT BETH                            | 24 GERRISH LANE           | DOVER   | NH    | 03820      |
| M0037-000000 | FROST STEVEN                          | ELIZABETH                               | 20 GERRISH LANE           | DOVER   | NH    | 03820      |

| Parcel ID    | Owner Name                                        | Address                   | Town    | State | Zip Code   |
|--------------|---------------------------------------------------|---------------------------|---------|-------|------------|
| M0015-C00000 | Marchisio Trust & Marchisio, Trustees G & V       | 9 Finch Lane              | Dover   | NH    | 03820      |
| M0151-000000 | Crowley Janis P & Crowley Ronald S                | 24 Toftree Lane           | Dover   | NH    | 03820      |
| M0033-A00000 | Mattox Ian                                        | 25 Gerrish Road           | Dover   | NH    | 03820      |
| M0139-000000 | Vermette Norman P & Vermette Aubrie A             | 67 Toftree Lane           | Dover   | NH    | 03820      |
| M0152-000000 | Diamond Steven G                                  | 26 Toftree Lane           | Dover   | NH    | 03820      |
| M0155-000000 | Grondin Danielle                                  | 32 Toftree Lane           | Dover   | NH    | 03820      |
| M0154-000000 | Nepal Bipul & Mepal Samjhana Subedi               | 30 Toftree Lane           | Dover   | NH    | 03820      |
| M0159-000000 | Theresa S Snook Revocable Trust & Snook Theresa S | 40 Toftree Lane           | Dover   | NH    | 03820      |
| M0138-000000 | Chaffin Neil C                                    | 65 Toftree Lane           | Dover   | NH    | 03820      |
| M0153-000000 | Lynch Dawn B & Lynch Michael J                    | 28 Toftree Lane           | Dover   | NH    | 03820      |
| M0124-000000 | Mitts, Jr Jerry J & Mitts Allison M               | 37 Toftree Lane           | Dover   | NH    | 03820      |
| M0137-000000 | Jones Shawn K & Jones Heather M                   | 63 Toftree Lane           | Dover   | NH    | 03820      |
| M0038-000000 | Murphy Robert M & Roberts Juliana H               | 30 Gerrish Road           | Dover   | NH    | 03820-4671 |
| M0040-000000 | Zheng Dun Xian                                    | 39 Gerrish Road           | Dover   | NH    | 03820      |
| M0157-000000 | Hook Trustees Andrew M & Jessica M                | 36 Toftree Lane           | Dover   | NH    | 03820      |
| M0142-000000 | Wilson Michael T & Wilson Susan L                 | 6 Toftree Lane            | Dover   | NH    | 03820-4625 |
| M0143-000000 | Cannon Nootem & Cannon James R                    | 4 Toftree Lane            | Dover   | NH    | 03820      |
| M0158-000000 | Wells Adam J                                      | 38 Toftree Lane           | Dover   | NH    | 03820      |
| M0125-000000 | Khamvongsa Khammouan & Khamvongsa Manichan        | 39 Toftree Lane           | Dover   | NH    | 03820      |
| M0049-000000 | Vendasi William R & Vendasi Karen L               | 89 Old Dover Point Road   | Dover   | NH    | 03820      |
| M0084-G00001 | City of Dover                                     | 288 Central Avenue        | Dover   | NH    | 03820      |
| M0163-000000 | Breton Karen L & Breton Dennis L                  | 2 Toftree Lane            | Dover   | NH    | 03820      |
| M0050-000000 | Patricia M Barton 2011 Revocable Trust            | 24 Boston Harbor #17      | Dover   | NH    | 03820      |
| M0051-000000 | Pollock Evan N & Tucker Ashleigh B                | 101 Dover Point Road      | Dover   | NH    | 03820      |
| M0047-A00000 | Henry F & Cova M Greig Revocable Living Trust     | 91 Old Dover Point Road   | Dover   | NH    | 03820      |
| M0033-C00000 | Gustin, Sr Douglas E                              | 23 Gerrish Road           | Dover   | NH    | 03820      |
| M0050-A00000 | Fedder Bryce & Fedder Nicole                      | 93 A Old Dover Point Road | Dover   | NH    | 03820      |
| M0047-E00000 | Rasmussen Laura L & Rasmussen Dean S              | 81 Old Dover Point Road   | Dover   | NH    | 03820      |
| M0052-008000 | Conway Family Revocable Trust                     | 17 Ivans Lane             | Dover   | NH    | 03820      |
| M0038-A00000 | Driscoll Kurt I & Mailhot Beth M                  | 24 Gerrish Road           | Dover   | NH    | 03820-4671 |
| M0037-000000 | Frost, Sr Steven & Frost Elizabeth                | 20 Gerrish Road           | Dover   | NH    | 03820      |
| M0047-C00000 | Dover Point Cooperative Incorporated              | 44 Polly Ann Trailer Pak  | Dover   | NH    | 03820      |
| K0021-000000 | Doverbrook LLC                                    | 56 Briant Drive           | Sudbury | MA    | 01776-1380 |
| K0021-000000 | Doverbrook LLC                                    | 56 Briant Drive           | Sudbury | MA    | 01776-1380 |



| Temporary Impact Summary      |                                      |                                        |
|-------------------------------|--------------------------------------|----------------------------------------|
| Temporary Matting Impact (SF) | Temporary Upland Matting Impact (SF) | Temporary Municipal Buffer Impact (SF) |
| 9,416                         | 4,462                                | 9,835                                  |



● Existing Structure

● Structure to be Replaced

● Proposed Structure

--- Eversource Overhead Line

--- Approximate Right-of-Way (ROW)

--- Existing Access

--- Proposed Access

--- Proposed Off ROW Access

--- Watercourse (not delineated)

--- Delineated Stream

--- Delineated Wetland Boundary

--- 50-ft Wetland Buffer

--- Field Delineated Wetland

■ Stabilized Construction Exit

■ Sediment Control Barrier

■ FEMA 100-year Floodplain

■ Temporary Upland Matting

■ Temporary Construction Matting

■ Temporary Municipal Buffer Impact

--- 2-ft Contours

--- 10-ft Contours

■ Work Pad

■ Eversource Owned Property

■ Municipal Boundary

■ Parcel Boundary

0 100 200

1:2,400

Feet

↑

N

EVERSOURCE

ENERGY

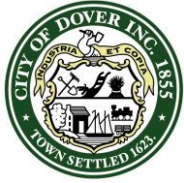
M183 Line Structure Replacement -  
Dover Local Permitting Plans

Dover, NH

Date: January, 2023

MAP SHEET 3 of 6





**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #COND-2023-0033

Application Type: Conditional Use Permit  
Applicant(s): Public Service Company of New Hampshire d/b/a Eversource Energy  
Owner(s): Eversource Energy Easement/Multiple Owners  
Location: Utility ROW overlook Dr, Canney Ln, and Quaker Ln  
Meeting Date: March 14, 2023

**INTENT:** Proposal is the maintenance work on the 345KV 307 Transmission Line involving a single utility structure replacement and optical ground wire replacement creating 2,023 sf of temporary impact to wetlands and 12,847 sf of temporary impact to the wetland buffer.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM:** # 4-H

**ACREAGE:** N/A

**ZONING DISTRICT:** Rural Residential (R-40), Wetlands Protection & Conservation Overlay Districts

**EXISTING LAND USE:** Utility/Residential

**PROPOSED LAND USE:** Same as existing

**SURROUNDING LAND USE:** Residential

**ZBA ACTION:** N/A

**ATTACHMENTS:**

- Conditional Use Permit Application Materials including plans and Conservation Commission minutes from 2/13/2023

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:**

-Dover CUP  
-NHDES Alteration of Terrain  
-NHDES Utility Maintenance Activity Statutory Permit by Notification

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is requesting a Conditional Use Permit to replace utility pole structures in a utility easement within wetlands and wetland buffer temporarily. The temporary wetland impacts of 2,023 s.f and temporary wetland buffer impacts of 12,847 s.f.

The Conservation Commission endorsed this application at their February 13, 2023 meeting. The applicant provided a narrative which outlines how the proposal meets the criteria for granting the CUP per 170-27.1B of the Code.

**Consistency with Land Use Regulations**

The Wetlands Protection District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant considered the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal wetland/wetland buffer disturbance on the site.

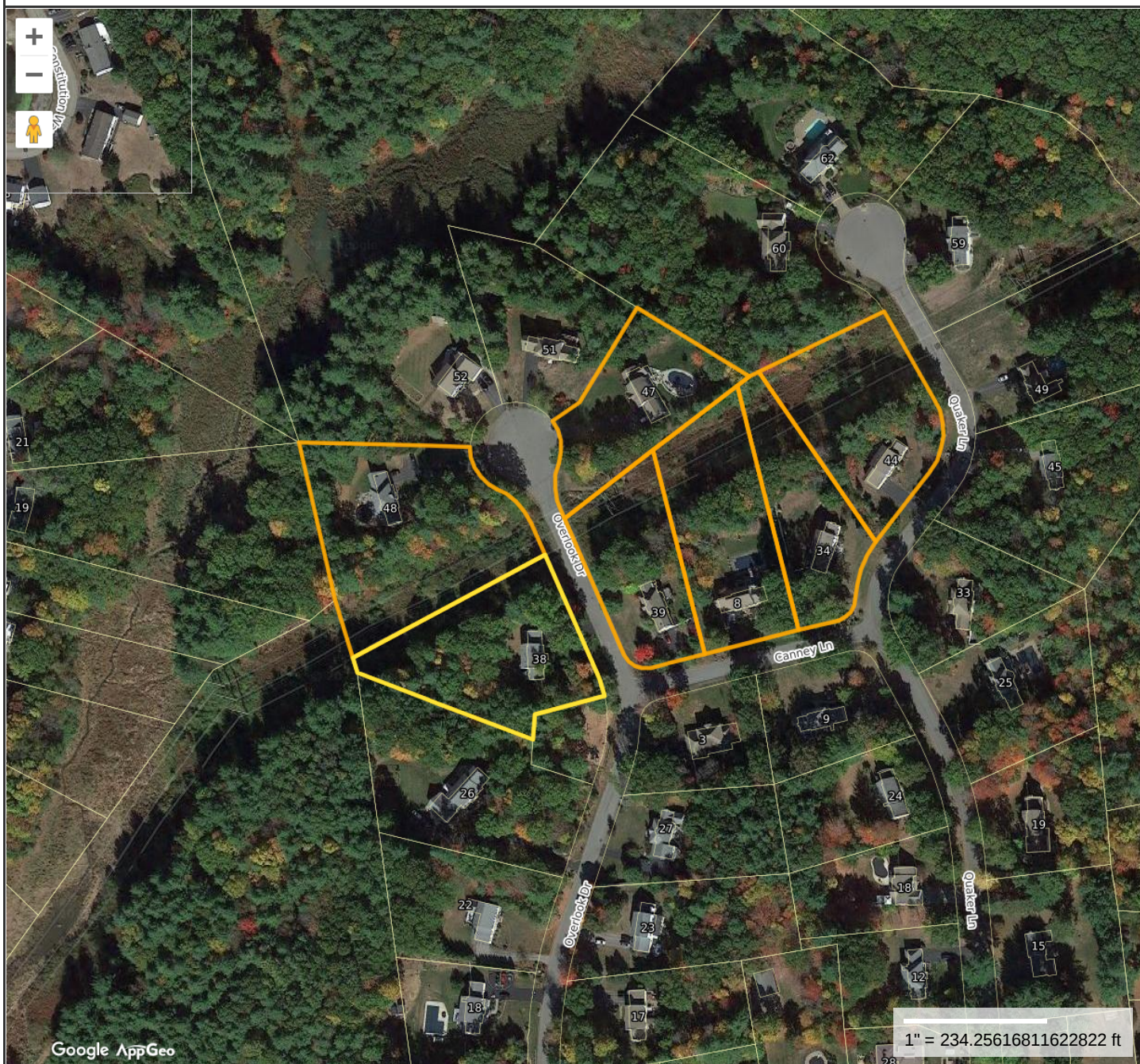
**STAFF RECOMMENDATION:**

The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings and vote to approve the Conditional Use Permit with the following subsequent condition:

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services approved Utility Maintenance Activity Statutory Permit by Notification.



COND-2023-0033 38, 39, 47, 48 Overlook Drive, 8 Canney Lane, 34 & 44 Quaker  
Laner**Property Information**

**Property ID** M0083-005000  
**Location** 38 OVERLOOK DR  
**Owner** MCGARY DANIEL A &  
**Land Use** 101  
**Zoning Code** R-40

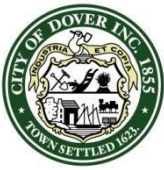
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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 12/16/2022  
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 CONDITIONAL USE PERMIT APPLICATION

Revised - February 20, 2023

[Revision Date: October 19, 2020]

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

## APPLICANT AND OWNER INFORMATION

Name of Applicant: Public Service of NH d/b/a Eversource Energy c/o Kurt Nelson Telephone #603-714-3031

Address of Applicant: 13 Legends Drive, Hooksett, NH 03106

E-Mail Address: kurt.nelson@eversource.com

Name of Property Owner (if different from applicant): N/A

Telephone # SAME

Address of Property Owner: SAME AS APPLICANT

## PROPERTY INFORMATION

Assessor's Map # M Lot(s) #83-5, 83-6, 83-9, 83-10, 83-11, 83-12, 83-13 (within existing PSNH transmission ROW)

Address of Property: 38, 39, 47, and 48 Overlook Drive; 8 Canney Lane; and 34 and 44 Quaker Lane

Zoning District(s) R-40 Rural Residential Overlay District(s) Conservation and Wetland Protection

Existing Use of Property: Actively maintained PSNH 307 Line electrical transmission ROW

## CONDITIONAL USE PERMIT INFORMATION

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

- |                                                                 |                                                         |                                                        |
|-----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Conservation District       | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection                 | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Alternative Treatment Center  |
| <input checked="" type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Central Business District      | <input type="checkbox"/> Heritage Residential District |

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

Public Service of New Hampshire (PSNH) d/b/a Eversource Energy intends to perform maintenance work on the 345kV 307 Transmission Line involving a single utility structure replacement and optical ground wire (OPGW) replacement along the existing utility ROW in Dover as part of a larger project involving seven other communities. Prior to working on the OPGW, Structure 58 will need to be replaced in the same general location, i.e., within 10 feet to east and outside of the existing wetland. Adjustments are made to pole locations to account for existing conditions in the ROW and for access during construction. OPGW replacement work will also be done aerially, i.e., by helicopter. Pull pads will need to be established to either side of Structure 58 and construction matting will be necessary to establish the Structure 58 work pad. This work will involve a temporary wetland impact of 2,023 SF and 12,847 SF of temporary impacts within the municipal 50-foot wetland buffers. Other work near Structure 81, east of Freshet Road, in Dover, near the Madbury town line is described in that separate CUP application. All work locations in vicinity of Overlook Drive and Quaker Lane in Dover are shown on the attached Project Plans.



List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Utility Maintenance Activity Statutory Permit by Notification (SPN) and NHDES Alteration of Terrain Permit. Both are currently being drafted

Name of Professional That Prepared Plans: Jacob J. Tinus, CWS, CPESC

Address 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110

Telephone #: 603-391-3899

Professional License #: CWS 228 and CPESC 3900

E-mail address: jtinus@vhb.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: 2/20/23

Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent:  Date: 2/20/23

## **AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

## 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:**

| <b>TAX MAP</b>       | <b>LOT #</b>      | <b>PROPERTY OWNER</b>        | <b><u>MAILING ADDRESS</u></b>        |
|----------------------|-------------------|------------------------------|--------------------------------------|
| Existing Utility ROW | (Easement Rights) | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b>     | <b><u>MAILING ADDRESS</u></b>        |
|-----------------------|------------------------------|--------------------------------------|
| Kurt Nelson           | PSNH d/b/a Eversource Energy | 13 Legends Drive, Hooksett, NH 03106 |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>    | <b>COMPANY</b> | <b><u>MAILING ADDRESS</u></b>                       |
|----------------|----------------|-----------------------------------------------------|
| Sherrie Trefry | VHB            | 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 |
|                |                |                                                     |
|                |                |                                                     |

**Conservation Easement Holder:**

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



COND-2023-0033

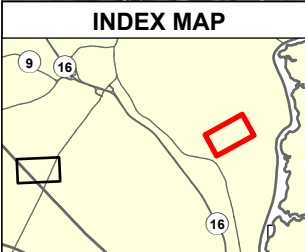
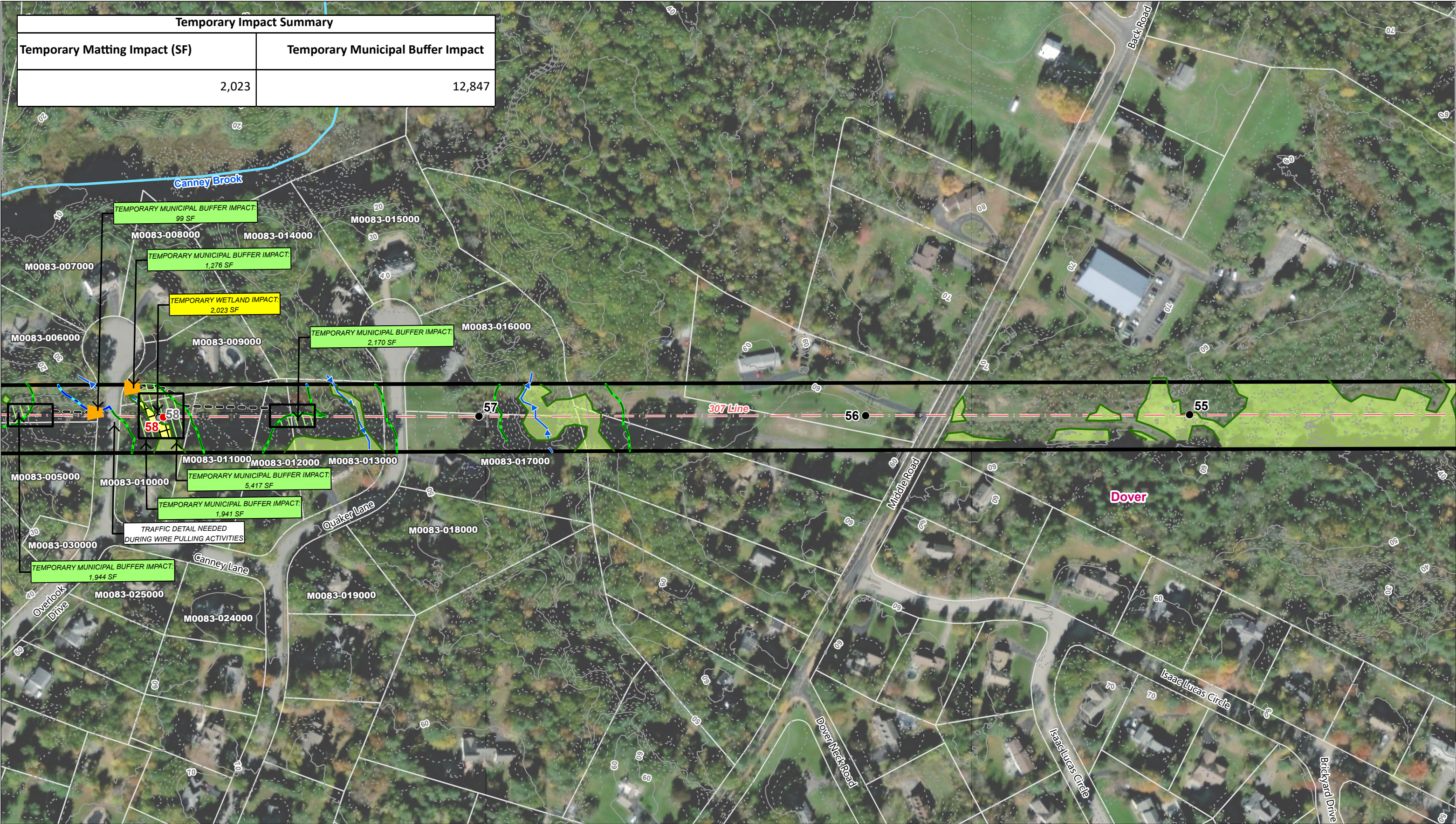
PSNH KURT EVERSOURCE KURT NELSON

| Property ID  | Location        | Owner 1                                | Owner 2                          | Owner Address 1  | City    | State | Zip        | Total Value | Land Value | Building Value | Deed Date | Last Sale | Book/Page | State Class |
|--------------|-----------------|----------------------------------------|----------------------------------|------------------|---------|-------|------------|-------------|------------|----------------|-----------|-----------|-----------|-------------|
| K0021-000000 | CONSTITUTION WY | DOVERBROOK LLC                         |                                  | 56 BRIANT DR     | SUDBURY | MA    | 01776-1380 | 1982300     | 1035900    | 946400         | 19980303  | 1986/539  |           | 386         |
| M0083-003000 | 22 OVERLOOK DR  | KASETA THOMAS D &                      | KASETA NANCY E                   | 22 OVERLOOK DR   | DOVER   | NH    | 03820-4958 | 610100      | 179200     | 430900         | 20140825  | 4237/229  |           | 101         |
| M0083-004000 | 26 OVERLOOK DR  | GREENBERG RONNY R &                    | GREENBERG LINDA A                | 26 OVERLOOK DR   | DOVER   | NH    | 03820      | 817800      | 179900     | 637900         | 20100726  | 3849/935  |           | 101         |
| M0083-007000 | 52 OVERLOOK DR  | PRICE NICHOLAS RAY                     | PRICE VANESSA ROSE               | 52 OVERLOOK DR   | DOVER   | NH    | 03820      | 741320      | 396400     | 527300         | 20211102  | 4973/780  |           | 101         |
| M0083-008000 | 51 OVERLOOK DR  | ERNSTING SUSAN M TRUSTEE               | ERNSTING SUSAN M REVOCABLE TRUST | 51 OVERLOOK DR   | DOVER   | NH    | 03820      | 695100      | 201400     | 493700         | 20200519  | 4761/904  |           | 101         |
| M0083-014000 | 60 QUAKER LN    | COSTELLO MARK M &                      | COSTELLO MARIA C                 | 60 QUAKER LN     | DOVER   | NH    | 03820      | 825700      | 195400     | 630300         | 20021218  | 2652/464  |           | 101         |
| M0083-015000 | 62 QUAKER LN    | COMEFORD JEREMIAH                      |                                  | PO BOX 1173      | DOVER   | NH    | 03821      | 714800      | 209900     | 504900         | 20190722  | 4672/543  |           | 101         |
| M0083-016000 | 59 QUAKER LN    | TROCHALAKIS NICHOLAS P                 | TROCHALAKIS MAKAEAL M            | 59 QUAKER LN     | DOVER   | NH    | 03820      | 669900      | 197800     | 472100         | 20220804  | 5054/380  |           | 101         |
| M0083-017000 | 49 QUAKER LN    | DEMARCO GORDON A                       |                                  | 49 QUAKER LN     | DOVER   | NH    | 03820      | 627700      | 195700     | 432000         | 20200408  | 4749/554  |           | 101         |
| M0083-018000 | 45 QUAKER LN    | BUTT R PETER II &                      | BUTT RUTH ANNE M                 | 45 QUAKER LN     | DOVER   | NH    | 03820      | 598700      | 203700     | 395000         | 20021016  | 2602/310  |           | 101         |
| M0083-019000 | 33 QUAKER LN    | SPINNEY DAVID A &                      | SPINNEY ROSEMARIE                | 33 QUAKER LANE   | DOVER   | NH    | 03820      | 637000      | 182900     | 454100         | 20020722  | 2545/264  |           | 101         |
| M0083-020000 | 25 QUAKER LN    | MENDOZA VINIA &                        | MILHAUSER MILHAUSER              | 25 QUAKER LN     | DOVER   | NH    | 03820      | 719700      | 191700     | 528000         | 20170616  | 4484/580  |           | 101         |
| M0083-024000 | 9 CANNEY LN     | STRONG NICHOLAS E &                    | STRONG MELANIE A                 | 9 CANNEY LN      | DOVER   | NH    | 03820      | 661900      | 177700     | 484200         | 20171130  | 4530/507  |           | 101         |
| M0083-025000 | 3 CANNEY LN     | KULA STEPHEN G &                       | KULA JOAN M                      | 3 CANNEY LANE    | DOVER   | NH    | 03820      | 653200      | 176200     | 477000         | 20150616  | 4300/638  |           | 101         |
| M0083-026000 | 27 OVERLOOK DR  | KARL BRIAN PAUL                        |                                  | 27 OVERLOOK DR   | DOVER   | NH    | 03820      | 717300      | 182900     | 534400         | 20220816  | 5056/901  |           | 101         |
| M0083-030000 | OVERLOOK DR     | CITY OF DOVER                          |                                  | 228 CENTRAL AVE  | DOVER   | NH    | 03820      | 155300      | 155300     | 0              | 20020715  | 2542/178  |           | 903         |
| M0084-001000 | DOVER POINT RD  | CITY OF DOVER                          |                                  | 288 CENTRAL AVE  | DOVER   | NH    | 03820      | 162800      | 162800     | 0              | 19810206  | 1061/89   |           | 903         |
| M0113-000000 | 15 TOFTREE LN   | HAIGHT STEPHEN                         | HAIGHT KATHLEEN M                | 15 TOFTREE LN    | DOVER   | NH    | 03820      | 514100      | 173500     | 340600         | 19950803  | 1816/212  |           | 101         |
| M0114-000000 | 17 TOFTREE LN   | WILKINSON DENNIS &                     | WILINSON CAROL A                 | 17 TOFTREE LN    | DOVER   | NH    | 03820      | 400000      | 183100     | 216900         | 20050103  | 3124/724  |           | 101         |
| M0115-000000 | 19 TOFTREE LN   | ROTONDO ANDREW P & MARGARET M TRUSTEES | A AND M ROTONDO REVOCABLE TRUST  | 19 TOFTREE LN    | DOVER   | NH    | 03820-4657 | 466900      | 190400     | 276500         | 20181109  | 4615/123  |           | 101         |
| M0116-000000 | 21 TOFTREE LN   | DOHERTY STEPHEN                        |                                  | 21 TOFTREE LN    | DOVER   | NH    | 03820      | 495700      | 187000     | 308700         | 20150504  | 4290/360  |           | 101         |
| M0083-005000 | 38 OVERLOOK DR  | MCGARY DANIEL A &                      | MCGARY KERIANNE M                | 38 OVERLOOK DR   | DOVER   | NH    | 3820       | 619300      | 185600     | 433700         | 20150427  | 4288/217  |           | 101         |
| M0083-006000 | 48 OVERLOOK DR  | LESLIE BRIAN &                         | LESLIE SUSAN                     | 48 OVERLOOK DR   | DOVER   | NH    | 3820       | 652400      | 194900     | 457500         | 20110809  | 3944/698  |           | 101         |
| M0083-009000 | 47 OVERLOOK DR  | FERRELL ERIC N                         |                                  | 47 OVERLOOK DR   | DOVER   | NH    | 3820       | 672800      | 190000     | 482800         | 20130115  | 4089/887  |           | 101         |
| M0083-010000 | 39 OVERLOOK DR  | LACASSE CHRISTOPHER M &                | LACASSE JILLIAN M                | 39 OVERLOOK DR   | DOVER   | NH    | 3820       | 646500      | 176900     | 469600         | 20200406  | 4748/804  |           | 101         |
| M0083-011000 | 8 CANNEY LN     | BLOMSTROM MICHAEL T &                  | COTTON-BLOMSTROM KATHLEEN E      | 8 CANNEY LN      | DOVER   | NH    | 3820       | 586800      | 184300     | 402500         | 20021121  | 2630/421  |           | 101         |
| M0083-012000 | 34 QUAKER LN    | KERNANDER ADAM J &                     | KERNANDER ERIKA                  | 34 QUAKER LN     | DOVER   | NH    | 3820       | 587300      | 175500     | 411800         | 20180410  | 4559/294  |           | 101         |
| M0083-013000 | 44 QUAKER LN    | TREADWELL GARY A &                     | TREADWELL KIM O                  | 44 QUAKER LANE   | DOVER   | NH    | 3820       | 571400      | 184400     | 387000         | 20020913  | 2579/376  |           | 101         |
|              |                 | PSNH                                   | KURT NELSON                      | 13 LEGENDS DRIVE | HOOKSET | NH    | 03106      |             |            |                |           |           |           |             |

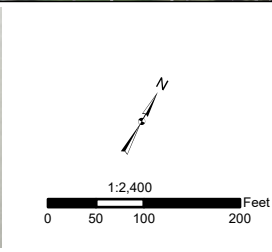
| Parcel ID    | Owner Name                                       | Address            | Town  | State | Zip Code |
|--------------|--------------------------------------------------|--------------------|-------|-------|----------|
| M0083-030000 | City of Dover                                    | 228 Central Avenue | Dover | NH    | 03820    |
| M0083-005000 | McGary Daniel A & Kerianne M                     | 38 Overlook Drive  | Dover | NH    | 03820    |
| M0083-006000 | Leslie Brian & Susan                             | 48 Overlook Drive  | Dover | NH    | 03820    |
| M0083-007000 | Prince, Nicholas Ray & Vanessa Rose              | 52 Overlook Drive  | Dover | NH    | 03820    |
| M0083-008000 | Ernsting Susan M Trustee                         | 51 Overlook Drive  | Dover | NH    | 03820    |
| M0083-009000 | Ferrell Eric N                                   | 47 Overlook Drive  | Dover | NH    | 03820    |
| M0083-010000 | Lacasse Christopher M & Jillian M                | 39 Overlook Drive  | Dover | NH    | 03820    |
| M0083-011000 | Blomstrom Michael T & Cotton-Blomstrom, Kathleen | 8 Canney Lane      | Dover | NH    | 03820    |
| M0083-012000 | Kernanader Adam J & Erika                        | 34 Quaker Lane     | Dover | NH    | 03820    |
| M0083-013000 | Treadwell Gary A & Kim O                         | 44 Quaker Lane     | Dover | NH    | 03820    |
| M0083-014000 | Costello Mark M & Maria C                        | 60 Quaker Lane     | Dover | NH    | 03820    |
| M0083-015000 | Comeford, Jeremiah                               | PO Box 1173        | Dover | NH    | 03820    |
| M0083-016000 | Trochalakis Nicholas P & Makaela M               | 59 Quaker Lane     | Dover | NH    | 03820    |
| M0083-017000 | Demarco Gordon A                                 | 49 Quaker Lane     | Dover | NH    | 03820    |
| M0083-018000 | Butt R Peter II & Ruth Anne M                    | 45 Quaker Lane     | Dover | NH    | 03820    |
| M0083-019000 | Spinney David A & Rosemarie                      | 33 Quaker Lane     | Dover | NH    | 03820    |
| M0083-024000 | Strong Nicholas E & Melanie A                    | 9 Canney Lane      | Dover | NH    | 03820    |
| M0083-025000 | Kula Stephen G & Joan M                          | 3 Canney Lane      | Dover | NH    | 03820    |



| Temporary Impact Summary      |                                   |
|-------------------------------|-----------------------------------|
| Temporary Matting Impact (SF) | Temporary Municipal Buffer Impact |
| 2,023                         | 12,847                            |



- |                                    |                              |                                   |                           |
|------------------------------------|------------------------------|-----------------------------------|---------------------------|
| ● Existing Structure               | Watercourse (not delineated) | Gate                              | - - - 2-ft Contours       |
| ● Existing Structure to be Removed | Delineated Stream            | Culvert Inlet/Outlet              | — 10-ft Contours          |
| ● Proposed Structure               | 50-ft Wetland Buffer         | Stabilized Construction Exit      | Parcel Boundary           |
| — Overhead Eversource Line         | 50-ft Stream Buffer          | Erosion Control Barrier           | Municipal Boundary        |
| — Existing Access                  | Delineated Wetland Boundary  | Temporary Construction Matting    | Eversource Owned Property |
| — Existing Off ROW Access          | Field Delineated Wetland     | Temporary Upland Matting          | Existing Right-of-Way     |
|                                    | Open Water                   | Pull Pad/Work Pad                 |                           |
|                                    | FEMA 100-Year Flood Zone     | Temporary Municipal Buffer Impact |                           |



| NO. | DATE | REVISIONS |
|-----|------|-----------|
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