CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, April 20, 2023**
Meeting Time: **7:00 pm**

1. **ATTENDANCE**

2. **APPROVAL OF MEETING MINUTES OF FEBRUARY 16, 2023**

3. **HEARINGS**

   A. *ZONE-2023-0002 Owner: Littleworth LLC, 16 Storage Drive (Tax Map H, Lot 29-A-3), located in the Commercial Manufacturing (CM) Zoning District requests a Variance from **Chapter 170-12.A. of the Zoning Ordinance**, to allow for an expansion in hours of operation of an existing self-service storage facility.

   B. *ZONE-2023-0011 Owner: Elizabeth Demosthenes Rodgers, 9 Middlebrook Road (Tax Map K, Lot 44), located in the Medium-Density Residential (R-12) Zoning District, request an appeal of a February 17, 2023 administrative decision regarding a Customary Home Occupation under **Section 170-18. of the Zoning Ordinance**. The Zoning Administrator determined that a private dog park does not constitute an allowable Customary Home Occupation.

   C. *ZONE-2023-0012 Owner: Alexandra Martin & Shawn Kelly, 7 Middlebrook Road (Tax Map K, Lot 43), located in the Medium-Density Residential (R-12) Zoning District, request an appeal of a February 17, 2023 administrative decision regarding a Customary Home Occupation under **Section 170-18 of the Zoning Ordinance**. The Zoning Administrator determined that a private dog park does not constitute an allowable Customary Home Occupation.

   D. *ZONE-2023-0014 Owner: Eugene A. & Donna L. Sgrignuoli, 22 Sun Hawk Lane (Tax Map E, Lot 65-A), located in the Low-Density Residential (R-20) Zoning District requests a Variance, from **Chapter 170-12.B. of the Zoning Ordinance,** to allow re-subdivision of the subject parcel (Tax Map E, Lot 65-A) through a lot line adjustment, resulting in the creation of a new lot which lacks the required frontage minimum of 125'.

4. **OTHER BUSINESS**

5. **ADJOURN**

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to the Zoning Board of Adjustment, 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

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	**Council Chambers, City Hall –** 288 Central Ave., Dover, NH 03820
Meeting Date:	**Thursday, February 16, 2023**
Meeting Time:	**7:00 pm**

1. **ATTENDANCE**

Members Present: Chris Prior (Chair), Otis Perry (Vice Chair), Anthony Sillitta, Nick Couturier, Rich Onufry (Alternate), Sarah Tatarczuk (Alternate)
Members Absent (Excused): George Reagan
Members Absent (Unexcused): Casey Conley (Alternate)
Staff Present: Natasha Kypfer (Zoning Administrator/Assistant City Planner)

The Chair called the meeting to order at 7 PM and noted Tatarczuk will be the fifth voting member tonight.

2. **APPROVAL OF MEETING MINUTES OF JANUARY 19, 2023**

Motion: Couturier moved to approve the minutes of January 19, 2023. Seconded by Onufry. Vote: U/A with Perry abstaining

The Chair explained the hearing process.

3. **HEARINGS**

A. Z23-02/ZONE-2023-0003 Owner: Nicole A. S. & James M. White, Trustees of the Nicole and James Revocable Trust, 10 Birchwood Place (Tax Map 17, Lot 65-B), located in the Medium-Density Residential (R-12) Zoning District requests a Variance of the dimensional requirements from Section 170-12.B. of the Zoning Ordinance to allow construction of a new garage 5' from the side property line, where 10' is required

James White, representing 10 Birchwood Place presented the case and reviewed their need for the Variance request. There is about 40' of woods between the proposed garage and the nearest neighbor's landscaped area. A proper survey will be done prior to building.

The Chair noted the applicant's reasons they meet the five criteria are provided within the application and listed them: Waiving the terms of the Variance request would not be contrary to public interest; deviation from the strict requirements of the Ordinance is still consistent with the spirit of the Ordinance; granting the Variance would do substantial justice to allow for the appropriate parking and storing of vehicles on site; the construction of the garage is not likely to diminish the value of abutting properties; and, the literal enforcement of the provisions would result in an unnecessary hardship, as the location selected is the logical placement for the structure on the parcel.

The applicant clarified the driveway and current parking situation for the board members, based on a question from Vice Chair Perry.

Public Hearing opened. Public Comment: None

PLANNING DEPARTMENT RECOMMENDATION: The subject property has unique characteristics: it is a long, narrow lot with an existing driveway that leads to the location where the proposed garage is planned to be placed. As part of their application, the property owners supplied a petition signed by four different abutters, all in support of their Variance application.
Zoning Administrator Kypfer noted staff supports the granting of the Variance. If the Board grants the Variance, staff recommends one condition: 1) The encroachment be limited to the proposed area of the side property line, with no further encroachment granted without a new application.

Public Hearing closed.

Motion: Onufry moved to GRANT the Variance with the staff recommended condition based upon the representations made by the applicant and the testimony provided. Sillitta seconded. Vote: U/A

4. OTHER BUSINESS
None

5. ADJOURN
Motion: Perry moved to adjourn at 7:11pm. Sillitta seconded. Vote: U/A

DRAFT

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave., Dover, NH 03820
Meeting Date:	April 20, 2023
Meeting Time:	7:00 pm

INTENT: The Owner requests a Variance from **Chapter 170-12.A. of the Zoning Ordinance**, to allow for an expansion in hours of operation of an existing self-service storage facility.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ZONING DISTRICT: CM

FILE: ZONE-2023-0002

APPLICANT/OWNER: Littleworth LLC

LOCATION: 16 Storage Drive (Tax Map H, Lot 29-A-3)

ACREAGE: 3.97± ac. / 172,933 sq. ft.

EXISTING LAND USE: Self-service storage facility

PROPOSED LAND USE: Self-service storage facility (No change)

SURROUNDING LAND USE:
Residential, Agricultural, Commercial

PREVIOUS ZBA ACTION:
#Z17-12, Variance granted, with conditions, to permit a front setback of 35' where a build-to line is required (on the parent track).
#Z19-11, Variance granted to permit a self-service storage facility (parcel was previously zoned R-20).

PLANNING BOARD APPROVAL REQUIRED: Site Plan amendment to revise the plan note will likely be required.

ATTACHMENTS: Application, Narrative

STAFF RECOMMENDATION:
Staff does not support the granting of the variance request.

BACKGROUND INFORMATION

The property subject to this Variance request is located off of Storage Drive, which intersects south off of Littleworth Road and is operated as StorageTek. Three mini-warehouse style storage unit buildings, each 10,000 sq. ft. in area and built in 2021, are situated on the property. In addition, at the end of the driveway is a self-service kiosk with attached code-accessed gate.

At present, the use of a self-service storage facility within the Commercial Manufacturing zoning district is obtainable through the seeking of a Conditional Use Permit, at the discretion of the Planning Board. However, previously, when the lot was zoned R-20, the mechanism to pursue a non-permitted use was via a Variance request to the ZBA; in 2019, the previous owner did so and was granted the use of a self-storage facility (please see the NOD attached, #Z19-11, as Exhibit A). Later, in 2020, at the time a site review application was filed and approved by the Planning Board (#P20-44), a plan note (#17 on SP-1, please see attached as Exhibit B) was added to the site development plan sheet stating: *The hours of operation are 9 AM to 9 PM, Monday through Friday, and 10 AM to 6 PM on Saturday and Sunday.*

On November 3, 2022, a zoning violation letter was issued regarding unpermitted operating hours at the subject property, which is attached as Exhibit C. (Please note: the address was erroneously identified as 16 Littleworth Road, this has since been updated within our mapping details.) Following the letter, the property owner sought to come into compliance by updating their operating hours to reflect the previously approved times as documented in the plan note. Germane to this specific Variance request, the applicant now seeks to formally revise their operating hours, as follows: 6 am to 9pm, Monday through Friday, and 7 am to 6 pm on Saturday and Sunday (see Exhibit D).

REASON FOR RECOMMENDATION

StorageTek utilizes mini-warehouse style self-service storage units, meaning that each unit is individually accessed from the perimeter of the structure via a garage entry door. This is in contrast to storage units that are enclosed in a single structure and accessed via an internal hallway, and the result is a substantial increase in foot traffic and noise in proximity of the structures and to the abutters to parcels with mini-warehouse style units. For this reason, coupled with the proximity of residential abutters, Staff does not support the Variance request.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Staff does not support the granting of the Variance.

EXHIBIT A

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@dover.nh.gov

288 Central Avenue
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Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment
NOTICE OF DECISION

August 19, 2019

Robert J. Stowell
Quantum Real Estate Group, LLC
755 Central Avenue
Dover, NH 03820

Re: **Z19-11 Littleworth Road (Tax Map H, Lot 29-A-3)**

Dear Mr. Stowell:

Please be advised that on August 15, 2019, the Zoning Board of Adjustment voted **5-0** to **GRANT** your request for a variance from **Section 170-12.A** of the Zoning Ordinance to permit a self-service storage facility, where self-storage facilities are not a permitted use in the Low Density Residential (R-20) Zoning District.

Please note that per Section 170-52.C.4(d) of the City of Dover Zoning Ordinance, if the variance is not acted upon within four (4) years of the date of approval, it shall be considered null and void.

The findings of fact in this case are enclosed.

If you have any questions, please do not hesitate to contact me by phone at (603) 516-6008 or by email at e.piekut@dover.nh.gov.

Sincerely,

Elena C. Piekut
Assistant City Planner, Zoning Administrator

Enclosure

EC: James Maxfield, Building Official and Michelle Dube, Inspections Secretary
FX Bruton, Bruton & Berube (fx@brutonlaw.com)

Case # **Z19-11**

ORDER GRANTING OR DENYING A VARIANCE BY THE ZONING BOARD OF ADJUSTMENT CITY OF DOVER, NEW HAMPSHIRE

The Zoning Board of Adjustment for the City of Dover, New Hampshire, having held a public hearing on **August 15, 2019** to consider an application for a Variance submitted by **Quantum Real Estate Group, LLC** for the property located at **Littleworth Road (Tax Map H, Lot 29-A-3)** and having heard all the arguments presented at the hearing, makes the following **FINDINGS OF FACT,** and draws the following **CONCLUSIONS** to each of the required criteria:

1. Did the Applicant provide proof that demonstrates the variance will not be contrary to the public interest? Yes _X__ No ____

This **CONCLUSION** is based on the following **FINDINGS OF FACT:**

As presented in the application and presentation. The variance would not constitute a fundamental change in the neighborhood or present an impact on health and safety. The neighborhood has several commercial uses and zoning districts that would allow this type of development.

2. Did the Applicant provide proof that demonstrates how a variance observes the spirit of the ordinance? Yes __X__ No ____

The **CONCLUSION** is based on the following **FINDINGS OF FACT:**

As presented in the application and presentation. The parcel is surrounded by many commercial uses and the public rights of others will not be diminished by this use.

3. Did the Applicant provide proof that demonstrates how a variance will result in substantial Justice? Yes __X__ No ____

This **CONCLUSION** is based on the following **FINDINGS OF FACT:**

As presented in the application and presentation. Denying the variance would not confer a benefit to the general public that would outweigh the injustice to the applicant.

4. Did the Applicant provide proof that demonstrates the variance will not diminish the values of surrounding properties? Yes __X__ No ____

This **CONCLUSION** is based on the following **FINDINGS OF FACT:**

As presented in the application and presentation. The development will be consistent with other commercial uses in the neighborhood.

5A. The Applicant was to provide proof that literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. Yes __X__ No ____

i. Did the Applicant demonstrate that special conditions of the property exist that distinguish it from other properties in the area? Yes __X__ No ____

This **CONCLUSION** is based on the following **FINDINGS OF FACT:**

This parcel is surrounded by commercial and industrial uses and the B-4 district.

ii. Did the Applicant demonstrate that no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property? Yes __X__ No____

This **CONCLUSION** is based on the following **FINDINGS OF FACT:**

Granting the variance would allow for orderly development that is similar to surrounding parcels. Requiring residential lots does not seem to be a reasonable use for this odd shaped lot.

iii. Did the Applicant demonstrate that the proposed use is a reasonable one? Yes __X__No____

This **CONCLUSION** is based on the following **FINDINGS OF FACT:**

The proposed use is reasonable because it provides for an appropriate low-impact commercial use in an area already surrounded by commercial development.

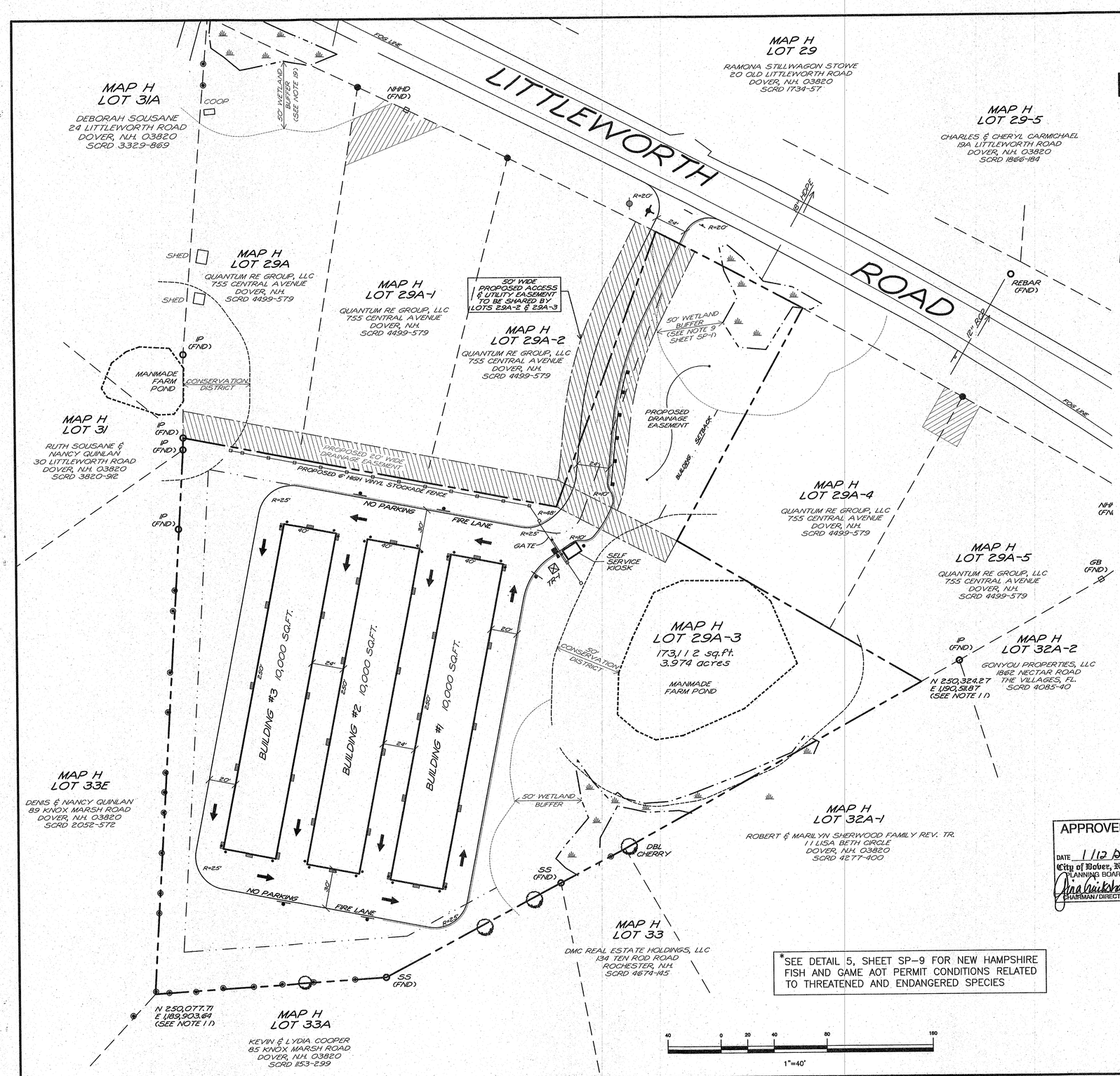
THEREFORE, based upon the foregoing, **IT IS ORDERED** that the application for the variance be **(GRANTED / DENIED).** If granted, it is subject to the following conditions:

1. Buildings shall be located perpendicular to the street, with no storage unit doors facing the street.
2. Buildings shall adhere to the architectural design guidelines of Section 149014.L(8)(b) of the Dover Code.
3. The hours of operation are consistent with the conditional use standard of the I-2 zone.

Ordered this ___19th___day of _August____, 2019 _____

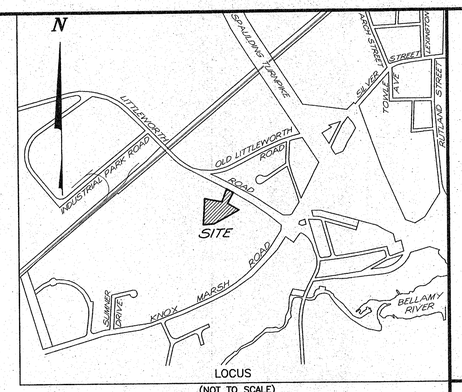
Zoning Board of Adjustment
Chairperson

EXHIBIT B



*SEE DETAIL 5, SHEET SP-9 FOR NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES

APPROVED
DATE 1/12/21
City of Dover, N.H.
PLANNING BOARD
CHAIRMAN/DIRECTOR



NOTES

1.) INTENT: TO DEVELOP DOVER TAX MAP H LOT 29A–3 WITH 30,000 SQ.FT. OF SELF STORAGE ALONG WITH ASSOCIATED DRAINAGE AND INFASTRUCTURE. THE BUILDINGS ARE NOT PROPOSED TO BE CLIMATE CONTROLLED AND OUTSIDE STORAGE OF MOTOR VEHICLES IS NOT ALLOWED.

2.) CURRENT OWNER: QUANTUM REAL ESTATE GROUP, LLC.
755 CENTRAL AVENUE
DOVER, N.H.

APPLICANT: QUANTUM REAL ESTATE GROUP, LLC.
755 CENTRAL AVENUE
DOVER, N.H.

AUTHORIZED SIGNATURE

3.) TOTAL AREA: 173,112 SQ.FT. = 3.974 ACRES

4.) TAX MAP H LOT 29A–3

5.) PROJECT DEED REFERENCE: BOOK 4499 PAGE 579

6.) PROJECT PLAN REFERENCE: SUBDIVISION OF LAND
GEORGE F. MITROPOULOS
REVOCABLE LIVING TRUST
LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
APRIL 27, 2017 SCRD 114–23

7.) ZONING: CM (COMMERCIAL–MANUFACTURING)
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 35 FT
SIDE: 10 FT
REAR: 10 FT
MAX LOT COVERAGE: 50 %
MAX BLD HEIGHT: 50 FT

PROVIDED:
LOT SIZE: 173,112 SQ.FT.
FRONTAGE: 125 FT
SETBACKS:
FRONT: 276 FT
SIDE: 45 FT
REAR: 73 FT
MAX LOT COVERAGE: 17 %
MAX BLD HEIGHT: 15 FT

IN ADDITION TO CM, THIS PROPERTY FALLS WITHIN A ZONING OVERLAY DISTRICTS:
– WETLANDS PROTECTION DISTRICT
– CONSERVATION DISTRICT

7a.) THE SUBJECT PROPERTY WAS PART OF A RESIDENTIAL SUBDIVISION IN 2017, HOWEVER, RESIDENTIAL USES ARE NOT VESTED.

8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF APRIL, 2017.

9.) DURING THE MONTH OF OCTOBER, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON–SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170–27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

BUFFER ZONES SHALL COMPLY WITH CITY OF DOVER CODE 155–22.F AND 170–27.1.J.1 AS APPLICABLE. THESE BUFFERS ARE CURRENTLY MAINTAINED AS LANDSCAPED AREAS, LAWNS AND FIELDS. THESE BUFFERS WILL CONTINUE TO BE MAINTAINED IN THIS MANNER.

10.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0320E, MAP No. 33017C0320E, DATE: 9–30–2015).

11.) BASIS OF BEARING: DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

12.) LOT IS SERVICED BY MUNICIPAL WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

13.) THE ZONING BOARD OF ADJUSTMENT AT A PUBLIC HEARING HELD ON JUNE 15, 2017 GRANTED A VARIANCE FROM SECTION 170–12.B OF THE ZONING ORDINANCE TABLE OF USE AND DIMENSIONAL REGULATIONS TO PERMIT A MINIMUM FRONT SETBACK OF 35 FEET WHERE A BUILD–TO LINE OF 20 FEET MINIMUM, 35 FEET MAXIMUM IS REQUIRED. THIS VARIANCE APPLIES TO ALL SIX LOTS SHOWN HEREON.

14.) THE ZONING BOARD OF ADJUSTMENT AT A PUBLIC HEARING HELD ON AUGUST 15, 2019 GRANTED A VARIANCE FROM SECTION 170–12.A OF THE ZONING ORDINANCE TO PERMIT A SELF–SERVICE STORAGE FACILITY, WHERE SELF–STORAGE FACILITIES ARE NOT A PERMITTED USE IN THE LOW DENSITY RESIDENTIAL (R–20) ZONING DISTRICT.

CONDITIONS:
1. BUILDINGS SHALL BE LOCATED PERPENDICULAR TO THE STREET, WITH NO STORAGE UNIT DOORS FACING THE STREET.
2. BUILDINGS SHALL ADHERE TO THE ARCHITECTURAL DESIGN GUIDELINES OF SECTION 149–14.L (8) (b) OF THE DOVER CODE.
3. THE HOURS OF OPERATION ARE CONSISTENT WITH THE CONDITIONAL USE STANDARD OF THE I–2 ZONE. (I–2 ZONE BECAME CM ZONE)

15.) STATE AND FEDERAL PERMITS GRANTED: NHDOT DRIVEWAY PERMIT #06–125–411
NHDES ALTERATION OF TERRAIN PERMIT #AOT–1894.

16.) NO TRASH SHALL BE STORED OUTSIDE THE UNITS.

17.) THE HOURS OF OPERATION ARE 9 AM TO 9 PM, MONDAY THROUGH FRIDAY, AND 10 AM TO 6 PM ON SATURDAY AND SUNDAY.

18.) PARKING CALCULATIONS
MAXIMUM ALLOWED SPACES IS 1 SPACE PER 800 SQ.FT. OF BUILDING
30,000 SQ.FT. OF BUILDING, 38 SPACES ARE ALLOWED
PROPOSED SPACES:
2 SPACES AT THE KIOSK
THE BALANCE OF SPACES ARE "AT THE UNIT" SPACES

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

REVISIONS

DATE:	DESCRIPTION:
8–21–20	REVISED PER TRC COMMENTS
12–24–20	REVISED PER AOT COMMENTS
12–30–20	ADDED PERMIT NUMBERS

ROBERT STOWELL NO. 9582 – STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN

LITTLEWORTH STORAGE

LITTLEWORTH ROAD
DOVER, NEW HAMPSHIRE

JOB No. 19135

JULY 16, 2020

SCALE: 1" = 40'

SHEET No. SP-1

(P20-44)

EXHIBIT C

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

November 3, 2022

VIA CERTIFIED MAIL – RETURN RECEIPT and FIRST-CLASS MAIL
Mr. Ryan Sargent, StorageTek
Littleworth LLC
74 Industrial Park Drive
Dover, NH 03820

Re: **Unpermitted Operating Hours at 16 Littleworth Road (Tax Map H, Lot 29-A-3)**

Dear Mr. Sargent:

It has come to my attention that StorageTek is operating outside of its approved hours, as noted on the posted *office hours* and *access hours* advertised on its website (please see Exhibit A attached). These posted hours constitute a violation of the conditional approval granted by the Planning Board on September 8, 2020 for site plan review (P20-44) and for conditional use permit review (P20-45). The subject property is located in the Commercial Manufacturing (CM) Zoning District.

I am writing today to reach out and confirm the previously approved hours, they are:

- 9 am to 9 pm, Monday through Friday, and 10 am to 6 pm on Saturday and Sunday

These hours were established when the Zoning Board of Adjustment (ZBA) granted a Variance from §170-12.A. of the Zoning Ordinance, in order to permit a self-service storage facility where self-storage facilities were not a permitted use in the Low-Density Residential (R-20) Zoning District at the time (the zoning has since changed). For reference: See Sheet SP-1 and Plan Note 14.), Condition 3. from the P20-44 approved plan set signed January 12, 2021 which reads: *The hours of operation are consistent with the conditional use standard of the I-2 Zone. (I-2 Zone became CM Zone.)*

Please contact me within ten (10) business days to discuss this property and how you plan to remediate this violation. I can be reached by telephone at: 603-516-6008, or by email at: n.kypfer@dover.nh.gov.

Thank you for your prompt attention to this matter.

Sincerely,

Natasha M. Kypfer

Natasha M. Kypfer
Zoning Administrator, Assistant City Planner

Enclo.: Donna Benton, AICP Director of Planning and Community Development (via email)

Exhibit A
Screenshot from: https://www.storagetek.net/16-littleworth-rd-dover-nh-03820

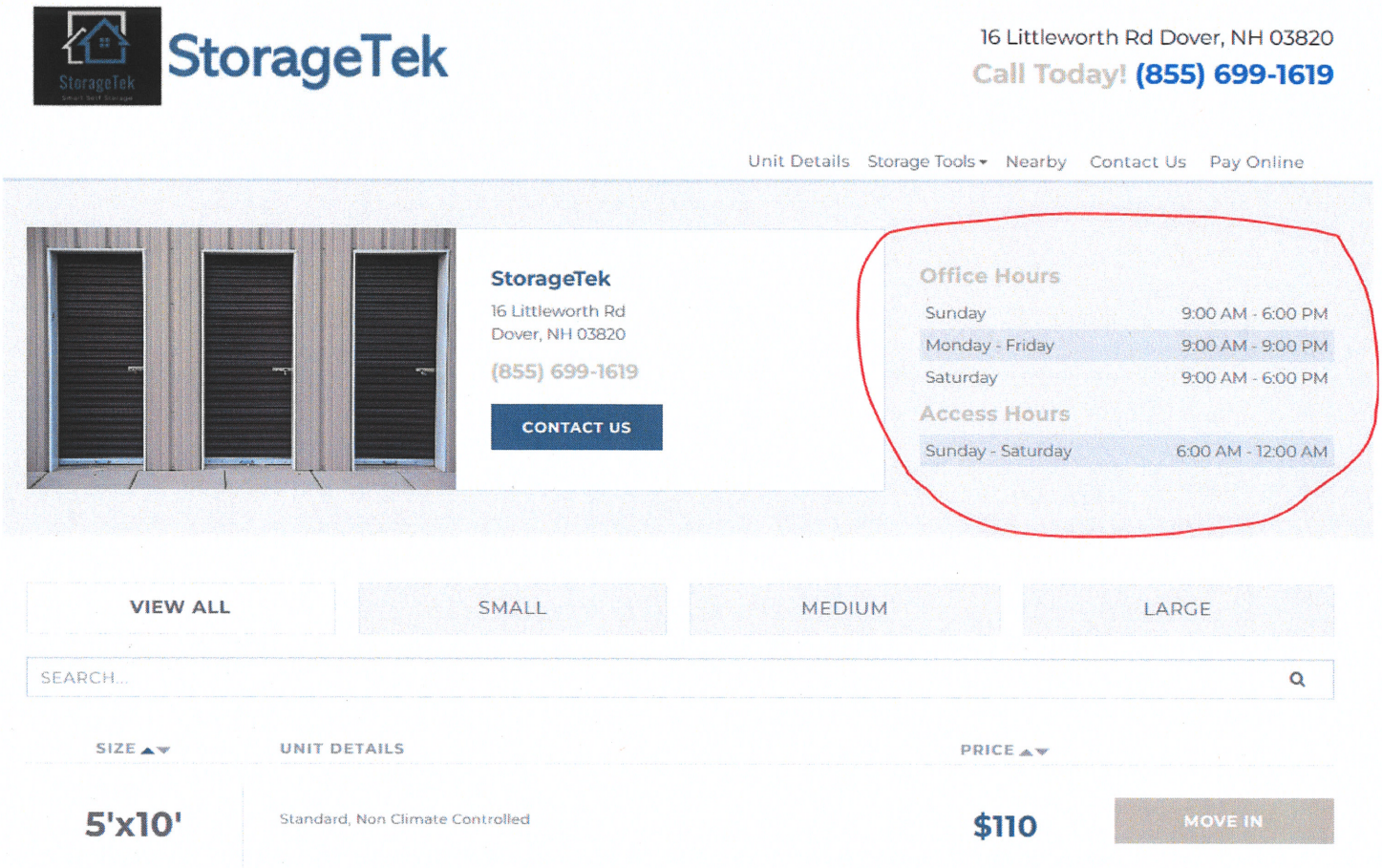


EXHIBIT D

From: Josh Lanzetta <josh@brutonlaw.com>
Sent: Monday, March 6, 2023 4:24 PM
To: Kypfer, Natasha
Subject: StorageTek - Hours for Variance Application

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hi Natasha,

Thanks for taking my call today, and again, I apologize for the delay.

I spoke with Ryan at StorageTek following our call.

The company requests the following hours of operation:

Weekdays (M – F): 6 am to 9 pm; and
Weekends (Sat/ Sun): 7 am to 6 pm.

Best,
-Josh

JOSHUA P. LANZETTA, *ESQ.*
BRUTON & BERUBE, PLLC
601 Central Avenue
Dover, New Hampshire 03820
Cell. (603) 777-0579
Direct. (603) 749-4529
Fax. (603) 343-2986
www.joshlanzettalaw.com
josh@brutonlaw.com

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CHRISTOPHER G. PARKER, AICP
Deputy City Manager
c.parker@dover.nh.gov

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6024
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

OFFICE OF THE CITY MANAGER

Dear Zoning Board,

On behalf of the City of Dover's office of Business Development, I am writing in opposition of the variance requested by StorageTek for relief of hours of operation for the existing self storage site off Littleworth Road.

About 10 years ago, the City started seeing an uptick in interest in constructing and opening self-storage facilities. In general, the use was not complimentary to the land use policy and context at the time. To be responsive, the City created Conditional Use Permit criteria designed to minimize residential impacts. In 2019, this property did not allow self-storage, and a previous applicant received a variance to have self-storage on this site with a condition that the hours of operation be the same as the Conditional Use Permit Criteria in a similar zone. That condition was specifically added (by Otis Perry and Frank Langford) after input from the public **and** the then applicant, in recognition of the residential abutters, which is what the Conditional Use Permit criteria was design to protect.

Subsequent to that, the applicant appeared before the Planning Board in September 2020 for site plan approval. Again, residential abutters spoke to concerns about noise, hours of operation and general impacts. As part of the Site Plan approval, the Planning Board noted that the hours of operation were to be included as plan notes.

On December 16 2020, I advised the current owner, who was considering purchasing the property, of the hours and other limitations, encouraging them to purchase the project if they could adhere to the requirements of the ZBA and Site Plan. In February of 2021 the applicant purchased the project, as approved.

It is not clear to me that there is a hardship, other than a self-created hardship, in that the owner knowing purchased a project with conditions upon it and now wishes to change the conditions.

What follows is a review of the criteria:

Public Interest:

Here the public interest is both the development of the lot and the relationship of that development to the context around it. The lot directly abuts 10 lots. Of those, 1 is vacant, 5 are commercial and 4 are residential uses. Looking out further this dramatically changes with 6 more residential uses, and 1 more commercial use.

The proposal before the Zoning Board focuses on the commercial use of the area, and ignores the residential abutters. Both have merit. The applicant speaks to hours of operation for abutting property owners, in vague terms, but does not specify. In fact, this is not relevant, as the owners of those parcels did not choose to open a use that has restricted hours. The parcel's owner made that choice, and could have sought relief when the original variance was granted. Hence the public interest is in maintaining and observing those hours, in respect for the ordinance, the process and the Zoning Board's ruling from 2019, not in disregarding them.

Furthermore, the public interest is served by allowing the use, but not having it be unregulated. The hours of operation and other criteria were envisioned by the Planning Board as a response to considering the use in general, but not wanting it to be considered equal to retail, manufacturing and other businesses that provide a higher and better impact on the community by providing jobs, tax valuation and public good.

Spirit and Intent

The spirit and intent of the requirement for limited hours was, and continues to be, to limit the nuisance and impacts this use can have on abutters and the public at large. The hours were codified after staff and the Planning Board researched the use and found it reasonable to place the hours in the regulation. The criteria were envisioned as a tradeoff for the exterior accessed (the customer can access their storage space without entering a building or facility) self-storage, as opposed to internally accessed warehouse style storage. Furthermore, these are not envisioned as contractor storage or office use, which is considered light industry. These hours do not apply just to this project, but all Self-Storage projects in Dover.

Furthermore, the spirit and intent is to limit this type of use, as it is not the highest and best value for the community. It is a low tax payer, low job generator and is generally not in line with the vision the City has for commercial growth and development. The regulations were created, as the Planning Board wanted to allow the use, with caution, recognizing that while there is a need for storage, it is not in the best interest of the public to have it proliferate.

Substantial Justice

The use of the property is reasonable and just, it is in line with other self-storage in the City which abide by the same hours of operation limitations. Furthermore, the owner knew the hours ***before*** purchasing and opening the business, and could have easily not purchased the property if they did not feel the hours were reasonable.

Valuation

No appraisal data has been provided to review, but based upon abutter opposition in the past, it is fair to presume valuation is subjective in nature.

Hardship

The lot is not unique, the layout of the parcel, per the site plan is in conformance with the requirements within the Conditional Use Permit criteria and the applicant has reasonable use of the property. No evidence has been provided that the use is not operating, nor that the request is anything other than convenience. **That is not a hardship.** The owner of the property at the time of the 2019 variance and 2020 site plan approvals agreed with the hours of operation. The current owner was counseled by staff about the limitations prior to purchasing the property, and still purchased it. The owner clearly thought the hours were reasonable at the time of purchase or they should not have purchased the property.

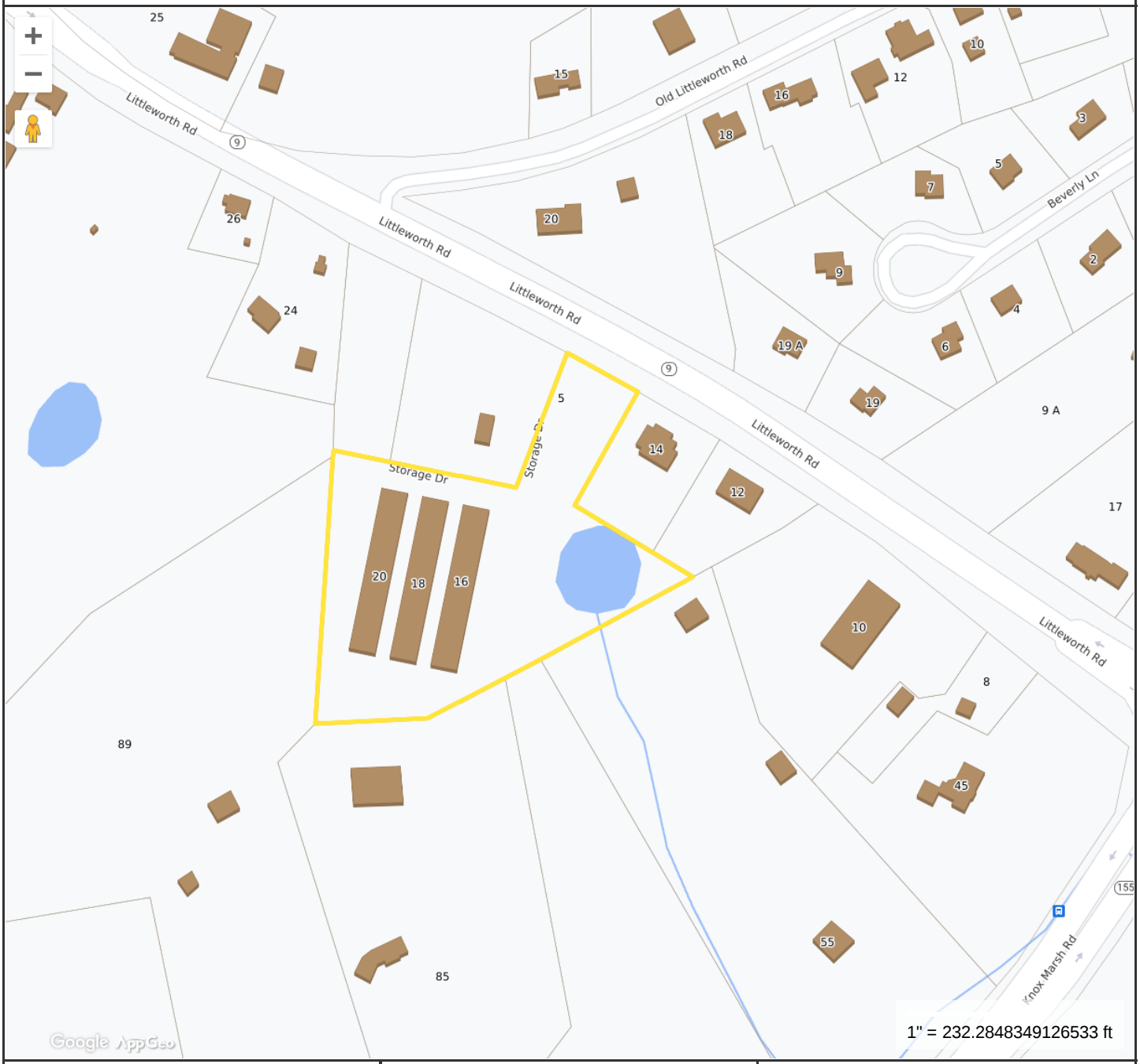
In this case, the request is not reasonable and the ZBA should find that the variance application has not met the threshold for approval.

Sincerely,

Christopher G. Parker, AICP
Deputy City Manager

EC: Donna Benton, Director of Planning and Community Development
Natasha Kypfer, Zoning Administrator.

ZONE-2023-0002 16 Storage Drive



Property Information

Property ID	H0029-A00003
Location	16 20 STORAGE DR
Owner	LITTLEWORTH LLC
Land Use	317
Zoning Code	CM

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.

ZONE-2023-0002

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0029-000000	20 OLD LITTLEWORTH RD	STILLWAGON BERNARD R LIFE ESTATE &	STOWE STILLWAGON RAMONA L	20 OLD LITTLEWORTH RD	DOVER	NH	03820
H0029-005000	19 A LITTLEWORTH RD	CARMICHAEL CHARLES E JR & CHERYL TRUSTEE	CARMICHAEL FAMILY REVOCABLE TRUST OF 201	19A LITTLEWORTH ROAD	DOVER	NH	03820
H0029-A00000	LITTLEWORTH RD	ATLANTIC BROADBAND FINANCE LLC		2 BATTERYMARCH PK #205	QUINCY	MA	02169
H0029-A00001	LITTLEWORTH RD	ATLANTIC BROADBAND NH-ME LLC		2 BATTERYMARCH PK #205	QUINCY	MA	02169
H0029-A00004	14 LITTLEWORTH RD	ABOVE ALL THINGS NH LLC		279 HIGH ST	SOMERSWORTH	NH	03878
H0029-A00005	12 LITTLEWORTH RD	DUPONT DAVID P & CAROLYN J TRUSTEES	THE DUPONT FAMILY REVOCABLE LIVING TRUST	24 LISA BETH CR	DOVER	NH	03820
H0031-000000	30 LITTLEWORTH RD	SOUSANE RUTH K &	QUINLAN NANCY K	30 LITTLEWORTH RD	DOVER	NH	03820
H0031-A00000	24 LITTLEWORTH RD	SOUSANE DEBORAH		24 LITTLEWORTH ROAD	DOVER	NH	03820
H0032-A00001	55 KNOX MARSH RD	SHERWOOD ROBERT E & MARILYN A TRUSTEES	SHERWOOD ROBERT & MARILYN FAMILY REVOCAB	11 LISA BETH CIRCLE	DOVER	NH	03820
H0032-A00002	10 LITTLEWORTH RD	GONYOU PROPERTIES LLC		1862 NECTAR RD	THE VILLAGES	FL	32163-2136
H0033-000000	67 KNOX MARSH RD	DMC REAL ESTATE HOLDINGS LLC		134 TEN ROD RD	ROCHESTER	NH	03867
H0033-A00000	85 KNOX MARSH RD	COOPER LYDIA	COOPER KEVIN	3100 NE 49TH ST APT 803	FT LAUDERDALE	FL	33308-4946
H0033-E00000	89 KNOX MARSH RD	QUINLAN DENIS J	QUINLAN NANCY K	89 KNOX MARSH RD	DOVER	NH	03820
H0029-A00003	16 LITTLEWORTH RD	LITTLEWORTH LLC		74 INDUSTRIAL PARK DRIVE	DOVER	NH	03820
		BRUTON & BERUBE, PLLC	JOSH LANZETTA, ESQ	601 CENTRAL AVENUE	DOVER	NH	03820

City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only	Case #: _____	Date Received:	_____
	Amount Paid: $ _____	Time Received:	_____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: StorageTek, LLC c/o Bruton & Berube, PLLC Phone # 603-749-4529

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

E-Mail Address: josh@brutonlaw.com

PROPERTY OWNER (*if different from applicant*): Littleworth, LLC

Address: 74 Industrial Park Drive, Dover, NH 03820 Phone # 603-749-4529

E-Mail Address: josh@brutonlaw.com

PROPERTY/PARCEL INFORMATION

Address: 16 Littleworth Road, Dover, NH 03820

Brief Directions: _____

Zoning District: CM Assessor's Map # H Lot(s) # 29-A-3

TYPE OF APPEAL: (Please check one)

X Variance	from Section 170-12(A) of the Zoning Ordinance
_____ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
_____ Special Exception	per Section _____ of the Zoning Ordinance
_____ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
_____ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Please see attached.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit:
Please see attached.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:
Please see attached.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:
Please see attached.

3. Granting the variance would do substantial justice because:
Please see attached.

4. The value of surrounding property will not be diminished because:

Please see attached.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an ***unnecessary hardship***:

(i) The following special conditions of the property distinguish it from other properties in the area:

Please see attached.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

Please see attached.

and

(iii) The proposed use is a reasonable one because:

Please see attached.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

Please see attached.

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT
PROPERTY IDENTIFICATION SIGN MUST BE POSTED ON THE PROPERTY FOR THE 5 DAYS PRIOR TO HEARING. FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.

Signature of Applicant*

Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning 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: 1/25/2023

BRUTON & BERUBE, PLLC

ATTORNEYS AT LAW

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

Of Counsel
JAMES H. SCHULTE

601 Central Avenue
Dover, NH 03820
Office - 603.749.4529

Cell - 603.777.0579
josh@brutonlaw.com

January 31, 2023

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

Re: **Variance Application to Expand Hours of Operation**
Applicant: **StorageTek, LLC c/o Bruton & Berube, PLLC**
Owner: **Littleworth, LLC**
MBLU: **H0029-A00003**
Zone: **CM**

Dear Board Members:

The purpose of this letter is to submit a Variance Application to expand hours of operation (the "Application") on behalf of StorageTek, LLC (the "Applicant") at real property owned by the Littleworth, LLC (the "Owner"), located at Map H, Lot 29-A-3 (otherwise identified as 16 Littleworth Road) in Dover, New Hampshire (the "Property").

Pursuant to N.H. R.S.A. 674:33(I)(b)(1) – (5)[1] and the Zoning Ordinance of the City of Dover, New Hampshire[2], the Applicant seeks a variance under Ordinance section 170-12(A)[3] to expand the hours of operation of an existing storage facility (the "Project') and respectfully requests the Zoning Board of Adjustment (the "ZBA") schedule a hearing on March 16, 2023 to review and grant the Application.

---

[1] *RSA* 674:33(I)(b)(1) – (5).
[2] *Zoning Ordinance, Dover, NH* (2022) (the "Ordinance").
[3] *Ordinance*, § 170-12(A), 170-42; *Ordinance*, Commercial Manufacturing (CM) District, Conditional Use Permit Criteria, Self-Storage, C., 2.

I. ENCLOSED DOCUMENTS

Enclosed please find 1-copy of the following documents:

1. Application dated January 24, 2023;
2. Abutters List dated January 24, 2023; and
3. Zoning Board of Adjustment, Notice of Decision dated August 19, 2019 (the "Notice of Decision").

II. PROPERTY HISTORY & NARRATIVE

The Property consists of 3.974 acres improved with 3-buildings housing self-service storage units (the "Facility").

In 2019, Quantum Real Estate Group, LLC ("QREG") obtained a variance from the ZBA allowing the Facility to be built in the R-20 zone. This variance was contingent on limiting the Facility's hours of operation from 9 AM to 9 PM Monday thru Friday; and 10 AM to 6 PM on Saturday and Sunday (the "Restriction").[4]

In 2020, QREG obtained site plan approval for the Facility, including the Restriction as Note 17 on Page SP-1 of its Site Development Plan, Littleworth Storage dated July 16, 2020.

In 2020, Dover added the CM District to its Zoning Ordinance, allowing self-storage facilities in the CM District by conditional use permit, and limiting the hours of self-storage units abutting residential properties from 9 AM to 9 PM Monday thru Friday; and 10 AM to 6 PM on Saturday and Sunday (i.e., these hours are identical to the Restriction).[5]

QREG then built the Facility and sold the improved Property to the Applicant, who now seeks to reasonably expand its hours of operation by obtaining a variance and amending the Notice of Decision.

III. LEGAL ANALYSIS

The project substantially complies with the Ordinance, the Application, and the 5-variance criteria as set forth in NH RSA 674:33.

The variance criteria are enumerated and *italicized* below with the Applicant's responses following in plain text.

1. The variance is not contrary to the public interest.

---

[4] *Notice of Decision* at 2.

[5] *Ordinance*, § 170-12(A), 170-42; *Ordinance*, Commercial Manufacturing (CM) District, Conditional Use Permit Criteria, Self-Storage, C., 2.

Expanding the Facility's hours of operation is not contrary to the public interest. The public interest is served by permitting the orderly development of property in a locus specifically zoned for commercial use. Here the Facility is in a zone comprised of commercial and industrial businesses operating before 9 am. Expanding the Facility's hours of operation will not 1) alter the essential character of the surrounding neighborhood, 2) impact abutters, and/or 3) affect the public.

2. *The spirit of the ordinance is observed.*

The spirit of the ordinance is observed because the Project represents a reasonable use of property when balanced with the location, zone, and permitted use of the Property. Allowing the Applicant to operate its business more effectively by mirroring the operating hours of surrounding businesses encourages the most appropriate use of land in Dover's CM zone when juxtaposed with the zone's intent to allow various commercial uses.

3. *Substantial justice is done.*

Substantial justice is done by granting this variance because it allows the Property to be reasonably used considering abutting property uses (i.e., commercial and industrial), its location in the CM Zone, and the existing storage buildings currently on the Property. This proposal does not burden the public in any way, and substantially benefits the Applicant by allowing it to reasonably use the Property with no detrimental effect to surrounding property.

4. *The values of surrounding properties are not diminished.*

The Applicant respectfully asserts that all surrounding properties have an associated value that is premised upon the existence of structures and features like those located on the Property. Here, expanding business hours will not affect any abutting neighbor and is consistent with other uses in the near vicinity and promoted in the existing zoning.

5. *Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.*

a) *No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property.*

It is completely unnecessary to limit self-storage hours in the CM zone. Self-storage inherently experiences low traffic volume. Expanded operating hours poses no detriment to the public. The operating hours of commercial and industrial businesses operating in the CM zone are not limited. Accordingly, there is no fair and substantial relationship between the hour limitation and its application to the Property.

b) *The proposed use is a reasonable one.*

It is reasonable to allow expanded operating hours considering the multitude of businesses operating without restriction in the CM zone. Equitably unified operating hours in the CM zone promotes the orderly development of property in the City of Dover.

6. *Special Condition of Property.*

The storage buildings located on the Property are sited on the back of the lot and away from the street. As a result, expanded operating hours will pose no impact to residential neighbors.

IV. RELIEF REQUESTED

Pursuant to NH RSA 674:33, the Applicant respectfully requests the ZBA:

1. Approve the Application;

2. Grant a variance;

3. Amend the Notice of Decision; and

4. Grant all relief necessary to approve the Application.

Please do not hesitate to contact me with questions or concerns at josh@brutonlaw.com or 603-749-4529.

Sincerely,

/s/ Josh Lanzetta

Josh Lanzetta, *Esq.*

ABUTTERS LIST
January 25, 2023

Re:	**Abutters List for Variance Application to Expand Hours of Operation**
Applicant:	**StorageTek, LLC c/o Bruton & Berube, PLLC**
Owner:	**Littleworth, LLC**
MBLU:	**H0029-A00003**
Zone:	**CM**

Owners
Littleworth, LLC
74 Industrial Park Drive
Dover, NH 03820

Applicant
StorageTek, LLC
16 Littleworth Road
Dover, NH 03820

Abutters
H0029-A00001
H0029-A00000
Atlantic Broadband NH-ME, LLC
2 Batterymarch Park, #205
Quincy, MA 02169

H0031-000000
Ruth K. Sousane
Nancy K. Quinlan
30 Littleworth Road
Dover, NH 03820

H0033-E00000
Denis & Nancy Quinlan
89 Knox Marsh Road
Dover, NH 03820

H0033-A00000
Kevin & Lydia Cooper
3100 NE 49th Street, Apt. 803
Ft. Lauderdale, FL 33308-4946

H0033-000000
DMC Real Estate Holdings, LLC
134 Ten Rod Road
Rochester, NH 03867

H0032-A00001
Robert & Marilyn Sherwood
Trustees of the Robert & Marilyn Family Revocable Trust
11 Lisa Beth Circle
Dover, NH 03820

H0029-A00005
David Carolyn Dupont
Trustees of the Dupont Family Revocable Living Trust
24 Lisa Beth Corner
Dover, NH 03820

H0029-A00004
Above All Things NH, LLC
279 High Street
Somersworth, NH 03878

H0029-000000
Bernard & Ramona Stillwagon
20 Old Littleworth Road
Dover, NH 03820

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

CITY OF DOVER

Zoning Board of Adjustment – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	**Thursday, April 20, 2023**
Meeting Time:	**7:00 pm**

INTENT: The Applicants (Alexandra Martin & Shawn Kelly and Elizabeth Demosthenes Rodgers) both request an appeal of a February 17, 2023 administrative decision regarding a Customary Home Occupation under **Section 170-18 of the Zoning Ordinance**. The Zoning Administrator determined that a private dog park does not constitute an allowable Customary Home Occupation.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-B, 3-C

ZONING DISTRICT: R-12

FILE: ZONE-2023-0011, ZONE-2023-0011-12

APPLICANTS/APPELLANTS:
Alexandra Martin & Shawn Kelly and Elizabeth Demosthenes Rodgers

LOCATION OF APPELLANTS: Rodgers (of 9 Middlebrook Road; Tax Map K, Lot 44) and Martin/Kelly (of 7 Middlebrook Road; Tax Map K, Lot 43)

ACREAGE: N/A

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Residential

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Applications; Staff Memo with Exhibits, including Zoning Administrator Determination dated 2/17/2023, Public Comment thus far

STAFF RECCOMENDATION:
Deny the CHO and affirm staff.

BACKGROUND INFORMATION

Per state law (*See* RSA 676:5) and **§ 170-52.C(1)(a), Powers and Duties** of the Zoning Ordinance, one of the powers of the Zoning Board of Adjustment is: "To hear and decide appeals where it is alleged there is error in any order, requirements, decision or determination made [by the Zoning Administrator] in the enforcement of this Chapter (interpretation of ordinance)." See also **§170-52.C(2), Interpretation of Chapter**.

Alexandra Martin & Shawn Kelly and Elizabeth Demosthenes Rodgers, respectively, appeal the Zoning Administrator's determination, dated February 17, 2023, germane to their denied Customary Home Occupation ("CHO") application(s), on the basis that their proposed use does not qualify as a CHO. Please see the determination letter attached, as Exhibit A.

The subject properties are located in a residential neighborhood; the parties abut one another, and the property owners have combined their two backyard areas, in essence, by installing a fence around the rear perimeter of their lots (thereby creating one large dog enclosure).

Staff's interpretation was that the proposed use does not qualify as a CHO for two main reasons: First, the definition for CHO states: "**CUSTOMARY HOME OCCUPATION** means an occupation carried on as a secondary use in a DWELLING UNIT or accessory BUILDING by the occupant of such unit." This proposed use is neither in a dwelling unit, nor requested by the occupant of such unit, instead, it is proposed in the "shared" backyard and it is proposed by the occupants, and their direct neighbors, in concert. Second, and separately, the proposed use appears in conflict with the requirements of §170-18, most notably Subsections G. and H.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings. Staff recommends that the Board review relevant language within the Dover Code, in particular the CHO regulations (*See* § 170-18.), and applicable definitions (*See* § 170-6.B.).

The sole issue of this case is whether the use proposed, a private dog park generating revenue, is in conformity with the intent of the CHO. While a compliant CHO is a permitted use in all Residential Districts within the City of Dover, the Zoning Ordinance expressly states: "…that such uses are clearly incidental and secondary [to] residential purposes…" and must "…be unobtrusively pursued in a residential area" (*See* § 170-18.A.). At a minimum, this proposed use will consist of a conspicuous increase in traffic along Middlebrook, as dog visits are scheduled for 30-60-minute intervals throughout the day.

The CHO regulations continue in Subsection G., providing further guidance, stating: "The BUILDINGs or premises occupied shall not be rendered objectionable or detrimental to the residential character of the NEIGHBORHOOD because of the exterior appearance, traffic emission of odor, gas, smoke, dust, noise, electrical disturbance, light emissions, or in any other way."

At a minimum, the very presence of a fresh grouping of dogs continually throughout the day, allowed to roam and explore an area spanning two backyards, will produce atypical sounds distinctly different than a pet wandering within an area familiar to them. It is easy to imagine multiple groups of dogs each day, excited and creating commotion during loading/unloading a vehicle in anticipation of playing outside (or having just finished doing so). That is to say nothing of the dog activity during the play. In that sense, the proposed use of a private dog park could be conceived as an intensive, commercialized dog care-taking operation, occurring within the boundaries of an otherwise ordinary low-density residential area. It also bears noting that the appellants observe that they listed their properties with Sniffspot.org. That organization, however, expressly states: "For zoning purposes, Sniffspot is generally not to be considered a home occupation…" *See* attached excerpt from Sniffspot.org, as Exhibit B.

The proposed scope of use by the appellants (i.e., of the majority of their yards) also runs afoul of the spirit, if not also the letter, of the "25% existing net FLOOR AREA" restriction (maximum of 600 feet) within section 170-18, subparagraph H of the zoning ordinance. This proposed use would affect a far larger proportion of each property, as shown in the GIS measurements attached, as Exhibit C. *See Hoppe v. Zoning Hearing Bd of Borough of Portland*, 910 A.2d 756 (Pa. Cmw. October 19, 2006) (holding that dog breeding business not a CHO because, in part, dogs had "run of the house" and "run of the yard" and therefore occupies too much area).

Under Subsection H., the CHO regulations continue, stating: "The following uses, by nature of the investment or operation, have a potential to rapidly increase beyond the limits specified above for home occupations and impair the use, value and quiet enjoyment of adjacent residential properties." Specifically relevant in this case, is the identification of "KENNEL" and the statement that "…and others of a similar nature shall not be considered as home occupations." The Zoning Ordinance defines as: "KENNEL means any BUILDING(s) or land operated as a business for the boarding, breeding, training, or selling of five (5) or more dogs, cats or other household pets." Staff's belief is that the proposed use of a private dog park is intrinsically analogous in its nature to that of a forbidden kennel. *See McFadden v. Town of Westmoreland Zoning Bd.*, 2019 N.Y. Slip Op 06348 (August 22, 2019 N.Y. App. Div.) (holding proposed dog training business use held not a CHO; observing "the proposed dog training business is not the sort of occupation customarily carried on in a dwelling unit, and our conclusion is further justified by the fact that petitioners here are not attempt to carry on a typical home occupation but instead propose to lease a portion of their property, but not the dwelling, for use by others"); *Lowney v. Zoning Bd of Appeals of Black Point Beach Club Assn*, 71 A.3d 670 (Conn. App. July 16, 2013) (discussing comparison of proposed use to uses expressly prohibited). Another similar use could be "commercial recreation" which is not an allowed use in this district and would require a Variance to be permitted.

In their submittals, the appellants supplied a change.org petition listing consisting of 850+ signatures, in support of the "Grant Dover Dog Run an Operating Permit" petition, most of whom have no significance because the signatories by and large reside in neither the City of Dover, New Hampshire nor even this state or country. Those individuals have no standing in this matter. Furthermore, the individual petitions submitted on behalf of neighbors along Middlebrook Road, Applevale Drive, and Newport Road are noted and appreciated, however, current abutters will likely change over time as properties are sold, whereas the decision made tonight – the determination of the proposed use before you of whether a private dog park can or cannot be considered a CHO – is precedent setting and, if granted, could be applied for properties throughout Dover neighborhoods. Also, at least one abutter submission by the applicants noted already-existing traffic concerns (Alex Vacca of 12 Middlebrook Road, attached to appeals).

It also appears from the appeal documents that an entity named "Dover Dog Run LLC" may or will be the operational entity conducting the proposed use. However, the definition of CHO requires that the occupation be "carried on . . . by the occupant." (*See* § 170-6.B; *see also* § 170-18.C). As staff noted in earlier correspondence to the applicants, the plain text of the zoning ordinance indicates that the CHO be carried on by the occupant of such unit, not multiple occupants over multiple units. The proposed use spans the combined yards of two properties, making the use by definition beyond each owner's individual property. *See Ferron v. Concord*, 102 N.H. 32 (1959) (roofing business conducted outside the home is not a customer home occupation). Furthermore, the use of a commercial entity (an LLC) with equity members in a business venture could be considered evidence against a use being a true home occupation. A copy of the LLC's formation filing (with the New Hampshire Secretary of State's Office) is attached as Exhibit D.

Staff would also observe that there are several factual inaccuracies in the appellants' submission concerning interactions between the Planning office and the appellants, though such inaccuracies are immaterial to the substantive issue before the Board. City staff are well-aware of their constitutional obligations to assist the public with navigating the land use process and at all times City staff in fact assisted the applicants with their inquiries. In staff's view, the proposed use (private dog park for commerce) is not allowed in the applicable zoning table. The applicants were advised of the CHO as one option potentially available for allowing the use, should they meet the criteria and it be approved, and also were informed of the potential to apply for a use Variance as another option. Staff did not indicate a CHO would be approved—only that it was one potential option, before realizing the scope of the application. At this time, the appellants have not sought a Variance.

In summary, based upon the above considerations, the essential attributes of a Customary Home Occupation, in staff's determination, are not met in the proposed use as submitted by the appellants in their applications.

Exhibit A

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

February 17, 2023

Alexandra Martin ***(via email - martin.alix@gmail.com)***
7 Middlebrook Road
Dover, NH 03820

Elizabeth Rodgers ***(via email - doverdogrun@gmail.com)***
9 Middlebrook Road
Dover, NH 03820

RE: CHO Denial Letter for 7 & 9 Middlebrook Road, Permit # ZONE-2023-0020/21

Dear Ms. Martin and Ms. Rodgers:

Thank you both for the submission of your Customary Home Occupation ("CHO") application(s) for your properties at 7 Middlebrook Road (Tax Map K, Lot 43) and 9 Middlebrook Road (Tax Map K, Lot 44), for the joint use of a "private dog park". The purpose of this letter is to provide feedback as to the substance of the denial of the CHO application. I will detail below the reasons, two-fold, as to why the CHO cannot be approved due to its lack of conformity with the intent of the Zoning Ordinance §170-18., the Customary Home Occupations regulations.

1. *CHO Definition –*

   CUSTOMARY HOME OCCUPATION means an occupation carried on as a secondary use in a DWELLING UNIT or accessory BUILDING by the occupant of such unit.

2. *Standards of subsections G. and H. –*

   G. The BUILDINGs or premises occupied shall not be rendered objectionable or detrimental to the residential character of the NEIGHBORHOOD because of the exterior appearance, traffic emission of odor, gas, smoke, dust, noise, electrical disturbance, light emissions, or in any other way. In a MULTIFAMILY DWELLING, the use shall in no way become objectionable or detrimental to any residential use within the multifamily STRUCTURE.

   H. Any such BUILDING shall include no feature of design not customary in BUILDINGs for residential use. The following uses, by nature of the investment or operation, have a potential to rapidly increase beyond the limits specified above for home occupations and impair the use, value and quiet enjoyment of adjacent residential properties. Therefore, uses such as Retail, Clinic, Landscaping, Freight, Trucking or Shipping, Painting of Vehicles, Trailers and Boats, Restaurants, Caterers or Bakeries, Taxi Service, Tool or Equipment Rental, Veterinary hospital or KENNEL and others of a similar nature shall not be considered as home occupations.

First, the purpose of a CHO certificate of use is to provide an allowable avenue, through zoning, for certain uses to be carried out within residential districts, so long as the occupation is secondary and incidental to a subject property's primary (residential) use and does not change the residential character thereof. The definition of the CHO is clear that the occupation is carried on as a secondary use **in** a unit, while the use you propose is principally if not entirely outside of the dwelling. *See Hancook v. Concord*, 111 N.H. 413, 414 (1971) (holding occupation as real estate agent not a customary home occupation as it "may not readily be carried on within the confines of the home as can all those enumerated in the ordinance"); *Perron v. Concord*, 102 N.H. 32 (1959) (roofing business conducted outside the home not a customary home occupation). The plain text of the zoning ordinance also indicates that the CHO be carried by the occupant of such unit, not multiple occupants over multiple units. Similarly, it is unclear whether renting one's

backyard for dogs to utilize equates to an occupation, rather than a rental of private space. Furthermore, Chapter 170-18. serves to regulate and restrict the CHO use, akin to state statute, and the local land use planning and regulatory powers therein, *See.* RSA 674:16(d), "The location and use of buildings, structures and land used for business, industrial, residential, or other purposes."

Second, I am not persuaded that the use, which is effectively a "private dog park" use, is contemplated by the plain text noted above under subsection G. and H. of Chapter 170-18. First, the number of dogs (four) falls just under the threshold of a regulated "kennel." Against that backdrop, the question becomes whether the use is truly customary and whether it has the potential to change the residential character of the neighborhood. Residential districts within the City of Dover aim to "...provide a wide range of residential units to provide the citizens of Dover with a balance of housing choices, with varying housing types, densities and costs. The goal is to preserve and create City neighborhoods that are safe and promote harmonious development." (*See.* District purpose statement in §170-7.B.(1)). True, dog ownership is typical of a residential home, even the ownership of multiple dogs. But it is one thing to have one or two dogs who live together and are periodically in the yard. It is qualitatively distinct to consistently have four dogs, the identities of which can or will change over time, traversing two-yards as part of a revenue-generating use.

Additionally, there is literature establishing that dogs have conflicts in dog parks and can cause other adverse consequences. *See,e.g.*, Chen et al, Benefits and Conflicts: A Systematic Review of Dog Park Design and Management Strategies, MDPI, at 2 (2022), available at (https://www.mdpi.com/2076-2615/12/17/2251) ("Dogs that suffer from behavioral issues may trigger dog fights and aggregation-based dog conflicts . . . . Most existing issues in dog parks ultimately result from conflicts between different dogs, dog owners and non-dog owners, and impacts of ordinary dog park usage on environmental resources, such as the vegetation, soil, and other park uses."); S. Lowrey, *The Dog Park Is Bad, Actually*, New York Times (February 6, 2020). While you may disagree with these views, or feel you could control for or mitigate them, the point is that the use you are proposing nonetheless seems out of step with a normal residential neighborhood, which in the end weighs against it being "customary." In addition, I have personally received complaints from abutters of a very similar use (private dog park) you propose, at another address in Dover, underscoring and weighing against a finding that a private dog park in a residential neighborhood is a customary home occupation. *See Narbonne v. Rye*, 130 N.H. 70, 74 (1987) (affirming finding that adverse effects on residential neighborhood supported finding an art studio and sales was not customary home occupation).

In closing, this letter serves as my formal administrative determination. I would call your attention to your potential appeal rights. You may have the ability to appeal my determinations concerning the City of Dover's zoning ordinance to the Zoning Board of Adjustment (ZBA) pursuant to the RSA 676:5. Be aware that the ZBA imposes a 30-day filing requirement per its Rules of Procedure, Article V. - Procedures:

> **B. Appeals.** Appeals from an administrative decision taken under New Hampshire RSA 676:5 shall be filed with the Planning Department within thirty (30) days of the date of the decision. Any appeal made after this deadline will not be considered timely.

Alternatively, you may seek a variance from the Zoning Board of Adjustment to allow the use you propose. I am happy to provide more information about the variance process if you would like.

We appreciate the time you both took to file a CHO application with our office, as well as your transparency and attention to detail in outlying your request. While I can appreciate that this may not have been the outcome you were seeking, I do suggest connecting with staff in the City's Business Development office, as to help you find a suitable location for this type of commercial business.

If you have any questions, please feel free to contact me directly, either by telephone at (603) 516-6008, or by email at n.kypfer@dover.nh.gov.

Sincerely,

Natasha M. Kypfer

Natasha M. Kypfer
Zoning Administrator/Assistant City Planner

cc: Donna P. Benton, AICP — Director of Planning & Community Development (via email)
Joshua Wyatt, Esq. — City Attorney (via email)

Are there local regulations for Sniffspot?

We require our hosts to comply with all local laws, regulations, and zoning ordinances. While we do not provide legal advice, we can provide you with helpful guidelines to consider, such as:

Business License: many jurisdictions require a business license for any kind of money-making activity. We recommend checking your local jurisdiction website and getting a business license proactively if needed. If required, in most cases, it is straightforward to get a business license. Every local government varies widely in their allowances and restrictions for property owners, so we recommend researching your local rules and working with a local lawyer if it makes sense to do so. Below are some general guidelines that we have found helpful to ensure that cities don't misunderstand Sniffspot, but make sure to customize this for your specific situation:

- I am renting my yard from time to time to local dog owners by the hour who use this space to safely walk their dog.
- This is an important public service because many dog owners do not have private space to walk their dog and I can provide a good space for this. This helps our city by lowering the density of dogs in public parks, reducing dog waste that is not picked up in public areas and keeping dogs safe.
- This is not a home occupation, I am just renting space on my property from time to time to one dog owner at a time. This is only the rental of part of my property, I am not renting the full property to the dog owners. I will continue to live and be located on the property while renting my yard.
- This is not a kennel. Dog owners renting my yard may not leave their dogs at any time—the owners are required to remain present and maintain custody and control of their dogs at all times while walking their dog in my yard. I am not providing any services to the dog.
- Only one rental is permitted at a time—i.e., I will not have multiple sets of dog owners using my yard simultaneously
- I will comply with all local regulations around noise, number of dogs on the property and number of visitors.

Remitting Taxes: Most jurisdictions require that taxes be submitted for earnings collected.

Zoning Laws: Some cities have laws that regulate the way you can use your home. You can find such laws in the zoning or planning codes or the city ordinances. For zoning purposes, Sniffspot is generally not to be considered a home occupation and not a public dog park but instead the rental of a private portion of a host's property for one booking at a time. If you have further questions or concerns, you can contact your local municipality.

Other: There can be other laws and regulations that could apply to your listing. Be sure to check with your local government if you have specific questions or concerns.Different jurisdictions have different requirements for business licenses and, due to the nature of local requirements, we do not provide guidance on specific local requirements for any hosts. If required, in most cases it is very easy to get a business license. We require our hosts to comply with all local laws, regulations and zoning.

If you are approached by a city, state or other government organization regarding your spot, please email support@sniffspot.com to notify us.

If you have further questions, it may helpful to speak with a tax professional, your local municipality, or a lawyer.

--

Ready to host? You can learn more and get started here (https://www.sniffspot.com/host).

Did this answer your question?

Last updated on August 9, 2022

Sniffspot (https://www.sniffspot.com/)

© Sniffspot, Inc.

Company

About us (https://www.sniffspot.com/about)

Trust & safety (https://www.sniffspot.com/trust)

Terms of service (https://www.sniffspot.com/terms-of-service)

Privacy policy (https://www.sniffspot.com/privacy-policy)

Help Center (//help.sniffspot.com)

support@sniffspot.com (mailto:support@sniffspot.com)

Navigation

Property Information

Property ID	H0001-000000
Location	301 DURHAM RD
Owner	JOHNSON CREEK VILLAGE LLC
Land Use	304
Zoning Code	C

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.

State of New Hampshire
Department of State

Filed
Date Filed : 01/02/2023 03:53:00 PM
Effective Date : 01/02/2023 03:53:00 PM
Filing # : 5919386 Pages : 2
Business ID : 919787
David M. Scanlan
Secretary of State
State of New Hampshire

Form LLC-1
RSA 304-C:31

CERTIFICATE OF FORMATION
NEW HAMPSHIRE LIMITED LIABILITY COMPANY

THE UNDERSIGNED, under the New Hampshire Limited Liability Company Laws submits the following certificate of formation:

FIRST: The name of the limited liability company is:

DOVER DOG RUN LLC

Principal Business Information:

Principal Office Address:

9 Middlebrook Road	**Dover**	**NH**	**03820** .
(no. & street)	(city/town)	(state)	(zip code)

Principal Mailing Address (if different):

9 Middlebrook Road	**Dover**	**NH**	**03820** .
(no. & street)	(city/town)	(state)	(zip code)

Business Phone: **6039696077**

Business Email: **doverdogrun@gmail.com**

Notification Email: **doverdogrun@gmail.com**

_____ Please check if you would prefer to receive the Annual Report Reminder Notice by email.

SECOND: Describe the nature of the primary business or purposes (and if known, list the NAICS Code and Sub Code):

53-Real Estate and Rental and Leasing - 311-Residential Property Managers

THIRD: The name of the limited liability company's initial registered agent is:

Elizabeth Rodgers .

The complete address of its registered office (agent's business address) is:

9 Middlebrook Road	**Dover**	**NH**	**03820** .
(no. & street)	(city/town)	(state)	(zip code)

FOURTH: The management of the limited liability company **is not** vested in a manager or managers.

The period of its duration is: **Perpetual** .

Title: **Member**

Signature: **Elizabeth Rodgers**

Name of Signer: **Elizabeth Rodgers**

Date signed: **01/02/2023**

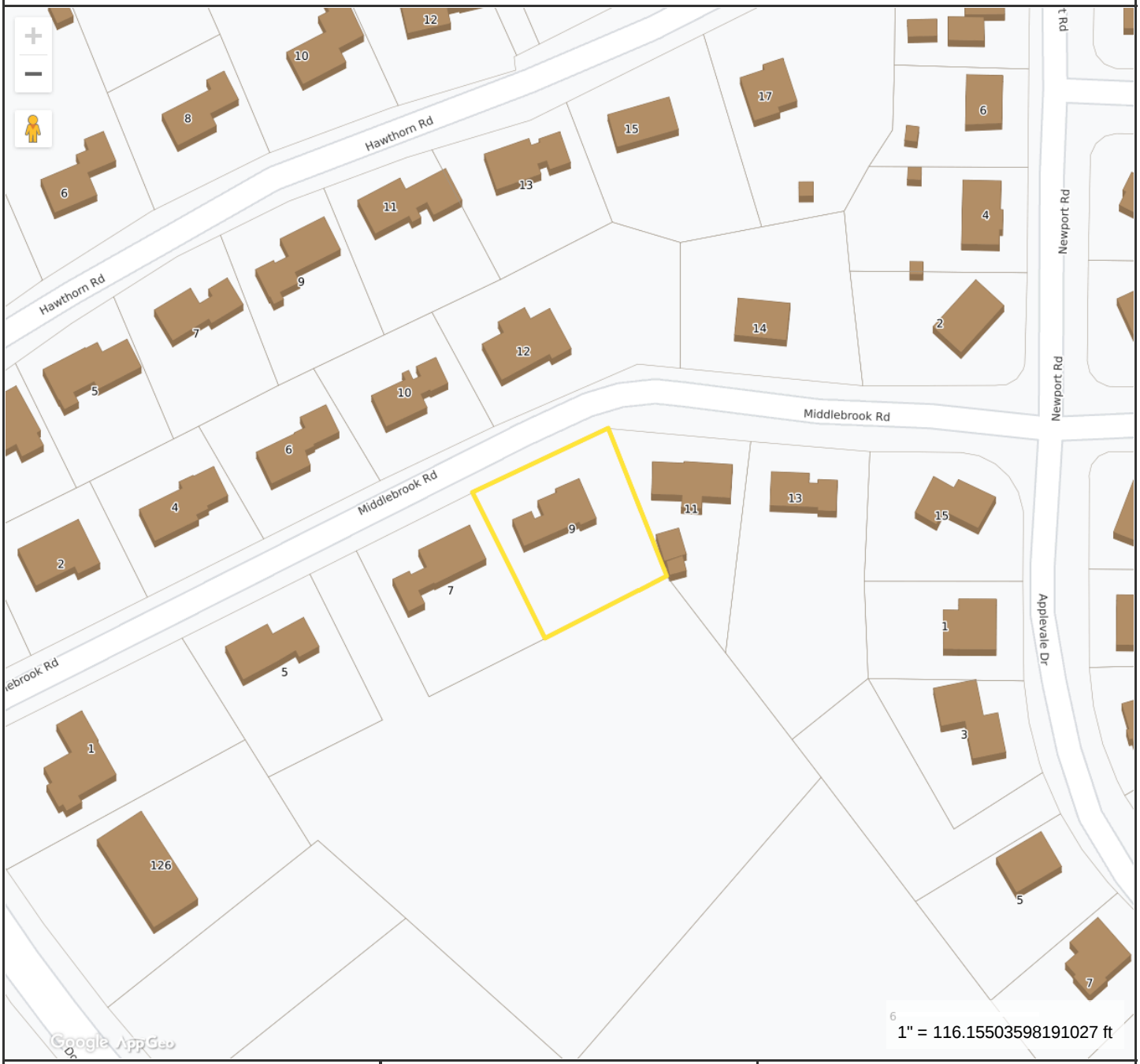
Effective Date: **01/02/2023 03:53:00 PM**

Note: The sale or offer for sale of membership interests of the limited liability company will comply with the requirements of the New Hampshire Uniform Securities Act (RSA 421-B). The membership interests of the limited liability company: 1) have been registered or when offered will be registered under RSA 421-B; 2) are exempted or when offered will be exempted under RSA 421-B; 3) are or will be offered in a transaction exempted from registration under RSA 421-B; 4) are not securities under RSA 421-B; OR 5) are federal covered securities under RSA 421-B. The statement above shall not by itself constitute a registration or a notice of exemption from registration of securities within the meaning of sections 448 and 461(i)(3) of the United States Internal Revenue Code and the regulation promulgated thereunder.

* Must be signed by a **manager**; if no manager, must be signed by a **member**.

DISCLAIMER: All documents filed with the Corporation Division become public records and will be available for public inspection in either tangible or electronic form.

ZONE-2023-0011 9 Middlebrook Road



Property Information

Property ID	K0044-000000
Location	9 MIDDLEBROOK RD
Owner	DEMOSTHENES RODGERS ELIZABETH
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.

ZONE-2023-0011 **9 MIDDLEBROOK ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
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
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
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
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
K0015-H00000	1 APPLEVALE DR	CARRIER SHIRLEY A	CARRIER PAUL P	1 APPLEVALE DRIVE	DOVER	NH	03820
K0015-J00000	3 APPLEVALE DR	OLDFIELD BRAD F		3 APPLEVALE DR	DOVER	NH	03820
K0015-K00000	15 MIDDLEBROOK RD	PECK DAVID T &	PECK SARAH R	15 MIDDLEBROOK RD	DOVER	NH	03820
K0018-D00000	2 NEWPORT RD	NILES DEBORAH L		2 NEWPORT RD	DOVER	NH	03820
K0030-M00003	6 DOVER POINT RD	PILGRIM PLAZA		PILGRIM PLAZA	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
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
K0050-000000	13 MIDDLEBROOK RD	NORTON WILLIAM R	NORTON JOYCE	13 MIDDLEBROOK ROAD	DOVER	NH	03820
K0050-001000	11 MIDDLEBROOK RD	LAWLOR ZACHARY L &	LAWLOR VICTORIA J	11 MIDDLEBROOK RD	DOVER	NH	03820-4237
K0051-000000	APPLEVALE DR	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820
K0044-000000	9 MIDDLEBROOK RD	DEMOSTHENES RODGERS ELIZABETH		9 MIDDLEBROOK RD	DOVER	NH	03820-4237

CITY OF DOVER, NEW HAMPSHIRE
PLANNING APPLICATION OWNER AUTHORIZATION (ZONING)

IMPORTANT

Property identification sign must be posted on the property for five (5) days prior to the hearing. Failure to post may result in application not being accepted.

OWNER AUTHORIZATION

I/We hereby submit this application to the City of Dover / City of Dover Zoning 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.

Property Owner Name: Elizabeth Rodgers

Signature(s) of Property Owner(s): Elizabeth Rodgers Date: 03-18-23

Signature of Applicant: Date:
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY – with scheduled appointment.

I/We hereby submit this application to the City of Dover Zoning 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..

Property Owner Name: Elizabeth Rodgers

Signature(s) of Property Owner(s): Elizabeth Rodgers Date: 03-18-23

Signature of Applicant: Date:
if different from owner

WE BELIEVE IN A SAFE SPACE

DOVER DOG RUN

Dover Dog Run, LLC

Elizabeth Rodgers, & Alexandra Martin

doverdogrun@gmail.com

603-550-9378

7&9 Middlebrook Road, Dover, NH 03820

I, Debbie Miles (your printed name) of 2 Newport rd (your address) am aware of the by-appointment-only business of a private dog play space, named Dover Dog Run.

Dover Dog Run was in full operation from the end of November, through the beginning of January. During this timeframe I or my household:

- [x] did notice the operation of this business and
  - [x] were **not** bothered or disrupted by the operation of Dover Dog Run.
  - [ ] were bothered or disrupted by the operation of Dover Dog Run.
- [ ] did not notice the operation of this business

I want the members of the zoning board to know that I:

- [x] approve of Dover Dog Run operating in our neighborhood
- [ ] have no opinion on it one way or the other
- [ ] do not approve of Dover Dog Run operating in our neighborhood.

Additional comments: As a pet professional re Groomer/trainer I believe having a private run dog yard is a perfect idea. Its most definetly needed as Public dog Parks are dangerous

Signed: [signature] Date: 3/14/23

Signed: _____ Date: _____

Abutter 3 of 6, Florencia Cuevas, 10 Middlebrook

WE BELIEVE IN A SAFE SPACE

DOVER DOG RUN

Dover Dog Run, LLC

Elizabeth Rodgers, & Alexandra Martin
doverdogrun@gmail.com
603-550-9378
7&9 Middlebrook Road, Dover, NH 03820

I, Florencia Cuevas (Florencia Cuevas) of 10 Middlebrook Road am aware of the by-appointment-only business of a private dog play space, named Dover Dog Run.

Dover Dog Run was in full operation from the end of November, through the beginning of January. During this timeframe I or my household:

- ☑ did notice the operation of this business and
  - ☑ were **not** bothered or disrupted by the operation of Dover Dog Run.
  - ☐ were bothered or disrupted by the operation of Dover Dog Run.
- ☐ did not notice the operation of this business

I want the members of the zoning board to know that I:

- ☑ approve of Dover Dog Run operating in our neighborhood
- ☐ have no opinion on it one way or the other
- ☐ do not approve of Dover Dog Run operating in our neighborhood.

Additional comments:
They have been the most wonderful neighbors anyone can ask for. My pup and I have utilized their yard in the past and planning on using it again in the future.

Signed: _____ Date: _____

Florencia Cuevas

3/14/2023

Abutter 1 of 6, Diana Markham, 5 Middlebrook

WE BELIEVE IN A SAFE SPACE

DOVER DOG RUN

Dover Dog Run, LLC

Elizabeth Rodgers, & Alexandra Martin
doverdogrun@gmail.com
603-550-9378
7&9 Middlebrook Road, Dover, NH 03820

I, Diana Markham (Diana Markham) of 5 Middlebrook Road am aware of the by-appointment-only business of a private dog play space, named Dover Dog Run.

Dover Dog Run was in full operation from the end of November, through the beginning of January. During this timeframe I or my household:

- [x] did notice the operation of this business and
  - [x] were **not** bothered or disrupted by the operation of Dover Dog Run.
  - [ ] were bothered or disrupted by the operation of Dover Dog Run.
- [ ] did not notice the operation of this business

I want the members of the zoning board to know that I:

- [x] approve of Dover Dog Run operating in our neighborhood
- [ ] have no opinion on it one way or the other
- [ ] do not approve of Dover Dog Run operating in our neighborhood.

Additional comments: This is a great idea! We fully support this venture!

Signed: Diana Markham Date: 3/13/23

Diana Markham

Amy Cutrone 3/15/23
Devon Cutrone 3/15/23

WE BELIEVE IN A SAFE SPACE

DOVER DOG RUN

Dover Dog Run, LLC

Elizabeth Rodgers, & Alexandra Martin
doverdogrun@gmail.com
603-550-9378
7&9 Middlebrook Road, Dover, NH 03820

I, David Peck (your printed name) of 15 Middlebrook Rd (your address) am aware of the by-appointment-only business of a private dog play space, named Dover Dog Run.

Dover Dog Run was in full operation from the end of November, through the beginning of January. During this timeframe I or my household:

- ☐ did notice the operation of this business and
  - ☐ were **not** bothered or disrupted by the operation of Dover Dog Run.
  - ☐ were bothered or disrupted by the operation of Dover Dog Run.
- ☒ did not notice the operation of this business

I want the members of the zoning board to know that I:

- ☒ approve of Dover Dog Run operating in our neighborhood
- ☐ have no opinion on it one way or the other
- ☐ do not approve of Dover Dog Run operating in our neighborhood.

Additional comments:

Signed: _____ Date: 3/13/23

Signed: _____ Date: _____

Abutter 5 of 6, Alexander Vacca, 12 Middlebrook

WE BELIEVE IN A SAFE SPACE

DOVER DOG RUN

Dover Dog Run, LLC

Elizabeth Rodgers, & Alexandra Martin
doverdogrun@gmail.com
603-550-9378
7&9 Middlebrook Road, Dover, NH 03820

I, Alex Vacca (Alexander Vacca) of 12 Middlebrook Road am aware of the by-appointment-only business of a private dog play space, named Dover Dog Run.

Dover Dog Run was in full operation from the end of November, through the beginning of January. During this timeframe I or my household:

- ☐ did notice the operation of this business and
  - ☐ were **not** bothered or disrupted by the operation of Dover Dog Run.
  - ☐ were bothered or disrupted by the operation of Dover Dog Run.
- ☑ did not notice the operation of this business

I want the members of the zoning board to know that I:

- ☑ approve of Dover Dog Run operating in our neighborhood
- ☐ have no opinion on it one way or the other
- ☐ do not approve of Dover Dog Run operating in our neighborhood.

Additional comments: I am okay with a dog park as long as cars do not need to be parked on the street. Cars come speeding by my house and the additional traffic makes it dangerous for kids / pets.

Signed: _____ Date: 3/14/2023

Alexander Vacca

Abutter 2 of 6, Gray Wallace S & Eaton Esther J, 6 Middlebrook

WE BELIEVE IN A SAFE SPACE

DOVER DOG RUN

Dover Dog Run, LLC

Elizabeth Rodgers, & Alexandra Martin
doverdogrun@gmail.com
603-550-9378
7&9 Middlebrook Road, Dover, NH 03820

I, Esther Gray / Wallace Gray (Wallace Gray / Esther Eaton) of 6 Middlebrook Road am aware of the by-appointment-only business of a private dog play space, named Dover Dog Run.

Dover Dog Run was in full operation from the end of November, through the beginning of January. During this timeframe I or my household:

- [x] did notice the operation of this business and
  - [x] were **not** bothered or disrupted by the operation of Dover Dog Run.
  - [ ] were bothered or disrupted by the operation of Dover Dog Run.
- [ ] did not notice the operation of this business

I want the members of the zoning board to know that I:

- [x] approve of Dover Dog Run operating in our neighborhood
- [ ] have no opinion on it one way or the other
- [ ] do not approve of Dover Dog Run operating in our neighborhood.

Additional comments:

Signed: Wallace S Gray Date: 3-13-23

Wallace Gray

Signed: Esther Gray (FKA Esther Eaton) Date: 3/13/23

Esther Eaton

Kaitlyn Elizabeth Palmer-Silva
Favorites · 13h ·

I almost never have anything to do with signing and sharing petitions, but this one is wholly different.

My friends Liz Rodgers and Matty Vigeant as well as their neighbors Alix Martin and Shawn Kelly had an amazing private dog park going with one guest at a time (maximum 4 dogs) in their shared fenced-in backyard. They were requiring all the pups had proof of updated vaccinations and all the guests had to clean up after their pets. Time slots were scheduled in such a way to avoid any dogs who didn't know one another from crossing paths.

Their private dog park was going beautifully. Anyone who knows any of them could see that it gave these four Dover residents a new sense of purpose and unadulterated joy.

However, they learned that an operating permit is technically required. They paused their private dog park and applied for one straight away.

Very unfortunately, the City of Dover denied their permit citing that their private dog park has the potential to change the residential character of the neighborhood, that dogs might fight, and it could affect the environment.

Now we have had three horrible experiences in PUBLIC dog parks. First, our 30-lbs dog Jackson was attacked and bit by another much larger dog who we later learned had a history of reactive aggression but was not muzzled or leashed. Second, our dog Lucy got Giardia (parasites) after drinking water at the dog park that was contaminated. The last straw, both of our dogs were hospitalized after consuming something toxic that was left behind by someone (we still have no idea what it was.)

Jackson and Lucy nearly died from the third ordeal. The veterinary interventions that saved them cost us literally thousands of dollars. Even though we absolutely loved seeing how happy our dogs were to run and play off-leash in such spaces - and how desperately they needed the exercise - we vowed to never go back to a public dog park again.

Absolutely NONE of the above would happen in a well-maintained PRIVATE dog park. I am especially certain that one managed and maintained by Liz, Matty, Shawn and Alix would NEVER result in anyone's dogs being hurt or made sick. As for the environment being affected, many residential homes have 2+ dogs (mine included). They would have the same exact impact, but with no requirement or accountability to be cleaned up after.

Never have I met individuals who care so deeply for their pets. I cannot imagine that the person who denied this permit would have done so if they witnessed first hand how beneficial this private dog park would be for the City of Dover and its residents - including Liz, Matty, Shawn, and Alix - who were genuinely elated to provide such a space.

Please sign and share this petition. I am hoping so much that their appeal goes through and they are able to receive their operating permit.

If you'd like to help fund their appeal, visit their merchandise shop www.doverdogrun.etsy.com. Please note that donations made to charge.org do not go towards helping fund their appeal. Please check their merch, or donate to their Paypal to financially assist with that.

CHANGE.ORG
Grant Dover Dog Run An Operating Permit!
Can you spare a minute to help this campaign?

Lily Rodgers
Just now ·

https://www.change.org/.../grant-dover-dog-run-an...

Guys, I never ask for anything on my Facebook. I don't even like Facebook anymore lol but if you're a dog lover, dog owner, dog admirer and you want nothing but happiness for your canine friends then please sign this petition. I don't think I've ever asked anyone to sign any petition lol but this is a really good cause, it helps animals and the community at large.

Even if you don't live in the area I think places like this are a great idea and a wonderful way to build a happier, friendlier community. It also doesn't help I've known Liz Rodgers personally over the years (cough we have the same last name) and I know what an amazing, hard working, kind and selfless person she is. Her pooch Eli and partner Matty are pretty lovely souls. So please, sign the petition. I did, it took me a few seconds. It's a good cause run by terrific, salt of the earth people.

Thank you! LLAP

Gmail Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com>

Letter for your appeal

2 messages

McKenna Newell <mckennasmutts@gmail.com> Thu, Mar 9, 2023 at 3:40 PM
To: "doverdogrun@gmail.com" <doverdogrun@gmail.com>

Hello. My name is McKenna Newell and I am a resident of Dover. I have lived here for over 20 years and am incredibly happy to call this town my home. I am a small business owner of a pet sitting company called McKenna's Mutts and wanted to write this letter in regards to Dover Dog Run LLC. I am aware there had been some concerns with permitting this type of business and I wanted to come to you as a resident of your town and explain why I believe this is a huge asset to Dover. I am aware that it was cited for being "dangerous and a disturbance." I am just confused on what the difference is with Dover Dog Run and the public dog park on Longhill Rd. That dog park is not regulated in the slightest and anyone can bring their dog there, friendly or not. That is a lot more dangerous than a regulated, one-family-at-a-time dog park seeing that families must book their time and is never double booked. This reduces the chances of dog fights and dog owners being unpleasant to each other by 100%. Meaning it would be way less disruptive and less dangerous, diminishing the concerns. The owners of Dover Dog Run work extremely hard to make sure that the yard is completely safe for the dogs, meanwhile the dog park on Longhill has 0 maintenance and no sanitization to prevent diseases from spreading. These amazing people have made

a new opportunity for dogs of all kinds and temperaments to have a place where they can run freely. Not everyone has the privilege of a yard or a dog friendly dog, so something like this is extremely beneficial for our town. I really hope you can change your decision and allow this amazing amenity for dog owners. Thanks, McKenna Newell

--

Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com> Thu, Mar 9, 2023 at 4:20 PM
To: McKenna Newell <mckennasmutts@gmail.com>

Dear McKenna,
Thank you very much for taking the time to add your thoughts to our appeal. We especially appreciate you taking the time to point out our efforts to keep visitors separate, and have sanitized amenities. We will be sure to include your thoughts!
Thank you again for your time and consideration,
The Dover Dog Run Team
[Quoted text hidden]

Gmail Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com>

Support For Private Dog Park

2 messages

Diana Carpinone <d.carpinone@gmail.com> Fri, Mar 10, 2023 at 2:17 PM
To: doverdogrun@gmail.com

To Whom It May Concern:

I am a lifelong lover of animals and a former dog groomer, trainer and shelter worker. I hope that the City will consider granting a permit to Dover Dog Run, LLC. There is a need for a private dog park for the following reasons:

First, for many pets, a public dog park situation can be difficult if not impossible due to dogs that may not have been properly socialized due to circumstances that have occurred prior to adoption. Some dogs are not dog friendly, or are reactive to a lot of stimuli which a crowded public dog park most assuredly is, and need other less public options for outings.

A private dog park allows people who live in areas with small or no yards to access a fenced yard area for unleashed exercise or training without the not insignificant risk of exposing their pet(s) to an environment where they may contract fleas, giardia or other diseases.

Not everyone is "into" the public dog park experience. I have had run-ins with atrociously managed animals and their irresponsible owners while dog-sitting. Once both the pup and myself were attacked. Luckily I have professional experience and was able to get us out unscathed. Not everyone wants to or has the ability to safely manage in situations like this.

Some people are disabled and unable to chase after their dog but want them to be able to run free in a safe situation. The Dog Run business could offer this by appointment.

Noise has been mentioned as reason to deny a permit to Dover Dog Run, LLC. Being that I am in the same general neighborhood, and a working from home disabled housebound individual, allow me to inform you of the *real* noise issues that exist here.

I am surrounded by multiple homes with dogs. Some bork, some borkborkbork and some HOWL. This noise is tolerable, pleasant even, and incomparable to the CACOPHONY of mow and blow crews that assail the peace, quiet and clean air of my neighborhood every spring, summer, fall and now even the winter season. I cannot hear a dog barking in the Middlebrook Rd. neighborhood, but *I sure can hear the power tools*!

If the city is truly concerned about noise, perhaps they would like to regulate the heavily polluting leaf blowers that are being abused by landscape companies and homeowners alike, or finally pass a comprehensive noise ordinance. Denying permits to responsible small business owners is not going to have much of an effect on this issue, I fear.

Allowing such a business to exist can provide a valuable (and cute!) service that is lacking in our community.

Thank you for your consideration.

Diana Carpinone
16 Governor Sawyer Lane

--

Diana Carpinone
Accredited Organic Land Care Professional
President **Non Toxic Communities**
Director **Non Toxic Dover NH**
d.carpinone@gmail.com
617 816-8290

Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com> Sat, Mar 11, 2023 at 7:57 PM
To: Diana Carpinone <d.carpinone@gmail.com>

Dear Diana-
Thank you so much for taking the time to write this thoughtful, and funny letter. I'm pleased you haven't been disturbed by dogs here and appreciate your sentiments about supporting our small business.
We will be certain to include your thoughts with our reply to the City.
Thank you again,
The Dover Dog Run Team
[Quoted text hidden]

Gmail Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com>

(no subject)

2 messages

Jennifer Harris <jennibharris@gmail.com> Sun, Feb 26, 2023 at 10:13 AM
To: "doverdogrun@gmail.com" <doverdogrun@gmail.com>

As a dog sitter who uses SniffSpot, I was so excited to find Dover Dog Run! I took one of my daycare dogs over and she was delighted to run and chase the ball. The area was secure, clean and was clearly set up for success. There was hand sanitizer available, which I thought was an important touch in these times. I was able to park safely in front of the houses, and since SniffSpot is set up for one client at a time, I don't see how parking would cause any issues for the neighbors. It would be just like they had a friend over to visit. With the policy of checking vaccines in place, there should be no issues with spreading canine illness, unlike a normal dog park where there is no one to check vaccines. I only see many positives for the Dover Dog Run being available to dog owners. People can exercise their dogs safely which will lead to less problems in the local apartments and areas where these dogs live. A dog that gets plenty of exercise is less destructive and generally more quiet. The Dover Dog Run is a win for dogs and their owners. It can also be a win for the residents of Dover who will appreciate the calmness of the dogs that have visited the park.
-Jennifer Harris

Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com> Sun, Feb 26, 2023 at 1:31 PM
To: Jennifer Harris <jennibharris@gmail.com>

Jenni,
This is so eloquently stated! Thank you for your emphasis on the community enjoying the benefits of well exercised dogs. We agree that apartment complex dogs certainly would bark less if they had plenty of exercise and preferred naps instead. That's certainly a win, especially for all the more densely populated residential areas of Dover! We'll be sure to print your message and include it with our appeal. Thank you very much for your time and thoughtful letter.
-The Dover Dog Run Team
[Quoted text hidden]

To: the City of Dover

RE: Permit for the Dover Dog Run LLC, Private Dog Park

February 27, 2023

To Whom it May Concern:

The Dover Dog Run LLC has set up a way for people to enjoy exercising their dogs in a safe, clean, open, fenced yard without interference from other animals. They set up the schedule so only one family is there at a time with a break in between so no two families ever see each other, so no strange dogs ever cross paths. All the dogs who attend are required to have proof of vaccination, and the owner are required to clean up their pet's waste. This way the next dog will not encounter the previous dog's waste. Clean, fresh water is provided for each visitor. All these steps help prevent the spread of disease, and the danger of dogfights that might occur in a public dog park.

The park is only open during reasonable business hours and only allow one family coming at a time with a break in between. The guests can safely park in the home's driveway without causing any undo parking or traffic concerns.

The videos I have seen of the dogs at play do not have any loud barking at all. Just running and panting dogs having a lot of fun. The people are quiet too.

I work in the injury prevention field, and I think this private park is an excellent concept to provide people with a safe place to exercise and work on training their dogs before bringing them to areas that are more public. I urge you to approve the permit for the Dover Dog Run.

Sincerely,

JoAnne Miles-Holmes

JoAnne Miles-Holmes
15 Wyman St, Unit 41
Concord, NH 03301
603-724-9183

Gmail **Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com>**

Appeal

2 messages

Amy Stanganelli <amy.stanganelli@gmail.com> Thu, Mar 9, 2023 at 3:59 PM
To: "doverdogrun@gmail.com" <doverdogrun@gmail.com>

To whom it may concern,

As a local dog owner I am always looking for ways to exercise and enrich my dog's life. The Dover Dog Run is a fantastic idea and the need is definitely critical in the Dover area.
Public dog parks can be dangerous places with uncontrolled and unsuitable other dogs. There's no enforcement of the rules (lots of dogs without vaccinations, unfixed dogs etc.) The Dover dog park even had an incident in the past year where the police were called because someone was threatening another dog owner with a gun. A public dog park is clearly not just unsafe for the dogs.

This is why the Dover Dog Run is such a fantastic solution! To be able to book a private space for my dog and I would be invaluable for myself and so many others.

As it is a booked space, overcrowding and excessive noise is not an issue and the owners would have the right to refuse service to those who weren't suitable.

I implore the city of Dover to reconsider their stance on this very important and necessary solution to the issue that so many of us local dog owners face.

Sincerely,

Amy Stanganelli

Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com> Thu, Mar 9, 2023 at 4:46 PM
To: Amy Stanganelli <amy.stanganelli@gmail.com>

Amy-
Thank you very much for taking the time to write this letter with your thoughtful sentiments. While the dog park is a fun place for some, it's entirely too risky for others. We hope to provide a safe alternative. Thank you again, we'll be sure to include this with our next actions.
With Gratitude,
The Dover Dog Run Team
[Quoted text hidden]

To Whom It May Concern:

My name is Lauren. I am a New Hampshire resident, dog owner, and supporter of Dover Dog Run LLC.

I am the proud owner of three rescue dogs, two of whom can be dog reactive. Many years ago, I used to take my dog to a dog park, as she was a puppy and very dog social. After only about a year, I decide to no longer take her to dog parks after one experience where there were 30 + dogs in one dog park and absolutely no regulation of the behaviors of the dogs. Because I stopped visiting public dog parks, my dog's socialization with other dogs became less frequent, casing her to become a bit dog reactive as she got older.

A few months ago, I attempted to take another one of my dogs to a dog park in Somersworth. I noticed there was only one dog inside the park and thought it could be a good opportunity to try out a local public dog park. As I walked up to the dog park fence, the dog inside the park came running up the fence growling and barking nonstop. The dog's owner did not come over to his dog and continued to talk on his phone, oblivious to the fact that his dog was barking and growling. I had to leave for my safety and the safety of my dog. My dog was robbed of the experience to socialize or explore because of a public dog park's non-existent regulation. Thus is the conundrum of dog ownership- wanting to socialize my dog, but having nowhere safe to do it.

Two years ago, I began fostering rescue dogs, one being the dog Elizabeth Rodgers adopted. The amount of research, effort, and time I put in to introducing my dogs to my foster dog is something I have never seen done at a public dog park. Most people enter a public dog park and unclip their dog from the lead and let them loose. Most dog do not prefer to meet this way. Therefore, most dogs are not "dog park dogs". Does this mean they should be deprived of the experience of having a safe, fenced in, new place to explore? And while I do have a large, fenced-in yard of my own, it would be so much easier to introduce my foster dogs to my own three dogs in a neutral setting, such as Dover Dog Run. More important than that, I'd love to be able to have adoption meet and greets in a neutral setting to encourage success between my foster dog and their potential family. So often my foster dogs begin to see my house as theirs and so meeting new people or new dogs in my yard proves anxiety-provoking for the foster dog. Unfortunately for me, Dover Dog Run shut down and applied for their permit before I had the chance to take a foster dog to their privately run dog park.

I have continued to keep contact with a few of my previous foster dogs (including Elizabeth's dog Eli) and have them over for a playdate in my yard often as they already have established relationships. This meaning I often have four dogs in my yard. Having four dogs in a yard is not against residential zoning laws, but I would agree it is a rare occurrence, especially for a place like Dover Dog Run. Whenever I tell people that I have three dogs, I am met with surprised reactions. Most people have one, maybe two dogs. Three is a bit unexpected. That being said, I believe the amount of times Dover Dog Run would host more than one or two dogs would be few and far between. That cannot be said for public dog parks. There is no limit on how many dogs are allowed in public dog parks, how well-trained or social those dogs are, if those dogs are up to date on vaccines, and if the dog park is cleaned up after.

I did consider, for a moment, trying to open a Sniff Spot at my own residence. I quickly decided against it after seeing how much work and effort Elizabeth put into to Dover Dog Run. She has multiple security cameras, a dog waste station, a bench for human to rest which is filled with so many amenities including dog toys, treats or humans and dog alike, water, and much more. She checks to make sure each dog visitor is vaccinated. Elizabeth schedules private dog run times so that there is time to maintain the yard between visits and there is not only no overlap in visits, but there is a cushion of time between visits to ensure that no unfamiliar dogs will meet when leaving or entering the private dog park. None of this is true for public dog parks. Dover Dog Run is not a ploy to generate revenue, it is truly a job to keep the area as well maintained as Ms. Martin and Ms. Rodgers do. That being said, I believe it is imperative to make Dover Dog Run the first permitted private dog park in Dover, so that it can be the standard for private dog parks going forward.

Whether or not you grant the permit for Dover Dog Run, Sniff Spots will continue to open in Dover and the surrounding areas. The public will continue to use private dog parks that are not permitted. Make Dover Dog Run LLC. your precedent for all private dog runs going forward. Private dog parks benefit rescue dogs, small dogs, big dogs, reactive dogs, shy dogs, old dogs, puppies, dogs with no yards, dogs who want safe places to explore AND their owners; your public. Your tax payers. Elizabeth has expressed to me her desire to work alongside the city of Dover to work on the logistics and expectations of private dog parks and the process of getting private dog parks their permits. This is your opportunity to create a model for a safe, clean, regulated space with residents Ms. Martin and Ms. Rodgers who are happy and willing to work with you.

Thank you for your time,

Lauren

Gmail Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com>

Testimonial

2 messages

davidchasse@comcast.net <davidchasse@comcast.net> Sat, Feb 25, 2023 at 6:44 PM
To: doverdogrun@gmail.com

Dear Powers that be,

This idea for a dog run is not only a great idea but also need for the community. We recently lost our dog Seamus in October. Seamus was not able to be with other dogs because of his size and aggressive behavior towards other dogs and animals. Having a space we could rent and allow him to run free would have been a god send during his 10 plus years of life. I implore the city to allow a permit for spaces like this to exist for those dogs and owners that need a private space.

Sincerely,
David M Chasse 603-953-7399

Dover Dog Run Private Fenced Dog Park <doverdogrun@gmail.com> Sat, Feb 25, 2023 at 7:14 PM
To: davidchasse@comcast.net

Thank you David,
Not going to lie, this brought us to tears. Thank you for taking the time to express the sentiment. We'll be sure to add it to our appeal case.
With Gratitude,
The Dover Dog Run Team
[Quoted text hidden]

Petition may be viewed at change.org/doverdogrun
"Grant Dover Dog Run an operating Permit"

850+ signatures

Name	City	State	Postal Code	Country	Signed On
Dover Dog Run Private Fenced Dog Park				US	2023-02-25
Elizabeth Rodgers	Dover	NH	3820	US	2023-02-25
Matthew Vigeant	Dover	NH	3820	US	2023-02-25
Sara Paola	Dover	NH	3820	US	2023-02-25
David Chasse	Barrington	NH	3825	US	2023-02-25
Erin Portine	Owasso	OK	74055	US	2023-02-26
Alona Lova	Auburn		98092	US	2023-02-26
shawn pierce	Rochester	NH	3867	US	2023-02-26
Joshua Curphey	Peterborough		PE7	US	2023-02-26
Yasmine Horton	Bessemer		35020	US	2023-02-26
Jake Bernstein	Brooklyn	NY	11225	US	2023-02-26
Lillie Cyrway	Meridian		83646	US	2023-02-26
Dakota Morgan	Evington		24550	US	2023-02-26
Stephanie Tingley	Dover	NH	3820	US	2023-02-26
Kokichi Ouma	Tullahoma		37388	US	2023-02-26
Kayla Cowman	Coral Springs		33063	US	2023-02-26
George Claxton				US	2023-02-26
Mohamed Yahya	Washington		20002	US	2023-02-26
G. Diane Matthews-Marcelin	Carson		90746	US	2023-02-26
Joshua Evans	Roseville		95661	US	2023-02-26
jacob vangah	Ashburn		20148	US	2023-02-26
Ann Butler	Quincy		2169	US	2023-02-26
Herb Covey	Nashua	NH	3063	US	2023-02-26
Anna Laidler	East Stroudsburg		18301	US	2023-02-26
Carlos Hernández	Miami		33132	US	2023-02-26
Mikaela Reisman	Portsmouth	NH	3801	US	2023-02-26
Julia Rizzo	Absecon		8201	US	2023-02-26
Sankavi Sampath	Syracuse		13210	US	2023-02-26
Lauren Feige	Durham	NH	3824	US	2023-02-26
Wendy Nichols	South Ogden		84405	US	2023-02-26
Richard Joseph Robles	Springfield		37172	US	2023-02-26
Alexander White	Kansas City		64121	US	2023-02-26
Tony Del Bosque	Austin		78748	US	2023-02-26
Rich Johnson	Clarksville		37043	US	2023-02-26
Ava Deming	Springfield		19064	US	2023-02-26
Zachary Balthis	San Antonio		78207	US	2023-02-26
MarkAnthony Mclean	Freeport	NY	11520	US	2023-02-26
Roman Bidak	Los Angeles		90026	US	2023-02-26
Christine Campbell	Somersworth	NH	3878	US	2023-02-26
Roman Sydorenko	Seattle		98101	US	2023-02-26
Hector Amaya	Houston		77014	US	2023-02-26
David Birch	Muphy		28906	US	2023-02-26
Amy Stanganelli	Madbury	NH	3823	US	2023-02-26

Tracy Dearborn	Rochester	NH	3867	US	2023-02-26
DENNIS MURRAY	Kingston			Jamaica	2023-02-26
Anthony Stanganelli	Somersworth	NH	3878	US	2023-02-26
Amy Evans	Barrington	NH	3825	US	2023-02-26
Patrick Stanganelli	Fitchburg	MA	1420	US	2023-02-26
Spencer Fournier	Manchester	NH	3103	US	2023-02-26
Bella Kopel	Concord		94520	US	2023-02-26
Madeleine Casillas	Chula Vista		91910	US	2023-02-26
Lillian Bernier	Rochester	NH	3839	US	2023-02-26
pablo ruiz	burleson		76028	US	2023-02-26
Monica Gonzalez	Fort Wayne		46803	US	2023-02-26
Julie Cannon	Roswell		88203	US	2023-02-26
Noah McAllister				US	2023-02-26
Orva M Gullett	Marion		43302-8435	US	2023-02-26
Laura Reiger	Minneapolis		55433	US	2023-02-26
Ashlyn Milender	Meridian		83646	US	2023-02-26
Adam wells Wells	Bettendorf		52722	US	2023-02-26
Melissa Carter	Falls Church		22042	US	2023-02-26
Trisha Gaulin	Milton	NH	3851	US	2023-02-26
Bob Less	Van Nuys		91405	US	2023-02-26
Alicia Roberts	Bailey		80421	US	2023-02-26
Diana Carpinone	Dover	NH	3820	US	2023-02-26
Natasha Galloway	Lee	NH	3861	US	2023-02-26
Michelle Schultz	Nottingham	NH	3290	US	2023-02-26
Lauren Dugan	Dover	NH	3820	US	2023-02-26
Edward Dugan	Dover	NH	3820	US	2023-02-26
Erica hatch	Rochester	NH	3867	US	2023-02-26
Sarah Williams	Rochester	NH	3867	US	2023-02-26
Kathleen Landry	Rochester	NH	3867	US	2023-02-26
Matt Bernier	Newfields	NH	3856	US	2023-02-26
Austin OReilly	West Newfield	ME	4095	US	2023-02-26
Kayla Brown	Newmarket	NH	3857	US	2023-02-26
Corinne Primm	North Haverhill	NH	3774	US	2023-02-26
Heather DuQuette	Rochester	NH	3867	US	2023-02-26
Taylor Wilusz	Dover	NH	3820	US	2023-02-26
yolanda schultes	Wittenbach	CA	9300	US	2023-02-26
Annette Hof	Crooks	SD	57020	US	2023-02-26
Graham Duncan	Dublin		D02	Ireland	2023-02-26
Jacqueline Lavanchy	Martigny		1920	Switzerland	2023-02-26
Rosa Cabrerizo	Hospitalet de Llobregat		8906	Spain	2023-02-26
Claudia Neuhalfen	Bonn		53117	Germany	2023-02-26
danielle Farquharson	Gilford	NH	3249	US	2023-02-26
Falcon Knight	Brooklyn	NY	11226	US	2023-02-26
Zed Trick	Brooklyn	NY		US	2023-02-26

Darlene Stowell	Allenstown	NH	3275	US	2023-02-26
Sylvia Breuer	Hamburg		20144	Germany	2023-02-26
Djamila Grouci	Nanteuil les meaux		77100	France	2023-02-26
Sabine Möhler	esselbach		97839	Germany	2023-02-26
Consuelo Serena Velasco	Strambino Fr Cerone		10019	Italy	2023-02-26
Ana Gruber	Wolfratshausen		82515	Germany	2023-02-26
A. Otto	Auerbach		8209	Germany	2023-02-26
Anne Montarou	Ahrensburg		22926	Germany	2023-02-26
Uwe Vietzke				Germany	2023-02-26
Amber Shaw	Derry	NH	3038	US	2023-02-26
Josie Perez	Pasig			Philippines	2023-02-26
Graham edward Ingledow	San Roque cadiz		11360	Spain	2023-02-26
Anneke Andries	Raamsdonksveer		4941JT	Netherlands	2023-02-26
Kurt Amsler	Bandol		83150	France	2023-02-26
Roxana Moya	Santiago			Chile	2023-02-26
Niina Anttinen	Espoo			Finland	2023-02-26
Louise Belmont	Farmington	NH	3835	US	2023-02-26
Pat Watts	Milton	NH	3851	US	2023-02-26
Bambi Mayr				Austria	2023-02-26
Kathy Kropac	North Conway	NH	3860	US	2023-02-26
Sarah Beauregard	Dover	NH	3820	US	2023-02-26
Nestor Berazategui	Maipú		5515	Argentina	2023-02-26
Linda Mullally	Brookline	MA	2445	US	2023-02-26
Consentine Lisa	Newmarket	NH	3857	US	2023-02-26
Kristen McClelland	North Hampton	NH	3862	US	2023-02-26
Heather Buttiglieri	Lebanon	ME	4027	US	2023-02-26
Carolyn Cusick	Enfield	NH	3748	US	2023-02-26
KErry Shallis	Coatesville	PA	19320	US	2023-02-26
Patricia Bittner	Lebanon	ME	4027	US	2023-02-26
Meghan Roche	Barrington	NH	3825	US	2023-02-26
Christeen Anderson	Crestview	FL	32539	US	2023-02-26
Evette Brown	Harwich	MA	2645	US	2023-02-26
pilar blas	san sebastian		20009	Spain	2023-02-26
hortencia mendoza			44260	Mexico	2023-02-26
Jennifer Harris	Lebanon	ME	4027	US	2023-02-26
Kerryn Dobbin	Hooksett	NH	3106	US	2023-02-26
Sarah Juhlin	Sanbornville	NH	3872	US	2023-02-26
Melissa Tsouhnikas	East Stroudsbur	PA	18301	US	2023-02-26
Ashley Pierce	Rochester	NH	3867	US	2023-02-26
Michelle Mason	Laie	HI	96762	US	2023-02-26
Audelle Harvey	Yonkers	NY	10701	US	2023-02-26
Mirjam Talma	Buitenpost		9285VZ	Netherlands	2023-02-26
Nelly PRESTAT	Mouroux		77120	France	2023-02-26
Jennifer Joyce	Newburyport	MA	1950	US	2023-02-26

Susana Muñoz	Madrid		28019	Spain	2023-02-26
Lisa Cadieux	Rochester	NH	3867	US	2023-02-26
Michele Alexander	Somersworth	NH	3878	US	2023-02-26
Dena Cutrone	Somersworth	NH	3878	US	2023-02-26
Beth Jenkins	Derry	NH	3038	US	2023-02-26
Amber Potter	Meredith	NH	3253	US	2023-02-26
Maria Martinez	Muscle Shoals		35661	US	2023-02-26
Keila Leon	Bronx		10473	US	2023-02-26
Josh Standiford	Lake Zurich		60047	US	2023-02-26
Jada Guillouette	Brooklyn		11234	US	2023-02-26
Marga Gili	Palma		7003	Spain	2023-02-26
Victoria Petersen	Windsor	CA	95492	US	2023-02-26
Dave Ostrander	Dover	NH	3103	US	2023-02-26
Camryn Dembiec	Meredith	NH	3253	US	2023-02-26
william Potter	Portsmouth	NH	3801	US	2023-02-26
Zed Trick	Brooklyn	NY		US	2023-02-26
Jane Kelley	Center Ossipee	NH	3814	US	2023-02-26
Yvette Haddock	Middleton	NH	3872	US	2023-02-26
Cari Bourn	Hampton	NH	3842	US	2023-02-26
Amy Belaire	New London	NH	3257	US	2023-02-26
Shannon Emmons	Lebanon	ME	4027	US	2023-02-26
Liana Luciano	Munich		80933	Germany	2023-02-26
jocelyne lapointe	terrebonne		j6w0b5	Canada	2023-02-26
Maria Franceschini	Dover	NH		US	2023-02-26
Ali Deneault	Portsmouth	NH	3801	US	2023-02-26
Annmarie Davis	Rochester	NH	3867	US	2023-02-26
Analía Caiazza	Rosario		2000	Argentina	2023-02-26
Jesse C	Windham	NH	3087	US	2023-02-26
Brenda Smith	Dover	NH	3820	US	2023-02-26
Mark Joseph	Dover	NH	3820	US	2023-02-26
Courtney Murphy	Dover	NH	3820	US	2023-02-26
Tom Martine	Cape Neddick	ME	3902	US	2023-02-26
R S	Koln		51069	Germany	2023-02-26
Karen Pierce	Fremont	NH	3044	US	2023-02-26
Adam Kaluba	Burleson	TX	76028	US	2023-02-26
Mike Fairbanks	Lee	NH	3861	US	2023-02-26
marinella bigoni	modena		41126	Italy	2023-02-26
Betheny Gregg	Temperance		48182	US	2023-02-26
Melissa Fredericks	Dover	NH	3820	US	2023-02-26
Crystal Norton	Dillon		29536	US	2023-02-26
Alohilani Stine	League City		77573	US	2023-02-26
Kenyetta Connett	Houston		77003	US	2023-02-26
Jackie S	Alexandria		22309	US	2023-02-26
Kristin Rodriguez	Bronx		10457	US	2023-02-26

Jaime Hajjar	Tewksbury		1876	US	2023-02-26
Gordon Poston	Kingstree		29556	US	2023-02-26
Lisa Salazar	Shasta Lake	CA	96089	US	2023-02-26
Pam Miller	Tolar	TX	76046	US	2023-02-26
Andrea Huff	Dover	NH	3820	US	2023-02-26
Danielle Ely	Portsmouth	NH	3801	US	2023-02-26
Julie Port	Slough		SL1	UK	2023-02-26
Diane Skipper	Rochester	NH	3867	US	2023-02-26
Aaron Copple	Dover	NH	3820	US	2023-02-26
Wendy Moreau	Dover	NH	3820	US	2023-02-26
Andrea Gendron	Rochester	NH	3867	US	2023-02-26
Elizabeth Van Gelder	Rochester	NH	3839	US	2023-02-26
Kayli Miles	Philadelphia	PA	19126	US	2023-02-26
Cyndi LaPlante	Rochester	NH	3867	US	2023-02-26
Sue Ellen Cuff	Fremont	NH	3044	US	2023-02-26
Cathy Ballou	Dover	NH	3821	US	2023-02-26
Chris Paolino	Las Vegas	NV	89103	US	2023-02-26
McKenna Newell	Providence	RI	2909	US	2023-02-26
Dominique LANG	Vaison-la-Romaine		84110	France	2023-02-26
Didi Dangas	Rollinsford	NH	3869	US	2023-02-26
Beth Livingstone	Durham	NC	27701	US	2023-02-26
Jaiya Baillou	Lancaster		93534	US	2023-02-26
Kristina Sherman	Rochester	NH	3867	US	2023-02-26
Arisdne Wright	Merrimac	MA	1860	US	2023-02-26
Astrid V.d. Geest	Stadskanaal		9502	Netherlands	2023-02-26
Sharon Lemelin	Boston	MA	2115	US	2023-02-26
Susan McLean	Rochester	NH	3867	US	2023-02-27
Mirjana Neskovich	Perth		6021	Australia	2023-02-27
Monique Cucinotta	Dorchester	MA	2125	US	2023-02-27
Terry Vaccaro	Plainfield	NJ	7060	US	2023-02-27
Karen Krieg	Clarksburg	MD	20871	US	2023-02-27
Lindsey Spada	Barrington	NH	3825	US	2023-02-27
Kathryn Filanoski	Madbury	NH	3823	US	2023-02-27
holger meyer	Weyhe		28844	Germany	2023-02-27
Virginia Hazboun	Maywood	CA	90270	US	2023-02-27
Deana Faucher	Dover	NH	3820	US	2023-02-27
Kelly Stanford	Rockwell	NC	28138	US	2023-02-27
Alicia Zakupowsky	Dover	NH	33993	US	2023-02-27
corine cathala	Pierrelatte		26700	France	2023-02-27
Kaitlyn Palmer-Silva	Somersworth	NH	3878	US	2023-02-27
Laurisa Flannery-Heapes	Spofford	NH	3462	US	2023-02-27
Karen Martin-Brown	Dover	NH	3820	US	2023-02-27
Huges Lybarger	New York	NY	10013	US	2023-02-27
Emily McGrath	Laconia	NH	3246	US	2023-02-27

Cassandra DiMeo	Dover	NH	3820	US	2023-02-27
Laura Eschmann	Barrington	NH	3825	US	2023-02-27
Dawn Kittredge	Dover	NH	3820	US	2023-02-27
Andrew Vallender	Ventnor	ENG	PO38 1BH	UK	2023-02-27
Daniel Silva	Somersworth	NH	3878	US	2023-02-27
L M	Nampa		83651	US	2023-02-27
Kathryne Day	Somersworth	NH	3878	US	2023-02-27
Lia Dense	Miami		6516	US	2023-02-27
Jon Henry	South Berwick	ME	3908	US	2023-02-27
Abby Hugo	Dover	NH	3820	US	2023-02-27
Grace Briskman	Raleigh		27610	US	2023-02-27
Jimena Dolores	Queens		11377	US	2023-02-27
Gynoludine Masolahy	Salt Lake City		84106	US	2023-02-27
Kelly Hammond	Seattle	WA	98116	US	2023-02-27
Megan Perkins	Springfield	OR	97478	US	2023-02-27
Nikki Luciano-Bourgeois	Rochester	NH	3867	US	2023-02-27
Stanley Pope	Newmarket	NH	3857	US	2023-02-27
Katalin Kónya-Jakus	Szatymaz			Hungary	2023-02-27
catherine cheneval	LYON		73000	Spain	2023-02-27
Lucy Ripper	Portsmouth	NH	3801	US	2023-02-27
Wendy Forster				UK	2023-02-27
Robert Nowak				Poland	2023-02-27
Joyce Alexander	Edinburgh	SCT	EH11	UK	2023-02-27
Hannah Thistle	Dover	NH	3820	US	2023-02-27
Skye Mcpherson	Somersworth	NH	3878	US	2023-02-27
Maria Miles	Strafford	NH	3884	US	2023-02-27
Andrea Shaw	Dover	NH	3820	US	2023-02-27
Melissa Cressey	Portsmouth	NH	3801	US	2023-02-27
Taylor Bolduc	Amesbury	MA	1913	US	2023-02-27
Harriet Beaulieu	Dover	NH	3820	US	2023-02-27
Sydney Silk	Dover	NH	3820	US	2023-02-27
Rae Enslin	Manchester	NH	3103	US	2023-02-27
Heather Weed	Dover	NH	3820	US	2023-02-27
Lily Rodgers	Boston	MA	2110	US	2023-02-27
Elizabeth Sargent	Franklin	NH	3235	US	2023-02-27
Kimberly Harvey	Center Conway	NH	3813	US	2023-02-27
Andrew Clark	Winthrop	MA	2152	US	2023-02-27
Carol Robinson	Portsmouth	NH	3801	US	2023-02-27
Russell Miles	Durham	NH	3824	US	2023-02-27
Kimberly Massett	Hampton	NH	3842	US	2023-02-27
shi chastain	Greenville		29609	US	2023-02-27
Alicia Lawson	Burlington		27215	US	2023-02-27
Jeanette Bartholomew	Hillsborough		8844	US	2023-02-27
Hi Varney	Durham	NH	3824	US	2023-02-27

stephen ofili	cairo			US	2023-02-27
Jacob Myers	New York		10004	US	2023-02-27
Valerie Brock	Portsmouth	NH	3801	US	2023-02-27
nicole casey	Boston	MA	3820	US	2023-02-27
Taliyah Brown	Shreveport		71106	US	2023-02-27
Jennifer Smith	Portsmouth	NH	3801	US	2023-02-27
Anna Luneau	Visé		4600	Belgium	2023-02-27
Evelyn Schultz	Wilmette		60091	US	2023-02-27
Ethan Turgeon	Dover	NH	3820	US	2023-02-27
chidimma chukwu	Jamaica Plain		2130	US	2023-02-27
Lindsey Stengele	Rochester	NH	3867	US	2023-02-27
Lisa Soucie	Somersworth	NH	3878	US	2023-02-27
Christine McCarville	Rochester	NH	3839	US	2023-02-27
Sean Evans	Barrington	NH	3825	US	2023-02-27
Taylor Montgomery	Cloverdale		46120	US	2023-02-27
Emma Byrd	Texarkana		75501	US	2023-02-27
jiang lin	Tamaroa		62888	US	2023-02-27
Joseph Corona	Los Angeles		90040	US	2023-02-27
Kate Kenner	Guilford	VT	5301	US	2023-02-27
Alexa Pedroza				US	2023-02-27
Okeu Ekea	Philadelphia	PA	19125	US	2023-02-27
Alison Brown	Brookfield		6804	US	2023-02-27
Ahmed Abdul-hameed	Dallas		75270	US	2023-02-27
Chinwe Iloabanafo	Plano		75093	US	2023-02-27
Karen Mccarty	Granbury		76048	US	2023-02-27
Chioma Akunna	Newark		7111	US	2023-02-27
Ayomide SOWEMIMO	Roswell		30075	US	2023-02-27
Julianna Koyunoglu	Annandale		22003	US	2023-02-27
Sunkanmi Olajide	Detroit		48272	US	2023-02-27
Alyssa Schleifer	Prescott Valley		86314	US	2023-02-27
Lai Zhang	Los Angeles		90017	US	2023-02-27
alexxia compo	Prescott Valley		86314	US	2023-02-27
Rami Akin	Pennsburg		18073	US	2023-02-27
amaechi okwor	COCKEYSVILLE		21030	US	2023-02-27
Brandon Ledbetter	Thornville		43076	US	2023-02-27
Cris Hayes	Chicago		60666	US	2023-02-27
Allie Newman	Wappingers Falls		12590	US	2023-02-27
Enumah David	New York		10013	US	2023-02-27
Blessing Isibor	Phoenix		85041	US	2023-02-27
jiaqi song	Los Angeles		90060	US	2023-02-27
Maria Sánchez	Griffith		46319	US	2023-02-27
Jesiah Matlock				US	2023-02-27
Raylin Wiggin	Lisbon Falls	ME	4252	US	2023-02-27
Sara Lang	Portsmouth	NH	3801	US	2023-02-27

Jonathan Moscone	Somersworth	NH	3878	US	2023-02-27
Christine McCarville				US	2023-02-27
Laura Gendron	Northwood	NH	3261	US	2023-02-27
Erica DesRoches	Dover	NH	3820	US	2023-02-27
Amy Spencer	Dover	NH	3820	US	2023-02-27
Kristine McCarthy	Dover	NH	3820	US	2023-02-27
Susan Hills	Exeter	NH	3833	US	2023-02-27
Jamie Cross	Dover	NH	380	US	2023-02-27
Regyn Rothney	Berwick	ME	3901	US	2023-02-27
Jessica Johnson	Huntington	VT	5462	US	2023-02-27
Kenny Mazige	Rochester	NH	3867	US	2023-02-27
Sonya Heikkinen	Auburn	ME	4210	US	2023-02-27
Stephanie Paine	Dover	NH	3820	US	2023-02-27
Brooke Wilson	North Berwick	ME	3906	US	2023-02-27
Kyle Green	Rochester	NH	3867	US	2023-02-27
Olivia Boudreau	Somersworth	NH	3878	US	2023-02-27
Kenneth Sharpe	La Marque		77568	US	2023-02-27
Vincent Dong	Mebane		27302	US	2023-02-27
jin jiayi	San Jose		95119	US	2023-02-27
Jordan Lynes	Merrimack	NH	3054	US	2023-02-27
Brandon Ward	North Grosvenor Dale		6255	US	2023-02-27
Katherine Siddall	Baldwinsville	NY	13027	US	2023-02-27
Brittany Bergquist	Manchester	NH	3104	US	2023-02-27
jemma Prather	Heber		84032	US	2023-02-27
Alex Glenn	Ridgefield		6877	US	2023-02-27
Chidinma Okoli	Houston		77066	US	2023-02-27
Emily Ketchum	Big Rapids		49307	US	2023-02-27
Caitlyn Lang	Hazlet		7730	US	2023-02-27
Jenna Perkins	Boston	MA	2111	US	2023-02-27
Stella Eggleston	Pittsburgh		15207	US	2023-02-27
brooke haner	Chandler		85224	US	2023-02-27
Pamela Boston	Somersworth	NH	3878	US	2023-02-27
Shari Piper	Dover	NH	3820	US	2023-02-27
Aloysius Agbonye	Houston		77203	US	2023-02-27
Brittney Hill	Derry	NH	3038	US	2023-02-27
Taylor Raperto	Blairstown		7825	US	2023-02-27
Adam McGee	Sanford	ME	4073	US	2023-02-27
yw Z	Birmingham		35249	US	2023-02-27
Jacob Blanchette	Dover	NH	3820	US	2023-02-27
Rebecca Pearce	Boston	MA	2114	US	2023-02-27
Ada Ezike	Dallas		75270	US	2023-02-27
Emma Hakas				US	2023-02-27
Solomon Charles	Concord		3301	US	2023-02-27
Raiken Strong	Chicago		60643	US	2023-02-27

Madison Stanley	Dallas		75204	US	2023-02-27
Theresa Lin	Queens		11368	US	2023-02-27
Anulika Ezeokafor	Saint Cloud	MN	56301	US	2023-02-27
Melissa Yost	NY		11111	US	2023-02-27
Jonathan Rendon Rubio	Mesa		85210	US	2023-02-27
Ella Rohr	Clifton		20124	US	2023-02-27
Tamarapreye Ekadi	Brockton		2301	US	2023-02-27
Rochella Jackson	Concord		90875	US	2023-02-27
Caira V	Odessa		7	US	2023-02-27
Noah burkett	Hickory		28601	US	2023-02-27
Hollie Matusiak	Cedar Park		78613	US	2023-02-27
Xinyi Zhu	Los Angeles		90017	US	2023-02-27
Deborah Spencer	Billerica		1821	US	2023-02-27
Krystian Kucharzyk	Willowbrook		60527	US	2023-02-27
Kristie Silva	San Jose		95123	US	2023-02-27
Nick Gurganus	Atlanta		30345	US	2023-02-27
Sam Janami	Carlsbad		92011	US	2023-02-27
Yii Ju sen	Pullman		99163	US	2023-02-27
Bobby Johnson	Providence	RI	2909	US	2023-02-27
Raleigh koritz	Saint Paul	MN	55114	US	2023-02-27
Hanneke Mol	Poortvliet	NE	4693EG	US	2023-02-27
Shelby Macpherson	Dover	NH	3820	US	2023-02-27
Crystal Paradis	Somersworth	NH	3878	US	2023-02-27
Jamila Noblet	Worcester	MA	1615	US	2023-02-27
Kerry Hansen	Dover	NH	3820	US	2023-02-27
Soleil Gagne	Portsmouth	NH	3801	US	2023-02-27
Dante Medori	Jenkintown	PA	19046	US	2023-02-27
Caroline Sévilla	Paris		75001	France	2023-02-27
marielaure vignaud			16200	France	2023-02-27
Corey Collins	Roswell	GA	30075	US	2023-02-27
Michelle Gould	Charlestown	MA	2129	US	2023-02-27
Anthony Dow	Dover	NH	3820	US	2023-02-27
Randi Pickering	Dover	NH	3820	US	2023-02-27
Jake Whitehouse	Durham	NH	3824	US	2023-02-27
Joe Thibodeau	Somersworth	NH	3878	US	2023-02-27
Jay Johnson	Dover	NH	3820	US	2023-02-27
Kalee Willard	Dover	NH	3820	US	2023-02-27
Angelina Calibro	Fernley		89408	US	2023-02-27
Robert W	Hicksville		11801	US	2023-02-27
Iris Sinai	New York	NY	10036	US	2023-02-27
Donna Brownley	Rochester	NH	3867	US	2023-02-27
viktor ifechi	New York		10118	US	2023-02-27
Selina Martinez	Fort Smith		72904	US	2023-02-27
Mary Le	el monte		91731	US	2023-02-27

John Kurtlander				US	2023-02-27
Andrea Lema				US	2023-02-27
Crystal Lozada	Ocala		34471	US	2023-02-27
Lauretta Padgett	Sullivan		47882	US	2023-02-27
Angela Higgenbottom	Huntsville		35810	US	2023-02-27
Makai Price	Denver		80111	US	2023-02-27
Tina Hall	Rex		30273	US	2023-02-27
Friday Igbinoba	Chicago	IL	60623	US	2023-02-27
Alexa Langer	Chicago		60638	US	2023-02-27
Gohartaj Goudarzian	Diamond Bar		91765	US	2023-02-27
Adam Ginsburg	Salt Lake City		84121	US	2023-02-27
Lauren Chesley	Norwood		13668	US	2023-02-27
Asher Sleeth	Anderson		29621	US	2023-02-27
Mark Lyon	Danielsville		30633	US	2023-02-27
julieann kimbell	Prosper		75078	US	2023-02-27
Anthonia aniunoh-osuji	Miami		33130	US	2023-02-27
Michelle Stutzman	Grain Valley		64029	US	2023-02-27
Sunday Olatunji	New York	NY	10118	US	2023-02-27
Israel Loveday	London		39901	US	2023-02-27
Kyan Lewis	Little Rock			US	2023-02-27
Jordyn Hurowitz	Scottsdale		85255	US	2023-02-27
Daria Melnikova	Aliso Viejo		92656	US	2023-02-27
Stephanie Heal	Windham Cente	ME	4062	US	2023-02-27
Irma Gomez	Miami	FL	33186	US	2023-02-27
Avery Huddle	Panhandle		79068	US	2023-02-27
bruno da Silva Fonseca	Denton		76208	US	2023-02-27
kimberly Sanchez	Bradley Beach		7720	US	2023-02-27
Kaylee Leach	Amarillo		79108	US	2023-02-27
Bill Nye	Burlington	KY	41005	US	2023-02-27
Ugomma Epoh	Compton		90221	US	2023-02-27
Iyke Justin	Philadelphia		19151	US	2023-02-27
Damien Hegarty	Bronx		10452	US	2023-02-27
Karen Doman	Ridgefield	CT	6877	US	2023-02-27
Corgan Ross	Peoria		61615	US	2023-02-27
Lindsey Buxbaum	Southbury		6488	US	2023-02-27
Kerri Shea	Wantagh		11793	US	2023-02-27
Potter Out	Park Ridge		60068	US	2023-02-27
John Henley	Nashville		37217	US	2023-02-27
Charlie Morris	Marietta		30067	US	2023-02-27
Kaitlyn Pahl	Twin Lakes		53181	US	2023-02-27
Divya Nagendran	Aurora		60505	US	2023-02-27
Kenneth Clark	Kennebunk		4043	US	2023-02-27
Alex Ceballos	Stockton		95202	US	2023-02-27
Brenda Avalos	Naugatuck		6770	US	2023-02-27

Sabon Ototoh	Las Vegas		89169	US	2023-02-27
Dfire butt	Williamsburg		23188	US	2023-02-27
David Garofano	Derry	NH	3038	US	2023-02-27
Maria G Maugeri	Freeport	FL	32439	US	2023-02-27
Dane Shaw	Kennebunkport	ME	4046	US	2023-02-27
Oleg Kobets	Kemerovo		650001	Russia	2023-02-27
Aaron Buell	Dover	NH	3820	US	2023-02-27
Frédéric Jaubert	Pont de Chéruy		38230	France	2023-02-27
Deb Leonard	Rochester	NH	3867	US	2023-02-27
Traci Bisson	Barrington	NH	3826	US	2023-02-27
simone maes			9000	Belgium	2023-02-27
christie nevius	Dover	NH	3820	US	2023-02-27
Elisabeth Bechmann	Polten		3100	Austria	2023-02-27
Patrick Collins	Portsmouth	NH	3801	US	2023-02-27
Maryann Staron	Hometown	IL	60456-1035	US	2023-02-27
Jessica Sawyer	Rochester	NH	3867	US	2023-02-27
Josh Gavina	Hereford		79045	US	2023-02-27
Ava Jones	Chicago		60609	US	2023-02-27
Burke Sampson	Kansas City		64121	US	2023-02-27
Halle Garrison	Robbinsville		8691	US	2023-02-27
Shari Werve	Kenosha		53143	US	2023-02-27
Yamile Guzman	Silver Spring		20903	US	2023-02-27
bryana johnson	Chicago		60642	US	2023-02-27
Samantha Rindell	San Angelo		76904	US	2023-02-27
Christna Frutuoso	Esch		4069	Luxembourg	2023-02-27
Cecilia Macabeo	Lihue		96766	US	2023-02-27
Success Chikwere	The Bronx		10467	US	2023-02-27
adelynn hinman	Mullica Hill		8062	US	2023-02-27
Cody Ouimet	York Village	ME	3909	US	2023-02-27
La' Keisha Allen				US	2023-02-27
Delaney Brunner	Wake Forest		27587	US	2023-02-27
Eli Hassani	Woodbury		55125	US	2023-02-27
kiyah franc	Momence		60954	US	2023-02-27
TMB Lion	Phoenix		85034	US	2023-02-27
Katerina Sanchez	Greenville		29605	US	2023-02-27
IMan Story	Richmond		23235	US	2023-02-27
Audrey Harper	Salt Lake City		84111	US	2023-02-27
William Likens	Hartford City		47348	US	2023-02-27
Varda Khan	Albany		12208	US	2023-02-27
Alaba Adejuwon	Boston		2110	US	2023-02-27
Amber Houde	Lebanon	ME	4027	US	2023-02-27
Tia Stevens	Hyde Park		2136	US	2023-02-27
Carolyn Moscone	Somersworth	NH	3878	US	2023-02-27
Marc Huysmans	Edegem			Belgium	2023-02-27

Jaclyn Scott Kay	Dover	NH	3820	US	2023-02-27
Danielle Payeur	Springvale	ME	4083	US	2023-02-28
Jen Doherty	Dover	NH	3820	US	2023-02-28
Claire Davis	Boston	MA	2116	US	2023-02-28
Arleen Harty	Dover	NH	3820	US	2023-02-28
L Saunders	Masterton			New Zealand	2023-02-28
Alonso Ramirez	Sterling Heights		48312	US	2023-02-28
Vanessa Barboza	El Paso		79930	US	2023-02-28
Arsen Tyrchyk	Arlington Heights		60004	US	2023-02-28
Jennifer Henning	Folsom		95630	US	2023-02-28
Tom Doherty	Dover	NH	3820	US	2023-02-28
Danielle Alley	Dover	NH	3820	US	2023-02-28
Garnett Persinger	Meadville	PA	16335	US	2023-02-28
Jody Curran	Providence	RI	2907	US	2023-02-28
Michael Doherty	Oak Harbor	WA	98277	US	2023-02-28
Renata Cheferrino	Rio de Janeiro			Brazil	2023-02-28
Wendy Kettlewood	Dover	NH	3820	US	2023-02-28
Berfin Aloglu				US	2023-02-28
Shannon Carlson	Dover	NH	3820	US	2023-02-28
Lynn Campbell	Wareham	MA	2571	US	2023-02-28
Polly Dale	Portsmouth	NH	3801	US	2023-02-28
Erick Graham	Dover	NH	3820	US	2023-02-28
Amanda Alexis	Rochester	NH	3867	US	2023-02-28
Janine Vinton	Hastings		3915	Australia	2023-02-28
lauren h	Hampton	NH	3842	US	2023-02-28
Shannin Duchano	Somersworth	NH	3878	US	2023-02-28
Marcel Alexandrovich	DKI Jakarta		12240	Indonesia	2023-02-28
sadie al	South Jakarta		12514	Indonesia	2023-02-28
Heather Lorenzo	Berwick	ME	3901	US	2023-02-28
Sylvia DRIOULE	Li&#65533;ge			Belgium	2023-02-28
Margit Ristimäki	Helsinki			Finland	2023-02-28
Zachary Ferris	Mount Sterling	KY	40353	US	2023-02-28
Robin Lafrenier	Portsmouth	NH	3801	US	2023-02-28
rolf wiesler	Johannesburg		2041	South Africa	2023-02-28
Annick Rumpel	Metz		57000	France	2023-02-28
Wolfgang Boehm	Homer City	PA	15748	US	2023-02-28
Sophie Counsil	Rollinsford	NH	3869	US	2023-02-28
maddie hartnett	Durham	NH	3824	US	2023-02-28
Catherine Emmons	South Berwick	ME	3908	US	2023-02-28
Jay Doherty	Portsmouth	NH	3801	US	2023-02-28
Danielle Servas	Thionville		57100	France	2023-02-28
Jessica Barger	New Ipswich	NH	3071	US	2023-02-28
Tracy Spinney	South Berwick	ME	3908	US	2023-02-28
Henry Lindell	Pittsfield	NH	3263	US	2023-02-28

Alison Ballentyne	South Berwick	ME	3908	US	2023-02-28
Julia Gurney	Eliot	ME	3903	US	2023-02-28
Katrina Caouette	Sanford	ME	4073	US	2023-02-28
Denise Dwyer	Rochester	NH	3867	US	2023-02-28
Mandy Schulkind	Rochester	NH	3867	US	2023-02-28
Destiny Vargas	Cimarron		67835	US	2023-02-28
Abiodun Johnson	Baton Rouge		70814	US	2023-02-28
Kara Hayes	Lookout		25868	US	2023-02-28
Antonio Arambula	Chicago		60616	US	2023-02-28
teagan k	Paw Paw		49079	US	2023-02-28
Tabor Vogt	Phoenix		85016	US	2023-02-28
shannon garza	Houston		77007	US	2023-02-28
Tom Michaels	Wayne		7470	US	2023-02-28
jenise robles	Springfield		37172	US	2023-02-28
Lily Tatz				US	2023-02-28
riddle hidd	Allen		75013	US	2023-02-28
Yadir Martinez	Kernersville		27107	US	2023-02-28
Heather Peacock	Portsmouth	NH	3801	US	2023-02-28
Debra Green	Newbury Old To	MA	1951	US	2023-02-28
BillieJo Goslin	Farmington	NH	3835	US	2023-02-28
Tonia Calhoon	Merrimack	NH	3054	US	2023-02-28
Jerusha Fish	Newbury	NH	3255	US	2023-02-28
Thomas Pearce	Franklin	NH	3235	US	2023-02-28
Kaitlin Deyo	Somersworth	NH	3878	US	2023-02-28
Shawn St.Pierre	Boston	MA	2128	US	2023-02-28
Daniel Leavitt	Portsmouth	NH	3801	US	2023-02-28
Evie Laurash	Nashua	NH	3062	US	2023-02-28
Kimberly Major	Portsmouth	NH	3801	US	2023-02-28
Amanda Fisher	Durham	NH	3824	US	2023-02-28
Vanda Moore	Greenland	NH	3840	US	2023-02-28
Allison Mahan	Dover	NH	3820	US	2023-02-28
Jordyn Cook	Dorchester	MA	2125	US	2023-02-28
Jillian Ricci	Portsmouth	NH	3801	US	2023-02-28
Amber Neal	Carrollton	TX	75010	US	2023-02-28
Joe ricci	Portsmouth	NH	3801	US	2023-02-28
Michelle Marland	Chelsea	MA	2150	US	2023-02-28
Allyson Britton	Rollinsford	NH	3869	US	2023-02-28
Echo Kent	Rochester	NH	3867	US	2023-02-28
Victoria Mason	Berwick	ME	3901	US	2023-02-28
Andrew Dettmer	Indianapolis	IN	46204	US	2023-02-28
Regan Gentner	Bedford	NH	3110	US	2023-02-28
Anu Gopala	Orlando	FL	32822	US	2023-02-28
Jason Harris	Sanford	ME	4073	US	2023-02-28
Elizabeth Theriault	South Berwick	ME	3908	US	2023-02-28

Bailey Houghton	Dover	NH	3820	US	2023-02-28
Katie Kelley	Woolwich	ME	4579	US	2023-02-28
PAMELA LARDNER	MILTON	NH	3851	US	2023-02-28
Jane Eldridge	Wentworth	NH	3282	US	2023-02-28
Catie Keenan	York Village	ME	3909	US	2023-02-28
Hannah Emmons	South Berwick	ME	3908	US	2023-02-28
Sherri Woodward	18w 51st Street	ME	3906	US	2023-02-28
Donna Gardner	New York	NY	10118	US	2023-02-28
Alexis Zerbinopoulos	Rochester		3867	US	2023-02-28
Miranda Anderson	Lee	NH	3861	US	2023-02-28
Monica Zani	South Portland	ME	4116	US	2023-02-28
Brittney Blouin	Rochester	NH	3867	US	2023-02-28
Melanie Giehl	Barrington	NH	3825	US	2023-02-28
Amanda Cloutier	Salisbury	MA	1952	US	2023-02-28
Kate Wiggin	Farmington	NH	3835	US	2023-02-28
Sarah West	South Berwick	ME	3908	US	2023-02-28
Maya Miatkowski	Berwick	ME	3901	US	2023-02-28
Kelsey Roy	Dover	NH	3820	US	2023-02-28
Christain Main	Boston	MA	2210	US	2023-02-28
Laminda Puckett	Portsmouth	NH	3801	US	2023-02-28
Maura Oakes	Biddeford	ME	4005	US	2023-02-28
Matt Fisher	Somersworth	NH	3878	US	2023-02-28
Michelle Rennie	Berwick	ME	3901	US	2023-02-28
Claudia Negalha	New Bedford		2745	US	2023-02-28
Sarah Krzyzanowski	Portsmouth	NH	3801	US	2023-02-28
Laura Costello	Berwick	ME	3901	US	2023-02-28
Faith Loewy	Dover	NH	3820	US	2023-02-28
Mary Everett	Durham	NH	3824	US	2023-02-28
Mike Daigle	Rye	NH	3870	US	2023-02-28
Vulture Bones	Brooklyn	NY	11226	US	2023-02-28
Diana Tobey	Berwick	ME	3901	US	2023-02-28
Jennifer Fowler	New York	NY	10033	US	2023-02-28
Veronica Bodge	Berwick	ME	3901	US	2023-02-28
Eileen Maroney	Rochester	NH	3867	US	2023-02-28
Eleanor Langthorne	Somersworth	NH	3878	US	2023-02-28
Kristine Cartier	Somersworth	NH	3878	US	2023-02-28
Margaret Buckley	Rochester	NH	3867	US	2023-02-28
Ben Van der Voet	Framingham	MA	1702	US	2023-02-28
Mariele Chambers	Waterville	ME	4901	US	2023-02-28
Emily Gallagher	Kittery	ME	3904	US	2023-02-28
Paul Leblanc	Salem	NH	3079	US	2023-02-28
Josh Everett	South Berwick	ME	3908	US	2023-02-28
Devon Belanger	South Berwick	ME	3908	US	2023-02-28
Eleanor Melanson	Lebanon	ME	4027	US	2023-02-28

Valérie Paillard	Savigny-le-Temple		77176	France	2023-02-28
Meagan Paige	Somersworth	NH	3878	US	2023-02-28
Amanda Gautreaux	Rochester	NH	3867	US	2023-02-28
Jenifer LaPanne	Hampton	NH	3842	US	2023-02-28
Jennifer McQueen	Rochester	NH	3867	US	2023-02-28
Esmeralda Perez Cruz	Lexington		40509	US	2023-02-28
Jordan Gregory	Athens		30605	US	2023-02-28
Loading Chicken	New Braunfels		78130	US	2023-02-28
Bonnie Bremner	Exeter	NH	3833	US	2023-02-28
Isaiah Terrazas	San Bernardino		92404	US	2023-02-28
Amy Ledford	Jacksonville		32255	US	2023-02-28
kate martin	North Conway		3860	US	2023-02-28
Patrick Collins	Dover	NH	3820	US	2023-02-28
A J	Little Rock		72202	US	2023-02-28
Shamus McBride	Clarksville		37040	US	2023-02-28
keke j	Columbia		39429	US	2023-02-28
Clay Shires	Washington		20068	US	2023-02-28
Marlene Meek	Columbus		47203	US	2023-02-28
Jessie Cobb	Ocala		34471	US	2023-02-28
Arline Lohli	Las Vegas		89129	US	2023-02-28
Sue Schümmer	Ulm		89077	Germany	2023-02-28
Lawrence Malsi	Dover	NH	3820	US	2023-02-28
keri capdevila	Staten Island		10312	US	2023-02-28
lorraine fish	Elkhart		46514	US	2023-02-28
Seagram Montgomery	Jackson		39272	US	2023-02-28
Anaiah Dancy	San Antonio		78260	US	2023-02-28
Aaron Earthworm	Pikesville		21208	US	2023-02-28
Mara Perry	Newmarket	NH	3857	US	2023-02-28
Maddy Shuldman	Portsmouth	NH	3801	US	2023-02-28
Tracy Voisine	Naugatuck	CT	6770	US	2023-02-28
Cayli Armstrong	Somerville	MA	2143	US	2023-02-28
Jamie Cooper	Denver	CO	80238	US	2023-02-28
Alli Gnirk	Somersworth	NH	3878	US	2023-03-01
Dan Haugland	Sedgwick	ME	4676	US	2023-03-01
Florensia Cuevas	Dover	NH	3820	US	2023-03-01
Samantha Printy	Portsmouth	NH	3801	US	2023-03-01
Michelle Small	Wells	ME	4090	US	2023-03-01
Kris Myres	Stockbridge	GA	30281	US	2023-03-01
Jenna Loubier	Barrington	NH	3825	US	2023-03-01
Linda Loewy	Rochester	NH	3867	US	2023-03-01
Lori Stevens	Acton	ME	4001	US	2023-03-01
Melissa Gustafson	Rochester	NH	3867	US	2023-03-01
Brian Spinney	Boston	MA	2128	US	2023-03-01
Virginia Raplaus	Kittery	ME	3904	US	2023-03-01

Francine Poitras Jones	Edenton	NC	27932	US	2023-03-01
Heather Boyer	Somersworth	NH	3878	US	2023-03-01
Cindy Ehlers	Barrington	NH	3825	US	2023-03-01
Karen Chambers	Miami	FL	33176	US	2023-03-01
Stephen Rezack	Dover	NH	3820	US	2023-03-01
Zoe Rice	Portsmouth	NH	3801	US	2023-03-01
teryn poole	Somersworth	NH	3878	US	2023-03-01
Emily Bingham	Rochester	NH	3867	US	2023-03-01
Beverly Heath	Lewiston	ME	4240	US	2023-03-01
Trevor Bartlett	Portsmouth	NH	3801	US	2023-03-01
Rachel Petty	Silver Spring	MD	20904	US	2023-03-01
Kathryn Auger-Campbell	Portsmouth	NH	3801	US	2023-03-01
Shelley Turner	Rochester	NH	3867	US	2023-03-01
Patricia Barrows	Philadelphia	PA	19120	US	2023-03-01
April Mcleod	Dover	NH	3820	US	2023-03-01
Barbara Krekorian	Rochester	NH	3867	US	2023-03-01
Michelina Palmer	Rochester	NH	3867	US	2023-03-01
Jackson Theriault	Elmwood Park	IL	60707	US	2023-03-01
Sophia Pearce	Dover	NH	3820	US	2023-03-01
Paula Boulanger	Rollinsford	NH	3869	US	2023-03-01
Albedio Felicio	Nottingham	NH	3290	US	2023-03-01
Brendan Cuff	Fremont	NH	3044	US	2023-03-01
Allison Whitaker	Berwick	ME	3901	US	2023-03-01
Greg Dye	Somersworth	NH	3878	US	2023-03-01
Janet Cerilli	Dover	NH	3908	US	2023-03-01
Nicole Cailler	Somersworth	NH	3878	US	2023-03-01
DiAnna Bearden	Toledo	OH	43610	US	2023-03-01
Samantha Bachman	Lebanon	ME	4027	US	2023-03-01
Jill King	Dover	NH	3820	US	2023-03-01
Beth LaPointe	Jacksonville	FL	32211	US	2023-03-02
Matthew Schultz	Nottingham	NH	3290	US	2023-03-02
Mona LaPierre	Barrington	NH	3825	US	2023-03-02
Jeremiah Bunmi	Dallas	TX	75247	US	2023-03-02
James Gurney	Eliot	ME	3903	US	2023-03-02
marie-jeanne choquet	Marck		62730	France	2023-03-02
Steven Malo	Portsmouth	NH	3801	US	2023-03-02
Ken Thornton	Dover	NH	3820	US	2023-03-02
Alia Lysiuk	Salt Lake City	UT	84106	US	2023-03-02
Sherry Maddigan	St.John's		A1E 5Z2	Canada	2023-03-03
Sailor Cartwright	Bath	ME	4530	US	2023-03-03
claudia winden	Manchester	NH	3103	US	2023-03-03
Alex Landrum	Berwick	ME	3901	US	2023-03-03
Herbert Staniek	Vienna		1200	Austria	2023-03-03
Claude Carr	Dover	NH	3802	US	2023-03-03

Danica Boston	Berwick	ME	3901	US	2023-03-03
Samantha DeFlitch	Portsmouth	NH	3801	US	2023-03-04
Sofia Pedroso	Grand Rapids		49507	US	2023-03-04
Katherine Hernandez	Huntington Station		11746	US	2023-03-04
Jay Soot	San Luis Obispo		93405	US	2023-03-04
Elijah Sinkula	Seattle		98104	US	2023-03-04
Madison stahl	burlington city		8014	US	2023-03-04
Naomi Levin	Bethesda		20814	US	2023-03-04
Breanna Crawford	Titusville		32780	US	2023-03-04
Isabella Hernandez	Wake Forest		27587	US	2023-03-04
Adriana Chinchilla	Culmorw		22041	US	2023-03-04
Diana S	Tucson		85745	US	2023-03-04
Sabrina Belvoir	Redmond		97756	US	2023-03-04
Dee Morris	Rochester	NH	3867	US	2023-03-04
Mariela Madrilejos	Westlake	OH	44145	US	2023-03-04
Krystle McLean	South Berwick	ME	3908	US	2023-03-04
Erica Layman	York Village	ME	3909	US	2023-03-04
Heidi Siebens	Muizen		2800	Belgium	2023-03-04
Gerald Hallead	Traverse City	MI	49686	US	2023-03-04
Marc Smith	Keene	NH	3431	US	2023-03-06
Frances Mackiewicz	Beachwood	NJ	8722	US	2023-03-06
Sally Martin	Portsmouth	NH	3801	US	2023-03-06
Michelle Austin	Athens		10433	Greece	2023-03-06
Kristina Sedic	Zagreb		10000	Croatia	2023-03-06
Mary foley	Cork		d15	Ireland	2023-03-06
Kelly Nevins	Dover	NH	3820	US	2023-03-06
Deb Andrews	Australia QLD	CA	90241	US	2023-03-07
Natalia Stojanova	Karlovo			Bulgaria	2023-03-07
Jayme Littlefield	Rochester	NH	3839	US	2023-03-07
Freya Harris	Atlanta	GA	30342	US	2023-03-07
Rachel Neubauer	Dover	NH	3820	US	2023-03-08
Aimee Vinciguerra	Somersworth	NH	3878	US	2023-03-08
Петър Точев	Сопот			Bulgaria	2023-03-08
Martha Tamborra	Rochester	NH	3867	US	2023-03-08
Kristen Randall	Rollinsford	NH	3869	US	2023-03-09
Alena Chupas	King of Prussia	PA	19406	US	2023-03-09
Tim Peters	Milton	NH	3851	US	2023-03-09
Kim Rosmus	Somersworth	NH	3878	US	2023-03-09
Patricia Saddler	Dover	NH	3820	US	2023-03-09
Kim Bissonnette	Opelika	AL	36804	US	2023-03-09
Ken Dunnington	Dover	NH	3820	US	2023-03-09
Stephanie Skinner	Saint Augustine	FL	32084	US	2023-03-09
Bethany Ott	Durham	NH	3824	US	2023-03-09
Nikita Gagain	Oakland	ME	4963	US	2023-03-09

Cody Veno	Philadelphia	PA	19132	US	2023-03-09
Cat VanVliet	Elkton	VA	22801	US	2023-03-09
Hayden Boyd	Boston		2108	US	2023-03-09
emma collins	Columbus		31999	US	2023-03-09
Fio Pampena	Delray Beach		33445	US	2023-03-09
Nia Stevens	Milton	NH	3851	US	2023-03-09
Kaley Johnson	Durham	NH	3824	US	2023-03-09
Brandy Maas	Boston	MA	2111	US	2023-03-09
Melissa Thomas	Hudson	NH	3051	US	2023-03-09
Melissa Connolly	DOVER	NH	2127	US	2023-03-09
Osvaldo Longoria	Aurora		80013	US	2023-03-09
Azali Harris-Bess				US	2023-03-09
Carina Martin	Ashburn		20148	US	2023-03-09
Safia Aboulaila	Dearborn		48124	US	2023-03-09
Alan Kirschenbaum	Richmond		23235	US	2023-03-09
Abby Bennett	Norfolk		23510	US	2023-03-09
yasaman khodadadi	Los Angeles		90027	US	2023-03-09
Amanda Lin	Albany		12208	US	2023-03-09
Deborah Rogers	Barrington	NH	3825	US	2023-03-09
Jay Andersen	Richfield		84701	US	2023-03-09
Van Harper	Montpelier		5676	US	2023-03-09
Luci Estep	St. Louis		63130	US	2023-03-09
Summer Longua	Long Valley		7853	US	2023-03-09
Amanda Arel	Rochester	NH	3867	US	2023-03-09
Karra Johnson				US	2023-03-09
Joel Homan	Richmond		23235	US	2023-03-09
Lauren Perry	Manhattan		66502	US	2023-03-09
Sadie Enriquez	El Paso		79930	US	2023-03-09
Chuck Norris	Salt Lake City		84108	US	2023-03-09
Ian Howard				US	2023-03-09
Moll Smith	Marquette		49855	US	2023-03-09
Darlyn Mckleroy	DEXTER	ME	4930	US	2023-03-09
Lori Hawkins	Newmarket	NH	3857	US	2023-03-09
diana Jones	Boston	MA	2127	US	2023-03-09
Holly Buchanan	Fontana	CA	92336	US	2023-03-09
Penny Thorne	Rochester	NH	3868	US	2023-03-09
Zachary Brown	Mooresville		46158	US	2023-03-09
Laura Henderson	Liverpool		13088	US	2023-03-09
Sophie Fu	Skokie		60077	US	2023-03-09
Stephen Rogers	Bartlesville		74006	US	2023-03-09
Maria Beury	Chicago		60605	US	2023-03-09
Char Crowell	Austin		78746	US	2023-03-09
Heather Isaac	Vista		92084	US	2023-03-09
Aixa Fielder	Los Angeles		90028	US	2023-03-09

Nicole Capp	San Diego		92128	US	2023-03-09
juliana ashby	Seattle		98160	US	2023-03-09
The Glee Club				US	2023-03-09
Alyssa Anderson	New Lenox		60451	US	2023-03-09
cassandra torres	Pompano Beach		33063	US	2023-03-09
Cesar Castro	Lamont		93241	US	2023-03-09
henry towne	Aurora		80013	US	2023-03-09
Janice Rosa	Newmarket	NH	3857	US	2023-03-09
Anna Silva	Dover	NH	3820	US	2023-03-09
Trish Henry	Sanbornville	NH	3872	US	2023-03-09
Lyena Carroll	Strafford	NH	3884	US	2023-03-09
James Soskin	Dover	NH	3820	US	2023-03-09
Bellanira Tiguila	Pasadena		91104	US	2023-03-10
Teagan Mulbury	Calhoun		30701	US	2023-03-10
Eileen Daniel	Louisville		40220	US	2023-03-10
James Rice	Acworth		30102	US	2023-03-10
Jamie Dufault	Los Angeles		90006	US	2023-03-10
JR Hecklinski	San Diego		92127	US	2023-03-10
Donovan Howard	Suwanee		30024	US	2023-03-10
shelby white				US	2023-03-10
Yamilet Ontiveros	Corona		92882	US	2023-03-10
Matthew Li	Seattle		98160	US	2023-03-10
Emily Sellars	Sparks		31647	US	2023-03-10
Kristine Andarmani		CA		US	2023-03-10
Erik Melear	Orlando	FL	32806-1750	US	2023-03-10
Melody MacIntosh	Gainesville	GA	30501	US	2023-03-10
Laura chapman	Newmarket	NH	3857	US	2023-03-10
Manya Lisse	Milford	CT	6461	US	2023-03-10
Shannon Sullivan	Dover	NH	3820	US	2023-03-10
Karen Giannattasio	Rochester	NH	3867	US	2023-03-10
Debbie Niles	Dover	NH	3820	US	2023-03-11
Maggie Pentasuglia	Dover	NH	3820	US	2023-03-11
Sean Pothier	Franklin	TN	37067	US	2023-03-12
Angela Clarke-LaVallee	Rochester	NH	3867	US	2023-03-12
Susan Irene	Durham	NH	3824	US	2023-03-12
Mekeel Cragin	Dover	NH	3820	US	2023-03-13
Elizabeth Theofrastou	Orland Park	IL	60462	US	2023-03-13
Pam Thompson	Dover	NH	3820	US	2023-03-14
Heidi White	Rochester	NH	3867	US	2023-03-14
Rocio Nealis	Fort Benning	GA	31905	US	2023-03-14
Emily Rieder	Dover	NH	3820	US	2023-03-14
Patricia Vincent	Dover	NH	3820	US	2023-03-14
Susan O'Donnell - Feige	Grantham	NH	3753	US	2023-03-14
Lucinda White	Berwick	ME	3901	US	2023-03-15

Patricia Buxton	Barrington	NH	3825	US	2023-03-16
Marsha M Beedy	Dover	NH	3820	US	2023-03-16
Christine Olsson	Barrington	NH	3825	US	2023-03-16
Tina Stoddard	Dover	NH	3820	US	2023-03-16
Patricia Buxton	Barrington	NH	3825	US	2023-03-16
Marsha M Beedy	Dover	NH	3820	US	2023-03-16
Christine Olsson	Barrington	NH	3825	US	2023-03-16
Tina Stoddard	Dover	NH	3820	US	2023-03-16
Alix Martin	Dover	NH	3820	US	2023-03-17
Nina martin	Dover	NH	3820	US	2023-03-17
Elizabeth Farish	Portsmouth	NH	3801	US	2023-03-17
Kaitlyn Bernier	Merrimack	NH	3054	US	2023-03-17
Elaine Nollet				US	2023-03-17
Matthew Stewart	Barrington	NH	3825	US	2023-03-17
Sue Fisher	Lisbon	NH	3585	US	2023-03-17
Molly Van Meter	Farmington	NH	3835	US	2023-03-18
Lucie Vinciguerra	Williamsburg	VA	23185	US	2023-03-18
Sarah Hulen	Dover	NH	3820	US	2023-03-18
Jennifer Tousignant	Barrington	NH	3825	US	2023-03-18
Heidi Crowell	Rochester	NH	3867	US	2023-03-18
Stephen Perkins	Dublin	NH	3444	US	2023-03-18
Zari Bazarian	Dover	NH	3820	US	2023-03-18
Marsha Kelly	Merrimack	NH	3054	US	2023-03-18
Colleen Kelly	Merrimack	NH	3054	US	2023-03-18
Chris Johnson	Antrim	NH	3440	US	2023-03-19
Ann Marie Kelly	Portsmouth	NH	3801	US	2023-03-19
Lynne Steer	Center Conway	NH	3813	US	2023-03-19
Joan How	Luton	ENG	LU3 2PU	UK	2023-03-19
Sarah Chesney	Katy	TX	77494	US	2023-03-19
(86[illegible] signatues)					

Petition Comments

Name	City	State	Postal Cc	Country	Commented Dat	Comment
Dover Dog Run I	Dover	NH		US	2023-02-26	exercised dogs are happier, better bonded to their humans, more relaxed when left alone and healthier! We want to operate with the City of Dover's blessing. Hopefully this petition can help spread awareness. Please share it with your friends! Thank you everyone!!!
Darlene Stowell	Allenstown	NH	3275	US	2023-02-26	I have been using Sniffspot for over a year now. The hosts that provide a fenced in yard are allowing dog owners like me to be able yo exercise their dogs safely while allowing to be able to run freely. This spots are usually more maintained tgat most people's yards. No one is allowed at the spot except the guest so there isn't any more noise than would be at any dog owners house. Most dogs are too busy sniffing and playing to be barking. As for traffic? Again one or two human guests so it wouldn't be any different than if some had a backyard barbecue and invited guests. It would be a shame to not allow this in Dover when there is nothing that should be bothering anyone.
Amber Shaw	Salem	NH	3079	US	2023-02-26	As a vet tech I think this is a great idea. Having new places for dogs to be able to go to and sniff helps mental stimulation. When dogs have mental stimulation is helps them a ton. Makes them less destructive, decreases unwanted behavior, etc. I love this idea.
Kristen McClella	North Hampton	NH	3862	US	2023-02-26	This facility provides a much needed service for dogs and their parents. Pure fun for both!
Heather Buttiglie	Lebanon	ME	4027	US	2023-02-26	We (dogs and humans) need spots like these, and more of them in our area. Not all dogs are dog park material and having options for fun, safe places to exercise, train and bond without the risk of uncontrolled dogs running up to you are so valuable to the community!
KErry Shallis	Coatesville	PA	19320	US	2023-02-26	These types of dog parks keep the reactive, unusual, quirky, old, young, shy (I could go on) dogs in a safe controlled environment where they can have gun.
A Harvey	North Brunswick	NJ	8902	US	2023-02-26	As a fellow Sniffspot host, I wholeheartedly support opening more options for people with no yards, whose dogs don't do well in public dog parks, and for so many reasons. As the petition states, there's no more noise than if the family that lived there let their dog out to play. In fact most of my dog guests don't bark at all! They're too busy running, enjoying new smells, or playing fetch with their person. It really is such an amazing thing for your community to offer & support. It supports dog owners, dogs, and small business owners.
Beth Jenkins	Derry	NH	3038	US	2023-02-26	I love the idea of these safe places for dogs and their humans to safely play. I expect I will be looking to use these spots in the future. I see wonderful comments about the Dover snif spot on several FB pages I follow. It seems they are a model for other property owners to be able to follow.
Maria Francesch	Dover	NH		US	2023-02-26	I don't have a dog, but I've been following Matty and Liz for years now and trust that they are doing things legally, wholeheartedly, and with lots of love.
Kathryn Filanosk	Madbury	NH	3823	US	2023-02-27	Sniff spots are awesome and there should be more of them! It's a safe way to get your dog our and exercised or work on training that you might not have the space for normally. I hope more and more become available as someone who needed this at our last house. Our dog had back surgery and couldn't visit the regular dog park any more since she's not allowed to rough house with other dogs. A sniff spot would have been perfect for her to get out and be able to run around and exercise. We're lucky enough that our new home has a fenced in yard, but not everyone has that option.
Elizabeth Rodge	Dover	NH	3820	US	2023-02-27	This is also for the NON dog owner, who is sick of the dog in the next apartment who won't stop barking. If only the owner would take the dog out to exercise, it could have a hearty nap instead of being a ball of nerves. A sniff spot provides a place for that, and the owner doesn't even have to walk far.
Kathryne Day	Somersworth	NH	3878	US	2023-02-27	Doggos deserve a safe place to run and play!
Lisa Soucie	Somersworth	NH	3878	US	2023-02-27	This is a great resource for so many dog owners who are looking for a secluded and safe space for their dogs to play. Very responsibly done!

Kate Kenner	Guilford	VT	5301	US	2023-02-27	With all the noise people make they are worried about dogs barking happily? I have been to dog parks and they were never noisy. Dogs who can not be off least need to run, play, and socialize. To deny them that is cruel and entitled as it is not just people who deserve these activities.
Christine Oh	Portsmouth	NH	3801	US	2023-02-27	Dover Dog Run was such a tremendous blessing in our lives, and it is such a shame that the city of Dover has decided to close what was such a safe haven for us on the grounds that they thought that it could change the dynamics of the neighborhood. With Dover Dog Run's clear parking guidelines and the use of the park by one dog owner at a time, it does not make sense how the city could view this as a disturbance. It seems that if this were actually the case, that it should then be illegal for all Dover residents to have any visitors to their home then or to ever foster dogs or own multiple dogs. The owners of Dover Dog Run ran this park in such a safe and professional manner, putting the dog's and owner's health and safety at the forefront above all else, whilst still being respectful of their beautiful neighborhood. I cried tears of joy when I first brought my dogs to Dover Dog Run because I always dreamed that such a place would exist in Dover, and because I was so happy to see my two dogs running and having
Stacie Cocola	Dover	NH	3820	US	2023-02-27	I think this is a great idea!
Kerry Hansen	Dover	NH	3820	US	2023-02-27	I support the Dover Dog Run
Jillian Ricci	South Berwick	ME	3908	US	2023-02-28	This would be AMAZING for our pup!! We don't love dog parks and this is great for exercise and mental stimulation for our girl. We don't have a fenced in yard and we'd love to let her run around and be a dog
Laminda Puckett	Portsmouth	NH	3801	US	2023-02-28	This is a safe, appropriate space for dogs and their owners to alleviate pent up energy. Tired dogs are better behaved, sleep better, and happier. Who doesn't want that...we are all trying to do the best for our fur babies and this gives us a spot to make it happen!
Emily Gallagher	Kittery	ME	3904	US	2023-02-28	I love 'em!
Karen Chambers	Miami	FL	33176	US	2023-03-01	I am passionate about dogs and their rights…Dog parks are scary! ..and Dangerous because people don't train their dogs
Sherry Maddigar	St.John's		A1E 5Z2	Canada	2023-03-03	Dogs deserve it!
Aimee Vinciguer	Somersworth	NH	3878	US	2023-03-08	A private place to let your dogs run is so important and should be a priority. Such a great service they are willing to offer!
Nikita Gagain	Oakland	ME	4963	US	2023-03-09	A facility like this helps alleviate the dog overpopulation crisis by opening up the door to adoption for those who could not otherwise do so, due to space constraints or immune challenges going to public dog parks. Dogs who otherwise would be difficult to adopt due to needing to not be around other dogs or strange people would be able to have a reliable outlet for play, increasing their likelihood of success in new homes by providing a place to get energy out without misbehaving. This is a critically needed service. The owners of this facility are outstanding citizens, and deserve a chance to provide this service. Please grant them the proper permits (and tell them what permits those are) to help save lives and improve the quality of life for pets and their owners.
Holly Buchanan	Fontana	CA	92336	US	2023-03-09	Such a reputable, safe, caring and enriching environment for our loving (and loved) companions to enjoy, exercise, socialize and be themselves MUST BE ALLOWED the permit they deserve!!
Elizabeth Theofr	Orland Park	IL	60462	US	2023-03-13	We really enjoyed visiting this park during our New England road trip vacation. It was very easy to get to, clean, had fun little goodies for us to enjoy and encouraged us to explore the area! We had pizza at La Fiesta and visited the cider tasting room nearby. Having this type of park is an absolute asset to the city of Dover. We hope to visit again when we come back to New Hampshire

WE BELIEVE IN A SAFE SPACE

Dover Dog Run, LLC

Ms. Elizabeth Rodgers & Dr. Alexandra Martin
doverdogrun@gmail.com
7 & 9 Middlebrook Road, Dover, NH 03820

March 20, 2023

Dover Zoning Board Members,

I, Elizabeth Rodgers, and my business partner-neighbor Alexandra Martin, are writing in regards to appeal an administrative decision, on permit #ZONE=2023-0020/21. We thank you very much for hearing our case and hope to capture your understanding in this description of our efforts to improve our community with a service. I will attach copies of our reviews and letters from the community at the end of this response, along with our petition showing over 850 supportive signatures.

At the end of November, 2022, we listed our properties on Sniffspot.com. Sniffspot is an app/website which allows homeowners to list their properties for dog owners who don't have access to private yard space to book play space for their dogs. This article "Dog Park Alternatives" was just published in the "Whole Dog Journal" (Linked here) which explains the benefits of options like Sniffspot. I felt like it really resonated with our mission when I read "I have enough fenced space to throw balls (even with a Chuckit!) and run a dog enough to get them tired. Buying a property like this, and spending thousands to have its perimeter fencing completed, was a long-time goal for me and I'm *so* happy to have it." This article goes on to well explain the need for private dog parks, specifically citing the benefits of "Sniffspot" affiliates. "An app makes it possible for people to reserve and rent the space in half-hour increments. The software ensures that the rental is private – no other users will be present at the same time. Sniffspot collects payments from the users (from $5 to $15 per hour, per dog) and distributes the payments to the hosts at the end of each month. The company also requires that users submit vaccination records and attest that the dogs have flea/parasite prevention on board, *and* provides $2 million of liability insurance and $5,000 of damage protection to the hosts." There is even a mandatory buffer placed between appointments to prevent guest interactions.

There are so many good reasons for Sniffspots to be in the community. It is a controlled neutral space to meet your dog's new or already known friends. For instance my dog likes to meet up with his old foster family's dogs for playdates. This is a great way to socialize without the risky part of meeting new dogs unpredictably. When my friend's fence was damaged in the recent storm, she would have loved an established, trusted Sniffspot to bring her dogs until she could get it repaired. How many lost dogs occur while getting their zoomies out off-leash? Visiting a fenced Sniffspot allows a safe space for dogs to "let loose" a little bit and run full speed in a safe and fenced-in environment. Having multiple types of yards to visit would provide even easier access to dog enrichment activities which don't even require other dogs, just a new place to sniff around.

No complaint has been filed about Dover Dog Run LLC. We were in operation between the end of November through mid-January. We had an overwhelmingly positive response from the community and quickly gained supporters of our small business. In January I was worried that our business may be out of step with the City Of Dover's requirements, so I called Town Hall and asked. I spoke to Ms. Kypfer, who said that we should not host business guests until we have a Customary Home Occupation permit approved. I voluntarily canceled appointments and listed us as having "no availability" online. My partners

and I applied for the permit right away. Our goal was to be transparent with the town and work with them to operate a business that would be agreeable for everyone.

In our six weeks of business, we earned over $500 in passive income. We were quickly gaining supporters. It is impossible to predict how much growth we could have had in the following months. Assuming things would have just remained steady, as of mid March we have lost at least $500 in revenue that could have gone into our business, or back into the economy (after taxes, of course). Continued denial of our business is costing us earned income. Yet it is not just about us making a little extra income and seeing happy dogs playing. It is about you watching your dog run off leash for the first time ever! It is about a family with a toddler who didn't have time to walk their dog, who now has pent up energy around a toddler. It is about all the mill building, apartment, condo, and home-owning community residents with no fenced in yard. It is about people traveling here who just need to let their dog cut loose for a bit after their many hour holiday drive. It is about not worrying about dog fights, strangers… Or diseases, because we check dog vaccination records too! It is for everyone who is sick of seeing off-leash dogs on public property where they shouldn't be. I've seen complaints on many public Dover Facebook groups of unleashed dogs running up to them on public walking and hiking trails. (This is a very frightening experience, even for a seasoned dog owner.) This is providing a safe, quiet alternative for reactive dogs who can't be around noisy traffic and other creatures. This space is monitored, unlike public parks. Private play spaces provide a place where people can train their dogs to become ready for a public dog park experience.

We are in agreement that in general "Sniffspot" is not an ideal thing to invite into your community, UNLESS your permittees abide by regulations to keep the traffic to their property within scope of the zoning charter, as we proposed. Since we closed, another Dover Sniffspot opened- listing availability 24/7, allowing 20 dogs at a time. This is the perfect example of a permit that should be denied until reasonable restrictions are in their business practice. According to google, on 3/2/23 "Sniffspot" has **31 fully fenced dog parks** in or near Dover." As of 3-17-23, that number increased to 33 parks. We cannot emphasize enough that this is happening, with or without the city's approval, so we implore you to accept and regulate it.

The City of Dover, NH offers one public dog park. We are thankful that Dover offers a nice dog park, and are aware it gets a lot of traffic. We are in full support of it and wish to explain an additional, unfulfilled need of many local dog owners. There are a number of reasons that public dog parks are not suitable for a lot of dogs. Public parks are not safe for puppies, disabled, immunocompromised/frail, old dogs. Many dogs are anxious or reactive, making the unpredictability of a public park totally out of the question. Transportation to and from a dog park with a dog can be tricky for a disabled person like myself. A significant population of people who are less mobile or cannot afford private transport that allows pets would benefit if there were more private places, possibly within walking distance, to bring their dogs.

Allowing people with fenced yards to privately rent out their land as a by-appointment-only dog play space eases the burden of the public dog park (and other private dog play spaces in residential areas), increasing accessibility across town, and providing numerous legal alternatives to letting dogs off leash in regular public parks and trails. This also eases the burdens of traffic, trash and dog waste at public trails and parks, as the land owner we would be there to keep it clean. Since it is scheduled, it by definition regulates traffic. In our case- I am home at appointment times and monitor the yard via video monitoring to intervene if any undesirable or disruptive behavior occurs. Likewise, since I am home all the time, I am especially sensitive to changes in my environment. Being bothered by loud activities in our own backyard is the last thing we want. We would never want to risk disturbing my neighbors and are very aware of how our choices may affect them.

Cost of living is high and much of the community is struggling to make ends meet. This would lead me to two assumptive conclusions:

1. Citizens may have fenced yards available that they would like to make into a similarly regulated dog play space. This passive income would ease the burdens of the landowner and boost the

economy. The more play spaces we have like this, the less the burden is on any one residential playspace.
Similarly, it is a good way for a disabled person like myself to make an income and to reduce my dependency on State and Federal assistance.

2. Taxpayers with full time employment may be gone and not have time to give their dogs full walks everyday. A private play appointment could be just what everyone in the household needs to burn energy fast and have a peaceful home.

On a personal note, I have four friends who want to open Sniffspots, and are waiting to see what happens with this case before they "bother" to apply for a permit. I assume the town would prefer knowing about these operations and set guidelines to keep them agreeable with our neighborhoods. Collect the permit application fees, collect the taxes!

1. *CHO Definition –*

   CUSTOMARY HOME OCCUPATION means an occupation carried on as a secondary use in a DWELLING UNIT or accessory BUILDING by the occupant of such unit.

2. *Standards of subsections G. and H. –*

   G. The BUILDINGs or premises occupied shall not be rendered objectionable or detrimental to the residential character of the NEIGHBORHOOD because of the exterior appearance, traffic emission of odor, gas, smoke, dust, noise, electrical disturbance, light emissions, or in any other way. In a MULTIFAMILY DWELLING, the use shall in no way become objectionable or detrimental to any residential use within the multifamily STRUCTURE.

   H. Any such BUILDING shall include no feature of design not customary in BUILDINGs for residential use. The following uses, by nature of the investment or operation, have a potential to rapidly increase beyond the limits specified above for home occupations and impair the use, value and quiet enjoyment of adjacent residential properties. Therefore, uses such as Retail, Clinic, Landscaping, Freight, Trucking or Shipping, Painting of Vehicles, Trailers and Boats, Restaurants, Caterers or Bakeries, Taxi Service, Tool or Equipment Rental, Veterinary hospital or KENNEL and others of a similar nature shall not be considered as home occupations.

In the denial for our Customary Home Occupation permit, Ms. Kypfer said "***The definition of the CHO is clear that the occupation is carried on as a secondary use <u>in</u> a unit, while the use you propose is principally if not entirely outside of the dwelling.***" My partner noticed that Subsection G of the CHO charter opens with a reference to "buildings or premises" (not "buildings *and* premises"), with "premises" including the *land* we own. Note that guests would be well within the confines of our property, away from the road and behind a backyard fence.

Ms. Kypfer continued, "***See Hancook v. Concord, 111 N.H. 413, 414 (1971) (holding occupation as real estate agent not a customary home occupation as it "may not readily be carried on within the confines of the home as can all those enumerated in the ordinance"); Ferron v. Concord, 102 N.H. 32 (1959) (roofing business conducted outside the home is not a customary home occupation).***" This is referencing businesses that are conducted on another person's property. Of course one cannot show new homes for sale, and re roof the homes of others from their own property. Ms. Kypfer continued to point out "***The plain text of the zoning ordinance also indicates that the CHO be carried by <u>the</u> occupant of <u>such unit</u>, not multiple occupants over multiple units.***" We realize our business structure is unique, which is why we gladly submitted two applications, one for each property. From the Zoning Office's standpoint, we fail to see the issue of two properties sharing one business, if both properties are permitted for such business.

Ms. Kypfer guided us to the CHO, and then said this in her denial: "***Similarly, it is unclear whether renting one's backyard for dogs to utilize equates to an occupation, rather than a rental of private space.***" We've asked about a rental permit instead of a CHO during multiple conversations, but were assured that a CHO was what we needed. Nearly a month after our denial and after multiple calls each to

the planning department, library, building inspectors office and the City Manager's office: It remains unclear if not qualifying for a CHO means: we do not need a permit, we need a different permit, or this is expressly forbidden. I asked the planning department, "Who is responsible for guiding the public to proper permits?" and I was told that I am on my own. So, I have asked the local library attendant who said that the person in charge of that is the building inspector. One person in the building inspector's office under their breath mentioned I don't need a permit for this, while the other passed me back to the planning office. Unfortunately the actual building inspector is on vacation, and I was unable to gain a read on their opinion.

I asked the Library for help finding materials for the public regarding the City of Dover's Permits: their appropriate uses, fees, and processes. The person I spoke to at the library was unable to locate the documents I requested. To the best of our research, The City of Dover does not provide this information in the Zoning Charter or on the public website. The planning department guided us to the portal, but that does not describe the appropriate permit uses, processes & fees. It's been especially trying to be left "on my own" when we are trying very hard to work *with* the City on this. Placing the burden on the citizen would be more reasonable if there were documents for citizens to cite and learn from. This is a space where a little more transparency from the City would probably ease everyone's job.

> **KENNEL** means any BUILDING(s) or land operated as a business for the boarding, breeding, training, or selling of five (5) or more dogs, cats or other household pets.

Ms. Kypfer said, "***First, the number of dogs (four) falls just under the threshold of a regulated "kennel." Against that backdrop, the question becomes whether the use is truly customary and whether it has the potential to change the residential character of the neighborhood.***"

Hypothetically, if myself and 5 or 6 of my dog owning friends met up at the Applevale Park in our neighborhood to walk our dogs, do a group training, or play session, that would not make the Applevale Park a "kennel," even if we paid for entrance to the park. The Applevale Park has no restrictions on the number of dogs or people that can be there at once. Applevale Park is zoned R-12, as are our properties. If it would be legal, allowed and customary to use Applevale Park in that way, I do not believe it would be out of step with the spirit of the zoning ordinance, for us to operate similarly, but with our numerous additional restrictions. Our yards would be vastly more regulated than possible in an unmonitored public park setting.

Our building or land is not in business to board, breed, train, or sell *any* number of dogs. We do not meet, care for, or train any of our guests. Our business is in renting our private land for natural recreation, outdoor walking, bird watching, playing fetch and enjoyment of the natural views across the undeveloped adjacent wetlands property. True, our target audience is dog owners, but our business is not in dogs, per se.

If the "four dog threshold" applies, Dover Dog Run spans two properties, thus the aforementioned threshold should be considered eight dogs. When we suggested a limit of four dogs, we presumed we were being generous with both the city ordinance, and our guests. After being open for a number of weeks, we realize a four dog visit would be considered the exception, not the norm. If the City of Dover prefers, we will gladly limit our dog guest number to three. Considering this is neither commercially, nor personally a collection of five or more dogs, we feel it's time to dismiss the use of the word "kennel" from any Dover Dog Run description and discussion.

Ms. Kypfer continued, "***Additionally, there is literature establishing that dogs have conflicts in dog parks and can cause other adverse consequences. See, e.g., Chen et al, Benefits and Conflicts: A Systematic Review of Dog Park Design and Management Strategies, MDPI, at 2 (2022), available at (https://www.mdpi.com/2076-2615/12/17/2251)***" We enjoyed this article, thank you for

calling it to our attention. We believe the referenced area from the article fully reads "Dogs that suffer from behavioral issues may trigger dog fights and aggregation-based dog conflicts, but also impact incompatibility between dog walkers and other park users. It is important for a well-designed and managed dog park to mitigate these issues. " We believe our scheduling system is *precisely* "well designed and managed to mitigate these issues." The linked article summarizes how there are many benefits and drawbacks to public dog parks, while exploring strategies for effective park design and management. "The objective of this study is to synthesize and analyze various aspects of dog park design and management and to assess identified strategies for enhancing their benefits while mitigating their drawbacks." Part 1.2 states "While many countries and cities retain strict regulations for dogs in public spaces, the prevalence of dog ownership and both its positive and negative impacts amidst increasing urban densities, highlight the need for safe and controllable environments for dogs and their owners." The article goes on to express the need for more dog parks.

Later in the article stating "In **Figure 7**, most research has suggested that strengthening public engagement in the decision-making process for dog park construction/management can address the conflicts between canines and humans, as well as between dog owners and non-dog owning park users." We started this whole permitting procedure offering ourselves as a lead-by-example host. We are the public attempting to strengthen engagement. We have asked the town planning department multiple times what they would like to see in an application to make it agreeable and have gotten vague responses, if any, as they are not able to collaborate with us on this.

"***Most existing issues in dog parks ultimately result from conflicts between different dogs, dog owners and non-dog owners, and impacts of ordinary dog park usage on environmental resources, such as the vegetation, soil, and other park uses."*** This quote ends with "To relieve these conflicts, regular communication and cooperation between constituents, the local government, and stakeholders, including those who advocate for and oppose dog parks, are important in the public involvement process. The selection of dog park sites, design process, and daily management can all be enhanced through representation of different constituents. For example, the involvement of dog park activists and other residents in the process of determining a dog park's location can resolve issues by taking into consideration the concerns of hygienic problem, noise and odors caused by the placement of a dog park from the beginning.") Conflicts between dogs, dog owners, and non-dog owners are resolved through the gaps in our scheduling. The article suggested video monitoring in order to assess damage, unruly behavior and "offenders" that need banning. It also suggests encouraging correspondence with the community to monitor hazards, soil and vegetation damage. All that is done daily by us, the land owners. We also have front and rear video surveillance and a public facebook page that encourages transparency.

On 3-2-23 Susan, in the city clerk's office, verbally reported approximately 4,500 registered dogs reside in Dover NH, *about a 500 dog uptick since Covid.* Ms. Kypfer cited an article "***S. Lowrey, The Dog Park Is Bad, Actually, New York Times (February 6, 2020)***" as further reference material against [public] dog parks. The article does not address privately scheduled play spaces. This article can be read here: Link to article. This article is especially critical of *public dog parks* and pulls no punches. Ms. Kypfer essentially stated in our denial that public dog parks are bad, yet also declined to allow private landowners like myself to provide this simple alternative. In Ms. Kypfer's opinion, where exactly are the 4,500 dogs supposed to go?

To quote from the article she mentioned: "Especially for urban dogs that don't have backyards to exercise in, dog parks can sound like a great idea. There is nothing natural, however, about dogs that aren't familiar with one another to be put in large groups and expected to play together. Many of us just accept the assumption that dog parks are good places to socialize a dog, but that may not be the case." The article goes on to discuss playground bullies, the trust you have to put into strangers and their dogs, risk of injuries from fights, body language interpretation struggles, and disease transmission. All of which are mitigated in our plan.

"Even clean and well maintained dog parks can pose health risks, in particular the spread of easily communicable diseases. One challenge of dog parks being unregulated public spaces is that while most post signs saying dogs should be vaccinated, no proof of vaccinations is actually required." We personally check vaccination records for each guest before they can visit. We also provide sanitized toys for dogs to use, and fresh water with clean bowls for each guest. Since we check the vaccinations of every dog, we establish a relationship with the client to know their identity and contact information. There would not be unidentified people and dogs traversing our properties. Probably the best part of the article is the finishing sentiment: "Make the time you have with your dog meaningful and enriching; after all, your dog wants to spend time with you, too" Again, we agree. Walking, exploring, sniffing and playing with new toys/trying a sport can all be done in a private back yard. We are offering two.

Ms. Kypfer continued "**While you may disagree with these views, or feel you could control for or mitigate them, the point is that the use you are proposing nonetheless seems out of step with a normal residential neighborhood, which in the end weighs against it being 'customary.'"**

We hope that upon another review, our mitigating actions will be considered as ways we *are* able to ensure the customary use of our property. We also hope that the consideration includes our communities rapidly changing needs. For instance, the 500 dog population increase since Covid.. Since the noise levels and traffic are indiscernible from our own customary use of the property, we counter that it is in step with being a normal use of R-12 zoned land. Dover Dog Run and Sniffspots are a newer business niche that may not fall in existing categories, but we feel it's incredibly important to know about and regulate, because it's happening already

Ms. Kypfer continued "***In addition, I have personally received complaints from abutters of a very similar use (private dog park) you propose, at another address in Dover, underscoring and weighing against a finding that a private dog park in a residential neighborhood is a customary home occupation.***" Before we address those complaints, we'd like to remind you that Dover Dog run is operated during daylight hours, with one appointment at a time. Dog parents are there monitoring their dog at all times and do not find their dogs to bark in any disruptive way, as they are busy playing and sniffing around. No dogs are left unattended to bark, mingle or fight with stranger dogs.

Cited complaints are from a self described "Dog Daycare, open 24 hours a day, 7 days a week." These complaints are dated March of 2022:

1- " [owner] opened a dog daycare…For roughly 8-9 months we are constantly awakened early in the morning 6-7am, and late at night (after 10) by excessive barking. There are dogs fighting almost every day….My dogs as well as the other dogs in the neighborhood as well as their owners are stressed out daily. Please make this stop."

2- "[owner] began boarding and keeping dogs (up to 4 additional on top of the two they own) The business has negatively impacted my daily life. We also have 2 dogs who have been impacted by this because when they go out in our yard, they are afraid of the dogs next door who constantly jump at the fence and bark at them."

3- "The last 3 days have been absolutely insane The barking has been non-stop. I was told this morning by my employer if I cant find a resolution to this situation in the next two weeks, I can no longer work from home. I got a flexible work from home job because my son is actively involved in sports at school so if I can no longer work from home my on can no longer do sports. Our lives shouldn't have to change because of [owner's] inconsideration for the entire neighborhood. As I'm writing this to you, I'm listening to the barking right now and I am in tears and I can't do this much longer. Something needs to be done about this sooner than later."

We would consider these complaints describing a business that is objectionable, or detrimental to the residential character of the neighborhood. Ms. Kypfer concluded her investigation, with the recommendations being "CHO be sought by property owner." The following month, April 2022 Ms. Kypfer approved his CHO, under the condition that he is aware of the "perceptible noise" requirement.

After citing those complaints in the Dover Dog Run denial dated 2/17/23, Ms. Kypfer may have had second thoughts about approving the daycare in April 2022. The daycare's renewal was denied 2/27/23. However, no changes in charter, or additional / current complaints from his neighbors were cited in his denial. This feels like a dangerous circular game to play without clear reasoning behind one's actions.

We haven't had a single complaint about dogs barking in our yard. Dogs in our yard are busy sniffing "pee-mails," running around, admiring the scenery, and fetching toys. Dogs in our yard certainly aren't fighting, or lunging at the fence. We haven't had any issues with noise and were home to monitor every single visit. On the other hand, I'm betting there have been MANY complaints (official or otherwise) about barking dogs in complexes, apartments and condos. Much of that pent up barky energy could be easily spent at a private dog play space, reducing EVERYONE's anxiety. Dover Dog Run is designed so even the most reactive pup can go get some enrichment and burn some energy safely.

Ms. Kypfer concludes her denial with a reference to "***See Narbonne v. Rye, 130 N.H. 70, 74 (1987) (affirming finding that adverse effects on residential neighborhoods supported finding an art studio and sales was not customary home occupation).***" The "art studio" in this case was a stained glass window making business with signs on a highway, and ads in the yellow pages. To quote the case notes "There was evidence presented before the zoning board of increased traffic, parking problems, large truck deliveries, signs, and advertising, all relating to the operation of the plaintiffs' business. The master upheld the zoning board's finding of detrimental effect, stating that "[f]rom the overall evidence before it, the board could have properly concluded that the commercial or business use of their property . . . had a deteriorating [effect] on other residential properties in the vicinity." While Dover Dog Run does have a public facebook page, we do not pay for public advertising and do not have a public storefront or signs visible from the street. We do not hold classes, offer parties, or invite any public to stop by without prior authorization. We are not changing the appearance of our property in any way. Our visitors are scheduled one at a time, controlling traffic, which would be no greater than that of us having a friend over. Again, we have had no complaints against us, and we could use ongoing video surveillance to prove lack of public nuisance or traffic disruption.

None of Ms. Kypfer's references mention privately scheduled dog play spaces like ours for comparison. A similar case was noted in a 2019 article: "**East Hampton Zoning Board Rules that Doggy Day Care is a Legal Home Occupation" (**link to article here) (Detailed Case notes here). This person operated a dog daycare that the building inspector said did not qualify as a Customary Home Occupation. However, during appeal, the Zoning Board reviewed evidence and "After noting that Marsden has two dogs of her own, the Board concluded that there was "no evidence that the activities by dogs from the pet sitting business can be distinguished from the use of the residence by [Marsden's] own dogs." classifying this as a customary use of her property and non-disruptive to her neighborhood. "The Board finds that the use of the property, as described in the record, *is a Home Occupation as defined by the Town Code in §255-1-20."*

While "dog sitting" is different from the business we propose, the way we limit traffic and yard usage to emulate that of our own yard usage is a point that stands similarly. We find this referenced small business far more relevant than a comparison to a public dog park, real estate agency, stained glass window maker offering a storefront and classes, or a roofing company.

I've asked some professionals at a local veterinary clinic what the "biggest problem" they see is for the dogs coming in. The answer was simply, "undersocialized." Defined by google: "Socialization is all about gaining experiences. Understanding the world around them helps your dog live a happier, more relaxed life." Socialization can look like dog puzzles, training, games like fetch, exploring someplace new or playing - with or without friends. Dover Dog Run LLC offers a convenient, quiet and safe space where dogs can sniff, run full speed, feel grass in their toes and wind in their fur. The dog owners simply need to bring the dog, walk from the car to our backyard, and play. Or enjoy a seat while their dog runs/sniffs around getting easy enrichment and worry-free socialization.

Undersocialized dogs have a lot of pent up feelings. Dogs tend to communicate their frustration with "undesirable behavior" like excessive barking, marking, and sometimes becoming aggressive or destroying things. At best this can lead to expensive vet and behaviorist visits. At worst, a family that doesn't have the time or dog psychology knowledge to address those issues often turns to "giving the dog up" at a shelter. We would love to be a part of the prevention of "giving dogs up." The burdens on our animal rescues are already large. It's especially important to exercise dogs properly to reduce aggression and frustration and possible bites at home. I'm talking about kid's safety especially here! But besides helping with prevention of these tragedies, we would love to help the community by becoming part of the solutions. We have worked with one local rescue already to offer an unadopted pup free play sessions. That little dog just needed to run around for a bit. We can help enrich the lives of those in need, and maybe even provide a place for potential adopters to go on a doggie-date. The fulfillment we get from this is far beyond financial and we hope you agree that it is in step with the spirit of the zoning ordinance and helping our community. We want to *maintain* the calm and peaceful nature of our neighborhood, AND passively capitalize on it by offering others to enjoy it in the same way we do.
We thank you for taking the time to read these extensive thoughts on the matter. We would be absolutely delighted to discuss any questions, or modifications that you may wish for us to elaborate upon for this to gain approval from The City Of Dover.
Please also see the appeal from Dr. Alexandra Martin at 7 Middlebrook road for her supporting letter, as this is a unified venture.

Sincerely,
Elizabeth Rodgers

We have received written consent to operate, with no negative feedback from our neighbors at #5, # 6, #10, #12, #15 Middlebrook. (Also 2 Newport) & #1 Appleveale
MIddlebrook house #14 mailed their letter of approval directly to The City Of Dover's Planning department and signed our public petition. Houses #1, #2, #4 and #13 did not express an opinion, from lack of availability. House #11 provided consent via text message. All supporting documentation will be presented as attachments to this appeal.

LINKS FROM DOCUMENT:

"Dog Park Alternatives" By Nancy Kerns -Published: March 15, 2023 in the "Whole Dog Journal"

Article:
https://www.whole-dog-journal.com/blog/dog-park-alternatives/?MailingID=2288&sc=BL20230316-&st=email&utm_source=ActiveCampaign&utm_medium=email&utm_content=Dog+Park+Alternatives&utm_campaign=BL20230316-

"East Hampton Zoning Board Rules that Doggy Day Care is a Legal Home Occupation" By Anthony S. Guardino. Published on April 8, 2019 by: Farrel and Fritz Attorneys
Article:
https://www.lilanduseandzoning.com/2019/04/08/east-hampton-zoning-board-rules-that-doggy-day-care-is-a-legal-home-occupation/
Detailed Case notes here:
https://www.lilanduseandzoning.com/wp-content/uploads/sites/128/2019/04/8285578_1.pdf

PUBLIC COMMENTS

From: Kerryn Schneider <kerryn.schneider@gmail.com>
Sent: Monday, April 10, 2023 10:06 PM
To: City of Dover - Planning
Cc: doverdogrun@gmail.com
Subject: In support of Dover Dog Run on Middlebrook Road

Security Notice: External sender. Use caution with hyperlinks or attachments.

Good Afternoon Dover Planning,

I just wanted to voice my support for the Dover Dog Run at 7 and 9 Middlebrook Road.

I, Kerryn Hotaling, and my husband, Dustin Hotaling, own and live at 1 Middlebrook Road. I am writing to you because we were made aware of the Dover Dog Run by our Neighbor Ms. Elizabeth Rogers who lives at 9 Middlebrook Rd. We live within 200 yards of their property and because of our proximity, the City of Dover requires them to send out 3 certified letters to us.

We have lived here for 11 years. We have seen a lot of changes along Dover Point Road and in and around Middlebrook Road. Some of the changes have been great, such as Patty B's moving their restaurant from downtown to Dover Point Road and the re-branding, and improvements of Cow Licks Ice cream. Some changes have not been desirable, like Dover Honda expanding their building and parking lot to be directly in sight from my living room window. I understand that change and local businesses growing, expanding, and moving locations are all part of being in a thriving town. But, that also means allowing people to start new businesses, especially ones that will not disrupt the community.

The business plan outlined by Ms. Elizabeth Rogers and Dr. Alexandra Martin ensures that no disruption to the community and surrounding homes will occur. When Dover Honda expanded their business, they had to blast to be able to build. They literally had an inspector come into my house and inspect my foundation before and after the blasting to ensure their work did not damage my house. When the car wash next door let their fence rot and it fell into my yard, the City of Dover could not even give me contact information for the owner. Yet they asked me when and if I figured it out, if I could pass on that info to the city. It ended up taking me 3 years to finally get the car wash to fix their fence.

The business plan outlined by Dover Dog Run makes it abundantly clear they will not be disrupting the neighborhood. They are not absentee owners from out of state. They are my neighbors that actually live here and are invested in the neighborhood. It seems to me, they just want to create an option for local people to exercise their dogs in a safe space. Please reconsider and allow them to obtain a Home Occupation Permit for Dover Dog Run.

Please feel free to contact me regarding this letter. Email is the best form of contact. Kerryn.Schneider@gmail.com.

Thank you,
Kerryn Hotaling

From: Danielle Alley <dca03820@yahoo.com>
Sent: Wednesday, April 12, 2023 8:07 AM
To: Planning Board - All
Cc: City of Dover - Planning; doverdogrun@gmail.com
Subject: Support Dover Dog Run

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Dover Planning Board,

I'm writing to you to encourage your support of the Dover Dog Run, a private, fenced dog park.

You may wonder why are parks like this needed in the City of Dover, when a public dog park is available for use at no charge, and many public parks allow dogs in our area, leashed or unleashed. My dog is an example of why private dog parks are needed in our community. I adopted my dog last year during Covid, a time when puppies were not able to be well socialized and learn about their world filled with people, noises, surprises and distractions.
My dog was originally adopted by a family who used punitive training methods. As a result, my dog suffers from PTSD and takes prescribed anti-anxiety medications. Over the last year, he has greatly improved under his veterinary care and private training with a dog behaviorist. I have learned that trust is gained in drips and lost in buckets. One of the key things that helps him be a happy dog is predictability. The other is distance or space between him and a trigger. Surprises, especially those involving men, are terrifying for him. Taking him to a place such as a public dog park, or places where dogs or humans can approach him, and dog owners do not have solid recall of their dogs, risks my dog's health and well-being. Buckets of trust are lost with these experiences.
Having sniff spots available that are fenced, private, and local to me are very important for my dog's recovery and further training. The ultimate goal, of course, is for a happy dog. Without spaces liked Dover Dog Run, I cannot control the environment to allow my dog to feel safe in new spaces (trust in drips) I'm sure there are many people in the dog world, trainers, behaviorists, and veterinarians, who can attest to the dramatic increase in reactive dogs in our communities. Having areas like Dover Dog Run are absolutely necessary in our community to create happy, resilient dogs.

I thank you for your attention and understanding of the importance of spaces like this and appreciate all of your efforts to ensure Dover Dog Run remains a part of our community.
Please support the issuance of this permit and any other steps needed to keep this space available.

Kind regards,
Danielle Alley
21 Fords Landing Drive
Dover

Sent from my iPhone

Zoning Board of Adjustment

City of Dover

Re: "Dover Dog Run" Appeal

To Whom it May Concern,

I am writing formally to restate my opinion on the appeal of an entity known as "Dover Dog Run LLC". I am urging the Board to stand by their February 17, 2023 denial of this permit which is scheduled for an appellate hearing on April 20, 2023. In addition to the original grounds of this denial, the founders of this entity have made some extremely concerning comments since this decision and have continued to incur profits from this business through several Venmo and PayPal accounts under the same name, as well as mock the Boards decision of the initial permit through social media.

In the wake of the extremely disturbing incident at another public dog park in Dover where a resident and his pet were attacked by another dog, the owner of "Dover Dog Run" seeks to use this event as an opportunity to further obtain profits and put others at risk. The following was posted on the Facebook page of this entity by a user by the name of Liz Rodgers: "Aggressive, reactive and unpredictable dogs deserve a place to go where they won't be able to hurt anyone." I find this comment extremely disturbing as the creator of this entity minimizes the dangerous incident and further moves to invite these so called "aggressive, reactive and unpredictable dogs" to be released unleashed in a residential neighborhood, in a backyard with unregulated and flimsy fencing (with no guaranty they will not be able to hurt anyone, or easily jump over the low fencing and be lose in the neighborhood), in the name of profits and putting an animal's interest above those of the residents.

I believe permitting the operation of a business such as Dover Dog Run LLC will open up a floodgate of unregulated "dog parks" where homeowners will be renting out their own backyards for minutes at a time to dangerous animals at the expense of the safety of their neighbors. It is my belief that the founders of Dover Dog Run LLC believe the simple formation of a limited liability company absolves them of any personal liability for any incidents such as the one the public dog park just experienced, leaving them only to profit at the expense of the safety of the residents of Dover. The residents are owed a reasonable expectation of safety and enjoyment of their properties, and putting the interest of having a dog run free is putting the residents of Dover second in their own home.

I have attached herewith the above-mentioned comments of the founders of Dover Dog Run LLC, and recent statistics of violent dog attacks across the country.

Thank you for your consideration.

From: jay farsili <jfarsili@outlook.com>
Sent: Thursday, April 13, 2023 3:11 PM
To: Kypfer, Natasha
Cc: Blonigen, Rachel
Subject: Re: Zoning Board of Adjustment
Attachments: opposition.pdf; 539703CB-16AC-444F-8790-2C52C828340F.png; B82A3456-F11A-4C87-9E7D-548D1A717887.png; AB47EAD4-6275-430C-97D6-5A0EC537FADF.png

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Natasha,

Thank you for all your help. I have attached below my letter of opposition, as well as relevant posts made by the individuals appealing this decision and statistics I have mentioned.

https://www.dogsbite.org/dog-bite-statistics-fatalities.php

From: Kypfer, Natasha <N.Kypfer@dover.nh.gov>
Sent: Monday, April 10, 2023 3:32 PM
To: jay farsili <jfarsili@outlook.com>
Cc: Blonigen, Rachel <R.Blonigen@dover.nh.gov>
Subject: RE: Zoning Board of Adjustment

Dear Mr. Farsili,

You are welcome to submit an updated letter or comments, as well as speak at the meeting next Thursday.

Please let me know if you have any questions at all, or would like to discuss the meeting process by telephone, I am happy to ring you.

Thank you,
Natasha

Natasha M. Kypfer
Zoning Administrator/Assistant City Planner
City of Dover, New Hampshire
288 Central Avenue
Dover, NH 03820-4169
e: n.kypfer@dover.nh.gov
p: 603.516.6008

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http://www.dover.nh.gov

From: jay farsili <jfarsili@outlook.com>
Sent: Monday, April 10, 2023 1:22 PM
To: Blonigen, Rachel <R.Blonigen@dover.nh.gov>
Cc: Kypfer, Natasha <N.Kypfer@dover.nh.gov>
Subject: Re: Zoning Board of Adjustment

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Thank you Rachel.

After looking over both appeals I still stand by my original comments in opposition. Is there a letter I should submit for the meeting or will we be able to speak?

Thanks again

From: Blonigen, Rachel <R.Blonigen@dover.nh.gov>
Sent: Friday, April 7, 2023 2:18 PM
To: jfarsili@outlook.com <jfarsili@outlook.com>
Cc: Kypfer, Natasha <N.Kypfer@dover.nh.gov>
Subject: Zoning Board of Adjustment

Good afternoon,

Attached is a link to the materials for the Zoning Board of Adjustment meeting on Thursday, April 20, 2023.

Treeno - Docs (nh.gov)

Have a nice day,

Rachel

Rachel Blonigen
Planning Office Assistant
Planning & Zoning
288 Central Avenue
Dover, NH 03820
E: r.blonigen@dover.nh.gov
P: (603) 516-6008

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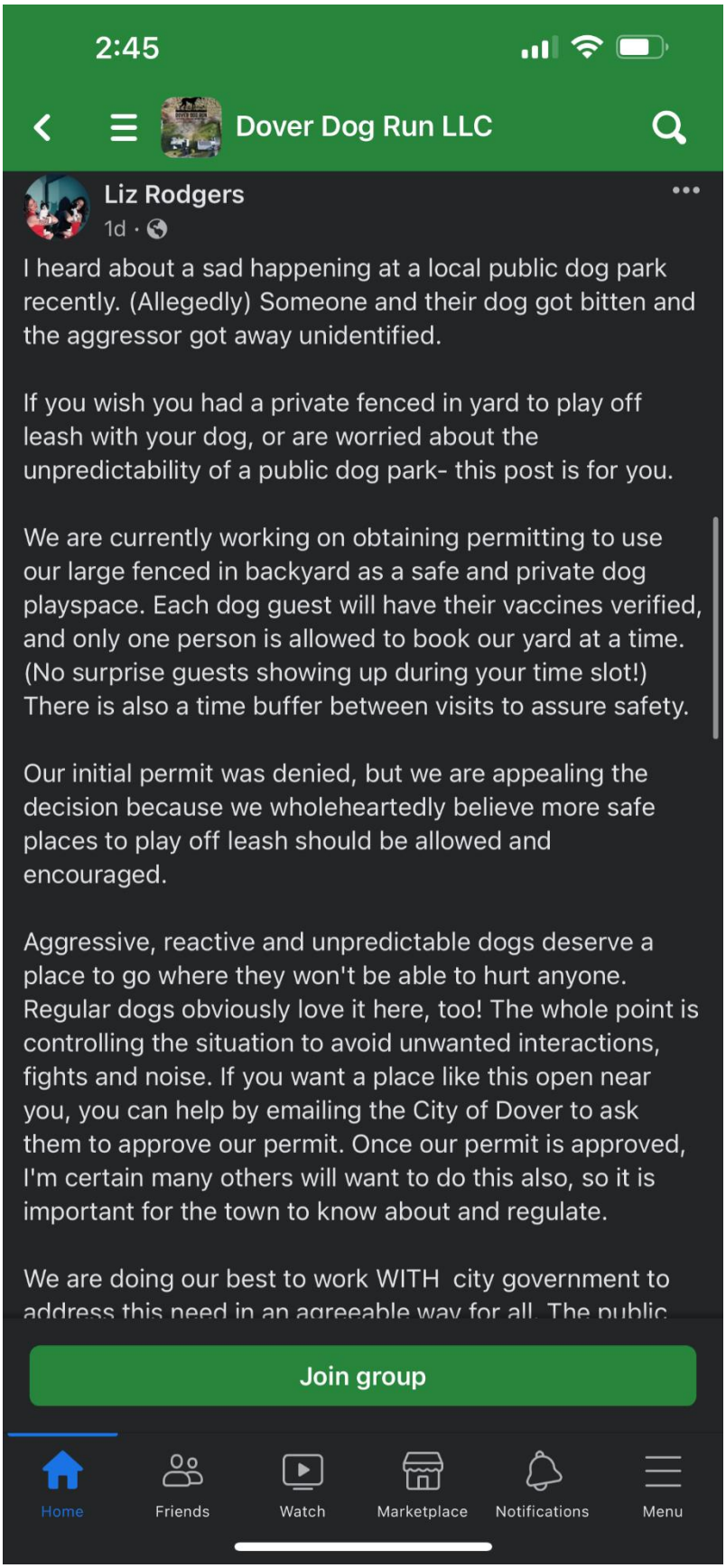
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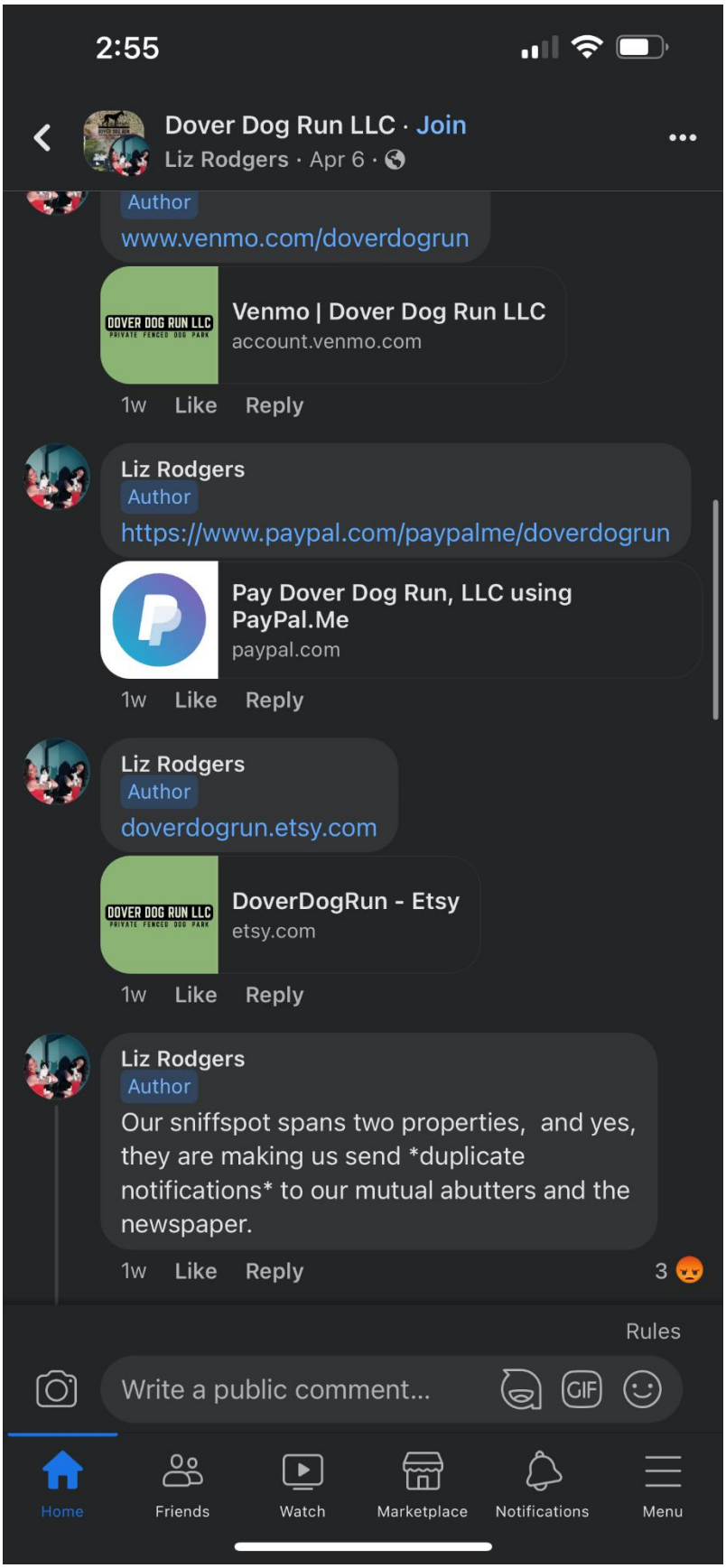
Dover Dog Run LLC
Liz Rodgers
1d ·
I heard about a sad happening at a local public dog park recently. (Allegedly) Someone and their dog got bitten and the aggressor got away unidentified.
If you wish you had a private fenced in yard to play off leash with your dog, or are worried about the unpredictability of a public dog park- this post is for you.
We are currently working on obtaining permitting to use our large fenced in backyard as a safe and private dog playspace. Each dog guest will have their vaccines verified, and only one person is allowed to book our yard at a time. (No surprise guests showing up during your time slot!) There is also a time buffer between visits to assure safety.
Our initial permit was denied, but we are appealing the decision because we wholeheartedly believe more safe places to play off leash should be allowed and encouraged.
Aggressive, reactive and unpredictable dogs deserve a place to go where they won't be able to hurt anyone. Regular dogs obviously love it here, too! The whole point is controlling the situation to avoid unwanted interactions, fights and noise. If you want a place like this open near you, you can help by emailing the City of Dover to ask them to approve our permit. Once our permit is approved, I'm certain many others will want to do this also, so it is important for the town to know about and regulate.
We are doing our best to work WITH city government to address this need in an agreeable way for all. The public
Join group
Home
Friends
Watch
Marketplace
Notifications
Menu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Dover Dog Run LLC · Join
Liz Rodgers · Apr 6 ·
Author
www.venmo.com/doverdogrun
DOVER DOG RUN LLC
PRIVATE FENCED DOG PARK
Venmo | Dover Dog Run LLC
account.venmo.com
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Author
https://www.paypal.com/paypalme/doverdogrun
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doverdogrun.etsy.com
DOVER DOG RUN LLC
PRIVATE FENCED DOG PARK
DoverDogRun - Etsy
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Liz Rodgers
Author
Our sniffspot spans two properties, and yes, they are making us send *duplicate notifications* to our mutual abutters and the newspaper.
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Write a public comment...
GIF
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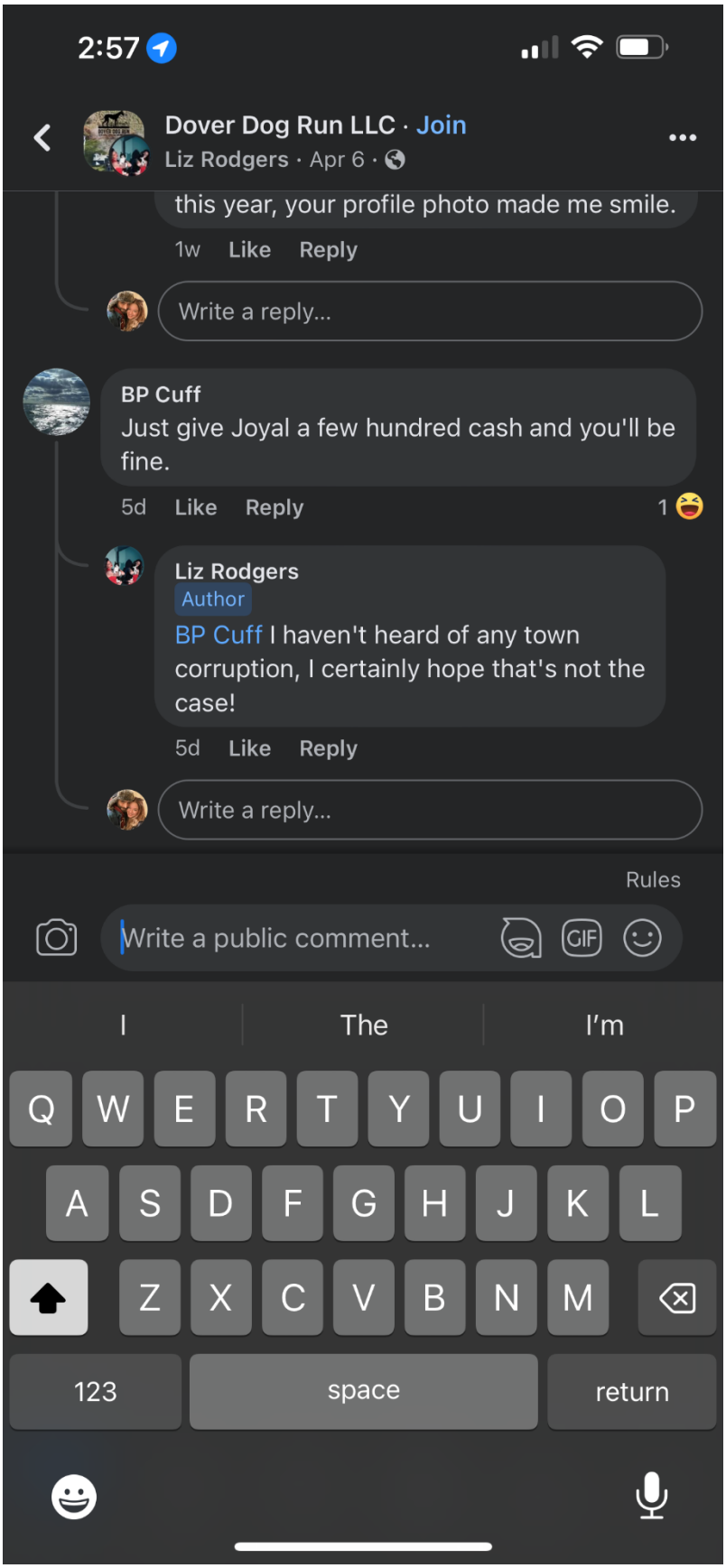
Friends
Watch
Marketplace
Notifications
Menu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Dover Dog Run LLC · Join
Liz Rodgers · Apr 6 ·
this year, your profile photo made me smile.
1w Like Reply
Write a reply...
BP Cuff
Just give Joyal a few hundred cash and you'll be fine.
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Author
BP Cuff I haven't heard of any town corruption, I certainly hope that's not the case!
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CITY OF DOVER

Zoning Board of Adjustment – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	**Thursday, April 20, 2023**
Meeting Time:	**7:00 pm**

INTENT: The Applicants (Alexandra Martin & Shawn Kelly and Elizabeth Demosthenes Rodgers) both request an appeal of a February 17, 2023 administrative decision regarding a Customary Home Occupation under **Section 170-18 of the Zoning Ordinance**. The Zoning Administrator determined that a private dog park does not constitute an allowable Customary Home Occupation.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-B, 3-C

ZONING DISTRICT: R-12

FILE: ZONE-2023-0011, ZONE-2023-0011-12

APPLICANTS/APPELLANTS:
Alexandra Martin & Shawn Kelly and Elizabeth Demosthenes Rodgers

LOCATION OF APPELLANTS: Rodgers (of 9 Middlebrook Road; Tax Map K, Lot 44) and Martin/Kelly (of 7 Middlebrook Road; Tax Map K, Lot 43)

ACREAGE: N/A

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Residential

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Applications; Staff Memo with Exhibits, including Zoning Administrator Determination dated 2/17/2023, Public Comment thus far

STAFF RECCOMENDATION:
Deny the CHO and affirm staff.

BACKGROUND INFORMATION

Per state law (*See* RSA 676:5) and **§ 170-52.C(1)(a), Powers and Duties** of the Zoning Ordinance, one of the powers of the Zoning Board of Adjustment is: "To hear and decide appeals where it is alleged there is error in any order, requirements, decision or determination made [by the Zoning Administrator] in the enforcement of this Chapter (interpretation of ordinance)." See also **§170-52.C(2), Interpretation of Chapter**.

Alexandra Martin & Shawn Kelly and Elizabeth Demosthenes Rodgers, respectively, appeal the Zoning Administrator's determination, dated February 17, 2023, germane to their denied Customary Home Occupation ("CHO") application(s), on the basis that their proposed use does not qualify as a CHO. Please see the determination letter attached, as Exhibit A.

The subject properties are located in a residential neighborhood; the parties abut one another, and the property owners have combined their two backyard areas, in essence, by installing a fence around the rear perimeter of their lots (thereby creating one large dog enclosure).

Staff's interpretation was that the proposed use does not qualify as a CHO for two main reasons: First, the definition for CHO states: "**CUSTOMARY HOME OCCUPATION** means an occupation carried on as a secondary use in a DWELLING UNIT or accessory BUILDING by the occupant of such unit." This proposed use is neither in a dwelling unit, nor requested by the occupant of such unit, instead, it is proposed in the "shared" backyard and it is proposed by the occupants, and their direct neighbors, in concert. Second, and separately, the proposed use appears in conflict with the requirements of §170-18, most notably Subsections G. and H.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings. Staff recommends that the Board review relevant language within the Dover Code, in particular the CHO regulations (*See* § 170-18.), and applicable definitions (*See* § 170-6.B.).

The sole issue of this case is whether the use proposed, a private dog park generating revenue, is in conformity with the intent of the CHO. While a compliant CHO is a permitted use in all Residential Districts within the City of Dover, the Zoning Ordinance expressly states: "…that such uses are clearly incidental and secondary [to] residential purposes…" and must "…be unobtrusively pursued in a residential area" (*See* § 170-18.A.). At a minimum, this proposed use will consist of a conspicuous increase in traffic along Middlebrook, as dog visits are scheduled for 30-60-minute intervals throughout the day.

The CHO regulations continue in Subsection G., providing further guidance, stating: "The BUILDINGs or premises occupied shall not be rendered objectionable or detrimental to the residential character of the NEIGHBORHOOD because of the exterior appearance, traffic emission of odor, gas, smoke, dust, noise, electrical disturbance, light emissions, or in any other way."

At a minimum, the very presence of a fresh grouping of dogs continually throughout the day, allowed to roam and explore an area spanning two backyards, will produce atypical sounds distinctly different than a pet wandering within an area familiar to them. It is easy to imagine multiple groups of dogs each day, excited and creating commotion during loading/unloading a vehicle in anticipation of playing outside (or having just finished doing so). That is to say nothing of the dog activity during the play. In that sense, the proposed use of a private dog park could be conceived as an intensive, commercialized dog care-taking operation, occurring within the boundaries of an otherwise ordinary low-density residential area. It also bears noting that the appellants observe that they listed their properties with Sniffspot.org. That organization, however, expressly states: "For zoning purposes, Sniffspot is generally not to be considered a home occupation…" *See* attached excerpt from Sniffspot.org, as Exhibit B.

The proposed scope of use by the appellants (i.e., of the majority of their yards) also runs afoul of the spirit, if not also the letter, of the "25% existing net FLOOR AREA" restriction (maximum of 600 feet) within section 170-18, subparagraph H of the zoning ordinance. This proposed use would affect a far larger proportion of each property, as shown in the GIS measurements attached, as Exhibit C. *See Hoppe v. Zoning Hearing Bd of Borough of Portland*, 910 A.2d 756 (Pa. Cmw. October 19, 2006) (holding that dog breeding business not a CHO because, in part, dogs had "run of the house" and "run of the yard" and therefore occupies too much area).

Under Subsection H., the CHO regulations continue, stating: "The following uses, by nature of the investment or operation, have a potential to rapidly increase beyond the limits specified above for home occupations and impair the use, value and quiet enjoyment of adjacent residential properties." Specifically relevant in this case, is the identification of "KENNEL" and the statement that "…and others of a similar nature shall not be considered as home occupations." The Zoning Ordinance defines as: "KENNEL means any BUILDING(s) or land operated as a business for the boarding, breeding, training, or selling of five (5) or more dogs, cats or other household pets." Staff's belief is that the proposed use of a private dog park is intrinsically analogous in its nature to that of a forbidden kennel. *See McFadden v. Town of Westmoreland Zoning Bd.*, 2019 N.Y. Slip Op 06348 (August 22, 2019 N.Y. App. Div.) (holding proposed dog training business use held not a CHO; observing "the proposed dog training business is not the sort of occupation customarily carried on in a dwelling unit, and our conclusion is further justified by the fact that petitioners here are not attempt to carry on a typical home occupation but instead propose to lease a portion of their property, but not the dwelling, for use by others"); *Lowney v. Zoning Bd of Appeals of Black Point Beach Club Assn*, 71 A.3d 670 (Conn. App. July 16, 2013) (discussing comparison of proposed use to uses expressly prohibited). Another similar use could be "commercial recreation" which is not an allowed use in this district and would require a Variance to be permitted.

In their submittals, the appellants supplied a change.org petition listing consisting of 850+ signatures, in support of the "Grant Dover Dog Run an Operating Permit" petition, most of whom have no significance because the signatories by and large reside in neither the City of Dover, New Hampshire nor even this state or country. Those individuals have no standing in this matter. Furthermore, the individual petitions submitted on behalf of neighbors along Middlebrook Road, Applevale Drive, and Newport Road are noted and appreciated, however, current abutters will likely change over time as properties are sold, whereas the decision made tonight – the determination of the proposed use before you of whether a private dog park can or cannot be considered a CHO – is precedent setting and, if granted, could be applied for properties throughout Dover neighborhoods. Also, at least one abutter submission by the applicants noted already-existing traffic concerns (Alex Vacca of 12 Middlebrook Road, attached to appeals).

It also appears from the appeal documents that an entity named "Dover Dog Run LLC" may or will be the operational entity conducting the proposed use. However, the definition of CHO requires that the occupation be "carried on . . . by the occupant." (*See* § 170-6.B; *see also* § 170-18.C). As staff noted in earlier correspondence to the applicants, the plain text of the zoning ordinance indicates that the CHO be carried on by the occupant of such unit, not multiple occupants over multiple units. The proposed use spans the combined yards of two properties, making the use by definition beyond each owner's individual property. *See Ferron v. Concord*, 102 N.H. 32 (1959) (roofing business conducted outside the home is not a customer home occupation). Furthermore, the use of a commercial entity (an LLC) with equity members in a business venture could be considered evidence against a use being a true home occupation. A copy of the LLC's formation filing (with the New Hampshire Secretary of State's Office) is attached as Exhibit D.

Staff would also observe that there are several factual inaccuracies in the appellants' submission concerning interactions between the Planning office and the appellants, though such inaccuracies are immaterial to the substantive issue before the Board. City staff are well-aware of their constitutional obligations to assist the public with navigating the land use process and at all times City staff in fact assisted the applicants with their inquiries. In staff's view, the proposed use (private dog park for commerce) is not allowed in the applicable zoning table. The applicants were advised of the CHO as one option potentially available for allowing the use, should they meet the criteria and it be approved, and also were informed of the potential to apply for a use Variance as another option. Staff did not indicate a CHO would be approved—only that it was one potential option, before realizing the scope of the application. At this time, the appellants have not sought a Variance.

In summary, based upon the above considerations, the essential attributes of a Customary Home Occupation, in staff's determination, are not met in the proposed use as submitted by the appellants in their applications.

Exhibit A

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

February 17, 2023

Alexandra Martin ***(via email - martin.alix@gmail.com)***
7 Middlebrook Road
Dover, NH 03820

Elizabeth Rodgers ***(via email - doverdogrun@gmail.com)***
9 Middlebrook Road
Dover, NH 03820

RE: CHO Denial Letter for 7 & 9 Middlebrook Road, Permit # ZONE-2023-0020/21

Dear Ms. Martin and Ms. Rodgers:

Thank you both for the submission of your Customary Home Occupation ("CHO") application(s) for your properties at 7 Middlebrook Road (Tax Map K, Lot 43) and 9 Middlebrook Road (Tax Map K, Lot 44), for the joint use of a "private dog park". The purpose of this letter is to provide feedback as to the substance of the denial of the CHO application. I will detail below the reasons, two-fold, as to why the CHO cannot be approved due to its lack of conformity with the intent of the Zoning Ordinance §170-18., the Customary Home Occupations regulations.

1. *CHO Definition –*

   CUSTOMARY HOME OCCUPATION means an occupation carried on as a secondary use in a DWELLING UNIT or accessory BUILDING by the occupant of such unit.

2. *Standards of subsections G. and H. –*

   G. The BUILDINGs or premises occupied shall not be rendered objectionable or detrimental to the residential character of the NEIGHBORHOOD because of the exterior appearance, traffic emission of odor, gas, smoke, dust, noise, electrical disturbance, light emissions, or in any other way. In a MULTIFAMILY DWELLING, the use shall in no way become objectionable or detrimental to any residential use within the multifamily STRUCTURE.

   H. Any such BUILDING shall include no feature of design not customary in BUILDINGs for residential use. The following uses, by nature of the investment or operation, have a potential to rapidly increase beyond the limits specified above for home occupations and impair the use, value and quiet enjoyment of adjacent residential properties. Therefore, uses such as Retail, Clinic, Landscaping, Freight, Trucking or Shipping, Painting of Vehicles, Trailers and Boats, Restaurants, Caterers or Bakeries, Taxi Service, Tool or Equipment Rental, Veterinary hospital or KENNEL and others of a similar nature shall not be considered as home occupations.

First, the purpose of a CHO certificate of use is to provide an allowable avenue, through zoning, for certain uses to be carried out within residential districts, so long as the occupation is secondary and incidental to a subject property's primary (residential) use and does not change the residential character thereof. The definition of the CHO is clear that the occupation is carried on as a secondary use **in** a unit, while the use you propose is principally if not entirely outside of the dwelling. *See Hancook v. Concord*, 111 N.H. 413, 414 (1971) (holding occupation as real estate agent not a customary home occupation as it "may not readily be carried on within the confines of the home as can all those enumerated in the ordinance"); *Perron v. Concord*, 102 N.H. 32 (1959) (roofing business conducted outside the home not a customary home occupation). The plain text of the zoning ordinance also indicates that the CHO be carried by the occupant of such unit, not multiple occupants over multiple units. Similarly, it is unclear whether renting one's

backyard for dogs to utilize equates to an occupation, rather than a rental of private space. Furthermore, Chapter 170-18. serves to regulate and restrict the CHO use, akin to state statute, and the local land use planning and regulatory powers therein, *See.* RSA 674:16(d), "The location and use of buildings, structures and land used for business, industrial, residential, or other purposes."

Second, I am not persuaded that the use, which is effectively a "private dog park" use, is contemplated by the plain text noted above under subsection G. and H. of Chapter 170-18. First, the number of dogs (four) falls just under the threshold of a regulated "kennel." Against that backdrop, the question becomes whether the use is truly customary and whether it has the potential to change the residential character of the neighborhood. Residential districts within the City of Dover aim to "...provide a wide range of residential units to provide the citizens of Dover with a balance of housing choices, with varying housing types, densities and costs. The goal is to preserve and create City neighborhoods that are safe and promote harmonious development." (*See.* District purpose statement in §170-7.B.(1)). True, dog ownership is typical of a residential home, even the ownership of multiple dogs. But it is one thing to have one or two dogs who live together and are periodically in the yard. It is qualitatively distinct to consistently have four dogs, the identities of which can or will change over time, traversing two-yards as part of a revenue-generating use.

Additionally, there is literature establishing that dogs have conflicts in dog parks and can cause other adverse consequences. *See,e.g.*, Chen et al, Benefits and Conflicts: A Systematic Review of Dog Park Design and Management Strategies, MDPI, at 2 (2022), available at (https://www.mdpi.com/2076-2615/12/17/2251) ("Dogs that suffer from behavioral issues may trigger dog fights and aggregation-based dog conflicts . . . . Most existing issues in dog parks ultimately result from conflicts between different dogs, dog owners and non-dog owners, and impacts of ordinary dog park usage on environmental resources, such as the vegetation, soil, and other park uses."); S. Lowrey, *The Dog Park Is Bad, Actually*, New York Times (February 6, 2020). While you may disagree with these views, or feel you could control for or mitigate them, the point is that the use you are proposing nonetheless seems out of step with a normal residential neighborhood, which in the end weighs against it being "customary." In addition, I have personally received complaints from abutters of a very similar use (private dog park) you propose, at another address in Dover, underscoring and weighing against a finding that a private dog park in a residential neighborhood is a customary home occupation. *See Narbonne v. Rye*, 130 N.H. 70, 74 (1987) (affirming finding that adverse effects on residential neighborhood supported finding an art studio and sales was not customary home occupation).

In closing, this letter serves as my formal administrative determination. I would call your attention to your potential appeal rights. You may have the ability to appeal my determinations concerning the City of Dover's zoning ordinance to the Zoning Board of Adjustment (ZBA) pursuant to the RSA 676:5. Be aware that the ZBA imposes a 30-day filing requirement per its Rules of Procedure, Article V. - Procedures:

> **B. Appeals.** Appeals from an administrative decision taken under New Hampshire RSA 676:5 shall be filed with the Planning Department within thirty (30) days of the date of the decision. Any appeal made after this deadline will not be considered timely.

Alternatively, you may seek a variance from the Zoning Board of Adjustment to allow the use you propose. I am happy to provide more information about the variance process if you would like.

We appreciate the time you both took to file a CHO application with our office, as well as your transparency and attention to detail in outlying your request. While I can appreciate that this may not have been the outcome you were seeking, I do suggest connecting with staff in the City's Business Development office, as to help you find a suitable location for this type of commercial business.

If you have any questions, please feel free to contact me directly, either by telephone at (603) 516-6008, or by email at n.kypfer@dover.nh.gov.

Sincerely,

Natasha M. Kypfer

Natasha M. Kypfer
Zoning Administrator/Assistant City Planner

cc: Donna P. Benton, AICP — Director of Planning & Community Development (via email)
Joshua Wyatt, Esq. — City Attorney (via email)

Are there local regulations for Sniffspot?

We require our hosts to comply with all local laws, regulations, and zoning ordinances. While we do not provide legal advice, we can provide you with helpful guidelines to consider, such as:

Business License: many jurisdictions require a business license for any kind of money-making activity. We recommend checking your local jurisdiction website and getting a business license proactively if needed. If required, in most cases, it is straightforward to get a business license. Every local government varies widely in their allowances and restrictions for property owners, so we recommend researching your local rules and working with a local lawyer if it makes sense to do so. Below are some general guidelines that we have found helpful to ensure that cities don't misunderstand Sniffspot, but make sure to customize this for your specific situation:

- I am renting my yard from time to time to local dog owners by the hour who use this space to safely walk their dog.
- This is an important public service because many dog owners do not have private space to walk their dog and I can provide a good space for this. This helps our city by lowering the density of dogs in public parks, reducing dog waste that is not picked up in public areas and keeping dogs safe.
- This is not a home occupation, I am just renting space on my property from time to time to one dog owner at a time. This is only the rental of part of my property, I am not renting the full property to the dog owners. I will continue to live and be located on the property while renting my yard.
- This is not a kennel. Dog owners renting my yard may not leave their dogs at any time—the owners are required to remain present and maintain custody and control of their dogs at all times while walking their dog in my yard. I am not providing any services to the dog.
- Only one rental is permitted at a time—i.e., I will not have multiple sets of dog owners using my yard simultaneously
- I will comply with all local regulations around noise, number of dogs on the property and number of visitors.

Remitting Taxes: Most jurisdictions require that taxes be submitted for earnings collected.

Zoning Laws: Some cities have laws that regulate the way you can use your home. You can find such laws in the zoning or planning codes or the city ordinances. For zoning purposes, Sniffspot is generally not to be considered a home occupation and not a public dog park but instead the rental of a private portion of a host's property for one booking at a time. If you have further questions or concerns, you can contact your local municipality.

Other: There can be other laws and regulations that could apply to your listing. Be sure to check with your local government if you have specific questions or concerns.Different jurisdictions have different requirements for business licenses and, due to the nature of local requirements, we do not provide guidance on specific local requirements for any hosts. If required, in most cases it is very easy to get a business license. We require our hosts to comply with all local laws, regulations and zoning.

If you are approached by a city, state or other government organization regarding your spot, please email support@sniffspot.com to notify us.

If you have further questions, it may helpful to speak with a tax professional, your local municipality, or a lawyer.

--

Ready to host? You can learn more and get started here (https://www.sniffspot.com/host).

Did this answer your question?

Last updated on August 9, 2022

Sniffspot (https://www.sniffspot.com/)

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Company

About us (https://www.sniffspot.com/about)

Trust & safety (https://www.sniffspot.com/trust)

Terms of service (https://www.sniffspot.com/terms-of-service)

Privacy policy (https://www.sniffspot.com/privacy-policy)

Help Center (//help.sniffspot.com)

support@sniffspot.com (mailto:support@sniffspot.com)

Navigation

Property Information

Property ID	H0001-000000
Location	301 DURHAM RD
Owner	JOHNSON CREEK VILLAGE LLC
Land Use	304
Zoning Code	C

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.

State of New Hampshire
Department of State

Filed
Date Filed : 01/02/2023 03:53:00 PM
Effective Date : 01/02/2023 03:53:00 PM
Filing # : 5919386 Pages : 2
Business ID : 919787
David M. Scanlan
Secretary of State
State of New Hampshire

Form LLC-1
RSA 304-C:31

CERTIFICATE OF FORMATION
NEW HAMPSHIRE LIMITED LIABILITY COMPANY

THE UNDERSIGNED, under the New Hampshire Limited Liability Company Laws submits the following certificate of formation:

FIRST: The name of the limited liability company is:

DOVER DOG RUN LLC

Principal Business Information:

Principal Office Address:

9 Middlebrook Road	**Dover**	**NH**	**03820** .
(no. & street)	(city/town)	(state)	(zip code)

Principal Mailing Address (if different):

9 Middlebrook Road	**Dover**	**NH**	**03820** .
(no. & street)	(city/town)	(state)	(zip code)

Business Phone: **6039696077**

Business Email: **doverdogrun@gmail.com**

Notification Email: **doverdogrun@gmail.com**

_____ Please check if you would prefer to receive the Annual Report Reminder Notice by email.

SECOND: Describe the nature of the primary business or purposes (and if known, list the NAICS Code and Sub Code):

53-Real Estate and Rental and Leasing - 311-Residential Property Managers

THIRD: The name of the limited liability company's initial registered agent is:

Elizabeth Rodgers .

The complete address of its registered office (agent's business address) is:

9 Middlebrook Road	**Dover**	**NH**	**03820** .
(no. & street)	(city/town)	(state)	(zip code)

FOURTH: The management of the limited liability company **is not** vested in a manager or managers.

The period of its duration is: **Perpetual** .

Title: **Member**

Signature: **Elizabeth Rodgers**

Name of Signer: **Elizabeth Rodgers**

Date signed: **01/02/2023**

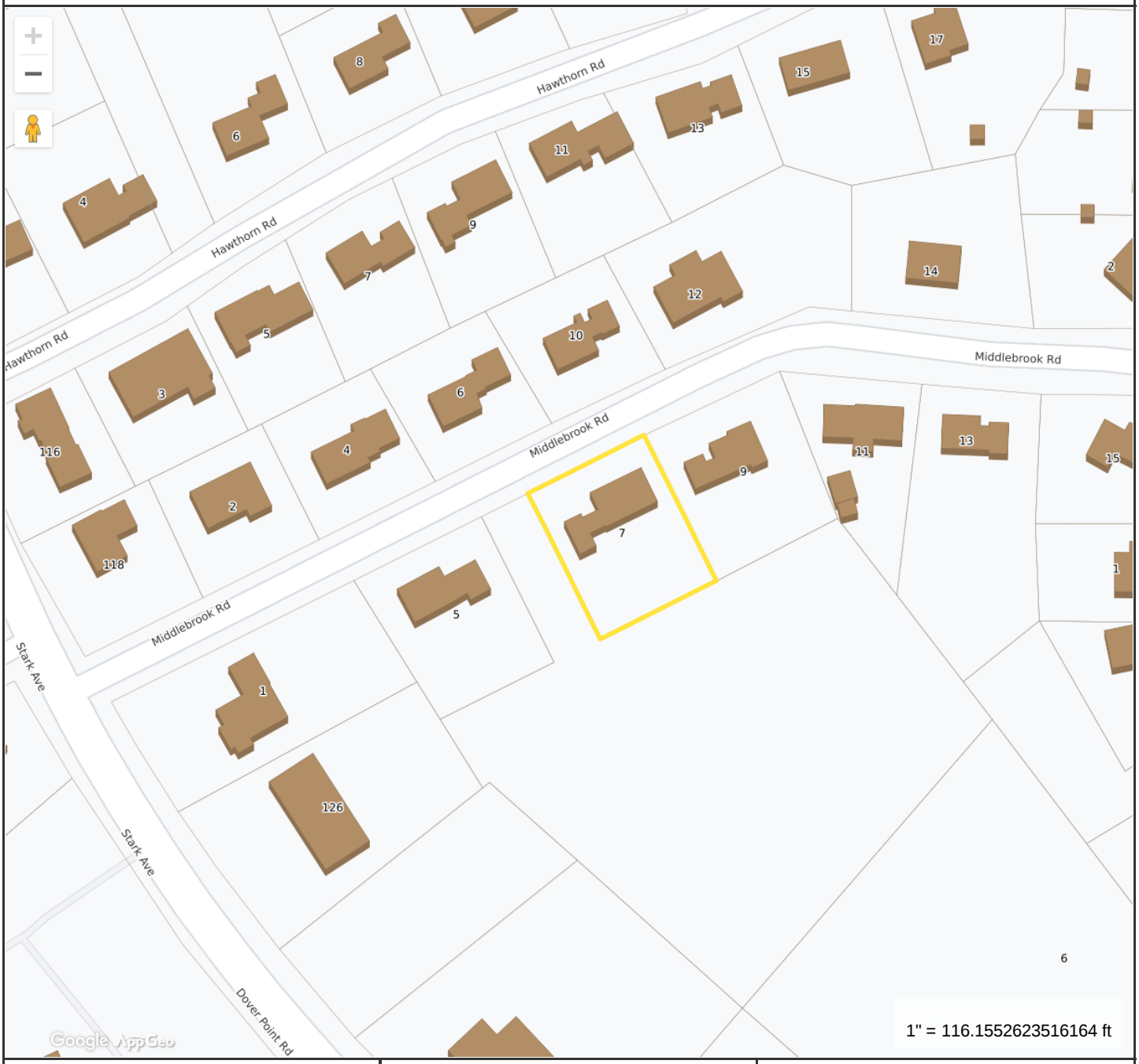
Effective Date: **01/02/2023 03:53:00 PM**

Note: The sale or offer for sale of membership interests of the limited liability company will comply with the requirements of the New Hampshire Uniform Securities Act (RSA 421-B). The membership interests of the limited liability company: 1) have been registered or when offered will be registered under RSA 421-B; 2) are exempted or when offered will be exempted under RSA 421-B; 3) are or will be offered in a transaction exempted from registration under RSA 421-B; 4) are not securities under RSA 421-B; OR 5) are federal covered securities under RSA 421-B. The statement above shall not by itself constitute a registration or a notice of exemption from registration of securities within the meaning of sections 448 and 461(i)(3) of the United States Internal Revenue Code and the regulation promulgated thereunder.

* Must be signed by a **manager**; if no manager, must be signed by a **member**.

DISCLAIMER: All documents filed with the Corporation Division become public records and will be available for public inspection in either tangible or electronic form.

ZONE-2023-0012 7 Middlebrook Road



Property Information

Property ID	K0043-000000
Location	7 MIDDLEBROOK RD
Owner	MARTIN ALEXANDRA &
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.

ZONE-2023-0012 **7 MIDDLEBROOK ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
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
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
17133-000000	2 MIDDLEBROOK RD	SCHULTZ ELLIOT &	SCHULTZ KALLI	2 MIDDLEBROOK RD	DOVER	NH	03820
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
K0030-C00000	2 DOVER POINT RD	WEATHERVANE SEAFOODS		306 US ROUTE 1	KITTERY	ME	03904
K0030-N00000	DOVER POINT RD	WENTWORTH DOUGLASS HOSPITAL	C/O MASS GENERAL BRIGHAM	399 REVOLUTION DR	SOMERVILLE	MA	02145
K0042-000000	1 MIDDLEBROOK RD	HOTALING DUSTIN L &	HOTALING KERRYN K	1 MIDDLEBROOK RD	DOVER	NH	03820
K0042-001000	126 STARK AV	VASCO FOUR TWENTY-SEVEN RIVER LLC		PO BOX 372	BRISTOL	NH	03222-0372
K0042-A00000	MIDDLEBROOK RD	6 DPR REALTY LLC		818 CENTRAL AVE	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
K0050-000000	13 MIDDLEBROOK RD	NORTON WILLIAM R	NORTON JOYCE	13 MIDDLEBROOK ROAD	DOVER	NH	03820
K0050-001000	11 MIDDLEBROOK RD	LAWLOR ZACHARY L &	LAWLOR VICTORIA J	11 MIDDLEBROOK RD	DOVER	NH	03820-4237
K0043-000000	7 MIDDLEBROOK RD	MARTIN ALEXANDRA &	KELLY SHAWN	7 MIDDLEBROOK RD	DOVER	NH	03820

CITY OF DOVER, NEW HAMPSHIRE
PLANNING APPLICATION OWNER AUTHORIZATION (ZONING)

IMPORTANT

Property identification sign must be posted on the property for five (5) days prior to the hearing. Failure to post may result in application not being accepted.

OWNER AUTHORIZATION

I/We hereby submit this application to the City of Dover / City of Dover Zoning 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.

Property Owner Name: Alexandra Martin

Signature(s) of Property Owner(s): agmartin Date: 3/18/23

Signature of Applicant: Date:
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I/We hereby submit this application to the City of Dover Zoning 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..

Property Owner Name: Alexandra Martin

Signature(s) of Property Owner(s): agmartin Date: 3/18/23

Signature of Applicant: Date:
if different from owner

March 18, 2023

Dear Chairperson Prior and Zoning Board members,

My neighbor Elizabeth Rodgers and I are each writing to you about the decision issued by Assistant City Planner Natasha Kypfer in regards to the permits for which she told us to apply (#ZONE=2023-0020/21). In our applications, we each requested a CHO certificate as instructed by Ms. Kypfer, in order to run our business of allowing individual dog owners to book our yards (which are fenced together) through Sniffspot, for their dogs to play safely. We believe that our proposal is in accordance with the intent of the Zoning Ordinance for R-12 to maintain the character of the neighborhood and to allow only occupations that are secondary to the residential use of the property. Alongside the primary permitted use of our properties in R-12 as dwellings, the proposed use for dogs and dog owners to access is secondary and incidental, and does not change the character of the property.

In her denial of our applications on February 17, 2023, Ms. Kypfer sent a letter addressing two main sets of issues: the first being that our proposal does not conform with the intent of the Zoning Ordinance CHO, and the second being her concerns with public dog parks like Longhill Dog Park in Dover. We would like to respond to the issues she raised.

Ms. Kypfer explained that one of the issues with issuing a CHO certificate for our venture is that our proposal does not involve the use of a building, structure, or dwelling unit (i.e. the indoor spaces of one or both of our houses). However, subsection G of the CHO definition which she cites opens with a reference to "buildings or premises" (not "buildings *and* premises"), with "premises" including the land we own. The additional mentions of structures and buildings in subsections G and H are there to specify that no building use shall be "objectionable or detrimental" and that any building "shall include no feature of design not customary." Our proposal does not threaten or alter the buildings on our properties (i.e. our homes).

Ms. Kypfer cited two statutes, denying CHO certificates to a real estate agent and to a roofing business, explaining that those businesses involve "work outside the home" at "the properties of others." Yet our proposal does not involve work at the properties of others. Work that we would undertake from our homes as part of this proposal includes scheduling and managing appointments, monitoring visitors and responding to their needs onsite, and keeping our yards clean.

Ms. Kypfer also said it was unclear whether this proposal equates to an occupation rather than a rental of private space. Yet the Zoning Ordinance R-12 does allow for Bed and Breakfasts, which refers to properties "rented on a temporary short term basis" and with "onsite management" and allows managers to rent up to nine bedrooms. The number of visitors and amount of traffic to our properties for individuals bringing their dogs to play is insignificant compared to a primary use allowed in our zone like a Bed and Breakfast.

Ms. Kypfer also mentioned that a CHO should be carried out by "the" occupant of "such unit." This is why we applied for two CHO certificates, so that we would each have a permit that applied to our respective property. We don't believe it should be an issue from a Zoning Office perspective that any dogs (including our own registered dogs) would have access to both our properties.

In the latter half of her letter, Ms. Kypfer raised concerns with the number of dogs we propose to allow to visit our space at any given time, and cited literature about issues with dog parks. As Ms. Kypfer pointed out, the number of dogs we propose allowing to access our properties at any given time is four (which would be atypical; most dog owners booking our yards have only one or two dogs). In regards to Dover Licensing, owners of five or more dogs are required to get a group license, but not to obtain a commercial kennel license. Ms. Kypfer seemed concerned that by allowing up to four dogs to visit our properties, we would become a kennel, which we recognize is not allowed in R-12. However, our proposed use is not at all like the use of a person's property as a kennel. We would not own additional dogs, and dogs' and their owners' use of our properties would be temporary and brief. There would be no boarding, breeding, sale, or transfer of dogs.

Ms. Kypfer cited two articles about issues with public dog parks, and we agree with her and those authors that traditional dog parks can cause issues. Negative aspects of public dog parks described by Chen et al. include: Injury due to inability to segregate dogs of sizes, noise from fights, and disease. With our proposal, all of these issues are addressed. With one guest at a time, we do not need to worry about segregating dogs of different sizes, nor noise or injury from fights. The visitors have no other dog owners to interact with, and spend the time watching, training, and playing with their own dog(s). As for disease, every guest would be required to pre-register so we can verify that their dog(s) are up to date on vaccinations and an annual fecal exam. None of these issues are addressed in public dog parks, which is why they can be such dangerous places to visit.

However, as Chen et al. pointed out, there is indeed a demand for places where people can take their dogs. This is why we believe our proposed use fills an important need for dog owners who reside in apartments or condos here in Dover. We would like to reiterate that the intent of offering our yards as a *private* space is for a single user to access a safe space for their dog(s) *only*, for 30-60 minutes at a time, during specific workday hours, set by us. There would not be issues with conflicts among dog owners, non-dog owners, or dogs themselves, because the system is designed for people to make appointments for their own private use. There would be no possibility of interaction or socialization among strangers (dogs or humans). It would not be like the use of public dog parks, or public recreation spaces like Applevale Park in our own neighborhood, where any number of adults, children, dog owners, non-dog owners, or dogs could visit the space at any time from dawn to dusk. If there are potential issues with dogs or dog owners gathering, why is our proposal unacceptable but public recreation spaces where dogs are allowed are permitted in the R-12 districts?

Further, Dover Code related to dog licensing does not specify that dog(s) must be indoors for a specific period of time each day; they may be "lodged within" a "yard or premises." There is no rule related to the length of time of the customary use of outdoor space for dogs. So, we would have more oversight on the length of time dogs would be outdoors than is specified by code. It is permitted for Dover residents to leave their dogs outside in their yard, to bark, or to escape onto the street, at any time of day or night. None of this would be allowed on our property. Because Liz is at home during the hours we would offer for use, she is available for onsite management, e.g. to monitor visitors, respond to anything that might come up, and to ensure the cleanliness of our yards. She can also correct and monitor any "undesirable" behavior, such as inappropriate parking, partying, or any other disruptive action. All this being explained, we would also be happy to limit the overall number of visitors per day to a mutually agreeable number in an attempt to assuage the concerns of the City.

Please see Liz's appeal for additional information and attachments, including notes indicating the support of our neighbors. We appreciate your time and attention to our appeal.
All the best,
Alix

WE BELIEVE IN A SAFE SPACE

DOVER DOG RUN

Dover Dog Run, LLC

Elizabeth Rodgers, & Alexandra Martin
doverdogrun@gmail.com
603-550-9378
7&9 Middlebrook Road, Dover, NH 03820

I, BEN GONZALEZ (your printed name) of 1 APPLEVALE DRIVE (your address) am aware of the by-appointment-only business of a private dog play space, named Dover Dog Run.

Dover Dog Run was in full operation from the end of November, through the beginning of January. During this timeframe I or my household:

- ☐ did notice the operation of this business and
  - ☐ were **not** bothered or disrupted by the operation of Dover Dog Run.
  - ☐ were bothered or disrupted by the operation of Dover Dog Run.
- ☐ did not notice the operation of this business

I want the members of the zoning board to know that I:

- ☒ approve of Dover Dog Run operating in our neighborhood
- ☐ have no opinion on it one way or the other
- ☐ do not approve of Dover Dog Run operating in our neighborhood.

Additional comments:

Signed: Ben Gonzalez Date: 3/17/23

Signed: _____ Date: _____

WE BELIEVE IN A SAFE SPACE

DOVER DOG RUN

Dover Dog Run, LLC

Elizabeth Rodgers, & Alexandra Martin
doverdogrun@gmail.com
603-550-9378
7&9 Middlebrook Road, Dover, NH 03820

I, Sarah Oldfield (your printed name) of 3 Applevale Dr Dover, NH (your address) *am aware of the by-appointment-only business of a private dog play space, named Dover Dog Run.*

Dover Dog Run was in full operation from the end of November, through the beginning of January. During this timeframe I or my household:

- ☐ did notice the operation of this business and
  - ☐ were **not** bothered or disrupted by the operation of Dover Dog Run.
  - ☐ were bothered or disrupted by the operation of Dover Dog Run.
- ☑ did not notice the operation of this business

I want the members of the zoning board to know that I:

- ☐ approve of Dover Dog Run operating in our neighborhood
- ☑ have no opinion on it one way or the other
- ☐ do not approve of Dover Dog Run operating in our neighborhood.

Additional comments:

Signed: Sarah Oldfield Date: 3/18/23

Signed: _____ Date: _____

PUBLIC COMMENTS

From: Kerryn Schneider <kerryn.schneider@gmail.com>
Sent: Monday, April 10, 2023 10:06 PM
To: City of Dover - Planning
Cc: doverdogrun@gmail.com
Subject: In support of Dover Dog Run on Middlebrook Road

Security Notice: External sender. Use caution with hyperlinks or attachments.

Good Afternoon Dover Planning,

I just wanted to voice my support for the Dover Dog Run at 7 and 9 Middlebrook Road.

I, Kerryn Hotaling, and my husband, Dustin Hotaling, own and live at 1 Middlebrook Road. I am writing to you because we were made aware of the Dover Dog Run by our Neighbor Ms. Elizabeth Rogers who lives at 9 Middlebrook Rd. We live within 200 yards of their property and because of our proximity, the City of Dover requires them to send out 3 certified letters to us.

We have lived here for 11 years. We have seen a lot of changes along Dover Point Road and in and around Middlebrook Road. Some of the changes have been great, such as Patty B's moving their restaurant from downtown to Dover Point Road and the re-branding, and improvements of Cow Licks Ice cream. Some changes have not been desirable, like Dover Honda expanding their building and parking lot to be directly in sight from my living room window. I understand that change and local businesses growing, expanding, and moving locations are all part of being in a thriving town. But, that also means allowing people to start new businesses, especially ones that will not disrupt the community.

The business plan outlined by Ms. Elizabeth Rogers and Dr. Alexandra Martin ensures that no disruption to the community and surrounding homes will occur. When Dover Honda expanded their business, they had to blast to be able to build. They literally had an inspector come into my house and inspect my foundation before and after the blasting to ensure their work did not damage my house. When the car wash next door let their fence rot and it fell into my yard, the City of Dover could not even give me contact information for the owner. Yet they asked me when and if I figured it out, if I could pass on that info to the city. It ended up taking me 3 years to finally get the car wash to fix their fence.

The business plan outlined by Dover Dog Run makes it abundantly clear they will not be disrupting the neighborhood. They are not absentee owners from out of state. They are my neighbors that actually live here and are invested in the neighborhood. It seems to me, they just want to create an option for local people to exercise their dogs in a safe space. Please reconsider and allow them to obtain a Home Occupation Permit for Dover Dog Run.

Please feel free to contact me regarding this letter. Email is the best form of contact. Kerryn.Schneider@gmail.com.

Thank you,
Kerryn Hotaling

From: Danielle Alley <dca03820@yahoo.com>
Sent: Wednesday, April 12, 2023 8:07 AM
To: Planning Board - All
Cc: City of Dover - Planning; doverdogrun@gmail.com
Subject: Support Dover Dog Run

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Dover Planning Board,

I'm writing to you to encourage your support of the Dover Dog Run, a private, fenced dog park.

You may wonder why are parks like this needed in the City of Dover, when a public dog park is available for use at no charge, and many public parks allow dogs in our area, leashed or unleashed. My dog is an example of why private dog parks are needed in our community. I adopted my dog last year during Covid, a time when puppies were not able to be well socialized and learn about their world filled with people, noises, surprises and distractions.
My dog was originally adopted by a family who used punitive training methods. As a result, my dog suffers from PTSD and takes prescribed anti-anxiety medications. Over the last year, he has greatly improved under his veterinary care and private training with a dog behaviorist. I have learned that trust is gained in drips and lost in buckets. One of the key things that helps him be a happy dog is predictability. The other is distance or space between him and a trigger. Surprises, especially those involving men, are terrifying for him. Taking him to a place such as a public dog park, or places where dogs or humans can approach him, and dog owners do not have solid recall of their dogs, risks my dog's health and well-being. Buckets of trust are lost with these experiences.
Having sniff spots available that are fenced, private, and local to me are very important for my dog's recovery and further training. The ultimate goal, of course, is for a happy dog. Without spaces liked Dover Dog Run, I cannot control the environment to allow my dog to feel safe in new spaces (trust in drips) I'm sure there are many people in the dog world, trainers, behaviorists, and veterinarians, who can attest to the dramatic increase in reactive dogs in our communities. Having areas like Dover Dog Run are absolutely necessary in our community to create happy, resilient dogs.

I thank you for your attention and understanding of the importance of spaces like this and appreciate all of your efforts to ensure Dover Dog Run remains a part of our community.
Please support the issuance of this permit and any other steps needed to keep this space available.

Kind regards,
Danielle Alley
21 Fords Landing Drive
Dover

Sent from my iPhone

Zoning Board of Adjustment

City of Dover

Re: "Dover Dog Run" Appeal

To Whom it May Concern,

I am writing formally to restate my opinion on the appeal of an entity known as "Dover Dog Run LLC". I am urging the Board to stand by their February 17, 2023 denial of this permit which is scheduled for an appellate hearing on April 20, 2023. In addition to the original grounds of this denial, the founders of this entity have made some extremely concerning comments since this decision and have continued to incur profits from this business through several Venmo and PayPal accounts under the same name, as well as mock the Boards decision of the initial permit through social media.

In the wake of the extremely disturbing incident at another public dog park in Dover where a resident and his pet were attacked by another dog, the owner of "Dover Dog Run" seeks to use this event as an opportunity to further obtain profits and put others at risk. The following was posted on the Facebook page of this entity by a user by the name of Liz Rodgers: "Aggressive, reactive and unpredictable dogs deserve a place to go where they won't be able to hurt anyone." I find this comment extremely disturbing as the creator of this entity minimizes the dangerous incident and further moves to invite these so called "aggressive, reactive and unpredictable dogs" to be released unleashed in a residential neighborhood, in a backyard with unregulated and flimsy fencing (with no guaranty they will not be able to hurt anyone, or easily jump over the low fencing and be lose in the neighborhood), in the name of profits and putting an animal's interest above those of the residents.

I believe permitting the operation of a business such as Dover Dog Run LLC will open up a floodgate of unregulated "dog parks" where homeowners will be renting out their own backyards for minutes at a time to dangerous animals at the expense of the safety of their neighbors. It is my belief that the founders of Dover Dog Run LLC believe the simple formation of a limited liability company absolves them of any personal liability for any incidents such as the one the public dog park just experienced, leaving them only to profit at the expense of the safety of the residents of Dover. The residents are owed a reasonable expectation of safety and enjoyment of their properties, and putting the interest of having a dog run free is putting the residents of Dover second in their own home.

I have attached herewith the above-mentioned comments of the founders of Dover Dog Run LLC, and recent statistics of violent dog attacks across the country.

Thank you for your consideration.

From: jay farsili <jfarsili@outlook.com>
Sent: Thursday, April 13, 2023 3:11 PM
To: Kypfer, Natasha
Cc: Blonigen, Rachel
Subject: Re: Zoning Board of Adjustment
Attachments: opposition.pdf; 539703CB-16AC-444F-8790-2C52C828340F.png; B82A3456-F11A-4C87-9E7D-548D1A717887.png; AB47EAD4-6275-430C-97D6-5A0EC537FADF.png

Security Notice: External sender. Use caution with hyperlinks or attachments.

Natasha,

Thank you for all your help. I have attached below my letter of opposition, as well as relevant posts made by the individuals appealing this decision and statistics I have mentioned.

https://www.dogsbite.org/dog-bite-statistics-fatalities.php

From: Kypfer, Natasha <N.Kypfer@dover.nh.gov>
Sent: Monday, April 10, 2023 3:32 PM
To: jay farsili <jfarsili@outlook.com>
Cc: Blonigen, Rachel <R.Blonigen@dover.nh.gov>
Subject: RE: Zoning Board of Adjustment

Dear Mr. Farsili,

You are welcome to submit an updated letter or comments, as well as speak at the meeting next Thursday.

Please let me know if you have any questions at all, or would like to discuss the meeting process by telephone, I am happy to ring you.

Thank you,
Natasha

Natasha M. Kypfer
Zoning Administrator/Assistant City Planner
City of Dover, New Hampshire
288 Central Avenue
Dover, NH 03820-4169
e: n.kypfer@dover.nh.gov
p: 603.516.6008

DISTINCTLY DOVER
A COMMUNITY VISION FOR 2035

Click the Distinctly Dover logo above to learn about our Vision Chapter update.

Dover: First in New Hampshire, First with you!

http://www.dover.nh.gov

From: jay farsili <jfarsili@outlook.com>
Sent: Monday, April 10, 2023 1:22 PM
To: Blonigen, Rachel <R.Blonigen@dover.nh.gov>
Cc: Kypfer, Natasha <N.Kypfer@dover.nh.gov>
Subject: Re: Zoning Board of Adjustment

Security Notice: External sender. Use caution with hyperlinks or attachments.

Thank you Rachel.

After looking over both appeals I still stand by my original comments in opposition. Is there a letter I should submit for the meeting or will we be able to speak?

Thanks again

From: Blonigen, Rachel <R.Blonigen@dover.nh.gov>
Sent: Friday, April 7, 2023 2:18 PM
To: jfarsili@outlook.com <jfarsili@outlook.com>
Cc: Kypfer, Natasha <N.Kypfer@dover.nh.gov>
Subject: Zoning Board of Adjustment

Good afternoon,

Attached is a link to the materials for the Zoning Board of Adjustment meeting on Thursday, April 20, 2023.

Treeno - Docs (nh.gov)

Have a nice day,

Rachel

Rachel Blonigen
Planning Office Assistant
Planning & Zoning
288 Central Avenue
Dover, NH 03820
E: r.blonigen@dover.nh.gov
P: (603) 516-6008

Dover: First in New Hampshire, First with you!
www.dover.nh.gov
http://dovernhplanning.tumblr.com/
Facebook: https://www.facebook.com/DoverNHPlanning
Twitter: @DoverNHPlanning

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This electronic message and any attachments may contain information that is confidential and/or legally privileged in accordance with NH RSA 91-A and other applicable laws or regulations. It is intended only for the use of the person and/or entity identified as recipient(s) in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so. Thank you.

Please consider conserving our natural resources before printing this e-mail and/or any attachments.

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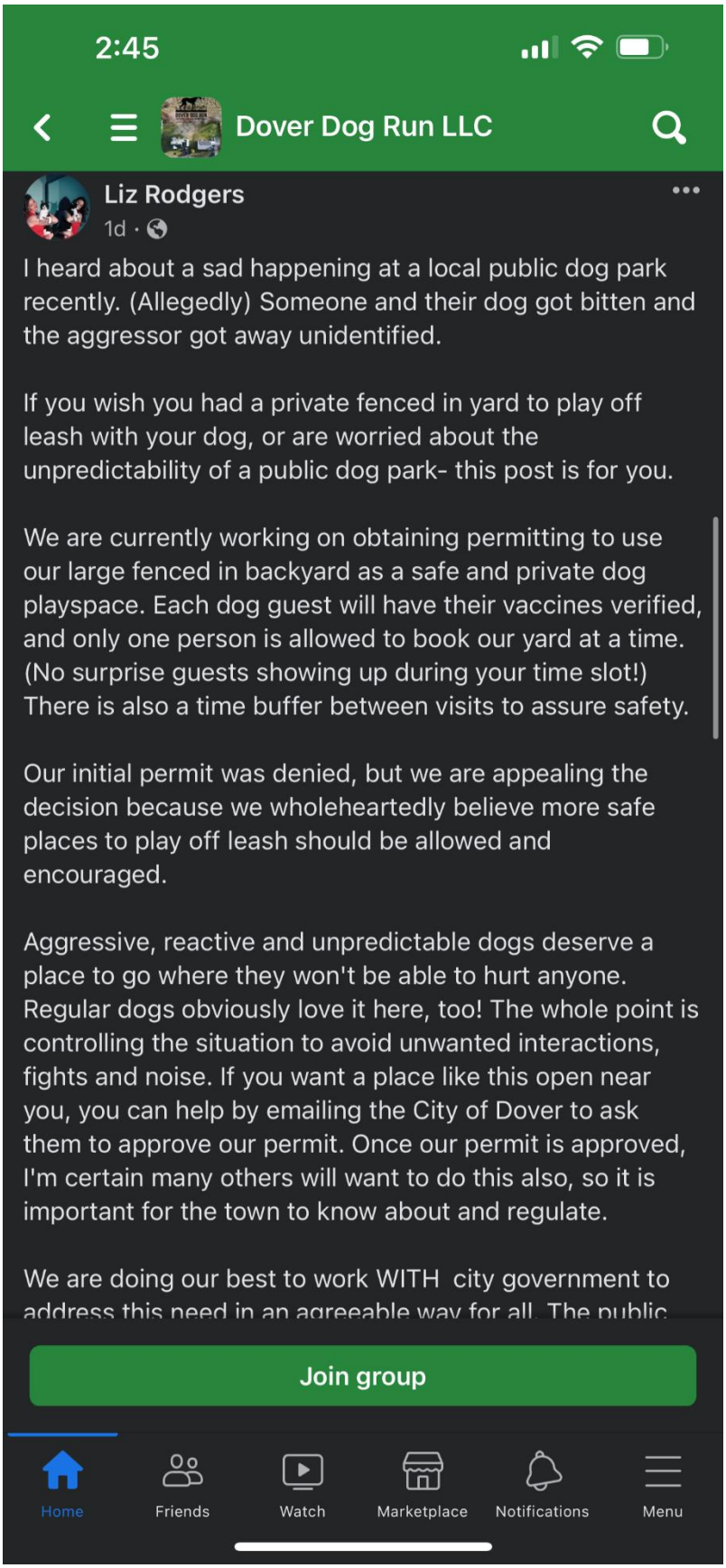
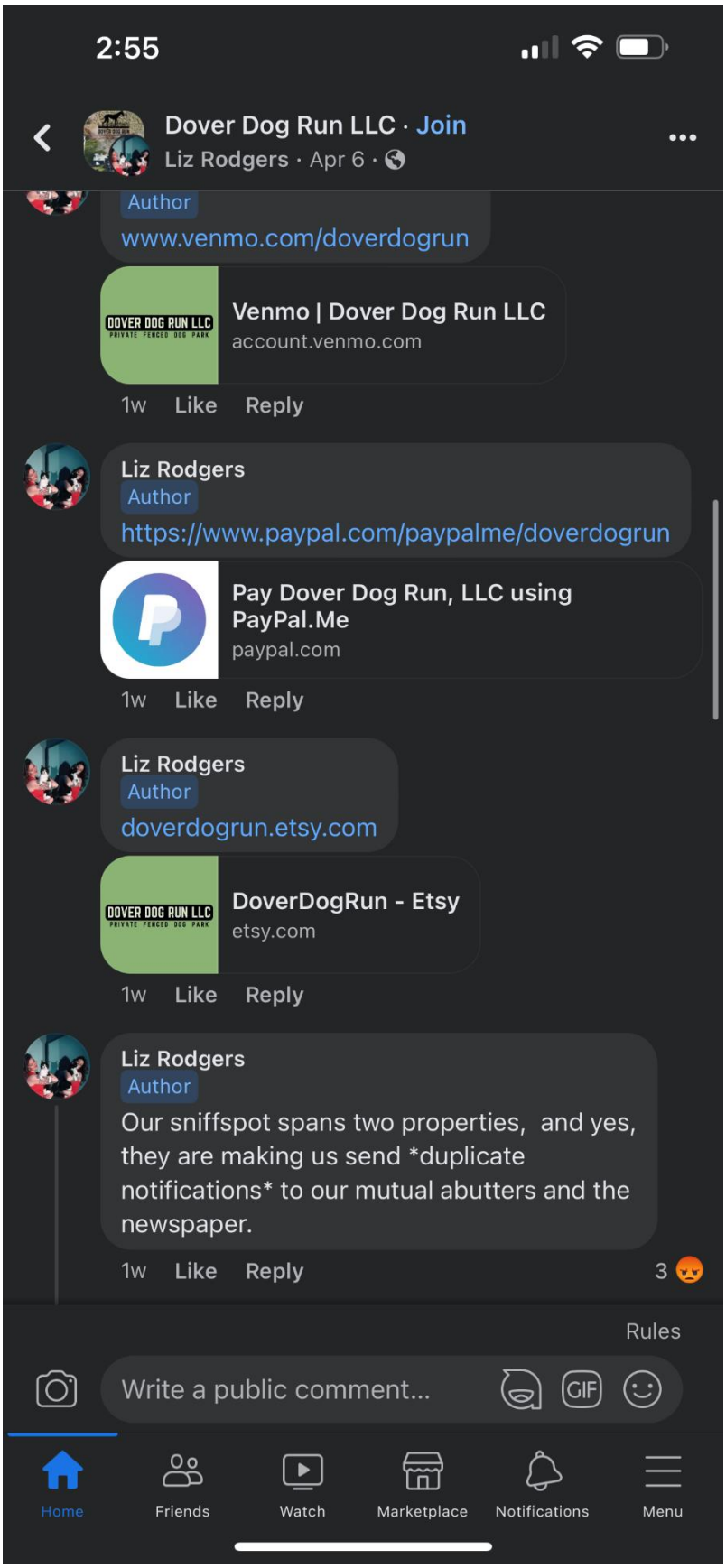

2:45
Dover Dog Run LLC
Liz Rodgers
1d ·
I heard about a sad happening at a local public dog park recently. (Allegedly) Someone and their dog got bitten and the aggressor got away unidentified.
If you wish you had a private fenced in yard to play off leash with your dog, or are worried about the unpredictability of a public dog park- this post is for you.
We are currently working on obtaining permitting to use our large fenced in backyard as a safe and private dog playspace. Each dog guest will have their vaccines verified, and only one person is allowed to book our yard at a time. (No surprise guests showing up during your time slot!) There is also a time buffer between visits to assure safety.
Our initial permit was denied, but we are appealing the decision because we wholeheartedly believe more safe places to play off leash should be allowed and encouraged.
Aggressive, reactive and unpredictable dogs deserve a place to go where they won't be able to hurt anyone. Regular dogs obviously love it here, too! The whole point is controlling the situation to avoid unwanted interactions, fights and noise. If you want a place like this open near you, you can help by emailing the City of Dover to ask them to approve our permit. Once our permit is approved, I'm certain many others will want to do this also, so it is important for the town to know about and regulate.
We are doing our best to work WITH city government to address this need in an agreeable way for all. The public
Join group
Home
Friends
Watch
Marketplace
Notifications
Menu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Dover Dog Run LLC · Join
Liz Rodgers · Apr 6 ·
Author
www.venmo.com/doverdogrun
DOVER DOG RUN LLC
PRIVATE FENCED DOG PARK
Venmo | Dover Dog Run LLC
account.venmo.com
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Liz Rodgers
Author
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Author
doverdogrun.etsy.com
DOVER DOG RUN LLC
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Liz Rodgers
Author
Our sniffspot spans two properties, and yes, they are making us send *duplicate notifications* to our mutual abutters and the newspaper.
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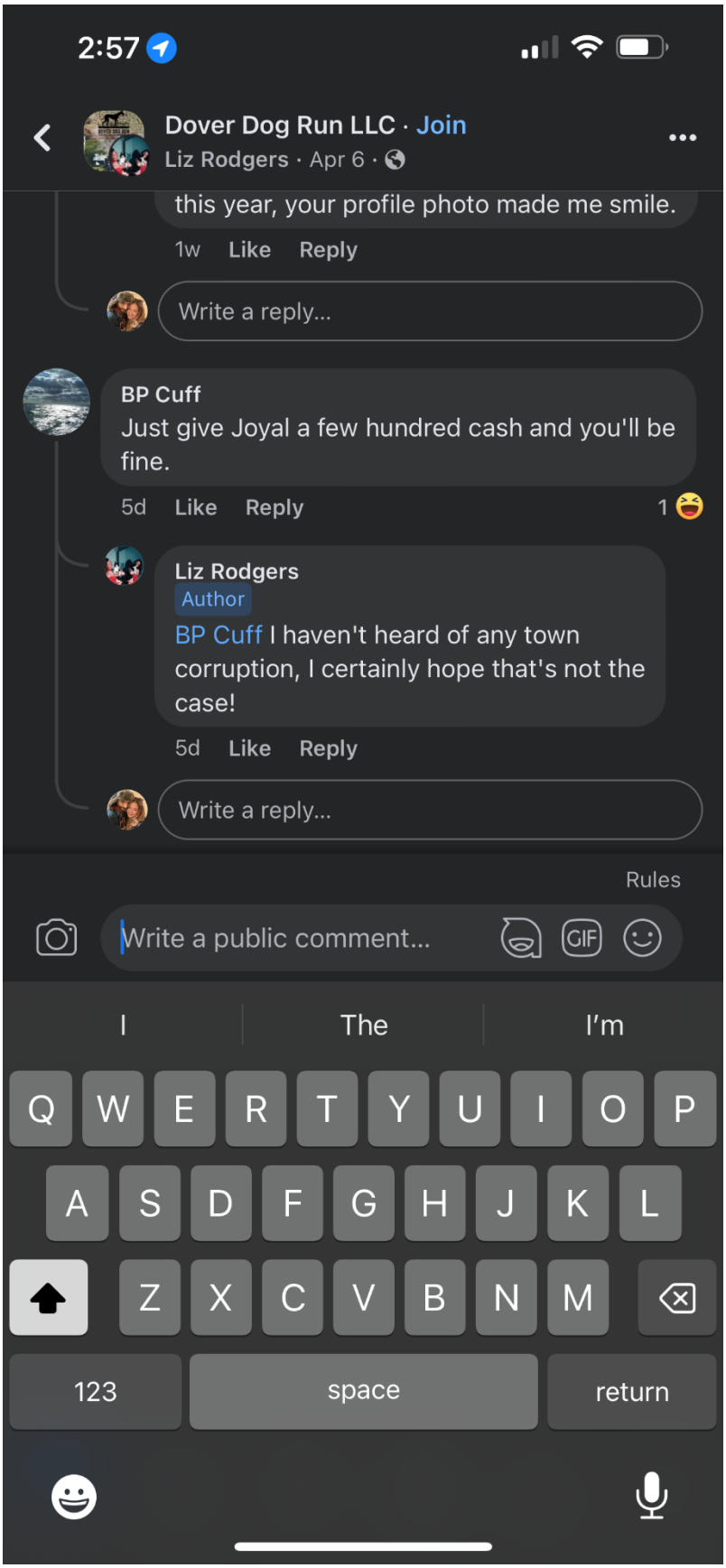
2:57
Dover Dog Run LLC · Join
Liz Rodgers · Apr 6 ·
this year, your profile photo made me smile.
1w Like Reply
Write a reply...
BP Cuff
Just give Joyal a few hundred cash and you'll be fine.
5d Like Reply 1
Liz Rodgers
Author
BP Cuff I haven't heard of any town corruption, I certainly hope that's not the case!
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CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave., Dover, NH 03820
Meeting Date:	April 20, 2023
Meeting Time:	7:00 pm

INTENT: The Owners request a Variance, from **Chapter 170-12.B. of the Zoning Ordinance,** to allow re-subdivision of the subject parcel (Tax Map E, Lot 65-A) through a lot line adjustment, resulting in the creation of a new lot which lacks the required frontage minimum of 125'.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-D

ZONING DISTRICT: R-20

FILE: ZONE-2023-0014

APPLICANT/OWNER: Eugene A. & Donna L. Sgrignuoli

LOCATION: 22 Sun Hawk Lane (Tax Map E, Lot 65-A)

ACREAGE: Existing / Proposed
E-65-1: 31.87± ac. / 41.51± ac.
E-65-A: 12.54± ac. / 2.92± ac.

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Residential

PREVIOUS ZBA ACTION:
None

PLANNING BOARD APPROVAL REQUIRED: Yes, a Lot Line Adjustment

ATTACHMENTS: Application, Narratives, LLA Plan

STAFF RECOMMENDATION:
Staff supports the granting of the variance request.

BACKGROUND INFORMATION

The property subject to this Variance request is located off of Sun Hawk Lane, a private road, which is accessed off of Atina Way, a public road that runs north from Tolend Road. A single-family house built in 1890 is presently on the property, but is proposed to be demolished and a new structure built on the revised parcel.

The owners of Lot 65-A, the Sgrignuoli's, have filed an application to the Planning Board (# LOTA-2022-0004) to propose a Lot Line Adjustment, in order to modify their lots lines with abutting Lot 65-1, owned by 59 Tolend Road LLC. The result of which is adding 9.63± acres from Lot 65-A to Lot 65-1, leaving Lot 65-A 2.92± acres in total area and Lot 65-1 41.51± acres in total area.

Per Plan Note #6: Sun Hawk Lane is private from the end of where NHDOT owns and is to be used for emergency vehicle access. The subject property was likely granted access over the road, through NHDOT at the time the Spaulding Turnpike was constructed.

REASON FOR RECOMMENDATION

While this request asks for relief from the frontage requirements of the R-20 district, the existing lot currently does not contain frontage (only the access over Sun Hawk Lane, a private and Class VI road), thereby, the proposed Lot Line Adjustment does not materially change the features of the lot.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Staff supports the granting of the Variance.

ZONE-2023-0014 22 Sun Hawk Lane

Property Information

Property ID	E0065-A00000
Location	22 SUN HAWK LN
Owner	SGRIGNUOLI EUGENE A
Land Use	101
Zoning Code	R-20

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.

ZONE-2023-0014 **22 SUN HAWK LANE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0024-000000	100 LIBERTY WY	LIBERTY MUTUAL INSURANCE CO	ATTN: TYLER MUNGER	175 BERKELEY ST	BOSTON	MA	02116
E0065-001000	TOLEND RD	59 TOLEND RD LLC		42 DOVER POINT RD UNIT J	DOVER	NH	03820
E0074-000000	14 ATINA WY	SICARD RHONDA J &	BASTIANELLI GREGORY	14 ATINA WAY	DOVER	NH	03820-5824
E0074-001000	8 ATINA WY	SUNDSTROM SCOTT A &	SUNDSTROM AIMEE E	8 ATINA WAY	DOVER	NH	03820-5809
E0074-B00000	6 SUN HAWK LN	POMEROY CAROLINE S		6 SUN HAWK LN	DOVER	NH	03820-5812
E0074-C00000	10 SUN HAWK LN	FINN CAROL ANNE		10 SUN HAWK LN	DOVER	NH	03820
E0074-D00000	43 TOLEND RD	CLOUGH VERNON L &	CLOUGH OLGA	43 TOLEND RD	DOVER	NH	03820
G0024-000000	3 ATINA WY	KEEFE VERNA S	KEEFE RICHARD E	3 ATINA WAY	DOVER	NH	03820
G0024-I00000	15 TOLEND RD	HERSTAD CAROL	HERSTAD WAYNE	15 TOLEND RD	DOVER	NH	03820-4916
E0065-A00000	22 SUN HAWK LN	SGRIGNUOLI EUGENE A	SGRIGNUOLI DONNA L	22 SUN HAWK LN	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING		335 SECOND CROWN POIN	BARRING	NH	03825

City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only	Case #:	_____	Date Received:	_____
	Amount Paid:	$ _____	Time Received:	_____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Berry Surveying & Engineering Phone # 603-332-2863
Christopher R. Berry, Project Manager, Agent
Address of Applicant: 335 Second Crown Point Road, Barrington, NH 03825

E-Mail Address: crberry@metrocast.net

PROPERTY OWNER (*if different from applicant*): Eugene A. & Donna L. Sgrignuoli

Address: 22 Sun Hawk Lane, Dover, NH 03820 Phone # 603-777-0579

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 22 Sun Hawk Lane

Brief Directions: Tolend Road to Atina Way. Atina Way (Left) onto Sun Hawk Lane

Zoning District: R-20 Assessor's Map # E Lot(s) # 65-A

TYPE OF APPEAL: (Please check one)

x Variance	from Section 170-12 of the Zoning Ordinance
_____ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
_____ Special Exception	per Section _____ of the Zoning Ordinance
_____ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
_____ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Conduct a lot line revision between the subject parcel, Lot 65-A, and abutting Lot 65-1. This revision changes the non-conforming status of 65-A and therefore requires the lot to conform. In this case the parcel does not have any frontage which is required within the R-20 zone and will continue not to have frontage after the proposed revision.

APPLICATION CHECKLIST (Please check off)

A. **Application signed** by Applicant and Property Owner (if different from Applicant) x
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.

B. **10 Copies of Completed Zoning Board of Adjustment Application** x
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)).

C. **10 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. x

D. Submit at least one (1) copy of the plot plan at a size of **8 ½ x 11** (this is in addition to the 10 copies required in 'C' above). x

E. **10 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. N/A

F. **Abutter Notification/Mailing Labels -** this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist Certified letters fee # _____ of x $8.00 =
2. Certified letters fee: # of abutters _____ X $8.00 = $ _____
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00 = $ _____
4. Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00 = $ _____

G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"

1. Application fee of:
   - $200.00 VARIANCE (per Section requested) $ _____
   - $200.00 SPECIAL EXCEPTION $ _____
   - $200.00 APPEAL FROM ADMINISTRATIVE DECISION $ _____
   - $200.00 EQUITABLE WAIVER $ _____
2. Foster's newspaper public notice $ **100.00**

TOTAL FEE $ _____

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-12 of the Zoning Ordinance to permit: Tables / Frontage

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

See Narrative by Berry Surveying & Engineering

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

See Narrative by Berry Surveying & Engineering

3. Granting the variance would do substantial justice because:

See Narrative by Berry Surveying & Engineering

4. The value of surrounding property will not be diminished because:

See Narrative by Berry Surveying & Engineering

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an *unnecessary hardship*:

(i) The following special conditions of the property distinguish it from other properties in the area:

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

and

(iii) The proposed use is a reasonable one because:

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

See Narrative by Berry Surveying & Engineering

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT
PROPERTY IDENTIFICATION SIGN MUST BE POSTED ON THE PROPERTY FOR THE 5 DAYS PRIOR TO HEARING. FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.

Signature of Applicant*

Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning 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: _____

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
March 30, 2023

City of Dover Zoning Board of Adjustments
Attention: Natasha Kypfer, Zoning Administrator
288 Central Ave.
Dover, NH 03820

Re: Variance Application ~ Frontage~
59 Tolend Road LLC & Sgrignuoli
Tax Map E, Lots 65-1 & 65-A
Lot Line Revision on Sun Hawk Lane and Tolend Road

Chairperson and Members of the Dover Zoning Board,

On behalf of the owners of the two parcels, Berry Surveying and Engineering is submitting variance requests to allow a lot line revision between the two parcels to allow Lot 65-A to continue with its non-conformance in lack of frontage.

Background and Narrative:

59 Tolend Road LLC owns lot 65-1 and is proposing a lot line revision with Lot 65-A, owned by the Sgrignuoli family. Both parcels are within the R-20 Low Density zone. Lot 65-1 is 31.87 acres in size while Lot 65-A is 12.54 acres. Lot 65-1 contains 1093' of frontage along the Cochecho River with Lot 65-A containing 1246' along the same. The river frontage is proposed to be integrated into a larger community recreation effort. The existing Sgrignuoli home site will be abandoned and demolished and replaced on the revised lot as proposed. The existing Sgrignuoli lot does not contain frontage on a Class V roadway. Though the tax maps / GIS maps show the ownership of this parcel out to Atina Way, upon review of the title, it was found that this is not actually the case. Sun Hawk Lane is a roadway that was created by NHDOT when the highway came through and cut access off to the parcel. This road is currently owned by NHDOT and is in a Class VI status.

The Lot Line adjustment proposes to increase the size of Lot 65-1 to 41.51 acres, and reduce the size of Lot 65-A to 2.91 acres. Both lots remain in conformance with the required lot sizes and will remain in conformance with respect to setback dimensions. The existing Sgrignuoli parcel does not contain frontage on a Class V highway, which is required in the R-20 Zone. Though the revision does not change this non-conformity, whereas the parcel will still be without frontage, the revision changes the lots status with respect to Article V 170-14 Nonconforming Lots (timing) and is no longer afforded the privileges found within the same.

The parcel will still maintain the rights afforded to it over Sun Hawk Lane, and will be provided with the required easement rights over Lot 65-1 for access, grading, drainage and utility uses. The easement will be provided on the Lot Line revision plan that will appear before the Planning Board for approval.

Article IV Uses; Tables, 170-12 Applicability of Tables of Use and Dimensional Regulations by District, B. Minimum regulations: The variance would permit an existing lot without frontage in the R-20 Zone to remain without frontage after the proposed lot line revision.

1. Special conditions exist such that literal enforcement of the Ordnance will result in unnecessary hardship to the applicants as defined under applicable law.
   The lot is special compared to others within the area in that it does not contain the required frontage on a Class V road. There is only one other non-conforming lot (6 Sun Hawk Lane) that takes access from Sun Hawk Lane. The lot is well over sized compared to others in the area and is valuable for many varying reasons. These value potentials cannot be recognized without some revision to the parcel's boundaries and therefore its non-conforming status. The parcel is one of only two in the area with frontage on the river of such meaningful length that connect to a larger community recreation effort. The special conditions of non-conformance will not permit the land to be transferred as intended and a new home to be built for the Sgrignuoli Family. The denial of the variance, which does not change the non-conformance, would create a unnecessary hardship to the applicant in that it would not permit revisions to such a large parcel of land in any way which is unreasonable given the special conditions.

2. Granting the variance would be consistent with the spirit of the Ordnance.
   The spirit of the ordinance is to require frontage for parcels to create a uniformity in the space and bulk standards also provided in the zone. In this case that frontage does not exist in the existing condition and will remain the same in the proposed condition. The uniformity of the zone does not change as a result of the request. Access to the lot is maintained in the proposed condition in a similar format as it is in the existing condition.

3. Granting the variance will not result in diminution of surrounding property values.
   Granting the variance does not change the underlying values in the area whereas the modification does not functionally change anything about the parcel. It is still located in the R-20 Zone with the underlying uses remaining. The lot has existed without frontage and without detriment to abutting values since the establishment of the Spaulding Turnpike. This request does not modify any visible trait to the parcel which will modify the underlying value to abutting land owners.

4. Granting the variance would do substantial justice.
   Granting the variance will do substantial justice in that it allows the land owner to modify the lot, in a productive and otherwise acceptable manner but for the change in non-conforming status and therefore the requirement for frontage. The gain to the applicant far outweighs any potential loss to the community and the underlying zoning document. As noted above, since the frontage non-conformance is not being modified, there is no potential erosion or loss to the purpose and intent of the frontage requirement. The gain to the applicant is a reasonable use of valuable property.

5. Granting of the variance would not be contrary to the public interest.
   Granting the variance would not be contrary to the public interest whereas the proposal does not practically or functionally change anything about the parcel. The public interest is ensuring compliance with the underlying zoning document to the extent practical and reasonable while allowing people the reasonable opportunity to improve their land. The perpetuation of the lack of frontage does not impact the health, safety or general welfare of the immediate abutters or the remaining residents of Dover.

Please let us know if you have further questions.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry – Project Manager
Principal, President

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
April 10, 2023

City of Dover Zoning Board of Adjustments
Attention: Natasha Kypfer, Zoning Administrator
288 Central Ave.
Dover, NH 03820
Re: Variance Application ~ Frontage~
59 Tolend Road LLC & Sgrignuoli
Tax Map E, Lots 65-1 & 65-A
Additional Narrative

Ms. Kypfer,

On behalf of the applicant, Berry Surveying & Engineering (BS&E) offers the below narrative and description of the proposed project per your request.

The Sgrignuoli family, the owners of Lot 65-A are proposing to modify their lot lines with Lot 65-1 owned by 59 Tolend Road LLC. In so doing Lot 65-A is becoming smaller and 65-1 is becoming larger in size. The existing structure on 65-A is proposed to be demolished and a new structure built on the revised 65-A.

Lot 65-A was granted access over the new Sun Hawk Lane, by NHDOT when the Spaulding Turnpike was constructed. Presumably the Spaulding Turnpike cut the former access off and in exchange Sun Hawk Lane was built and access was provided by NHDOT. This was a very common practice. The design plans for the Spaulding and adjusted access roads are dated 1955. Due to the fact that this parcel did not have frontage at the passing of the City of Dover Zoning Ordinance, the lot is considered an existing non-conforming lot. For most purposes of development or re-development Article V, Section 170-4 would apply to this parcel. However, in this case, the proposal includes modifying the underlying parcel lines and boundaries, which has been interpreted to change the effective date of the lot. When the effective date of the lot is changed the existing non-conformance protected by Section 170-4 no longer applies necessitating the need for the lot to provide frontage in conformance with the underlying zone. Frontage cannot be provided and therefore the applicant is requesting a variance.

In this case the existing lot does not contain any frontage, only access over a Class VI Road known as Sun Hawk Lane. The proposed lot line revision does not change this feature of the parcel. The lot will continue to not have frontage and access will still be provided over Sun Hawk Lane.

Please let us know if you have further questions.

BERRY SURVEYING & ENGINEERING
Christopher R. Berry – Project Manager
Principal, President

LEGEND:

- ■ GRANITE BOUND ~TBS~
- ● 3/4" REBAR W/ ID CAP ~TBS~
- ⊕ STEEL STAKE ~FND~
- ○ IRON PIPE ~FND~
- ⊙ IRON BOUND/REBAR/IRON ROD ~FND~
- ⊠ NHHB/GRANITE BOUND
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- APPROX. ABUTTING LOT LINE
- PERIMETER BOUNDARY LINE
- SURVEY TIE LINE
- HIGHWAY FENCE
- FND FOUND
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

N/F BRODERICK, BRIDGET
26 NYE LANE
DOVER, NH 03820
TAX MAP E, LOT 49-6
S.C.R.D. BOOK 4034, PAGE 254

6"x10" GRANITE BOUND ~FND~ (1.0' HIGH)

N81°35'55"E 254.77'

41'±

N09°16'14"W 100.92'

TRITECH IRON BOUND ~FND~ (0.3' HIGH) NH GRID COORD. N.: 257829.09 E.:1187222.41 ELEV.: 91.13

N09°15'04"W 85.67'

N/F CHAKRAVARTY, DILIP & MITALI
11411 RUNNING BEAR COURT
BELTSVILLE, MD 20705-1478
TAX MAP E, LOT 49-7
S.C.R.D. BOOK 3988, PAGE 795

N08°11'03"W 216.79'

1/4" REBAR ~FND~ (1.2' HIGH)

TRITECH IRON BOUND ~FND~ (0.1' HIGH)

74.31' N08°28'56"W

29.52' N08°21'44"W

N/F BERGSTROM, EVA K. & EDDINS, KURT
38 NYE LANE
DOVER, NH 03820
TAX MAP E, LOT 49-8
S.C.R.D. BOOK 4499, PAGE 734

N08°37'16"W 141.30'

(22) TRITECH IRON BOUND ~FND~ (0.6' HIGH)

29.50' N08°29'24"W

(12)

1 1/2" IRON PIPE ~FND~ (3.3' HIGH)

N/F MARTEL, PAUL J.
P.O. BOX 182
DOVER, NH 03821-0182
TAX MAP E, LOT 57-3
S.C.R.D. BOOK 1433, PAGE 200

N08°38'08"W 337.62'

HAM FAMILY CEMETERY

1" IRON PIPE ~FND~ (1.3' HIGH) W/ WITNESS POST

N/F MONE, SEAMUS D.
1 MONE'S FOLLY DRIVE
DOVER, NH 03820
TAX MAP E, LOT 57-G-1
S.C.R.D. BOOK 4833, PAGE 841

N07°54'49"W 162.76'

N/F MAXON FAMILY REVOCABLE TRUST
MAXON, THOMAS & PATRICIA TRUSTEES
40 BALDPATE ROAD
GEORGETOWN, MA 01833
TAX MAP E, LOT 57-C
S.C.R.D. BOOK 4018, PAGE 118

82.82' N05°23'19"W

45.17' N11°06'19"W

N/F FORBES, DONALD W. & LINDA R.
181 OLD FIELDS ROAD
SOUTH BERWICK, ME 03908
TAX MAP E, LOT 64
S.C.R.D. BOOK 1906, PAGE 249

N/F 30.11'N 150.00'

APPROVED DOVER

16'±

N

NAD83 NH STATE PLANE MAGNETIC

ADDITIONAL ABUTTERS:

(12) N/F CHAKRAVARTY, DILIP & MITALI
N/F THIBAULT, DANIEL JACOB
40 NYE LANE
DOVER, NH 03820
TAX MAP E, LOT 49-9
S.C.R.D. BOOK 4631, PAGE 150

(20) N/F THAYER SMITH FAMILY REV. TRUST
SMITH, TRAVIS K. & THAYER, MEGAN TRUSTEES
88 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 24-C
S.C.R.D. BOOK, 4347, PAGE 303

(21) N/F GERVAIS, ANDREW TODD
80 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 24-M
S.C.R.D. BOOK 4250, PAGE 900

(22) N/F ROBERTSON, JAMES M. & LINDA S.
78 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 24-L
S.C.R.D. BOOK 2611, PAGE 738

ADDITIONAL ABUTTERS:

(23) N/F ROBERTS, MEREDITH
74 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 24-F
S.C.R.D. BOOK 4542, PAGE 440

(24) N/F WYNDBROOK AT DOVER HOMEOWNERS ASSOCIATION
P.O. BOX 1685
DOVER, NH 03821
TAX MAP C, LOT 24-I
S.C.R.D. BOOK 4359, PAGE 116

(25) N/F DAMON, TIMOTHY JAMES & CATHERINE E.
64 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 24-C
S.C.R.D. BOOK 4228, PAGE 316

(26) N/F WILLIAMS, THOMAS R. & CAROLYN E.
60 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 24-B
S.C.R.D. BOOK 2073, PAGE 290

(34) ABUTTERS ACROSS THE RIVER

ADDITIONAL ABUTTERS:

(27) N/F KEEFE, PATRICIA
54 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 24-H
S.C.R.D. BOOK 1484, PAGE 700

(28) N/F BEAN, BONNIE E, & CITAK, TERESA
48 TOLEND ROAD
DOVER, NH 03820
TAX MAP C, LOT 24-E
S.C.R.D. BOOK 4438, PAGE 210

(32) WHITTIER FALLS INC.
62 WHITTIER STREET
DOVER, NH 03820
TAX MAP C, LOT 65-C
S.C.R.D. BOOK 4224, PAGE 554

ADDITIONAL ABUTTERS:

(33) WHITTIER FALLS INC.
62 WHITTIER STREET
DOVER, NH 03820
TAX MAP E, LOT 74-A
S.C.R.D. BOOK 4224, PAGE 554

(34) LIBERTY MUTUAL INSURANCE CO.
ATTN: TYLER MUNGER
175 BERKELEY STREET
BOSTON, MA 02116
TAX MAP E, LOT 24
S.C.R.D. BOOK 1364, PAGE 453

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

S76°42'27"E 999.34'

COCHECHO RIVER

2339'± ALONG SOUTHERLY SIDE OF RIVER PROPOSED

S19°05'01"E 79.50' ±

28" HEMLOCK W/ BARBED WIRE (HELD)

S19°05'01"E 146.79'

24" PINE W/ BARBED WIRE (HELD)

N63°43'34"E 1,154.25'

SURVEY TIE LINE ~NOT A BOUNDARY~

NHHB ~FND~ (0.5' HIGH)

71'±

S27°10'54"W 796.78'

NHHB ~FND~ (0.1' HIGH)

178.08' S27°10'54"W

L = 0.71'
R = 2,060.01'
CB = S27°10'18"
CL = 0.71'

L = 504.58'
R = 2,060.00'
CB = S20°08'41"W
CL = 503.32'

(32) ABUTTERS ACROSS ROUTE 16

(33)

N.H. ROUTE 16 SPAULDING TURNPIKE

3/4" REBAR W/ ID CAP ~TBS~ (TYP.)

N 84°26'43" E 137.97'

AREA TO BE TRANSFERRED FROM LOT 65-A TO 65-1
419,583 Sq.Ft.±
9.63 Ac.±

(LOT B)

N 14°45'33" E 519.03'

HIGHWAY FENCE

L = 621.94'
R = 2,060.00'
CB = S04°28'43"W
CL = 619.58'

TAX MAP E, LOT 65-1
EX. LOT AREA:
1,388,402 Sq. Ft.± 31.87 Ac.±

PRO. LOT AREA:
1,807,985 Sq.Ft.± 41.51 Ac.±

BOUNDARY LINE ~TBA~

S22°28'01"E 650.84'

PROPOSED BOUNDARY LINE

S83°45'20"E 59.00'

TAX MAP E, LOT 65-A
EX. LOT AREA:
546,549 Sq.Ft.± 12.54 Ac.±

PRO. LOT AREA:
126,967 Sq.Ft. 2.91 Ac.

(LOT A)

N21°22'39"E 110.77'

N 63°16'59" W 94.33'

EXISTING SHED

EXISTING BILLBOARD

EXISTING HOUSE ~TBR~

3/4" IRON PIPE ~FND~ (2.1' HIGH) NOT HELD OFF LINE 1.88'

1/4" IRON ROD ~FND~ (3.0' HIGH) NOT HELD OFF LINE 1.14'

LLS 211 IRON BOUND ~FND~ (0.1' HIGH) HELD FOR LINE DETAIL "A"

L 71.29'
R 65.00'

205.42' S65°13'07"W

LLS 223 IRON BOUND ~FND~ (0.1' HIGH)

7.20' S64°55'26"W

8.77' S54°12'54"W

155.38' S54°12'54"W

12.10' N22°26'01"W

77.02' S48°21'04"W

CIVIL CONSULTANTS IRON BOUND ~FND~ (0.9' HIGH)

CIVIL CONSULTANTS IRON BOUND ~FND~ (0.7' HIGH)

112.94' S36°43'33"W

28.02' S41°27'33"W

159.96' S41°11'58"W

CIVIL CONSULTANTS IRON BOUND ~FND~

(NHDOT)

N/F SICARD RHONDA J. & BASTIANELLI GREGORY
14 ATINA WAY
DOVER, NH 03820
TAX MAP E, LOT 74
S.C.R.D. BOOK 4505, PAGE 898

N/F FINN, CAROL ANNE
10 SUN HAWK LANE
DOVER, NH 03820
TAX MAP E, LOT 74-C
S.C.R.D. BOOK 1598, PAGE 215

SUN HAWK LANE

GRAVEL TRAVEL WAY
50' CLASS VI
OWNED BY NHDOT.

NHHB ~FND~ (0.4' HIGH)

261.08' S17°19'42"W

NHHB ~FND~ (0.1' HIGH)

L=473.08'
R=2,060.00'

DETAIL "A"
SCALE: 1" = 5'

HIGHWAY FENCE

LLS 211 IRON BOUND ~FND~ (0.1' HIGH) HELD FOR LINE

0.31' S65°13'07"W

205.42' S65°13'07"W

N/F GEORGE, DOUGLAS A.
65 TOLEND ROAD
DOVER, NH 03820
TAX MAP E, LOT 65
S.C.R.D. BOOK 3953, PAGE 464

316.21' S78°15'10"W

CIVIL CONSULTANTS IRON BOUND ~FND~ (0.8' HIGH)

CIVIL CONSULTANTS IRON BOUND ~FND~ (1.4' HIGH) NH GRID COORD. N.: 256925.91 E:1187926.32 ELEV.: 112.29

S13°19'15"E 295.09'

N07°07'15"W 294.99'

181.20' N84°02'15"W

S00°52'45"W 220.35'

N05°59'47"E 196.80'

CIVIL CONSULTANTS IRON BOUND ~FND~ (FLUSH)

CIVIL CONSULTANTS IRON BOUND ~FND~ (0.3' HIGH)

82.07' S82°40'56"W

DAVIS STEEL STAKE ~FND~ (FLUSH) LOCATED AT BASE

63.30' S55°13'36"W

103.27' S73°48'07"W

STEEL STAKE ~FND~ (FLUSH) LOCATED AT BASE

CIVIL CONSULTANTS IRON BOUND ~FND~ (0.9' HIGH)

CIVIL CONSULTANTS IRON BOUND ~FND~ (FLUSH)

266.94' S71°43'49"W

10.00' S75°43'58"W

95.78' S88°53'19"W

TOLEND ROAD

24' PAVED 4 RODS WIDE PUBLIC, CLASS V.

(20) (21) (22) (23) (25) (26) (27) (28)

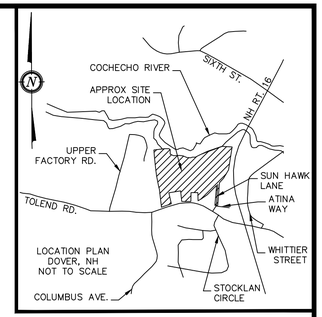
N/F BSTANDIG, MARTHA A. REVOCABLE TRUST
BSTANDIG, MARTHA A. TRUSTEE
53 TOLEND ROAD
DOVER, NH 03820
TAX MAP E, LOT 65-D
S.C.R.D. BOOK 4639, PAGE 921

N/F CLOUGH, VERNON L. & OLGA
43 TOLEND ROAD
DOVER, NH 03820
TAX MAP E, LOT 74-D
S.C.R.D. BOOK 2703, PAGE 371

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. - 1:10,000-

3-30-23

KENNETH A. BERRY L.L.S. 805 DATE



NOTES:

1.) OWNER: 59 TOLEND RD LLC
42J DOVER POINT ROAD
DOVER, NH 03820

A.) TAX MAP E, LOT 65-1

B.) EXISTING LOT AREA: 1,388,401 Sq.Ft.±, 31.87 Ac.±
PROPOSED LOT AREA: 1,807,985, 41.51 Ac.±

C.) S.C.R.D. BOOK 5044, PAGE 744

2.) OWNER: EUGENE A. & DONNA L. SGRIGNUOLI
22 SUN HAWK LANE
DOVER, NH 03820

A.) TAX MAP E, LOT 65-A

B.) EXISTING LOT AREA: 546,549 Sq.Ft.±, 12.54 Ac.±
PROPOSED LOT AREA: 126,967 Sq.Ft., 2.92 Ac.

C.) S.C.R.D. BOOK 1571, PAGE 86

3.) ZONING: (R-20) LOW DENSITY
MINIMUM FRONTAGE ~ 125'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 20'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%

4.) THIS LOT LINE REVISION IS PART OF A LARGER 147 PAGE PLAN SET. SHEETS #4, 19, & 20 ARE TO BE RECORDED AT THE S.C.R.D.

5.) SEE SHEET #2 FOR COMMON NOTES.

6.) SUN HAWK LANE IS PRIVATE FROM THE END OF WHERE NHDOT OWNS AND IS TO BE USED FOR EMERGENCY VEHICLE ACCESS.

7.) OWNERS OF LOT A TO USE THE PRIVATE ROAD TO ACCESS THEIR PROPERTY AND/OR FOR UTILITY ACCESS.

8.) THE OWNERS OF LOT B WILL MAINTAIN AND PLOW SUN HAWK LANE AT THEIR SOLE EXPENSE.

PLAN REFERENCES:

1.) STANDARD PROPERTY SURVEY AND SUBDIVISION OF LAND OF THE EDWARD J. GEORGE FAMILY TRUST
BY: CIVIL CONSULTANTS
DATED: APRIL 2, 2011
S.C.R.D.: PLAN #102-24

2.) PLAN OF LAND PREPARED FOR FAIRVIEW PARNERS, LLC TAX MAP E, LOT NO. 74B 35 TOLEND ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE
BY: MCENEANEY SURVEY ASSOCIATES INC.
DATED: MARCH 4, 2016

3.) SUBDIVISION OF LAND FOR KAREN & JAMES BECKINGHAM & MARY & SCOTT MCEWAN IN DOVER, N.H.
BY: BRUCE L. POHOPEK
DATED: FEBRUARY 19, 1986
S.C.R.D.: PLAN #29-67

4.) SUBDIVISION OF LAND FOR PAUL MARTEL IN DOVER, N.H.
BY: BRUCE L. POHOPEK
DATED: OCTOBER 4, 1978
S.C.R.D.: PLAN #19A-47

5.) PLAN OF LOT ERNEST BSTANDIG DOVER NEW HAMPSHIRE
BY: G.L. DAVIS & ASSOCIATES
DATED: MAY, 1969
S.C.R.D.: BOOK 858, PAGE 159

PLAN REFERENCES:

6.) PLAN OF LAND, HAROLD A. & YVONNE M. CLEWLEY & LINDA J. NOURY, NORTH SIDE OF TOLEND ROAD, DOVER, NH
BY: R.W. MCCRONE
DATED: MARCH 1986
S.C.R.D. PLAN #28A-04

7.) BOUNDARY LINE ADJUSTMENT, THE HEIRS OF KENNETH IRENE M. NYE AND PAUL & KATHERINE MARTEL, UPPER FACTORY ROAD, DOVER, NH
BY: TRITECH ENGINEERING CORPORATION
DATED: OCTOBER 25, 2004
S.C.R.D. PLAN #77-87

8.) SUBDIVISION OF LAND FOR ANTONIO BASTIANELLI IN DOVER, N.H.
BY: BRUCE L. POHOPEK, LAND SURVEYOR
DATED: JULY 31, 1989, AS REVISED 5/28/90
S.C.R.D. PLAN #32-149

9.) STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF PROPOSED LS1824(1), SPAULDING TURNPIKE
DATED: OCTOBER 19, 1955
S.C.R.D. PLAN #32, POCKET 15, FOLDER 3 &
S.C.R.D. PLAN #36, POCKET 15, FOLDER 3 &
ON FILE AT NH DOT RIGHTS-OF-WAY, CONCORD, NH

REVISION	DATE	DESCRIPTION

LOT LINE REVISION
LAND OF
59 TOLEND ROAD, LLC AND
EUGENE A. & DONNA L. SGRIGNUOLI
TOLEND ROAD
DOVER, N.H.
TAX MAP E, LOT 65-1 & 65-A

STATE OF NEW HAMPSHIRE — No. 805 KENNETH A. BERRY — LICENSED LAND SURVEYOR — SIGNATURE

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : APRIL 15, 2023
FILE NO. : DB 2023-031

DOVER PLANNING FILE #P22-10