

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, May 9, 2023**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 25, 2023 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

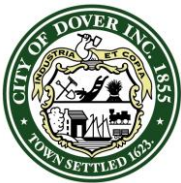
- A. Public Hearing and consideration of a request for an excavation permit by Owner: Stephen M. Brox Revocable Indenture of Trust (Applicant: Brox Industries, Inc.), Assessor's Map C, Lots 12-A, 13 & 14, zoned R-40, located on Glen Hill Road, Rochester Neck Road/Tolend Road. *(P23-01)
- B. Public Hearing and consideration of a request for an excavation permit by Branch Brook Holdings, LLC, Assessor's Map H, Lots 59, 60, 60A, 61 & 62, zoned IT, located on Mast Road. *(P23-02)
- C. Consideration and acceptance of a Conditional Use Permit for Altus Engineering (Owner: Tina Sawtelle), Assessor's Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street. (Proposal is to construct a building addition in a previously developed area creating 773 square feet of overlapped impact to the Conservation District and wetland buffer.) *(COND-2023-0035)
- D. Consideration and acceptance of a Lot Line Adjustment for Northam Survey, LLC (Owners: Paul & Alice Gasses Co-Trustees of Gasses Farm Revocable Trust of 2009 & Portsmouth Christian Academy), Assessor's Map J, Lots 1 & 1-C, zoned R-40, located at 120 Garrison Road & 20 Seaborne Drive. *(LOTA-2023-0003)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, April 25, 2023**
Meeting Time: **7:00 pm**

Members Present: Hayley Harmon (Vice Chair), Ken Mavrogeorge, Erinn Kaspari, Tom Clark, George DeBoer (Alternate) and Jon Elliard (Alternate), Melina Gambino (Alternate)

Members Not Present (excused): Gina Cruikshank (Chair), Mark Speidel, Kyle Pimental, Mark Speidel, Fergus Cullen (Councilor), and Frank Torr

Members Not Present (un-excused): None

Staff Present: Donna Benton, Director of Planning and Development

H. Harmon called the meeting to order at 7p.m. and noted that E. Kaspari will be Vice Chair tonight and M. Gambino will sit for G. Cruikshank. J. Elliard will sit for Mark Speidel and G. DeBoer will sit for Frank Torr. H. Harmon welcomed M. Gambino to the Board.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- March 28, 2023 Regular Meeting Minutes

Motion: T. Clark moved to approve March 28, 2023 Regular Meeting Minutes. Seconded by: G. DeBoer
Vote: U/A

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Lot Line Adjustment for Stonearch Development Corp., (Owners: 59 Tolend Road, LLC and Eugene A & Donna L Sgrignuoli), Assessor's Map E, Lots 65-1 & 65-A, zoned R-20, located between 53 & 65 Tolend Road & 22 Sun Hawk Lane. *(P22-11/LOTA-2022-0004)

D. Benton provided an overview of the project. The applicants are requesting to complete a lot line adjustment between two lots with $9.63 \pm$ ac. from Lot 65-A to Lot 65-1, leaving Lot 65-A with $2.92 \pm$ ac. and Lot 65-1 with $41.51 \pm$ ac. As a Lot Line Adjustment, this application did not appear before the TRC. Lot 65-1 will continue to meet the minimum frontage (which is 125 feet in the R-20) post-adjustment with the frontage along Tolend Road. Lot 65-A currently does not have the minimum frontage and will continue to not have the minimum frontage post adjustment which requires zoning relief which the applicant received on April 20th.

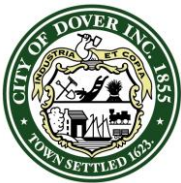
Christopher Berry of Berry Surveying and Engineering represented the application. He explained the lot line revision acreage and the necessity of the zoning variance due to the change to the effective date of the lot. Tonight they are seeking the lot line adjustment approvals.

Motion: T. Clark moved to accept the application and declare no regional impact. Seconded by: E. Kaspari.
Vote: U/A

Public hearing opened

Patricia Dearborn, 38 Melody Ter lives as part of a home owners association which has a private sewer with its own pump that pumps into the City sewer. She has concerns about added use causing reduced pressure and issues that may come from it.

Public hearing closed



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Mr. Berry addressed public comment noting that tonight the applicant is only seeking a lot line adjustment. The public comment may be addressing a future project. That project has been through two TRC rounds which have looked at how to bring sewer to the site or if they should which is more likely to be private septic.

STAFF RECOMMENDATION:

Chapter §157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations, since a Variance was granted.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - a. Planning File Number #LOTA-2023-0004
 - b. The owner's signatures
 - c. The LLS stamp and signature
 - d. Add common notes to recorded plan
 - e. Variance from the Zoning Board of Adjustment be sought and granted, for relief from the minimum frontage.

Motion: T. Clark moved to approve the Lot Line Adjustment with the subsequent conditions outlined as it meets the regulations. Seconded by: J. Elliard. Vote: U/A.

B. Consideration and acceptance of a Lot Line Adjustment for Eric B. & Elizabeth S. Hagman and NH DOT, Assessors Map 13 Lot 12, Spaulding Turnpike, zoned R-12, located at 203 Silver Street and the Spaulding Turnpike. *(LOTA-2023-0002)

D. Benton provided an overview of the projects and noted that the applicants are requesting to complete a lot line adjustment between a single lot and the NHDOT Spaulding Turnpike, adding 9,706± sq. ft. or 0.22± ac. from the NHDOT roadway to Lot 13-12, leaving Lot 13-12 with 38,398± sf or 0.88± ac.

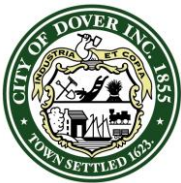
This Lot Line Adjustment will solve some of the encroachment and setback issues currently existing. Tax Map 13, Lot 12 meets the zoning dimensional requirements before and after the adjustment.

Christopher Berry of Berry Surveying and Engineering represented the application and explained that this property owner abuts Rt 16 expansion project and NHDOT is allowing him to purchase about 9700 sq ft of land which he currently occupies. NHDOT has reviewed and signed the application.

Motion: E. Kaspari moved to accept the application and declare no regional impact. Seconded by: T. Clark. Vote: U/A

Public hearing opened

H. Harmon summarized a letter received to the office from Theresa Picard of 192 Silver St in favor of the request.



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Public hearing closed

STAFF RECOMMENDATION:

Chapter §157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

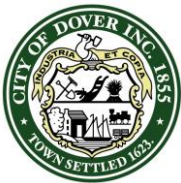
Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - a. Planning File Number #LOTA-2023-0002
 - b. The owners' signatures
 - c. The LLS stamp and signature

Motion: J. Elliard moved to approve the Lot Line Adjustment with the subsequent conditions outlined as it meets the requirements. Seconded by: T. Clark. Vote: U/A.

5. STAFF COMMENTS

- TRCs since last meeting:
 - a. Site Review for Cooperative Alliance for Seacoast Transportation, located at 42 Sumner Drive. (Proposal is to build a 28,700 s.f vehicle storage building and 17,000 s.f. administration, operations and maintenance building.) (SITE-2023-0002).
 - b. Site Review for Brady Sullivan Properties (Owners: 655 South Willow Dover, LLC,) located at 25-26 Karolina Drive. (Proposal is to add a 4,600 s.f. building with outdoor patio, walkways, and parking restriping to add ADA spaces.) (SITE-2023-0001).
- TRCs coming up:
 - a. Open Space Subdivision for Chinburg Development, LLC, zoned R-40, located at Oak Street & Gulf Road. (11 new lots.) (SUBD-2023-0001). [*This item was previously heard on March 16, 2023*]
 - b. Site Review for VC Dover Investment, LLC, zoned Commercial, located at 30 Grapevine Drive. (Proposal is to build a new 15,040 sf (footprint), 4 story mixed use building next to the Hannaford's Grocery Store on Grapevine Drive.) (P22-72/SITE-2022-0017). [*This item was previously heard on November 17, 2022, January 5, 2023, and February 16, 2023*]
 - c. Waiver for Kniphfer, LLC, Assessor's Map I, Lot 55-A, zoned R-12, located at 43 Back River Road. (Driveway waiver to construct a second driveway) (WAIV-2023-0004).
- NH's Office of Planning and Development's online workshop
- The SRPC Housing Needs Assessment is out and can be found on: <https://straftord.org/projects/rhna/> and D. Benton will email out.
- Congratulations to Kyle and Meagan on the birth of their daughter at the end of March
- Condolences to Frank Torr and family on the loss of Ann.
- The Housing Navigator started on April 10th and has already shown to be a great addition.
- J. Kaspari and N. Kypfer will be the staff at the next PB meeting.
- D. Benton mentioned the email in the packets about chickens and noise and the request for a zoning amendment.
- May 2nd at 6pm is the grand opening of the permanent exhibition on the community trail



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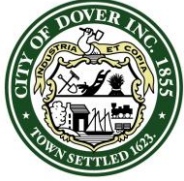
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6. MEMBER COMMENTS

- M. Gambino expressed an interest in hearing/seeing the chicken video. Other board members agreed the concern is worth visiting.
 - D. Benton said she will put it on a future agenda and the video materials will be sent out to board members ahead of time.
 - G. DeBoer inquired about what type of noise ordinance is in place. D. Benton clarified there is no noise ordinance in Dover. There is a 'public peace and Peace and good order" ordinances and for chickens/farm animals there are zoning ordinances regarding location of coops etc. from property lines.
 - T. Clark asked if the Zoning Administrator has gone out to inspect to check if the regulations are being followed with regard to these specific chickens. D. Benton replied not yet- that occurs after a formal complaint is filed. Staff has not been able to confirm exact location through drive-by or aerial photographs.
 - T. Clark noted if the Planning Board decides to look into this issue and make an ordinance change, it won't affect this property in question since they are grandfathered in.
- E. Kaspari and D. Benton discussed when J. Kaspari helps staff the next meeting, she will recuse herself or not attend.

7. ADJOURNMENT

Motion: K. Mavrogeorge moved to adjourn at 7:27pm. Seconded by G. DeBoer. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P23-01

Application Type: Excavation Permit
Applicant(s): Brox Industries, Inc.
Owner(s): Stephen M. Brox Revocable Indenture of Trust
Location: Glen Hill Rd, Rochester Neck/Tolend Rds (Tax Map C, Lots 12-A, 13, 14)
Meeting Date: May 9, 2023

INTENT: To obtain an Excavation Permit renewal for an existing excavation operation.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ACREAGE: Total = $90 \pm$ ac.
Area of Excavation =
Lot 12-A: $1.66 \pm$ ac.
Lot 13: $9.0 \pm$ ac.
Lot 14: $39.0 \pm$ ac.

ZONING DISTRICT: R-40

EXISTING LAND USE: Excavation

PROPOSED LAND USE: Continued Excavation

SURROUNDING LAND USE:
Excavation, vacant, City-owned

ZBA ACTION: Map C, Lot 12-A: #H89-9, granted appeal of administrative decision to consider an asphalt plant an accessory use to a gravel pit with the condition that all aggregate material is extracted on site.

ATTACHMENT:
Excavation Permit application,
Excavation Plan, Reclamation Plan

APPLICATION IS COMPLETE:
Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED:
Excavation

WAIVERS REQUESTED: None

Summary of Request and Background

The subject property (3 lots in total) are located off of Glen Hill Road, Rochester Neck Road, and Tolend Road at both the Town of Barrington and City of Rochester municipal boundaries. The Applicant has submitted excavation and reclamation plans for each of its three lots in Dover, along with an application for an excavation permit. This constitutes a renewal of the permit approved May 11, 2021 (a biennial process).

Like in years past, regional impact was not found for this application.

Consistency With Land Use Regulations

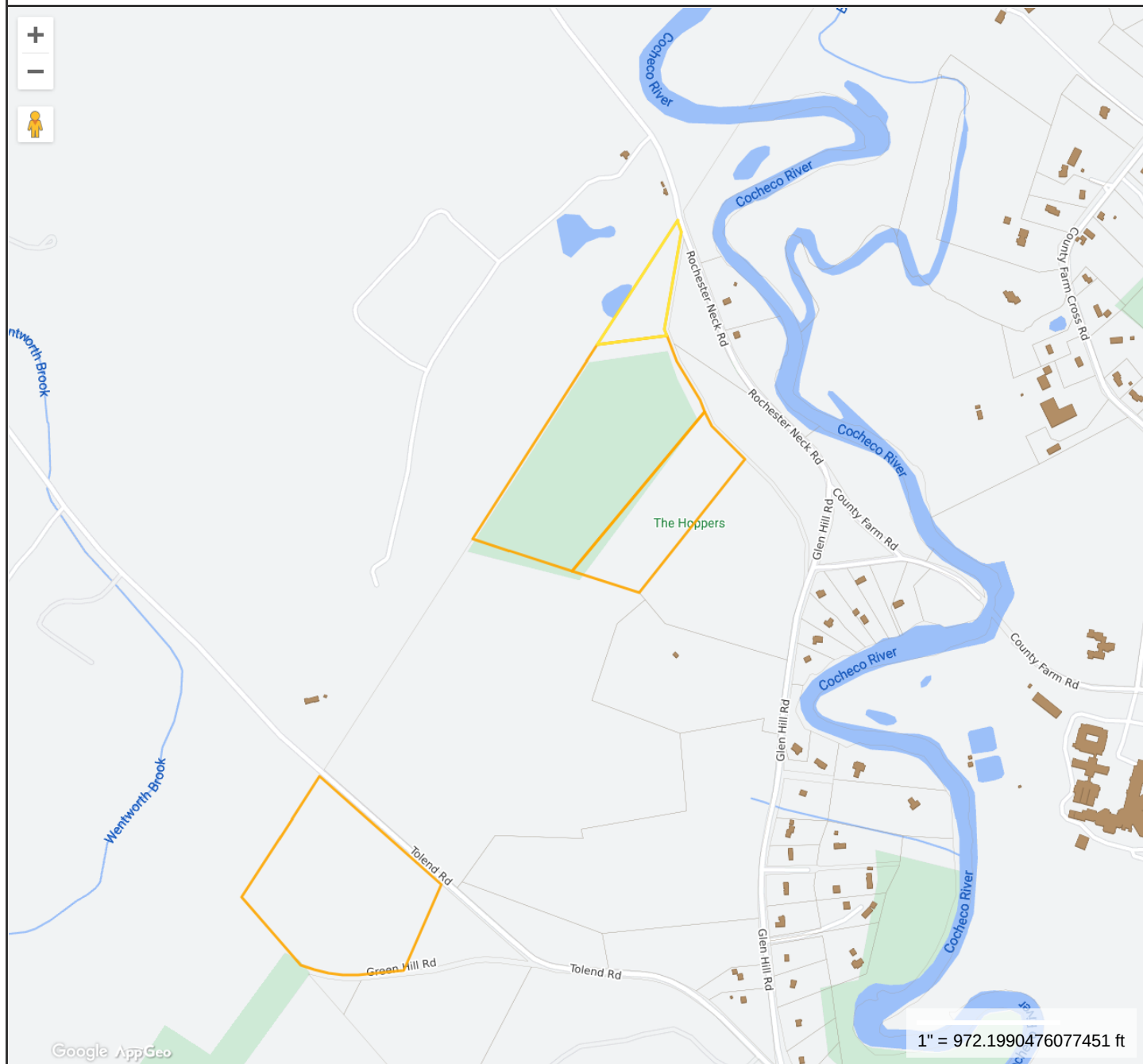
Chapter 170-29 of the Zoning Ordinance of the City Code governs the excavation of earth in the City of Dover pursuant to the authority granted by NH RSA 155-E, and requires that earth excavations obtain a permit, which is valid for two years.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the Excavation Permit with the following subsequent conditions:

1. Confirmation from the City's Environmental Projects Manager that existing conditions are consistent with excavation plan.
2. Add a plan note stating: "The City will continue to review the SPCC and pit operation plans to ensure that they are consistent with most current ordinances and approved Source Water Protection Plans and work with the facility owners to revise if necessary."

P23-01 Glen Hill Road, Rochester Neck Road, Tolend Road

**Property Information**

Property ID C0012-A00000
Location GLEN HILL RD
Owner BROX STEPHEN M REVOCABLE
INDENTURE OF TR
Land Use 410
Zoning Code R-40

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

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

Geometry updated 12/16/2022
Data updated Daily

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



City of Dover, New Hampshire EXCAVATION PERMIT APPLICATION

[Revision Date: March 9, 2021]

Office Use Only	Account #: <u>723-01</u>	Date Received: _____
File # _____	Amount Paid: _____	Time Received: _____

RECEIVED
Planning Office

MAR 21 2023

Dover, New Hampshire

This application is approved or disapproved by the Planning Board. If approved it may be subject to conditions set forth by the Notice of Decision and is good for two years from the date specified, with one renewal.

APPLICATION TYPE (check one): ☐ NEW ☐ RENEWAL (due April 1st each year)

APPLICANT AND OWNER INFORMATION

Name of Applicant: Brox Industries, Inc. Telephone # 978-805-9744

Address of Applicant: 1471 Methuen Street, Dracut, MA 01826

E-Mail Address: estevenson@broxindustries.com

Name of Property Owner (if different from applicant): Stephen M. Brox Telephone # 978-805-9744

Address of Property Owner: Same

PROPERTY INFORMATION

Address of Property Being Excavated: Glenn Hill Rd., Rochester Neck Rd., Tolend Rd.

Assessor's Map # C Lot(s) # 12A, 13, 14 Zoning District(s) R-40 Overlay District(s) _____

Size of Parcel: _____ sq. ft. 90 ac. Property Deed: Book _____ Page: _____

EXCAVATION INFORMATION

Depth of Excavation 50 FT +/- Finished Elevation 130 FT

Highest Annual Average Groundwater Table Elevation: 120 FT Projected Duration of Excavation: N/A

RENEWAL CERTIFICATION - If renewing your Permit, please sign below & provide an annual report.

I/we hereby verify by signing this application that I/We continue to meet the Excavation Permit guidelines set forth in Section 170-28 of the Zoning Ordinance of the City of Dover and have not changed and/or expanded the site in any manner since the Excavation Permit was originally issued. I/we understand that I am/we are still subject to any and all conditions of approval set forth in the original Notice of Decision.

Signature(s) of Property Owner(s): Stephen Brox Date: 3/20/2023

Signature of Applicant (if different from owner): Erik Stevenson Date: 3/20/2023

=====

(For Office Use Only – FOR RENEWALS ONLY)

Approved/Denied (circle one) by _____ Date _____

Zoning Administrator

PROFESSIONAL INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

Name of Engineer and Company (Licensed in N.H.) Michael Ricci, RESPEC Company LLCAddress 146 East Third St., Lexington, KY 40508 Telephone #: 859-259-0959Professional License #: NH P.E. #16598 E-mail address: Michael.Ricci@respec.com

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #: _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner:  Date: 3/20/2023

Stephen Brox

Signature of Applicant (if different from owner):  Date: 3/20/2023

Erik Stevenson

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 3/20/2023

Stephen Brox

PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING DEPARTMENT:

1. 16 copies (five 22" x 34" and eleven 11" x 17") of excavation plan prepared in accordance with 170-30.3.A (one full-size plan sent to Conservation Commission)
2. 16 copies (five 22" x 34" and eleven 11" x 17") of reclamation plan prepared in accordance with 170-30.3.B (one full-size plan sent to Conservation Commission)
3. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
4. Surety Bond or other form of performance guarantee
5. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
6. A written statement from the Tax Collector that all current property and excavation taxes levied against all properties in the operation have been paid in full and that there are no unreleased tax liens encumbering said properties
7. Digital Version of the Plan in PDF/A format
8. **An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services**
9. Check made out to the City of Dover for fees calculated per schedule of fees.

**CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS**

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
C	7-12-8-20	City of Dover	Municipal Bldg. Dover, N.H.

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Erik Stevenson	Brox Industries, Inc.	1471 Methuen St., Dracut, MA 01826

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Michael Ricci	RESPEC Company LLC	146 East Third St., Lexington, KY 40508

Conservation Easement Holder:

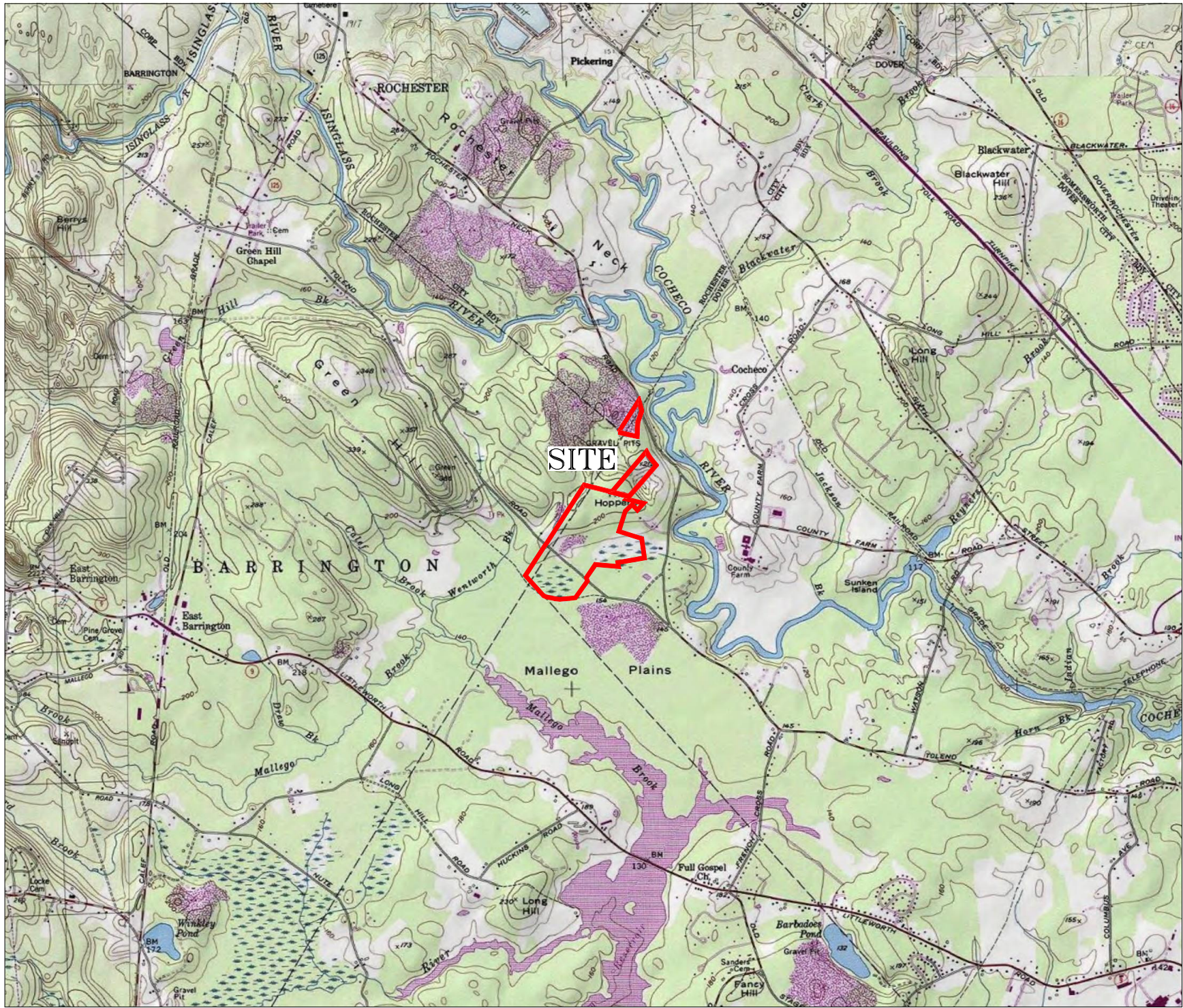
TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

P23-01

GLEN HILL ROAD, ROCHESTER ROAD, & TOLEND RD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
C0007-000000	ROCHESTER NECK RD	CITY OF DOVER		CENTRAL AVENUE	DOVER	NH	03820
C0008-000000	110 GLEN HILL RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0010-000000	ROCHESTER NECK RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1471 METHUEN ST	DRACUT	MA	01826
C0011-000000	ROCHESTER NECK RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1471 METHUEN ST	DRACUT	MA	01826
C0011-A00000	ROCHESTER NECK RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1471 METHUEN ST	DRACUT	MA	01826
C0011-B00000	38 ROCHESTER NECK RD	SUNSET ROCK LLC		1471 METHUEN ST	DRACUT	MA	01826
C0012-000000	140 GLEN HILL RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0015-000000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0016-000000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0017-000000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0019-000000	TOLEND RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
C0020-000000	GLEN HILL RD	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820
C0012-A00000	GLEN HILL RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1471 METHUEN ST	DRACUT	MA	01826
C0013-000000	ROCHESTER NECK RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1471 METHUEN ST	DRACUT	MA	01826
C0014-000000	TOLEND RD	BROX STEPHEN M REVOCABLE INDENTURE OF TR	BROX STEPHEN M TRUSTEE	1471 METHUEN ST	DRACUT	MA	01826
		RESPEC COMPANY LLC	MICHAEL RICCI	146 EAST THIRD ST	LEXINGTON	MA	01826

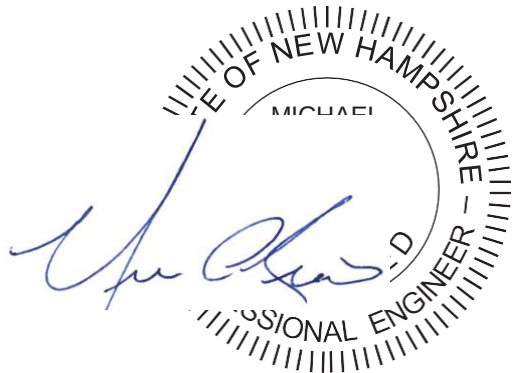
BROX INDUSTRIES INC.
DOVER GRAVEL PIT
EXCAVATION PERMIT RENEWAL APPLICATION
FEBRUARY 3, 2023



LOCUS PLAN
SCALE 1 : 24,000

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - OVERALL SITE PLAN
- SHEET 3 - EXCAVATION PLAN - MAP C LOT 12-A
- SHEET 4 - RECLAMATION PLAN - MAP C LOT 12-A
- SHEET 5 - EXCAVATION PLAN - MAP C LOT 13
- SHEET 6 - RECLAMATION PLAN - MAP C LOT 13
- SHEET 7 - EXCAVATION PLAN - MAP C LOT 14
- SHEET 8 - RECLAMATION PLAN - MAP C LOT 14
- SHEET 9 - NOTES AND DETAILS



SHEET
1 OF 9

FILE
DOVER.DWG

DATE
2/3/23

TITLE SHEET

DOVER GRAVEL PIT
ROCHESTER NECK ROAD
DOVER, NEW HAMPSHIRE

BROX INDUSTRIES, INC.
1471 METHUEN STREET
DRACUT, MASSACHUSETTS 01826

GRAPHIC SCALE

(IN FEET)
1 inch = 2000 ft.

REVISION	BY	DATE	DESCRIPTION

PREPARED BY:
RESPEC

NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
www.respec.com



NOTES:
TOPOGRAPHY BASED ON THE USGS NATIONAL ELEVATION DATASET (NED) DIGITAL ELEVATION MODEL (DEM), 2020, LIDAR DATA FROM MIGRANT, AND DRONE DATA FLOWN FEBRUARY 6, 2023.
PROPERTY LINES AND DATA FROM THE STRAFFORD COUNTY GIS DATA AND WEBSITE.
WATER FEATURES AND WETLAND DATA FROM THE NATIONAL HYDROGRAPHY, NATIONAL WETLANDS INVENTORY GIS DATASETS, AND MAPPING PROVIDED BY BROX.

— SITE OUTLINE
— PARCEL LINES
— DOVER TARGET PARCELS (BROX)

SHEET
2 OF 9

FILE
DOVER.DWG

DATE
2/3/23

OVERALL SITE PLAN

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.

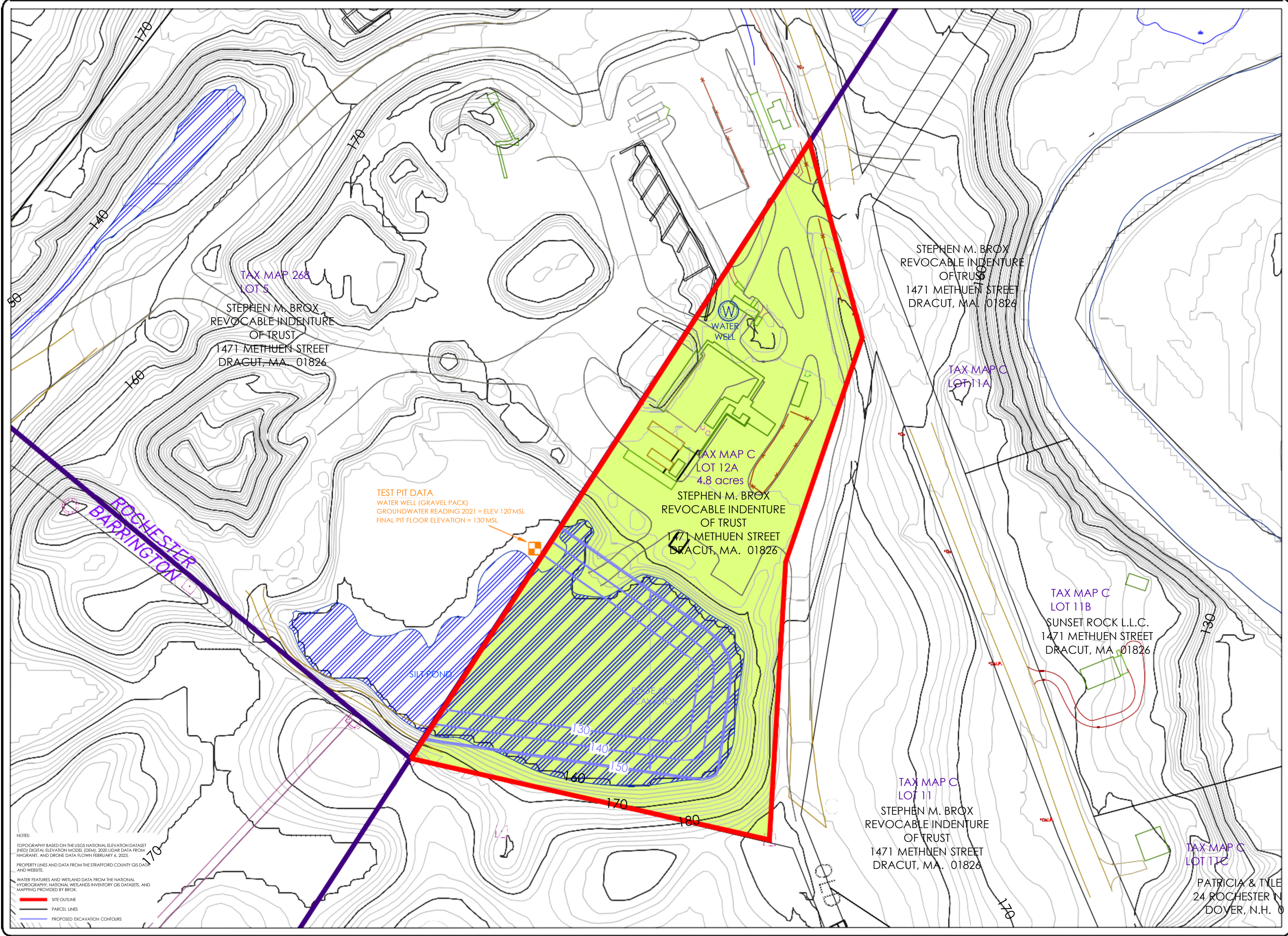
REVISION

BY

DATE

DESCRIPTION

PREPARED BY:
RESPEC
NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
www.respec.com



SHEET
3 OF 9

FILE
DOVER.DWG

DATE
2/3/23

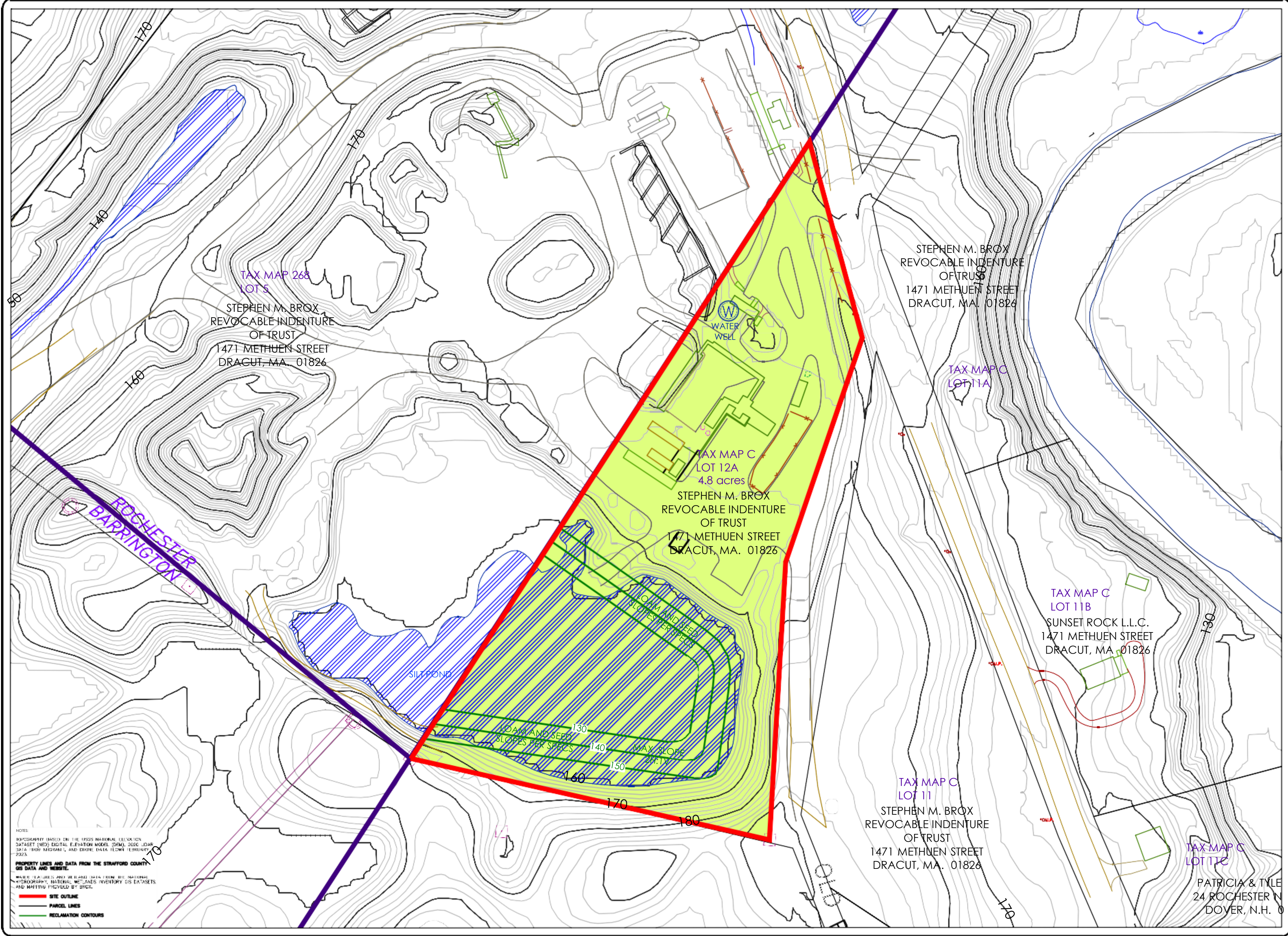
EXCAVATION PLAN
MAP C LOT 12-A

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

REVISION	BY	DATE	DESCRIPTION

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NORTH AMERICAN RESERVE DIVISION
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LACONIA, NH 03246
www.respec.com



NOTES:
TOPOGRAPHY (BASED ON THE 1985 NATIONAL ELEVATION
DATASET (NED) DIGITAL ELEVATION MODEL (DEM), 2006 LIDAR
DATA (BOY MCGRAW), AND DRONE DATA (LOWE FEBRUARY
2023).
PROPERTY LINES AND DATA FROM THE STRAFFORD COUNTY
GIS DATA AND WEBSITE.
WATER FEATURES ARE AN IMAGE DATA FROM THE NATIONAL
HYDROGRAPHIC, NATIONAL WETLANDS INVENTORY GIS DATASETS
AND MAPPING PROVIDED BY BRCC.
SITE OUTLINE
PARCEL LINES
RECLAMATION CONTOURS

RECLAMATION PLAN
MAP C LOT 12-A

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

REVISION	BY	DATE	DESCRIPTION

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LACONIA, NH 03246
www.respec.com

SHEET
4 OF 9

FILE
DOVER.DWG

DATE
2/3/23

STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP 268
LOT 5
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

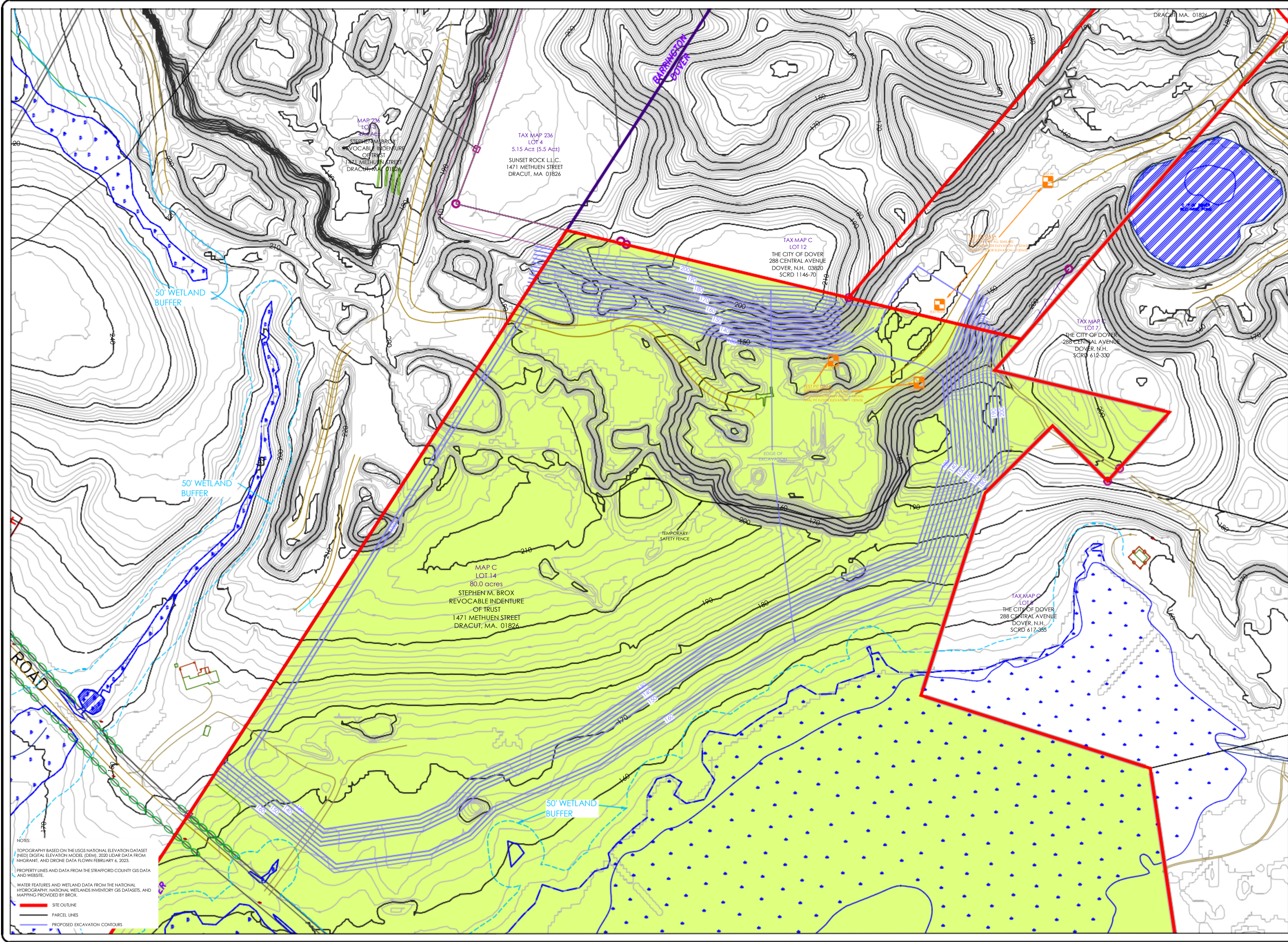
TAX MAP C
LOT 12A
4.8 acres
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C
LOT 11A

TAX MAP C
LOT 11B
SUNSET ROCK L.L.C.
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C
LOT 11
STEPHEN M. BROX
REVOCABLE INDENTURE
OF TRUST
1471 METHUEN STREET
DRACUT, MA. 01826

TAX MAP C
LOT 11C
PATRICIA & TYLE
24 ROCHESTER N
DOVER, N.H. 0



NOTES:

TOPOGRAPHY BASED ON THE USGS NATIONAL ELEVATION DATASET (NED) DIGITAL ELEVATION MODEL (DEM), 2020 LIDAR DATA FROM NHGRANT, AND DRONE DATA FLOWN FEBRUARY 6, 2023.

PROPERTY LINES AND DATA FROM THE STAFFORD COUNTY GIS DATA AND WEBSITE.

WATER FEATURES AND WETLAND DATA FROM THE NATIONAL HYDROGRAPHY, NATIONAL WETLANDS INVENTORY GIS DATASETS, AND MAPPING PROVIDED BY BROX.

LEGEND:

- SITE OUTLINE
- PARCEL LINES
- PROPOSED EXCAVATION CONTOURS

SHEET
7 OF 9

FILE
DOVER.DWG

DATE
2/3/23

EXCAVATION PLAN
MAP C LOT 14

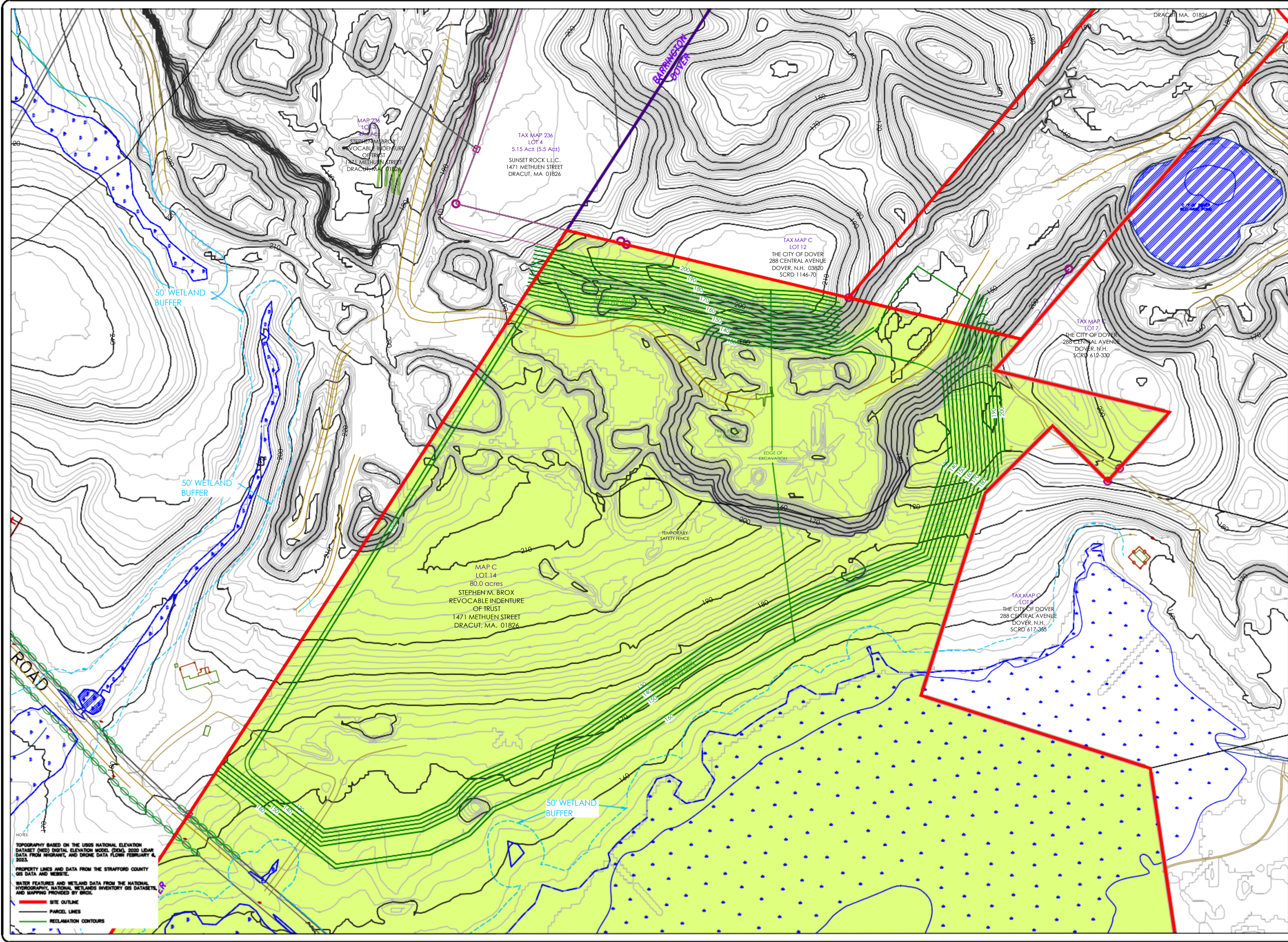
BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

REVISION	BY	DATE	DESCRIPTION

PREPARED BY:
RESPEC

NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
www.respec.com



NOTES:

TOPOGRAPHY BASED ON THE USGS NATIONAL ELEVATION DATASET (NED) DIGITAL ELEVATION MODEL (DEM), 2020 LIDAR DATA FROM MIGRANT, AND DRONE DATA FLOWN FEBRUARY 6, 2023.

PROPERTY LINES AND DATA FROM THE STRAFFORD COUNTY GIS DATA AND WEBSITE.

WATER FEATURES AND WETLAND DATA FROM THE NATIONAL HYDROGRAPHY NATIONAL WETLANDS INVENTORY GIS DATASETS AND MAPPING PROVIDED BY BROX.

— SITE OUTLINE
— PARCEL LINES
— RECLAMATION CONTOURS

SHEET
8 OF 9

FILE
DOVER.DWG

DATE
2/3/23

RECLAMATION PLAN
MAP C LOT 14

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

100 0 100 200

REVISION	BY	DATE	DESCRIPTION

PREPARED BY:
RESPEC

NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
www.respec.com

EXCAVATION NOTES

- ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CODE PER 1.00 ARTICLE V.
- ALL REQUIRED SLOPE OF NE AND SLOPE SLOPES ARE IN PLACE AND CORRECT.
- FINISHED SLOPES TO BE LEFT AT 2:1 MAXIMUM.
- NO STORAGE OF HAZARDOUS MATERIALS AND/OR OIL ON THE PROPERTY.
- EXCAVATION AMOUNTS FOR 2023-2024:
 - 12-A - 4,000 C.Y. ±
 - 13 - 5,000 C.Y. ±
 - 14 - 5,000 C.Y. ±
- TOAL AREA OF EXCAVATION:
 - 12-A - 72,228 S.F. (1.66 ac)
 - 13 - 592,040 S.F. (13.5 ac)
 - 14 - 1,696,840 S.F. (38.0 ac)
- 2:1 SLOPE SHALL BE ELEVATION 100± AS SHOWN WITHIN EXCAVATED AND RECLAIMED.
- SET BACKS SHALL BE FOR DOVER CITY.
- ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PERMITS, WITH NO DISCHARGE OF SITE AND NO STANDING WATER.
- SLOPES THAT ARE RECLAIMED SHALL BE NO TOUGH EXCAVATION, TO BE SLOPED TO ASSURE STABILIZATION.
- ABUTTERS TO THESE PERMITS, DESIGNATED AS APPROXIMATELY A 10' SETBACK TO THEIR PROPERTY LINES.
- LOTS AND ABUTTERS IN WATER ZONING ZONE R-40.
- FINAL 2:1 SLOPES TO BE A MINIMUM OF 5' ABOVE THE SEASONAL HIGH WATER TABLE.
- HOURS OF OPERATION ARE GENERALLY 8:00 A.M. - 6:00 P.M. BUT COULD VARY DUE TO JOB REQUIREMENTS.
- ALL BUILDINGS AND SLIPS WITHIN 200' OF SUNDRIED STREET.
- ALL HEALTHY TREES REMAIN IN PLACE ROAD AND PAVED DRIVEWAY.
- RECLAMATION TO BE COMPLETED AT COMPLETION OF EXCAVATION.
- ALL LANDS TO SOUTH OF PARCEL BOUNDED BY JAMES LONG, CURTIS SOIL / ALLIANT SOILS.

RECLAMATION NOTES

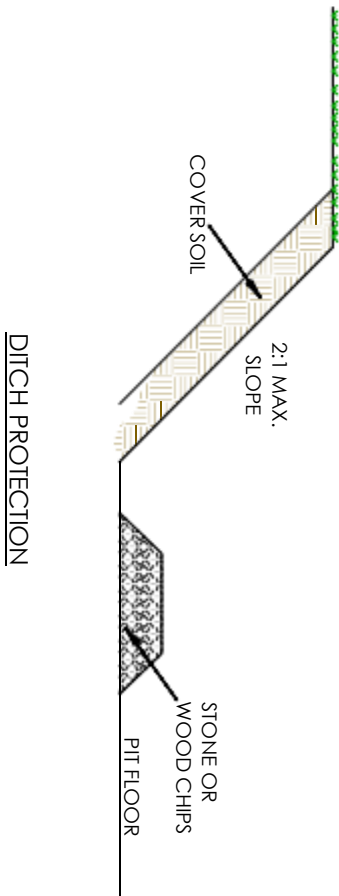
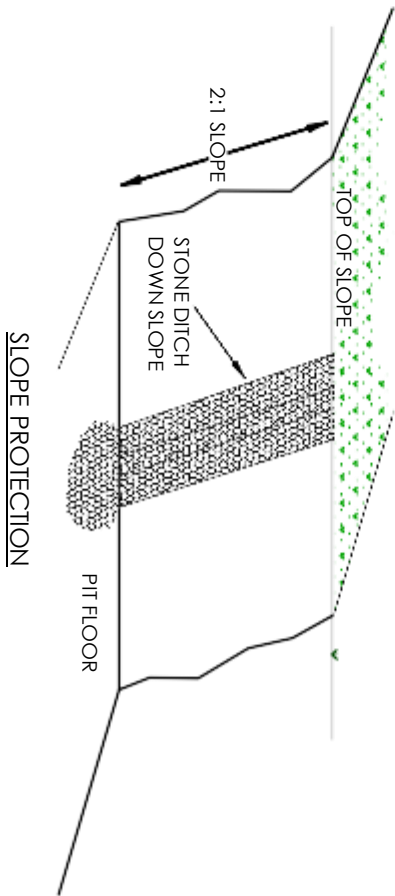
- TOAL FINISHED SLOPES TO BE 2:1 OR FLATTER.
- APPLY HEAVY COVER OR SOIL STABILIZER FOR ESTABLISHING VEGETATION ON ALL COMPLETED EXCAVATION AREAS.
- SEED AND FERTILIZER SLOPES PER NHOT STANDARD SPECIFICATIONS - SECTIONS 641-647.
- CONSTRUCT PROPOSED AREAS WITH SLOPE OR FINE FINISHES AS NECESSARY.
- CONSTRUCT DRAINAGE TRENCHES AS NECESSARY TO SPREAD RUNOFF EVENLY AS TO PREVENT HEAVY PONDING.
- CONSTRUCT SLOPES AS NECESSARY TO STABILIZE FOR FINISHING.
- SLOPES WILL BE MINIMUM OF 75' FROM SURFACE WATER BODY AND 4' FROM THE SEASONAL HIGH WATER TABLE.
- RECLAMATION TO BE COMPLETED AT COMPLETION OF EXCAVATION.
- LOTS AND ABUTTERS ARE IN CONJUNCTION.
- ALL RUNOFF REMAINS ON BROX PROPERTY, NO DISCHARGE FROM THESE LOTS.

OWNERS OF RECORD

TAX MAP 2, LOT 12-A
STEPHEN M. BROX REVOC. TR.
1471 METHUEN STREET
DOVER, NH 03826

TAX MAP 2, LOT 13
STEPHEN M. BROX REVOC. TR.
1471 METHUEN STREET
DOVER, NH 03826

TAX MAP 2, LOT 14
SUNDRIED STREET
1471 METHUEN STREET
DOVER, NH 03826



EROSION CONTROL DETAILS (TYPICAL)
(NO SCALE)



PREPARED BY:
RESPEC
NORTH AMERICAN RESERVE DIVISION
67 WATER STREET, SUITE 109
LACONIA, NH 03246
www.respec.com

REVISION	BY	DATE	DESCRIPTION

NOTES AND DETAILS
ARE
NOT TO SCALE

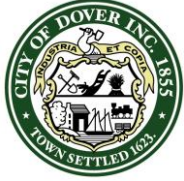
NOTES AND DETAILS

BROX INDUSTRIES INC.
DOVER GRAVEL PIT
DOVER, NEW HAMPSHIRE

SHEET
9 OF 9

FILE
DOVER.DWG

DATE
2/3/23



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P23-02

Application Type: Excavation Permit
Applicant(s): Branch Brook Holdings, LLC
Owner(s): Branch Brook Holdings, LLC
Location: Mast Road (Tax Map H, Lots 59, 60, 60-A, 61 & 62)
Meeting Date: May 9, 2023

INTENT: To obtain an Excavation Permit renewal for an existing excavation operation.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-B

ACREAGE: 84.25 acres total,
44.1± acres of excavation

ZONING DISTRICT: IT

EXISTING LAND USE:
Excavation/vacant

PROPOSED LAND USE: Continued
Excavation

SURROUNDING LAND USE: Residential,
Commercial, Industrial

ZBA ACTION: Map H, Lot 59: #H69-20
granted to permit a storage bin
Map H, Lot 59 or 61: #H85-21 denied request
to construct a "hot top plant"
Map H, Lot 60: #H85-22 denied request to
permit excavation within 20' of lot lines
Map H, Lot 59 or 61: #H85-23 denied request
to permit excavation within 20' of lot lines
Map H, Lot 62: #H85-24 denied request to
permit excavation within 20' of lot lines

ATTACHMENT:
Excavation Permit application, Excavation
Plan, Reclamation Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED:
Excavation

WAIVERS REQUESTED: None

Summary of Request and Background

The subject property (5 lots in total) are located on Mast Road between Community Services and City-owned land, the Town of Madbury, and the Bellamy River. The Applicant has submitted the required excavation and reclamation plans for its lots, along with an application for an excavation permit. This constitutes a renewal of the permit approved last approved May 11, 2021 (a biennial process).

Like in years past, regional impact was not found for this application.

Please note that the concrete batch plant currently operated by Redimix on Map H, Lot 59 has existed in that location since 1950, does not obtain its materials from this excavation site, and cannot be considered under the Planning Board's review of an excavation permit renewal.

Furthermore, the Board should note, that in years past staff has recommended that the applicant add notes about storage of foreign materials on the site, the hours of operations and the need to schedule regular access roadway water wash downs. These notes are all on the plan, so like in the past, no conditions of approval to add them are needed. See note #9 on both the Excavation Plan and the Reclamation Plan.

Consistency With Land Use Regulations

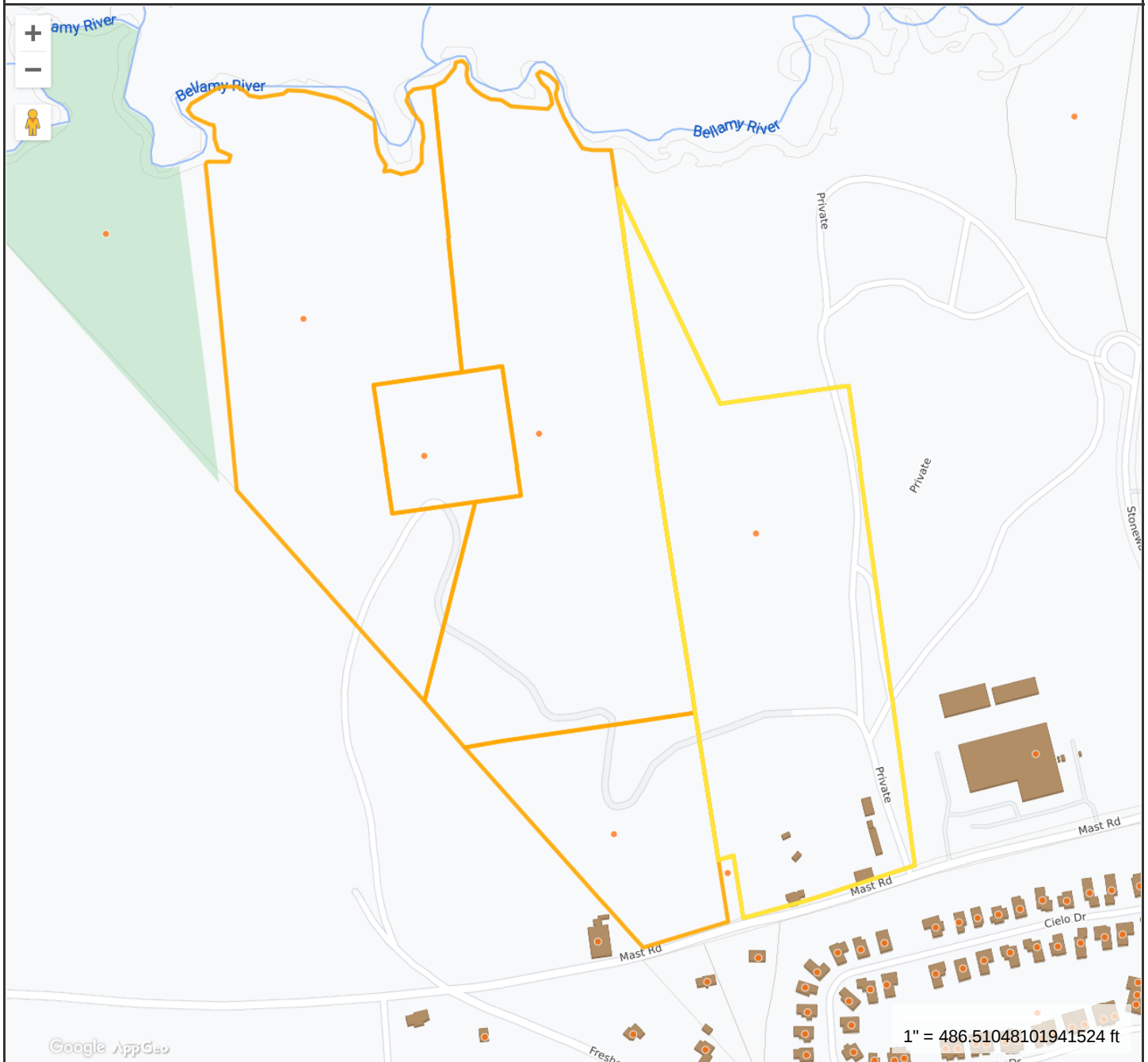
Chapter 170-29 of the Zoning Ordinance of the City Code governs the excavation of earth in the City of Dover pursuant to the authority granted by NH RSA 155-E, and requires that earth excavations obtain a permit, which is valid for two years.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the Excavation Permit with the following subsequent conditions:

1. Confirmation from the City's Environmental Projects Manager that existing conditions are consistent with excavation plan.
2. Add a plan note stating: "The City will continue to review the SPCC and pit operation plans to ensure that they are consistent with most current ordinances and approved Source Water Protection Plans and work with the facility owners to revise if necessary."

P23-02 Mast Road

**Property Information**

Property ID H0059-000000
Location 325 MAST RD
Owner BRANCH BROOK HOLDINGS LLC
Land Use 410
Zoning Code IT

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

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

Geometry updated 12/16/2022
Data updated Daily

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



City of Dover, New Hampshire EXCAVATION PERMIT APPLICATION

[Revision Date: March 9, 2021]

Office Use Only	Account #:	_____	Date Received:	_____
File # _____	Amount Paid:	_____	Time Received:	_____

This application is approved or disapproved by the Planning Board. If approved it may be subject to conditions set forth by the Notice of Decision and is good for two years from the date specified, with one renewal.

APPLICATION TYPE (check one): ☐ NEW ☒ RENEWAL (due April 1st each year)

APPLICANT AND OWNER INFORMATION

Name of Applicant: BRANCH BROOK HOLDINGS, LLC Telephone # 603-483-2133

Address of Applicant: P.O. BOX 410 CANDIA, NH 03034

E-Mail Address: rseverino@severinotrucking.com

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Address of Property Being Excavated: MAST ROAD

Assessor's Map # H Lot(s) # 59, 60A, 60, 61, 62 Zoning District(s) IT Overlay District(s) NONE

Excavated Area
Size of Parcel: 1,920,996± sq. ft. 44.1± ac. Property Deed: Book 3923 Page: 904
4211 934
4719 52

EXCAVATION INFORMATION

Depth of Excavation 98' Finished Elevation 100'

Highest Annual Average Groundwater Table Elevation: 96' Projected Duration of Excavation: 5± YRS

RENEWAL CERTIFICATION - If renewing your Permit, please sign below & provide an annual report.

I/we hereby verify by signing this application that I/We continue to meet the Excavation Permit guidelines set forth in Section 170-28 of the Zoning Ordinance of the City of Dover and have not changed and/or expanded the site in any manner since the Excavation Permit was originally issued. I/we understand that I am/we are still subject to any and all conditions of approval set forth in the original Notice of Decision.

Signature(s) of Property Owner(s): _____ Date: _____

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

=====
(For Office Use Only – FOR RENEWALS ONLY)

Approved/Denied (circle one) by _____ Date _____

Zoning Administrator

PROFESSIONAL INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KEVIN MCENEANEY, LLS
MCENEANEY SURVEY ASSOCIATES

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 603-742-0911

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

Name of Engineer and Company (Licensed in N.H.) NOT APPLICABLE

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

Name of Architect and Company (Licensed in N.H.) NOT APPLICABLE

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: NOT APPLICABLE Telephone # _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

***CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS***

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
H / 59, 60A,	60, 61, 62	BRANCH BROOK HOLDINGS, LLC	P.O. BOX 410 CANDIA, NH 03034

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
KEVIN MCENEANEY, LLS	MCENEANEY SURVEY ASSOCIATES	24 CHESTNUT STREET DOVER, NH 03820

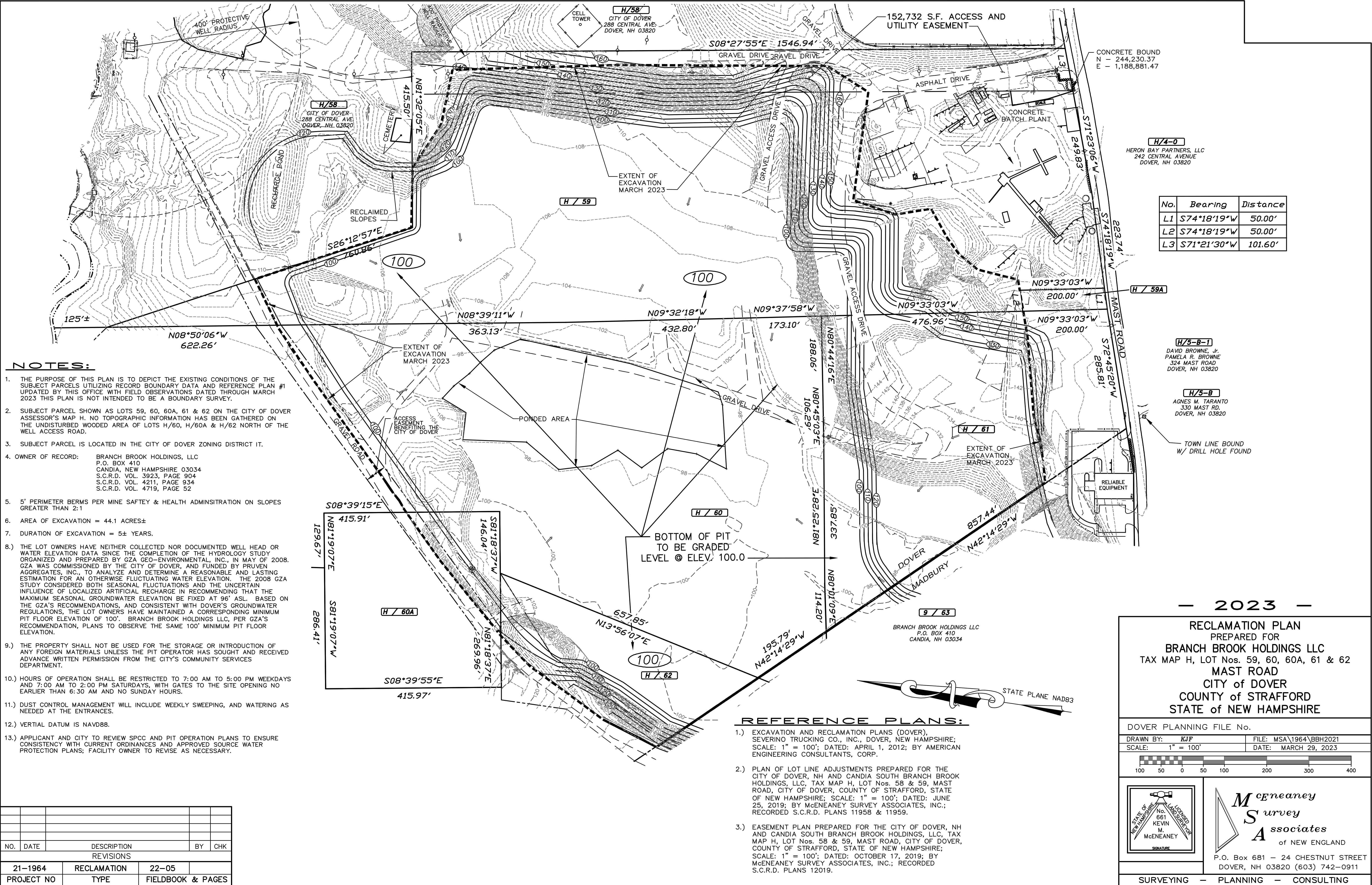
Conservation Easement Holder: N/A

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

P23-02

Mast Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0004-000000	CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-000025	25 CIELO DR	KLINE JOSEPH K & SUSAN TRUSTEES	KLINE JOSEPH AND SUSAN E REVOCABLE FAMIL	25 CIELO DR	DOVER	NH	03820
H0004-000029	29 CIELO DR	STEARNS CHARLENE		29 CIELO DR	DOVER	NH	03820-4146
H0004-000031	31 CIELO DR	SANDBERG BARRY &	SANDBERG MONA R	31 CIELO DR	DOVER	NH	03820
H0004-000033	33 CIELO DR	SCHULTEN CAROLYN H & STEPHEN B CO-TRUSTE	SCHULTEN STEPHEN BREWER REVOCABLE TRUST	18 COTE DR	DOVER	NH	03820
H0004-000035	35 CIELO DR	THEORET ROGER A & PAULINE C TRUSTEES	THEORET FAMILY REVOCABLE TRUST	35 CIELO DR	DOVER	NH	03820-5608
H0005-B00000	330 MAST RD	TARANTO AGNES M		330 MAST RD	DOVER	NH	03820-5489
H0005-B00001	324 MAST RD	BROWNE DAVID D JR	BROWNE PAMELA R	324 MAST ROAD	DOVER	NH	03820
H0035-D00000	LILAC LN	LILAC GARDEN LLC		1 LILAC LN OFC	DOVER	NH	03820
H0058-000000	271 275 MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H0058-000LS2	273 MAST RD	OMNIPOINT HOLDINGS INC	ATTN PROPERTY MANAGEMENT	4 SYLVAN WAY	PARSIPPANY NJ		07054
H0059-A00000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0063-000000	MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H035D-016000	1611 -38 LILAC LN	MONUMENT GARDEN LLC		1 LILAC LN OFC	DOVER	NH	03820-5413
H035D-018000	LILAC LN	MONUMENT GARDEN LLC		1 LILAC LN	DOVER	NH	03820
H0059-000000	325 MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0060-000000	MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0060-A00000	MAST RD	BRANCH BROOK HOLDINGS LLC		512 RAYMOND RD	CANDIA	NH	03034
H0061-000000	MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
H0062-000000	MAST RD	BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
		KEVIN MCENEANEY, LLS	MCENEANEY SURVEY ASSOCIATES	24 CHESTNUT STREET	DOVER	NH	03820



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCELS UTILIZING RECORD BOUNDARY DATA AND REFERENCE PLAN #1 UPDATED BY THIS OFFICE WITH FIELD OBSERVATIONS DATED THROUGH MARCH 2023 THIS PLAN IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. SUBJECT PARCEL SHOWN AS LOTS 59, 60, 60A, 61 & 62 ON THE CITY OF DOVER ASSESSOR'S MAP H. NO TOPOGRAPHIC INFORMATION HAS BEEN GATHERED ON THE UNDISTURBED WOODED AREA OF LOTS H/60, H/60A & H/62 NORTH OF THE WELL ACCESS ROAD.
3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER ZONING DISTRICT IT.
4. OWNER OF RECORD: BRANCH BROOK HOLDINGS, LLC
P.O. BOX 410
CANDIA, NEW HAMPSHIRE 03034
S.C.R.D. VOL 3923, PAGE 904
S.C.R.D. VOL 4211, PAGE 934
S.C.R.D. VOL 4719, PAGE 52
5. 5' PERIMETER BERMS PER MINE SAFETY & HEALTH ADMINISTRATION ON SLOPES GREATER THAN 2:1
6. AREA OF EXCAVATION = 44.1 ACRES±
7. DURATION OF EXCAVATION = 5± YEARS.
- 8.) THE LOT OWNERS HAVE NEITHER COLLECTED NOR DOCUMENTED WELL HEAD OR WATER ELEVATION DATA SINCE THE COMPLETION OF THE HYDROLOGY STUDY ORGANIZED AND PREPARED BY GZA GEO-ENVIRONMENTAL, INC., IN MAY OF 2008. GZA WAS COMMISSIONED BY THE CITY OF DOVER, AND FUNDED BY PRUVEN AGGREGATES, INC., TO ANALYZE AND DETERMINE A REASONABLE AND LASTING ESTIMATION FOR AN OTHERWISE FLUCTUATING WATER ELEVATION. THE 2008 GZA STUDY CONSIDERED BOTH SEASONAL FLUCTUATIONS AND THE UNCERTAIN INFLUENCE OF LOCALIZED ARTIFICIAL RECHARGE IN RECOMMENDING THAT THE MAXIMUM SEASONAL GROUNDWATER ELEVATION BE FIXED AT 96' ASL. BASED ON THE GZA'S RECOMMENDATIONS, AND CONSISTENT WITH DOVER'S GROUNDWATER REGULATIONS, THE LOT OWNERS HAVE MAINTAINED A CORRESPONDING MINIMUM PIT FLOOR ELEVATION OF 100'. BRANCH BROOK HOLDINGS LLC, PER GZA'S RECOMMENDATION, PLANS TO OBSERVE THE SAME 100' MINIMUM PIT FLOOR ELEVATION.
- 9.) THE PROPERTY SHALL NOT BE USED FOR THE STORAGE OR INTRODUCTION OF ANY FOREIGN MATERIALS UNLESS THE PIT OPERATOR HAS SOUGHT AND RECEIVED ADVANCE WRITTEN PERMISSION FROM THE CITY'S COMMUNITY SERVICES DEPARTMENT.
- 10.) HOURS OF OPERATION SHALL BE RESTRICTED TO 7:00 AM TO 5:00 PM WEEKDAYS AND 7:00 AM TO 2:00 PM SATURDAYS, WITH GATES TO THE SITE OPENING NO EARLIER THAN 6:30 AM AND NO SUNDAY HOURS.
- 11.) DUST CONTROL MANAGEMENT WILL INCLUDE WEEKLY SWEEPING, AND WATERING AS NEEDED AT THE ENTRANCES.
- 12.) VERTICAL DATUM IS NAVD88.
- 13.) APPLICANT AND CITY TO REVIEW SPCC AND PIT OPERATION PLANS TO ENSURE CONSISTENCY WITH CURRENT ORDINANCES AND APPROVED SOURCE WATER PROTECTION PLANS; FACILITY OWNER TO REVISE AS NECESSARY.

NO.	DATE	DESCRIPTION	BY	CHK	
REVISIONS					
21-1964	RECLAMATION	22-05			
PROJECT NO	TYPE	FIELDBOOK & PAGES			

REFERENCE PLANS:

- 1.) EXCAVATION AND RECLAMATION PLANS (DOVER), SEVERINO TRUCKING CO., INC., DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 1, 2012; BY AMERICAN ENGINEERING CONSULTANTS, CORP.
- 2.) PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR THE CITY OF DOVER, NH AND CANDIA SOUTH BRANCH BROOK HOLDINGS, LLC, TAX MAP H, LOT Nos. 58 & 59, MAST ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: JUNE 25, 2019; BY McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 11958 & 11959.
- 3.) EASEMENT PLAN PREPARED FOR THE CITY OF DOVER, NH AND CANDIA SOUTH BRANCH BROOK HOLDINGS, LLC, TAX MAP H, LOT Nos. 58 & 59, MAST ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: OCTOBER 17, 2019; BY McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 12019.

No.	Bearing	Distance
L1	S74°18'19"W	50.00'
L2	S74°18'19"W	50.00'
L3	S71°21'30"W	101.60'

H/5-B-1

DAVID BROWNE, JR.
PAMELA R. BROWNE
324 MAST ROAD
DOVER, NH 03820

H/5-B

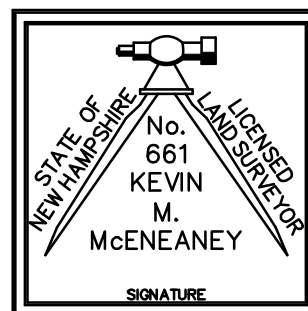
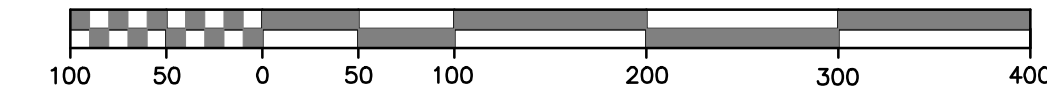
AGNES M. TARANTO
330 MAST RD.
DOVER, NH 03820

— 2023 —

RECLAMATION PLAN
PREPARED FOR
BRANCH BROOK HOLDINGS LLC
TAX MAP H, LOT Nos. 59, 60, 60A, 61 & 62
MAST ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.

DRAWN BY: KJP FILE: MSA\1964\BBH2021
SCALE: 1" = 100' DATE: MARCH 29, 2023



McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING — PLANNING — CONSULTING

Berkley Insurance Company

c/o Berkley Surety

One Acadia Commons

Westbrook, ME 04092

Phone: (207) 228-1922 - Fax: -

Continuation Certificate

Bond Number: 0145212

Surety

Berkley Insurance Company

Producer

Rowley Agency, Inc. (The)

Producer #: 434

State: NH

Principal

Severino Trucking Co., Inc.

512 Raymond Rd

P.O. Box 202

Candia, NH 03034

Obligee

City of Dover

Municipal Office Building

288 Central Avenue

Dover, NH 03820

CONTINUATION PERIOD	AMOUNT OF BOND	RENEWAL PREMIUM
Effective Date: 2/28/2023	Bond Amount: \$50,000	Premium: \$500
Expiration Date: 2/28/2024		

DESCRIPTION

Restoration Bond - Pruven Aggregates Gravel Pit, Mast Road, Dover, NH

In consideration of the renewal premium charged, the bond designated above is hereby continued in full force and effect for the period described, subject to all its terms and conditions, provided the liability under said bond and all continuations thereof shall not be cumulative.

Dated: 2/23/2023

Berkley Insurance Company

(Surety)

By



(Attorney-in-fact)

Paula J. Cantara, Attorney-In-Fact

(File a copy of this certificate with your bond.)

NOTICE OF INTENT TO EXCAVATE

RSA 72-B

(Assigned by Municipality)

For Tax Year April 1, 2023 to March 31, 2024

YR

TOWN

OP#

2	3	-	1	2	5	-	0	4	-	E
---	---	---	---	---	---	---	---	---	---	---

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ☒ ORIGINAL WITH \$100 FEE
(check payable to State of New Hampshire)
- ☐ ORIGINAL WITH NO FEE
(excavation of 1,000 cubic yards or less)
- ☐ SUPPLEMENTAL WITH \$100 FEE
(exceeding original estimate of 1,000 cubic yards or less)
- ☐ SUPPLEMENTAL WITH NO FEE
(fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

PRINT CLEARLY OR TYPE NAME OF OWNER

SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S)

DATE SIGNED

RONALD SEVERINO MANAGER

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S)

DATE SIGNED

C/O SEVERINO TRUCKING CO., INC.

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO BOX 202

MAILING ADDRESS

CANDIA

CITY OR TOWN

NH

STATE

03034

ZIPCODE

rseverino@severino.com

E-MAIL ADDRESS

(603) 483-7001

HOME PHONE (Enter number without dashes)

(603) 234-8501

CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN:

Mar 29, 2023

E-MAIL REPORT & CERTIFICATE?

YES ☒ NO ☐

If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS

Amount of Security Required \$

Security Posted (Bond, Certified Check, etc.) \$

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE

The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

1. All owners of record have signed the Intent;
2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
3. The form is complete; and
4. Any bond required under RSA 72-B:5 has been received.
5. The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

DATE

1. Town/City of: DOVER2. Tax Map/Block/Lot #: MAP H LOT 593. Name of Access Road: MAST ROAD4. Total Acreage of Lot: 17

5. Date of Permit per RSA 155-E:2:

or

(Municipal Excavation Permit)

6. Date of Report, if required, per RSA 155-E:2, I (d):

7. Permit Number per RSA 485-A:17, if any:

(Alteration of Terrain Permit)

8. Incidental Construction/155-E:2-a Exception: Check if YES ☐9. Total Permitted Area (acres): 1710. Excavation Area (acres) as of April 1: 1311. Reclaimed Area (acres) as of April 1: 212. Remaining Cubic Yards of Earth to Excavate: 100,000

13. Type of Ownership:

☒ Owner of land☐ Previous owner retaining deeded earth excavation rights

☐ Owner of earth or earth excavation rights on public lands
(Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	30,000
SAND	70,000
LOAM	
STONE PRODUCTS	
OTHER ()	
TOTAL	100,000

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN

SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS

SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NOTICE OF INTENT TO EXCAVATE

RSA 72-B

(Assigned by Municipality)

For Tax Year April 1, **2023** to March 31, **2024**

YR

TOWN

OP#

23 - 125 - 05 - E

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

1. Town/City of: **DOVER**2. Tax Map/Block/Lot #: **MAP H LOT 61**3. Name of Access Road: **MAST ROAD**4. Total Acreage of Lot: **4**5. Date of Permit per RSA 155-E:2: _____
or (Municipal Excavation Permit)

6. Date of Report, if required, per RSA 155-E:2, I (d): _____

7. Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)8. Incidental Construction/155-E:2-a Exception: Check if YES ☐9. Total Permitted Area (acres): **4**10. Excavation Area (acres) as of April 1: **4**11. Reclaimed Area (acres) as of April 1: **0**12. Remaining Cubic Yards of Earth to Excavate: **100,000**

13. Type of Ownership:

☒ Owner of land☐ Previous owner retaining deeded earth excavation rights☐ Owner of earth or earth excavation rights on public lands
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LOAM	
STONE PRODUCTS	
OTHER ()	
TOTAL	100,000

FOR DRA USE ONLY

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- ☐ ORIGINAL WITH NO FEE
(excavation of 1,000 cubic yards or less)
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(exceeding original estimate of 1,000 cubic yards or less)
- ☐ SUPPLEMENTAL WITH NO FEE
(fee previously paid with original intent)

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PRINT CLEARLY OR TYPE NAME OF OWNER

SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S)

RONALD SEVERINO MANAGER

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S)

C/O SEVERINO TRUCKING CO., INC.

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO BOX 202	
MAILING ADDRESS	
CANDIA	NH 03034
CITY OR TOWN	STATE ZIPCODE
rseverino@severino.com	
E-MAIL ADDRESS	
(603) 483-7001	(603) 234-8501
HOME PHONE (Enter number without dashes)	CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: **Mar 29, 2023**

E-MAIL REPORT & CERTIFICATE?

YES ☒ NO ☐

If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS

Amount of Security Required \$

Security Posted (Bond, Certified Check, etc.) \$

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE

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SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

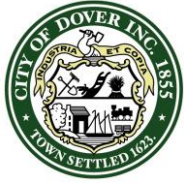
DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL

DATE



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2023-0035

Application Type: Conditional Use Permit
Applicant(s): Altus Engineering
Owner(s): Tina Sawtelle
Location: 476 Sixth Street (Assessor's Map B, Lot 1-C)
Meeting Date: May 9, 2023

INTENT: Proposal is to construct a building addition in a previously developed area creating 773 square feet of overlapped impact to the Conservation District and wetland buffer.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-C

ACREAGE: 8.2 acres

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

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: N/A

ATTACHMENTS:

- Conditional Use Permit Application Materials including plans and Conservation Commission minutes from 4/10/2023

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED:
-Dover CUP

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to renovate their existing garage, add on to their residence. The renovations with associated disturbance and grading to do so causes 773 square feet of both Conservation District and wetland buffer impact.

The Conservation Commission endorsed this application at their April 10, 2023 meeting. The applicant provided a narrative dated April 4 which outlines how the proposal meets the criteria for granting the CUP per 170-27.1.F of the Code.

Consistency with Land Use Regulations

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

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

STAFF RECOMMENDATION:

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

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

1. The owner shall sign the final plans before Planning Board signature.

COND-2023-0032 476 Sixth Street

**Property Information**

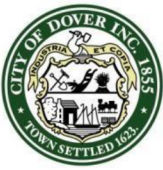
Property ID B0001-C00000
Location 476 SIXTH ST
Owner SAWTELLE TINA M
Land Use 101
Zoning Code R-40

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

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

Geometry updated 12/16/2022
Data updated Daily

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



City of Dover, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Tina M. Sawtelle Telephone # (603) 766-2172

Address of Applicant: 476 Sixth Street Dover, NH 03820

E-Mail Address: tsawtelle@themusichall.org

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # B Lot(s) # 1-C

Address of Property: 476 Sixth Street

Zoning District(s) R-40 Overlay District(s) Conservation District
Wetlands Protection District

Existing Use of Property: Single Family Residence

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Expansion of an existing single-family home in a previously disturbed area. No wetland impacts are
proposed.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: N/A

Name of Professional That Prepared Plans: Altus Engineering

Address 133 Court Street, Portsmouth, NH 03801 Telephone #: (603) 433-2335

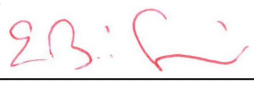
Professional License #: PE - 7634 E-mail address: esaari@altus-eng.com

SIGNATURES

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

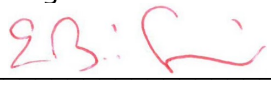
Signature of Property Owner: _____ Date: _____

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

Signature of Agent:  Erik Saari, Agent Date: 03/27/23
(See attached Letter of Authorization)

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Erik Saari (Agent) Date: 03/27/23
(See attached Letter of Authorization)

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>
B	1-C	Tina M. Sawtelle	tsawtelle@themusichall.org

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Erik Saari	Altus Engineering	133 Court St., Portsmouth, NH 03801
Robert Harbeson	Market Square Architects	104 Congress St. Portsmouth NH 03801

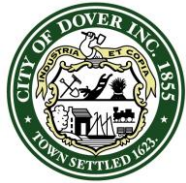
Conservation Easement Holder:

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

COND-2023-0035

476 SIXTH STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0047-002000	1 REYNERS BROOK DR	KEANE MATTHEW F & SHARON M TRUSTEES	THE KEANE TEAM FAMILY TRUST	1 REYNERS BROOK DR	DOVER	NH	03820
A0048-000000	475 SIXTH ST	MENDENHALL JON L &	MENDENHALL KAREN E	475 SIXTH ST	DOVER	NH	03820
A0048-001000	477 SIXTH ST	FINNIGAN JOHN	FINNIGAN KAREN	477 SIXTH STREET	DOVER	NH	03820
B0001-A00000	480 SIXTH ST	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
B0001-D00000	500 SIXTH ST	MARONE ADELE J	MARONE RICHARD A	500 SIXTH ST	DOVER	NH	03820
B0001-H00000	462 SIXTH ST	HEBERT NATALIE TRUSTEE	HEBERT NATALIE REVOCABLE LIVING TRUST	462 SIXTH ST	DOVER	NH	03820
B0001-I00000	466 SIXTH ST	DIEHL CRAIG B &	KELLER HILARY B	466 SIXTH ST	DOVER	NH	03820
B0001-J00000	470 SIXTH ST	MCCARTHY SHANE M		470 SIXTH ST	DOVER	NH	03820
B0001-P00000	498 SIXTH ST	MARONE JUSTIN R &	MARONE AMANDA C	498 SIXTH ST	DOVER	NH	03820
B0023-B00000	39 COUNTY FARM RD	GOWELL WILLIAM G &	GOWELL JULIE A	39 COUNTY FARM ROAD	DOVER	NH	03820
B0001-C00000	476 SIXTH ST	SAWTELLE TINA M		476 SIXTH ST	DOVER	NH	03820
		ERIK SAARI	ALTUS ENGINEERING	133 COURT STREET	PORTSMOUTH NH		03801



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Monday, April 10, 2023
Meeting Time: 5:30 pm

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

Absent (Excused): Jay Aube

STAFF PRESENT: Jackson Kaspari – Resilience Manager

OTHERS PRESENT: Councilor Lindsey Williams, Erik Saari

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM: No citizens were present to speak during the forum. J. Kaspari read aloud an email from a local student who expressed concerns over invasive species in Dover and offered some suggestions to help address the problem. The Conservation Commission will plan a date to help deal with invasive species. This could be run in conjunction with one of the standing community cleanup days in May.

3. APPROVAL OF THE PRIOR MEETING MINUTES – March 13, 2023

A. Lyon moved to approve the March 13, 2023 minutes, K. Murphy seconded. Vote: 5 yes. 2 abstentions.

4. OLD BUSINESS: None

5. NEW BUSINESS:

- A.** City of Dover Conditional Use Permit for Tina Sawtelle, (Agent: Altus Engineering), Assessor's Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street. Proposal is to construct a building addition in a previously developed area creating 773 square feet of overlapped impact to the Conservation District and wetland buffer. The overall impervious surface within the Conservation District and wetland buffer would be reduced by 165 square feet.

E. Saari was present to explain the application.

S. Fellows asked for clarification on the location of the pilings.

E. Saari pointed to the piling locations.

B. Hunt: The portion of the project related to the pilings will remain as is?

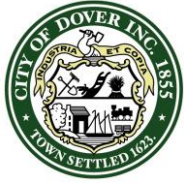
E. Saari: Yes, that is correct.

K. Murphy: Relevant to the date of the wetland delineation, has the wetland scientist been back on site to conduct an assessment since?

E. Saari: The Wetland Scientist did not return to the site but there was no snow at the time of the delineation and the wetlands are very well defined around the brook.

K. Murphy asked about the location of the roof drainage which was explained by E. Saari.

S. Fellows sought clarification for where the impervious surface was being reduced.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Monday, April 10, 2023
Meeting Time: 5:30 pm

E. Saari explained the numbers using the site plan and highlighted the area that was being replaced with a pervious surface.

A. Lyon: Could overflow be directed to the pervious area to provide opportunity for some treatment?

E. Saari: Since it's roof runoff it's considered to be clean although I can appreciate that point. My only concern is directing runoff behind the retaining wall which could pose a hazard.

S. Fellows endorsed the application. A. Kramer-Perry seconded. Vote: 7 yes.

B. Piscataqua Region Environmental Planning Assessment Grants – 2023 Request for Proposals

A. Lyon was present to explain the grant opportunity but noted she would recuse herself from the vote. J. Kaspari added that Strafford Regional Planning Commission (SRPC) would act as the fiscal agent for the grant and that the scope of work involves developing a natural resources inventory for Dover. This is something the Commission has been interested in.

S. Fellows endorsed the City partnering with the Strafford Regional Planning Commission to pursue funding through the PREPA grant for the development of a natural resources inventory.

K. Murphy seconded. Vote: 7 yes.

C. State License Reform Updates

J. Kaspari conveyed updates on the state license reform that were provided by the NHACC Director Barbra Richter. She thanked the Dover Conservation Commission for signing the letter, over 30 Commission signed on. All language repealing licenses for foresters, wetland scientists, soil scientists and landscape architects were removed from the two pending house bills. The feedback from NHACC was taken seriously.

6. REPORT FROM THE CHAIR

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

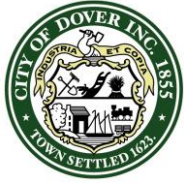
J. Kaspari: Eversource received their Alteration of Terrain Permit for the major maintenance project involving the transmission lines.

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

The Subcommittee will be meeting later in the month.

Eric Sanderson in Community Services is working on an RFP for 10 new street trees, with the goal of planting those this spring.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

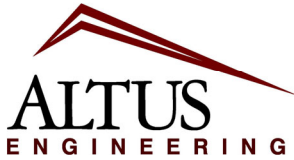
Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Monday, April 10, 2023
Meeting Time: **5:30 pm**

8. ADJOURNMENT

A. Lyon motioned to adjourn. S. Fellows seconded. Vote: 7 yes.

The meeting was adjourned at 6:10 PM.

DRAFT



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

April 4, 2023

Ms. Donna Benton
Director of Planning and Community Development
City of Dover
288 Central Ave.
Dover, NH 03820

**Re: CUP Application
476 Sixth Street
Dover, NH
Altus Project 5297**

Dear Donna,

On behalf of the applicant, Tina Sawtelle, we respectfully submit the following in support of the Conditional Use Permit application for impacts to the Conservation District and Wetland Protection District on property located at 476 Sixth Street. Per section 170-27.1.F(1) of the Dover Zoning Ordinance, impacts within these areas are required to meet the following criteria:

- (a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area.*
 - In this case, the area proposed to be impacted already consists of developed land. Portions of the work include the reconstruction of existing building features which cannot be relocated while the primary building expansion is a garage that must connect to the existing driveway. There are no other practical alternatives.
- (b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The Applicant will demonstrate by plan and example that the proposed construction represents the least impacting alternative.*
 - The proposed garage addition is in an area of existing driveway. A different location would require the demolition and relocation of the driveway which would require additional impacts to the site, including to the existing septic system in the front yard. In addition, the building elements proposed for renovation/reconstruction will be done without full foundations which will help to avoid unnecessary buffer impacts.
- (c) Minimization: Any unavoidable impacts have been minimized. No reasonable alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.*
 - The project does not contemplate a wetland impact and all buffer impacts are located in previously developed areas. No new encroachments are proposed and appropriate sediment and erosion control measures have been included in the plan.

(d) Mitigation: If the Applicant is required by State rules to prepare a compensatory mitigation plan, the Applicant shall provide the Conservation Commission and Planning Board with one copy each of said plan for their review

- Compensatory mitigation is not required for this project. However, the design does provide for a modest reduction of 165 sf of impervious surface within the buffer.

(e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G(3) of 170-27.1.

- NHDES approval is not required as no wetland impact is proposed.

We hope that this addresses any concerns regarding the project. If you have any questions or need additional information, please contact us. Thank you for your time and consideration.

Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

ebs/5297.06-LTR-CUP-040323

Enclosures

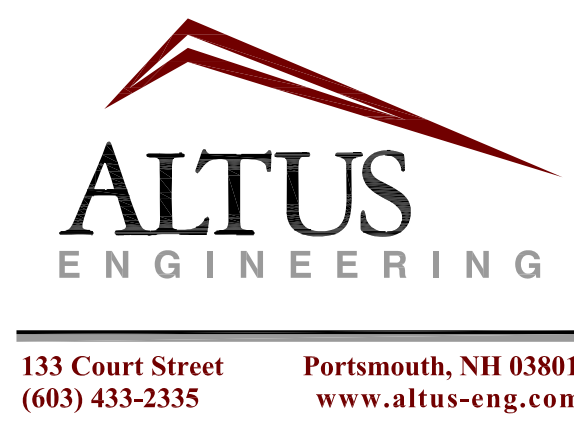
CONDITIONAL USE PERMIT APPLICATION PLANS
CITY OF DOVER DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
FILE No. P23-xx

SAWTELLE RESIDENCE
476 Sixth Street
Dover, New Hampshire
Assessor's Parcel B-1-C-0
ISSUED FOR PERMITTING

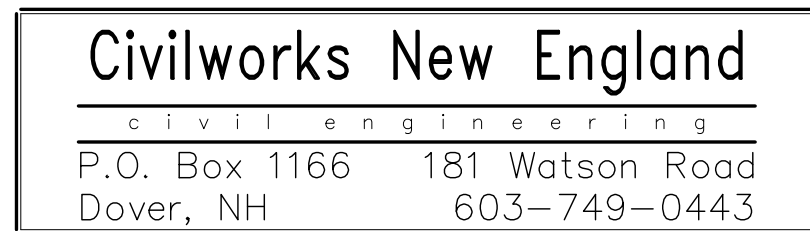
Plan Issue Date:
March 20, 2023

Owner/Applicant:
TINA M. SAWTELLE
476 Sixth Street
Dover, NH 03820
Signature: _____
Date: _____

Civil Engineer:



Surveyor:

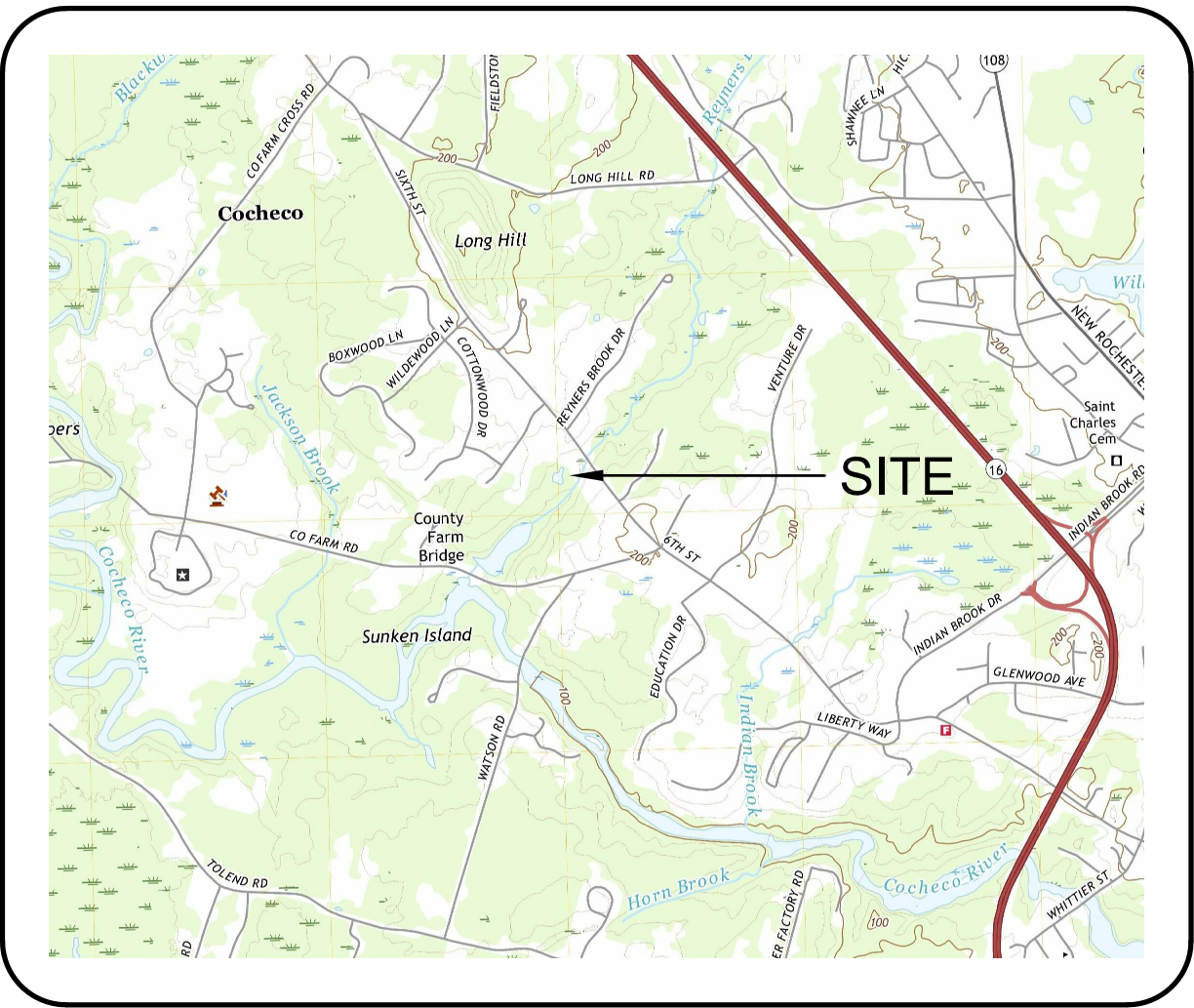


Architect:



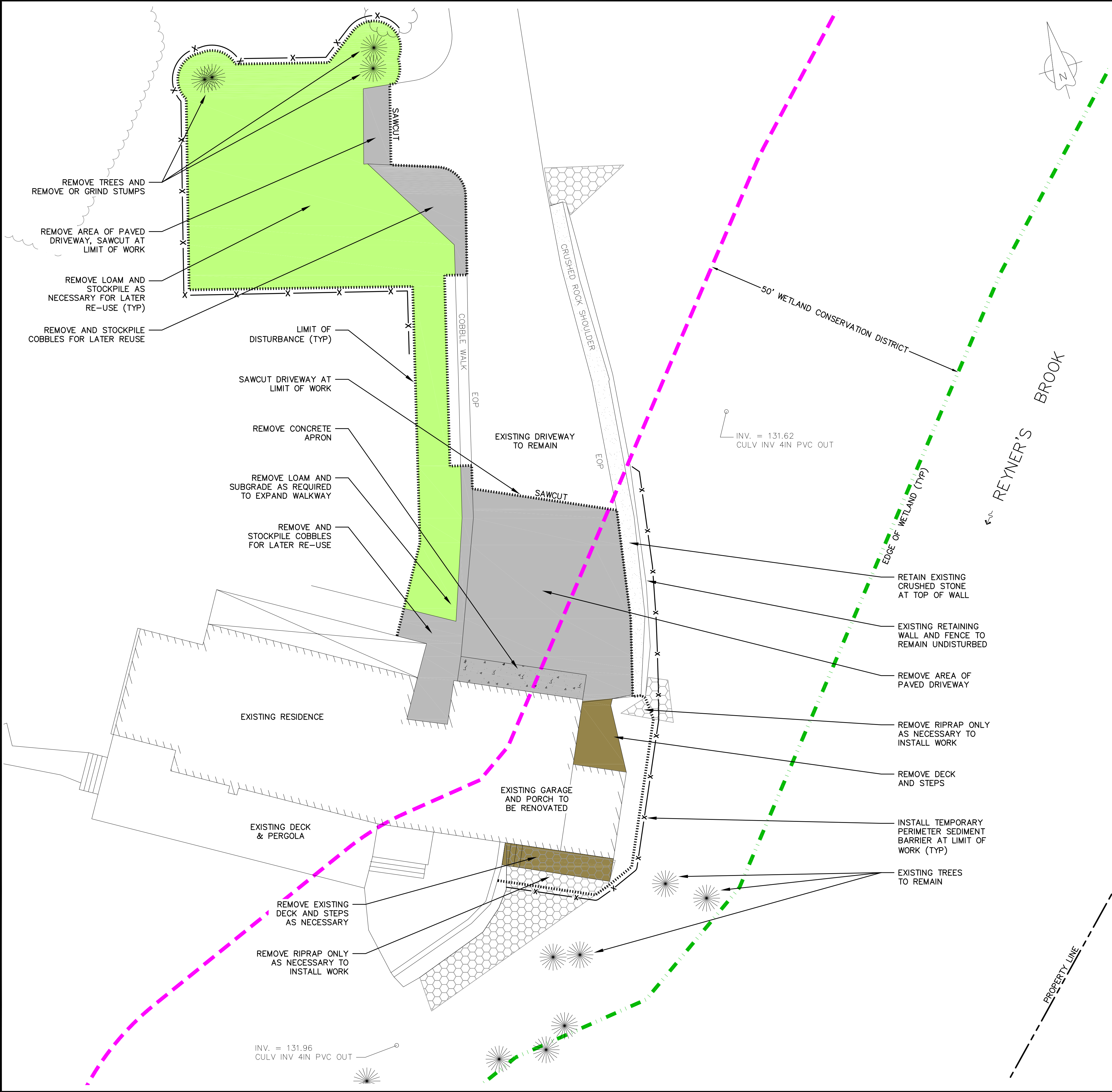
Wetlands Scientist:

Joseph W. Noel, CWS #086
P.O. Box 174
South Berwick, Maine 03908



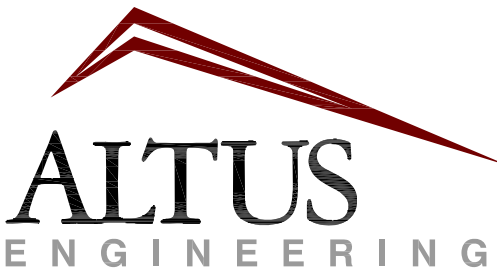
LOCUS NOT TO SCALE

Sheet Index Title	Sheet Desig.	Sheet No.:	Rev.	Date
Existing Conditions Worksheet	2	1	0	05/11/17
Demolition Plan	3	C-1	0	03/20/23
Site Plan	4	C-2	0	03/20/23
Conditional Use Permit Plan	5	C-3	0	03/20/23
Detail Sheet	6	D-1	0	03/20/23
Overall Floor Plans (Garage)	7	A1.01	0	12/01/22
Exterior Elevations (Garage)	8	A2.00	0	12/01/22
Overall Floor Plans (House)	9	A1.01	0	12/01/22
Overall Roof Plans (House)	10	A1.02	0	12/01/22
Exterior Elevations (House)	11	A2.00	0	12/01/22

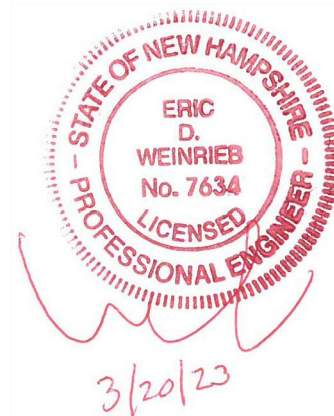


DEMOLITION NOTES

1. CITY DEMOLITION PERMIT MAY BE REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME AND IS ENCOURAGED TO VERIFY THIS REQUIREMENT WITH THE CITY.
2. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES AND SITE ELEMENTS SCHEDULED TO REMAIN.
3. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL REMAIN THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ITEMS INDICATED TO BE STOCKPILED SHALL BE REUSED ON-SITE IF DEEMED SUITABLE BY THE ENGINEER.
4. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
5. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
6. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
7. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
8. LOCATIONS OF PAVEMENT REMOVAL & SAWCUT LIMITS ARE SHOWN TO DEPICT THE GENERAL LIMITS OF WORK. CONTRACTOR'S MEANS & METHODS & PAVEMENT CONDITION WILL DICTATE THE EXACT LIMITS OF PAVEMENT REMOVAL.
9. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO A CITY DRAINAGE SYSTEM OR ADJACENT WETLANDS.
10. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF DOVER DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
11. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.



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(603) 433-2335
Portsmouth, NH 03801
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ISSUE DATE: MARCH 20, 2023

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	PERMITTING	EBS 03/20/23

DRAWN BY: RLH
APPROVED BY: EBS
DRAWING FILE: 5297.DWG

SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

OWNER:
TINA M. SAWTELLE
476 SIXTH STREET
DOVER, NH 03820

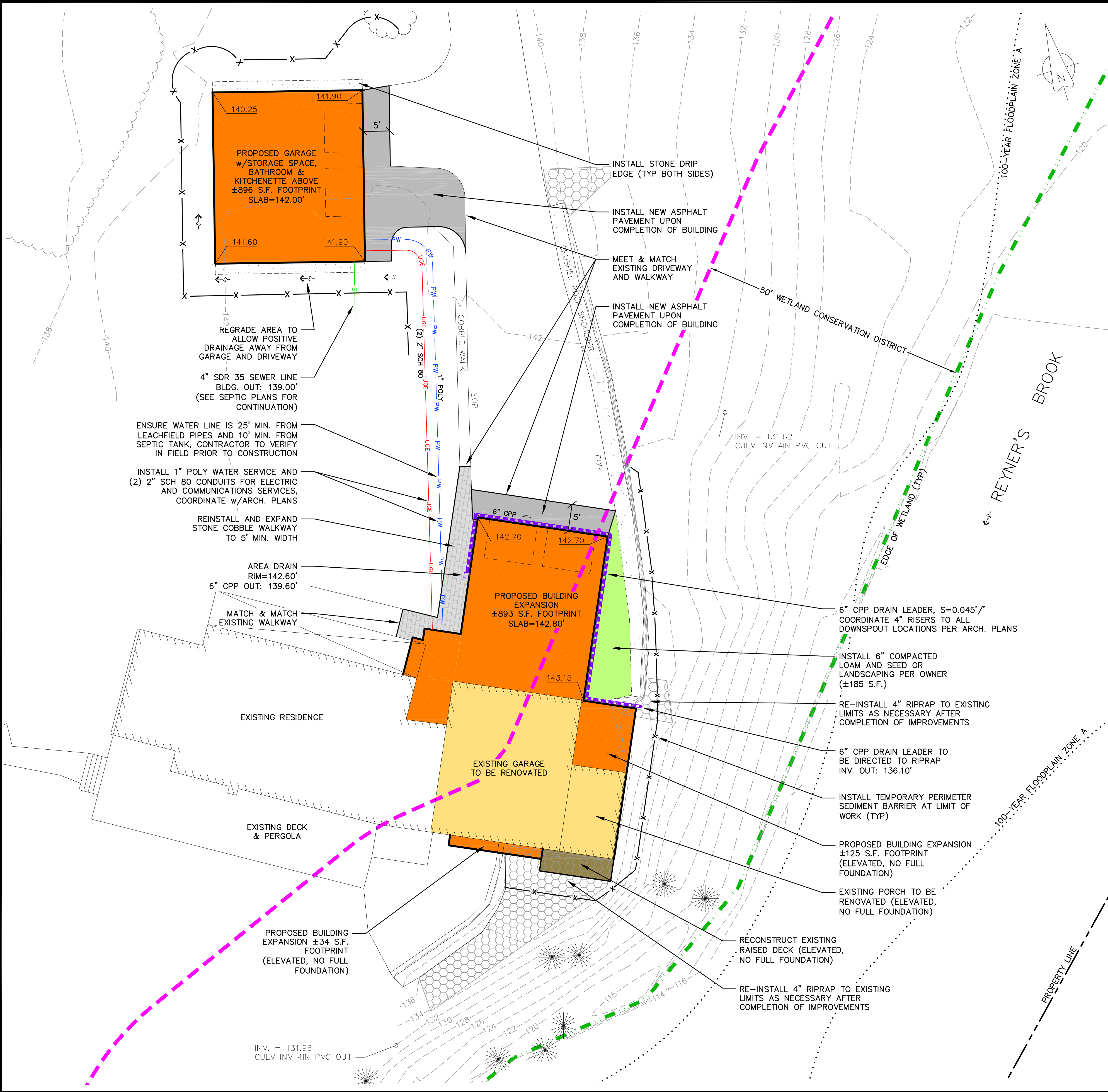
APPLICANT:
TINA M. SAWTELLE
476 SIXTH STREET
DOVER, NH 03820

PROJECT:
SAWTELLE RESIDENCE
PARCEL B-1-C-0
476 SIXTH STREET
DOVER, NEW HAMPSHIRE

TITLE:

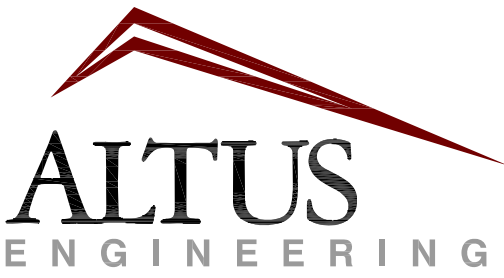
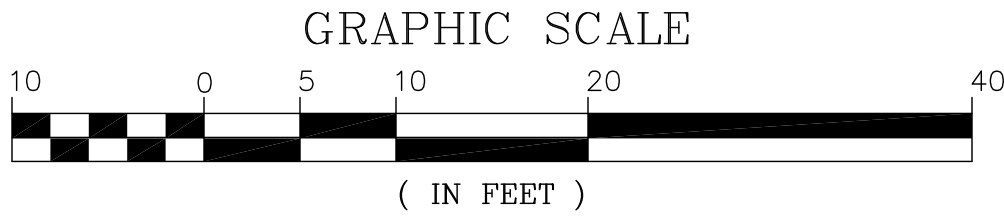
DEMOLITION PLAN

SHEET NUMBER:
C-1

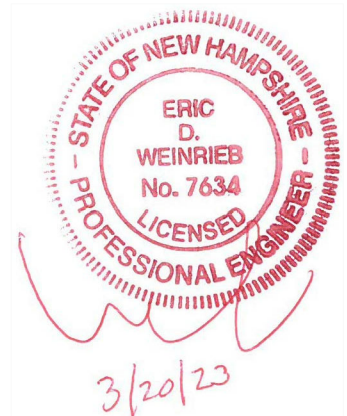


SITE NOTES

- DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AND OTHER SITE IMPROVEMENTS.
- THE BOUNDARY AND EXISTING CONDITIONS SHOWN HERE WERE OBTAINED FROM A PLAN ENTITLED "EXISTING CONDITIONS" DATED 05/11/17 AND AN UNPUBLISHED AS-BUILT SURVEY WORKSHEET DATED APRIL 2022, BOTH PREPARED BY CIVILWORKS NEW ENGLAND.
- APPROXIMATE LOT AREA: ±8.08 AC.
- ZONE: R-40
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 40,000 S.F.
MIN. STREET FRONTAGE: 150'
FRONT SETBACK: 40'
SIDE SETBACK: 25'
REAR SETBACK: 30'
MAX. BLDG HEIGHT: 35'
MAX. LOT COVERAGE: 10%
- PORTIONS OF THE LOT ARE WITHIN THE 50' CONSERVATION DISTRICT.
- THE SUBJECT PARCEL IS SHOWN AS DOVER PARCEL NUMBER B-1-C-0.
- REFERENCE DEED: STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 4445 PAGE 620.
- OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- A PORTION OF THE LOT LIES WITHIN FEMA ZONE A AS SHOWN ON FIRM PANEL 33017C0310E EFFECTIVE 09/30/15.
- SELECTED WETLANDS WERE DELINEATED BY JOSEPH NOEL ON DECEMBER 30, 2021 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS (ACOE) WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2). HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE'S FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES (VERSION 7.0, 2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004). PLANT SPECIES INDICATOR STATUS WAS BASED ON THE ACOE'S THE NATIONAL WETLAND PLANT LIST (2013).
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
- CONDITIONAL USE PERMIT UNDER SECTION 170-27.C OF THE DOVER ZONING ORDINANCE REQUIRED FOR WORK WITHIN THE CONSERVATION DISTRICT.
- THE SITE IS SERVED BY MUNICIPAL WATER FROM THE CITY OF DOVER AND A PRIVATE SUBSURFACE SANITARY DISPOSAL SYSTEM.
- ALL NEW WATER LINES SHALL BE PRIVATE AND CONSTRUCTED AT A MINIMUM DEPTH OF 5' BELOW FINISH GRADE.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF DOVER DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
- THESE PLANS ARE INTENDED FOR PERMITTING PURPOSES ONLY. COORDINATE SITE GRADES, DRAINAGE AND UTILITIES WITH THE ENGINEER AND ARCHITECT PRIOR TO INITIATING CONSTRUCTION.



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REVISIONS		
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DRAWN BY: _____ RLH
APPROVED BY: _____ EBS
DRAWING FILE: _____ 5297.DWG

SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

OWNER:

TINA M. SAWTELLE

476 SIXTH STREET
DOVER, NH 03820

APPLICANT:

TINA M. SAWTELLE

476 SIXTH STREET
DOVER, NH 03820

PROJECT:

SAWTELLE
RESIDENCE

PARCEL B-1-C-0

476 SIXTH STREET
DOVER, NEW HAMPSHIRE

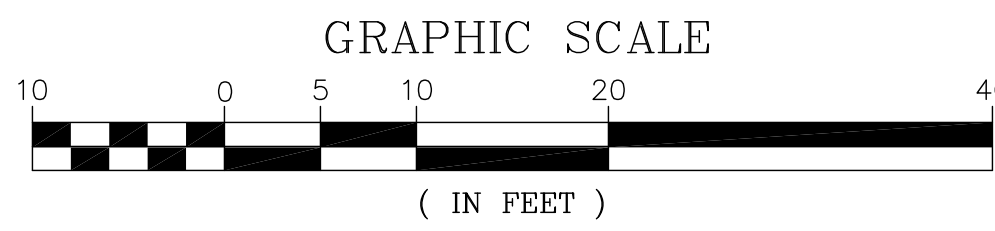
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SITE AND
UTILITIES PLAN

SHEET NUMBER:

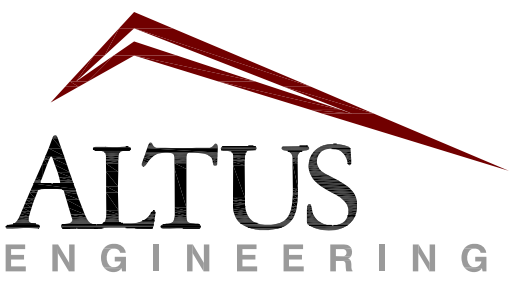
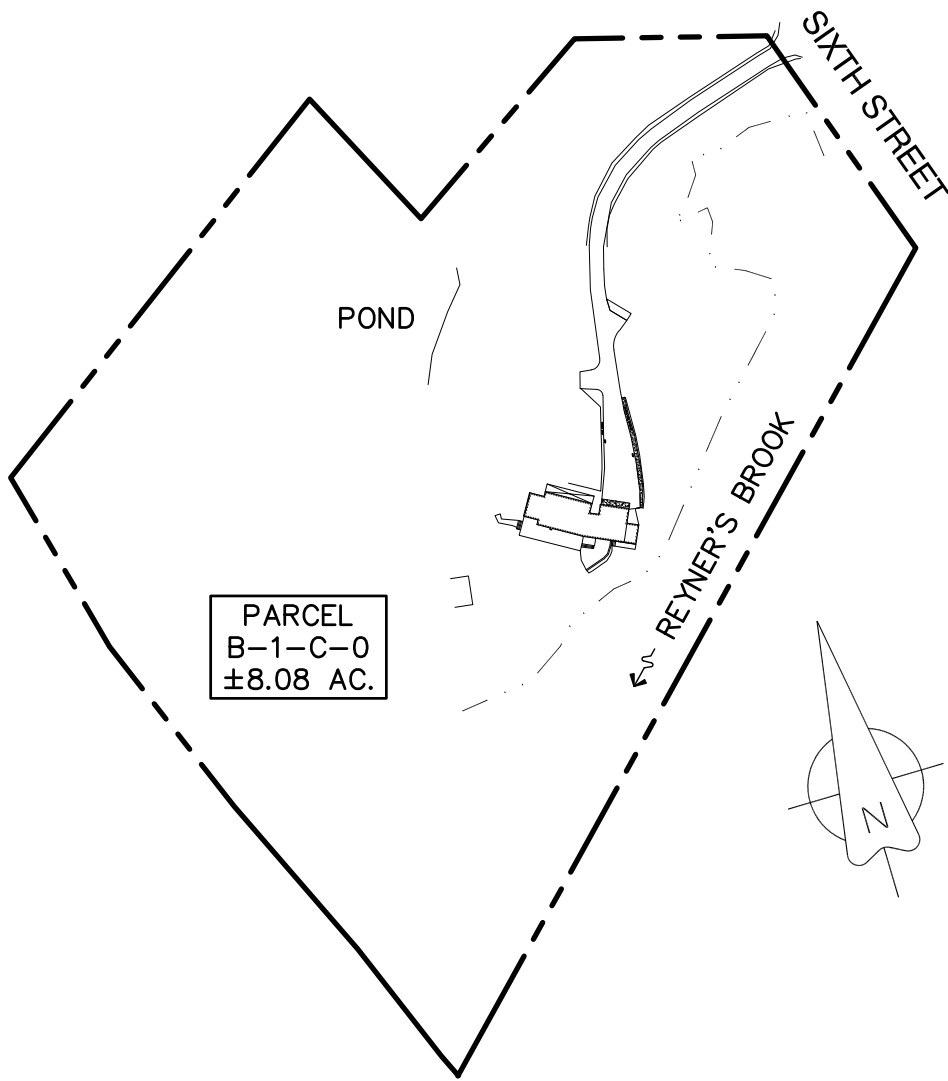
C-2

P5297



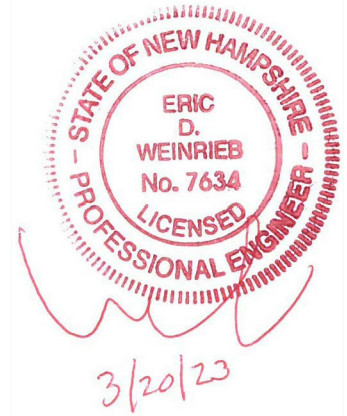
CUP AND EROSION CONTROL NOTES

1. TOTAL PROJECT AREA OF DISTURBANCE = ±4,158 S.F. (±0.10 AC.). NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED. PROJECT NOT SUBJECT TO EPA NPDES PHASE II – NOI, SWPPP AND MINIMUM WEEKLY INSPECTIONS NOT REQUIRED.
2. PERIMETER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
3. GRIND STUMPS AND REUSE GRINDINGS FOR EROSION CONTROL WHERE POSSIBLE OR TRUCK OFFSITE. NO STUMPS SHALL BE BURIED ON SITE.
4. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
5. SEE DETAIL SHEETS FOR PERTINENT SEDIMENT AND EROSION CONTROL DETAILS AND ADDITIONAL NOTES.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE NEW HAMPSHIRE OF ENVIRONMENTAL SERVICES.
7. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
9. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
10. CONTRACTOR SHALL READ AND FOLLOW ALL CONDITIONS OF APPROVAL IN THE SITE'S CITY OF DOVER CONDITIONAL USE PERMIT.
11. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
12. CONSERVATION DISTRICT ANALYSIS –
 EXISTING: IMPERVIOUS SURFACES: ±1,887 S.F.
 PROPOSED: ±1,722 S.F. (165 S.F. REDUCTION)
 AREA OF DISTURBANCE: ±773 S.F.



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 476 SIXTH STREET
 DOVER, NH 03820

APPLICANT:
 TINA M. SAWTELLE
 476 SIXTH STREET
 DOVER, NH 03820

PROJECT:
 SAWTELLE
 RESIDENCE
 PARCEL B-1-C-0
 476 SIXTH STREET
 DOVER, NEW HAMPSHIRE

TITLE:

CONDITIONAL USE PERMIT PLAN

SHEET NUMBER:

C-3

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

476 SIXTH STREET
DOVER, NEW HAMPSHIRE
TAX MAP B LOT 1-C

LATITUDE: 43°12'10" N
LONGITUDE: 70°52'00" W

OWNER/APPLICANT:
TINA M. SAWTELLE
476 SIXTH STREET
DOVER, NH 03820

DESCRIPTION

The project consists of the renovation/conversion of existing building spaces, several new building additions and a separate standalone garage together with associated site improvements.

DISTURBED AREA

The total area to be disturbed for the development is ±4,210 S.F. (±0.10 acres).

PROJECT PHASING

The proposed demolition, conversion and construction of building improvements along with associated improvements will be completed in one phase. Construction of a separate garage may be completed in a separate phase.

NAME OF RECEIVING WATER

The site drains over land to Reynier's Brook.

SEQUENCE OF MAJOR ACTIVITIES

1. Cut trees designated for removal in the project area.
2. Install temporary erosion control measures including perimeter controls as noted on the plan.
3. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
4. Remove landscaping, brush, and stumps strip loam and stockpile.
5. Demolish existing site features, etc. as shown on Demolition Plan.
6. Construct garage foundation.
7. Rough grade site including placement of borrow materials.
8. Construct new building additions and associated improvements.
9. Construct drainage structures & pavement base course materials.
10. Install base course paving.
11. Install top course paving.
12. Loam (6" min) and seed on all disturbed areas not paved or otherwise stabilized.
13. Install landscaping.
14. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All grass shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
 - a. Base coarse gravels have been installed in areas to be paved;
 - b. A minimum of 85% vegetated growth as been established;
 - c. A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; – or –
 - d. Erosion control blankets have been properly installed.
9. Areas disturbed during construction shall be left exposed for more than 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
 - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
 - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil productivity, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrubs.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CONTINUED)

Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100% dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85% passing a 0.75" screen. *The organic portion needs to be fibrous and elongated. *Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. *The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for fill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. PERMANENT SEEDING –

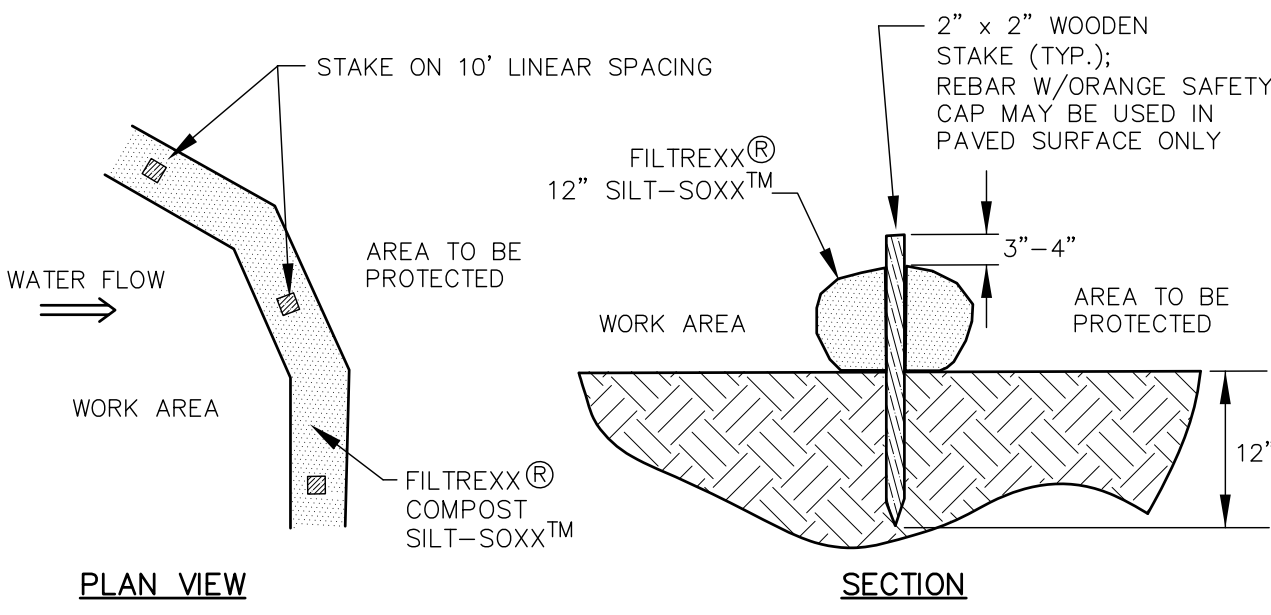
1. Bedding – stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f. 10-20-20 organic fertilizer @ 12 lbs. per 1,000 s.f.			
Seed Mixture (recommended):			
Type	Lbs. / Acre	Lbs. / 1,000 sf	
Tall Fescue	24	0.55	
Creeping Red Fescue	24	0.55	
Total	48	1.10	
Seed Mixture (For slope embankments): Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:			
Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
			Total 90 (80)

- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
 - b. Fescue varieties shall include – Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

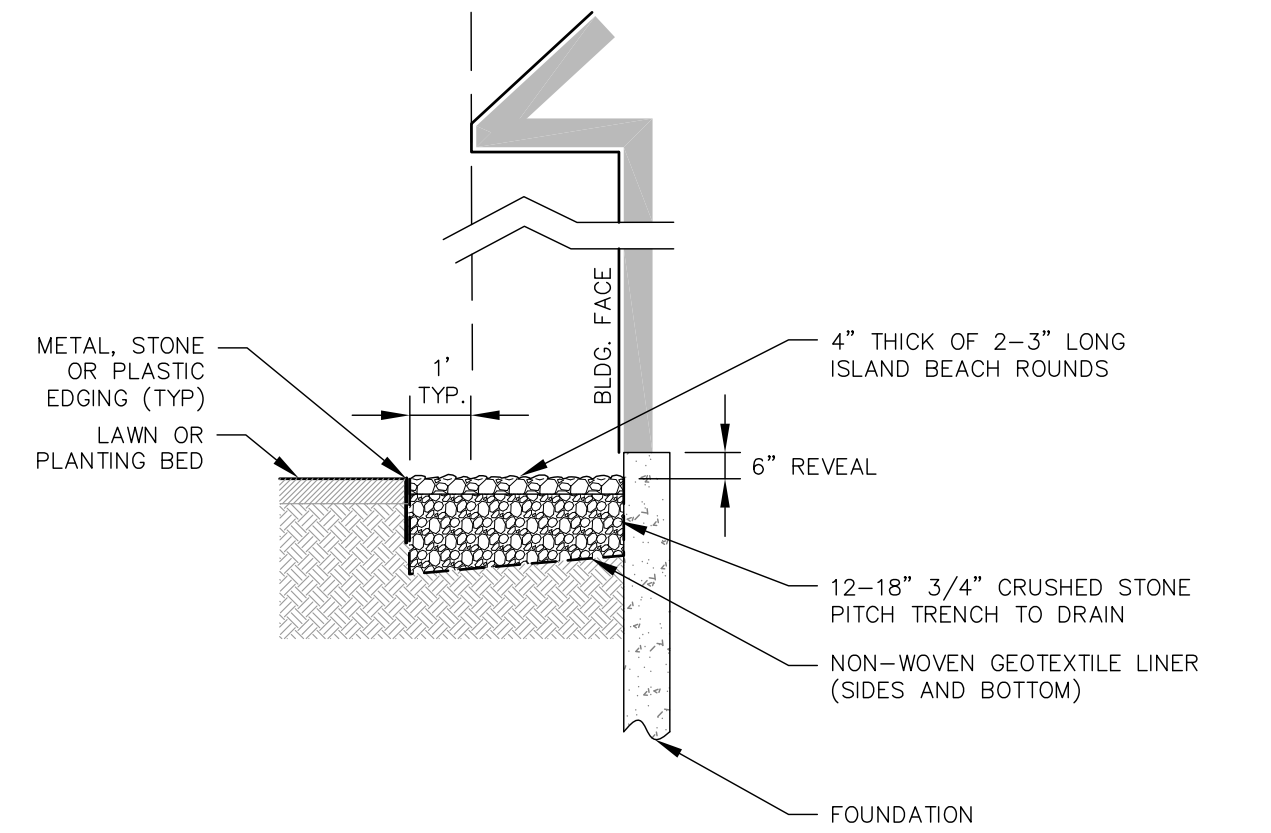
WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.

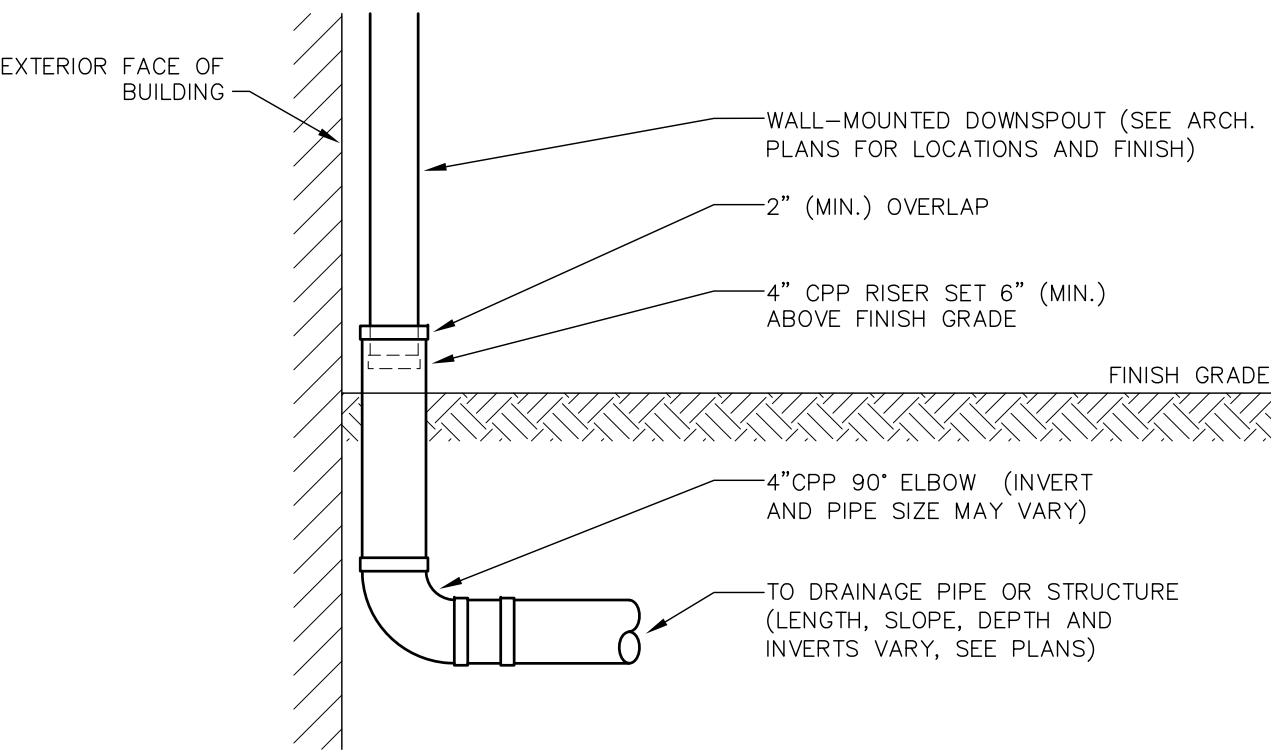


- NOTES:
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER NOT TO SCALE



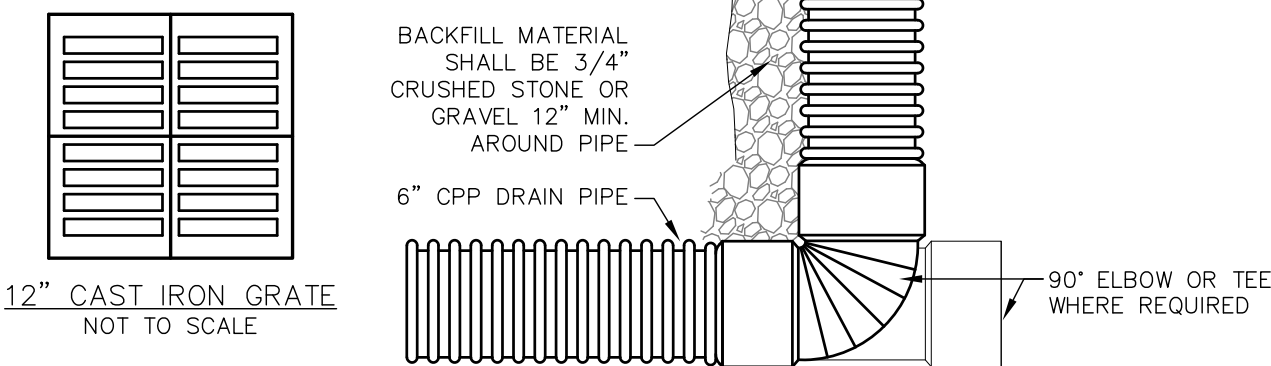
STONE DRIP EDGE NOT TO SCALE



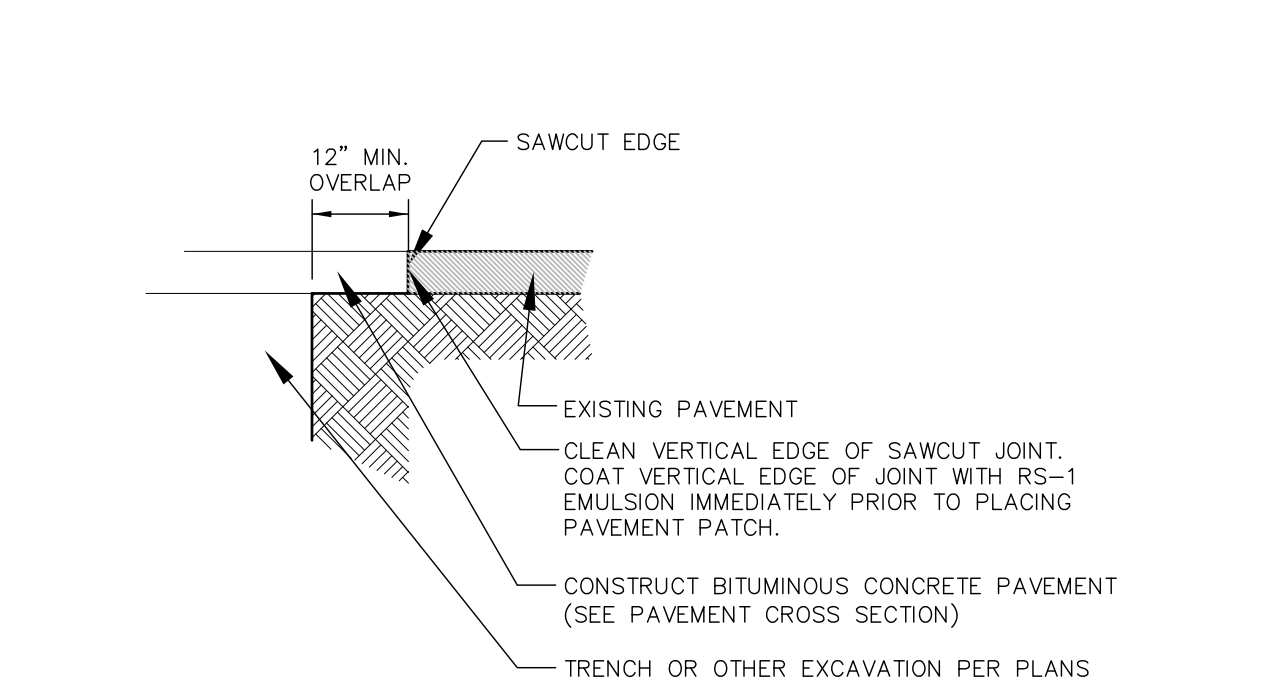
EXTERIOR ROOF DRAIN CONNECTION NOT TO SCALE

NOTES:

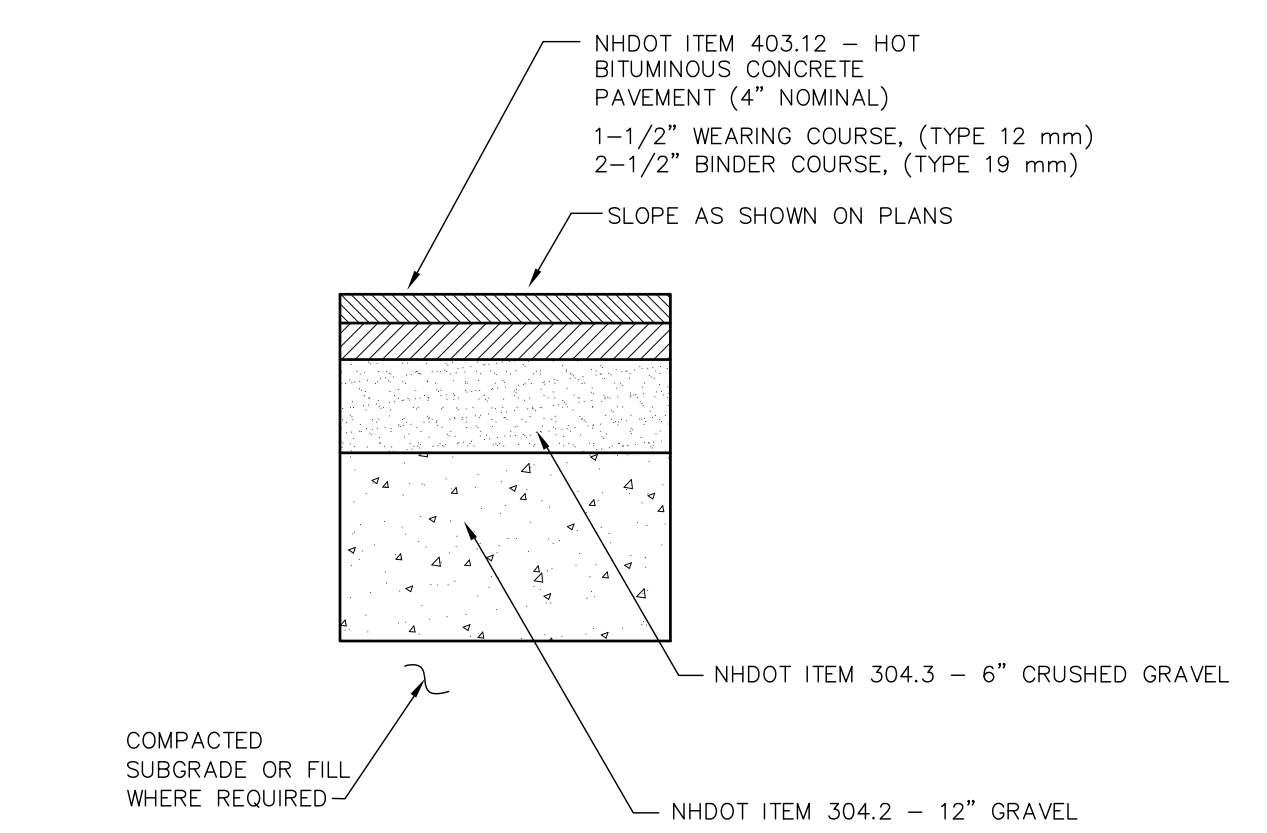
1. YARD DRAINS TO BE NYLOPLAST USA, INC., AND SUPPLIED BY ADS, INC., OR APPROVED EQUAL.
2. QUALITY: MATERIAL SHALL CONFORM TO ASTM A48-CLASS 30B.
3. CASTINGS SHALL BE H2O LOADING AND FURNISHED WITH BLACK RUST RESISTANT PAINT.
4. PEDESTRIAN-RATED GRATES SHALL BE USED IN ALL SIDEWALK AND PATIO AREAS.



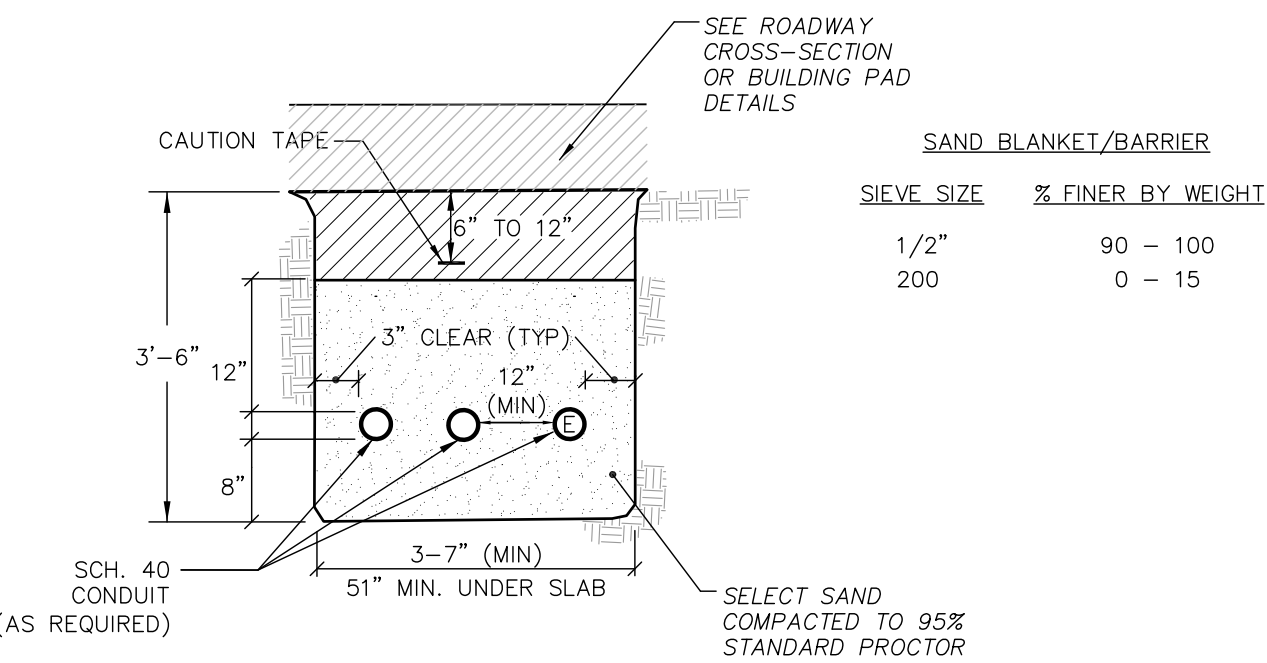
YARD DRAIN (YD) NOT TO SCALE



TYPICAL PAVEMENT SAWCUT NOT TO SCALE



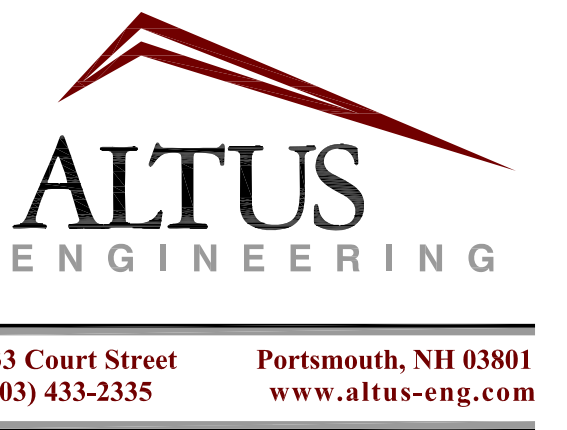
PAVEMENT CROSS SECTION NOT TO SCALE



NOTES

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE



NOT FOR CONSTRUCTION

ISSUED FOR: PERMITTING

ISSUE DATE: MARCH 20, 2023

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	PERMITTING		EBS	03/20/23

DRAWN BY: _____ RLH
APPROVED BY: _____ EBS
DRAWING FILE: _____ 5297.DWG

SCALE: 22" x 34" – NOT TO SCALE

OWNER:

TINA M. SAWTELLE
476 SIXTH STREET
DOVER, NH 03820

APPLICANT:

TINA M. SAWTELLE
476 SIXTH STREET
DOVER, NH 03820

PROJECT: SAWTELLE RESIDENCE

PARCEL B-1-C-0
476 SIXTH STREET
DOVER, NEW HAMPSHIRE

TITLE:

DETAIL SHEET

SHEET NUMBER:

D-1

SAWTELLE GARAGE
476 6TH STREET
DOVER, NH 03820

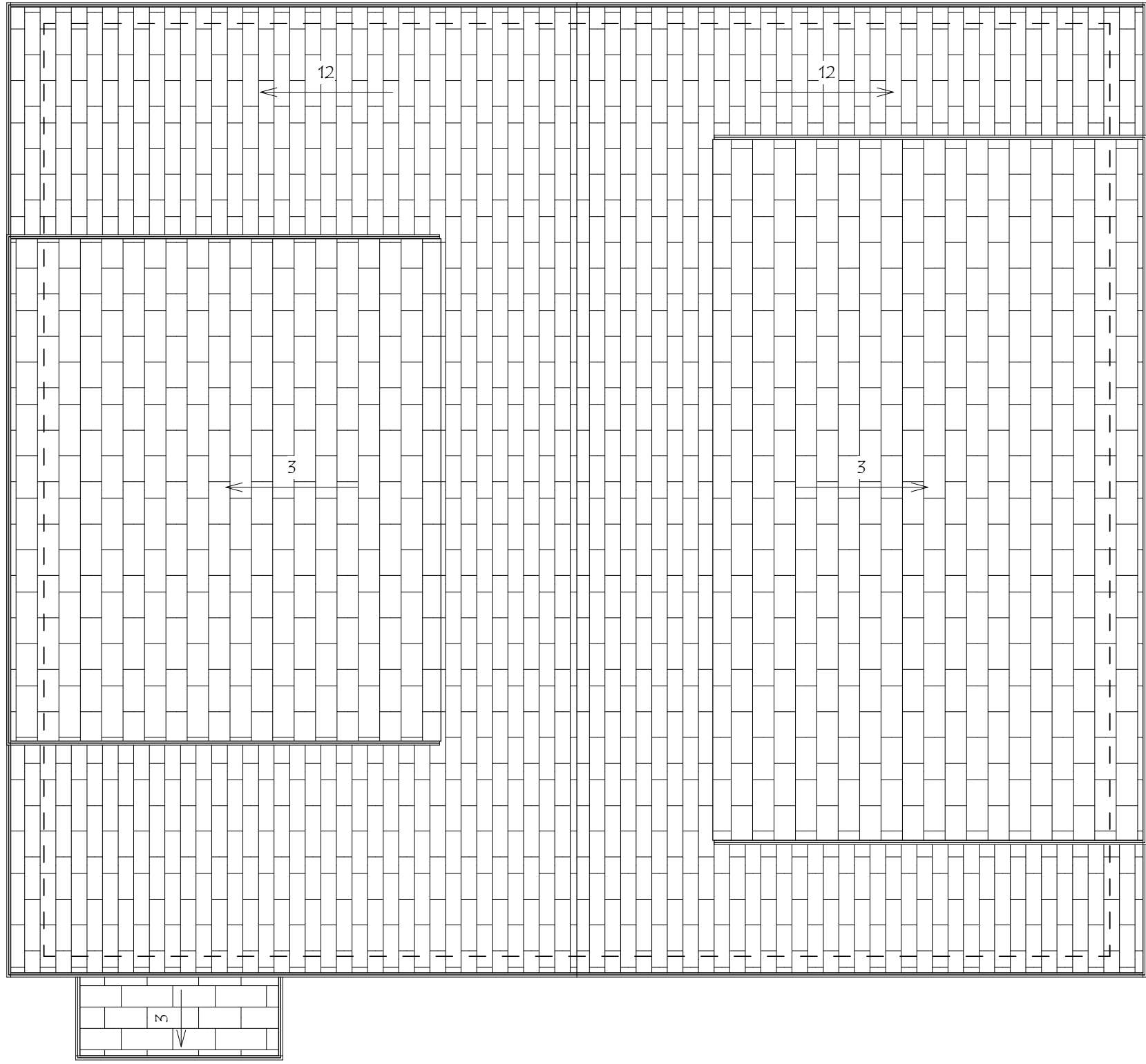
NOT FOR
CONSTRUCTION

Revisions:	Date
Description	

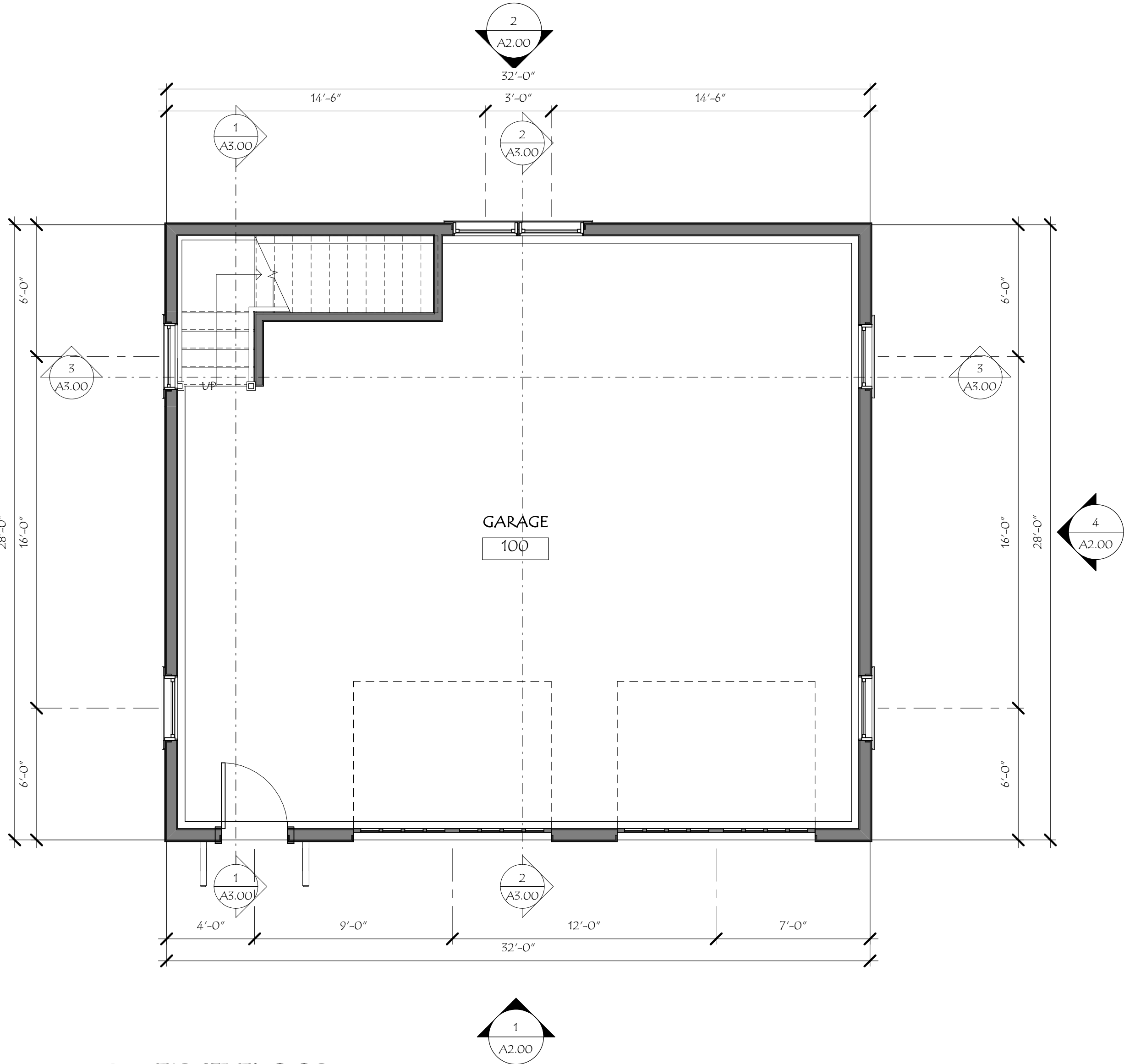
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Drawn By:	ANR
Checked By:	R/JH
Project No.:	2022044
Schematic Design	
Date:	12/1/22

Title:
OVERALL FLOOR
PLANS

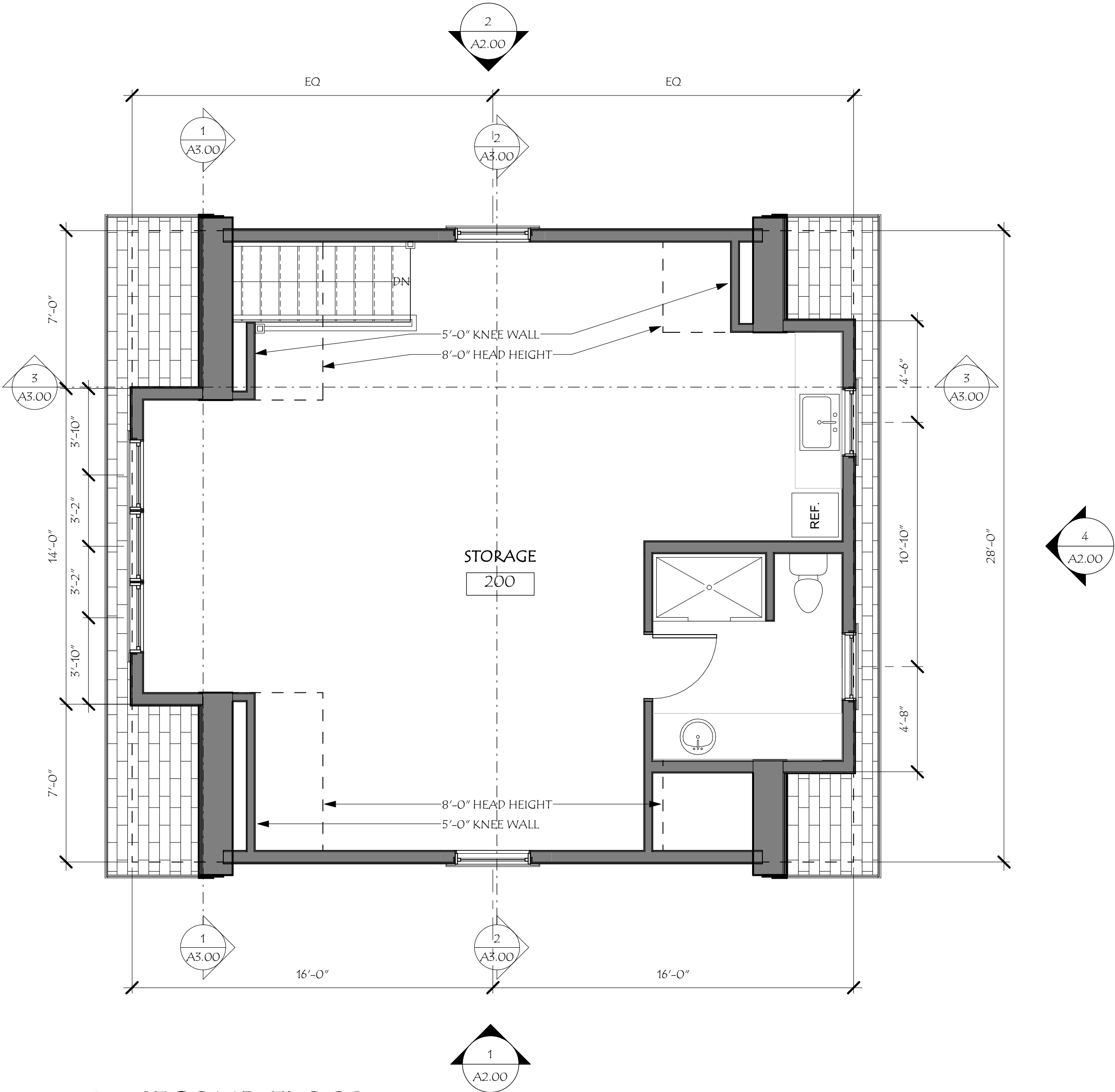
A1.01



3 ROOF
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



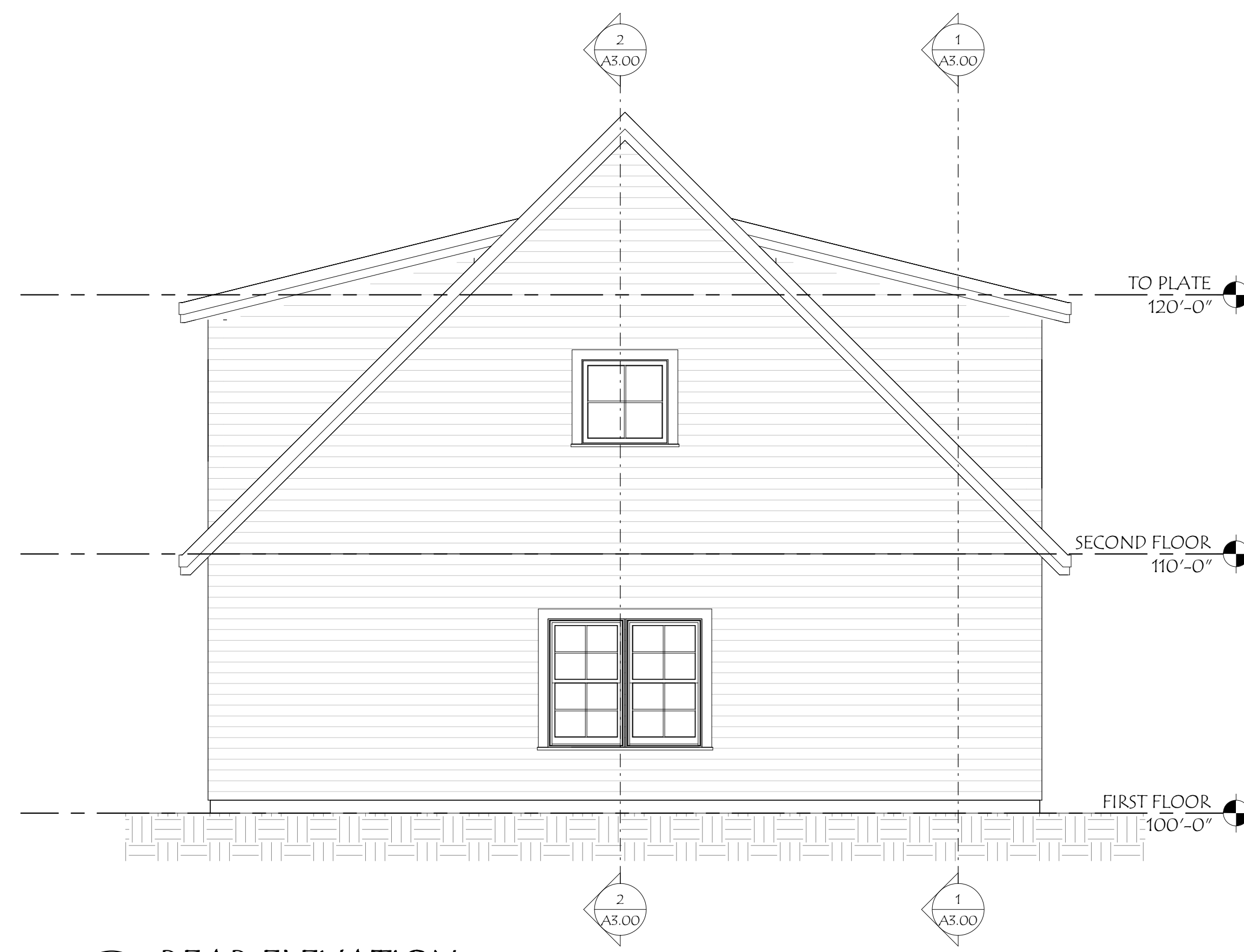
2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

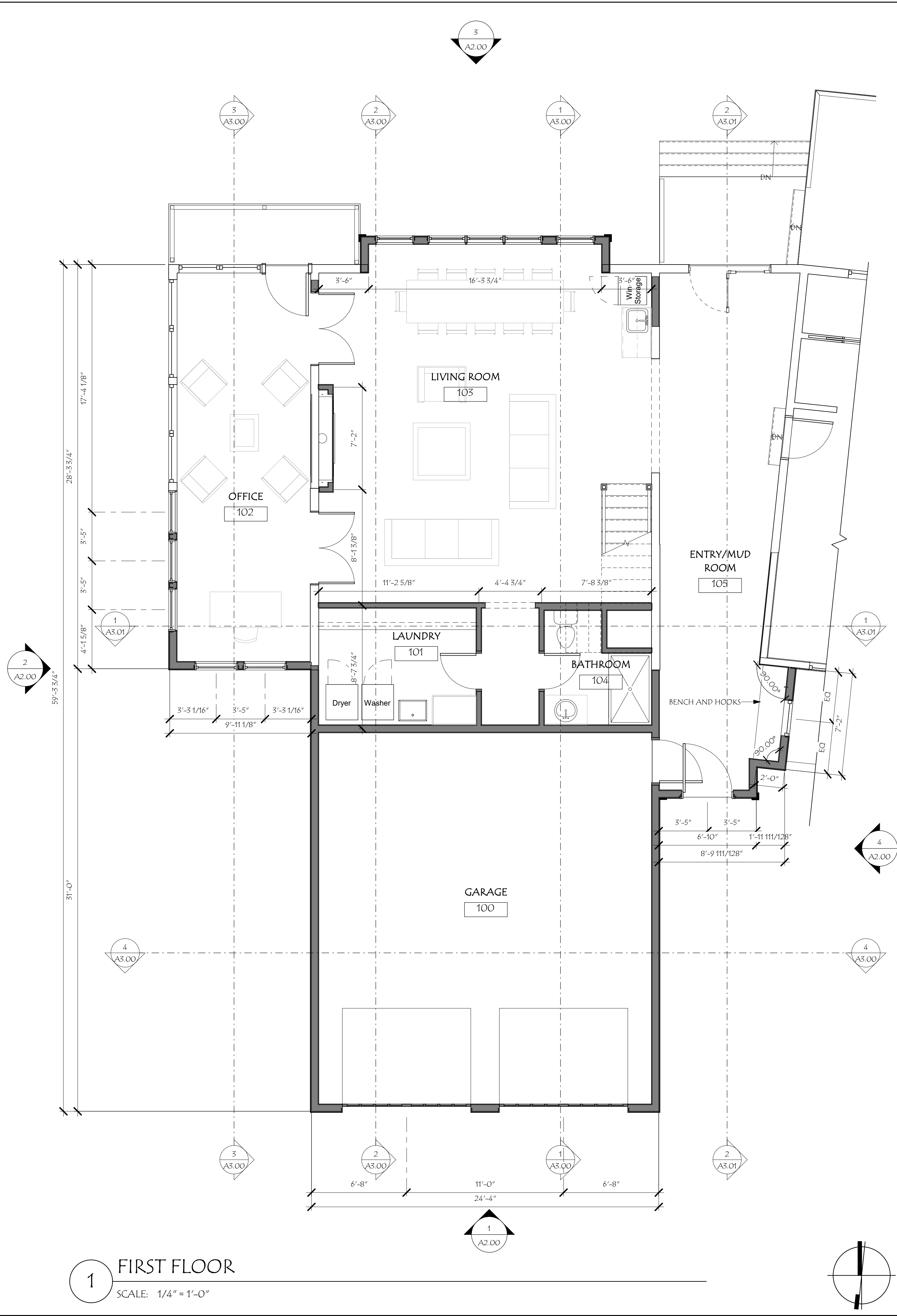
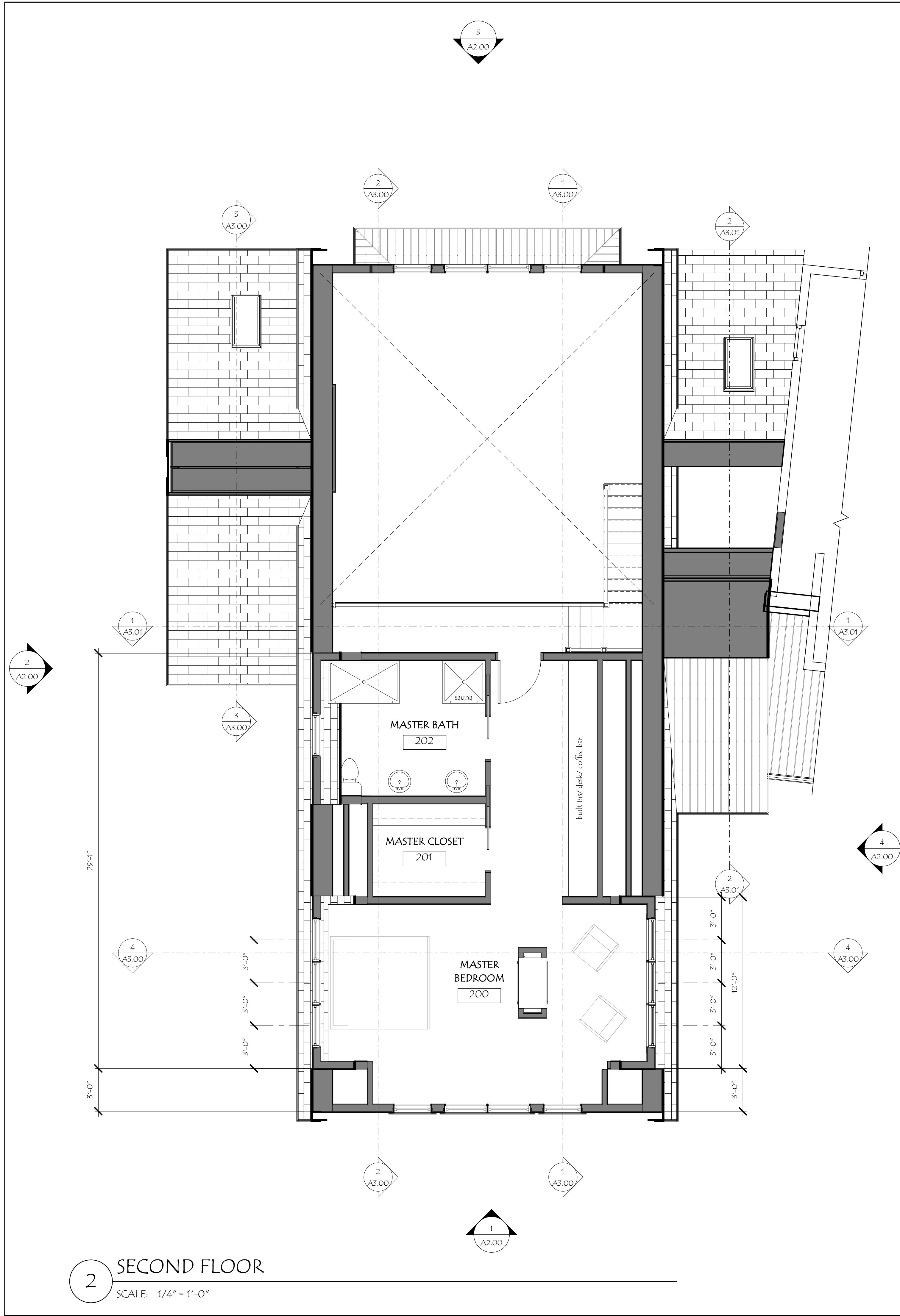


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Revisions:	Date
Description	

Scale:	1/4" = 1'-0"
Drawn By:	ANR
Checked By:	R/H
Project No.:	2022044
Schematic Design	
Date:	12/1/22

Title:	EXTERIOR ELEVATIONS
A2.00	



MARKET
SQUARE
ARCHITECTS

104 Congress St., STE. 205
Portsmouth, NH 03801
PH: 603.501.0202

SAWTELLE RESIDENCE

476 6TH STREET
DOVER, NH 03820

NOT FOR
CONSTRUCTION

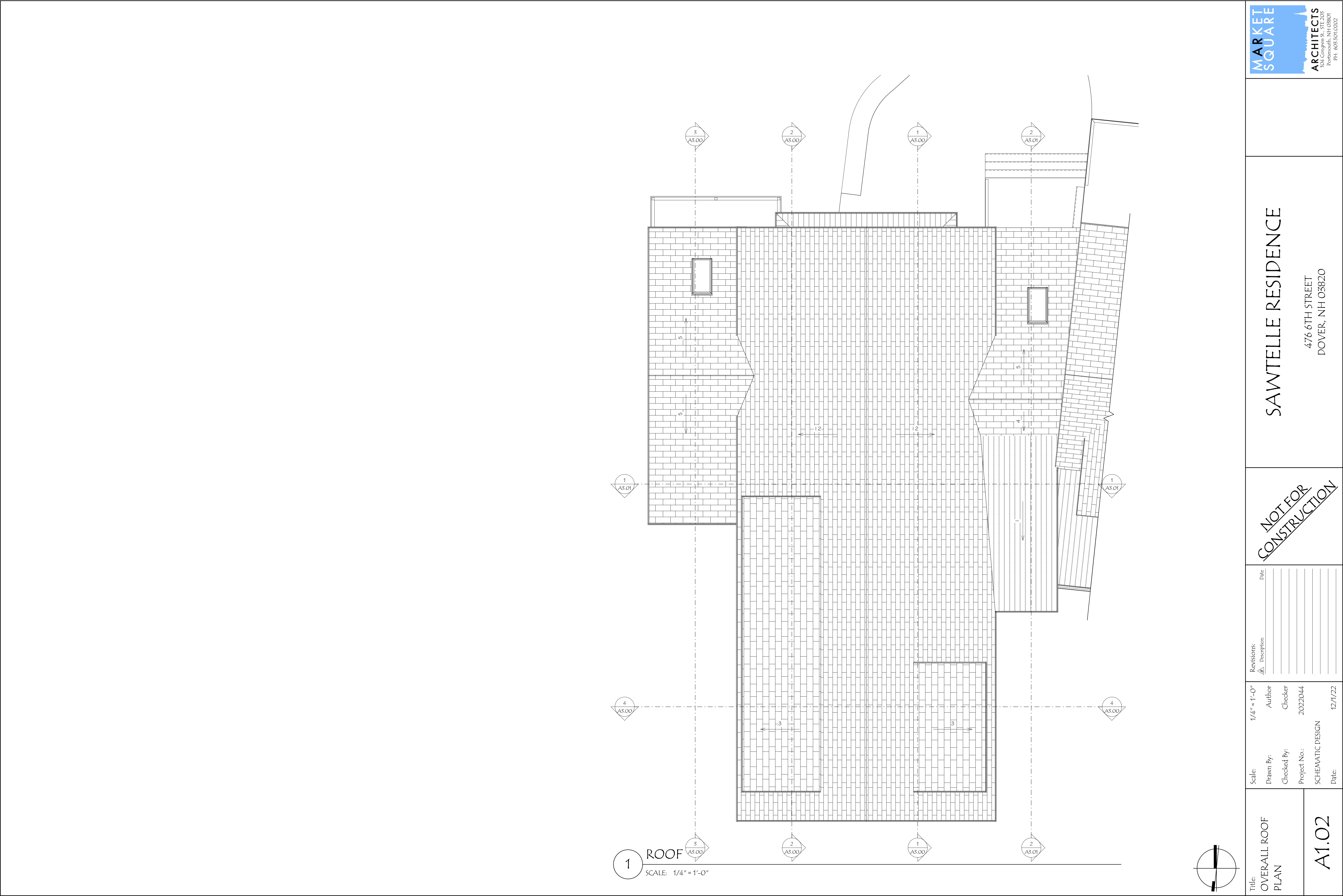
Revisions:	Date
1	
2	
3	
4	

Scale:	1/4" = 1'-0"
Drawn By:	ANR
Checked By:	R/JH
Project No.:	2022044
Schematic Design	
Date:	12/1/22

OVERALL FLOOR
PLANS

A1.01

© 2022 Market Square Architects 12/1/2022 11:43:45 AM



SAWTELLE RESIDENCE

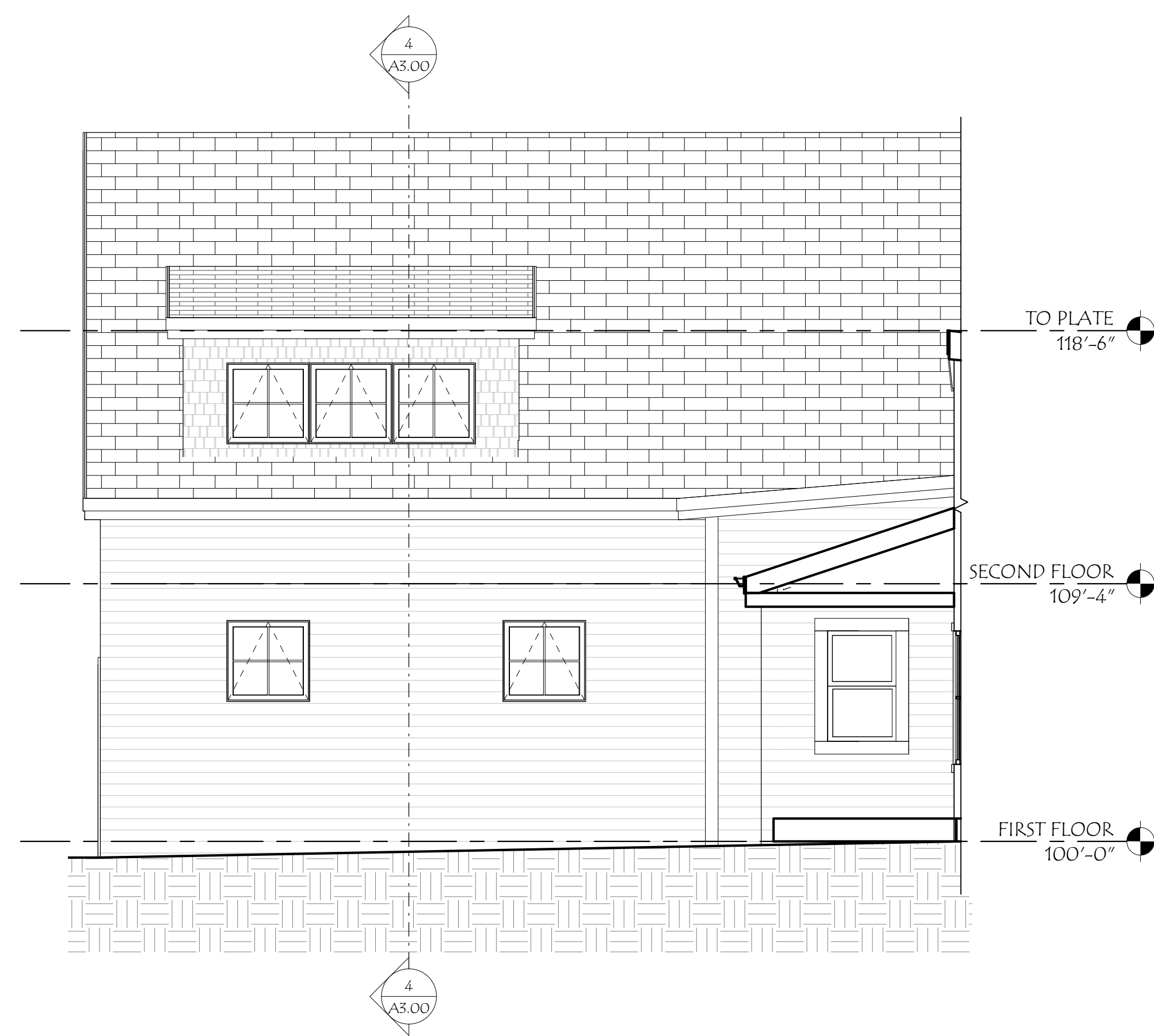
476 6TH STREET
DOVER, NH 03820

NOT FOR
CONSTRUCTION

Revisions:	Date
Δ Description	

Scale:	1/4" = 1'-0"
Drawn By:	ANR
Checked By:	R/JH
Project No.:	2022044
Schematic Design	
Date:	12/1/22

Title:	EXTERIOR ELEVATIONS
A2.00	



4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



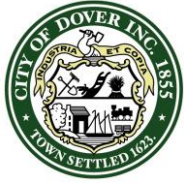
2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2023-0003

Application Type: Lot Line Adjustment
Applicant(s): Northam Survey, LLC
Owner(s): Paul & Alice Gasses Co-Trustees of Gasses Farm Revocable Trust of 2009 & Portsmouth Christian Academy
Location: Located between 120 Garrison Road & 20 Seaborne Drive (Assessor's Map J, Lots 1 & 1-C)
Meeting Date: May 9, 2023

INTENT: To revise the lot lines between two parcels, adding 12.7353± ac. from Lot J-1 to Lot J-1-C, leaving Lot J-1 with 20.8055± ac. and Lot J-1-C with 60.4119± ac.

LOTS/UNITS PROPOSED: No additional

AGENDA ITEM #: 4-D

FILE: LOTA-2023-0003

ACREAGE: Existing/Proposed:
J-1: 33.5408± ac. / 20.8055± ac.
J-1-C: 47.6765± ac. / 60.4119± ac.

ZONING DISTRICT: R-40,
Conservation District

EXISTING USE: Residential, School,
Bellamy River

PROPOSED USE: Residential, School,
Bellamy River (No change)

SURROUNDING: Residential, School,
Bellamy River

ZBA ACTION:
Lot J-1 (#H84-51 on 8/16/1984); Variance granted for relief from the public road frontage requirements.

ATTACHMENTS: Lot Line Adjustment Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail for this meeting.

PERMITS / WAIVERS REQUIRED:
None

Summary of Request and Background

The applicants are requesting to complete a lot line adjustment between two lots with 12.7353± ac. from Lot J-1 to Lot J-1-C, leaving Lot J-1 with 20.8055± ac. and Lot J-1-C with 60.4119± ac.

While the parent lot, Lot J-1, previously was subject of a Variance request in 1984 (#H84-51), for relief from the public road frontage requirements at the time, both lots today contain frontage off of Seaborne Drive, a public ROW.

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

Consistency with Land Use Regulations

Chapter §157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

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

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - a. Planning File Number #LOTA-2023-0003
 - b. The owner's signatures
 - c. The LLS stamp and signature
 - d. Add Common Note #9, listing the previous variance granted by the ZBA.
 - e. Confirm and label arc length along traffic circle which previous subdivision indicates is 150'.

LOTA-2023-0003 120 Garrison Road & 20 Seaborne Drive

**Property Information**

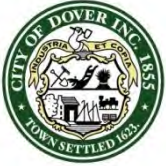
Property ID J0001-000000
Location 120 GARRISON RD
Owner GASSES PAUL & ALICE CO-TRUSTEES
Land Use 101
Zoning Code R-40

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

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

Geometry updated 12/16/2022
Data updated Daily

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



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT INFORMATION

Name of Applicant: Eric Salovitch - Northam Survey LLC Telephone # 603-953-3164

Address of Applicant: 686 Central Ave, Suite 100, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 1st Property Owner: 116 Garrison Road, Dover, NH

Address of Property: 120 Garrison Road, Dover, NH

Assessor's Map # J Lot(s) # 1

Property Deed: Book 3747 Page: 926

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

Size of Existing Parcel (sq. ft.): 1,461,036 Size of Proposed Parcel (sq. ft.): 906,288

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Portsmouth Christian Academy Telephone # 603-742-3617

Address of 2nd Property Owner: 20 Seaborne Drive, Dover, NH

Address of Property: 20 Seaborne Drive, Dover, NH

Assessor's Map # J Lot(s) # 1-C

Property Deed: Book 2077 Page: 595

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

Size of Existing Parcel (sq. ft.): 2,076,787 Size of Proposed Parcel (sq. ft.): 2,631,542

THIRD PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 3rd Property Owner: N/A

Address of Property: _____

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

Property Deed: Book _____ Page: _____

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

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

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Northam Survey LLCAddress 686 Central Ave, Suite 100, Dover, NH 03820 Telephone #: 603-953-3164Professional License #: NH 1052 E-mail address: eric@northamsurvey.com

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: N/AName of 2nd Easement Holder: _____ Telephone # _____Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: See Letter of Authorization Date: _____

Signature of Second Property Owner: _____ Date: _____

Signature of Applicant (if different from owner): Eric Salovitch Date: 4/18/23Signature of Agent: Eric Salovitch Date: 4/18/23

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: See Letter of Authorization Date: _____

CITY OF DOVER MINOR LOT LINE ADJUSTMENT LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

LOTA-2023-0003

120 GARRISON ROAD/20 SEABORNE DRIVE

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0001-N00000	GARRISON RD	BELLAMY WOODS CONDOS		17 COMMERCE DR STE 3	BEDFORD	NH	03110-6981
I0001-N00061	61 BELLAMY WOODS	PESCE MARGARET TRUSTEE	PESCE MARGARET REVOCABLE TRUST	168 WENTWORTH RD	NEW CASTLE	NH	03854
I0001-N00062	62 BELLAMY WOODS	MCATAVEY NANCY B TRUSTEE	MCATAVEY NANCY B 1986 TRUST	26 PROSPECT ST	DOVER	NH	03820
I0001-N00063	63 BELLAMY WOODS	ARTER JONATHAN C	ARTER JARED	63 BELLAMY WOODS	DOVER	NH	03820
I0001-N00064	64 BELLAMY WOODS	LIMOGES DEBORAH M		64 BELLAMY WOODS	DOVER	NH	03820
I0001-N00065	65 BELLAMY WOODS	MICHAUD CYNTHIA		65 BELLAMY WOODS	DOVER	NH	03820
I0001-N00081	81 BELLAMY WOODS	OLIVER MARILESA C TRUSTEE	OLIVER MARILESA C REVOCABLE TRUST	81 BELLAMY WOODS	DOVER	NH	03820
I0001-N00082	82 BELLAMY WOODS	ELISCU STEVEN R		82 BELLAMY WOODS	DOVER	NH	03820
I0001-N00083	83 BELLAMY WOODS	GODDU JOSHUA S &	GODDU EMILY C	55 BEAR PATH LANE	HUDSON	NH	03051
I0001-N00084	84 BELLAMY WOODS	DEMEULE JOSHUA RYAN &	DOUCET DANA GRACE	84 BELLAMY WOODS	DOVER	NH	03820
I0001-N00091	91 BELLAMY WOODS	BERNARD SENECA ADAM		91 BELLAMY WOODS	DOVER	NH	03820
I0001-N00092	92 BELLAMY WOODS	ANZMANN LAWRENCE & MARY TRUSTEES	ANZMANN FAMILY TRUST	92 BELLAMY WOODS	DOVER	NH	03820-9381
I0001-N00093	93 BELLAMY WOODS	KAY DIANE M		93 BELLAMY WOODS	DOVER	NH	03820
I0001-N00094	94 BELLAMY WOODS	COLE ROBERT T &	COLE ROBERT F	94 BELLAMY WOODS	DOVER	NH	03820
I0001-N00095	95 BELLAMY WOODS	POLYCHRONOPOULOS ZOE C		95 BELLAMY WOODS	DOVER	NH	03820
I0001-N00096	96 BELLAMY WOODS	BERRY SHANTELLE L		96 BELLAMY WOODS	DOVER	NH	03820
I0001-N00101	101 BELLAMY WOODS	LUCIUS SHERMAN R JR		101 BELLAMY WOODS	DOVER	NH	03820
I0001-N00102	102 BELLAMY WOODS	RIEDER EMILY ROSE		102 BELLAMY WOODS	DOVER	NH	03820
I0001-N00103	103 BELLAMY WOODS	DUVALL REBECCA E		103 BELLAMY WOODS	DOVER	NH	03820
I0001-N00104	104 BELLAMY WOODS	FORTUNE JAY S TRUSTEE	FORTUNE JAY S REVOCABLE TRUST 2018	32 ORANGE ST	FARMINGTON	NH	03835
I0001-N00111	111 BELLAMY WOODS	TELLES AMANDA		PO BOX 177	DOVER	NH	03821
I0001-N00112	112 BELLAMY WOODS	GAGNE TYLER		112 BELLAMY WOODS	DOVER	NH	03820
I0001-N00113	113 BELLAMY WOODS	O STEEN SAM GORDON		113 BELLAMY WOODS	DOVER	NH	03820
I0001-N00114	114 BELLAMY WOODS	KAUFFMAN HELEN KAYE		114 BELLAMY WOODS	DOVER	NH	03820
I0001-N00115	115 BELLAMY WOODS	BAILEY MICHAEL		115 BELLAMY WOODS	DOVER	NH	03820
J0001-B00000	122 GARRISON RD	GASSES PAUL & ALICE CO-TRUSTEES	GASSES FARM REVOCABLE TRUST OF 2009	116 GARRISON RD	DOVER	NH	03820
J0001-D00000	116 GARRISON RD	GASSES PAUL & LORRIE CO-TRUSTEES	GASSES FAMILY REVOCABLE TRUST OF 2008	116 GARRISON ROAD A	DOVER	NH	03820
J0001-E00000	114 GARRISON RD	COLBATH AIMEE C TRUSTEE	MARCIA J GASSES REV LIV TRUST	114 GARRISON RD	DOVER	NH	03820-4589
J0002-000000	146 GARRISON RD	STATE OF NH FISH & GAME		11 HAZEN DR	CONCORD	NH	03301
J0002-001000	150 GARRISON RD	SGI REALTY LLC		150 GARRISON RD	DOVER	NH	03820
J0002-003000	142 GARRISON RD	MONE STEPHEN C &	MONE JENNIFER D	142 GARRISON RD	DOVER	NH	03820-4589
J0002-004000	136 GARRISON RD	AVERILL DEBORAH L		136 GARRISON RD	DOVER	NH	03820
J0002-005000	130 GARRISON RD	BAIRSTOW JAMES A & MEGAN E TRUSTEES	BAIRSTOW JAMES AND MEGAN REVOCABLE LIVIN	130 GARRISON RD	DOVER	NH	03820
J0002-006000	3 SEABORNE DR	RUNEY MICHAEL D &	RUNEY CHRISTIANA C	3 SEABORNE DR	DOVER	NH	03820
J0002-007000	5 SEABORNE DR	BURGESS ROBERT WINFIELD &	BURGESS ANGELITA CARPIO	5 SEABORNE DR	DOVER	NH	03820
J0002-008000	7 SEABORNE DR	DRISCOLL ANN E & CICHON KAY D TRUSTEES	DRISCOLL-CICHON FAMILY REVOCABLE TRUST	7 SEABORNE DR	DOVER	NH	03820
J0002-009000	9 SEABORNE DR	BLOSSER GEOFFREY S &	BLOSSER JENNIFER R	9 SEABORNE DR	DOVER	NH	03820-4551
J0002-010000	11 SEABORNE DR	HYLAND JAMES W III & SUSAN J TRUSTEES	HYLAND FAMILY REVOCABLE TRUST	11 SEABORNE DR	DOVER	NH	03820
K0035-A00000	DOVER POINT RD	STATE OF NEW HAMPSHIRE		J.D. MORTON BLDG	CONCORD	NH	03301
M0015-000000	10 FINCH LN	LEAVER SHERRY L &	LEAVER ROBIN ALAN	10 FINCH LN	DOVER	NH	03820
M0015-A00000	14 FINCH LN	KENNEY RYLAND P		14 FINCH LN	DOVER	NH	03820-4707
M0017-000000	21 SPUR RD	CURTI FAMILY TRUST OF 1993	CURTI JANA E SUCCESSOR TRUSTEE	21 SPUR RD	DOVER	NH	03820
M0017-A00000	39 SPUR RD	CURTI FAMILY TRUST OF 1993	CURTI JANA E SUCCESSOR TRUSTEE	21 SPUR RD	DOVER	NH	03820
J0001-000000	120 GARRISON RD	GASSES PAUL & ALICE CO-TRUSTEES	GASSES FARM REVOCABLE TRUST OF 2009	116 GARRISON RD	DOVER	NH	03820
J0001-C00000	20 SEABORNE DR	PORTSMOUTH CHRISTIAN ACADEMY		20 SEABORNE DR	DOVER	NH	03820
		ERIC SALOVITCH	NORTHAM SURVEY, LLC	686 CENTRAL AVE SUITE	DOVER	NH	03820



City of Dover, New Hampshire

LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

APPLICANT: Northam Survey LLC File Number: _____

PROPERTY LOCATION: 20 Seaborn Drive, Dover, NH
116 Garrison Road, Dover, NH Tax Map: J Lot: 1 and Lot: 1C

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

REVIEWED BY: _____ DATE _____

CITY OF DOVER PLANNING DEPARTMENT
Created June 4, 2019

APPLICANT: Northam Survey LLC FILE NUMBER: _____

List of Common Lot Line Adjustment Plan Notes

The following list of commonly required notes is intended to be used as a guide to applicants and should not be construed as a comprehensive note requirement list for all projects. A preapplication conference with the Planning Department is suggested to help determine the actual notes that may be required.

1. The intent of this plan is to *(describe the purpose of the plan)*.
2. Owners of Record are: Name
Street address
Municipality, State, Zip Code

Authorized Signature
3. The parcels are shown as Lot Nos. _____, and _____ on Map ____ of the City of Dover Tax Assessor's Maps.
4. The subject parcels contains ____ acres or _____ sq. ft. area of land. *(existing and proposed)*
5. Title reference for the project parcels are the Strafford County Registry of Deeds, Book No. ____, Page No. ____ and Book No. ____, Page No. ____
6. Reference Plans: *(List all reference plans and their SCRD #)*
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note.
8. Zoning dimensional and density requirements are as follows:

Required:

Provided:

- a. Zoning district _____ sub-district _____
- b. Minimum lot size: _____ acres (sq. ft.)
- c. Minimum lot frontage: _____ ft.
- d. Minimum yard setbacks/build-to-lines:
Front _____ ft.
Side _____ ft.
Rear _____ ft.
Abut-a-street _____ ft.
- e. Maximum/minimum lot coverage _____ %
- f. Minimum/maximum bldg. height _____ ft./stories

These properties falls within the following zoning overlay districts: *(List districts)*

- 9. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the subject parcels, including the case number and date of decision and any conditions.
- 10. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from _____ Plan, prepared by (surveyor))*.
- 11. Subject parcels are *(are not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
- 12. The subject parcels are served by municipal water and sewer *(or are served by on-site well and septic system)*.
- 13. Basis of bearing is the City of Dover GIS system stations _____ and _____ which were used to determine location, orientation and vertical datum.

REMARKS:

ADDITIONAL ABUTTERS:

MAP J LOT 2-5
JAMES & MEGAN BAIRSTOW
REVOCABLE LIVING TRUST
130 GARRISON ROAD
DOVER, NH 03820
SCRD 4879-977

MAP J LOT 2-4
DEBORAH L. AVERILL
136 GARRISON ROAD
DOVER, NH 03820
SCRD 3777-743

MAP J LOT 2-3
STEPHEN C. & JENNIFER D. MONE
142 GARRISON ROAD
DOVER, NH 03820
SCRD 3271-782

MAP J LOT 2-1
SCI REALTY, LLC
150 GARRISON ROAD
DOVER, NH 03820
SCRD 2989-28

MAP J LOT 2-0
STATE OF NH FISH & GAME
11 HAZEN DRIVE
CONCORD, NH 03301
SCRD 2728-622

MAP L LOT 8
RICHARD & JACQUELYN WHITNEY
REVOCABLE TRUST
15 NUTE ROAD
DOVER, NH 03820
SCRD 4410-841

MAP L LOT 7
PATRICIA K. KUZIMKO &
MARC BLUMENTHAL
11 NUTE ROAD
DOVER, NH 03820
SCRD 4156-140

MAP L LOT 6
DANIEL L. ROUX
9 OLD COLONY ROAD
DOVER, NH 03820
SCRD 1634-348

MAP L LOT 5
MAVRKIS REVOCABLE TRUST
4367 PRESIDENTIAL AVENUE CIR E
BRADENTON, FL 34203
SCRD 3290-970

ADDITIONAL ABUTTERS (CONT.):

MAP L LOT 4-A
MELINDA MORGAN
5 NUTE ROAD
DOVER, NH 03820
SCRD 4161-800

MAP L LOT 3
RAY PARADIS
2 NUTE ROAD
DOVER, NH 03820
SCRD 3546-858

MAP L LOT 4
ANDREW J. KONCHEK
1 NUTE ROAD
DOVER, NH 03820
SCRD 4365-979

MAP M LOT 17-A
CURTI FAMILY TRUST OF 1993
21 SPUR ROAD
DOVER, NH 03820
SCRD 1693-437

MAP M LOT 17
CURTI FAMILY TRUST
21 SPUR ROAD
DOVER, NH 03820
SCRD 1693-441

MAP M LOT 15
SHERRY L. & ROBIN ALAN LEAVER
10 FINCH LANE
DOVER, NH 03820
SCRD 3658-291

ADDITIONAL ABUTTERS (CONT.):

MAP M LOT 15-A
RYLAND P. KENNEY
14 FINCH LANE
DOVER, NH 03820
SCRD 4353-208

MAP K LOT 35A
STATE OF NEW HAMPSHIRE
J.D. MORTON BUILDING
CONCORD, NH 03301

MAP I LOT 1-N
BELLAMY WOODS CONDOS
17 COMMERCE DRIVE, SUITE 3
BEDFORD, NH 03110

MAP J LOT 1-D
GASSES FARM REVOCABLE TRUST
116 GARRISON ROAD A
DOVER, NH 03820
SCRD 3689-258

MAP J LOT 1-B
GASSES FARM REVOCABLE TRUST
116 GARRISON ROAD
DOVER, NH 03820
SCRD 3747-926

MAP J LOT 2-6
MICHAEL D. & CHRISTIANA C. RONEY
3 SEABORNE DRIVE
DOVER, NH 03820
SCRD 4650-963

MAP J LOT 2-7
ROBERT WINFIELD &
ANGELA BURGESS
SEABORNE DRIVE
DOVER, NH 03820
SCRD 4410-338

MAP J LOT 2-8
DISCOLLECHON FAMILY
REVOCABLE TRUST
7 SEABORNE DRIVE
DOVER, NH 03820
SCRD 4617-725

MAP J LOT 2-9
GEOFFREY S. & JENNIFER B. BLOSSER
9 SEABORNE DRIVE
DOVER, NH 03820
SCRD 4009-543

MAP J LOT 2-10
HYLAND FAMILY REVOCABLE TRUST
11 SEABORNE DRIVE
DOVER, NH 03820
SCRD 4591-845

MAP J LOT 1

CI
CONC.
EM
CONCRETE
ELECTRIC METER
EDGE OF GRAVEL
EDGE OF PAVEMENT
INVERT
IRON ROD TO BE SET
STRAFFORD COUNTY REGISTRY OF DEEDS
SQUARE FEET
SLOPED BITUMINOUS CURB
SLOPED GRANITE CURB
DRILL HOLE FOUND/SET
IRON PIPE/ROD FOUND
BOUND FOUND
GUY WIRE
UTILITY POLE
CATCH BASIN
POST
CONIFEROUS TREE
DECIDUOUS TREE

LEGEND:

ASSESSORS MAP AND LOT NUMBER
CAST IRON
CONCRETE
ELECTRIC METER
EDGE OF GRAVEL
EDGE OF PAVEMENT
INVERT
IRON ROD TO BE SET
STRAFFORD COUNTY REGISTRY OF DEEDS
SQUARE FEET
SLOPED BITUMINOUS CURB
SLOPED GRANITE CURB
DRILL HOLE FOUND/SET
IRON PIPE/ROD FOUND
BOUND FOUND
GUY WIRE
UTILITY POLE
CATCH BASIN
POST
CONIFEROUS TREE
DECIDUOUS TREE

MONUMENT TO BE SET
HYDRANT
WATER SHUT OFF
WATER GATE VALVE
WELL
SIGN
OVERHEAD WIRE
CHAINLINK FENCE
BOUNDARY LINE
PROPOSED BOUNDARY LINE
SETBACK LINE
TREE LINE
DRAIN LINE
100' CONSERVATION DISTRICT
HIGH WATER MARK
CONCRETE
WOODEN DECK
DRAIN EASEMENT

PLAN REFERENCES:

- "LOT LINE REVISION PLAN FOR PROPERTY AT SEABORNE ROAD, STRAFFORD COUNTY, DOVER, NEW HAMPSHIRE, OWNED BY PORTSMOUTH CHRISTIAN ACADEMY & ARTHUR GASSES REVOCABLE TRUST" PREPARED BY EASTERLY SURVEYING, INC. DATED APRIL 14, 1999 AND RECORDED AT THE SCRD AS PLAN 56-61.
- "LOT LINE ADJUSTMENT PREPARED FOR PORTSMOUTH CHRISTIAN ACADEMY AND BUSINESS PARTNERS, INC. TAX MAP J, LOT NOS. 1C & 2-3, GARRISON ROAD AND SEABORNE DRIVE, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE" PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC. DATED FEBRUARY 15, 2005 AND RECORDED AT THE SCRD AS PLAN 79-28.
- "SEABORNE HOSPITAL, DOVER, NEW HAMPSHIRE, SUBDIVISION PLAN" PREPARED BY KIMBALL CHASE COMPANY, INC. DATED SEPTEMBER 23, 1982 AND RECORDED AT THE SCRD AS PLAN 24-18.
- "PLAN OF PROPOSED SUBDIVISION OF LAND OF ARTHUR GASSES, GARRISON ROAD, DOVER, N.H." PREPARED BY RICHARD P. TOWLE, L.L.S. DATED JULY 1984 AND RECORDED AT THE SCRD AS PLAN 24A-99.
- "SUBDIVISION OF LAND PREPARED FOR BUSINESS PARTNERS, INC. OF LAND OWNED BY JENSEN'S, INC., TAX MAP J, LOT NO. 2, GARRISON ROAD AND SEABORNE DRIVE, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE" PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC. DATED JANUARY 28, 2003 AND RECORDED AT THE SCRD AS PLAN 69-5.

NOTES:

- SUBJECT PARCEL: TAX MAP J LOT 1
116 GARRISON ROAD
DOVER, NEW HAMPSHIRE
NS PROJECT # 270
- OWNER OF RECORD: GASSES FARM REVOCABLE TRUST
PAUL & ALICE GASSES, CO-TTE
116 GARRISON ROAD
DOVER, NEW HAMPSHIRE
SCRD BOOK 3747, PAGE 926
- PARCEL AREA: EXISTING
MAP J LOT 1: ±1,461,036 S.F. OR ±33,5408 AC.
MAP J LOT 1C: ±2,076,787 S.F. OR ±47,6765 AC.
- DIMENSIONAL REQUIREMENTS: ZONE: R-40
MIN LOT AREA: 40,000 S.F.
MIN LOT FRONTAGE: 150'
MIN FRONT SETBACK: 40'
MIN SIDE SETBACK: 40'
REAR SETBACK: 25'
MAX BUILDING HEIGHT: 30'
WETLAND SETBACKS: 35'
50'
- OVERLAY DISTRICTS: CONSERVATION DISTRICT (CD) SETBACK: 100'
- FLOOD HAZARD ZONE: "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FIRM MAP #33017C0340E, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON BOUNDARY BETWEEN THE SUBJECT PARCELS.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY, LLC IN JUNE 2022 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAVD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE BOUNDARY SHOWN HEREON FOR MAP J LOT 1C IS BASED ON A COMPILATION OF REFERENCE PLANS. NORTHAM SURVEY DOES NOT CERTIFY TO THE BOUNDARY OF MAP J LOT 1C.
- MAP J LOT 1-C IS SERVED BY MUNICIPAL WATER AND SEWER. MAP J LOT 1 IS SERVED BY ON-SITE SEPTIC AND WELL.
- WETLANDS WERE NOT DELINEATED IN PART OF THIS SURVEY. NORTHAM SURVEY RECOMMENDS THAT WETLANDS ARE DELINEATED BY A CERTIFIED WETLAND SCIENTIST PRIOR TO ANY PROPOSED CONSTRUCTION.

LOT LINE ADJUSTMENT PLAN
FOR

GASSES FARM REVOCABLE TRUST

TAX MAP J LOT 1

AND

PORTSMOUTH CHRISTIAN ACADEMY

TAX MAP J LOT 1-C

GARRISON ROAD & SEABORNE DRIVE
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

SCALE: 1"=100' (22x34) 1"=200' (11x17)

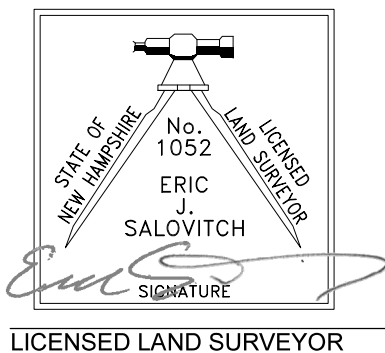
JOB NO.	270	DATE:	2023-04-12
DRAWN BY:	JJH/PJT	DRAWING:	270 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

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



APRIL 12, 2023
DATE



NORTHAM
SURVEY LLC
239 Long Hill Road, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com