

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, July 25, 2023**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 27, 2023 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

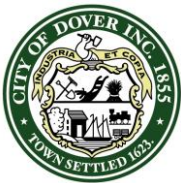
- A. Consideration and possible adoption of the 2023 Vision Chapter of the Master Plan*
- B. Consideration and acceptance of a Transfer of Development Rights for Ernest J. Carrier Revocable Trust of 1998 & Irene R. Carrier Revocable Trust of 1998, Assessor's Map 38, Lot 32-F, zoned R-12, located at 5 Glenwood Avenue. (Proposal is to increase the number of units on this parcel from one to two through Transfer of Development Rights.) *(TRAN-2023-0003)
- C. Consideration and acceptance of a Lot Line Adjustment for Winchester Arms, LLC, CPJ Trust, & The City of Dover, Assessor's Map 40, Lots 17, 18-F, 18-E, 18-D, 18-C, 18-B, and 18, Somersworth Tax Map 41, Lot 9, and Tax Map 64, Lot 1, zoned Commercial, located at 24 Hooper Drive, 45, 47, 49, 51, 53, & 55 New Rochester Road, and New Rochester Road, Rt. 108 Somersworth. *(LOTA-2023-0009)
- D. Consideration and acceptance of an Extension Request for a conditionally approved Site Plan and Lot Line Adjustment for JSR, LLC, Assessor's Map D, Lots 11-5 & 11-5SND, zoned IT, located at Quality Way & Venture Drive. (Proposal is for the Planning Board to extend the period of time for conditions to be met prior to plan signing). *(WAIV-2023-0007)
- E. Consideration and acceptance of a Conditional Use Permit for Fuss & O'Neill (Owners: MHC 155 (Dover, NH) LLC) Assessor's Map 31, Lot 99, zoned CBD-M, located at 56 Sixth Street. (Proposal is to replace a demolished self-storage facility by constructing a two-story 37,930 sf climate-control building in the CBD-MU, approximately where the previous four-story self-storage facility stood previously) *(COND-2023-0040)
- F. Consideration and acceptance of a Site Review for Fuss & O'Neill (Owners: MHC 155 (Dover, NH) LLC) Assessor's Map 31, Lot 99, zoned CBD-M, located at 56 Sixth Street. (Proposal is to construct two story 37,930 sf climate control building) *(SITE-2023-0004)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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



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Members Present: Gina Cruikshank (Chair), Hayley Harmon (Vice Chair), Mark Speidel, Kyle Pimental, Tom Clark, Fergus Cullen (Councilor), Jon Elliard (Alternate), George DeBoer (Alternate)

Members Not Present (excused): Ken Mavrogeorge, Erinn Kaspari, Melina Gambino (Alternate)

Members Not Present (un-excused): None

Staff Present: Natasha Kypfer, Assistant City Planner/Zoning Administrator and Erin Bassegio, Outreach Coordinator

G. Cruikshank called the meeting to order at 7p.m and explained the citizens' forum process and noted Jon Elliard would sit for the vacant position and George DeBoer for Ken Mavrogeorge.

1. CITIZENS' FORUM

Citizens Forum Open

David Emery, 39 Grandview Drive, gave comments related to Items 3. A. – C. on the agenda, and in general. He gave history of Grandview going in about 20 years ago with City water and septic. He explained personal experiences with the septic in the neighborhood. He explained why he is not in favor of septic fields and in favor of connection to City sewer when feasible.

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- June 13, 2023 Regular Meeting Minutes

Motion T. Clark moved to approve June 13, 2023 Regular Meeting Minutes. Seconded by: J. Elliard. Vote: U/A

3. OLD BUSINESS

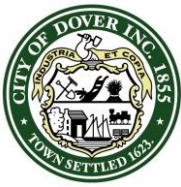
The Vice Chair announced Items 3A,B, and C will be heard together.

- A. Discussion and possible vote of a Conditional Use Permit for Chinburg Development, LLC, Assessor's Map N, Lot 13-1, zoned R-40, located at Gulf Rd and Oak St. (Proposal is to construct a road and driveways, as well as the installation of drainage structures and systems with associated grading as part of a 12-lot open space subdivision, creating 11,956 square feet of impact to the Conservation District (steep slopes in excess of 20%)). *(COND-2023-0034)
- B. Discussion and possible vote of Conditional Use Permit for Chinburg Development, LLC, Assessor's Map N, Lot 13-1, zoned R-40, located at Gulf Rd and Oak St. (Proposal is to construct a road and driveways, as well as the installation of drainage structures and systems with associated grading as part of a 12-lot open space subdivision, creating 32,089 square feet of impact to wetland buffers). *(COND-2023-0039)
- C. Discussion and possible vote of an Open Space Subdivision for Chinburg Development, LLC, Assessor's Map N, Lot 13-1, zoned R-40, located at Gulf Rd. and Oak St. (Proposal is to subdivide one lot into 12 lots). *(SUBD-2023-0001)

T. Clark recused himself from items 3 A, B, and C due to the fact he works for the Town of Rollinsford.

Motion: F. Cullen moved to remove the items from the table. Seconded by: G. DeBoer. Vote: U/A

N. Kypfer explained that following the May 23rd Planning Board meeting, staff followed the procedure for declaring regional impact by notifying Rollinsford and SRPC. SRPC reviewed the applications for regional impact and have provided their determination and minutes of that meeting in your packets. Abutters have raised concerns to staff about the truck route which Lt. Speidel offered to have the TAC discuss but that



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there is not a better option and that Community Services and TAC discussed the lack of sidewalks in the area and support the waiver in this specific case as there aren't sidewalks nearby and the right of way is tight. Staff also heard that abutters would like clarification on the limits of cutting and the landscaping that will be replaced so staff has asked the applicant to discuss that in more detail tonight.

K. Pimental noted he works for SRPC and they reviewed this item for regional planning, however, he was not personally involved with the review but is willing to recuse himself if the Board finds it appropriate. Board members did not find any issue with him sitting the item.

Steve Haight, CivilWorks NE, represented the applications. He showed an image of the updated, color landscape plan with the fields, tree area, and house lots depicted. Old Oak St would be upgraded to a city road.

Motion: F. Cullen moved to reopen the public hearing. Seconded by: H. Harmon. Vote: U/A

Public hearing re- opened

W. Reddington, attorney spoke on behalf of Dahn Tibbett, 130 Gulf Rd which abuts the subject property. They support staff recommended conditions 2.4 and 2.5.

He suggests the board check to be sure the access to the class IX road is not blocked by trees.

They believe the wetlands delineation is inaccurate and should be reviewed by a wetlands scientist.

The wetland delineation differs between plans submitted 2017 and 2022.

The cemetery on site is not noted on the most recent plan submitted by the applicant. RSA states no new construction shall occur within 25 feet of a known burial site.

Sidewalk waiver: no issue with the internal sidewalk however they request the board deny the waiver for the sidewalk on Oak St as there is a lot of pedestrian and traffic and there are no curbs and the roadway is narrow. It is a safety issue for the owners of the new lots, pedestrians, trucks and local traffic.

This resident has filed at superior court on a previous applicable issue and suggests the board not act on this application until that decision comes in.

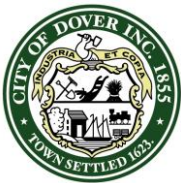
Jean Clark, 21 Elmwood Ave expressed concerns regarding traffic.

Between 7-8am she counted all of the various vehicles that passed her house- 243 total in the hour. These new homes will experience this noise from traffic. She requested the applicant add screening along the road to bring back the rural character after the trees are removed for construction. She asked about the water shortage and restrictions during droughts. Will particular plumbing fixtures ever be required by Dover? She is not in favor of ruining wetlands for development.

N. Kypfer read a letter received today from Deb Towle of 8 Elmwood.

S. Haight addressed public comment:

- The subdivisions are not connected. The original subdivision was done for another client, which has now been purchased by this applicant. It's not appropriate to put these projects together as they are separate.
- The applicant purchased this land from Mr. Reddington's client.
- The cemetery is on the abutting parcel- not the site in question.
- The wetlands delineations were done by a licensed wetlands scientist.
 - As discussed at the last meeting, there was a change in how the wetlands are identified and delineated which is why there is a difference.



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- Having a court case on a different project does not have any bearing on this application.
- Traffic will have normal increase due to the development- about 100.
 - Sidewalks, access and traffic were discussed with city officials, and they are aware of issues in that area, but this project won't exasperate it more noticeably than it is.
 - Applicant has done a great job with density and open space.
- Signage was discussed with staff for placement and if in the field it is determined to be in the way, that can be looked at. Same with trees.
- They will maintain as much vegetation as possible along Oak St.
- There are no wetlands impacts for the proposed project.
- Stormwater, drainage, etc. has all been thoroughly reviewed by committee prior to this meeting.
- Conservation Commission has submitted support for the project.

The Chair noted that City Engineer clarified last time that there is not a shortage of water when there are restrictions. Mr. Haight noted water fees are given as part of these projects to go towards maintenance of water supply.

K. Pimental asked for Mr. Haight to address the change to wetlands delineations and asked how difficult it would be to add sidewalks to that road if/when the City decides to add connecting sidewalks.

Mr. Haight addressed these items and noted if the City wishes, the applicant could do the grading for future sidewalks now if desired. He also addressed the concern about septic vs City sewer.

Mr. Speidel was confused about lot 11 and asked about the topography. Mr. Haight described the proposed driveway for that lot.

Mr. Haight addressed wetlands questions and noted the open space of this subdivision is not for public use. It is conservation land for the subdivision only and is mostly wetland.

The board discussed whether to make specific conditions regarding vegetation and tree placement or leave it to the applicant to work with staff.

The board discussed whether to ask the applicant to grade for sidewalks within the development (not Oak St).

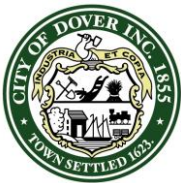
Public hearing closed

STAFF RECOMMENDATION- CUP (Steep Slopes):

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

Planning Staff feels that the applicant considered the criteria of streets being essential to the productive use of land, soil stabilization, erosion control, water management, runoff control, land clearing, stabilization of drainage ways, perimeter controls, sediment trapping devices, storm drain inlet protection, state permits are applied for, and a written narrative was provided and Conservation Commission endorsement provided have been met in the applicant's narrative as part of their CUP application.

The Planning Department recommends make findings and vote to approve the Conditional Use Permit with the following subsequent condition:



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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.
2. Subdivision (SUBD-2023-0001) be approved.
3. CUP (COND-2023-0039) be granted.

Motion: F. Cullen moved grant the Conditional Use Permit, with subsequent conditions as it meets the criteria for granting a CUP for steep slopes based off the testimony tonight and the narrative in the application. Seconded by: K. Pimental. Vote: U/A

STAFF RECOMMENDATION—CUP Wetland Buffer:

The Conservation 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 as described in the narrative in the application materials.

The Planning Department recommends the Planning Board make findings and vote to approve the Conditional Use Permit with the following subsequent condition:

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

1. The owner shall sign the final plans before Planning Board signature.
2. Add note to plan that the historically mowed fielded areas will be allowed to revegetate.
3. Subdivision (SUBD-2023-0001) be approved.
4. Conditional Use Permit (COND-2023-0034) be approved.

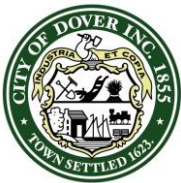
Mr. Haight addressed subsequent condition 2 with the Board. After discussion amongst the applicant and the Board, the condition is revised to read: "Add note to plan that the historically mowed fielded areas will be allowed to be maintained."

Motion: G. DeBoer moved to grant the Conditional Use Permit, with subsequent conditions as it meets the criteria for granting a CUP for wetland buffers based off the testimony heard tonight and the narrative in the application. Seconded by: J. Elliard. Vote: U/A

STAFF RECOMMENDATION-Waiver request:

The applicant is requesting a waiver from §157-45 to not have sidewalks on Oak Street or the internal roadways. Section 157-51.A. of the Land Subdivision Regulations states: "The Planning Board may waive specific provisions of this chapter. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that if one of the two criteria have been met. Staff feels based off feedback from Community Services that criteria 1 has been met. (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations.

The Planning Department recommends that the Planning Board vote to make the necessary and supporting findings of fact, and vote to grant the sidewalk waiver with the following subsequent condition:



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Subsequent Condition to Be Met Prior to Signing of Plans:

1. Add a note to the plat that the Board granted a waiver to Chapter 157-45 (sidewalks) and that the Board found the criteria of Chapter 157-51.A have been met.

Motion: K. Pimental moved to grant the waiver as criteria 2 has been met. Seconded by: F. Cullen.

Discussion occurred about the sidewalks and what was discussed at TAC and Planning Dept position that the applicant has met the criteria for the waiver.

Vote: U/A

STAFF RECOMMENDATION – Major Subdivision:

The plan is consistent with Chapter 157-15 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots.

The Planning Department recommends that the Planning Board vote to make the necessary and supporting findings of fact, and vote to approve the major subdivision with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

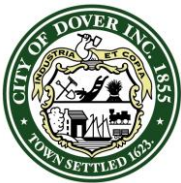
1. CUPs (COND-2023-0034 and COND-2023-0039) are granted.
2. Provide physical and digital copies (including CAD to the satisfaction of the Asset Management Coordinator) of complete plan set for recording at Strafford County Registry of Deeds, which additionally shall include:
 - 2.1. The PE, CWS, and LLS signatures and stamps
 - 2.2. The owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - 2.3. Added note that the open space meet the requirements of Section 157-21 including that the subject land may be owned, leased or controlled either by a single person, a corporation or by a group of individuals or corporations. An approved open space subdivision shall be binding on the project land and owner(s) and shall be so indicated on each individual deed.
 - 2.4. Re-located trailhead parking sign to not impede public access.
 - 2.5. Replace no access sign with the Class VI sign.
3. Have PE stamp traffic impact analysis.
4. The applicant shall provide homeowners association documents to be reviewed and approved by Planning Director in consultation with the City's General Legal Counsel be recorded at the SCRD which include calculation used to determine reserve amount in the treasury, prior to converting ownership and maintenance obligations, including stormwater, road, septic, open space maintenance/ownership, and private road requirements.

Conditions to be Met Prior to Construction Activity:

5. Obtain permission to do work on Class VI right of way.
6. The wetlands buffer placard shall be placed per the plan.
7. A pre-construction meeting is held with City staff, engineer of record and the site contractors.
8. The applicant seek conditional acceptance of the improved right-of-way by the City Council.

Conditions to be Met Prior to the Issuance of a Building Permit:

9. Land use change fees paid.
10. The new dwelling units shall be assessed and pay the current water fees in place at the time of application for service.



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11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Conditions to be Met Prior to Occupancy:

12. Issuance of a Certificate of Occupancy.
13. Documentation that the HOA has been created and is in place.
14. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision or on the portal.
15. The Engineer of record meet with the HOA to go over operation and maintenance requirements.
16. Confirmation all land use fees paid.
17. If conditional acceptance was granted, then final acceptance shall be sought.

Motion: K. Pimental moved to add a note to the plan that grading will be added on the street coming off Oak Street, to be better prepared for a future sidewalk. Seconded by: G. DeBoer. Vote: 5-2.

Motion: F. Cullen moved to approve the major subdivision with subsequent conditions as it meets the criteria based off the testimony heard tonight and the narrative in the application. Seconded by: K. Pimental. Vote: U/A

The Chair noted for the public that all of the wetlands impacts are vetted by Conservation Commission and/or NHDES before they come before the Planning Board.

4. NEW BUSINESS

- A. 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)

The board took a 5-minute recess.

N. Kypfer explained that the Board has heard this request at their May 9th meeting but did not accept the application for review so this is a re-do. 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. Both lots will continue to meet the zoning dimensional requirements post adjustment. As a Lot Line Adjustment, this application did not appear before the TRC.

Eric Salovitch, of Northam Survey represented the application and noted he had explained the item at the last meeting and has nothing further to add. The applicant has no issues with the conditions.

Motion: T. Clark moved to accept and declare no regional impact. Seconded by: H. Harmon. Vote: U/A

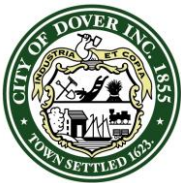
Public hearing opened

None

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.



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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-2023-0003
 - 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'.

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

- B. Discussion and Public Hearing on expanding the Community Trail from Bellamy Road through city-owned property across the river to Bellamy Park (avoiding the disc golf course), behind Martha's Way and Lilac Lane to Knox Marsh Road. All persons wishing to speak on the expansion which is currently in the engineering study phase are urged to attend. *

N. Kypfer explained the City has received funding through NHDOT to further expand the Community Trail. Part of that process is for a local concerns meeting. She then introduced Project Engineer Nicole Fox of Fuss & O'Neill to provide the presentation.

Nicole Fox and Amy Johnson, Fuss & O'Neill represented the project. They gave a presentation which reviewed the project process, the project area, and the existing conditions. They asked for feedback, concerns and ideas.

Board members asked clarifying questions. The presenters responded:

- the bridge that crosses the river will be made of concrete or steel
- the easements have not yet been negotiated as the route options have not been confirmed
- this does not currently connect to the community trail
- unsure if it will connect at the far end or not. They are not working on the project beyond that point.
- Location of the bridge was clarified
- Parking

K. Pimental noted there are existing trails that may connect in that area and directed the presenters to the information on the City website.

Public hearing opened

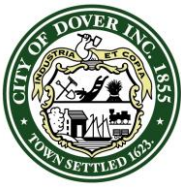
N. Kypfer read into the record two letters received to the Planning office.

-Bryant Hardwick, 129 Portland Ave

-Laurie and Greg Smith, 36 Fisher St

Public hearing closed.

N. Fox explained next steps.



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The Vice Chair announced Items 4C & D will be heard together.

- C. Consideration and acceptance of Conditional Use Permit for VC Dover Investment LLC, Assessor's Map H, Lot 4-3-2, zoned C**, located at 30 Grapevine Drive. (Requesting a new CUP with this phase of the development which is to construct a 4-story mixed-use building in the RCM Overlay District.) *(COND-2022-0031)
- D. Consideration and acceptance of a Site Review for VC Dover Investment, LLC, Assessor's Map H, Lot 4-3-2, zoned C** and RCM Overlay, located at 30 Grapevine Drive. (Proposal is to build a new 15,040 sf (footprint), 4 story mixed use building with 49 units through Transfer of Development Rights, 3,850± s.f. of gym and 2,367± s.f. of eating and drinking establishment.) *(P22-72/SITE-2022-0017)

N. Kypfer said that this project is part of a larger mixed-use site that was approved as a CUP in the RCM Overlay years ago. This is to update that CUP and for site plan review for a mixed-use building including a TDR request to purchase 49 units as well as two waivers (one for parking lot location which is a requirement that went in to zoning more recently after the initial master plan was designed and for paper plan size) and then the site plan review.

Jim Robinson, TF Moran, represented the applications and explained the proposal for the development including revisions to the original plans. The applicant has no issues with any of the conditions in the staff report.

Ari Pollack of Gallagher Firm explained the TDR request.

J. Elliard asked about the traffic issues in that area and if a study has been done and what the proposed solutions are.

There is an application submitted and under review with DOT. If an improvement is required prior to obtaining the permit, the applicant will have to come back. The applicant's study of the traffic reflects the traffic demands will be met by the infrastructure improvements proposed.

G. DeBoer asked for more information about retention basins and landscaping which Mr. Robinson addressed.

M. Speidel asked for clarification on unit counts for each floor which were explained.

The applicant is requesting to purchase 49 units for \$43,267 which goes to the Conservation Fund.

Discussion occurred about how much TDR units cost. This project is \$833/unit for the TDR Village Fee.

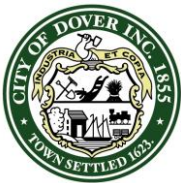
N. Kypfer explained the levels of TDR fees based on size restrictions or HUD.

Motion: F. Cullen moved to accept both applications and declared no regional impact. Seconded by: H. Harmon. Vote: U/A

Public hearing opened

Scott Torr, 217 Durham Rd, abutter to the subject property noted there is currently a white fence along Grapevine Dr and he requests the applicant work with the owner to continue the fence line to stop the foot traffic from cutting through.

Public hearing closed



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The applicant is amenable to adding the fence if they can work out the exact placement of the fencing along the property lines.

STAFF RECOMMENDATION-CUP:

The Zoning Ordinance outlines that:

- (1) Conditional use approval may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:
 - (a) The APPLICANT demonstrates that the development complies with the design guidelines that are outlined in Chapter [153-16], Site Review Regulations. These guidelines encourage a context sensitive development, which encourages components that act as one project and not as two adjacent projects
 - (b) The APPLICANT demonstrates that the development poses no detrimental effects on surrounding properties. Potential areas of impact that need to be analyzed include, but are not limited to, vehicular traffic, noise, property value, visual blight, natural resources degradation, light pollution, and offensive emissions such as dust, odor, or smoke.
 - (c) The APPLICANT shall submit a Fiscal Impact Analysis as defined in Chapter 155.22.C (1) (b) Subdivision of Land. The Analysis shall demonstrate that the project is at least a cost neutral project for the City at present and ten years from the occupation.
- (2) Conditional use approval shall be subject to a formal agreement between the PLANNING BOARD and the APPLICANT. Said agreement shall be recorded at the Strafford County Registry of Deeds.

Staff feels the criteria of this CUP has been met as the applicant has provided narratives that indicate the specific compliance with each criterion and has the development agreement per (2) as a condition of approval.

The Planning Department recommends the Planning Board vote to grant the Conditional Use Permit as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to the Granting of the CUP:

1. Site Plan (SITE 2023-0017) is approved.
2. A note is added that any further development requires further site plan review.
3. A standard development agreement between the Planning Board and applicant is submitted, signed by the Chair, and recorded at the Strafford County Registry of Deeds.

Motion: T. Clark moved to grant the Conditional Use Permit with subsequent conditions as it meets regulations. Seconded by: F. Cullen.

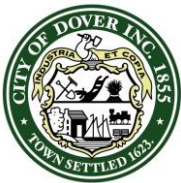
K. Pimental reviewed the TDR fee structure again and noted there is a huge variance of fee amount for properties in the village. N. Kypfer explained that "Village" is not a location, but a style of TDR under the zoning regulations.

Vote: 7-1 with Speidel opposed.

STAFF RECOMMENDATION-TDR:

Chapter 170-27.2 outlines the criteria for granting Transfer of Developments Rights. This plan satisfies those criteria.

The Planning Department recommends the Planning Board make findings and vote to grant the Transfer of Development Rights request for the 49 residential units with the following subsequent conditions:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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Subsequent Conditions to Be Met Prior to Granting of the TDR:

1. TDR fees have been paid.
2. A note added to the plan set noting that the 49 units were purchased through Transfer of Development Rights.

Motion: F. Cullen moved to grant the selling of 49 TDR units through Transfer of Development Rights with subsequent conditions. Seconded by: J. Eliard. Vote: 7-1 with Speidel opposed.

STAFF RECOMMENDATION-Waivers:

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

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

The Planning Department recommends the Planning Board accept the application and note it is not of regional impact, hold a public hearing, and vote to grant the waivers with the following subsequent conditions:

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

1. Add note that the Planning Board granted waivers for Section 153-14.K (parking lot location) and the plan size from the checklist and found the criteria of Chapter 153-21.A have been met.

Motion: F. Cullen moved to grant the waivers as Chapter 153-21 have been met. T. Clark seconded. Vote: U/A

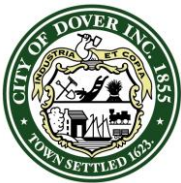
STAFF RECOMMENDATION-Site Plan:

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

The Planning Department recommends the Planning Board make findings and vote to grant final approval of the Site Plan with the following subsequent conditions, as the plans meet the standards outlined:

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

1. CUP (COND-2022-0031) is approved.
2. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - 2.1. The stamp and signature of the PE, LLA, CWS, Architect, and LLS on the final plans
 - 2.2. Owner's signature
 - 2.3. Permit numbers added to the plan set.
3. City Engineer with consultation from the City Attorney an easement discussing the hydrant flushing and access to individual unit curb boxes be reviewed and recorded at the SCR.D.
4. Applicant shall provide formal emergency pump station management plan for long-term power outages.



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Subsequent Conditions to Be Met Prior to any Construction:

- 5 A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Planning Director.

Subsequent Conditions to Be Met Prior to Issuance of a Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

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

Motion: K. Pimental moved to approve the site plan review with subsequent conditions. Seconded by: T. Clark. Vote: U/A

- E. Consideration and acceptance of a Site Review for Fuss & O'Neil (Owners: 655 South Willow Dover, LLC & GF Fund 1500 Elmwood Dover LLC & Property Management Solutions), Assessor's Map H, Lot 41-P, zoned RM-SU, located at 11 Karolina Drive. (Proposal is a 4,600 sf amenity building with associated site improvements)*(SITE-2023-0001)

N. Kypfer explained that the applicant is proposing to add an amenity building to an existing multi-family development originally approved in the 60s. The applicant is proposing the addition of an amenity building to serve the entire White Cliffs apartment complex (including a theatre room, a fitness center, game room, event lounge, and leasing office, which would be approximately 4,000 s.f. plus an outdoor patio, walking area, and restriping of the parking lot to accommodate for ADA spaces. The users would be tenants in that development so the traffic isn't altered much according to the applicant's standard traffic analysis. This application was most recently before the Technical Review Committee on April 4, 2023 and May 25, 2023.

Brian Pratt, Fuss & O'Neill represented the application and described the property and the proposed amenities.

K. Pimental noted when the owner surveys the residents for ideas for amenities, be sure to mention the community trail since many may not know about it, but once they do will have great ideas for amenities that will benefit from the trail access.

Motion: M. Speidel moved to accept the application for review and declare no regional impact. Seconded by: J. Elliard. Vote: U/A

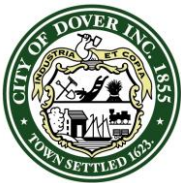
Public hearing opened

None

Public hearing closed

STAFF RECOMMENDATION:

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



CITY OF DOVER

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The Planning Department recommends the Planning Board vote to grant final approval of the Site Plan with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - 1.1 The stamp and signature of the PE, LLA, CWS, Architect, and LLS on the final plans
 - 2.1 Owner's signature
2. Provide letters to serve from Community Services.

Subsequent Conditions to Be Met Prior to any Construction:

3. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Planning Director.

Subsequent Conditions to Be Met Prior to Issuance of a Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

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

Motion: G. DeBoer moved to approve the site plan with subsequent conditions as it meets the site plan requirements based off the testimony and application materials. Seconded by: M. Speidel. Vote: U/A

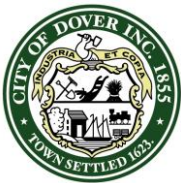
- F. Consideration and acceptance of a Conditional Use Permit for Altus Engineering, LLC (Owners: Peter Paul T Trustee of the Peter T Paul Living Trust), Assessor's Map N, Lot 8-1-4, zoned R-40, located at 56 Saddle Trail Drive. (Proposal is to construct a sport court in the existing maintained yard, in a parcel fully located in the wetland buffer). *(COND-2023-0041)

N. Kypfer explained that the applicant is requesting a Conditional Use Permit to allow for 2,070 s.f. of impact to the wetland buffer to create a sport court. The Conservation Commission endorsed this application at their June 12, 2023 meeting with the condition that the applicant allow for natural restoration to occur within wetland areas and increase the number of plantings to further enhance the wetland buffer. Following the endorsement, the plan was revised to include additional plantings. A condition of approval has been added for the natural restoration component. The applicant provided a narrative which outlines how the proposal meets the criteria for granting the CUP per 170-27.1.F of the Code. The applicant has already applied for and received the NHDES Shoreland Impact Permit.

Eric Saari, Altus Engineering represented the application and explained the applicant started construction of the sport court unaware that they were in a wetland buffer or shore land zone. When DES notified them to stop work they did so. They have now gone through the permitting process and have done wetland restoration to previously disturbed areas.

Motion: M. Speidel moved to accept the application and declare no regional impact. Seconded by: G. DeBoer Vote: U/A

Public hearing opened



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None

Public hearing closed

STAFF RECOMMENDATION:

The Conservation 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 as described in the narrative in the application materials.

The Planning Department recommends the Planning 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.
2. Add note to plan that the owner allow for natural restoration to occur within wetland areas.

Motion: M. Speidel moved to grant the Conditional Use Permit, with subsequent conditions as it meets Section 170.27.1.F based off the testimony and application materials. Seconded by: J. Elliard. Vote: U/A

G. Consideration and acceptance of a Minor Subdivision for Tighe and Bond (Owners: Reynolds Avenue North, LLC), Assessor's Map E, Lot 27-B, zoned IT, located at 100 Education Way. (Proposal is to subdivide the existing 56.65-acre lot into two lots). *(SUBM-2023-0003)

N. Kypfer explained the applicant is looking to subdivide one lot into two. This application is for the subdivision only and any site plans planned for either site would still need to come back for full review. As a minor subdivision, this did not appear before the TRC.

Patrick Crimmins, Tighe & Bond represented the application, described the proposed subdivision and proposed use of the site as location for Northeast Credit Union.

H. Harmon recused herself from the item.

Motion: T. Clark moved to accept and declare no regional impact. Seconded by: K. Pimental. Vote: U/A

Public hearing opened

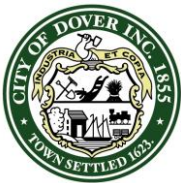
None

Public hearing closed

STAFF RECOMMENDATION-Waiver Requests:

The applicant is requesting waivers from §157-27.F., G, and H, to allow for the submittal of plans without a full survey; a full survey, soils; and, the depiction of full contour data, respectively.

Section 157-51.A. of the Land Subdivision Regulations states: "The Planning Board may waive specific provisions of this chapter. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that: (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver



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would not be contrary to the spirit and intent of the regulations; or (2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.”

Staff feels the request for relief from providing a full survey, a full survey with soils, and demarcating the contours are reasonable and that criterion 2 has been met for each waiver request.

Therefore, Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the waiver(s) with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Add note that a waiver from Section 157-27(F), (G), and (H) has been approved by the Planning Board and that the Board found Section 157-51.A. has been met.
2. Add note to the plan that any further subdivision or site plan review may require full survey, topography, and soil information.

Motion: T. Clark moved to grant the waivers with subsequent conditions as criterion 2 has been met.
Seconded by: M. Speidel. Vote: U/A

STAFF RECOMMENDATION – Minor Subdivision:

The plan is consistent with §157-15 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots if waivers are granted.

The Planning Department recommends that the Planning Board vote to make the necessary and supporting findings of fact, and vote to approve the minor subdivision 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 Country Registry of Deeds, which additionally shall include:
 - 1.1. The owners' signatures;
 - 1.2. Include the Planning File # on bottom right of plan sheet: SUBM-2023-0003;
 - 1.3. The stamp and signature of the LLS on the final plans.

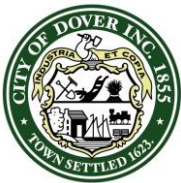
Motion: T. Clark moved to approve the minor subdivision with subsequent conditions as it met Section 157-15. Seconded by: G. DeBoer. Vote: U/A

H. Consideration and possible vote of a Conditional Use Permit for Gary Gletow and Christine Trayner, Assessor's Map 8, Lot 41-A, zoned R-20, located at 17 Wentworth Terrace. (Proposal is to replace an existing deck in kind and build an addition of a second story with a temporary impact of 860 sf to the Conservation District). *(COND-2023-0042)

N. Kypfer explained the applicant is looking for relief to allow a temporary impact of 860 s.f. in the Conservation District to replace an existing deck in kind. This was endorsed by the Conservation Commission on June 12th.

Mark West, wetlands scientist represented the homeowners and presented the application.

Motion: G. DeBoer moved to accept and declare no regional impact. Seconded by: H. Harmon. Vote: U/A



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Public hearing opened

None

Public hearing closed

STAFF RECOMMENDATION:

The Conservation District ordinance §170.-27.C. provides for Conditional Use Permits to allow impacts to the Conservation District if standards have been met. The main standards include a soil erosion and sedimentation control plan, necessary state and federal approvals have been applied for, and Conservation Commission has reviewed.

Planning Staff feels that the applicant considered the criteria of and has provided enough information regarding the soil erosion and sedimentation control to allow for the 860 s.f. of temporary impacts.

The Planning Department recommends the Planning Board make findings and vote to approve the Conditional Use Permit with the following subsequent condition:

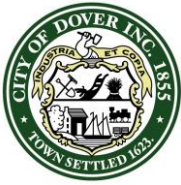
Subsequent Condition to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The owner shall sign the final plans before Planning Board signature.
2. A copy of the NHDES Wetlands Permit

Motion: M. Speidel moved to grant the Conditional Use Permit with subsequent conditions as it is consistent with land use regulations and the impact is temporary. Seconded by: J. Elliard. Vote: U/A

4. STAFF COMMENTS

- TRCs since last meeting:
 - Site Review Amendment for John Kniphfer (Owner: Kniphfer, LLC), located at 43 Back River Road. (Proposal is for a daycare use and to install a second driveway to help with traffic flow at drop off and pick up with associated parking.)
 - Site Review for Cooperative Alliance for Seacoast Transportation (COAST), 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.)
 - Discussion on Industrial Pretreatment Compliance Inspections as part of Technical Review Committee Review
- TRCs coming up:
 - Site Review Amendment for Dewberry Engineers, Inc. (Owners: Giri Dover 200, INC.) zoned Commercial, located at 200 Sterling Way. (Proposal is to install three (3) Electric Vehicle Charging Station in parking lot)
 - Site Review for Fuss & O'Neill (Owners: MHC 155 (Dover, NH) LLC) located at 56 Sixth Street. (Proposal is to construct two story 37,930 sf climate control building)
 - Site Review Amendment for Civil Consultants (Owners: One First Street, LLC), located at 10 First Street. (Proposal is to revise utilities along First Street, revise storefront along Second Street, replace landscaping with porous paver patio, revise east alley to accommodate existing utilities.)
 - Site Review for Horizons Engineering Inc. (Owners: Zeland Schwartz Trustee, The Zeland Schwartz Revocable Trust), located at 36 Olive Meadow Lane. (Proposal is to build 32 individual units through Transfer of Development Rights.)



CITY OF DOVER

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- We received word that we received a Housing Opportunity Grant to hire a consultant to review our regulations and draft potential amendments regarding Housing through the InvestNH program.
- Draft Vision Chapter will be shared ahead of your next meeting and will be up for adoption at your July 25th meeting.
- No meeting on July 11th. Only the fourth Tuesdays in July and August.

5. MEMBER COMMENTS

- K. Pimental
 - Congratulations to Natasha for filling in for Donna at this meeting
- Chair noted all of the Dover 400 events going on this weekend

6. ADJOURNMENT

Motion: G. DeBoer moved to adjourn at 9:53pm. Seconded by H. Harmon Vote: U/A

DISTINCTLY DOVER

A COMMUNITY VISION FOR 2035



City of Dover
Master Plan
Adopted July __, 2023



ACKNOWLEDGMENTS

Thank you to all the people who have contributed to the creation of this Master Plan chapter, especially the Vision Committee and the City of Dover staff. Their contribution and optimism for the future of Dover shaped this vision. Special thanks are given to City Staff, the consulting team, and the Vision Committee for providing critical support and guidance through the completion of the chapter.

City of Dover Staff

- Donna Benton, AICP, Director of Planning and Community Development
- Erin Bassegio, Outreach Coordinator

Vision Committee Members

- Doug Glennon, Chair
- Benjamin Bradley, Vice Chair
- Deputy Mayor Dennis Shanahan
- Councilor Linnea Nemeth
- Hayley Harmon
- Lina Shayo

Consulting Team

- Resilience Planning and Design
- CJW Consulting LLC



CJW CONSULTING LLC

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5. VISION PILLARS AND ELEMENTS	7
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1. INTRODUCTION

A community-wide vision describes the desired future of Dover as imagined by residents and the broader community.

Over the course of nine months, the City engaged with residents and other community members to envision the future of Dover. Informed by public input, the vision was written to capture the collective priorities and aspirations of Dover's people, while painting a vivid picture of what the City will strive to become by the year 2035. The benefit of this approach was the emphasis on public engagement and dialogue which drove the development of the vision. This allowed interested participants to engage in each phase of the vision development process.

Distinctly Dover: A Community Vision for 2035 will guide and inform the City of Dover's Master Plan, a comprehensive policy document which guides land use changes and development. The City of Dover reviews and updates each Master Plan chapter every ten years to inform long-range land use planning, infrastructure planning, and other related policies.

The Vision Chapter is unique in that it serves as the foundation for all other chapters in the Master Plan. Over the next decade, the vision will be used to inspire and inform the priorities and actions detailed in all other Master Plan chapters. The vision is also meant to reflect the desires and priorities of Dover residents, businesses, and other stakeholders. Moving toward this vision over time will require changes to land use regulations, non-regulatory initiatives and investments, and the results will reinforce the preferred pattern of development that has been identified by Dover residents.

Distinctly Dover: A Community Vision for 2035 includes three major components:

- **Vision Statement:** Composed of eight distinct pillars, which represent the core aspirations Dover will be working toward.
- **Community Values:** Identified strengths to be retained and priorities for change.
- **Vision Pillars and Elements:** A description of each vision pillar through a series of elements that provide additional context and ideas.



2. VISION STATEMENT

1. We are a **welcoming, connected, and engaged community** with a high level of civic participation and a transparent, responsible local government.
2. We are a City with an **emerging urban vibrancy**, guided by intentional growth to create **connected neighborhoods, attractive streetscapes, and accessible open space**, while maintaining what makes Dover distinct.
3. We have an **attractive, thriving downtown**, connected to a **lively waterfront**, that serves as a City center and gathering place, and is known as a **destination** for visitors, businesses, and community events.
4. We have **affordable and attainable housing and support services** that are accessible to, and utilized by, individuals, families, and households of diverse backgrounds and needs.
5. We are a community committed to supporting, attracting, and **expanding business and employment opportunities** that foster economic growth and community well-being.
6. We have a **robust transportation system** that encourages safe and appealing pedestrian, transit, and other alternative transportation options that connect us to the broader region.
7. We have **outstanding schools, recreation, and cultural activities** for all ages, and our community organizations collaborate to provide us a strong foundation and promising future.
8. We are leaders in incorporating innovation to create **resilient and environmentally focused infrastructure, energy, and utility systems** to responsibly steward our resources and cherished environment.

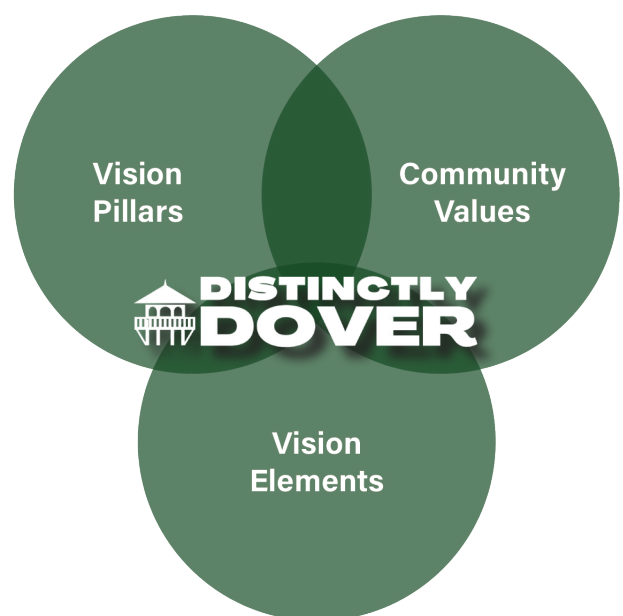


3. UNDERSTANDING THE VISION

Dover's vision statement is composed of eight distinct and equally important aspirations, referred to as vision pillars.

A series of vision elements correspond with each vision pillar and provide a more detailed description of the different aspects and priorities of the pillar. The community values section of this chapter reflects where this visioning process began and how residents view Dover's current strengths to be retained, as well as current challenges that are a priority for change. Taken together, the community values, vision pillars, and elements describe the desired future, or vision, for the City of Dover. The vision pillars and elements are interrelated and interdependent and one is not a priority over another. The numbering system used in the Complete Vision Description section is provided for ease of reference and does not indicate ranking.

The vision paints a picture of Dover in the future. There are aspects of the vision that describe what the City is now, but the focus is on what residents and other stakeholders want Dover to become. Naturally, not every value, vision element, or even vision pillar will resonate the same with every Dover stakeholder, but these themes emerged from community engagement and were heard repeatedly. Together, they provide a direction for Dover to work towards. While the Vision Chapter sets the tone and direction, and is the foundation to inform all the other Master Plan chapters, achieving this vision will require action. The necessary actions will be identified in each of the other chapters of the City of Dover's Master Plan.



HOW DID DOVER ENGAGE COMMUNITY MEMBERS IN CRAFTING THE VISION?

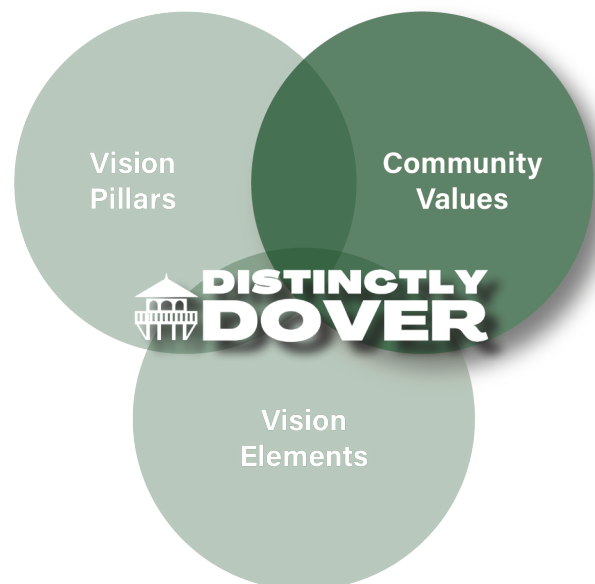
- Tabling at Dover's 2022 Apple Harvest Day and 2022 Festival of Trees Event
- Online polling
- "First 5 Minutes for Dover's Future" at City meetings
- Virtual Visioning Session
- Vision "On-The-Go" Events
- Draft Vision Drop-In Event



4. COMMUNITY VALUES

When thinking about the future, it is also important to reflect on Dover's current strengths and challenges.

Residents and community members value Dover's distinct character and high quality of life. However, when asked about Dover's challenges and priorities for change, participants emphatically named issues that they are most concerned about. Together, these strengths and challenges help to frame what residents want to see retained, as well as what they see as priorities for change in order to reach a better version of Dover.



DOVER'S STRENGTHS: WHAT IS TO BE RETAINED AND BUILT UPON

- **WELCOMING**, friendly, and connected community with a diverse population. A community with a sense of history, well-attended community gatherings, and a feeling of safety.
- **HIGH-QUALITY COMMUNITY SERVICES** and resources including, the library, school system, City services, and healthcare and emergency services.
- **URBAN AND RURAL CHARACTER** that balances a small-town feeling and access to rural areas with the amenities and energy of a City.
- **WELL-MANAGED CITY GOVERNMENT** with long range planning, resident committees, and accessible community engagement with a willingness to listen.
- **ENVIRONMENTAL LEADERSHIP** in infrastructure and resiliency, with thoughtful stewardship and access to natural resources.
- **ATTRACTIVE DOWNTOWN** that serves as the nucleus of the City, with walkable local businesses and restaurants, and provides opportunities for business growth.
- **RECREATION** activities, nonprofit organizations, and volunteer opportunities that are attractive to a variety of ages.
- **LOCATION** and proximity to major cities, the ocean, and mountains.

DOVER'S CHALLENGES: TOP CONCERNS AND PRIORITIES FOR CHANGE

- **HOUSING** can be unaffordable, with fewer housing options and limited supply; also, more people in Dover are experiencing housing insecurity and homelessness, some of whom are also experiencing mental and behavioral health challenges.
- **GROWTH IMPACTS**, or the impacts on existing resources, infrastructure, community, and the overall cost of living as a result of a growing City.
- **TRANSPORTATION**, especially limited public transportation options or frequency, and the need for improvements to support walkability and pedestrian safety, and traffic calming.
- **DOWNTOWN** changes and business opportunity and affordability is becoming more constrained and limited.
- **CLIMATE CHANGE** impacts, energy costs, and environmental resiliency.
- **PARTICIPATION** in local government and civic life is not always representative or convenient to the Dover community as a whole.

Please note that this list of strengths and weaknesses is not prioritized by importance.



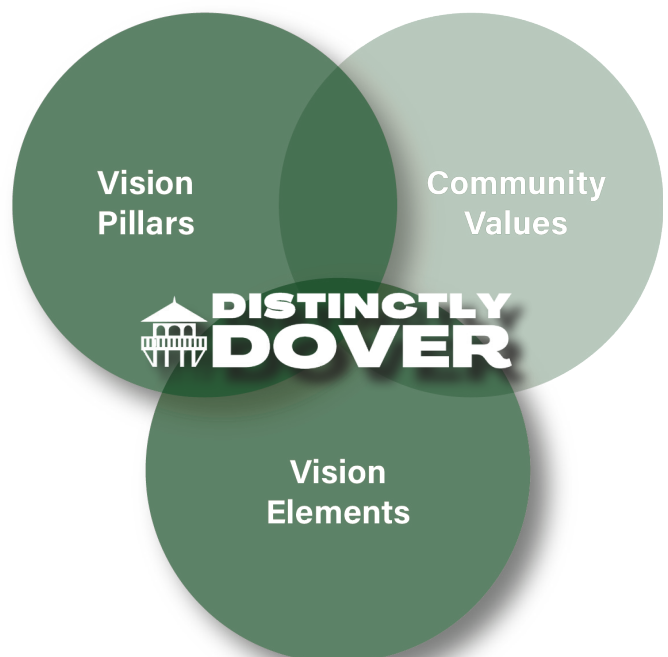


5. VISION PILLARS AND ELEMENTS

The vision statement describes the desired future of Dover as imagined by residents and the broader community. The statement is comprised of eight sentences referred to as vision pillars. In conjunction with each vision pillar are a series of vision elements that provide a more detailed description of aspects and priorities of each pillar.

The eight vision pillars reflect the public input provided during the outreach and engagement process to develop this chapter. Also developed through public input, the elements provide descriptive ideas to guide other Master Plan chapters and implementation efforts in Dover over the coming decade. Some of the elements may reflect what the City is now, but the focus is forward-looking toward

what residents want Dover to be in 2035. The vision pillars and their corresponding elements are included in the following pages.





PILLAR 1.

We are a welcoming, connected, and engaged community with a high level of civic participation and a transparent, responsible local government.

1.1. We are a welcoming community to all.

1.2. We are an inclusive community where everyone can find a sense of belonging and where diversity of identity, culture, and background is embraced.

1.3. We have an awareness and see value in Dover's history and people, past, present, and future.

1.4. We share a community commitment to connect, respect, and take care of one another.

1.5. Intergenerational civic engagement is strong, especially among younger people participating in civic life, volunteering, and local government.

1.6. Community members are informed and empowered to participate in civic life, and there are accessible pathways for all people to get involved.

1.7. Local government is representative of Dover's community demographics.

1.8. There is clear, consistent communication and information among and between community and local government, with local government conducting active outreach.

1.9. Local government is responsive to community needs and there is transparent information and decision-making in City operations.

1.10. An equity lens is applied in local government decision-making and there are collaborative relationships with community groups built on trust.

1.11. Emergency services and law enforcement are responsive and built on positive relationships with community groups, helping to keep us safe and healthy.

1.12. Local government and City operations are fiscally responsible, and there is a thoughtful tax structure that remains competitive and affordable.



PILLAR 2.

We are a City with an emerging urban vibrancy, guided by intentional growth to create connected neighborhoods, attractive streetscapes, and accessible open space, while maintaining what makes Dover distinct.

2.1. Current needs and quality of life of Dover's community are maintained in an effort to plan for and balance future development, growth, and change.

2.2. We have well-planned and thoughtful infrastructure and residential and commercial development that complements current neighborhoods and business areas.

2.3. Dover maintains distinct areas that have defining land uses and characteristics, such as an urban, historic downtown center, residential neighborhoods, business districts, and rural residential, agricultural, and open lands.

2.4. New development and the pace of growth is thoughtfully and intentionally considered in the context of community need, character, and affordability.

2.5. New development takes into account impacts on services, infrastructure, tax structure, and natural resources, especially on finite resources.

2.6. Well-designed development includes density, mixed use, and multi-story structures where appropriate yet conservation lands and open space where more beneficial.

2.7. Riverfront development and our connection to waterways and the ocean is guided in a way that highlights our relationship to our broader geography.

2.8. Development is visually appealing, creating cohesion and connectivity within its surrounding context, especially in the downtown and our neighborhoods.

2.9. Building styles and facades have continuity, are visually appealing, and incorporate creativity and variety within a form-based code.

2.10. Preservation of historical buildings, architecture, and the visual charm of the downtown core is maintained.

2.11. Sense of history, geographical heritage of land use, buildings, and people is present, acknowledged, and appreciated.

2.12. Impacts of climate change, including severe weather and rising water levels are considered in development guidelines and decisions.

2.13. Streetscapes are attractive with resilient greenscapes, permaculture, and trees and serve as corridors and connectors between neighborhoods and commercial areas.

2.14. Universal design guides development and complete streets infrastructure create a built environment that can be accessed, understood, and used to the greatest extent by all people.

2.15. Services, businesses, and activities are easily accessible, walkable, and close by.

2.16. Neighborhoods include green space, parks, and community-gathering spaces.

2.17. Rural neighborhoods, undeveloped land, and agricultural areas are maintained.

2.18. Conservation lands and green spaces are encouraged and accessible throughout the City.





PILLAR 3.

We have an attractive, thriving downtown, connected to a lively waterfront, that serves as a City center and gathering place, and is known as a destination for visitors, businesses, and community events.

3.1. Our historic downtown is vibrant, charming, and fully occupied with a variety of local businesses, retail, and residences.

3.2. While there is an urban experience downtown, the City retains a small town feeling of community.

3.3. There is a walkable City center, with some pedestrian-only areas.

3.4. Waterfront development complements the downtown area and there are gathering places for community, arts, shops, restaurants, and connection to the Cochecho River.

3.5. Downtown development is consistent and attractive alongside the historic architecture and mills.

3.6. There are gathering places and opportunities downtown that create a sense of connection and community, including cultural, entertainment,

and recreational activities for all ages and multigenerational groups.

3.7. Downtown parks are connected as a special feature along the river and there are places to sit to enjoy and access the Cochecho River.

3.8. There is a riverwalk pathway to enjoy downtown and the Cochecho River.

3.9. Downtown residences and neighborhoods have all the basic amenities, including a grocery store, within walking distance and public transportation to allow for car-free mobility.

3.10. A variety of downtown businesses serving community members and visitors can afford to be located downtown.

3.11. There are access points and recreation infrastructure on the Cochecho River.

3.12. Parking is accessible and adequate for downtown, but does not detract from the walkable experience.

3.13. Traffic volume and direction benefits the experience and access to downtown.

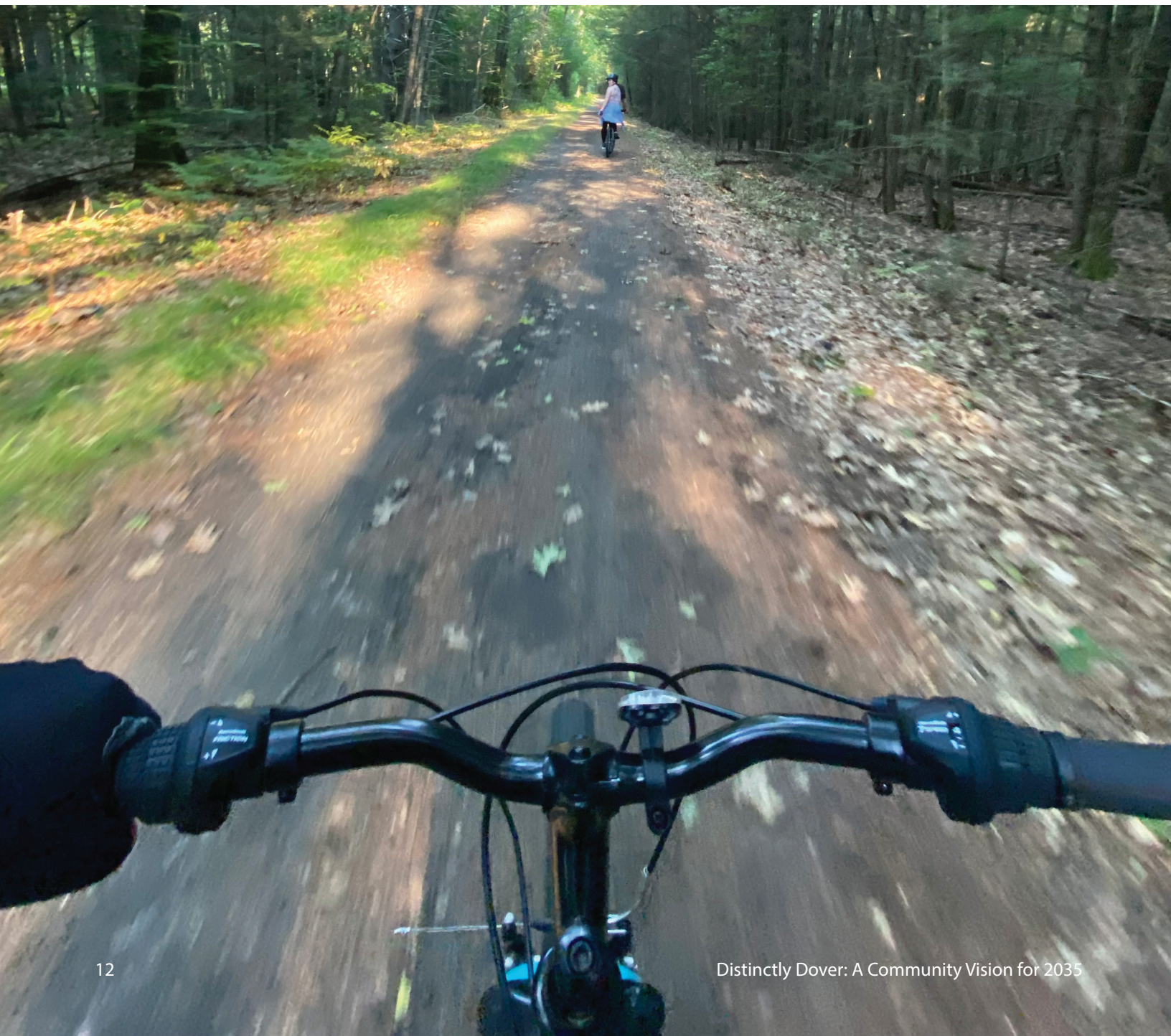
3.14. Well-developed wayfinding brings people to areas not easily discovered.

3.15. Clean, permanent public restrooms are accessible downtown.

3.16. Dover has a reputation for creative placemaking and is a destination for visitors and overnight stays.

3.17. Seasonal festivals, winter amenities, and downtown fairs and events draw community members and visitors.

3.18. Trees, greenscapes, and permaculture replace pavement to create an environmentally-focused downtown.





PILLAR 4.

We have affordable and attainable housing and support services that are accessible to, and utilized by, individuals, families, and households of diverse backgrounds and needs.

4.1. Housing is affordable, and attainable to a variety of individuals, families, and households at a range of income levels.

4.2. Diversity of housing options are available, including single family and multi-family homes, and safe, well-maintained rental units.

4.3. Housing types are interspersed to foster neighborhoods that are multigenerational and socioeconomically diverse.

4.4. We are supporting varying housing needs including availability of one-level housing, assisted living, and long-term care options to meet the needs of residents of all ages and abilities.

4.5. Housing and property taxes are affordable to older residents on fixed incomes seeking to age in place in Dover.

4.6. Housing in the downtown area is available for walkable, car-less living.

4.7. Large single-family housing can be converted into multi-family housing where appropriate.

4.8. Housing is available to adults with disabilities.

4.9. High quality healthcare and specialists, including behavioral and mental healthcare, are accessible and available to all community members.

4.10. Low-barrier shelter and support services are available and utilized by people experiencing housing insecurity and homelessness.

4.11. Creative housing solutions, incorporating the 'housing-first' model of shelter and case management, that meets the needs of residents experiencing homelessness or housing insecurity.

4.12. Collaborative public and private partnerships address homelessness and housing needs in Dover, including supportive resources and specialists within local government and departments.



PILLAR 5.

We are a community committed to supporting, attracting, and expanding business and employment opportunities that foster economic growth and community well-being.

5.1. We are a regional leader and economic hub for creative innovation, opportunity, and growth in a diversity of industries.

5.2. Community members support economic development measures to ensure a strong economic base.

5.3. Businesses and industries are attracted to Dover's quality of life, providing greater employment opportunities.

5.4. Dover is able to retain an adequate workforce capable of supporting the region's businesses, including workers with a diversity of skillsets and at all stages of their careers, due to its quality of life and housing opportunities.

5.5. Dover is known as a regional medical center with high-quality healthcare facilities, providers, and specialists.

5.6. Regulations and processes are clear and predictable in order to foster business opportunity and expansion.

5.7. Downtown is an attractive location for small businesses to find success.

5.8. Businesses and entrepreneurs with a diversity of backgrounds bring cultural experiences, foods, and opportunities to Dover community members.

5.9. Business community actively participates in and is supportive of community efforts and events.

5.10. Local food production, agriculture, and farming businesses grow and thrive in Dover.

5.11. Business and industrial activities are conducted with careful attention to community health and safety and best practices are implemented to prevent or mitigate negative impacts to air, ground, and water resources.

5.12. Redevelopment and reuse of vacant or underutilized buildings and parcels is a focus City-wide.

5.13. Communications and technology infrastructure, including open, fast broadband internet, are reliable and accessible.



PILLAR 6.

We have a robust transportation system that encourages safe and appealing pedestrian, transit, and other alternative transportation options that connect us to the broader region.

6.1. Dover is a walkable City with safe, appealing pedestrian infrastructure throughout its entirety.

6.2. Year-round walkability is possible with a well-maintained sidewalk network in winter months.

6.3. Bike infrastructure, including protected bike lanes, bike rentals, and storage are available throughout the City.

6.4. Regional bike trails connect to regional destinations, including Durham, Somersworth, and Portsmouth.

6.5. There are desirable pathways and trails along the river and other areas of interest, such as the Community Trail.

6.6. Complete streets development fosters non-motorized, alternative transportation options.

6.7. Interconnected multimodal transportation systems, including complete streets, support walking, biking, and transit throughout Dover and the broader region.

6.8. The Transportation Center has ample parking for increased use and is integrated into the streetscape and easily connected to downtown.

6.9. Transit systems support movement throughout the City.

6.10. Public transit is low or zero emission.

6.11. Car-free life is possible in Dover.

6.12. Infrastructure for rideshare, electric vehicles, and other transportation and safety innovations is planned for and adopted.

6.13. Traffic patterns, calming, and alternative options help to reduce traffic and congestion and improve safety.

6.14. Parking is accessible and compliments the goals of the City-wide transportation system.



PILLAR 7.

We have outstanding schools, recreation, arts and cultural activities for all ages, and our community organizations collaborate to provide us a strong foundation and promising future.

7.1. We have high-quality community services that create a foundation for community life and opportunity in Dover.

7.2. We have an excellent public school system that is recognized for its quality education in the region and the state.

7.3. Our school system is supported by committed educators with competitive teacher salaries and valued by community members.

7.4. Schools are prepared for population growth and change and development is paced to align services and tax structure.

7.5. Quality dependent care is available with options for all ages, and our community invests in children, families, and older adults.

7.6. Community-serving City departments, organizations, nonprofits, and volunteers provide educational, cultural, arts, and recreation activities for all ages, especially younger and older Dover residents, and intergenerational groups.

7.7. The Community Trail is enjoyed and well-used by all, has good visibility, and is safe.

7.8. The Community Trail is extended and connected as part of a comprehensive transportation system.

7.9. Recreation opportunities are available on Dover's waterways, including access for paddlesports and other activities.

7.10. Recreation opportunities are available on Dover's waterways, including access for kayaks and other activities.

7.11. Bicycle trails are created and expanded on and recreation trends inform Dover's recreation options.

7.12. Recreation facilities include outdoor playing fields, indoor sports complex, aquatic pool facilities, and more.

7.13. Community arts and culture, including visual art and performance, is part of the fabric of the City and community experience.



PILLAR 8.

We are leaders in incorporating innovation to create resilient and environmentally focused infrastructure, energy, and utility systems to responsibly steward our resources and cherished environment.

8.1. We are a regional and statewide leader in creating innovative, resilient, and environmentally-focused infrastructure, energy, and utility systems.

8.2. We have accomplished our resiliency plan goals.

8.3. We use a resilience-based and long-term costs reducing approach to managing facilities and utilities, energy use, watershed impacts, and climate adaptation.

8.4. We are a leader in environmental regeneration, reducing energy use, and are striving to be a net zero community.

8.5. We have local and regional renewable energy sources, including community solar that powers our public facilities, utilities, and fleet.

8.6. Residential solar and other environmentally-focused home improvements are promoted and incorporated by homeowners, rental property owners, and renters.

8.7. New development incorporates passive and active solar design into its construction.

8.8. Development and road infrastructure updates include electric vehicle charging stations and are prepared for new technology and innovation.

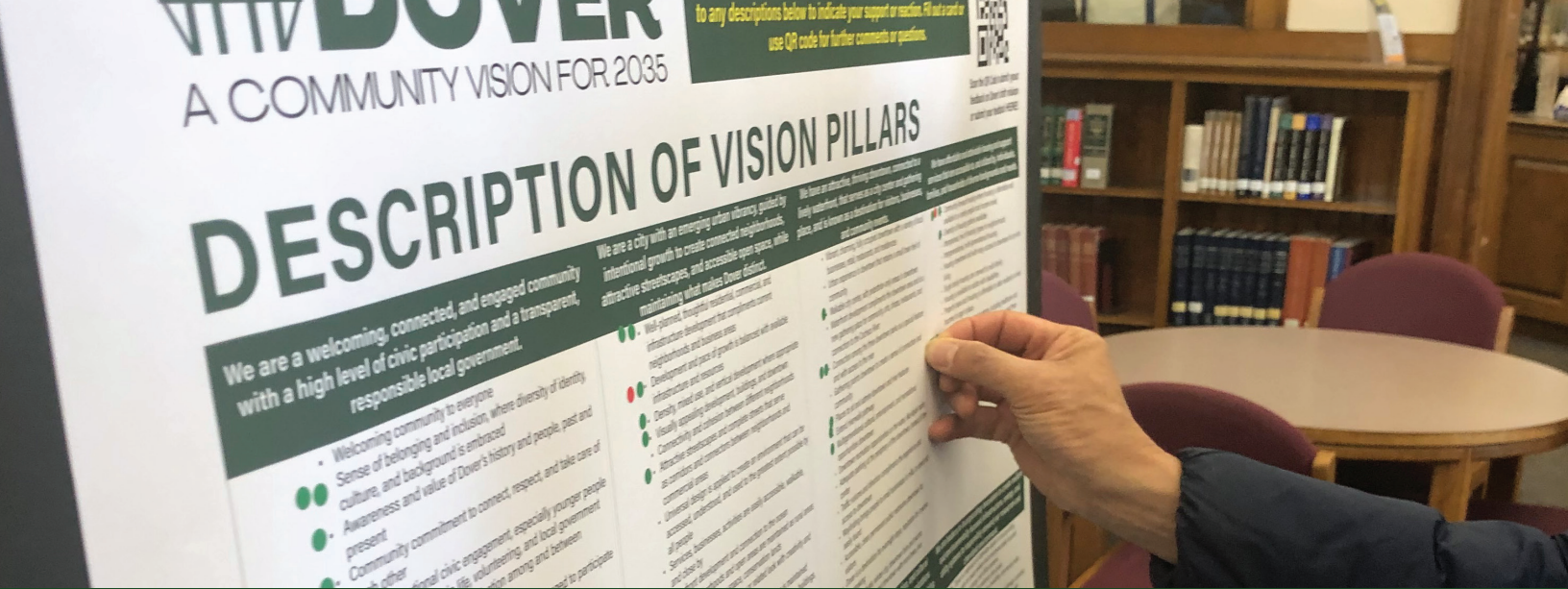
8.9. Regulations and land use ordinances are adapted to evolving technology and innovation.

8.10. Infrastructure incorporates resilience-based design including permaculture, stormwater infiltration, street trees, and landscaping that helps to manage water resources, temperature, and climate change impacts.

8.11. We responsibly steward the Cochecho River habitat for its ecological, cultural, and economic value in Dover.

8.12. Reduction of single-use plastics is encouraged and we are reducing solid waste, while also providing composting services.

8.13. We are prepared for climate impacts with emergency plans and emergency shelters as the likely center for regional response, including anticipated climate migration.



6. ABOUT THE VISION PROCESS

The Master Plan Vision Chapter presents a shared vision of Dover in the future. To create such a statement about the future of the City, it was necessary to hear directly from community members.

A public outreach and engagement process was designed and launched during the Fall of 2022 to help get the word out about this project, and to provide a variety of ways for the public to participate over the next several months, which is shown in the summary timeline on page 19.

Titled **Distinctly Dover: A Community Vision for 2035**, the project was guided by a Vision Committee and City staff and engaged a wide variety of participants through a series of accessible engagement opportunities. A City-hosted webpage provided project updates, advertised events, and ensured access to background documents. Opportunities for event participation and project engagement were also communicated through the City's social media accounts, Dover Download newsletter and podcast, announcements at public meetings, and through other media channels.



VISION COMMITTEE

In September 2022, a Vision Committee was established to provide guidance and direction for this planning process and the development of the Vision Chapter. Over the course of the project, the Vision Committee met periodically with the consultant team and City staff to collaboratively create an outreach and engagement plan, review public input received, refine materials, and to invite public participation. To help initiate the public input process, the Committee selected the title, **Distinctly Dover: A**

Community Vision for 2035. The title was chosen to reflect the unique character and sense of place that Dover embodies and to look beyond the next ten years.

DOCUMENT REVIEW

One of the Committee’s other early tasks was to consider the findings from a review of Dover’s major guiding plans and documents, including the 2012 Vision Chapter. The findings of this document review helped to identify topics that were then used to engage the public and inform the drafting of the new vision. Contributions from Committee members helped to shape the overall project and the final Vision Chapter.

COMMUNITY OUTREACH AND ENGAGEMENT

Distinctly Dover: A Community Vision for 2035 is grounded in the input provided by community members about their vision and priorities for the future of Dover. Outreach and engagement efforts were focused on reaching residents and other stakeholders where they are with simple, accessible ways to provide input. With the Vision Committee

guiding the process, public input was gathered through tabling at community gatherings, online and in person community sessions, online poll questions, and a series of drop-in discussions.

To better understand the hopes, values, concerns, and desired future for Dover, a simple open-ended question was posed: “What is your one wish for Dover’s future?” This question was offered at tabling events and as an online poll. A Virtual Visioning Session early in 2023 provided a longer, interactive meeting opportunity online to discuss Dover’s future and vision in facilitated large and small group discussions.

Vision Ambassadors were then trained to bring a similar facilitated activity titled “Vision on the Go” to community groups around the City. Finally, the draft community vision was shared in a series of drop-in discussions around the City and feedback was gathered both in person and in an online poll. Together, all of these methods drew hundreds of responses (approximately 400) to provide thoughtful contributions that led to the creation of Dover’s Vision.

COMMUNITY VISIONING OUTREACH TIMELINE SUMMARY

Festival Outreach Fall 2023	Get the Word Out Winter 2023	Virtual Visioning Session February 2023	Vision On the Go Events February/March 2023	Draft Vision Drop-In Event April 2023
TABLING: What’s your ONE wish for Dover’s future? • Apple Harvest Day • Festival of Trees	COMMUNICATIONS: • Website • First 5 Minutes for Dover’s Future at meetings • Fliers in all Dover communications ONLINE POLL: What’s your ONE wish for Dover’s future?	INTERACTIVE ONLINE COMMUNITY CONVERSATION: What makes Dover special to you? What do you see as Dover’s biggest strengths? What are Dover’s major challenges? What’s your vision for Dover in 10 years? What’s missing now that you want to see in Dover in 10 - 20 years?	VISION ACTIVITY WITH: • Vision Ambassadors • Dover Rotary Club • Dover Arts Commission • Children’s Museum of NH • Dover Planning Board • Dover Downtown Businesses • Woodman Museum • Dover Business and Industrial Development Authority • Dover Main Street • Dover Committee for Racial Equity and Inclusion	PROVIDE FEEDBACK ON DRAFT VISION VIA STICKER ACTIVITY/ ONLINE POLL: EVENT LOCATIONS: • Dover Community Senior Center • Dover City Hall - Customer Service Center • Dover Public Library • Seymour Osman Community Center • Dover City Hall - Council Chambers



7. CONCLUSION

Distinctly Dover: A Community Vision for 2035 presents a holistic and inspiring vision for the future of Dover. In naming Dover’s desired future, we set the goals and destination and now we must determine how we will get there. Unlike the other chapters of the Master Plan, the unique role of the Vision Chapter is to be the inspiration that guides and informs all other chapters. The action steps needed to reach this vision are to be determined and detailed in the implementation sections of each of the other chapters of the City of Dover’s Master Plan.

Looking ahead, the City should:

- **Review the Vision Chapter annually in conjunction with other chapter updates:** As the City of Dover continues the annual review and updating of Master Plan Chapters, the first place to start will be with a careful review of this Vision Chapter. The vision elements that relate to a specific chapter topic will then inform the guiding goals of that chapter and the drafting of implementation actions.
- **Use the vision as a guiding document in all planning and policy decisions:** Given that the world around us is always changing and evolving, the Vision Chapter should be grounded in discussions of the current conditions of the City of Dover when informing planning and policy decisions. This includes opportunities for the City of Dover to reflect on the Vision Chapter when considering land use regulation updates, capital

improvement plans, and policy decisions that arise outside of the Master Plan process.

- **Share the community vision far and wide to build ownership and excitement around achieving it:** Distinctly Dover: A Community Vision for 2035 will serve as a useful document for other organizations in the community. Non-profit organizations, businesses, economic development groups, and other long-range planning efforts will benefit from the identified priorities and goals for the next decade. This vision was guided and informed by community members and is more likely to be accomplished when many groups and efforts are working together to move toward the same exciting future.

REVISIT



GUIDE



PROMOTE



NEXT STEPS

REVISIT

- Review the Vision Chapter annually in conjunction with other chapter updates.

GUIDE

- Use the vision as a guiding document in all planning and policy decisions.

PROMOTE

- Share the community vision far and wide to build ownership and excitement



8. APPENDIX

The 2023 Vision Chapter Update appendix items and corresponding pages are listed below. Feedback has not been edited and has been included in this Appendix as received.

A. One Wish Tabling and Poll Responses	22
B. Virtual Visioning Session	31
C. Vision On the Go	42
D. Distinctly Dover, Draft Community Vision, Drop-In Day and Poll Responses	53

ITEM A

ONE WISH AND TABLING POLL RESPONSES

To better understand the hopes, values, concerns, and desired future for Dover, a simple open-ended question - What is your one wish for Dover's future? - was offered at tabling events and as an online poll. The following responses were shared by participants and themed by City of Dover staff to inform Dover's vision.

Apple Harvest Day, October 1, 2022: 70 responses

Festival of Trees, December 2, 2022: 32 responses

Online poll question, December 2022 - February 2023: 114 responses

Apple Harvest Day, October 1, 2022: 70 responses

City operations

- Greater transparency on tax breaks for developers to justify residential property tax increases
- All residents and business owners feel empowered to participate in how the City operates
- Improved winter maintenance (snow plowing)

Development

- I wish that a hold would be put on all this condo/townhouse development. I'm concerned about water resources- we're being asked to conserve water because there's not enough- how is the new development going to help the situation?
- No new development
- Turn all the multi-unit rentals into condos- owners who take pride in their investment. Offer incentives to investors to convert/sell rather than rent.
- Please be super aware of how future development will affect driving patterns for the elderly tenets of Central Towers. Put in a left turn light!

Waterfront Development

- For the waterfront to be developed and to become a new gathering place for the City that highlights arts/access to the river and new restaurants and shops
- Kayak racks on waterfront so people have easy way to use on the water

General City Improvements

- New roads
- Plant more trees in the City
- Aquatic center
- Clean up drug paraphernalia
- Skate rink on Willand Pond
- Teenage Mutant Ninja Turtle sewer branding
- Signs to use caution around wild animals (ex. Woodchucks)
- Bigger farmer's market
- Downtown grocery store
- Traffic circle at Pointe Place
- Keep the parks the way they are- keep open land as much as possible

Housing Needs

- Condos on single floor, 3 bedrooms, affordable for seniors. A single-family house with a condo fee also okay. But needs to be affordable.
- Address homelessness in Henry Law Park
- More affordable housing
- More affordable and workforce housing
- Address homelessness and affordable housing
- Another mobile home co-op park
- Affordable housing so that low to middle income can find housing. Also more subsidized housing for seniors
- Help for the homeless
- Helping the homeless encampment on the Trail by train station
- Please address the homeless issues, drug use, and trash

Walkability

- Connection over the train station so can bike straight over without going around
- Cycling routes
- A bike path between Dover and Durham
- A more bike-friendly downtown area- cars aren't looking out for cyclists here at all
- More walkable
- Sidewalks in the neighborhoods
- Bike routes all over town
- Crosswalk over tracks by train station
- Better sidewalks from Washington St. to River St. along Henry Law
- Commercial area that is only walking, no cars, with outdoor dining and maybe skating rink in winter
- Protected bike lanes
- Pedestrian friendly infrastructure (ex. bike paths)

Community Trail/Increased Trail System

- Expanded Community Trail
- Extend the Community Trail to Spur Road
- Connect the Trail to Spur Road and to Newington
- Extend Trail from Watson Road toward Gonic along the old rail bed.
- Extend the paved biking trail, North to South and East to West
- Have Scouts mile marker the Trail
- For the Trail- putting distance markers or signs at each entrance with distance to next section
- Would like to see a single-track mountain bike trail from Rt. 16 underpass to Watson Road along the river
- Better Community Trail vegetation management
- Walking bridge across the river- Whittier St. side of Trail
- I would love to have the Trail longer or more trails
- Running trails
- More paved trails that connect together
- More bike friendly trails
- I love the trail system
- Longer Community Trail with more paved sections
- ADA compliance options along Community Trail, roots and smoother

- Cleaner Trail on Silver St.
- Extending the Community Trail/add improvements (water stop/fountain)
- Walking trail from Dover to Portsmouth (safe walking access)
- Lighting on the Community Trail to make it safer at night
- Expand Community Trail south down Stark Ave.
- More trails
- Green spaces for adults with work out equipment, walking trails for winter access, and wooden walkway in swampy area on Community Trail
- More bike/walking trails
- More info about Community Trail access
- Stripe Whittier St. lot for Community Trail head

Festival of Trees, December 2, 2022: 32 responses

Development

- Stop overdevelopment of Dover (fear that there are not enough services available for population increase)
- Another parking garage
- A new route through the City
- Open spaces where commerce and entertainment can come together
- Space for art galleries
- More public art
- Community multifunctional fitness/outdoor athletic facility (Skate park, climbing walls, gathering spaces, etc.)

Waterfront

- Waterfront Park
- Waterfront developed
- Waterfront development completion
- Waterfront project to be completed
- Waterfront development

Commerce/Community Events

- Wine bar/more businesses to attract more people, more diversity
- More adult activities (paint bar, arcade, etc.)
- Bigger Farmer's Market in Henry Law Park (vendors, music)
- Performing Art Center
- Want to be a "Winter City" with firepits and events
- Wish to see more stores and coffee shops
- Events where stores are open late with activities in the Cocheco Courtyard
- Ice skating rink

Housing Affordability/Homelessness

- Affordable housing
- Mini housing for people that are unhoused
- Low income housing and homeless shelter

- A plan for affordable housing for workers and young people to sustain our community

Pedestrian/Bike Access

- A safe bicycle lane that links Dover and Durham
- Improved bike trails

Community Trail/Parks

- Fitness stations on Trail
- Public bathrooms by the parks
- Expand the Willand Pond trail from the High St. parking lot to Dover Marine
- More Community Trail maintenance (trash cans, clean ups, etc.)

Education

- Smaller classes (high school), Well treated faculty, keep teachers
- Diversity, tolerance, kindness

Online poll question, December 2022 - February 2023: 114 responses

Community/Welcoming

- I'd like to see Dover become a truly diverse community known for our commitment and consistent action in taking care of each other. This means that inclusivity and environmentalism are institutionalized at every level, jobs are created for all, and that the most vulnerable in our community know they belong here and have access to resources they need.
- High-tech, cutting edge-jobs and a strong economy with professionalism, friendliness, great education (including a college) and distinguished work ethic to match
- That it be a community that is accessible and welcoming to everyone; low/no income, elderly, disabled, BIPOC, LGBTQ, young families.
- A vibrant mix of ages and cultures merging to form a diverse community who can appreciate both Dover's historical past (and historic architecture) while also embracing future change.
- I am looking for a welcoming environment in which ALL laws are respected and our residents look out for each other's well-being with courtesy and dignity.
- Diversity, inclusion and equality
- To be a place of community providing adequate and affordable housing in safe locations while building a stronger sense of walkability and community among all of our residents. Create a strong, resilient, and welcoming community.
- Keep adding and sustaining housing, schools and amenities that are accessible and attractive to a mix of cultures and economic status. I want Dover to be a model community in a diverse democracy.
- My one wish for Dover is a vibrant downtown, diversity of housing, strong educational opportunities, and a city for families.

Development/Growth

- Continue to grow the City including completing the water front space
- I wish Dover would leave open land alone.
- An increase in citizens understanding of the development process and especially regarding tax incentivized development.

- Approve new buildings and refurbishments to preserve history and give the center of Dover more of a feel like Portsmouth.
- Build taller buildings to keep the population growing but avoid tearing down green places
- Stop all the building on every parcel of land!
- Slow down growth... If I wanted to live in Portsmouth, I would have moved there.
- Stop trying to become portsmouth keep the Dover image stop building over priced under rented ugly apartments that have no parking downtown.
- Build taller buildings to avoid deforesting city and stop enabling Portsmouth to take credit for being "the city" in NH's seacoast
- Remove height limitations for new development so that more apartments can be built on the same footprint.
- Stop growing!
- my wish is we dont turn into portsmouth. we still have some charm and local input. we dont need ugly buildings like the bradley commons building, nothing higher then 3 stories. lets not forget the charm and architecture that is visually appealing. please no more tattoo parlors and game stores
- Stop trying to be Portsmouth we're not! Too much overdevelopment for one. A lot of Dover public space getting redeveloped where it shouldn't.
- Don't develop the train station parking lot we need that and slow your roll on approving new developments.
- Stop building , the infrastructure cannot handle it.
- Please, God, make central Ave and main street two way. We have a plan, we've had a plan for years. Implement it!
- Stop expanding and building all these new ugly buildings. Keep Dover small and stop encouraging people to move here. My family founded Dover 400 years ago and you are ruining it with what you've been doing
- That Dover is the best community in which to age in place.

Municipal Services/Operations

- Fiscal restraint. Just because we can doesn't always mean we should invest in a good idea.
- Modern progressive city. Mixed zoning, fast cheap Internet, etc.
- I'd like to see evidence that the infrastructures of water supply and waste water management are keeping up with the population growth of Dover.
- Drastically reduce spending. Stop taking advantage of the taxpayers.
- A brand new library building, made for a 21st century community.
- Mounted Police
- Adhere to tax cap
- trash removal without green bags
- Cleaner, less garbage on the streets and throughout the city.
- Bring back mounted police
- To stop being charged for Dover specific trash bags
- Eliminate the cost of garbage bags for residents.
- Homeless clean up on Dover trails.

Affordability/Taxes

- To make Dover an affordable place to live for all.

- Fair, livable wages; comfortable and affordable housing; zero tolerance for bigotry and discrimination of any kind.
- Lower property taxes.
- lower property taxes. no one wants to buy here because they are so ridiculously high
- Lower taxes
- A focus on the well-being of the existing residents of Dover while moving forward with progress. Dover is moving towards being unaffordable to most, and that does not make a community.
- lower taxes for Seniors
- Lower property taxes.
- Lower Taxes

Vibrant Downtown/Attractions

- A vibrant town center that's walkable, beautiful, and safe with diverse entertainment, hospitality and retail. Not needing a car to get the best of what Dover has to offer.
- For the city to be the pedestrian friendly mecca of New England full of unique shops and eateries and life.
- More small restaurants and businesses downtown
- A fun downtown fair/carnival every summer!
- More trees along streets + empty spaces in buildings filled with restaurants/shops. Add features for a more historical vibe to the city
- An easily accessible vibrant downtown with restaurants, attractions, and galleries that make it an area destination.
- More shops and restaurants downtown
- I understand the need and desire to grow this city, but making sure downtown stays the heart. Keep business affordable on central ave. The reason I love Dover is because it feels like a small town. Don't lose that charm.
- Improved downtown shopping area, less restaurants and apartments, and better shopping -- maybe a few chain stores like the Paper Store or Stonewall Kitchen.
- Beautify broadway, add more businesses, bike lanes
- Re-imagined streetscape in the downtown that gets rid of one way traffic and incorporates more trees and less pavement.
- Dover to be the next Portsmouth - with more restaurants, parades/community events, dog parks
- please look for quality sustainable businesses... we dont want or need a portsmouth disaster where the local flavor and charm have been sold out to corporation interests
- Remove the parking meters so that we can rebuild the downtown shopping.

Preservation

- Would like to see Dover promote it's unique historical and geographical heritage. Continued development of riverfront and connection to the ocean.
- That despite its growth, Dover will honor and retain its architectural history and make every effort to keep downtown Dover a vibrant charming historical city center. The city council should be conscious of projects away from the city center, like Dover Point and the Cocheco River Development, and the scheduled development on Littleworth, that would draw business away from the city center. There are too many vacancies in downtown Dover.
- That in some way Ole Dover can still be acknowledged, and appreciated and not forgotten..

Housing Needs

- A balance of affordable housing for families.
- Affordable housing/rentals that will enable vulnerable individuals, particularly single adults beyond college age and seniors on limited incomes, to continue being part of the Dover community. "Luxury" apartments aren't affordable.
- I'd like to see a diverse base of housing that would accommodate lifestyles of the more affluent residents as well as those who cannot afford expensive housing, but wish to be a part of this beautiful community.
- Economic diversity in home ownership. Development of sub 200,000 properties should be targeted by the city approving permits only that cost and running city sewerage extensions to such developments.
- Enough affordable housing for everyone! Maybe a community land trust.
- Affordable safe housing for all who want it
- Affordable housing
- One that requires affordable housing that are income based and low barrier (ie housing first models) and not just workforce housing, but creates a mix of market, workforce and affordable. The gentrification where developers are allowed to reap benefits of top end market rates while homelessness is swept and criminalized and even social services get pushed out of downtown areas by developers (ie transportation center).
- Create housing for those experiencing homelessness.
- Stop building all the high-end apartments!
- To ensure that every citizen in our city, regardless of their economic status, has safe, affordable, equitable, accessible choices in where they live, and access to supportive services to reach their fullest potential.
- Affordable Housing for all is important and giving homeless people ways to access safe housing. Local government should support reasonable and creative approaches to tackle homelessness and substance abuse disorders.
- Another Dover Housing Apts for people who cannot afford Dovers high rents
- We need to house everyone. One principle of the indigenous Northeastern people was, "No one goes hungry." No one.
- A roof over everyone's head. No houseless/homeless people in our community., I think some public/private partnerships could make this happen to the benefit of all.
- Inclusive Housing options for individuals with disabilities, in conjunction with more affordable workforce housing.
- Higher density housing downtown
- Affordable housing

Active Transportation and Public Transportation

- Easy, safe, comfortable pedestrian access across the city.
- Add more bike paths to include all the way down and thru Dover Point.
- Flashing crosswalks downtown. Specifically on Main Street for the Mill building. Cannot tell you how many times I or other people almost get hit.
- So much to be proud of in Dover! My one wish is to continue efforts to make Dover a walkable city. That would mean extending and maintaining the network of sidewalks which includes clearing them quickly in the winter months so they can be safely navigated. The benefits to the residents will be better health, more community engagement and less demand on downtown parking. Thank you for the opportunity to weigh in!
- I wish Dover would become more pedestrian-and bicycle-friendly. A car free downtown area, more sidewalks (even consistent sidewalks on the streets that have them would be nice!) I

would love to feel comfortable walking and biking through our city but there's so much traffic i would never feel safe on my bike. And the sidewalks are sporadic and in disrepair in many areas. People drive quickly and distractedly around town. Better public transportation would also cut down on some of the heavy traffic. We don't need to be in our cars all the time! Dover is lovely and getting people outdoors would be a great goal for us all.

- One of Dover's greatest quality is that a car isn't needed for everything like some places. I wish Dover had a separated bicycle path that connected with a nearby city. Cycling to Somersworth, Portsmouth, or Durham/UNH. Right now requires being on the road with high speed cars at some point, so most people won't do it. It would be nice to have a bicycle path or greenway that was separated from the cars and was intended for transport rather than just recreation. I'm assuming that by 2035 the East Coast Greenway section being built from MA to Portsmouth will be completed. I hope Dover will have developed its own cycle paths so that we can become a spur/hub on the greenway.
- Extend the Willand Pond trail from the liquor store to Dover Marine
- That we embrace our new identity as kind of city and make it more walkable--more public transit and fewer ground floor garages downtown. A city needs a street life and the parked cars just kill it.
- I'd like to see an embrace of walkability for the majority of the city. Walking, biking, scooters, and other similar styles of mobility becoming the dominant method of how people choose to come to Dover. I'd like to see a few streets that don't allow cars and have become community hubs. I'd like to see a few parking lots deemed unnecessary and transformed into more valuable spaces. I'd like to see a city designed with infrastructure that prioritizes people first.
- I would like to see more sidewalks and walking trails as well as more bike lanes throughout the city
- A more walkable community with greenspace for gatherings and events.
- A place with innumerable, safe, well maintained, year-round, on- and offroad options to ride my bicycle for commuting, running errands, and recreation that get used by the majority of the population.
- Increase walkability
- That it continues to be a walker/runner friendly town.
- More public transportation - ability to truly live a car free lifestyle with no sacrifices
- Turn Central Ave into a no-cars walking mall with outdoor seating and art from 3rd St to Washington St.
- Fast reliable and cheap public transit connections good enough you don't need to think about it

Recreation

- Increased access to outdoor play fields.
- 65+ Dover Residents Social Club Hall (open daily w/Dover sponsored fun activities and Dover sponsored transportation), this group pays good amount in property taxes and do not utilize schools, but sure would be nice for them to socialize here and meetup and build up our local community projects. Give this group a place to be daily with friends and enjoy themselves and they will give back, this way they won't move other states. Better for City of Dover's Tax budget if you cater a little to this group without children. Most 65+ leave Dover because high taxes and nothing benefits them, this would benefit Dover greatly from a cost accounting point of view.
- I wish for Dover to invest in families of young children by investing in parks and rec, and expanding/renovating existing parks in Dover, possibly adding public pools (Concord has many great public pools for residents).
- a new sports recreation complex which would contain a state-of-the-art aquatic facility

- A quality indoor sports and recreation facility, including a new aquatic center
- indoor sports recreation complex with an aquatics center
- Indoor sports facility
- I'd like to see Dover build a large, quality indoor recreation facility to accommodate the city's growing population of active citizens.
- Dover (and the region) needs a multi-faceted, quality indoor aquatics and recreation facility for people of all ages and abilities. As the city continues to grow, we must have great recreational opportunities for our residents.
- A sports and recreation multi-activity complex.
- My Family of 6 would love to see Dover have a quality indoor sports and recreation facility, including a new aquatic center. We are an athletic family with soccer players at all levels, basketball, tennis and swimmers.
- I would like to see Dover get a sport complex it would benefit both the young and the old!! It would be a great addition to bring more healthy programs to all
- A top quality inside / outside sports complex ensuring that health and fitness is a priority for all ages from pre K to Seniors.
- More community events.

School System Needs

- Top-notch public schools with terrific teachers who are paid what they deserve (which is more than they get now).
- Increased funding for Dover's public schools so that we no longer have the state of New Hampshire's second lowest per pupil expenditures. Also, respect and admiration for the students, teachers, paraprofessionals, administrators, staff, volunteers and school board members who make our schools such great educational communities.
- That we are known for having excellent public schools at all levels
- Safe schools, quality education taught by valued and invested educators.
- That we foster the future of local children, through education and support of both children and their families. This is the best investment anyone could ever make.
- Make sure schools are sufficient for all this growth.
- Field trips at school should be free.

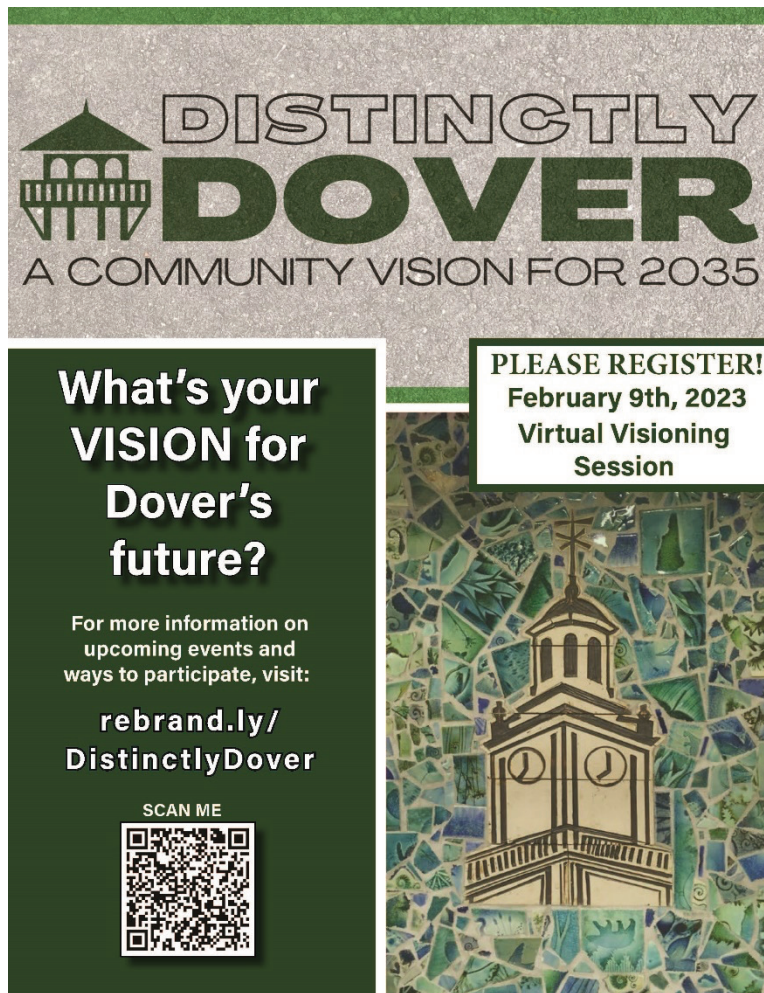
Resiliency

- Charging stations for electric vehicles
- To have one! If we don't address climate and other urgent conservation issues now - we won't. And not just lip service, real, tangible action is needed. We need to change and change fast if we want to survive. I do see that Dover is working toward this goal, but we need to continue to grow those efforts as much as possible.
- Be a leader in environmental regeneration. Be a net zero energy user, create edible landscapes, plant mini-forests to sequester carbon, use building materials that are eco-friendly, design urban environments for people and nature.
- That everyone composts.

ITEM B

VIRTUAL VISIONING SESSION

On Thursday, February 9, 2023, a Virtual Visioning Session was held online to gather input from Dover residents on their thoughts for the future of Dover. Twenty-five Dover stakeholders participated, including small group facilitators. During the interactive 1.5 hour session, participants discussed and provided input on what they saw as Dover's strengths, challenges, and vision for Dover in 2035. A recording of the [Virtual Visioning Session](#) was posted on the project website.



DISTINCTLY DOVER
A COMMUNITY VISION FOR 2035

What's your VISION for Dover's future?

For more information on upcoming events and ways to participate, visit:

rebrand.ly/DistinctlyDover

SCAN ME

PLEASE REGISTER!
February 9th, 2023
Virtual Visioning Session



DISTINCTLY DOVER

A COMMUNITY VISION FOR 2035

VIRTUAL VISIONING SESSION

FEB. 9, 2022

6:00 PM - 7:30 PM

Virtual doors open 5:45 PM

AGENDA

- | | |
|----------------|---|
| 5:45 PM | Virtual Event Doors Open: Join Zoom early to sign in |
| 6:00 PM | Welcome: What is a Master Plan Vision Chapter? |
| 6:20 PM | Building on Strengths & Priorities for Change
What's going well? What do you see as Dover's biggest strengths?

What are Dover's major challenges? What are you most concerned about over the next few years? |
| 6:50 PM | Vision for Dover
What's your vision for Dover in 10 years?
What's missing now that you want to see in Dover? |
| 7:30 PM | Adjourn |

More Information:

Event participation is best from a computer, but attendance is available from any device.

For questions, please contact Erin Bassegio (E.Bassegio@dover.nh.gov).

Additional project information: rebrand.ly/DistinctlyDover

The following notes were collected in chat and heard during small group discussions as noted by recording facilitators.

IN CHAT: What makes Dover special to you?

- welcoming community
- The nice community
- The people
- The community is great. So many activities that make you feel like a part of something.
- great people, its potential to be an even more livable city
- I like that Dover residents have a strong commitment to volunteerism and making the city a better place.
- As there City grows, there are independent efforts to create more close knit relationship in the community through organizations and groups like this.
- The wonderful women of Dover Area Women's Club and welcoming Chamber of Commerce.
- The city council and the mayor
- Feel very happy with my personal history with family in Dover, and now with my children choosing to raise their families here.
- like all of the local businesses, local places, in the downtown area.
- Downtown is great. Food is awesome.
- it is beautiful. I love the way downtown looks with the trees and buildings.
- Small town feel with amenities of a much larger city
- Dover pools
- I enjoy that Dover is a complete community; I don't need to leave the city to get anything done, nor do I need to get in a car. Nice place to be.
- Pockets of wildlife and nature that are walkable, community trail, strong and extensive library, good neighbors, the river, public transport nexus
- location near to ocean, lakes, Boston. Small city but yet it has all the amenities you could ask for.
- Leadership in environmental stewardship
- All lands in easement
- The river and being part of the Great Bay Estuary
- Access to the water; mix of rural and urban; our neighbors; commitment to environmental stewardship

STRENGTHS: What's going well? What do you see as Dover's biggest strengths? Star repeat themes or biggest strengths.

Group 1:

- Wonderful recreation **STAR**
- Services and resources for townies **STAR**
- Community feel **STAR**
- Downtown bustling **STAR**
- Great location but not too touristy **STAR**
- Great community friendly people
- Public transportation
- Library great service and adult education
- Committee to appoint committee members

- Parks and community trail pool recreation
- Great fire and police service
- City gov is open minded easy to work with
- Mcconnell center non-profits
- Children's museum and woodland
- Train to boston
- Exciting new businesses opening
- Many boards and commissions over years

Group 2:

- Nexus between transportation systems. Can usually get to where you need to go **STAR**
- The development has been broad in scope. Have a broad age spectrum. **STAR**
- Location is great. Can get to anywhere in NE **STAR**
- A great first responder program. Like having a city owned ambulance element. **STAR**
- Enjoyed the efforts of working on the trail
- Library is a great community asset that provides multiple educational opportunities
- "Community" has made my transition to Dover, being new in Dover has helped my engaging in the community
- Love our proximity to the ocean
- Like Dover's growth and encourage it
- Our broad population age groups
- Dover has been able to attract new business even while some are leaving downtown
- Assets such as garrison hill and the comm trail.

Group 3:

- Long history **STAR**
- Proactive focus on infrastructure **STAR**
- Diverse community **STAR**
- Fastest growing
- Not too many chick fil a or KFCs
- Age diversity
- Very popular
- New diverse, local businesses downtown. Great variety
- Nuclear town, has downtown, don't need a car
- Shout out to Planning Dept on environ. stewardship
- Very accessible
- safe
- Leadership on environ issues.
- Great location, near boston, mountains, ocean
- Folks can have feedback
- Community trail, alternative transportation
- Community Trail Open lands recreation activities for variety of ages
- Bus service, train, good transportation
- Good participation (could use more)
- Citizens leadership academy

Group 4:

- Community Trail **STAR**

- Police and fire are very responsive
- The river as a focal point
- Commitment to resiliency
- Henry Law Park
- The library
- Access to train/Boston
- Indoor and Outdoor pool
- Pockets of nature
- Apple Harvest Festival/community events
- Restaurants, breweries throughout the area
- Feeling of safety
- Faith-based groups
- Hospital access
- Can be “outside of town” into rural areas
- City services are personable and easy to engage with
- Local businesses downtown

Group 5:

- Well-Managed City **STAR**
- Environmental mindfulness **STAR**
- School system
- Variety of amenities (while a small City) - surprising!
- Attractive City
- The rivers are clean, the enviro. Is a focus
- As a business owner, I like how the downtown attracts people (charm)
- Cool restos!
- Feels safe!
- ADA
- Community Trails, well-maintained
- Love the access of City services; pool etc.
- Focus on Need for Workforce housing
- Library activities
- Lots of Opp. for resident engagement
- Rural city character, sidewalks and woods!
- Small city feel
- Golf course!
- Careful (smart) growth
- Active Churches; Club for everyone in town

Group 6:

- People are helpful and kind **STAR**
- Welcoming to the neighborhood
- Community engagement **STAR**
- City Leadership on key issues **STAR**
- City council
- Balancing urban development with environment
- Willingness to listen and change
- Long term planning

- Warming center and resources for homeless
- Downtown walkability

CHALLENGES: What are Dover’s major challenges? What are you most concerned about? Star repeat themes or priorities for change.

Group 1:

- be aware of limited enviro resources STAR
- Affordable housing STAR
- work on statewide small footprint housing STAR
- New energy sources: solar etc STAR
- Robust Public transportation STAR
- Balance housing and employment STAR
- Need municipal broadband help bring more businesses STAR
- Homeless
- Attracting mix of employers lg companies too
- Connecting resources downtown - more signage, creating larger plan for downtown
- Cultural resources
- More diversity
- Climate adaptation
- Maintaining and affording w/out taxes sky rocking our infrastructure

Group 2:

- Winter access to the comm trail esp by the ped bridge and transp center STAR
- Continue to manage Dover’s growth to make sure it fits with the environment STAR
- Pedestrian safety. Esp downtown STAR
- Housing and rent prices STAR
- Maintaining old building
- Accessibility to social services
- Safety: homeless population concerns and around the comm trail
- Maintaining trails
- Wintertime use of sidewalks downtown
- Housing for homeless
- Taxes for young families and retirees

Group 3:

- Housing STAR
- Needs to remain livable even with increased density STAR
- Traffic has increased STAR
- Infrastructure and services capacity STAR
- Dover’s pedestrian center turning into traffic jam as a cut through
- Renters should be engaged as much as homeowners
- Balance between new dev. and protecting history
- Renters can create transient community
- Need more engagement/ need more intuitive website
- Smart Growth. Avoid sprawl.
- Lack of pedestrian safety/comfort

- Too many multi-families too quickly
- Chaos from our diversity in terms of vision for Dover. Lack of consensus
- Cultural divide like other communities
- Need a vision that people can rally around
- Lack of interest in civic participation
- Aggregate look of all development in totality

Group 4:

- Maintain and improve walkability STAR
- Governing bodies being more represented of the community as a whole STAR
- Sidewalks and bike lanes STAR
- Affordable housing STAR
- Corporate chains moving into downtown
- How do we make Dover livable for people of all income levels?
- Traffic
- Graffiti
- Maintaining water quality over time
- Youth engagement
- Changing character
- Creative engagement
- “Age 8-80 streets” (accessible for all)
- Attracting businesses to Dover

Group 5:

- Workforce housing STAR
- Walking City STAR
- Public Transpo. - maintain as priority STAR
- Increase bus routes STAR
- Citizens need to be able to move around safely
- How to manage more people/increased population!
- Access to City resources
- Housing for adults with developmental disabilities
- “Inter-connectivity” of the City core
- Keep the river accessible to residents
- Attention & focus on walkability
- Micro-mobility
- Growth, and managing it appropriately
- Define the City core - carfree option?
- Creating alignment with City mission, priorities, values
- Infrastructure, traffic flow through center core...
- Pay special attn to kid, walking, scooter safety
- Information density challenge

Group 6:

- Limited land - constraints STAR
- Affordable housing availability STAR
- Public transportation availability STAR
- Boxing out lower income from being able to live in City STAR

- Densely developed areas - bigger buildings
- Sustainable growth
- Traffic
- Sidewalk improvements
- Road maintenance
- Keeping the same service levels as we grow
- Better visibility at crosswalks
- Pedestrian safety
- More public transportation options (ie bike rentals)
- Ways to create diverse housing options

VISION DISCUSSION: Imagine you're in Dover 10 years from now,

- What do you want Dover to look and feel like in 10 years? What do you see around you? What is community life like?
- What's missing now that you want to see in Dover in 10 - 20 years?
- Brief report out: "What key points would summarize our discussion?"

Note – a change to 5 groups due to consolidation over the event duration.

Group 1:

Report out:

- Walkable downtown with robust transportation
- Expanding the open and green spaces and having a more environmentally focused downtown
- Balancing the small town feel with the continued growth

Discussion notes:

- Seen tremendous change overtime - growth is hard but on the right path i think in town will see more enhancement of businesses and restaurants think waterfront will be done great schools, recreation people in place watching carefully within the gov dept think way going is good will be a vibrant community.
- Waterfront will be done, think a lot is already happening
- Balance of "small town" still feels like it continue to balance community feel with continued growth. Steady growth is good without losing sight of small connected community. Excitement about small businesses attracting a mix of employers
- Having a great reputation like Portsmouth. More recognition in Dover for the great things happening.
- Local farm food co-op, edible city all plantings in city to be edible, dover to become a transition town environmental friendly things, walkable for community for everyone different modes of transportation maybe have trolley more green spaces - roofs, sides of buildings, community arts center either utilizing the school theater or being more progressive with the strand focus on creating an art center culture - community pace art center, community solar people connect to, community broadband for business, intergenerational affordable housing community support, like to use resources at high school more broadly use resources we currently have: shops, etc hard to access as is.
- Dover as being an affordable city for people a walkable city easy to get around, a city that has waterfront development and parks and open space that dover continue to grow open spaces to take advantage, continuing to manage.
- Adding sidewalks or bike lanes enjoy downtown by walkability

- Ability to attract new businesses currently is great vital to survival of city been able to do that but need to be able to walk there and get to them.

Group 2:

Report out:

- All things housing and balancing the car and person, pedestrian only areas
- Making sure the things that people need, business that provides those, critical services and businesses are walkable so people don't have to drive to Somersworth or other neighboring communities
- Connectivity and cohesion between different neighborhoods. Respecting and reinforcing the streetscapes that are appropriate for each of those neighborhoods and we can make sure that there's cohesion between them.

Discussion notes:

- Commingled, diverse housing, focused on the downtown
- Downtown the dense part, more walkable center than drivable
- Preserve the outer as more rural and natural
- Develop capacity so that green spaces protected aren't just buffer, water sources, expand open space protection
- Completion of the community trail
- Stronger focus on streetscapes. Downtown is fully developed, not a hodge podge. Good neighborhoods
- Rural neighborhoods still rural
- Less chaotic, more consistent downtown
- Natural areas have breathing space
- Rational parking, move to peripheral instead of in center
- Hidden gems such as small businesses in mills, more wayfinding to get people to the things they want but don't know about
- Attract folks from out of town
- More event space. Strand is underutilized. Bring night life to the town
- Like the concert series in the summer.
- Livability and consistency of streetscape in the downtown
- Preserving the history of the city, preserving neighborhood atmosphere (ex. Cushing St.)
- Private property should be better maintained, codes enforced.
- More involvement of people
- More younger, young parents, students more involved and increased participation
- Our public transit low or zero emission. Running in larger number of routes, more people on board, not just those who need to take public transit but want to. Need more funding from the state.
- Connection to Greenway, extension of the Community trail
- Dover Point has it's own little downtown that is separate from other downtown, needs connection and acknowledgement and connection including to Somersworth downtown
- Show some cohesion between commercial areas.
- Bike connectivity to different downtown pods, is there a shuttle between commercial areas, but needs to be frequent and reliable
- Transportation Center is a valuable resource so let's integrate it into the streetscape more.
- Chestnut St. is barren now but has much potential
- See education system that gets sufficient support and in turn gives us award winning education, recognized schools,

- Charter schools, SAU, etc. to work cohesively
- Pursuing multi-sports complex
- Waterfront development
- Neighborhood parks in town
- Traffic in downtown, will it be similar to North Conway? They have to go thru downtown rather than a bypass. We should have a bypass for those who want to get thru quickly.
- Tollbooth deleted from Spaulding Turnpike?

Group 3:

Report out:

- Multimodal transportation, walkability, pedestrian only areas, interconnected trails systems, sustainable energy sources, moving to electric vehicles and ebikes
- Overall 15 min city - walking to everything, services, grocery. Or if living further out 15 driving. In general the idea of a 15 min city.

Discussion notes:

- Electric trains, trolley line downtown (alternative to buses)
- Easy access public transportation for all ages
- Keep the pools open
- Increased walkability (more bike lanes/trails)
- Increased density downtown, more diverse
- EVs, ebikes
- Walking downtown
- More extensive park system
- Solar energy, sustainable energy
- Increased green spaces
- "15 minute city" everything is accessible within 15 minutes
- Local, public utilities (alternative energy)
- Pedestrian section downtown
- Connected bike lanes (regional trails)
- Expanding the Community Trail
- More activity on the river, Waterfront park
- Younger people, increased civic engagement, volunteerism
- More public bodies that can bring forward recommendations
- Inter-generational civic engagement
- Leveraging different food stores and making larger co-op
- Regional Transportation Center at the train station with housing and office space, grocery store, child care

Group 4

Report out:

- Intentional growth is fundamental
- Variety of housing options for all types of people
- Transportation - making the city hospitable to all forms not just cars
- Maintaining green space and allowing access to it as well as the river

Discussion notes:

- What is going to look like? And what do we WANT it to look like? (Different things!)
- The City will become more affluent, which we need to plan for
- Growth: different in New England than TX or FL!

Additional notes in chat:

- One thing I'd add for our group was a hope for local renewable energy
- More Cell towers on the outskirts of Dover!
- One thing I would add to the multi-modal transportation/complete street discussion is the importance of street trees and landscaping to help with aesthetics, stormwater, shade during the summer, etc.
- A lot of consensus and alignment between the different groups!

ITEM C

VISION ON THE GO

In an effort to reach more Dover residents and stakeholders, a Vision on the Go activity was developed to gather input from community groups around the city. Following the outline of the Virtual Visioning Session, a facilitated Vision on the Go activity was designed for participants to give input on Dover’s strengths, challenges, and vision for Dover in 2035. The activity was designed to be approximately 30 minutes or less (or longer if desired) in order to fit into the agendas of community groups. Vision Ambassadors attended a January 2023 training to learn how to use the discussion guide to facilitate and document input from stakeholders. Vision Committee members, Vision Ambassadors, and City of Dover staff invited community groups to participate over the course of two months (February and March 2023). A total of 10 community groups learned about Distinctly Dover: A Community Vision for 2035 through the Vision on the Go activity and 96 people provided input that informed Dover’s community vision.

Group	Meeting Date	Participants
Vision Ambassador Training	1/17/23	10
Rotary Club of Dover	2/8/23	20
Dover Arts Commission	2/6/23	10
Children's Museum of New Hampshire	2/8/23	9
Woodman Museum	3/2/23	8
Downtown Business & Retail Group	2/27/23	9
Dover Planning Board	2/14/23	8
Dover Business and Industrial Development Authority (DBIDA)	3/7/23	12
Dover Main Street	3/14/23	10
Dover Committee for Racial Equity and Inclusion	3/23/23	N/A

The following notes were collected at each Vision on the Go activity by recording facilitators.

Vision Ambassadors

Building on strengths (Vision Ambassadors)

- Investing in the community trail, art, new businesses, variety in downtown
- Commercial activity downtown
- Attention and planning from city departments
- Energetic vibe in the city
- Leadership in environmental concerns - stormwater management
- Community trail and investment in public recreation
- Transportation options
- Wonderful place to live, work and play
- Boards and commissions value and understand arts' role in planning - tied to community trail, rec, environment. Holistic city.
- Parks and rec program is an asset
- Housing density - many people need places to live
- Walkability and bikeability is good and getting better
- Major strength access reliable and world class healthcare and providers
- Energy commission exploring ways to generate renewable energy. Location of three rivers.

Priorities for change (Vision Ambassadors)

- Building consensus among people about the future direction of Dover - ex. storm water, utilities
- With growth - balance commercial development and unique characteristics of city
- Housing costs - concerns about being priced out and wanting to buy a home, making sure that opportunity is available to people
- Opportunities for renting and buying housing in Dover - affordability at many price points
- Diverse housing inventory with range of accessibility
- Rethink what affordable housing looks like - not replicating HUD housing only. Creative approaches in housing development
- Housing insecure and homeless support - not just housing, whole person support
- Keeping up with growth - infrastructure that meets needs, roads, pedestrian, internet, wireless, reliability, utilities and capacity, including schools and hospitals. Already seeing pressures.
- Food security, opportunities to support agriculture and support smaller supply chains

Vision for Dover (Vision Ambassadors)

- Best schools in the area and state
- Growing ridership and public transit - is missing.
- Robust public transportation system and alleviate traffic and parking issues that are likely to worsen
- Creativity in building styles and more variety
- Guidelines for building styles for continuity in look of structures
- Bike rentals and riders
- Similar to now in 10 years, more housing options
- More opportunities for adult community and competitive sports teams and rec, not driving to Portsmouth
- Thriving and resilient community that can weather economic challenges and be positioned to thrive into the future - not focusing on one industry, keeping diversity in economic industries
- Thriving businesses and destination for natural environment element and recreation opportunities

- Waterfront Park is vibrant and people came to visit and be next to the water. Feature for the city.

Rotary Club (20 participants)

Building on strengths (Rotary Club)

- Good collaboration among City Departments and Library
- Mindful growth
- Strong school system, wentworth douglass hospital and association with boston medical
- Good schools
- Warming center
- Chamber and City community events (apple harvest), cochecho arts festival, movie events, family events
- Good hospital
- Accessory Dwelling Units
- Strong school system, good experiences with students, taxes aren't as high as other areas
- Responsive and well-trained fire and police forces
- Possibility of Energy Coop
- Rich history of Dover
- Community Action Program
- Small town charm, big city amenities
- Law enforcement in the community (participating in events)
- Youth outreach by police department
- Attractive, love to fish, rural areas, outdoor recreation
- Woodman museum and chamber events
- Community Trail
- Strong school system, maintain beyond basic needs
- Tax cap
- Strong school system, invest in opportunities for families, community

Priorities for change (Rotary Club)

- Homelessness
- Over-spending
- Workforce housing
- Affordable housing
- Taxes
- Extend the Community Trail network
- Insufficient services for mental health needs
- Property tax—strong dislike as a tax base
- “Too many bars,” wants a more thoughtful downtown with family eateries (family options at night)
- Drug overdoses remain a problem
- Cost of living
- Affordable housing
- Too much building density
- The middle class is disappearing
- Workforce housing is needed, want to see people come to the community
- Traffic
- 20-year waiting list for public housing
- Starter home are missing (missing middle)

- Parking expenses—would like 1 hour free
- NIMBYs
- Diversity and equity planning for the future
- Transportation—hard to live here without a car; buses have been cut back
- Workforce housing
- Unintentional growth, needs to be thoughtful
- Concern that City government may not be capable of meeting the challenges (specifically, population growth from 17,000 to 34,000)
- Affordable housing, losing culture
- Would like blue collar restaurants as well as fine dining
- Concern that City government is too vulnerable to politics (book banning, School Board candidates)
- Thoughtful planning for Downtown, tax incentive for businesses to come (not only restaurants and bars)
- Provide affordable housing
- City infrastructure is not keeping up with the population
- Waterfront development

Vision for Dover (Rotary Club)

- The waterfront is a lively place, with restaurants and a public park
- Affordable housing is available
- Downtown contains no empty buildings
- There are more interventions on behalf of homeless
- Natural gas lines are extended esp. to NW Dover
- Zoning allows existing single-family housing to convert to multi-family housing
- There are more mental health services
- Liberty Mutual facility is transformed: affordable housing, City services
- There are more restaurants
- Young receive better education about drugs and mental health

Dover Arts Commission (10 participants)

Building on strengths (Arts Commission)

- A welcoming sense of community
- City officials are willing to listen to new ideas
- Nice downtown area to build on for the future
- Good opportunities for engagement with organizations and business
- Dover is creative and resilient
- Children's Museum and Woodman
- Creative culture
- A rich history of culture which gives Dover great potential for tourism

Priorities for change (Arts Commission)

- Resources for water with increasing population
- Limited entertainment options for families— movie theatre, indoor skate park that are free or low cost
- Increase other safe transportation options, biking, trolley better walkability
- Renewable, resilient infrastructure

- Limited space in schools for increased number of students
- Extend downtown beyond current limits
- Environmental limitations, manage finite natural resources, water, electricity
- Improve beautification of downtown area, make it flow better, have a more cohesive “look”
- Affordable housing especially for the middle class, work force housing
- Increase public art, create a performing arts space
- Improve traffic flow downtown
- Homelessness
- Quantifying costs to taxpayers to make significant improvements

Vision for Dover (Arts Commission)

- More cultural and ethnic diversity in the population, business and downtown
- More indoor gathering places for families to come together for activities
- Dense affordable housing
- More shopping options downtown - no more bars
- Improved transportation and transit options – bring in the T
- Continued vibrancy downtown, keep it walkable, improve the image
- Increased entertainment options to offer ethnic diversity through the arts
- Market Dover as a destination – creative placemaking
- More artistic venues close to downtown

Children’s Museum of New Hampshire (9 participants)

Building on strengths (Children’s Museum)

- Strong City government with a focus on new business
- Good community events – Cocheco Arts Festival
- Strong sense of community – welcoming
- Walkable downtown
- Sense of community pride
- Children’s Museum
- Well rounded – good restaurant choices for all ages
- Resources for youth
- Forward thinking community

Priorities for change (Children’s Museum)

- Affordable housing
- Increase walkability beyond downtown – over to the HS
- Homelessness
- Add lights to crosswalks – add a crosswalk by CMNH
- Graffiti
- Keep crosswalks painted
- Affordable parking
- Improve shopping options downtown – with all the new dwellings downtown, add everyday options, pharmacy, specialty food options
- Traffic flow downtown area
- Continued investment in parks and other public spaces

- Accessible bathrooms for the public. Although the port-a-potties in lower Henry Law Park are available during the summer, there are big issues with cleanliness and drug paraphernalia being found in and around them. This will be even more important once the waterfront is developed.

Vision for Dover (Children's Museum)

- CMNH expansion
- Improved walking areas beyond downtown with increased shopping options
- Dedicated museum parking
- Improved transportation options so that if you live downtown you don't need to have a car
- Increased multi-generational living with easy access to downtown
- Improved walking area all the way around the river
- Affordable housing
- Easily accessible and clean permanent public restrooms in downtown Dover for visitors
- Quality daycare options
- Public parks offer more interest – better designed areas with low maintenance gardens, public art and interactive options – swings, music makers, display
- Improved image of downtown but retain the small town feel it has now with more small businesses and shops downtown
- Performing Arts space – Coheco Arts Festival becomes more like Prescott Park
- Make Dover a destination as an overnight stay – creative placemaking

Dover Planning Board (8 participants)

Building on strengths (Planning Board)

- Location and proximity of Dover, variety of amenities like pool, rec center, community trail, desirable area for young families
- Location of the city to waterfront, mountains, etc., open minded community
- Community receptiveness to new ideas, collaborative, “young, receptive, reactive community”
- Physical location, progressively and well-managed city, continuous improvement, “not touristy” but bustling downtown
- “Dover First,” not resting on laurels of the past 400 years, continuous input, feedback, and modifications to city planning to make Dover a place people want to move to
- Amenities of a bigger city but small-town feel, forward thinking, economic growth, environmental protections, balanced growth, resilience measures
- City leadership on environmental issues
- Business friendly environment, “vibe” of the city

Priorities for change (Planning Board)

- Connectivity, walkability, safety, safe travel by ebikes, scooters, define the center of the city (ex: village green, a protected zone)
- Traffic handling, traffic increase with population increase
- Attainable housing, keeping current residents while growing (economically, culturally, etc.) for future generations
- Traffic, congestion, lack of affordable housing
- Aging infrastructure, rising costs to replace or maintain infrastructure, Dover needs to grow sustainably
- Influx of traffic

- Affordability, younger people should be able to stay in Dover, city needs to encourage new developments that are rent restricted and not just market rate
- Housing accessibility/affordability, well positioned but “hard to get to” (accessibility for commuting)

Vision for Dover (Planning Board)

- Successful completion of the downtown improvements project (downtown pedestrian and vehicle access), transformative arts and entertainment center, respecting history of Dover, valued and thriving public transportation system, “neighborhood bistros” in walking neighborhoods
- Downtown has two-way traffic, more street trees and landscaping, and a connection to the Cochecho river, and increased access and use of the Cochecho in general
- Tourism opportunity (particularly with train access), NH does not have a convention and visitor bureau and Dover should form something of that sort to market the area, a vibrant and modern city that is highly walkable
- Vibrant downtown that has more retail, a conference center, gathering points throughout the city. With any changes, Dover must maintain its sense of community.
- A city that is thought of as a place that people want to gather and not just a pass through, walkable neighborhoods in conjunction with a central, vibrant downtown
- Dover has utilized the increasing wealth of the city to build what the community values
- A full commitment to universal design in public and private spaces making it

Downtown Dover businesses (9 participants)

Building on strengths (Downtown Businesses)

- Organic and Artistic mix of people
- Walkability, friendly atmosphere
- Connected business community
- Green spaces
- Diversity of commercial space available
- Sense of community, and business owner collaboration, connection with customers is created because of this
- Walkability, feel safe, river run through, like the feel of the old mill town
- A lot of room to grow, not as established as something like Portsmouth, makes for great new business potential
- Like the business mix diversity, a good mix that is not being overrun by any one area.

Priorities for change (Downtown Businesses)

- Natural resources, primarily water, climate changing, we're getting drier, Dover needs to ensure that it has the resources for current development and proposed future development
- Making walkability safe, better illuminated at night for that purpose, would like a digital map of downtown in the parking garage
- Challenge in new businesses coming in and feeling welcome
- Challenge to continue to have that balance and culture that supports smaller business, mixed use development has gone well but we cannot see potential challenges, so proceed with caution
- Preserve natural resources, parking/traffic flow
- Lived in Portsmouth and saw how small businesses started to dwindle as it grew larger.
- Protect downtown in a way that still maintains that small town vibe.

- Miss the mounted police, created police presence downtown and it's limited now, people behaving badly in dark areas, don't want two-way traffic, traffic congestion
- Pedestrian safety is a concern

Vision for Dover (Downtown Businesses)

- The Cochecho Mills courtyard is under-utilized, we should do something with the space
- Everything is done with intention. Safety and police presence on foot. Something for people of all ages. With mixed use and more residents downtown. More playground and public art. Spaces where people can congregate. More green space so that it doesn't feel like a "city". It's going to be key to nail two or three things that Dover is known for.
- More green space, more walkability
- Public art, lighting, small amenities, walkability.
- A clean city, a place where people want to spend the day.
- Would like to see a downtown business association that is charged with getting more people downtown. Less vacant buildings, more small business to bring a vibe to Dover
- Create actions that can be implemented at the business level - that is, what can we do. Break them out into bit size pieces so that we can use those.
- Seeing artists out and in the street
- A destination, a location that people want to take pictures of - a pretty location. A space where people want to come and sit. Comparison to Woodstock VT, it's clean, pretty and maintained. Community events like walking tours downtown that maybe the Chamber could run, or some sort of historical society. Something like a haunted walk in the fall.

Woodman Museum (8 participants)

Building on strengths (Woodman Museum)

- Sense of community, small town feel, cooperative relationships with community organizations
- "Small town vibe," easy to commute to Boston, well positioned in relation to mountains, airport, Maine, etc., history of area
- Wide range of food, the downtown area/restaurants are easy to access
- Size of the city now (overdevelopment concern), close to train and highways, geographically central, nice people
- Walkability to downtown core, trail, wide sidewalks throughout the city
- Location as a gateway to beaches and the North Country (tourist hubs)
- Location, geographically
- One of the only cities to be getting younger, attracting younger families, attractive downtown choices (restaurants, bars) retail downtown, business friendly

Priorities for change (Woodman Museum)

- Affordable housing, particularly for artists, educators. Support for education is lacking, "never would have applied as a teacher to Dover schools," safety on the community trail, resources for the unhoused
- Overdevelopment leads to affordability issues, public servants can't afford to live in the city, have enough bars in Dover, need entertainment and recreation (family friendly), affordable housing, drug addiction, resources for the unhoused
- Affordable housing, more engagement in civic life (council and other elected officials), involvement in committees, commissions
- Property tax rates (large assessment increases), cap taxes for seniors, current tax trends will push out older residents, traffic in the City, overgrowth, workforce housing needed

- Parking needed downtown, infrastructure must be reliable, business owners should be taken into account on projects (traffic, construction)
- Marketing what the City has (for tourists and current residents), City should promote Woodman, other assets
- Bringing in the private sector to assist with building affordable housing, need for senior housing
- Taxes, being able to stay in home as you age, if you're born here you should be able to stay here, planning needs to be cohesive with the feel of the city, resources for the unhoused, resources for addiction, safety

Vision for Dover (Woodman Museum)

- Dover community trail expanded and safer
- Expand trail to dover point
- Complete waterfront development
- More middle-class affordable housing, (missing middle), "normal people should be able to live here", waterfront project, more things to do
- The city has marketing plans to promote the city and attractions
- Make Dover a destination to stay, not a pass through
- The city has retail and entertainment. Getting people out of their homes to participate in entertainment, recreation. Retailers are open later to encourage that participation.

Dover Business and Industrial Development Authority (12 participants)

Building on strengths (DBIDA)

- Small, mid-size operations
- Business development mind set, receptive to new challenges
- Active involvements of citizens
- Agreeable climate for small businesses
- There's been growth in the city with both residents and businesses, "different energy"
- Small town community
- Dover HS and career technical center (school system)
- An involved community (volunteer groups/events, public bodies)
- Facilitative staff and city operations, response from city staff on projects is "how do we make this happen" and getting to yes
- Geographic resources
- Community connections, attractions/restaurants
- Dynamic growth for the city, community members speak highly of the city

Priorities for change (DBIDA)

- Housing affordability, housing density (too much)
- Ripe for enormous growth, proximal resources must match growth
- Supporting housing needs but balanced with businesses to offset the cost of increased resource needs
- Parking availability must match development needs
- Traffic concerns, managing influx of development, another parking garage, staffing needs, affordability for working class
- Staffing needs (affordability), housing costs and availability, infrastructure, traffic and parking, challenges with running out of development spaces

- Workforce affordability
- Labor shortage, lack of transportation (accessibility), workforce housing, traffic and parking,
- Senior housing, traffic and parking, staffing shortage
- Affordable housing, short on space for development, balancing commercial and residential, openness to zoning amendments
- Infrastructure, quality of roads, school resources
- Climate control measures, cost of environmental cleanup

Vision for Dover (DBIDA)

- Expanded walkability, Cochecho River access
- Affordability
- Dover just the way it is but modernized
- More of the same, continue on the current trajectory
- More of the same but a more diverse economy and taller buildings
- Thriving downtown, beautiful mix of restaurants
- Carefully curated growth, smart growth
- Waterfront is completed and there is a park in the city, parking that is accessible, balance commercial/residential development, property taxes are manageable
- Don't gentrify the community, careful growth to be a diverse community, second parking garage, public transportation
- Adjust for growth and change (mindset for regulatory change, etc.), evolvable community, keeping flexibility in mind
- Dover becomes an early adopter of innovation and leveraging new ideas, an example for the rest of the state and region, nimble regulation, successful economy
- Better transit system, more parking needed, everybody feels part of the community, residents sleep here but don't work here and they need affordable housing. Make Dover "a destination"

Dover Main Street (10 participants)

Building on strengths (Main Street)

- Influx of new community members, balancing with advantages,
- Great community, safe, vibrant, great arts and culture, good downtown, moving forward, safe community, new community members
- Public transportation, (COAST, train, Wildcat), restaurant diversity, community spirit
- Diversity of community, children's museum, attractions, industry and businesses, beautiful downtown, arts and culture, restaurants, unique community
- "A little bit of everything," big and small businesses, great parking downtown, community events/attractions
- History of Dover, heritage of the community, Dover doesn't take it for granted (history),
- Small businesses, lack of chains in the downtown area, stop off the train
- Green spaces, community trail, Henry Law, community garden, ability to get things that you need downtown, walkable
- Diversity of businesses, diversity of restaurants, passion from the community and involvement by community members
- Vibrant community, growth, downtown waterfront, community services and leaders

Priorities for change (Main Street)

- Traffic flow for the city, outskirts of the city (getting them involved downtown)

- Parking downtown
- Infrastructure and resources (water, traffic)
- Affordable housing, affordability in all areas of life, housing for all ages and situations to support businesses
- Community engagement such as events or programs, clean up days, and civic engagement
- Traffic issues, vacancies downtown (thoughtful attraction of businesses), more retail options, effects of climate change
- EPA mandate on stormwater management, concern for utility improvement needs and cost
- Traffic, making Washington St. two-way, homelessness, workforce housing and affordable housing, workforce can't afford to live in Dover, shelter system needed, school employee salaries are too low (3rd lowest in the state), school system is losing employees/educators
- EPA mandates, homelessness, drug addiction, affordable housing
- Maintaining infrastructure that we have (amenities, utilities, city services), being able to live in Dover when older, affordability

Vision for Dover (Main Street)

- *Did not have time to complete*

Dover Committee for Racial Equity and Inclusion (4 participants)

- *City staff attended regular meeting and committee elected to submit input via email*
- *No responses were received*

ITEM D

DISTINCTLY DOVER, DRAFT COMMUNITY VISION, DROP-IN DAY AND POLL RESPONSES

On April 18, 2023 the draft community vision was shared in a series of drop-in discussions around the city and feedback was gathered both in person and in an online poll. The draft vision resonated with participants who provided feedback through colored stickers, comments to staff and consultants, comment cards, and an online poll. Over 50 people attended drop-in discussions at multiple locations in city center and approximately a dozen provided input via online poll. The draft vision was shared on poster display in city hall for the remaining weeks in April.



**Check Out Dover's
DRAFT COMMUNITY VISION!**

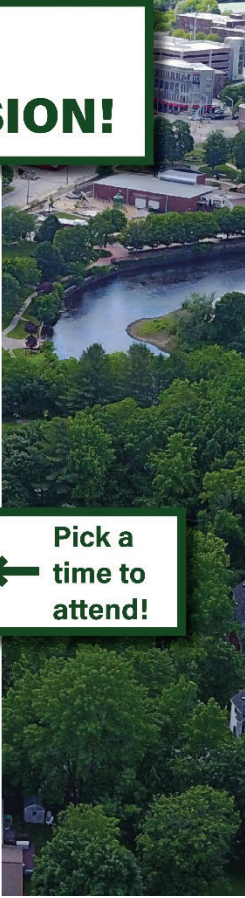
**A Distinctly Dover
Drop-In Event
Tuesday, April 18th**

9-10 AM	Dover Community Senior Center
11-12 PM	Dover City Hall - Customer Service Center
12:30-1:30 PM	Dover Public Library
2:30-4 PM	Seymour Osman Community Center
5-6 PM	Dover City Hall - Council Chambers

**Pick a
time to
attend!**
←

SCAN ME


For more information:
rebrand.ly/DistinctlyDover





A **COMMUNITY-WIDE VISION** provides direction for the City's development and priorities over the next 10 years. Dover's vision for the future will help guide future change in our city and should reflect desires and priorities of Dover residents. This vision will be embedded in the City's Master Plan which guides future land use, growth, and development.



Scan the QR Code to submit your feedback on Dover's draft vision or submit your feedback **HERE!**

ENGAGING OUR COMMUNITY

Festival Outreach
Fall 2023

Get the Word Out
Winter 2023

Virtual Visioning Session
February 2023

Vision On the Go Events
February/March 2023

Draft Vision Drop-In Event
April 2023

TABLING:
What's your **ONE** wish for Dover's future?

• Apple Harvest Day
• Festival of Trees



COMMUNICATIONS:
• Website
• First 5 Minutes for Dover's Future at meetings
• Fliers in all Dover communications

ONLINE POLL:
What's your **ONE** wish for Dover's future?



INTERACTIVE ONLINE COMMUNITY CONVERSATION:

What makes Dover special to you?

What do you see as Dover's biggest strengths?

What are Dover's major challenges?

What's your vision for Dover in 10 years?

What's missing now that you want to see in Dover in 10 - 20 years?

VISION ACTIVITY WITH:

- Vision Ambassadors
- Dover Rotary Club
- Dover Arts Commission
- Children's Museum of NH
- Dover Planning Board
- Dover Downtown Businesses
- Woodman Museum
- Dover Business and Industrial Development Authority
- Dover Main Street
- Dover Committee for Racial Equity and Inclusion

YOU ARE HERE!

Check out Dover's **DRAFT** Community Vision and provided feedback.

What parts of the vision do you like?

What is missing or does not reflect your vision for Dover's future?

What questions or comments do you have?

VISION PILLARS



Scan the QR Code to submit your feedback on Dover's draft vision or submit your feedback **HERE!**



Tell us what you think! Add a sticker to indicate your support or reaction to the vision pillars below. Fill out a card or use QR code for further comments or questions.

We are a **welcoming, connected, and engaged community** with a high level of civic participation and a transparent, responsible local government.

We are a city with an emerging **urban vibrancy**, guided by intentional growth to create **connected neighborhoods, attractive streetscapes, and accessible open space**, while maintaining what makes Dover distinct.

We have an **attractive, thriving downtown**, connected to a **lively waterfront**, that serves as a city center and gathering place, and is known as a destination for visitors, businesses, and community

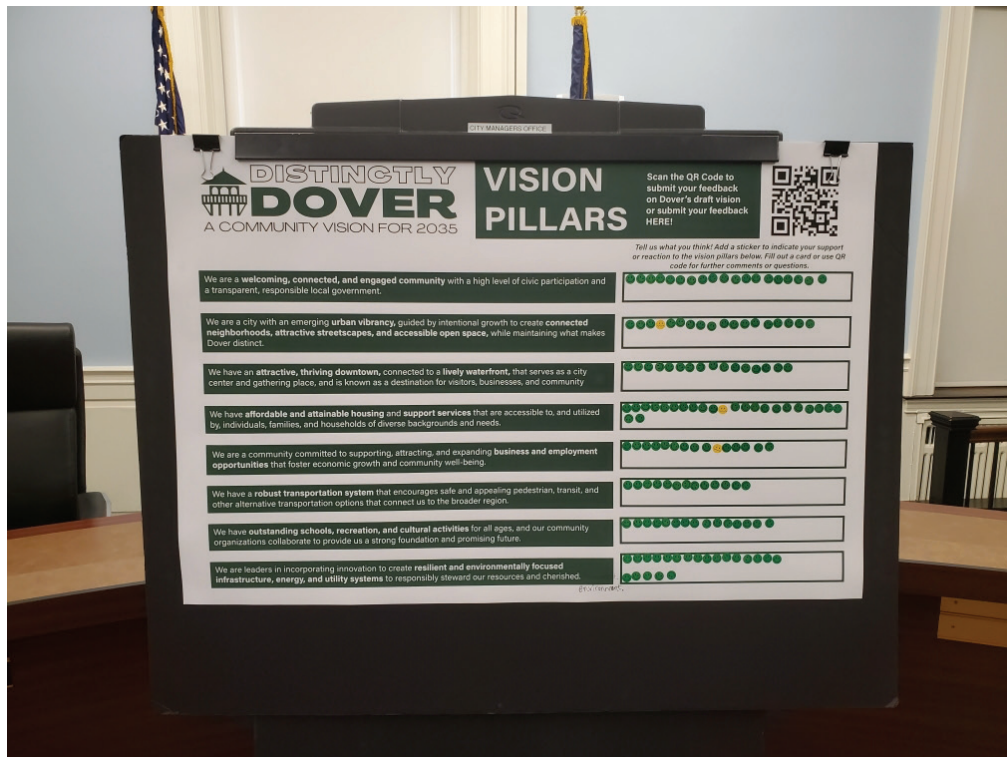
We have **affordable and attainable housing** and **support services** that are accessible to, and utilized by, individuals, families, and households of diverse backgrounds and needs.

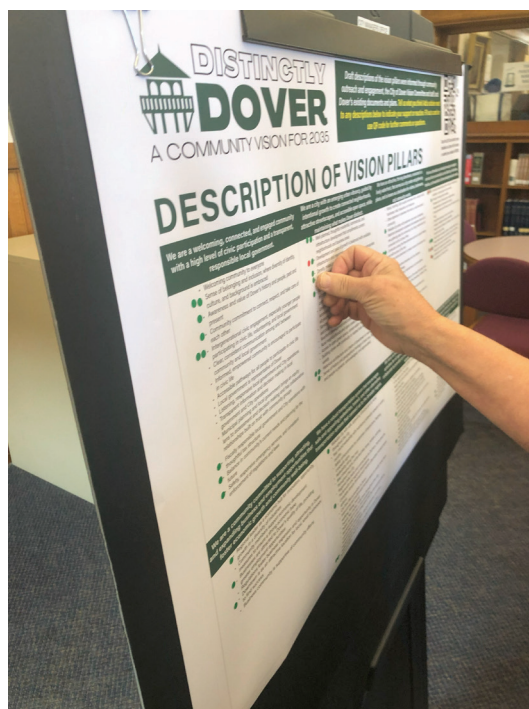
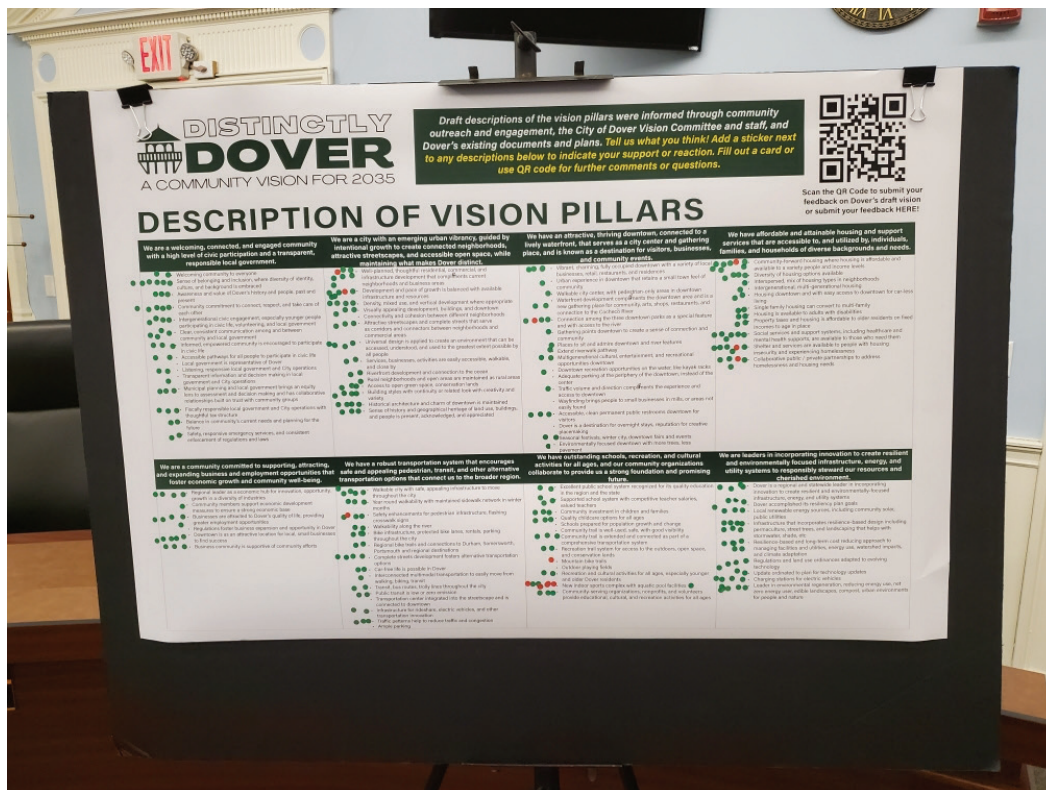
We are a community committed to supporting, attracting, and expanding **business and employment opportunities** that foster economic growth and community well-being.

We have a **robust transportation system** that encourages safe and appealing pedestrian, transit, and other alternative transportation options that connect us to the broader region.

We have **outstanding schools, recreation, and cultural activities** for all ages, and our community organizations collaborate to provide us a strong foundation and promising future.

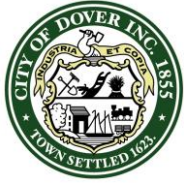
We are leaders in incorporating innovation to create **resilient and environmentally focused infrastructure, energy, and utility systems** to responsibly steward our resources and cherished.





Polco Responses: "Please provide your feedback on the draft for Dover's Community Vision!"

- Add slowing new development. Enough is enough. No one wants or needs new buildings. Use what's we have and concentrate on PLANTING and caring for the water.
- Keep the senior population in mind
- this is a nice vision but it seems a bit like a wish list. The things I am most passionate about are creating way way more affordable housing and cleaning up the cocheco river
- Agree with the vision to provide affordable housing, and support to community members, and better public transportation/walkability above other priorities. We need to prioritize safe affordable housing and social support systems for our community.
- Dover has been such a welcoming, caring place and stands as a center of growth in NH for so many people. I think we need to continue providing for that aspect of the town. We need to invest more in local education and teacher salaries; push to revamp and provide more accessible social services for our current residents; and ensure that people who are living in Dover of all ages, backgrounds, and views have access to affordable and well maintained housing. It is not reflective of Dover's values for us to see so many locals, family businesses, and long-term residents being pushed out by higher income developers. We should not be allowing that elderly residents are left to fend for themselves in intense winter snows because their landlord did not send plows or crews as promised. Opportunity doesn't necessarily mean new or exciting, and we need to ensure that the foundations of our community are maintained and enriched.
- I would like to see a plan for housing for all unsheltered people.
- As a Dover resident, I appreciate the aspirational nature of this community vision. I'd like to emphasize the importance of seeing the following item come to pass with intentionality and with special focus on the unhoused population. "We have affordable and attainable housing and support services that are accessible to, and utilized by, individuals, families, and households of diverse backgrounds and needs."
- Need for move affordable housing and housing for homeless
- The 8 point Vision Statement does an excellent job of capturing most everything I'd want to see in it for Dover. In point 2, the issue of "balancing" open space with developed space, being careful to not "overdo development, is crucial. In Point 4, offering services and programs for the homeless and mentally challenged strikes me as an area warranting particular focus.
- We need truly "affordable" and accessible housing, including a "housing first" supportive housing model for our most vulnerable community members as well as a low-barrier shelter model. Dover cannot and should not push unsheltered individuals out of there hometown and away from their friends, family and communities due to aesthetics and/or an unwillingness to support their basic needs. Dover also needs to prepare for the increasingly aging population and prepare assisted living and long-term care options for older adults who are unable to live in their homes independently. These are the people who built this city over the past century and deserve a more accommodating space than Riverside has to offer.
- having some sort of social safety net for those who are unhoused should be in the document. no matter how "affordable" housing is, there will always be some amount of unhoused people. also ensuring that pedestrian walkways, crosswalks, and accessibility should be at the top of the list. A truly thriving community has a healthy area to walk around to get necessities without the need for a vehicle



CITY OF DOVER

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

Application Type: TDR Request
Applicant(s): Ernest J. Carrier Revocable Trust of 1998 & Irene R. Carrier Revocable Trust of 1998
Owner(s): Ernest J. Carrier Revocable Trust of 1998 & Irene R. Carrier Revocable Trust of 1998
Location: 5 Glenwood (Tax Map 38, Lot 32-F)
Meeting Date: July 25, 2023

INTENT: To purchase one unit through Transfer of Developments Rights to add a second unit to 5 Glenwood Ave

AGENDA ITEM #: 4-B

UNITS PROPOSED: 1 additional

ACREAGE: 0.36± acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Single family residence

PROPOSED LAND USE:
Residential

SURROUNDING LAND USE:
Residential, commercial

ZBA ACTION: N/A

PERMITS REQUIRED:
N/A

WAIVERS REQUESTED: None

APPLICATION IS COMPLETE:
Yes

ATTACHMENTS: Application materials

Summary of Request and Background

The applicant is seeking to further develop a 0.36 acre lot containing a single family residence in the R-12 district by adding another single family dwelling through purchasing one full-rate unit through the Transfer Development Rights (TDR) process for density purposes. The property is serviced by City Water and Sewer.

Consistency with Land Use Regulations -TDR

§170-27.2 provides for additional density to be purchased through Transfer of Development Rights. This request meets those standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to grant the TDR request of purchasing 1 unit by finding the criteria of the TDR ordinance has been met with the following conditions:

Condition to be Met Prior to Granting of TDR:

1. Provide a CAD file to the satisfaction of the Asset Management Administrator's satisfaction.
2. The applicant shall revise the plan set to:
 - 2.1. Add owners' signatures;
 - 2.2. Add note to plan regarding TDR being utilized and if any size restrictions are to be used
3. Provide draft deeds, lease, or COA documents to the satisfaction of the Planning Director to be reviewed in consultation with the City Attorney. Said documents should discuss long term operation and maintenance, common areas, reserve amount, and TDR restrictions;
4. Provide letters to serve from utility providers;
5. Payment of the TDR fees.

Condition to Be Met Prior to any Construction:

6. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer and Planning Director.

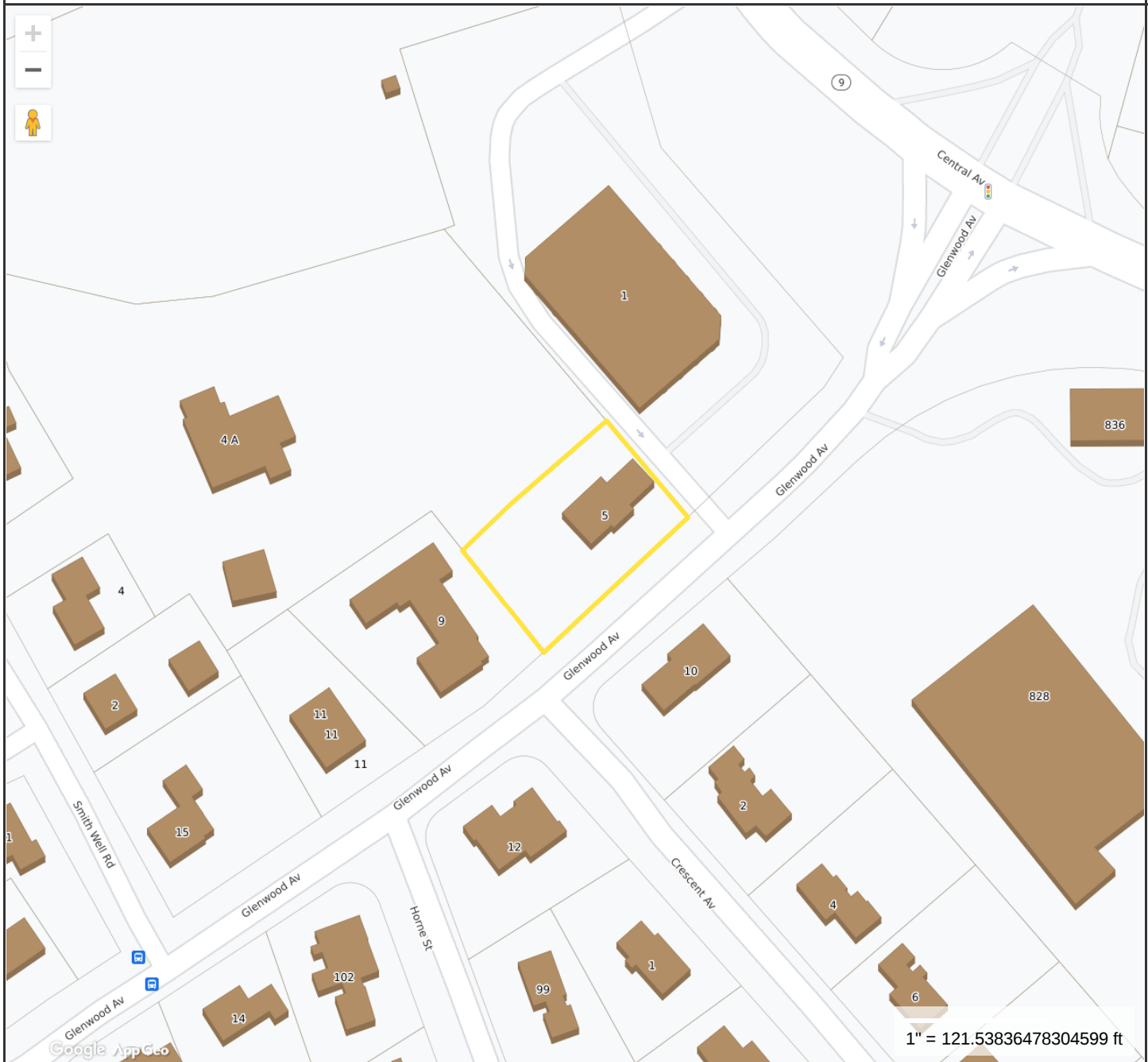
Conditions to Be Met Prior to Issuance of a Building Permit:

7. Payment of Water & Sewer Investment Fees at the time of request for service.

Conditions to Be Met Prior to Occupancy:

8. Issuance of the Certificate of Occupancy.
9. The applicant shall pay impact fees according to the invoice attached to the Notice of Decision.

TRAN-2023-0003 5 GLENWOOD AVENUE

**Property Information**

Property ID 38032-F00000
Location 5 GLENWOOD AV
Owner CARRIER ERNEST J & IRENE R TRUSTEES
Land Use 101
Zoning Code R-12

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

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

Geometry updated 7/10/2023
Data updated Daily

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



PLAN SNAPSHOT REPORT TRAN-2023-0003 FOR CITY OF DOVER, N.H.

Plan Type: Transfer **Project:** **App Date:** 07/10/2023
Work Class: Transfer of Development Rights **District:** None **Exp Date:** 09/13/2023
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:
Description: Transfer of Development rights to increase the number of units on this parcel from one to two.

Parcel: 38032-F00000	Main	Address: 5 Glenwood Av Dover, 03820	Main	Zone: R-12(Residential - Medium Density) C(Non-Residential - Commercial)
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Engineer McEneaney Survey Associates 24 CHESTNUT STREET DOVER, NH 03820 Business: (603) 742-0911	Applicant McEneaney Survey Associates 24 CHESTNUT STREET DOVER, NH 03820 Business: (603) 742-0911
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Plan Custom Fields

Parcel Map/Lot	38-32-F-0	Parcel Zoning	R-12	Property Address	5 Glenwood Avenue
Existing Parcel Size (Ac)	0.36	Existing Parcel Size (sqft)	15681.6	Owner Name	Ernest K and Irene R Carrier Trustees
Deed Page	88	Deed Book	5078	Owner Address	50 FW Hartford Dr Portsmouth, NH 03801
Deed Date	20221110	Owner Phone	617-799-1170	Owner EMail	ejcarrier@comcast.net
Request Type	Residential	Project Zone	Residential	Relief Sought	Unit increase

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004139	Planning Transfer of Dev Rights Application Fee	\$200.00	\$200.00
Total for Invoice INV-00004139		\$200.00	\$200.00
INV-00004162	Planning Certified Mailing to Abutters	\$80.00	\$0.00
	Planning Public Notice in Newspaper	\$100.00	\$0.00
	Planning Certified Mailing to Application Contacts	\$16.00	\$0.00
	Planning Creation / Printing of Abutter Labels	\$10.00	\$0.00
Total for Invoice INV-00004162		\$206.00	\$0.00
Grand Total for Plan		\$406.00	\$200.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Technical Review Committee Meeting Agenda v.1	Task		
Land Use Plan Technical Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		

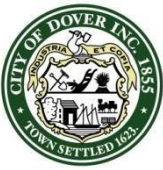
PLAN SNAPSHOT REPORT (TRAN-2023-0003)

Final Plan v.1

Land Use Plan Final Review v.1	Receive Submittal
Land Use Plan Stamped and Signed v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Recording v.1	Task
Property Info Group v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting

Create/Link to Records v.1

Create / Link to Permit - Building Complex v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit



City of Dover, New Hampshire

TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: October 1, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Ernest J. Carrier Revocable Trust of 1998
Irene R. Carrier Revocable Trust of 1998 Telephone # 617-799-1170
Ernest J. & Irene R. Carrier, Trustees

Address of Applicant: 50 FW Hartford Drive Portsmouth, NH 03801

E-Mail Address: ejcarrier@comcast.net

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # 38 Lot(s) # 32F

Address of Property: 5 Glenwood Avenue

Zoning District(s) R-12 Overlay District(s) NONE

Existing Use of Property: Single Family Residential

New impervious area (in s.f.): N/A

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☒ Increase by 1 units

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

To increase the number of units on this parcel from one to two.

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

None Required

Name of Professional That Prepared TDR Plans: Kevin McEneaney, LLS
McEneaney Survey Associates

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603-742-0911

Professional License #: Kevin McEneaney, LLS 661 E-mail address: kevin@surveynh.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.

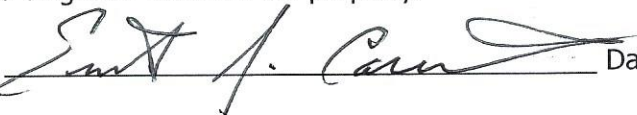
Signature of Property Owner:  Date: 6-28-23

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: 6-28-23

CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS 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>
38	32F	Ernest J. & Irene R. Carrier Revocable Trust(s)	50 FW Hartford Drive Portsmouth, NH 03801

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>
Kevin McEneaney, LLS	McEneaney Survey Associates	24 Chestnut Street Dover, NH 03820

Conservation Easement Holder:

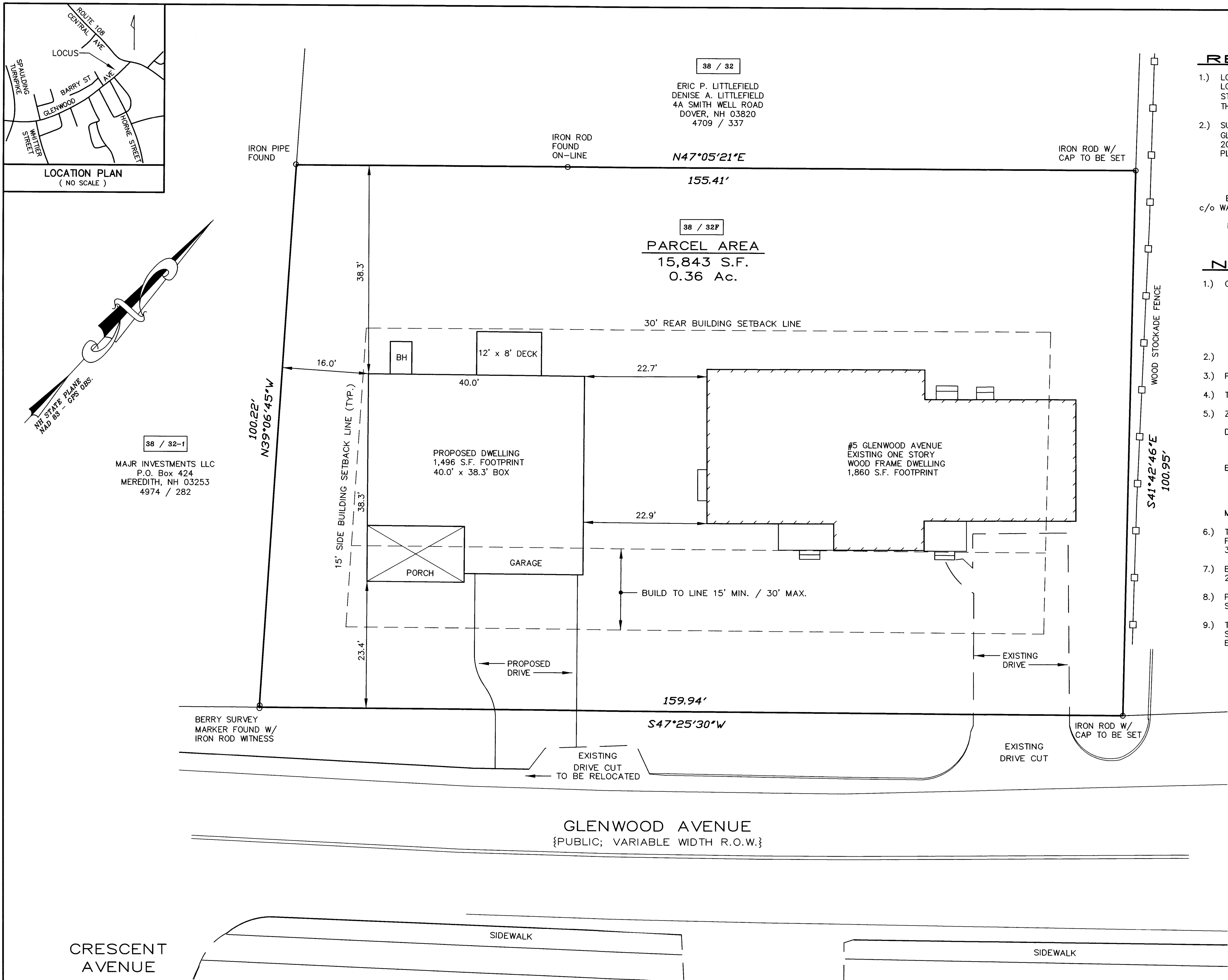
TAX MAP	LOT #	NAME OF EASEMENT HOLDER	<u>MAILING ADDRESS</u>

TRAN-2023-0003

5 GLENWOOD AVENUE

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
37035-A00LIC	GLENWOOD AV	AMJ HOSPITALITY INC	C/O NEVILLE COMPANIES	30 KIMBALL AVE	S BURLINGTON VT		05403
37038-000000	826 CENTRAL AV	AMJ HOSPITALITY INC	C/O NEVILLE COMPANIES	30 KIMBALL AVE	S BURLINGTON VT		05403
37038-000LIC	GLENWOOD AV	AMJ HOSPITALITY INC	C/O NEVILLE COMPANIES	30 KIMBALL AVE	S BURLINGTON VT		05403
37039-000000	12 GLENWOOD AV	RICHARDS KEITH II &	GUERRERO LISA DIANE	12 GLENWOOD AV	DOVER	NH	03820
37039-H00000	1 CRESCENT AV	COUTURE CALEB &	SORBELLO BRITTNEY	1 CRESCENT AV	DOVER	NH	03820
37065-000000	2 CRESCENT AV	SMITH RICHARD W III	GERDA SHANNON	2 CRESCENT AV	DOVER	NH	03820
37066-000000	10 GLENWOOD AV	WEST AILEEN P		10 GLENWOOD AV	DOVER	NH	03820
38030-000000	854 CENTRAL AV	FRIENDS FIDUCIARY CORPORATION		PO BOX 98	DOVER	NH	03821
38032-000000	4 A SMITH WELL RD	LITTLEFIELD ERIC P &	LITTLEFIELD DENISE A	4 A SMITH WELL RD	DOVER	NH	03820
38032-001000	7 GLENWOOD AV	MAJR INVESTMENTS LLC		PO BOX 424	MEREDITH	NH	03253
38032-002000	11 GLENWOOD AV	CROWELL STEVEN H		11 GLENWOOD AV	DOVER	NH	03820-2406
38033-000000	1 GLENWOOD AV	BULWARK DOVER LLC	C/O WALGREEN STORE NO 10780	PO BOX 1159	DEERFIELD	IL	60015
38032-F00000	5 GLENWOOD AV	CARRIER ERNEST J & IRENE R TRUSTEES	ERNEST J & IRENE R CARRIER REVOCABLE TRU	50 FW HARTFORD DR	PORTSMOUTH	NH	03801
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	24 CHESTNUT STREE	DOVER	NH	03820

6/28/2023 14:18:30 File: \\C:\Esevier\MSA Projects\2471\Drawings\22-2471.dwg Layout: TDR PLAN



NARRATIVE

Transfer of Development Rights Application
5 Glenwood Avenue - Tax Map 38, Lot 32F

CITY OF DOVER ZONING ORDINANCE ARTICLE VIII: OVERRIDING DISTRICTS

170-27.2. TRANSFER OF DEVELOPMENT RIGHTS

The applicant is requesting to have this property be considered under the Transfer of Development Rights (TDR), Chapter 170-27.2. The parcel currently contains a single-family residential structure and the applicant is requesting to purchase one additional TDR unit.

The following TDR method was used to determine the baseline yield.

G. Residential Performance Standards.

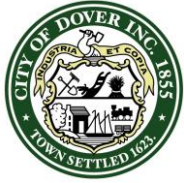
- (3) (a) Single Family Detached Method
 - i. Baseline Yield Formula Used

PARENT PARCEL	15,843 SF
UNSUITABLE DEVELOPMENT AREA - NONE	- 0 SF
BASE LOT SIZE	15,843 SF
15% REDUCTION FOR ROADWAY	x .85
NET LOT SIZE	13,467 SF
NO WETLANDS FOUND ON PROPERTY – NO REDUCTION	- 0 SF
DEVELOPABLE AREA ÷	13,467 SF
MINIMUM ZONE LOT SIZE	<u>÷ 12,000 SF</u>
	1.12 UNITS

Based on this calculation, the base number is one unit.

The proposed use is consistent with the City Master Plan and is also compatible with uses on neighboring lots, i.e. single family. The subject parcel is serviced by municipal sewer and water.

The applicant is requesting a waiver from Chapter 170-27.2 G. (7), requiring a 30-foot visual no cut/no disturb buffer along the perimeter of the parent parcel. The existing house is only 9' from the east property line. If the proposed TDR unit is setback 30 feet from the west property line, there would only be 8 feet separating the two buildings. This parcel is in an older established neighborhood where visual buffers are not common. However, a 30-foot rear setback will be maintained



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2023-0009

Application Type:	Lot Line Adjustment
Applicant(s):	Winchester Arms, LLC, CPJ Trust, & The City of Dover
Owner(s):	Winchester Arms, LLC, CPJ Trust, & The City of Dover
Location:	Located at 24 Hooper Dr., 45, 47, 49, 51, 53, & 55 New Rochester Rd., and New Rochester Rd., Rt. 108 Somersworth (Assessor's Map 40, Lots 17, 18-F, 18-E, 18-D, 18-C, 18-B, and 18, Somersworth Tax Map 41, Lot 9, and Tax Map 64, Lot 1C)
Meeting Date:	July 25, 2023

INTENT: To revise the lot lines between nine parcels to correct possible title ambiguity and formally clarify the boundaries to correspond with the correct Dover-Somersworth boundary line.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

FILE: LOTA-2023-0009

ACREAGE: Existing/Proposed:
See attached Exhibit from applicant.

ZONING DISTRICT: C

EXISTING USE: Residential, Willand Pond Trailhead

PROPOSED USE: No change

SURROUNDING: Residential, Commercial, Willand Pond

ZBA ACTION: None

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 nine lots, please find the applicant's exhibit attached which details the proposal. The purpose of which is to correct a possible title ambiguity and formally clarify the boundaries to correspond with the correct Dover-Somersworth boundary line. The City of Somersworth is also reviewing a lot line adjustment request.

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.

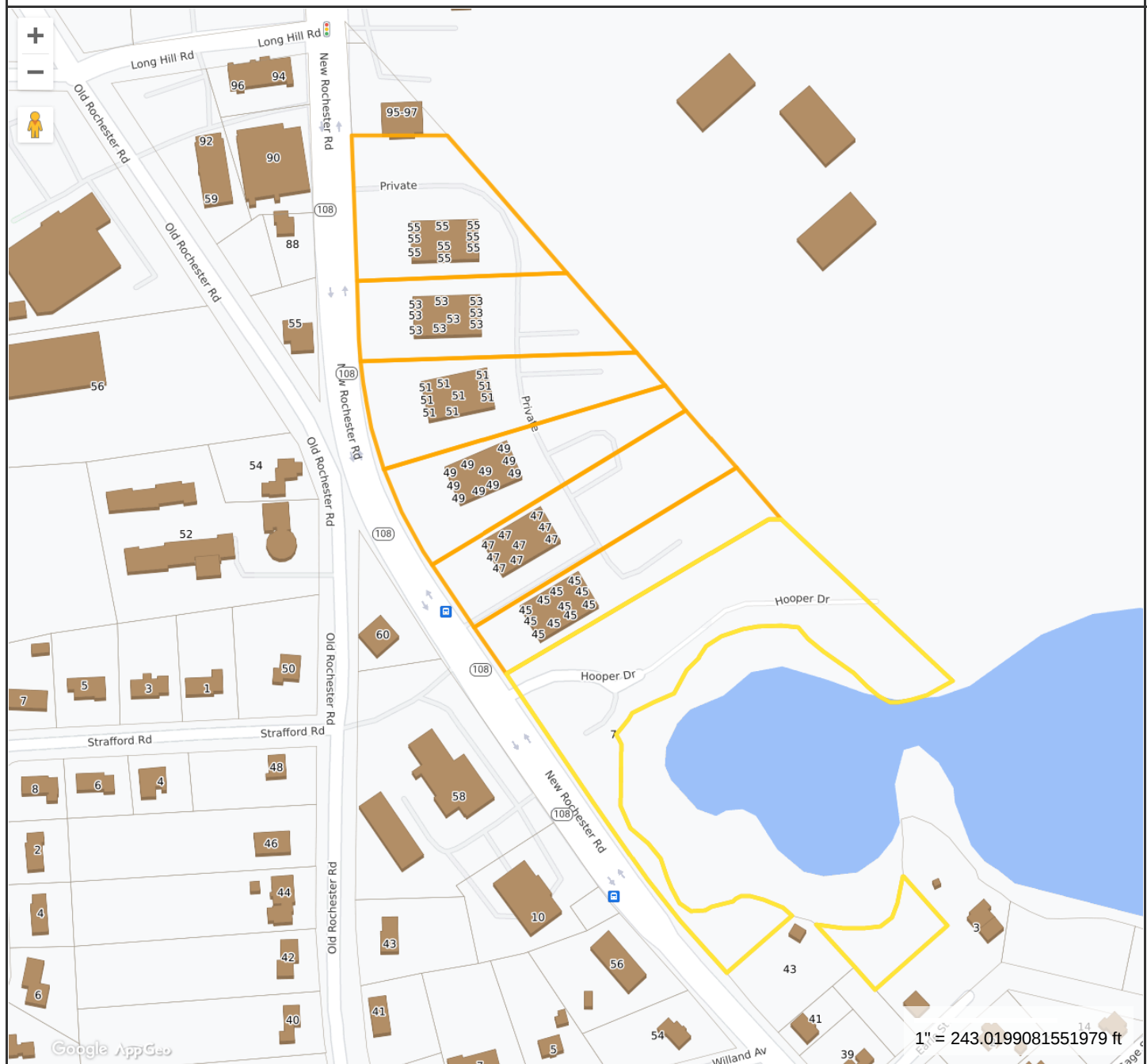
STAFF RECOMMENDATION:

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-2023-0009
 - b. The owner's signatures
 - c. The LLS stamp and signature
 - d. Revise Plan Note #5 to reflect the accurate zoning district, Commercial (C) District

LOTA-2023-0009 45, 47, 49, 51, 53, & 55 NEW ROCHESTER ROAD, NEW ROCHESTER ROAD SOMERSWORTH, & 24 HOOPER DRIVE



Property Information

Property ID 40017-000000
Location 24 HOOPER DR
Owner CITY OF DOVER
Land Use 903
Zoning Code G*



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 7/10/2023
 Data updated Daily

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



PLAN SNAPSHOT REPORT LOTA-2023-0009 FOR CITY OF DOVER, N.H.

Plan Type: Lot Adjustment **Project:** **App Date:** 07/10/2023
Work Class: Lot Line Adjustment **District:** None **Exp Date:** 09/13/2023
Status: Submitted **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Description: LLA with Somersworth parcels **Expire Date:**

Parcel: 40018-000000	Address: 55 New Rochester Rd Dover, 03820	Zone: C(Non-Residential - Commercial)
40018-C00000		
40018-B00000	51 New Rochester Rd Dover, 03820	
40017-000000	49 New Rochester Rd Dover, 03820	
40018-E00000	47 New Rochester Rd Dover, 03820	
40018-D00000	53 New Rochester Rd Dover, 03820	
40018-F00000 Main	42 Hooper Dr Dover, 03820	
	45 New Rochester Rd Main Dover, 03820	

Surveyor
McEaney Survey
Associates
24 CHESTNUT STREET
DOVER, NH 03820
Business: (603) 742-0911

Applicant
Francis X Bruton
601 Central Ave
Dover, NH 03820
Business: (603) 749-4529

Plan Custom Fields

Number of Parcels Involved	8	Parcel Map/Lot	40-18-F-0	Parcel Zoning	C
Existing Parcel Size (Ac)	1.38	Address of First Property	45 New Rochester Road	Existing Parcel Size (sqft)	60112.8
Deed Page	905	Deed Book	4625	Deed Date	20181226
Address of Third Property	49 New Rochester Road	Address of Second Property	47 New Rochester Road		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Dover Lot Line Adjustment Application 5.18.2023.pdf	07/10/2023 17:14	Blonigen, Rachel		
WINCHESTER ARMS 05-03-23.pdf	07/10/2023 17:14	Blonigen, Rachel		
2023.07.25_PlanningBoard.Agenda.pdf	07/11/2023 13:47	Blonigen, Rachel		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004165	Planning Certified Mailing to Application Contacts	\$40.00	\$0.00
	Planning Lot Line Adjustment Application Fee	\$200.00	\$0.00
	Planning Public Notice in Newspaper	\$100.00	\$0.00
	Planning Creation / Printing of Abutter Labels	\$30.00	\$0.00
	Planning Lot Line Adjustment Fee	\$800.00	\$0.00
	Planning Certified Mailing to Abutters	\$224.00	\$0.00
Total for Invoice INV-00004165		\$1,394.00	\$0.00
Grand Total for Plan		\$1,394.00	\$0.00

PLAN SNAPSHOT REPORT (LOTA-2023-0009)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Complex v.1	Create Sub Permit		



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

<i>Office Use Only</i>	Project #: _____	Date Received: _____
	Amount Paid: _____	Time Received: _____

APPLICANT INFORMATION

Name of Applicant: Winchester Arms, LLC Telephone # _____

Address of Applicant: 176 Church Street, Lowell, MA 01852

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (*if different from applicant*): Same Telephone # _____

Address of 1st Property Owner: _____

Address of Property: Route 108/New Rochester Road

Assessor's Map # 40 Lot(s) # 18, 18-B, 18-C, 18-D, 18-E, and 18-F

Property Deed: Book 4625 Page: 905

Zoning District(s) C- Non Residential Overlay District(s) _____

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

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (*if different from applicant*): CPJ Trust Telephone # _____

Address of 2nd Property Owner: 352 S. Broadway, Salem, NH 03079

Address of Property: Route 108/New Rochester Road (Parcel located in city of Somersworth)

Assessor's Map # 64 Lot(s) # 1

Property Deed: Book 1207 Page: 790

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

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

THIRD PROPERTY OWNER AND PARCEL INFORMATION

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

Address of 3rd Property Owner: 288 Central Avenue, Dover, NH 03820

Address of Property: Route 108/New Rochester Road

Assessor's Map # 4 Lot(s) # 17 (City of Somersworth Tax Map 41, Lot 9)
2286 232 and
Property Deed: Book 4634 Page: 875

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

Size of Existing Parcel (sq. ft.): SEE ATTACHED. 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.) Kevin McEneaney, McEneaney Survey Associates

Address PO BOx 681, 24 Chestut St, Dover, NH 03820 Telephone #: (603) 742-0911

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

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: NOT APPLICABLE Telephone # _____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone # _____

Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: _____ Date: _____

Signature of Second Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

**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

EXISTING AND PROPOSED LOT SIZES

From the CPJ Trust Parcel (City of Somersworth Tax Map 64, Lot 1) to:

- A. Winchester Arms, LLC (City of Dover Tax Map 40, Lot 18)
52,062 SF to 55,463 SF (increase of 3,401 SF)
[Shown as "Area A" on the attached Plan]
- B. Winchester Arms, LLC (City of Dover Tax Map 40, Lot 18-B)
50,392 SF to 53,943 SF (increase of 3,551 SF)
[Shown as "Area B" on the attached Plan]
- C. Winchester Arms, LLC (City of Dover Tax Map 40, Lot 18-C)
51,614 SF to 53,286 SF (increase of 1,672 SF)
[Shown as "Area C" on the attached Plan]
- D. Winchester Arms, LLC (City of Dover Tax Map 40, Lot 18-D)
52,479 SF to 53,797 SF (increase of 1,318 SF)
[Shown as "Area D" on the attached Plan]
- E. Winchester Arms, LLC (City of Dover Tax Map 40, Lot 18-E)
58,729 SF to 59,075 SF¹ (increase of 346 SF from Somersworth Map 64, Lot 1)
[Shown as "Area E" on the attached Plan]

From the City of Dover Parcel (Map 4, Lot 17) [City of Somersworth Tax Map 41, Lot 9] to:

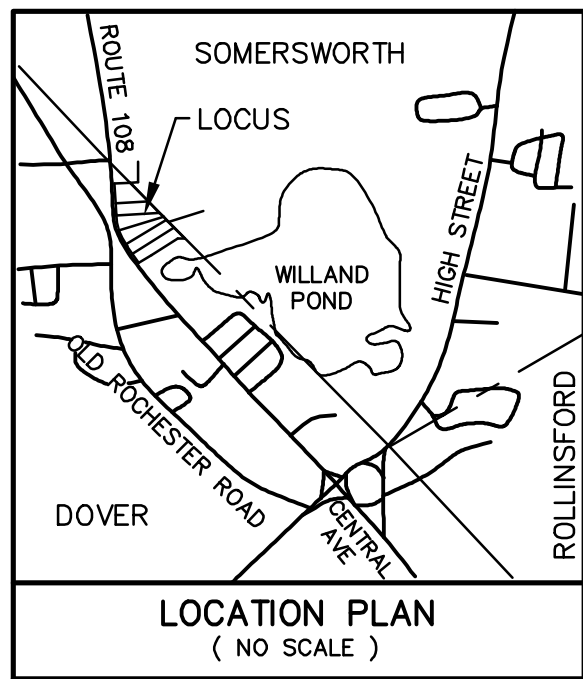
- F. Winchester Arms, LLC (City of Dover Tax Map 40, Lot 18-E)
58,729 SF to 62,481 SF¹ (increase of 3,406 SF from Somersworth Map 41, Lot 9)
[Shown as "Area F" on the attached Plan]
- G. Winchester Arms, LLC (City of Dover Tax Map 40, Lot 18-F)
60,351 SF to 65,569 SF (increase of 5,218 SF)
[Shown as "Area G" on the attached Plan]

¹ Tax Map 40, Lt 18-E is increasing in total size to 62,481 SF, comprising of a 3,406 SF increase from Somersworth Map 41, Lot 9 and a 346 SF increase from Somersworth Map 64, Lot 1.

LOTA-2023-0009

NEW ROCHESTER ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
40002-000000	2 EARLE ST	ATHEARN BRIAN G		2 EARLE ST	DOVER	NH	03820
40004-000000	37 NEW ROCHESTER RD	COTE MARGARET R		37 NEW ROCHESTER RD	DOVER	NH	03820
40009-000000	14 GAGE ST	FLYNN JOHN J TRUSTEE	FLYNN JOHN J LIV REV TRUST OF 2002	PO BOX 471	DOVER	NH	03821
40010-A00000	LAKEVIEW DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
40012-000000	3 EARLE ST	DION JEREMY P	DION AIMEE L	3 EARLE ST	DOVER	NH	03820
40013-000000	EARLE ST	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820
40014-000000	39 NEW ROCHESTER RD	SCOTT AARON		39 NEW ROCHESTER RD	DOVER	NH	03820
40015-000000	41 NEW ROCHESTER RD	DELISLE MAURICE J JR &	DELISLE DOROTHY B	41 NEW ROCHESTER RD	DOVER	NH	03820
40016-000000	43 NEW ROCHESTER RD	BEZANSON KEITH A		43 NEW ROCHESTER RD	DOVER	NH	03820
40018-000000	55 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40019-000000	55 OLD ROCHESTER RD	STEWART JUDY N		55 OLD ROCHESTER RD	DOVER	NH	03820
40020-000000	88 NEW ROCHESTER RD	LAZARUS GEORGE J & SANDRA G TRUSTEES	LAZARUS GEORGE & SANDRA REVOCABLE LIVING	33 COREDIRO DR	DOVER	NH	03820
40021-000000	59 OLD ROCHESTER RD	DM3 PROPERTY LLC		41 MEETINGHOUSE RD	BEDFORD	NH	03110
40021-A00000	OLD ROCHESTER RD	LAZARUS GEORGE J & SANDRA G TRUSTEES	LAZARUS GEORGE & SANDRA REVOCAGLE LIVING	33 CORDEIRO DR	DOVER	NH	03820
40021-B00000	90 NEW ROCHESTER RD	LAZARUS GEORGE J & SANDRA G TRUSTEES	LAZARUS GEORGE & SANDRA REVOCABLE LIVING	33 CORDEIRO DR	DOVER	NH	03820
40023-000000	56 OLD ROCHESTER RD	BRET ENTERPRISES LLC		131 BACK RD	DOVER	NH	03820
40024-000000	54 OLD ROCHESTER RD	MOCLOCK MARK W		54 OLD ROCHESTER RD	DOVER	NH	03820
40025-000000	52 OLD ROCHESTER RD	DOVER DEVELOPMENT LLC		242 CENTRAL AV	DOVER	NH	03820
40025-000CMN	52 OLD ROCHESTER RD	DOVER DEVELOPMENT LLC		242 CENTRAL AV	DOVER	NH	03820
40025-A00000	52 OLD ROCHESTER RD	DOVER DEVELOPMENT LLC		242 CENTRAL AV	DOVER	NH	03820
40036-000000	52 NEW ROCHESTER RD	MOORE ERIC S &	MOORE SHERRI A	52 NEW ROCHESTER ROAD	DOVER	NH	03820
40037-000000	54 NEW ROCHESTER RD	CHASE STERLING R &	FONTAINE MICHELE L	54 NEW ROCHESTER ROAD	DOVER	NH	03820
40038-A00000	56 NEW ROCHESTER RD	OAK BLUFF REALTY LLC		242 CENTRAL AVE	DOVER	NH	03820
40043-000000	58 NEW ROCHESTER RD	STRAFFORD FARMS RESTAURANT INC		58 NEW ROCHESTER ROAD	DOVER	NH	03820
40043-001000	10 STRAWBERRY DR	DRVP DEVELOPERS LLC		242 CENTRAL AVE	DOVER	NH	03820
40043-A00000	56 A NEW ROCHESTER RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
40044-000000	60 NEW ROCHESTER RD	GSED PROPERTIES LLC		9 ROBIN LANE	PEPPERELL	MA	01463
D0009-000000	50 OLD ROCHESTER RD	BRILLARD RICKY A & MARY S REV LIV TRUST	BRILLARD RICKY A AND MARY S TRUSTEES	167 VARNEY RD	DOVER	NH	03820
40017-000000	24 HOOPER DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
40018-B00000	53 NEW ROCHESTER RD	WINCHESTER ARMS LLC	CAMPBELL GILBERT 2006 REVOCABLE TRUST	176 CHURCH ST	LOWELL	MA	01852
40018-C00000	51 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40018-D00000	49 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40018-E00000	47 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
40018-F00000	45 NEW ROCHESTER RD	WINCHESTER ARMS LLC		176 CHURCH ST	LOWELL	MA	01852
Map 41 Lot 9		PAUL GARABENIAN JR	TRUSTEE OF THE CPJ TRUST	352 S. BROADWAY	SALEM	NH	03079
MAP 63 LOT 1		REAGAN ESTATES MHP LLC		217 HIGH STREET	SOMERSWOI	NH	03878
MAP 63 LOT 11		ROBERT L DEMERS, TRUSTEE	ROBERT L DEMERS REV TRUST	PO BOX 149	SOMERSWOI	NH	03878
MAP 63 LOT 11AA		GARRISON CITY BROADCASTING INC		358 GULF ROAD	DOVER	NH	03820
MAP 64 LOT 1A		DOVER REALTY LLC		12 BILLS WAY	BEDFORD	NH	03110
MAP 64 LOT 1B		SUSAN LAWTON HADDADIN	SAM HADDADIN	95 NEW ROCHESTER ROAD	DOVER	NH	03820
MAP 64 LOT 2		GTY MA/NH LEASING INC		2 JERICHO PLZ WING C STE	JERICHO	NY	11753-1681
MAP 64 LOT 4		PNF REALTY, INC		282 MIDDLE STREET	PORTSMOUT	NH	0381
MAP 64 LOT 5		132 LLC		311 ROUTE 236	BERWICK	ME	03901
MAP 64 LOT 6		BLANCHE M WINSHIP		134 ROUTE 108	DOVER	NH	03820
MAP 64 LOT 7		DANIEL P HUGHES	FOSTER LEA LFE ESTATE	136 ROUTE 108	DOVER	NH	03820
MAP 64 LOT 8		STERLING K WALLINGFORD, TRUSTEE	MARY L WALLINGFORD, TRUSTEE	4 TINGLEY STREET	ROCHESTER	NH	03867
MAP 64 LOT 9		144 ROUTE 108 LLC		720 LAFAYETTE ROAD	SEABROOK	NH	03874-6207
MAP 64 LOT 10		PET JUNCTION LLC		146 NEW ROCHESTER ROAD	DOVER	NH	03820-8804
		5 BEARS WAY OWNER		5 BEARS WAY	SOMERSWOI	NH	03867
		6 BEARS WAY OWNER		6 BEARS WAY	SOMERSWOI	NH	03867
		7 BEARS WAY OWNER		7 BEARS WAY	SOMERSWOI	NH	03867
		KEVIN M MCENNEANEY, LLS	MCENEANEY SURVEY ASSOCIATES	24 CHESTNUT STREET	DOVER	NH	03820
		FRANCIS X BRUTON, IIIM ESQUIRE	BRUTON & BERUBE, PLLC	601 CENTRAL AVENUE	DOVER	NH	03820



No.	Bearing	Distance
L1	S43°50'54"E	62.56'
L2	S43°50'54"E	44.37'
L3	S43°50'54"E	18.49'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	01°06'16"	683.80	13.18	13.18	N03°30'24"W
C2	14°03'36"	683.80	167.80	167.38	N11°05'20"W
C3	14°19'11"	683.80	170.90	170.46	N25°16'43"W
C4	02°50'30"	683.80	33.92	33.91	N33°51'34"W

AREA CHART

PARCEL	AREA	FROM	TO
A	3,401 S.F.	64/1	40/18
B	3,551 S.F.	64/1	40/18B
C	1,672 S.F.	64/1	40/18C
D	1,318 S.F.	64/1	40/18D
E	346 S.F.	64/1	40/18E
F	3,406 S.F.	41/9	40/18E
G	5,218 S.F.	41/9	40/18F

41 / 9 SOMERSWORTH

CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
2286 / 232 & 4634 / 875

NOTES:

- OWNER OF RECORD:
WINCHESTER ARMS, LLC
176 CHURCH STREET
LOWELL, MASSACHUSETTS 01852
S.C.R.D. VOLUME 4625, PAGE 905
C.P.J. TRUST
CHARLES GARABEDIAN, TRUSTEE
352 SOUTH BROADWAY
SALEM, NEW HAMPSHIRE 03079
S.C.R.D. VOLUME 1207, PAGE 790
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 2286 PAGE 232
S.C.R.D. VOLUME 4634, PAGE 875
- 40 / 18 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREAS: (AS NOTED).
- THE INTENT OF THIS PLAN IS TO AMEND THE NORTHEASTERLY LOT LINES OF THE WINCHESTER ARMS PARCELS (TAX MAP 40, LOTS 18, 18B, 18C, 18D, 18E, 18F) AS SHOWN ON REFERENCE PLAN #0 TO RE-ESTABLISH THE NORTHEASTERLY LOT LINES TO BE ALONG THE DOVER-SOMERSWORTH TOWN LINE AS LOCATED BY THIS OFFICE ON OCTOBER 30, 2019.
- ZONING DISTRICT: THOROUGHFARE BUSINESS (B-3) DISTRICT
- DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM LOT COVERAGE = 50 PERCENT
MINIMUM FRONTAGE = 125 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 30 FEET
SIDE SETBACK = 12 FEET
REAR SETBACK = 15 FEET
MAXIMUM BUILDING HEIGHT = 40 FEET MAXIMUM
- PARCELS 40 / 18, 40 / 18B, 40 / 18C, 40 / 18D & 40 / 18E ARE LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
A PORTION OF PARCEL 40 / 18F IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE A (BASE FLOOD ELEVATIONS NOT DETERMINED); AND AREAS DETERMINED TO BE INSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED OCTOBER 30, 2019.
VERTICAL DATUM IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED OCTOBER 30, 2019.
- PARCELS 40 / 18, 18B, 18C, 18D, 18E & 18F ARE SUBJECT TO RIGHTS GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AT S.C.R.D. VOLUME 1594, PAGE 550 FOR THE INSTALLATION AND SUBSEQUENT MAINTENANCE OF LINES FOR TRANSMISSION OF INTELLIGENCE UPON, OVER AND UNDER THE SUBJECT PREMISES.
- REFERENCE IS MADE TO CERTAIN DRAINAGE AND SIDEWALK FEATURES CONSTRUCTED AS PART OF A CITY OF DOVER PROJECT DATED CIRCA 2007, SHOWN ON REFERENCE PLAN #8. NO RECORD OF EASEMENTS WAS FOUND AT S.C.R.D.
- PARCELS ARE SUBJECT TO A TWENTY (20) FOOT WIDE UTILITY EASEMENT AS SHOWN ON REFERENCE PLAN #1.

AMENDED LOT LINE ADJUSTMENT PLAN

PREPARED FOR
WINCHESTER ARMS, LLC
AND
CITY OF DOVERAND
C.P.J. TRUSTDOVER TAX MAP 40, LOT Nos. 18, 18B, 18C, 18D, 18E & 18F
SOMERSWORTH TAX MAP 64, LOT No. 1 AND
SOMERSWORTH TAX MAP 41, LOT No. 9
45 NEW ROCHESTER ROAD, NH ROUTE 108
CITIES OF DOVER & SOMERSWORTH
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.

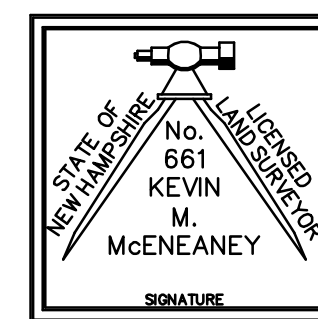
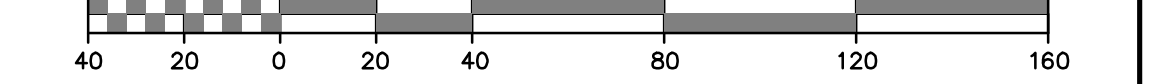
P 23-

DRAWN BY: RJM / KJP

FILE: \2244\DWGS\19-2244 LLADJ

SCALE: 1" = 40'

DATE: JANUARY 6, 2023

McEneaney
Survey
Associates
of NEW ENGLANDP.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

LEGEND

- I.R.(TBS) O - IRON ROD W/ I.D. CAP (TO BE SET)
D.H.(TBS) O - DRILL HOLE (TO BE SET)
I.R.(FOUND) O - IRON ROD (FOUND)
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
Ø - DIAMETER
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER GATE VALVE
- FIRE HYDRANT

REFERENCE PLANS:

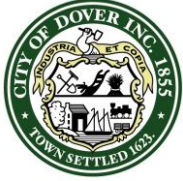
- MAP OF LAND - WINCHESTER ARMS - GILBERT CAMPBELL, INC. DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: SEPTEMBER 1971; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 12, FOLDER 1, PLAN 38.
- PRELIMINARY SUBDIVISION PLAN OF LAND IN SOMERSWORTH, N.H. DEVELOPERS GEORGE SALISBURY, 10 FIRST AVE. PEABODY, MASS. - C.J.P. CORPORATION 179 MAIN ST., SALEM, N.H. SCALE: 1" = 100'; DATED: AUGUST 4, 1972; BY: THOMAS F. MORAN, INC. RECORDED S.C.R.D. POCKET 12, FOLDER 2, PLAN 52.
- MINOR SUBDIVISION - LOTS A & B FOR GENE R. COHEN, DOVER / SOMERSWORTH, NH. SCALE: 1" = 20'; DATED: JUNE 1986; BY: ROBERT W. McCONE. RECORDED S.C.R.D. PLAN 29A-93.
- PLAN OF LAND OF CITY OF DOVER - SCALE 1" = 100. S.C.R.D. PLAN 9, POCKET 3, FOLDER 1.
- PLAN OF LAND PREPARED FOR THE CITY OF DOVER, NH ROUTE 108 - WILLAND POND, DOVER & SOMERSWORTH, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: JUNE 29, 1994; BY: McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 47-4.
- BOUNDARY LINE ADJUSTMENT PLAN - THE CITY OF DOVER AND C.P.J. TRUST - ROUTE #108, WILLAND DRIVE & COMMERCIAL DRIVE, SOMERSWORTH, NEW HAMPSHIRE, STRAFFORD COUNTY. SCALE: 1" = 200'; DATED: DECEMBER 6, 2017, REVISED THROUGH 2-22-18; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 116-10 & 116-11.
- BOUNDARY PLAN - C.P.J. TRUST - ROUTE #108, WILLAND DRIVE & COMMERCIAL DRIVE, SOMERSWORTH, NEW HAMPSHIRE, STRAFFORD COUNTY. SCALE: 1" = 100'; DATED: AUGUST 30, 2018; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 117-37.
- SIDEWALK PLAN AND PROFILE - STATE PROJECT NO. 12644/12808, NEW ROCHESTER RD / LONG HILL RD, DOVER, NEW HAMPSHIRE FOR THE CITY OF DOVER, DECEMBER 2007. ON FILE WITH CITY OF DOVER ENGINEERING DEPARTMENT.
- NEW ROCHESTER ROAD STA 32+50 TO STA 43+00 - WATER FACILITIES IMPROVEMENTS - PHASE 2, CONTRACT 1, TRANSMISSION MAIN. FOR CITY OF DOVER, NEW HAMPSHIRE. DATED: 10/19/18. ON FILE WITH CITY OF DOVER ENGINEERING DEPARTMENT.

APPROVED: SOMERSWORTH PLANNING BOARD

CHAIRPERSON

DATE

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2023-0007

Application Type: Extension Request
Applicant(s): JSR, LLC
Owner(s): JSR, LLC
Location: Quality Way and Venture Drive (Assessor's Map D, Lots 11-5 & 11-5-SND)
Meeting Date: July 25, 2023

INTENT: To extend the expiration date of conditional approval for a site plan and lot line adjustment plan. The previously conditionally approved site plan was to construct of a 10,080 s.f. contractor storage bay/office facility consisting of four (4) separate bays with office space and the associated lot line adjustment.

UNITS PROPOSED: Commercial Building

AGENDA ITEM #: 4-D

ACREAGE POST LLA: 0.99 acres

ZONING DISTRICT: IT, Wetlands Protection District

EXISTING USE: Vacant

PROPOSED USE: Storage Bay / Office Facility

SURROUNDING USES: Vacant & Industrial

ZBA ACTION: None

ATTACHMENTS: Application materials, previous site plan and previous lot line adjustment

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED:

- Conditional Use Permit (Buffer)
- US EPA Notice of Intent

WAIVERS REQUIRED:

N/A for the extension request

Summary of Request and Background

Chapter 153 allows the Planning Director to extend the 90 days that is typically required for the applicant to submit revised plans and meet the conditions of approval that the Board sets when conditionally approving requests. Any further extension request, must be granted by the Planning Board. Therefore, the applicant is before the Board again, asking for additional time to meet the conditions of approval for both the previously conditionally approved site plan and lot line adjustment. They are dependent on each other and the lot line adjustment not only adjusts the lot lines but in this case also the boundaries of a conservation easement. That change requires sign offs from multiple entities including the Dover Conservation Commission (which has been granted), Southeast Land Trust (easement holder), Dover Business and Industrial Development Authority (since it's located in Enterprise Park), the City Council (as the City is primary easement holder) and the NH Charitable Trust Director. Previously, the applicant was conditionally approved for a lot line adjustment, a wetland buffer CUP and Site Review to construct of a 10,080 s.f. contractor storage bay/office facility consisting of four (4) separate bays with office space.

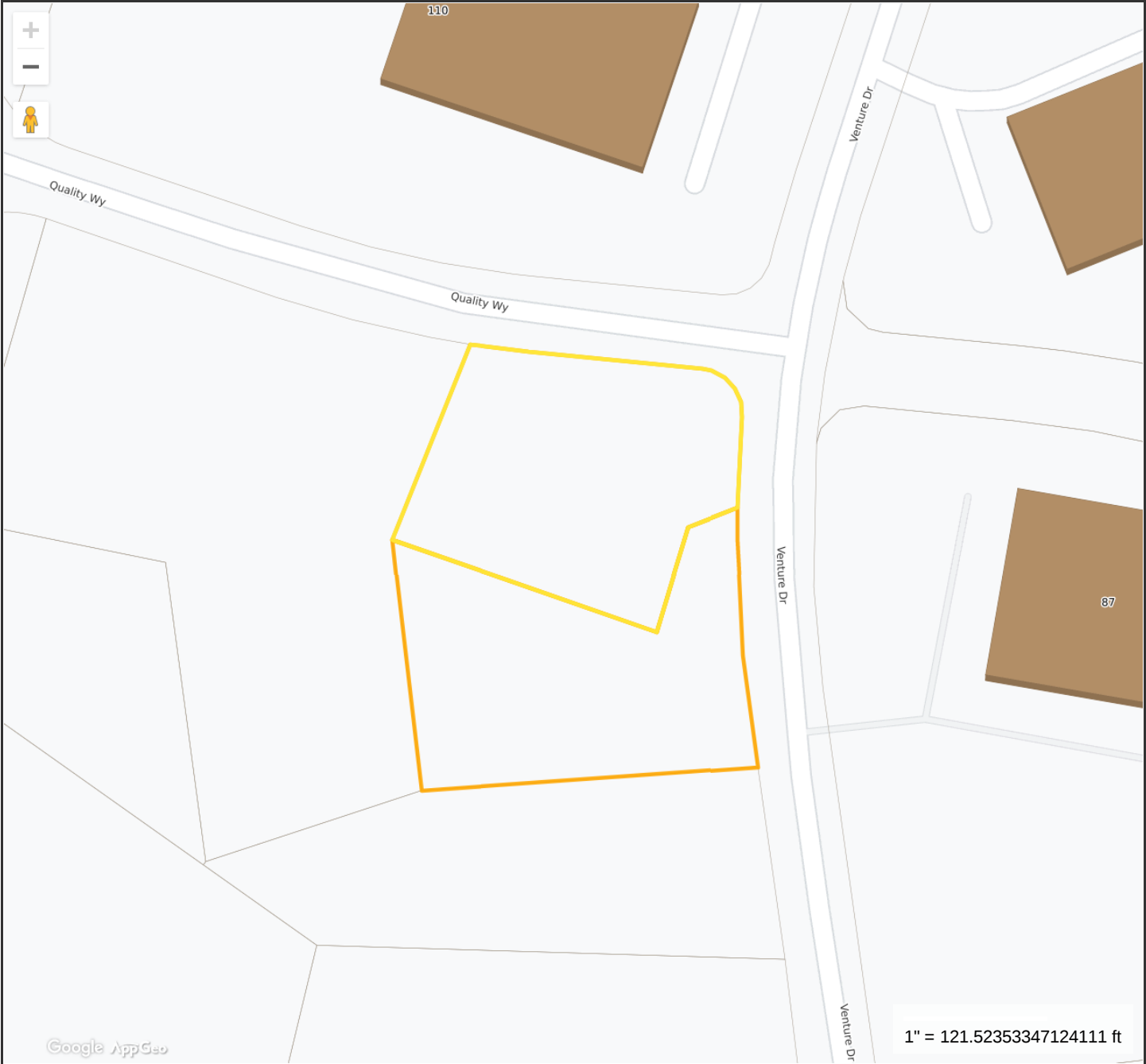
STAFF RECOMMENDATION:

Chapter 153-8.A of the Site Review Regulations of the City Code provides for the Planning Board to extend the time period to address conditions of approval after the Planning Director grants one 90-day extension. Since some of the conditions of approval require approval from multiple entities which takes significant time which is beyond the control of the applicant, therefore staff recommends the Board grant the extension to December 1, 2023.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board vote to grant the Extension Request for both the Site Plan (Site-2022-0011) and Lot Line Adjustment (LOTA-2022-0002) with the same conditions of approval as outlined in the original Notices of Decision.

WAIV-2023-0007 QUALITY WAY 7 VENTURE DRIVE



Property Information Property ID D0011-005000 Location VENTURE DR Owner JSR LLC Land Use 440 Zoning Code IT	 MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map. Geometry updated 7/10/2023 Data updated Daily	Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.
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PLAN SNAPSHOT REPORT WAIV-2023-0007 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment	Project:	App Date: 07/05/2023
Work Class: Plan	District: None	Exp Date: 09/08/2023
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval
Description: Easement Revisions with SELT requires more time.		Expire Date:

Parcel: D0011-005SND	Address: Venture Dr Dover, 03820	Zone:
D0011-005000 Main	Venture Dr Dover, 03820 Main	

Owner
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
Business: (603) 332-2863
Mobile: (603) 781-3403

Plan Custom Fields

Waiver Request Type	Extension	Owner Phone	978-979-2170	Owner Name	JSR, LLC
Original Plan Approval Date	Dec 13 2022 12:00AM	Owner Address	17 Fosters Drive	Owner EMail	rswhit10@gmail.com
# Extensions	1	Extension Type Requested	Sec. 153-8.A	Extension Request Detail	On behalf of our client, JSR LLC, Berry Surveying & Engineering (BS&E) is requesting a Planning Board Extension to meet the president conditions for the three projects files noted above. As we have discussed in the past, all of the conditions of approval have been satisfied with the exception of finalizing the lot line revision with the Sending Area. The City of Dover and the applicant are currently working with SELT to revise the easement accordingly, but has taken additional time than was previously anticipated. Based on the time that has transpired we would ask for an extension until December 13th , 2023
Previously Granted					

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004156	Planning Waiver / Extension /Amend Application Fee	\$200.00	\$0.00
	Total for Invoice INV-00004156	\$200.00	\$0.00
INV-00004166	Planning Certified Mailing to Application Contacts	\$16.00	\$0.00
	Planning Creation / Printing of Abutter Labels	\$10.00	\$0.00

PLAN SNAPSHOT REPORT (WAIV-2023-0007)

Planning Certified Mailing to Abutters	\$64.00	\$0.00
Planning Public Notice in Newspaper	\$100.00	\$0.00
Total for Invoice INV-00004166	\$190.00	\$0.00
Grand Total for Plan	\$390.00	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Technical Review Committee Meeting Agenda v.1	Task		
Land Use Plan Technical Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Complex v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

City of Dover
Planning Office
Attn: Mrs. Donna Benton, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

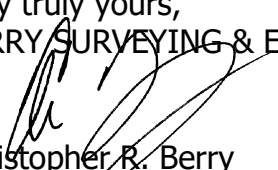
June 5, 2023

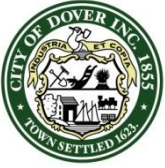
Re: Planning Board Extension to meet President Conditions
JSR LLC
Quality Way and Venture Drive
Dover File #P22-55, 22-56 & 22-57

Mrs. Benton,

On behalf of our client, JSR LLC, Berry Surveying & Engineering (BS&E) is requesting a Planning Board Extension to meet the president conditions for the three projects files noted above. As we have discussed in the past, all of the conditions of approval have been satisfied with the exception of finalizing the lot line revision with the Sending Area. The City of Dover and the applicant are currently working with SELT to revise the easement accordingly, but has taken additional time than was previously anticipated. Based on the time that has transpired we would ask for an extension until December 13th, 2023.

Very truly yours,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President



City of Dover, New Hampshire
APPLICATION FOR EXTENSION OF/ AMENDMENT TO
OR WAIVER FOR PLAN/ DRIVEWAY

[Revised August 20, 2020]

Office Use Only

Amount Paid: _____

Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: JSR LLC Telephone # 1-978-979-2170
Address of Applicant: 17 Fosters Drive, Dover, NH 03820 E-Mail rswhit10@gmail.com
Project Name: Quality Way and Venture Project Location: Corner of Quality Way and Venture Drive
Planning File Number: P22-55, 56 & 57 Date of Original Approval 12-13-22
File Type: Conditional Use ☒ Site Plan Review ☒ Subdivision ☒ (Lot Line Revision)

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

Extension type requested (check one): ☒ Sec. 153-8.A ☐ Sec. 153-9.B ☒ Sec. 157-13.A ☐ Sec. 157-23.B
Current deadline date: June 11, 2023 Number of Extensions Previously granted by Board 0
Reason(s) for extension/comments (attach additional sheets as needed): Easement Revisions with SELT Requires More Time

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____
Reason(s) for amendment/comments (attach additional sheets as needed): _____

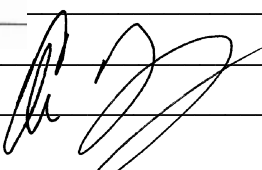
WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: _____
Justification for waiver request(s) (attach additional sheets as needed): _____

SIGNATURES

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

Signature of Property Owner: _____:  Date: 6-5-23

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

Signature of Agent: _____: _____ Date: 6-5-23

**APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR
WAIVER FOR PLAN/ DRIVEWAY
LIST OF ABUTTERS**

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

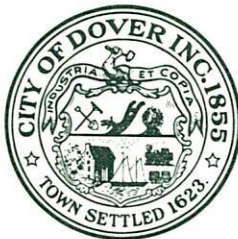
TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

WAIV-2023-0007

QUALITY WAY & VENTURE WAY

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0011-002000	46 VENTURE DR	46 VENTURE DRIVE PROPERTIES LLC		910 DAY HILL RD	WINDSOR	CT	06095
D0011-003000	111 VENTURE DR	MERCHANDISE CENTRAL LLC		111 VENTURE DR	DOVER	NH	03820
D0011-004000	110 VENTURE DR	QUALITY WAY LLC		5 DANIELS ST APT 2	SALEM	MA	01970-5214
D0011-006000	QUALITY WY	DOVER BUSINESS & IND DEV AUTHORITY F/K/A DOVER IND DEV AUTHORITY		288 CENTRAL AV	DOVER	NH	03820
D0011-006SND	QUALITY WY	DOVER BUSINESS & IND DEV AUTHORITY F/K/A DOVER IND DEV AUTHORITY		288 CENTRAL AV	DOVER	NH	03820
D0011-007SN1	QUALITY WY	WEAVE FILTRATION LLC		100 TRI CITY RD UNIT 117	SOMERSWORTH	NH	03878
D0013-003000	27 PRODUCTION DR	SARNIA PROPERTIES INC		1 HAVEN COURT	PORTSMOUTH	NH	03801
D0014-000000	VENTURE DR	DOVER BUSINESS & IND DEV AUTHORITY		288 CENTRAL AVE	DOVER	NH	03820
D0014-004000	87 VENTURE DR	VYGON CORPORATION	ADVANCED MEDICAL INC	2750 MORRIS RD #A200	LANSDALE	PA	19446-6083
D0011-005000	VENTURE DR	JSR LLC		17 FOSTERS DR	DOVER	NH	03820
D0011-005SND	VENTURE DR	JSR LLC		17 FOSTERS DR	DOVER	NH	03820
		CHRIS BERRY	BERRY SURVEYING & ENGINEERING	335 SECOND CROWN PO	BARRINGTON	NH	03825

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



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

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

December 14, 2022

JSR, LLC
17 Fosters Drive
Dover, NH 03820

Re: Minor Lot Line Adjustment for JSR, LLC (Owner: JSR, LLC), Assessor's Map D, Lots 11-5 & 11-5-SND, zoned IT, located at Quality Way and Venture Drive. *(P22-57/LOTA-2022-0002)

Dear JSR:

Please be advised that on Tuesday, December 13, 2022 the Dover Planning Board voted to conditionally grant final approval of the above referenced plan and found the criteria of 157-17 have been met. **The specific subsequent conditions are included with this letter.**

In addition to the conditions of approval, please provide the following to the Planning Office:

- ☐ Two (2) full size plans and one (1) 11" x 17" plan (plus any additional copies for the applicant or owner);
- ☐ One (1) recordable paper copy of the plan;
- ☐ One (1) CAD file format of the plan; and
- ☐ One (1) PDF digital version of the plan

The plans must be submitted within ninety (90) days from Planning Board approval. Upon receipt, the Planning Board Chair will sign them approved. Any application which is not signed by the Planning Board Chair as complete, in accordance with the regulations, is deemed expired, and null and void.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

Donna P. Benton, AICP
Director of Planning & Community Development

EC: Inspection Services
Engineering Office
Assessing Office
Berry Surveying & Engineering

Conditions to be met Prior to Signing of the Plans:

Submitted Reviewed

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - 1.1. Planning File Number P22-57
 - 1.2. The owner's signatures
 - 1.3. The LLS stamp and signature
 - 1.4. Add proposed conservation easement area
 - 1.5. Add rights-of-way widths
 - 1.6. Developer must seek and receive written approvals of the Conservation Commission, City Council, and the NH Charitable Trust Director concerning amendment of conservation easement area.
 - 1.7. Add note to plan that prior to any deeding proof of Conservation Commission approval, City Council approval, and NH Charitable Trust Director approval is to be provided to the Planning Department.
 - 1.8. City Council and Southeast Land Trust (SELT) acknowledge in writing proposed change to sending areas and conservation easement.

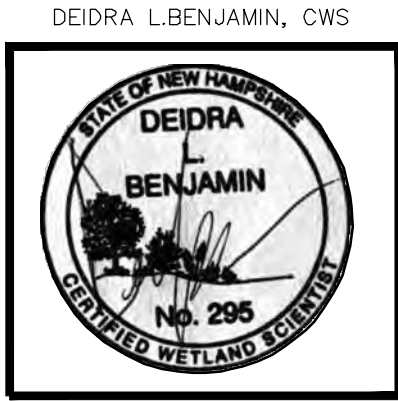
☐☐

Subsequent Condition to be Met Prior to the Signing of the Plans

Submitted Reviewed

1. Add a note that the Planning Board approved waivers from Section 157-32.G and the front and sides setbacks per 170-27.2F(4) and found that the criteria of Chapter 153-21.A. have been met

☐☐



WETLAND NOTE:

- WETLANDS WERE DELINEATED BY DEIDRA L. BENJAMIN, CWS, IN THE SUMMER OF 2021 USING THE FOLLOWING CRITERIA:
1. USACE, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012. VICKSBURG, MS.
 2. USACE, CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ENVIRONMENTAL LABORATORY, 1987. VICKSBURG, MS.
 3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019. LOWELL, MA.
 5. U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3. [HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/](http://wetland-plants.usace.army.mil/)

PLAN REFERENCES:

- 1.) "SUBDIVISION PLAN DOVER INDUSTRIAL DEVELOPMENT AUTHORITY SIXTH STREET / LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE"
BY: TERRASCAN ENGINEERS SURVEYORS
DATED: JANUARY 17, 1992
S.C.R.D. PLAN 41-91
- 2.) "LOT LINE ADJUST PLAN PREPARED FOR WHITE ENTERPRISES AND DOVER INDUSTRIAL DEVELOPMENT AUTHORITY LONGHILL ROAD, DOVER, NH"
BY: MCNEANEY SURVEY ASSOCIATES
DATED: JULY 3, 1991
S.C.R.D. PLAN 39-38
- 3.) "SUBDIVISION PLAN DOVER INDUSTRIAL DEVELOPMENT AUTHORITY SIXTH STREET / LONG HILL ROAD EXT. DOVER, NEW HAMPSHIRE"
BY: TERRASCAN ENGINEERS SURVEYORS
DATED: JANUARY 17, 1992
S.C.R.D. PLAN 41-92
- 4.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY VENTURE DRIVE DOVER, NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC.
DATED: AUGUST 4, 1994
S.C.R.D. PLAN # 45-32
- 5.) "SUBDIVISION OF LAND PREPARED FOR DOVER INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP H, LOT NO. 11-1 VENTURE DRIVE DOVER, STRAFFORD COUNTY NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC.
DATED: FEBRUARY 25, 2005
S.C.R.D. PLAN # 79-87

PLAN REFERENCES:

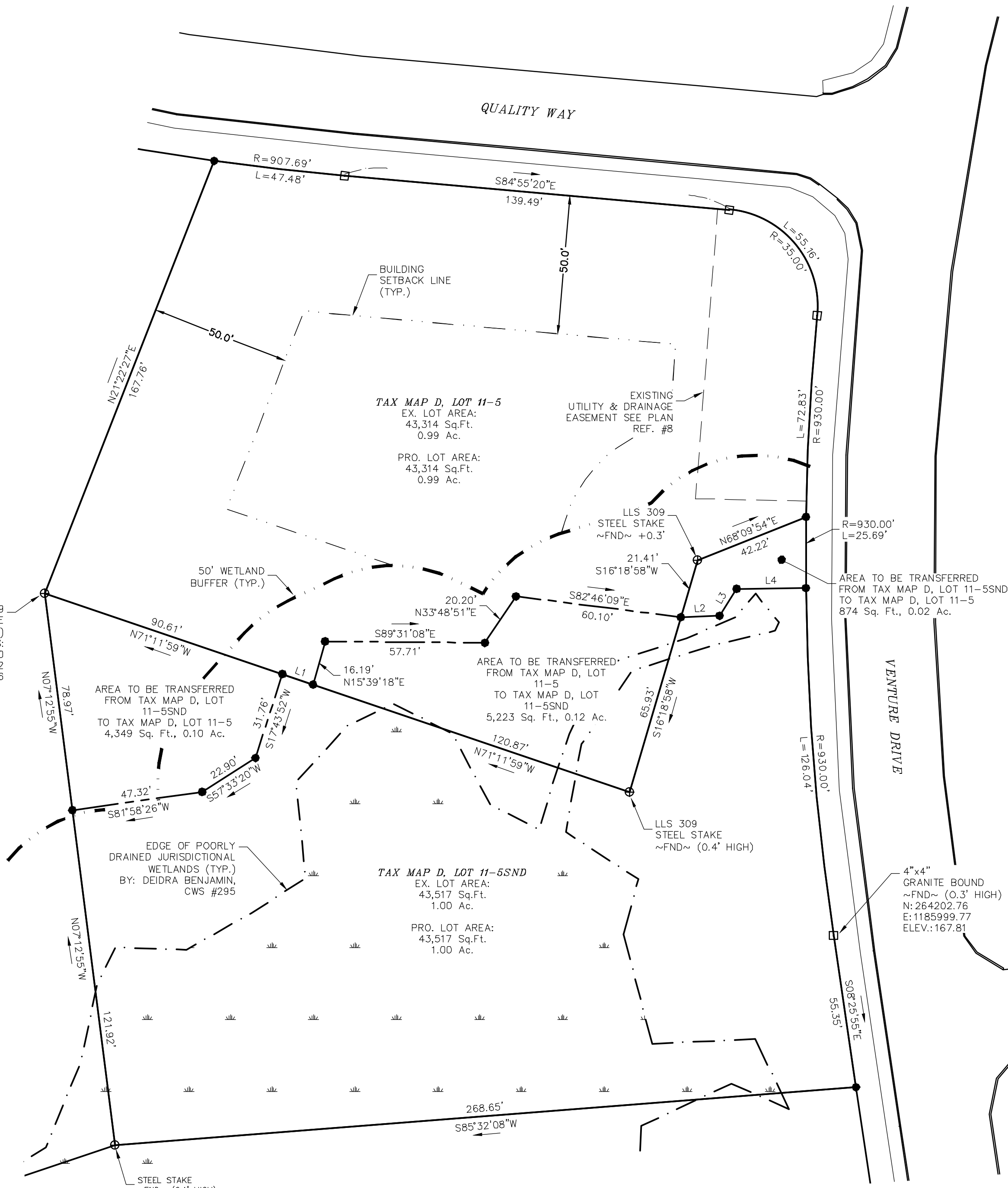
- 6.) "AMENDED SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC
DATED: FEBRUARY 14, 2006
S.C.R.D. PLAN 85-99
- 7.) "AMENDED SUBDIVISION AND LOT LINE ADJUSTMENT PLAN PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC
DATED: FEBRUARY 14, 2006
S.C.R.D. PLAN 85-100
- 8.) "LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND PREPARED FOR GEORGE J. FOSTER CO., INC. AND DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY TAX MAP D, LOT NOS. 9A & 11-1 VENTURE DRIVE AND QUALITY WAY DOVER, STRAFFORD COUNTY NEW HAMPSHIRE"
BY: MCNEANEY SURVEY ASSOCIATES INC
DATED: JUNE 12, 2006
S.C.R.D. PLAN 86-73

LINE	BEARING	DISTANCE
L1	N71°11'59"W	11.72'
L2	N87°42'08"E	13.96'
L3	N32°16'10"E	11.49'
L4	N89°20'00"E	25.07'

N/F DOVER BUSINESS & IND. DEV. AUTHORITY, F/K/A DOVER IND. DEV. AUTHORITY
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP D, LOT 11-6
S.C.R.D. BOOK 1559, PAGE 394

LEGEND:

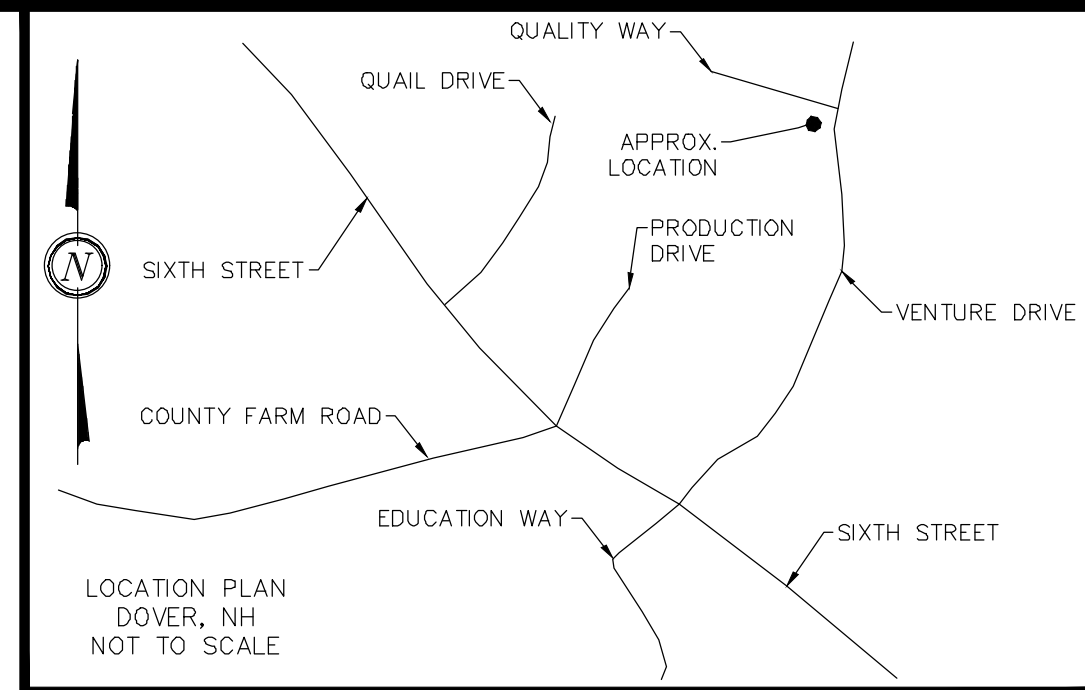
- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND OR TBS~
- STEEL STAKE ~FND~
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND BUFFER
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



N/F DOVER BUSINESS & IND. DEV. AUTHORITY, F/K/A DOVER IND. DEV. AUTHORITY
288 CENTRAL AVE
DOVER, NH 03820
TAX MAP D, LOT 11-6 S/D
S.C.R.D. BOOK 1559, PAGE 394

N/F CHURCHILL MEDICAL SYSTEMS INC, ADVANCED MEDICAL INC.
2750 MORRIS RD #A200
LANSDALE, PA 19446-6083
TAX MAP D, LOT 14-4
S.C.R.D. BOOK 1951, PAGE 542

DOVER APPROVAL



NOTES:

- 1.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820
A.) TAX MAP D, LOT 11-5
B.) EXISTING LOT AREA: 43,314 Sq.Ft., 0.99 Ac.
PROPOSED LOT AREA: 43,314 Sq.Ft., 0.99 Ac.
C.) S.C.R.D. BOOK 4980, PAGE 632
- 2.) OWNER: JSR, LLC
17 FOSTERS DRIVE
DOVER, NH 03820
A.) TAX MAP D, LOT 11-5SND
B.) EXISTING LOT AREA: 43,517 Sq.Ft., 1.00 Ac.
PROPOSED LOT AREA: 43,517 Sq.Ft., 1.00 Ac.
C.) S.C.R.D. BOOK 4980, PAGE 63
- 3.) ZONING: IT - INNOVATIVE TECHNOLOGY
SETBACKS
FRONT ~ 50'
SIDE ~ 50'
REAR ~ 50'
MIN. LOT SIZE: 2 ACRES
MIN. FRONTAGE: 200'
MAX. LOT COVERAGE: 33%
MAX. BUILDING HEIGHT: 55'
- 4.) THE INTENT OF THIS PLAN IS TO REVISE THE BOUNDARY LINES OF TAX MAP D, LOT 11-5 & 11-5SND. THIS IS AN EQUAL LAND SWAP AND BOTH LOTS WILL HAVE THE SAME LOT AREA AS THE EXISTING.
- 5.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #530145, MAP 33017C0310E, DATED: SEPTEMBER 30, 2015.
- 6.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 7.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 8.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 9.) AN EASEMENT IS PROVIDED TO THE CITY TO MAINTAIN THE POTABLE DRINKING WATER QUALITY THROUGH THE HYDRANT FLUSHING PROGRAM, WHICH INCLUDES PROVIDING ACCESS TO THE WATER CURB BOXES.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND THE CITY OF DOVER, N.H. -1:10,000-
11-1-22
KENNETH A. BERRY L.L.S. 805 DATE

DOVER FILE #22-55

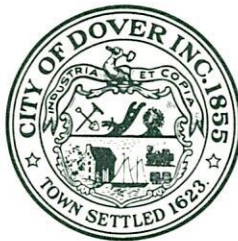
REVISED PER TRC #2	REVISION	DATE
10-31-22	#3	10-27-22
10-27-22	#2	9-1-22
REVISER PER DOVER TRC COMMENT		
DESCRIPTION		

LOT LINE REVISION
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, N.H.
TAX MAP D, LOT 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 1, 2022
FILE NO. : DB 2021 - 134

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
L.L.S. 805
SIGNATURE

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



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

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

December 14, 2022

JSR, LLC
17 Fosters Drive
Dover, NH 03820

Re: Site Review for JSR, LLC (Owner: JSR, LLC), Assessor's Map D, Lots 11-5 & 11-5-SND, zoned IT, located at Quality Way and Venture Drive. (Proposal is to construct a 10,080 sq. ft., Commercial Building for Contractor Bays/Office Space). *(P22-55/SITE-2022-0011)

Dear JSR:

Please be advised that on Tuesday, December 13, 2022 the Dover Planning Board voted to conditionally grant final approval for the above referenced plan and found the criteria of 153-14 and 153-21.A have been met. **The specific subsequent conditions are included with this letter.**

In addition to the conditions of approval, please provide the following to the Planning Office:

- ☐ Two (2) full size plans and one (1) 11" x 17" plan (plus any additional copies for the applicant or owner);
- ☐ One (1) recordable paper copy of the plan;
- ☐ One (1) CAD file format of the plan; and
- ☐ One (1) PDF digital version of the plan

The plans must be submitted within ninety (90) days from Planning Board approval. Upon receipt, the Planning Board Chair will sign them approved. Any application which is not signed by the Planning Board Chair as complete, in accordance with the regulations, is deemed expired, and null and void.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

Donna P. Benton, AICP
Director of Planning & Community Development

EC: Inspection Services
Engineering Office
Assessing Office
Berry Surveying & Engineering

Subsequent Condition to be Met Prior to Signing of the Plans

1. Add a noted that the Planning Board approved waivers from Section 157-32.G and the front and side setbacks per 170-27.2F(4) and found that the criteria of Chapter 153-21.A. have been met.

Submitted Plans☐☐**Subsequent Condition to be Met Prior to the Signing of the Plans:**

1. The Lot Line Adjustment (P22-57/LOTA-2022-0002) including approvals for amending conservation areas and Conditional Use Permit (P22-56/COND-2022-0005) are granted
2. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - 2.1 The stamp and signature of the PE, LLA, CWS, Architect, and LLS on the final plans
 - 2.2 Owner's signature
 - 2.3 Add permit numbers when obtained
 - 2.4 Add notch along show storage area and amend stormwater operations and maintenance plan

Submitted Reviewed☐☐☐☐**Subsequent Conditions to be Met Prior to any Construction:**

1. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Planning Director

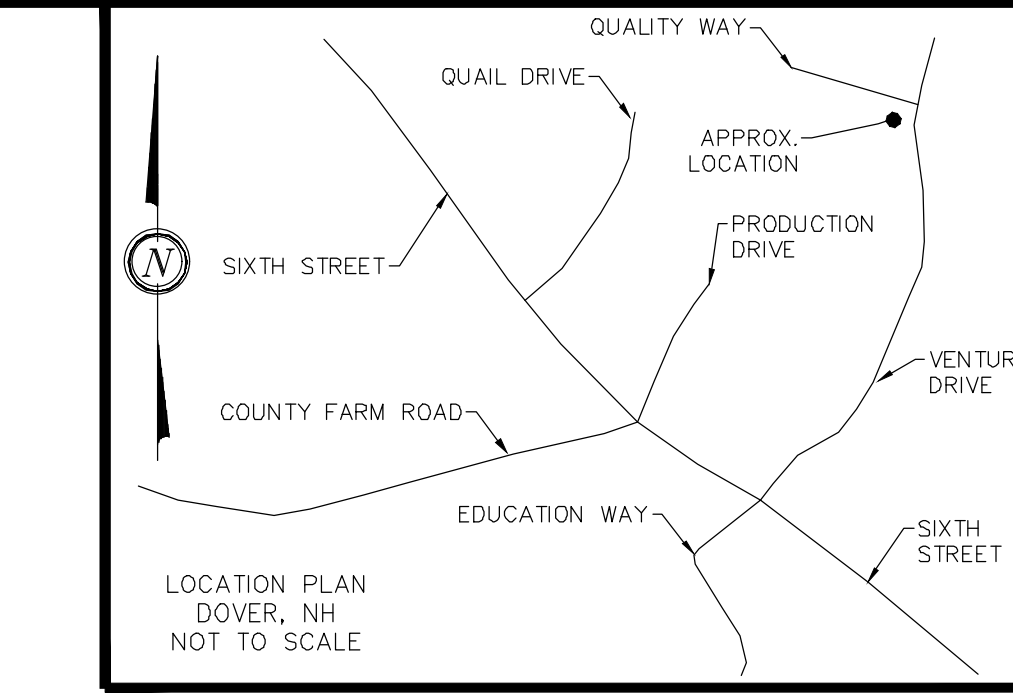
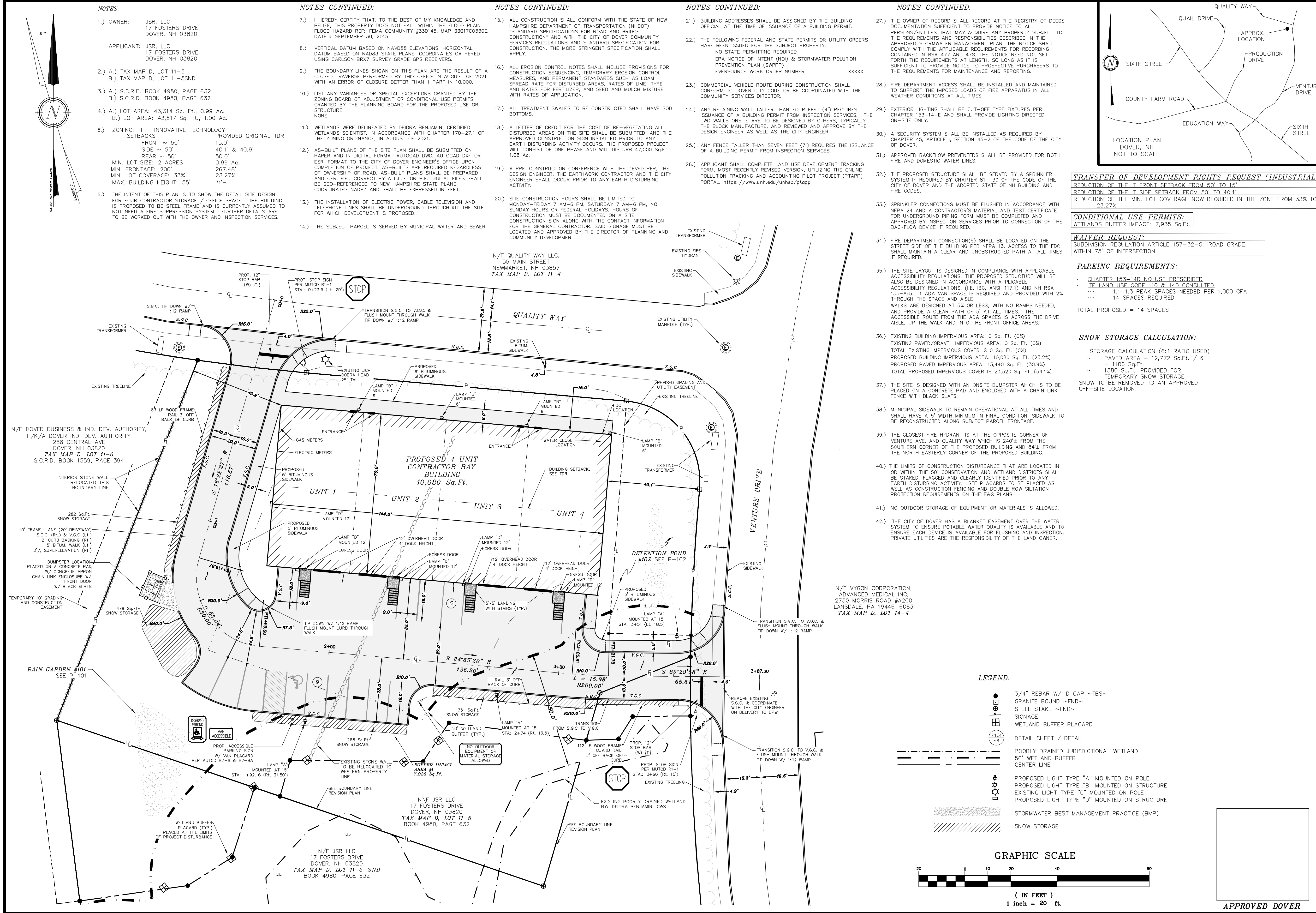
Submitted Reviewed☐☐**Subsequent Conditions to be Met Prior to Issuance of a Building Permit:**

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

Submitted Reviewed☐☐**Subsequent Conditions to be Met Prior to Occupancy:**

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

Submitted Reviewed☐☐☐☐☐☐



TRANSFER OF DEVELOPMENT RIGHTS REQUEST (INDUSTRIAL):
REDUCTION OF THE IT FRONT SETBACK FROM 50' TO 15'
REDUCTION OF THE IT SIDE SETBACK FROM 50' TO 40'
REDUCTION OF THE MIN. LOT COVERAGE NOW REQUIRED IN THE ZONE FROM 33% TO 23.27%

CONDITIONAL USE PERMITS:
WETLANDS BUFFER IMPACT: 7,935 Sq.Ft.

WAIVER REQUEST:
SUBDIVISION REGULATION ARTICLE 157-32-G: ROAD GRADE WITHIN 75' OF INTERSECTION

PARKING REQUIREMENTS:
CHAPTER 153-140: NO USE PRESCRIBED
ITE LAND USE CODE 110 & 140 CONSULTED
1.1-1.3 PEAK SPACES NEEDED PER 1,000 GFA
14 SPACES REQUIRED
TOTAL PROPOSED = 14 SPACES

SNOW STORAGE CALCULATION:
STORAGE CALCULATION (6:1 RATIO USED)
PAVED AREA = 12,772 Sq.Ft. / 6 = 2,129 Sq.Ft.
1,380 Sq.Ft. PROVIDED FOR TEMPORARY SNOW STORAGE
SNOW TO BE REMOVED TO AN APPROVED OFF-SITE LOCATION

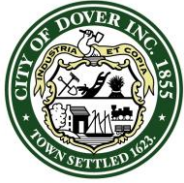
DOVER FILE #22-55	
REVISED PER TRC #2	DESCRIPTION
10-31-22	REVISED PER SEWER APPLICATION
10-27-22	REVISED PER DOVER TRC COMMENT
9-1-22	
REVISION	DATE
#3	
#2	
#1	

NON-RESIDENTIAL SITE PLAN
LAND OF
JSR, LLC
VENTURE DRIVE & QUALITY WAY
DOVER, NH
TAX MAP D, LOTS 11-5 & 11-5SND

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 1, 2022
FILE NO. : DB 2021 - 134

KENNETH A. BERRY
No. 14743
LICENSED PROFESSIONAL ENGINEER

SHEET 6 OF 27



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2023-0040

Application Type: Conditional Use Permit
Applicant(s): Fuss & O'Neill
Owner(s): MHC 155 (Dover, NH) LLC
Location: 56 Sixth St. (Assessor's Map 31, Lot 99)
Meeting Date: July 25, 2023

INTENT: To obtain a Conditional Use Permit to allow for a two-story climate controlled self-storage building in the CBD-MU district to replace a demolished self-storage building previously on-site

UNITS PROPOSED: Self-storage

AGENDA ITEM #: 4-E

ACREAGE:

1.806± ac / 78,657± sq. ft.

ZONING DISTRICT: CBD-MU

EXISTING USE: Self-storage facility, 4 buildings in total (fifth building was recently demolished)

PROPOSED USE: Add (1) self-storage facility building

SURROUNDING USES:

Residential/Commercial

ZBA ACTION: Z83-21: Variance granted

ATTACHMENTS: Application materials, including Site Plan, TRC Minutes

APPLICATION IS COMPLETE:

Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED: N/A

WAIVERS REQUIRED:

N/A for this case

Summary of Request and Background

The applicant is proposing to build an approximate 37,930 s.f. self-storage facility that will replace the former self-storage building that was demolished earlier this year and would be added to those smaller storage buildings existing on site. The new building brings the site more into compliance with zoning than the previous building was. The site would be serviced by public water and sewer. A new Conditional Use Permit is also before the Board to ensure zoning compliance for the use as the request is a bit different from the variance granted in 1983.

Consistency with Land Use Regulations

Chapter 170-20.B(1) Zoning Ordinance allows for Conditional use approval for relief from the standards herein may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:

- (a) That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS OF WAY as CIVIC SPACES.
- (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
- (c) That the design of STREETs and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.
- (d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
- (e) That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- (f) That CIVIC BUILDINGS and public gathering places shall be provided as locations that reinforce community identity and activity. - *Not applicable*
- (g) That CIVIC BUILDINGS shall be distinctive and appropriate to a role more important than the other BUILDINGS that constitute the fabric of the city. - *Not applicable*
- (h) That the preservation and renewal of historic BUILDINGS shall be facilitated. - *No historic buildings located on site*
- (i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use.

This plan is consistent with the criteria as described in the applicant's narrative.

STAFF RECOMMENDATION:

Planning staff finds that the Conditional Use Permit requests are reasonable and meet the criteria for granting a CUP in the CBD-Mixed Use. A variance was previously granted for this use in the 80s while it was zoned R-12. The Planning Department recommends the Planning Board accept the application and note it is not of regional impact, hold a public hearing, make findings and vote to grant the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to the Issuance of the CUP:

1. Site Plan (SITE-2023-0004) is approved.

COND-2023-0040 56 SIXTH STREET

**Property Information**

Property ID 31099-000000
Location 56 SIXTH ST
Owner MHC 155 (DOVER NH) LLC
Land Use 317
Zoning Code CBD-M

**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 7/10/2023
Data updated Daily

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



PERMIT SNAPSHOT REPORT COND-2023-0040 FOR CITY OF DOVER, N.H.

Permit Type Conditional Use **Project:** **App Date:** 05/09/2023
Work Class: Non-Environmental **District:** None **Exp Date:** NOT AVAILABLE
Status: Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Glidden, Jean **Approval**
Expire Date:
Description: Replace the previously existing 4 story Self Storage building with a 2 story climate controlled, self contained self-storage building.

Parcel: 31099-000000	Main	Address: 56 Sixth St Dover, NH	Main	Zone:
Plan Preparer Rick Lundborn 50 Commercial Street Unit 2S Unit 2S Unit 2S Manchester, NH 03101 Business: (603) 767-4728	Applicant Rick Lundborn 50 Commercial Street Unit 2S Unit 2S Unit 2S Manchester, NH 03101 Business: (603) 767-4728	Owner Liz Raun Schlesinger Home: 917398515 Business: 917398515 Mobile: 917398515	Applicant Norman Kotoch Home: (216) 410-7072 Business: (216) 410-7072 Mobile: (216) 410-7072	

Permit Custom Fields

General Purpose	New Construction	Select Permit Type:	Central Business District	Project Zone	Mixed Use
Work	The proposed building will be a replacement of the 4 story Self-storage building that was on site. The new building will be a 2 story self-storage building that is climate controlled and self contained (storage unit access all internal to the building).	What is the parcel zoned?	CBD-M	permitstatefed	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Rick_Lundborn_5/9/2023.jpg	05/09/2023 15:30	Lundborn, Rick		Uploaded via CSS

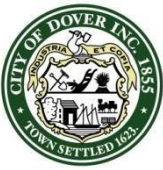
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003314	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-00003314		\$200.00	\$0.00
Grand Total for Permit		\$200.00	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Conditional Use Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		

Issue Permit v.1

PERMIT SNAPSHOT REPORT (COND-2023-0040)

Verify Fees Prior to Permit v.1	Generic Action
Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Property Info Group v.1	Generic Action
Recording v.1	Task



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

Norman Kotoch, Agent for MHC 155
Name of Applicant: (Dover NH) LLC Telephone # 216-410-7072
Norman Kotoch, NAK Management & Consulting LLC,
Address of Applicant: 7607 Ellington Place, Mentor, Ohio 44060 (agent for MHC 155 (Dover NH) LLC
norm@storageltd.com
E-Mail Address: _____

Elizabeth Raun
Name of Property Owner (if different from applicant): Schlesinger, CEO Telephone # 917-398-5152
MHC 155 (Dover NH) LLC
Address of Property Owner: Merit Hill Capital, 41 Flatbush Ave., Brooklyn, NY 11217

PROPERTY INFORMATION

Assessor's Map # 31 Lot(s) # 99
Address of Property: 56 Sixth Street, Dover, NH 03820
18, 057
Zoning District(s) CBD-MU Overlay District(s) _____
Existing Use of Property: Self Storage Facility; 6 buildings

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:

Replace the previously existing 4 story storage building on site with a 2 Story Self-
storage building.

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

Name of Professional That Prepared Plans: Rick Lundborn, PE, Fuss & O'Neill, Inc.

Fuss & O'Neill, Inc., 50 Commercial Street,
Address Unit 2S, Manchester, NH 03101 Telephone #: 207-569-2899

Professional License #: 10943 E-mail address: rlundborn@fando.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: _____ 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 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>
31	99	MHC 155 (Dover NH) LLC	41 Flatbush Av., Brooklyn, NY 11217

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>
Norm Kotoch, Agent	NAK Management & Consulting LLC	7607 Ellington Pl, Mentor, OH 44060

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Rick Lundborn, PE	Fuss & O'Neill, Inc., 50 Commercial St, Unit 2S, Manchester, NH 03101	

Conservation Easement Holder:

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



CITY OF DOVER, NEW HAMPSHIRE

PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name:

Elizabet Raun Schlesinger, MHC 155 (Dover NH) LLC

Signature(s) of Property Owner(s):

Date:

Signature of Applicant:

if different from owner

Date:

2023-05-09

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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..

Property Owner Name:

Elizabet Raun Schlesinger, MHC 155 (Dover NH) LLC

Signature(s) of Property Owner(s):

Date:

Signature of Applicant:

if different from owner

Date:

2023-05-09

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

If the sign permit applicant is not the property owner, this form must be completed and included as part of application submission.

I have read this application and state that, to the best of my knowledge, the information provided is true and that the proposed sign(s) will comply with all applicable regulations in Section 170-32 of the Zoning Ordinance of the City of Dover and shall conform to the submitted materials and designs. Furthermore, after 90 days, any application still waiting information will be denied.

Address of Sign Location:

Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign



FUSS & O'NEILL

June 15, 2023

Donna Benton
Planning Department
288 Central Ave.
Dover, NH 03820

Re: SITE 2023-0004; Conditional Use Permit Narrative
MHC 155 (Dover NH) LLC – Extra Space Storage, Self-Storage Facility
56 Sixth Street, Assessor's Map 31, Lot 99
Fuss & O'Neill Reference No. 20230235.A10

Dear Ms. Benton:

On behalf of MHC 155 (Dover NH) LLC, Fuss & O'Neill, Inc. has drafted the following letter to satisfy the requirements of Chapter 170-20(B), Conditional Use Permit, of the Dover Ordinance.

Conditional Use Permit:

- (2) **Conditional use approval for relief from the use standards herein may be granted by the PLANNING BOARD (RSA 674:21 II) after proper public notice and public hearing provided that the proposed project complies with the following standards:**

The Conditional Use Permit being sought is for the use of the proposed building. The property is currently occupied by four (4) self-storage buildings and operated as a self-storage facility. Previously, there were two (2) more buildings on site also part of the self-storage use. One of this was a 4-story building, the other was a smaller 430-sf garage. These two buildings were recently demolished. In total there was 61,155-sf of self-storage at 56 Sixth Street prior to the demolition of the 2 buildings mentioned.

This project proposes to replace the 4-story building in roughly the same footprint with a 2-story self-storage building. The new building will be climate controlled, the storage units will all be accessed internally. It is being designed to meet the Central Business District Architectural guidelines.

- (a) **The requested use shall be compatible with abutting uses and the surrounding NEIGHBORHOOD.**

The site is currently, and historically has been, a self-storage facility. The proposed building will be a 2-story self-storage building replacing a larger, 4-story, self-storage building. From the standpoint of use replacing a self-storage building with a smaller self-

50 Commercial Street
Manchester, NH
03101
t 603.668.8223
800.286.2469
www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

City of Dover / MHC 155 (Dover NH) LLC

June 15, 2023

Page 2 of 3

storage building will not change the zoning situation for the property.

(b)

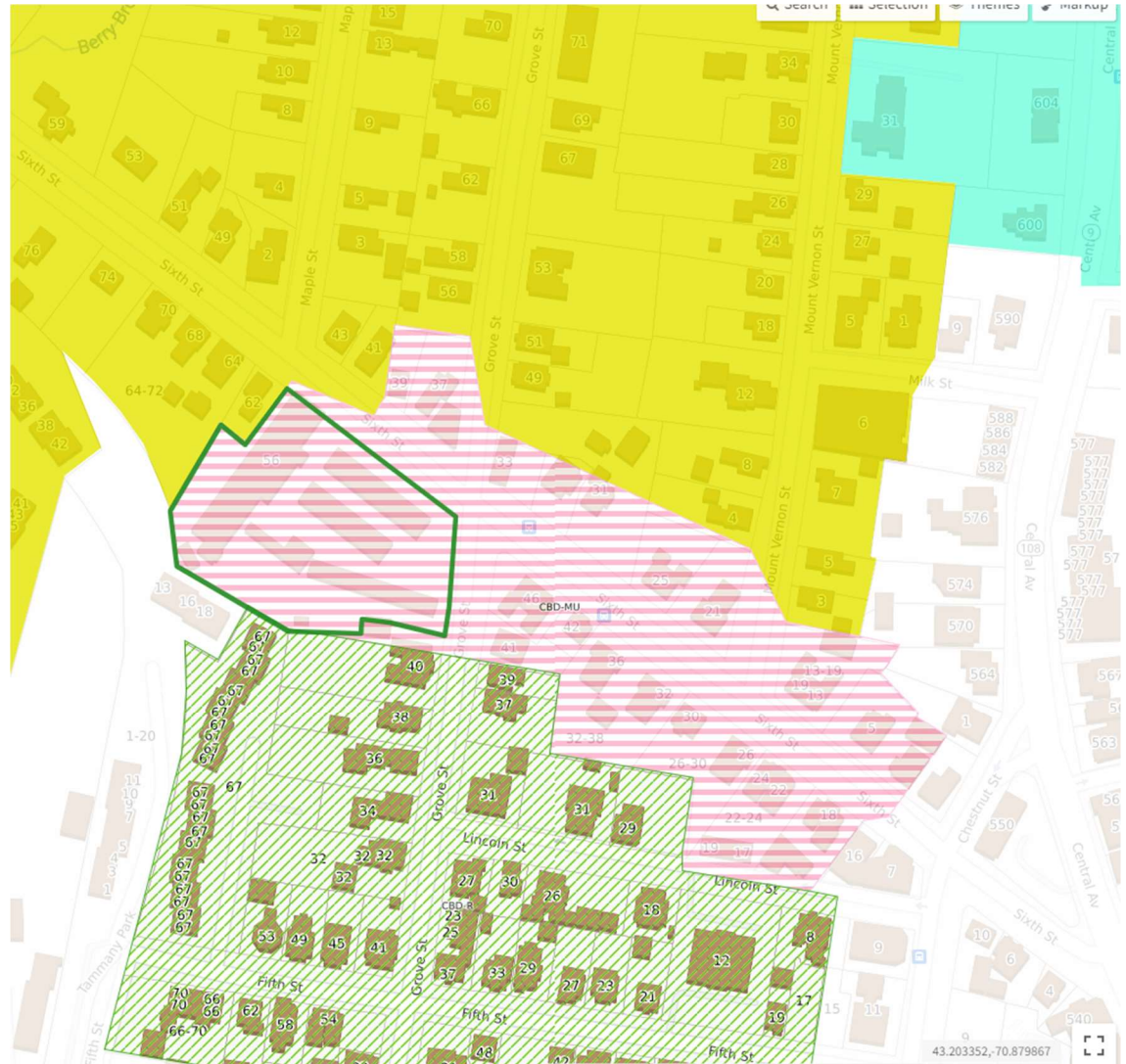


Figure 1: Dover GIS, Zoning Map; subject parcel circumscribed in green

As far as the NEIGHBORHOOD and uses in the area, this property is in the Central Business District-Mixed use overlay. The area is transitioning from various commercial uses to residential uses. The property to the west is a single-family home in the RM-U zone. To the southwest the abutter is Tammany Park Condominiums in the Central Business District (CBD) to the southeast the abutters are in the CBD-R zone and include the Dover Station Condominiums and other multi-family properties. The properties across Sixth Street to the northwest are two single-family homes. To the northeast in the CBD-MU zone the property is abutted by a hair salon and ABC Lock and Key. Further south east along Sixth Street the CBD-MU continues and is occupied by a mix of single-family homes, and multi-family properties until you reach the Intersection with Chestnut Street

City of Dover / MHC 155 (Dover NH) LLC

June 15, 2023

Page 3 of 3

and the Transition to the CBD. At the intersection with Chestnut Street you will find a Comic Book Shop, hair salon, and Chamber of Commerce. On Chestnut Street you will find Caswell Auto Parts, and across the Street a commercial building that houses Tri-City Bicycle, a wellness shop and a florist.

This area of Dover is definitely a transition zone with a mix of uses.

Unlike the other self-storage buildings on site which pre-date the Central Business District Architectural Guidelines, the new building has been designed to satisfy these requirements. It will also be set back from the property line a bit, allowing for some landscaping improvements in front of the new building.

(c) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The requested use will not change. The proposed building is smaller than the one it is replacing. It will generate less traffic. A Traffic Analysis has been prepared and submitted as part of the application.

There is sidewalk along the Sixth and Grove Street frontages and this will remain and be un-impeded.

(d) The requested use will not result in objectionable noise or odor which would constitute a NUISANCE.

Self-storage is a low intensity use, there is a dumpster on-site but it will be inside a gated fence. The Facility does not allow for storage of Chemicals or other odor producing compounds. Noise will not be generated in any greater quantity than it has been at the site.

We hope that this letter helps the Planning Board and City Staff in its review of the Conditional Use Permit for the site.

Please feel free to call if you have any questions.

Very truly yours,



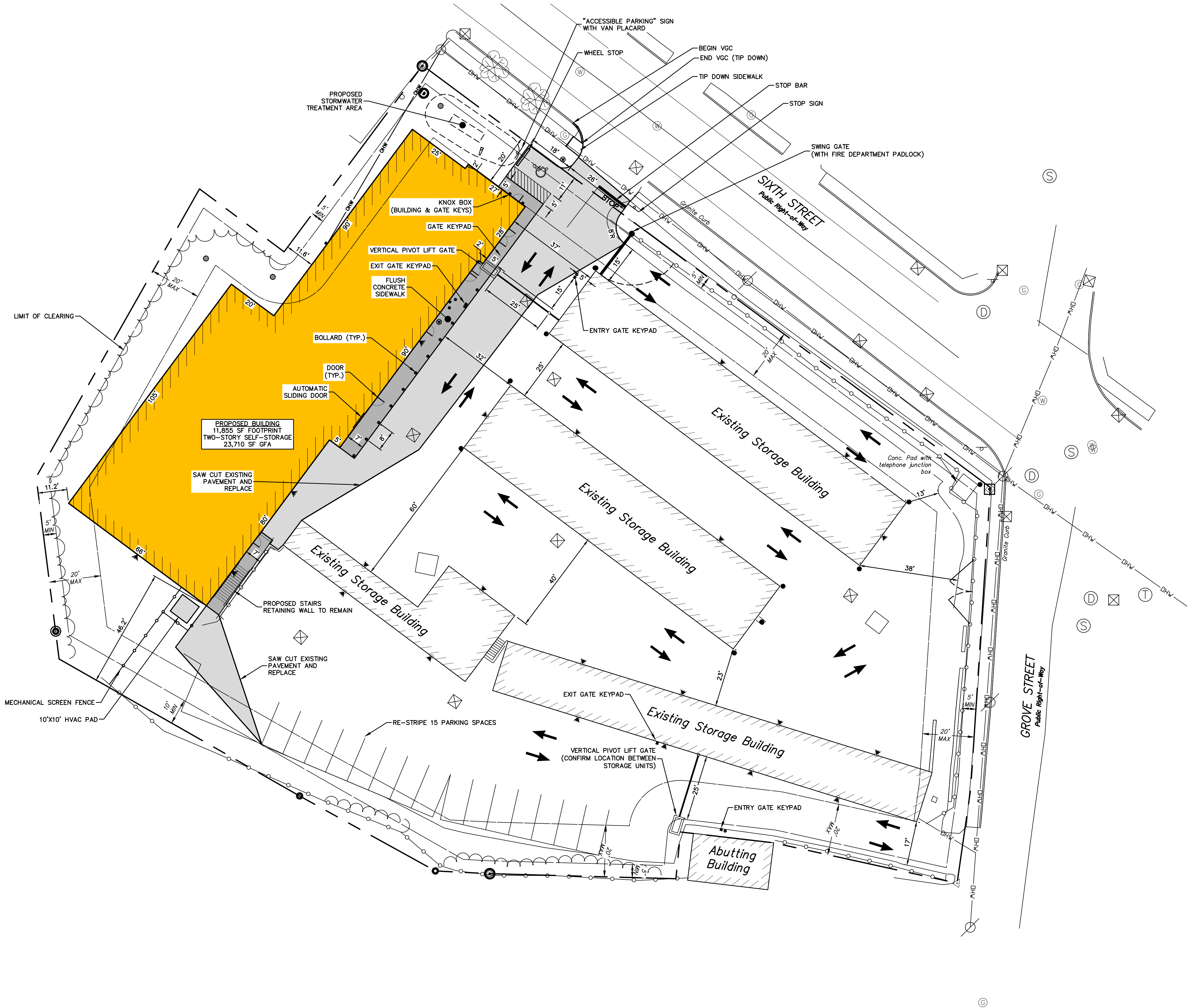
Rick Lundborn, PE
Senior Project Manager

RRL;mjt

COND-2023-0040

56 SIXTH STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip	State Class
30049-000000	2 MAPLE ST	PAYNE JONATHAN READ &	COCOLA STACIE LYNN	2 MAPLE ST	DOVER	NH	03820	105
30049-A00000	49 SIXTH ST	BUCK STEPHEN M TRUSTEE	STONEGATE LANE TRUST	20 STONEGATE LN	WOLFEBORO	NH	03894	111
30068-000000	3 MAPLE ST	PAGE SHAUN M		3 MAPLE ST APT A	DOVER	NH	03820	104
30069-000000	43 SIXTH ST	BDH REALTY TRUST	KEANEY DANIELLE TRUSTEE	526 MANCHESTER ST	SEABROOK	NH	03874	104
30070-000000	41 SIXTH ST	PERREAULT RICHARD J III &	PERREAULT HEATHER L	78 PORTLAND AVE	DOVER	NH	03820-3541	104
30071-000000	39 SIXTH ST	FORBES KRISTEN K		39 SIXTH ST	DOVER	NH	03820	101
30072-000000	37 SIXTH ST	PROPERTY BROTHERS LLC		PO BOX 801	NEWCASTLE	NH	03854	306
30073-000000	56 GROVE ST	WOOD GEOFFREY J &	WOOD CHRISTINA A	123 PORTSMOUTH AVE	STRATHAM	NH	03885-2420	104
30087-000000	49 GROVE ST	DRAKE JAMES T TRUSTEE	DRAKE JAMES T 2019 REVOCABLE TRUST	49 GROVE STREET	DOVER	NH	03820	104
30088-000000	31 SIXTH ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	PO BOX 308	DOVER	NH	03821-0308	111
30088-001000	SIXTH ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	PO BOX 308	DOVER	NH	03821-0308	101
30089-000000	33 SIXTH ST	WENTWORTH MERLE P		33 SIXTH STREET	DOVER	NH	03820	307
31002-000000	63 FOURTH ST	OSTERMAN PROPANE LLC		18 SPRING ST	BRUNSWICK	ME	04011	310
31004-A00000	1 20 TAMMANY PARK	TAMMANY PARK LLC		385 SIXTH STREET	DOVER	NH	03820	112
31082-000000	31 LINCOLN ST	ANDERSON DARREL J &	ANDERSON DONNA M	33 LINCOLN ST	DOVER	NH	03820	104
31083-000000	32 38 SIXTH ST	BULLOCK BERNARD A	C/O BM BULLOCK PROPERTY MANAGEMENT LLC	PO BOX 588	EXETER	NH	03833	104
31084-000000	42 SIXTH ST	LEDY ALEXIA TRUSTEE	444 OWLS REVOCABLE TRUST	154 WASHINGTON RD	RYE	NH	03870-2442	101
31085-000000	46 48 SIXTH ST	VITKO THOMAS J & SUZANNE M TRUSTEES	VITKO ANCESTRAL GRANTOR TRUST	186 BACK RD	DOVER	NH	03820	111
31086-000000	41 43 GROVE ST	CC 41 GROVE LLC		PO BOX 571	GREENLAND	NH	03840	104
31087-000000	39 GROVE ST	PILLSBURY RAYMOND D		39 GROVE ST	DOVER	NH	03820	104
31088-000000	37 GROVE ST	37 GROVE STREET LLC		27 JOSEPHINE DR	HAMPTON	NH	03842	111
31089-000000	31 GROVE ST	MAGUIRE WILLIAM C JR	MAGUIRE TIMOTHY	10 CHESTNUT RD	BURLINGTON	MA	01803	111
31094-000000	67 FIFTH ST	DOVER STATION CONDO ASSOCIATIO	C/O ARTHUR THOMAS PROPERTIES LLC	10 DURHAM RD	DOVER	NH	03820-4382	911
31094-000013	67 13 FIFTH ST	GAFFNEY ROBERT J		67 FIFTH ST UNIT 13	DOVER	NH	03820	102
31094-000014	67 14 FIFTH ST	WALLACE SUSAN M		67 FIFTH ST APT 14	DOVER	NH	03820-2965	102
31094-000015	67 15 FIFTH ST	ISLAND REALTY TRUST	C/O GAGNE RONALD AND CHRISTINE	9 PALM HARBOR DR	HOLMES BEACH	FL	34217-1900	102
31094-000016	67 16 FIFTH ST	MONTE PETER E		PO BOX 1231	DOVER	NH	03821	102
31094-000017	67 17 FIFTH ST	GINTOVT ADRIAN		PO BOX 159	DOVER	NH	03821	102
31094-000018	67 18 FIFTH ST	GILL CONAN B		67 FIFTH ST #18	DOVER	NH	03820	102
31094-000019	67 19 FIFTH ST	CRAIG MATTHEW T		67 FIFTH ST UNIT 19	DOVER	NH	03820	102
31094-000020	67 20 FIFTH ST	CAMERON BRENDA A		67-20 FIFTH ST	DOVER	NH	03820	102
31094-000021	67 21 FIFTH ST	COTE RICHARD R & JULIE TRUSTEES		332 MERRYMEETING RD	NEW DURHAM	NH	03855	102
31094-000022	67 22 FIFTH ST	PAOLINI DAVID TRUSTEE	GRANT REALTY TRUST	242 CENTRAL AVE	DOVER	NH	03820	102
31094-000023	67 23 FIFTH ST	NEIPRIS SHERRY & EDWARD W		48 LUKE ST	WRENTHAM	MA	02093	102
31094-000024	67 24 FIFTH ST	GOLDSMITH STEFANIE L		67 FIFTH ST #24	DOVER	NH	03820-2965	102
31096-000000	34 GROVE ST	KATRALIS JOHN & JENNY J & NIKOLAS J & KO THE JOHN & JENNY J KATRALIS REVOCABLE LI		36 GROVE ST	DOVER	NH	03820	105
31097-000000	36 GROVE ST	KATRALIS JOHN & JENNY J & NIKOLAS J & KO THE JOHN & JENNY J KATRALIS REVOCABLE LI		36 GROVE ST	DOVER	NH	03820	105
31098-000000	38 GROVE ST	SIPPLE CHRISTINA	SIPPLE MARK	3B FAIRFIELD DR	DOVER	NH	03820-4339	104
31099-A00000	40 GROVE ST	PROFILE PROPERTIES LLC	ATTN MICHAEL P AMICANGIOLI	24 UPPER NEW HAMPTON RD	MEREDITH	NH	03253	111
31100-000000	62 SIXTH ST	SWEENEY JAMES Z		62 SIXTH ST UNIT B	DOVER	NH	03820	104
31101-000000	64 72 SIXTH ST	MHG 2 LLC		165 THORNDIKE ST STE 2002	LOWELL	MA	01852	111
31101-A00000	74 SIXTH ST	HARTY JUSTIN D		74 SIXTH ST	DOVER	NH	03820-3043	101
31103-000000	76 SIXTH ST	SIXTH STREET STATION CONDOMINIUM	OWNERS' ASSOCIATION	10 STATION DR	DOVER	NH	03820	911
31103-006A00	41 STATION DR	KELLEY BRIAN		41 STATION DR	DOVER	NH	03820	102
31103-006B00	43 STATION DR	BARDWELL RAYMOND H TRUSTEE	BARDWELL RAYMOND H REV TRUST OF 1996	40 HAYES RD	BARRINGTON	NH	03825	102
31103-006C00	45 STATION DR	BARDWELL RAYMOND H TRUSTEE	BARDWELL RAYMOND H REV TRUST OF 1996	40 HAYES RD	BARRINGTON	NH	03825	102
31103-006D00	47 STATION DR	DUCHESNE NICOLE KRISTEN		47 STATION DR	DOVER	NH	03820	102
31103-008A00	38 STATION DR	LEVESQUE ERICA		38 STATION DR	DOVER	NH	03820	102
31103-008B00	40 STATION DR	SIXTH STREET STATION LLC		50 STATION DR	DOVER	NH	03820	102
31103-008C00	42 STATION DR	WHEATON KAYLA J		42 STATION DR	DOVER	NH	03820	102
31103-008D00	44 STATION DR	FOOTE DOUGLAS E		44 STATION DR	DOVER	NH	03820	102
31099-000000	56 SIXTH ST	MHC 155 (DOVER NH) LLC	C/O EXTRA SPACE MANAGEMENT INC	PO BOX 71870 6890 S 2300 E	SALT LAKE CITY	UT	84171	317



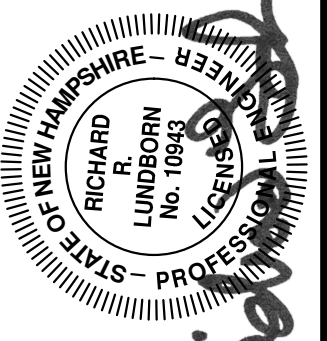
SITE-2023-0004
MHC 155 (DOVER NH) LLC
SITE LAYOUT PLAN
TAX MAP 31 LOT 99
56 6TH STREET
DOVER
NEW HAMPSHIRE

PROJ. No.: 20230235.A10
DATE: 06/08/2023

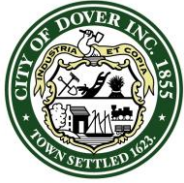
CS-101
SHEET 9 OF 25



SCALE:
HORZ.: 1" = 20'
VERT.: 1" = 20'
DATE:
HORZ.: 1" = 20'
VERT.: 1" = 20'
GRAPHIC SCALE



No.	DATE	DESCRIPTION	DESIGNER REVIEWER
3.	07/05/2023	RE-SUBMISSION; TRC COMMENT 6/29/23	MRT
2.	6/15/2023	RE-SUBMISSION; TRC COMMENTS	MRT
1.	6/15/2023	SUBMISSION TO TOWN OF DOVER	JVA



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE2023-0004

Application Type: Site Plan Review
Applicant(s): Fuss & O'Neill
Owner(s): MHC 155 (Dover, NH) LLC
Location: 56 Sixth St. (Assessor's Map 31, Lot 99)
Meeting Date: July 25, 2023

INTENT: Proposal is to construct a 37,930 s.f. two story climate-controlled self-storage facility, where a 59,450 s.f. four-story storage building previously existed.

UNITS PROPOSED: Self-storage

AGENDA ITEM #: 4-F

ACREAGE:

1.806± ac / 78,657± sq. ft.

ZONING DISTRICT: CBD-MU

EXISTING USE: Self-storage facility, 4 buildings in total (fifth building was recently demolished)

PROPOSED USE: Add (1) self-storage facility building

SURROUNDING USES:

Residential/Commercial

ZBA ACTION: Z83-21: Variance granted

ATTACHMENTS: Application materials, including Site Plan, TRC Minutes

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED: N/A

WAIVERS REQUIRED:

§153-13.A(17) – Color rendering of streetscape

§153-13.E(1) – Lighting Plan

§153-17.C. – Parking, proximity to front property line

Summary of Request and Background

The applicant is proposing to build an approximate 37,930 s.f. self-storage facility that will replace the former self-storage building that was demolished earlier this year and would be added to those smaller storage buildings existing on site. The new building brings the site more into compliance with zoning than the previous building was. The site would be serviced by public water and sewer. A new Conditional Use Permit is also before the Board to ensure zoning compliance for the use as the request is a bit different from the variance granted in 1983.

This application was most recently before the Technical Review Committee on June 29, 2023 (minutes attached).

The applicant is requesting three waivers for the parking lot location requirement, lighting plan (as much of the lighting is already existing) and for the streetscape.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION-Waivers:

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

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

Planning Staff feels that the applicant meets criterion 1 for the lighting plan waiver and criterion 2 for the parking location and streetscape as the site has been an existing self-storage use for some time.

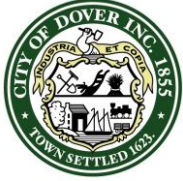
The Planning Department recommends the Planning Board accept the application and note it is not of regional impact, hold a public hearing, and vote to grant the waivers with the following subsequent conditions:

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

1. Add note that the Planning Board granted waivers for Section 153-13.A(17) (streetscape), 153-13.E(1) (lighting plan), and 153-17.C (parking setback from front lot line) and found the criteria of Chapter 153-21.A have been met.

STAFF RECOMMENDATION-Site Plan:

The Planning Department recommends the Planning Board make findings and



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE2023-0004

Application Type: Site Plan Review
Applicant(s): Fuss & O'Neill
Owner(s): MHC 155 (Dover, NH) LLC
Location: 56 Sixth St. (Assessor's Map 31, Lot 99)
Meeting Date: July 25, 2023

vote to grant final approval of the Site Plan with the following subsequent conditions, as the plans meet the standards outlined:

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

1. CUP (COND-2023-0040) is approved.
2. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - 1.1. The stamp and signature of the PE, LLA, Architect, and LLS on the final plans
 - 1.2. Owner's signature
3. Provide structural evaluation letter to verify structural integrity of existing retaining wall to remain.
4. Confirm hydrant location with the Building Official.

Subsequent Conditions to Be Met Prior to any Construction:

- 4 A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Planning Director.

Subsequent Conditions to Be Met Prior to Issuance of a Building Permit:

- 5 Water and sewer investment fees (if applicable) shall be paid at the time of request of service.

Subsequent Conditions to Be Met Prior to Occupancy:

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

SITE-2023-0004 56 SIXTH STREET

**Property Information**

Property ID 31099-000000
Location 56 SIXTH ST
Owner MHC 155 (DOVER NH) LLC
Land Use 317
Zoning Code CBD-M

**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 7/10/2023
Data updated Daily

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



PLAN SNAPSHOT REPORT SITE-2023-0004 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major
Work Class: Alteration / Addition
Status: In Review
Valuation: \$0.00

Project:
District: None
Square Feet: 0.00
Assigned To: Blonigen, Rachel

App Date: 05/08/2023
Exp Date: 07/12/2023
Completed: NOT COMPLETED
Approval Expire Date:

Description: Replace previously existing 4 story storage building, that was demolished recently with a 2 story building of similar footprint.

There are also 4 other existing storage buildings on site. 2 are 1 story and 2 are split level.

The new replacement 2 story building will be served by water sewer, gas and electric and communications from Sixth Street. Roof Runoff from the new building will be collected by roof drains and run through a focal point rain garden system for treatment before outflowing to the city drainage system in Sixth Street. The rest of the existing site will continue to have stormwater collected by closed drainage on site and drained to Sixth Streets closed drainage system as it always has.

Parcel: 31099-000000	Main	Address: 56 Sixth St Dover, NH	Main	Zone: CBD-M(Central Business District - Mixed
Owner Liz Raun Schlesinger Home: 917398515 Business: 917398515 Mobile: 917398515	Applicant Norman Kotoch Home: (216) 410-7072 Business: (216) 410-7072 Mobile: (216) 410-7072	Applicant Rick Lundborn 50 Commercial Street Unit 2S Unit 2S Unit 2S Manchester, NH 03101 Business: (603) 767-4728		

Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	0	Total6	0
Total7	0	Total8	0	Total9	0
Street Classification Type	Municipal	Net Change in # Parking Spaces (+/-)	0	Water Service	Municipal
Recording Number		Sewer Service	Municipal	Total Acres (GIS)	1.81
Deed Book	4992	Total SQFT	78843.6	Deed Page	307
Deed Date	2021-12-22	Proposed Property Use	Continued use as a self storage facility. The building being replaced was 4 stories of self storage. It is being replaced with a building of similar footprint that is 2 stories and climate controlled. The other existing self storage buildings on site will remain. These are not climate controlled.	Area of Parcel to be Developed (SQFT)	71102
Number of Parking Spaces Existing	11	Number of Parking Spaces Proposed	11	Number of Employees Total	2
Number of Employees in Max Shift	2	Distance to City Water	35	Distance to City Sewer	30
Type of Building to be Built	Metal framed 2 story, climate controlled self storage building with internal unit access and an office on the first floor.	Estimated Construction Value	2500000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	No	Existing Conservation Easement Details		TotalImpactFeeSDTOD	0.00

PLAN SNAPSHOT REPORT (SITE-2023-0004)

TotalImpactFeeTHTOD 0.00	TotalImpactFee23FTOD0.00	TotalImpactFeeA4TOD 0.00
TotalImpactFeeMHTOD0.00	TotalImpactFeeADUTO 0.00	TotalImpactFeeAONRT 0.00
TotalImpactFeeAR55T0.00	TotalImpactFeeAR62T0.00	Sub Total Residential 0.00
TotalImpactFeeRIRCT0.00	TotalImpactFeeOCSTO 0.00	TotalImpactFeeITWCT0.00
TotalImpactFeeNHALT0.00	TotalImpactFeeOIUTOD 0.00	TotalImpactFeeAFAOT 0.00
Sub Total 0.00	Total of Impact Fees to 0.00	OD
Non-Residential	be Assessed	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Rick_Lundborn_5/8/2023.jpg	05/08/2023 10:35	Lundborn, Rick		Uploaded via CSS
2023.05.25_PlanningTechnicalReviewCommittee_SITE-2023-0004.pdf	05/26/2023 9:20	Blonigen, Rachel		Draft TRC Minutes
SITE-2023-0004 Snapshot report.pdf	06/20/2023 11:01	Blonigen, Rachel		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003275	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-00003275		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

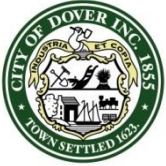
Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	05/25/2023	Technical Review Committee Meeting
Comments: Proposal is to construct a 37,930 s.f. two story climate-controlled self-storage facility, where a 59,450 s.f. four-story storage building previously existed			

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	05/18/2023	06/15/2023	06/20/2023	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	05/18/2023	06/15/2023	05/26/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	05/18/2023	06/15/2023	05/26/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Fire / Inspection Services	Maxfield, Jim	Requires Re-submit	05/18/2023	06/15/2023	05/26/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Benton, Donna	Requires Re-submit	05/18/2023	06/15/2023	05/26/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Kypfer, Natasha	Approved	05/18/2023	06/15/2023	05/22/2023
Comments: 1st TRC scheduled for 5/25/2023.						
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Requires Re-submit	05/18/2023	06/15/2023	05/26/2023

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/18/2023 9:57	
Confirm application complete v.1	Generic Action		05/18/2023 9:57
Technical Review Committee Meeting Agenda v.1	Task	05/18/2023 9:57	05/18/2023 9:58

PLAN SNAPSHOT REPORT (SITE-2023-0004)

Land Use Plan Technical Review v.1	Receive Submittal	05/18/2023	0:00	06/20/2023	9:21
Land Use Plan Technical Review v.2	Receive Submittal	06/20/2023	0:00		
Technical Review Committee Meeting v.1	Hold Meeting	05/18/2023	10:00	05/18/2023	10:04
Planning Board v.1					
Planning Board Agenda v.1	Task				
Invoice for Notices v.1	Task				
Send Notices v.1	Task				
Planner Creates Staff Recommendations v.1	Plan Activity				
Distribute Planning Board Materials v.1	Task				
Planning Board Hearing v.1	Hold Hearing				
Planning Board Decision v.1	Plan Activity				
NOD Sent to Applicant v.1	Create Report				
Final Plan v.1					
Land Use Plan Final Review v.1	Receive Submittal				
Land Use Plan Stamped and Signed v.1	Generic Action				
Plans uploaded to Treeno v.1	Generic Action				
Recording v.1	Task				
Property Info Group v.1	Generic Action				
Building Official Notifies Address v.1	Generic Action				
Pre-Con Meeting v.1	Hold Meeting				
Create/Link to Records v.1					
Create / Link to Permit - Building Complex v.1	Create Sub Permit				
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit				



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Norman Kotoch, Agent for MHC 155 (Dover NH) LLC Telephone # 216-410-7072

Address of Applicant: Norman Kotoch, NAK Management & Consulting LLC, 7607 Ellington Place, Mentor, Ohio 44060 (agent for MHC 155 (Dover NH) LLC)

E-Mail Address: norm@storageltd.com

Name of Property Owner (if different from applicant): Elizabeth Raun Schlesinger, CEO MHC 155 (Dover NH) LLC Telephone # 917-398-5152

Address of Property Owner: Merit Hill Capital, 41 Flatbush Ave., Brooklyn, NY 11217

PROPERTY INFORMATION

Address of Property: 56 Sixth Street, Dover, NH 03820

Assessor's Map # 31 Lot(s) # 99

Zoning District(s) CBD-MU Overlay District(s) _____

Size of Parcel: 78,657 sq. ft. 1.806 ac. Property Deed: Book 4992 Page: 307

Existing Use of Property: Self Storage Facility; 6 buildings

SITE PLAN INFORMATION

Describe Proposed Use: Self Storage Facility; 5 buildings. Previous 4 story building replaced with 2 story climate controlled building.

Area of Parcel to be Developed: 71,102+/- total (17,354-sf proposed project, the remainder is existing) sq. ft.

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

If lodging: Number of Units _____ & number of Buildings _____

Number of Parking Spaces: Existing 11+/- Proposed 11+/-

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

Number of Employees Total: 2+/- In Maximum Shift: 2

Disposition of Parcel:

Building Footprint Exist.=25,683
Prop. =25,486 sq. ft.

Total Building Area Exist.=59,450
Prop. =37,930 sq. ft.

Paved Area Exist.=38,861
Prop. =28,751 sq. ft.

Building Setbacks:

Front Yard Exist.=0 (Sixth)
Prop. =20 (new) 15.4 (ext. on Grove)

Rear Yard Exist.=2
Prop. =50 (new) ft.

Side Yard: Exist. =19.8 =3.5
PropRight=19.8 ft. Left =11.2 ft (new)

City Water? ☒ Yes ☐ No How far is city water from the property? 35-ft

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? 30-ft

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

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

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

BUILDING INFORMATION

Type of Building to be Built: metal framed commercial building with panelized exterior finish

Height of Building: 27.75 Finished Floor Elevation: 53.50

Number of Seats (where applicable) _____

Estimated value of construction: 2,500,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

Greg Brown, LLS, Fuss & O'Neill, Inc. Existing
Conditions Survey
Name of Surveyor and Company (Licensed in N.H.) Michael Todd, LLS, S&H Land Services (for NV5 ALTA)
Fuss & O'Neill, Inc., 50 Commercial Street, Unit 2S,
Address Manchester, NH 03101 Telephone #: G. Brown: 603-222-3462
S&H Land Services, 141 Londonderry Turnpike, M. Todd: 603-628-8500
Hooksett, NH 03106
Professional License #: G. Brown: 849 E-mail address: G. Brown: gbrown@fando.com
M. Todd: 901

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Rick Lundborn, PE, Fuss & O'Neill, Inc.
Address Fuss & O'Neill, Inc., 50 Commercial Street, Telephone #: 207-569-2899
Unit 2S, Manchester, NH 03101
Professional License #: 10943 E-mail address: rlundborn@fando.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) Roger Brown, Senior Designer,
JSN Associates, LLC
Address One Autumn Street, Portsmouth, NH 03801 Telephone #: 603-433-8639x208
Professional License #: E-mail address: roger@jsneng.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Stephanie White, RLA,
Fuss & O'Neill, Inc.
Address Fuss & O'Neill, Inc., 146 Hartford Road | Telephone #: 860-783-4785
Manchester CT 06040
Professional License #: 164 E-mail address: swwhite@fando.com

SOIL SCIENTIST INFORMATION

Name of Soil Scientist 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: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

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

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____ Date: _____

Signature of Applicant (*if different from 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
31	99	MHC 155 (Dover NH) LLC	41 Flatbush Av., Brooklyn, NY 11217

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Norm Kotoch, Agent	NAK Management & Consulting LLC	7607 Ellington Pl, Mentor, OH 44060

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Rick Lundborn, PE	Fuss & O'Neill, Inc., 50 Commercial St, Unit 2S, Manchester, NH 03101	

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire **SITE PLAN REVIEW SUBMISSION CHECKLIST**

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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

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

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

Norman Kotoch, Agent for MHC 155

APPLICANT: (Dover NH) LLC File Number: _____

PROJECT TITLE: Extra Space Storage, Self Storage Facility

PROPERTY LOCATION: 56 Sixth St. Tax Map: 31 Lot: 99

	Where/How Provided	Reviewed
1. Completed and signed Application form	Hardcopy and PDF	
2. Plan Review Fees are provided	TBD	
3. Electronic copy of the engineered/surveyed plan layout	PDF to the Web Portal	
4. Electronic copy of supplementary materials and application	PDF to the Web Portal	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	N/A - reduction in floor space	
6. Waiver requests to the Site Plan Review Regulations, with written justification	Attached letter Hardcopy and PDF to Portal	
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	Waiver Requested minor changes to streetscape, all positive	
9. A colored architectural plan showing all sides of buildings	Sheet A2.0 last page of planset	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	5 Hardcopies. PDF to Web Portal	
Location map at appropriate scale	Cover Sheet 1"=100'	
Proposed Project name and title and Planning File #	Cover Sheet / Plan Title blocks	
Date, north arrow and scale	All Plan Sheets	
Names of all abutting property owners	CS-100 Neighborhood Plan	
Name and address of owners and/or applicants	Cover Sheet	
Signature & stamp of NH licensed land surveyor and/or engineer	Plan sheets in title block	
Zoning District boundaries, including any special or overlay districts	CN-002 - Site Plan Note 2	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	ALTA Plan Sheet 2, EX-101, CS-100, CS-101	
Location and widths of existing & proposed easements & right of ways	ALTA Plan sheet 2	
Location and width of existing and proposed access/egress ways	All Plan sheets	

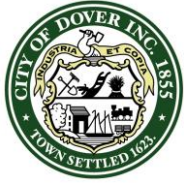
	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	All Plan sheets	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	ALTA Plan Sheet 2	
Existing and proposed topographic information at two foot intervals	EX-101, CG-101	
Existing and proposed buildings and structure locations	All Plan Sheets	
Minimum building setbacks or build to lines on all lots	ALTA Plan Sheet 2, EX-101, CS-101	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	EX-101, CU-101	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	EX-101, CU-101	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	EX-101, CU-101	
Existing and proposed stormwater lines and facilities	EX-101, CG-101	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	TBD - currently no new lighting proposed	
Location of Flood Hazard Zone	Not in Flood Zone	
Location of all bodies of water and watercourses	None present	
Location of wetlands and buffers	None present	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	CS-100	
Existing natural features and/or significant vegetation on property	EX-101	
Depict existing contours up to 100 ft. beyond project limits	EX-101	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	TBD - due to limited scope of project want to discuss with City	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	EX-101, CS-101, willing	
Location, material and size of existing and proposed pavement area	EX-101, CS-101, Detail sheets	
Location of proposed fire lanes	CS-101 - will depict as requested	
Specify finished floor elevations of buildings	CS-101 CG-101	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	None proposed, continuing with current arrangement	
Depict all service, storage, loading bays and utility areas	CS-101, striping can be added	
All applicable Dover Common Site Plan notes	CN-002	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	Hardcopy and pdf to Web Portal	
Stormwater Management System Operation and Maintenance Plan	None currently, can provide	
Letter to Serve from Public and Private Utilities	Can obtain, currently being provided	
Erosion and Sedimentation Control Plan	CE-101-no SWPPP required	
Landscape Operation and Maintenance Plan	TBD - will accompany LA Plan	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	TBD	

REVIEWED BY: _____ DATE _____ TRC DATE _____

SITE-2023-0004

56 SIXTH STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip	State Class
30049-000000	2 MAPLE ST	PAYNE JONATHAN READ &	COCOLA STACIE LYNN	2 MAPLE ST	DOVER	NH	03820	105
30049-A00000	49 SIXTH ST	BUCK STEPHEN M TRUSTEE	STONEGATE LANE TRUST	20 STONEGATE LN	WOLFEBORO	NH	03894	111
30068-000000	3 MAPLE ST	PAGE SHAUN M		3 MAPLE ST APT A	DOVER	NH	03820	104
30069-000000	43 SIXTH ST	BDH REALTY TRUST	KEANEY DANIELLE TRUSTEE	526 MANCHESTER ST	SEABROOK	NH	03874	104
30070-000000	41 SIXTH ST	PERREAULT RICHARD J III &	PERREAULT HEATHER L	78 PORTLAND AVE	DOVER	NH	03820-3541	104
30071-000000	39 SIXTH ST	FORBES KRISTEN K		39 SIXTH ST	DOVER	NH	03820	101
30072-000000	37 SIXTH ST	PROPERTY BROTHERS LLC		PO BOX 801	NEWCASTLE	NH	03854	306
30073-000000	56 GROVE ST	WOOD GEOFFREY J &	WOOD CHRISTINA A	123 PORTSMOUTH AVE	STRATHAM	NH	03885-2420	104
30087-000000	49 GROVE ST	DRAKE JAMES T TRUSTEE	DRAKE JAMES T 2019 REVOCABLE TRUST	49 GROVE STREET	DOVER	NH	03820	104
30088-000000	31 SIXTH ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	PO BOX 308	DOVER	NH	03821-0308	111
30088-001000	SIXTH ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	PO BOX 308	DOVER	NH	03821-0308	101
30089-000000	33 SIXTH ST	WENTWORTH MERLE P		33 SIXTH STREET	DOVER	NH	03820	307
31002-000000	63 FOURTH ST	OSTERMAN PROPANE LLC		18 SPRING ST	BRUNSWICK	ME	04011	310
31004-A00000	1 20 TAMMANY PARK	TAMMANY PARK LLC		385 SIXTH STREET	DOVER	NH	03820	112
31082-000000	31 LINCOLN ST	ANDERSON DARREL J &	ANDERSON DONNA M	33 LINCOLN ST	DOVER	NH	03820	104
31083-000000	32 38 SIXTH ST	BULLOCK BERNARD A	C/O BM BULLOCK PROPERTY MANAGEMENT LLC	PO BOX 588	EXETER	NH	03833	104
31084-000000	42 SIXTH ST	LEDDY ALEXIA TRUSTEE	444 OWLS REVOCABLE TRUST	154 WASHINGTON RD	RYE	NH	03870-2442	101
31085-000000	46 48 SIXTH ST	VITKO THOMAS J & SUZANNE M TRUSTEES	VITKO ANCESTRAL GRANTOR TRUST	186 BACK RD	DOVER	NH	03820	111
31086-000000	41 43 GROVE ST	CC 41 GROVE LLC		PO BOX 571	GREENLAND	NH	03840	104
31087-000000	39 GROVE ST	PILLSBURY RAYMOND D		39 GROVE ST	DOVER	NH	03820	104
31088-000000	37 GROVE ST	37 GROVE STREET LLC		27 JOSEPHINE DR	HAMPTON	NH	03842	111
31089-000000	31 GROVE ST	MAGUIRE WILLIAM C JR	MAGUIRE TIMOTHY	10 CHESTNUT RD	BURLINGTON	MA	01803	111
31094-000000	67 FIFTH ST	DOVER STATION CONDO ASSOCIATIO	C/O ARTHUR THOMAS PROPERTIES LLC	10 DURHAM RD	DOVER	NH	03820-4382	911
31094-000013	67 13 FIFTH ST	GAFFNEY ROBERT J		67 FIFTH ST UNIT 13	DOVER	NH	03820	102
31094-000014	67 14 FIFTH ST	WALLACE SUSAN M		67 FIFTH ST APT 14	DOVER	NH	03820-2965	102
31094-000015	67 15 FIFTH ST	ISLAND REALTY TRUST	C/O GAGNE RONALD AND CHRISTINE	9 PALM HARBOR DR	HOLMES BEACH	FL	34217-1900	102
31094-000016	67 16 FIFTH ST	MONTE PETER E		PO BOX 1231	DOVER	NH	03821	102
31094-000017	67 17 FIFTH ST	GINTOVT ADRIAN		PO BOX 159	DOVER	NH	03821	102
31094-000018	67 18 FIFTH ST	GILL CONAN B		67 FIFTH ST #18	DOVER	NH	03820	102
31094-000019	67 19 FIFTH ST	CRAIG MATTHEW T		67 FIFTH ST UNIT 19	DOVER	NH	03820	102
31094-000020	67 20 FIFTH ST	CAMERON BRENDA A		67-20 FIFTH ST	DOVER	NH	03820	102
31094-000021	67 21 FIFTH ST	COTE RICHARD R & JULIE TRUSTEES		332 MERRYMEETING RD	NEW DURHAM	NH	03855	102
31094-000022	67 22 FIFTH ST	PAOLINI DAVID TRUSTEE	GRANT REALTY TRUST	242 CENTRAL AVE	DOVER	NH	03820	102
31094-000023	67 23 FIFTH ST	NEIPRIS SHERRY & EDWARD W		48 LUKE ST	WRENTHAM	MA	02093	102
31094-000024	67 24 FIFTH ST	GOLDSMITH STEFANIE L		67 FIFTH ST #24	DOVER	NH	03820-2965	102
31096-000000	34 GROVE ST	KATRALIS JOHN & JENNY J & NIKOLAS J & KO THE JOHN & JENNY J KATRALIS REVOCABLE LI		36 GROVE ST	DOVER	NH	03820	105
31097-000000	36 GROVE ST	KATRALIS JOHN & JENNY J & NIKOLAS J & KO THE JOHN & JENNY J KATRALIS REVOCABLE LI		36 GROVE ST	DOVER	NH	03820	105
31098-000000	38 GROVE ST	SIPPLE CHRISTINA	SIPPLE MARK	3B FAIRFIELD DR	DOVER	NH	03820-4339	104
31099-A00000	40 GROVE ST	PROFILE PROPERTIES LLC	ATTN MICHAEL P AMICANGIOLI	24 UPPER NEW HAMPTON RD	MEREDITH	NH	03253	111
31100-000000	62 SIXTH ST	SWEENEY JAMES Z		62 SIXTH ST UNIT B	DOVER	NH	03820	104
31101-000000	64 72 SIXTH ST	MHG 2 LLC		165 THORNDIKE ST STE 2002	LOWELL	MA	01852	111
31101-A00000	74 SIXTH ST	HARTY JUSTIN D		74 SIXTH ST	DOVER	NH	03820-3043	101
31103-000000	76 SIXTH ST	SIXTH STREET STATION CONDOMINIUM	OWNERS' ASSOCIATION	10 STATION DR	DOVER	NH	03820	911
31103-006A00	41 STATION DR	KELLEY BRIAN		41 STATION DR	DOVER	NH	03820	102
31103-006B00	43 STATION DR	BARDWELL RAYMOND H TRUSTEE	BARDWELL RAYMOND H REV TRUST OF 1996	40 HAYES RD	BARRINGTON	NH	03825	102
31103-006C00	45 STATION DR	BARDWELL RAYMOND H TRUSTEE	BARDWELL RAYMOND H REV TRUST OF 1996	40 HAYES RD	BARRINGTON	NH	03825	102
31103-006D00	47 STATION DR	DUCHESNE NICOLE KRISTEN		47 STATION DR	DOVER	NH	03820	102
31103-008A00	38 STATION DR	LEVESQUE ERICA		38 STATION DR	DOVER	NH	03820	102
31103-008B00	40 STATION DR	SIXTH STREET STATION LLC		50 STATION DR	DOVER	NH	03820	102
31103-008C00	42 STATION DR	WHEATON KAYLA J		42 STATION DR	DOVER	NH	03820	102
31103-008D00	44 STATION DR	FOOTE DOUGLAS E		44 STATION DR	DOVER	NH	03820	102
31099-000000	56 SIXTH ST	MHC 155 (DOVER NH) LLC	C/O EXTRA SPACE MANAGEMENT INC	PO BOX 71870 6890 S 2300 E	SALT LAKE CITY	UT	84171	317



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0004

Application Type: Site Review
Applicant(s): Norman Kotoch, NAK Management & Consulting, LLC
Owner(s): MHC 155 (Dover NH) LLC
Location: 56 Sixth Street (Assessor's Map 31, Lot 99)
Date: June 29, 2023

INTENT: Proposal is to construct a 37,930 s.f. two story climate-controlled self-storage facility, where a 59,450 s.f. four-story storage building previously existed.

UNITS PROPOSED: 1 building

AGENDA ITEM #: 2

ACREAGE: 1.806± ac / 78,657± sq. ft.

ZONING DISTRICT: CBD-MU

EXISTING LAND USE: Self-storage facility, 4 buildings in total (fifth building was recently demolished)

PROPOSED LAND USE: Add (1) self-storage facility building

SURROUNDING LAND USE: Commercial, Residential

ZBA ACTION: Z83-21: Variance granted

PREVIOUS TRC: 5/25/2023

PERMITS REQUIRED:

CUP - §170-20.B. for CBD-MU, replace previously existing (demolished) 4-story storage building with a 2-story self-storage facility

RELIEF/WAIVERS REQUESTED:

§153-13.A(17) – Color rendering of streetscape
§153-13.A(19) – Traffic Impact Analysis
§153-13.E(1) – Lighting Plan
§153-17.C. – Parking, proximity to front property line

ATTENDANCE:

Members:

Natasha Kypfer, Zoning
Erin Bassegio, Planning
Tom Clark, Planning Board
Jim Maxfield, Fire/Inspection Services
James Burdin, Business Development
Jill Semprini, Engineering

Other:

Rick Lundborn, Fuss & O'Neill
Norm Kotoch, NAK Management and Consulting LLC

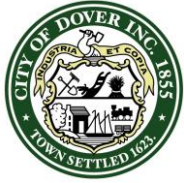
PLAN REVIEW:

Planning:

- *Reminder: Impact fees, Water/ Sewer Investment fees if applicable*
- *Provide owners signature page of application*
- More detail on “thin brick veneer English style”, or possible separate CUP for architectural standards. Suggest providing narrative of how architecture meets standards for PB
- Lighting plan or waiver?
- *Revise plans:*
 - *Owner's signatures on the final plans*
 - *PE, LLS, LLA signature & stamp on the plans*
 - *Replace “town” with “City”*

Engineering:

- General Comment: Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page. <https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
- General Comment: change “handicap” references to “accessible” where applicable throughout documents.
- General Comment: Coordinate with Community Services (Engineering Department) for latest City Standard Details.
- EX-101:
 - Remove, what appears to be, pavement patch repairs near existing storage buildings.
 - Recommend legal agreement for offsite drainage to CB14722 if not already in place.
- CP-101
 - Recommend structural evaluation of retaining wall if not already completed.
- CS-100:
 - Remove existing parking space line work.
- CS-101:
 - Relocate accessible parking space. Per Code Section 153-17c, no parking or paving, except for entrances/exits, shall be permitted within 10 feet of any front property line.
 - Confirm location of gate keypads; appear to be on passenger side of vehicles.
 - Clarify parking to visit office for new customers.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0004

Application Type: Site Review
Applicant(s): Norman Kotoch, NAK Management & Consulting, LLC
Owner(s): MHC 155 (Dover NH) LLC
Location: 56 Sixth Street (Assessor's Map 31, Lot 99)
Date: June 29, 2023

- Concerned with swing gate near existing storage building; if not accessible by general vehicles, how do vehicles turn around?
Additionally, 13' around existing building is narrow for two-way traffic flow
 - Confirm access to storage spots in southern building that are outside of lift gate (from Grove St).
 - CG-101:
 - Remove existing tree line; similar comment for other proposed plan views.
 - CU-101:
 - Provide access agreement for city to access water shutoffs, or provide separate water service off of water main.
 - Recommend tying water service into existing 6" gate installed in 2021 (east of proposed tap)
 - Cut and cap existing 4" water service (west of proposed tap)
 - Provide two valves to separate hydrant and service line.
 - Provide anchor tee for hydrant.
 - Label pipe size to hydrant
 - Confirm size of fire service
 - Show gate valve at the fire service, don't show as water shutoff as shown for the domestic service.
 - CE-101:
 - Concerned with location of construction entrance; need curb cut in sidewalk, conflicts with those using storage facility, path of construction vehicles from construction entrance to site, prevention of public from accessing site via construction entrance
 - City has upcoming project to reconstruct Grove St in this location
 - LP-101
 - Remove check dam from landscaping plan
 - CD-503:
 - Show concrete 6" all around granite curb
 - CD-504:
 - Reserved Parking – Van Accessible Sign; sign to be 7' from ground
 - CD-507:
 - Revise typical trench detail to show pavement wearing coat extending 12" beyond pavement base coat on each side.
 - CD-508:
 - Curb boxes shall be Erie-style
- Fire/Inspection Services:**
- Provide verification of the structural integrity of existing retaining wall to remain
 - Relocate hydrant to North side of entrance
 - Sheet CD 503 revise "handicap" language to "Accessible" at van striping detail.
- Police:** N/A
- Business Development:**
- We acknowledge the applicant's response memo regarding uses on site. No additional comments.
- Planning Board:** N/A
- Next Steps:** Revise and submit for July 25, 2023 Planning Board.
- Adjournment:**
J. Maxfield moved to adjourn the meeting at 11:28 am. Seconded by T. Clark. Vote: U/A



FUSS & O'NEILL

July 5, 2023

Donna Benton
Planning Department
288 Central Ave.
Dover, NH 03820

Re: SITE 2023-0004; Response to Review Comments dated June 29, 2023
MHC 155 (Dover NH) LLC – Extra Space Storage, Self Storage Facility
56 Sixth Street, Assessor's Map 31, Lot 99
Fuss & O'Neill Reference No. 20230235.A10

Dear Ms. Benton:

On behalf of MHC 155 (Dover NH) LLC, Fuss & O'Neill, Inc. has drafted the following response to comments letter to summarize revisions and actions taken to address the TRC Comments dated June 29, 2023.

Comments form TRC follow in "***Bold Italicized***" font. Responses follow directly after in standard font.

PLAN REVIEW:

Planning:

- ***Reminder: Impact fees, Water /Sewer Investment fees if applicable.***

The Client has been made aware that there will be Impact Fees, as well as Sewer and Water Fees that may apply upon approval.

- ***More detail on "thin brick veneer English style", or possible separate CUP for Architectural Standards. Suggest providing narrative of how architecture meets standard for PB.***

A cut Sheet has been provided by the Architectural Designer for the brick veneer product. See attached.

- ***Lighting Plan or waiver.***

As discussed at TRC, the lighting on the new building is wall-pack cut-off, down shielded security

50 Commercial Street
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03101
† 603.668.8223
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Vermont

City of Dover / MHC 155 (Dover NH) LLC

July 5, 2023

Page 2 of 8

type lighting. It will not leave the sight. The remainder of the lighting is existing on the existing buildings.

Proposed building mounted wall pack locations are shown on the plans.

A waiver to a Photometric Lighting plan is attached. Since the vast majority of the lighting is existing it would be difficult to prepare a representative lighting plan.

- ***Revise plans:***

- ***Owner's Signatures on the final plans.***

An Owner's Signature area has been added to the Cover sheet adjacent to the Owner of Record Information.

It will be signed upon approval of the plans.

- ***PE, LLS, LLA signature & Stamp on the plans.***

PE Stamps are on all design plans, an LLS stamp is provided on the ALTA Survey, an LLA Stamp is provided on the Landscape Plan.

- ***Replace "town" with "City".***

The word "Town" has been replaced by "City" on the plans and documents. If Any "Town" remains please let us know where.

Engineering:

- ***General Comment: Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City Staff. The guidelines can be found on the City of Dover Website on the Engineering page.***

<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>

The guidelines have been provided to the Client's Construction Manager and will be provided to the Site Contractor when selected.

- ***General Comment: change "handicap" references to "accessible" where applicable throughout documents.***

"Handicap" has been replaced with "Accessible" throughout. The one use of handicap that was missed previously has been corrected.

City of Dover / MHC 155 (Dover NH) LLC

July 5, 2023

Page 3 of 8

- ***General Comment: Coordinate with Community Services (Engineering Department) for latest City Standard Details.***

Where applicable the Latest City Standard details have been used for the construction details.

- ***EX-101:***

- ***Remove what appears to be pavement patch repairs near existing storage buildings.***

The pavement patch linework has been removed.

Recommend legal agreement for offsite drainage to CB 1472 if not already in place.

The property owner will work with the abutter to provide them a drainage easement to CB 1472.

- ***CP-101:***

- ***Recommend structural evaluation of retaining wall if not already completed.***

JSN Associates, Inc. the building designer and structural engineer on the project will. Provide a structural evaluation letter separately.

- ***CS-100:***

- ***Remove existing parking space line work.***

Existing parking space line work has been removed.

- ***CS-101:***

- ***There is a gate at the rear of the property on Grove St. Is this intended to remain open full time to access the parking at the rear of the site?***

The gate is to be replaced with vertical pivot lift gate further into the site. This gate will have a keypad for entry.

- ***Relocate accessible parking space. Per Code Section 153-17c, no parking or paving except for entrances/exits, shall be permitted within 10-ft of any property line.***

As discussed at TRC, the Accessible space is provided in this location to be as close as possible to the office and office entrance as required by ADA regulations.

A waiver has been requested to 153-17c to allow this.

City of Dover / MHC 155 (Dover NH) LLC

July 5, 2023

Page 4 of 8

Previously/Currently the building sat on the property line and pavement extended to the sidewalk from the foundation.

This proposal pulls the pavement away from the sidewalk and provides landscaping and grass between the building and the sidewalk.

Sixth Street also has on street parking on both sides of the road within 10-ft of the property line.

- ***Confirm location of gate key pads; appear to be on the passenger side of the vehicles.***

The gate key pad on the Grove Street entrance was on the passenger side of the vehicle. This has been flipped over. The Sixth Street entrance keypad d are on the correct side. However, the driver of the vehicle will need to cross the outbound lane to access the key pads.

this will not be an issue. The Gates are intended to be open during the day and only closed in the evening. Self-storage is a very low traffic use and there will not be a conflict between a person at the key pad and another tenants vehicle.

- ***Clarify parking to visit the office for new customers.***

The Gates will be open during business hours. New customers can enter the site and park along the building. One Accessible space is provided at the office.

- ***Concerned with swing gate near existing storage building; if not accessible by general vehicles, how do vehicles turn around?***

The swing gate will be open during the day during business hours.

- ***Additionally, 13-ft around the existing building is narrow for two way traffic flow.***

There are many ways around the buildings on site. While 13-ft is narrow for a road, for a storage site it is unlikely that there will be two vehicles traveling in opposing directions in an aisle at the same time. If this does occur, there are other ways around the buildings.

- ***Confirm access to storage spots in southern building that are outside of lift gate (from Grove Street).***

The building storage units are individually pad locked by the tenant. The units outside the lift gate will be accessible from the driveway as they have been. The tenants of the units inside the lift gate will be provided the access code for the gate.

The gates are open during business hours and only closed at night.

City of Dover / MHC 155 (Dover NH) LLC

July 5, 2023

Page 5 of 8

- ***CG-101:***

- ***Remove existing tree line; similar comment form other proposed plan views.***

The existing tree line has been removed.

- ***CU-101:***

- ***Provide Access agreement for City to access shutoffs, or provide separate water service off of the water main.***

The Client will provide the City an access agreement.

The Gates are also open during the day. The shutoffs will be accessible.

- ***Recommend tying water service into existing 6" gate installed in 2021 (east of previously proposed tap)***

The proposed water service to the site has been changed to use the existing 2021 6" gate.

- ***Cut and Cap existing 4" water service (west of proposed tap).***

The 4" water service is noted to be cut and capped on CP-101.

- ***Provide two valves to separate the hydrant and service line.***

As discussed at TRC the hydrant and valves for the hydrant service are per the City of Dover standard detail.

The 6" inch gate in Sixth Street and an additional gate for the fire service after the hydrant are also provided.

- ***Provide anchor tee for hydrant.***

The hydrant service leader on CU-101 has been revised to include "anchor" when referring to the 6x6 tee. The hydrant detail also calls out an anchor tee on sheet CD-508.

- ***Label pipe size to hydrant.***

the hydrant service leader on CU-101 has been revised to include "6" service". The hydrant detail also calls out 6" service on sheet CD-508.

- ***Show gate valve for fire service, don't show as water shutoff as shown for domestic service.***

The fire service has been provided a gate valve.

City of Dover / MHC 155 (Dover NH) LLC

July 5, 2023

Page 6 of 8

- ***CE-101:***

- ***Concerned with location of the Construction Entrance; need curb cut in sidewalk, conflicts with those using storage facility, path of construction vehicles from construction entrance to site, prevention of public from accessing site via construction entrance.***

This was discussed at the initial TRC and utilizing the location shown, which was the same used when the existing building was demolished was deemed the best location for the construction entrance.

The gate will be closed unless a construction vehicle is to enter or exit the site.

Deference will be made to tenants of the units during construction hours so they can access their units should they choose. Tenants will use the current entrances not the construction entrance.

- ***City has upcoming project to reconstruct Grove Street in this location.***

As discussed at TRC, the Client intends to build the new building as soon as the project is approved this year.

The City is reconstructing Grove Street next year.

There will not be a conflict.

- ***LP-101:***

- ***Remove check dam from landscaping plan.***

The check dams have been removed.

- ***CD-503:***

- ***Show concrete 6" all around granite curb.***

the detail has been modified to show concrete all around the granite curb.

- ***CD-504:***

- ***Reserved Parking – Van Accessible Sign; Sign to be 7' from ground.***

The detail has been revised to call out 84" to ground, this is 7-ft.

City of Dover / MHC 155 (Dover NH) LLC

July 5, 2023

Page 7 of 8

- ***CD-505:***
 - ***Revise typical trench detail to show pavement wearing coat extending 12" beyond pavement base coat on each side.***

The detail has been modified.

- ***CD-508:***
 - ***Curb boxes shall be Erie-style.***

The details have been edited to call out "Erie-style" curb boxes.

Fire / Inspection Services:

- ***Provide verification of Structural Integrity of existing retaining wall to remain.***

JSN Associates, Inc. the building designer and structural engineer on the project will. Provide a structural evaluation letter separately.

- ***Relocate the hydrant to the north side of entrance.***

The hydrant has been relocated. See CU-101.

- ***Sheet CD-503 revise "handicap" language to "Accessible" at van striping detail.***

The language has been revised.

Police: N/A

Business Development:

- ***We acknowledge the applicant's response memo regarding uses on site. No additional comments.***

Planning Board: N/A

City of Dover / MHC 155 (Dover NH) LLC

July 5, 2023

Page 8 of 8

We hope the preceding response along with revised submission materials ease review of this application. We look forward to working with the City of Dover and the Planning Board on this project to see it through to permit and construction.

Please feel free to call if you have any questions.

Very truly yours,



Rick Lundborn, PE
Senior Project Manager

RRL;mjt



FUSS & O'NEILL

July 5, 2023

Donna Benton
Planning Department
288 Central Ave.
Dover, NH 03820

Re: Waiver Requests
MHC 155 (Dover NH) LLC – Extra Space Storage, Self Storage Facility
56 Sixth Street, Assessor's Map 31, Lot 99
Fuss & O'Neill Reference No. 20230235.A10

Dear Ms. Benton:

On behalf of MHC 155 (Dover NH) LLC, Fuss & O'Neill, Inc. Is requesting waivers to the following Site Plan Regulations:

153-14.E(1)(b) Lighting Plan; We request a waiver to the requirement of a lighting plan for this project. the only new lighting is four, building mounted cut-off, down shielded wall packs that are for security purposes. Three of the four lights face the existing storage buildings where the previously existing site lighting is located. The fourth building light is on the rear wall facing a hill. All four new lights are low wattage LED lights. No light trespass will occur.

The remaining lights are all on the existing buildings, most facing into the site. No pole mounted lights are on this property.

153-17.C Parking within 10-ft of a property line; We request a waiver to the requirement that parking or pavement be 10-ft or more from any lot line as required by this section.

Previously a 4 story building used for self storage sat on the property line with no setback or green space in this location. Pavement extended from the foundation to the sidewalk.

The office of the new building is in the front, Sixth Street corner of the new building. In an effort to accommodate accessible parking per ADA regulations, keeping it as close to the main entrance as possible, we have located one 11-foot wide van accessible parking space and 5-foot wide striped aisle adjacent to the sidewalk at the office entrance. This places the accessible space within 10-ft of the property line.

All other impervious surface between the building and the sidewalk has been removed. The building sets back from the street 20-feet.

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City of Dover / MHC 155 (Dover NH) LLC

May 4, 2023

Page 2 of 2

The applicant feels that this is an appropriate location for the Accessible parking; placing it close to the office.

Thank you for your consideration.

We look forward to working with the City of Dover and the Planning Board on this project.

Please feel free to call if you have any questions.

Very truly yours,



Rick Lundborn, PE
Senior Project Manager

RRL;mjt



FUSS & O'NEILL

July 20, 2023

Donna Benton
Planning Department
288 Central Ave.
Dover, NH 03820

Re: Revised Request for Waivers
MHC 155 (Dover NH) LLC – Extra Space Storage, Self Storage Facility
56 Sixth Street, Assessor's Map 31, Lot 99
Fuss & O'Neill Reference No. 20230235.A10

Dear Ms. Benton:

On behalf of MHC 155 (Dover NH) LLC, Fuss & O'Neill, Inc. Is requesting waivers to the following Site Plan Regulations:

153-13.A(17) Color Rendering of the Street Scape: We request a waiver to the requirement of color rendering of the Streetscape that is changing. Of the 274-ft of frontage along Sixth Street that exists, the project will only change 70-ft+/- . The change that is being made involves pulling the proposed building back 20-ft, providing a street facing door and façade that meets the City Architectural guidelines that can be seen in the Color Building Elevations on Sheet A2.0 of the plan set. In the 20-ft between the building and the property line, a Focal Point Bioretention Basin will be installed to treat the roof runoff before releasing it to the City Drainage network. Between the Property line and Sixth Street, a concrete sidewalk and a grass island with 2 street trees already exists.

Previously a 4 story building used for self storage sat on the property line with no setback or green space was in this location. The waiver is requested because its value will be limited in depicting the change when considering that a color building elevation has already been prepared for this area that shows the proposed 2 story building.

153-14.E(1)(b) Lighting Plan: We request a waiver to the requirement of a lighting plan for this project. the only new lighting is four, building mounted cut-off, down shielded wall packs that are for security purposes. Three of the four lights face the existing storage buildings where the previously existing site lighting is located. The fourth building light is on the rear wall facing a hill. All four new lights are low wattage LED lights. No light trespass will occur.

The remaining lights are all on the existing buildings, most facing into the site. No pole mounted lights are on this property.

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City of Dover / MHC 155 (Dover NH) LLC

July 20, 2023

Page 2 of 2

153-17.C Parking within 10-ft of a property line; We request a waiver to the requirement that parking or pavement be 10-ft or more from any lot line as required by this section.

Previously a 4 story building used for self storage sat on the property line with no setback or green space in this location. Pavement extended from the foundation to the sidewalk.

The office of the new building is in the front, Sixth Street corner of the new building. In an effort to accommodate accessible parking per ADA regulations, keeping it as close to the main entrance as possible, we have located one 11-foot wide van accessible parking space and 5-foot wide striped aisle adjacent to the sidewalk at the office entrance. This places the accessible space within 10-ft of the property line.

All other impervious surface between the building and the sidewalk has been removed. The building sets back from the street 20-feet.

The applicant feels that this is an appropriate location for the Accessible parking; placing it close to the office.

Previously, a waiver was requested to the requirement of a Traffic Impact Analysis. In the time since the initial application, a Traffic Impact analysis has been prepared and provided in accordance with Dover Site plan regulations. A waiver for a Traffic Impact analysis is no longer required and the request is withdrawn.

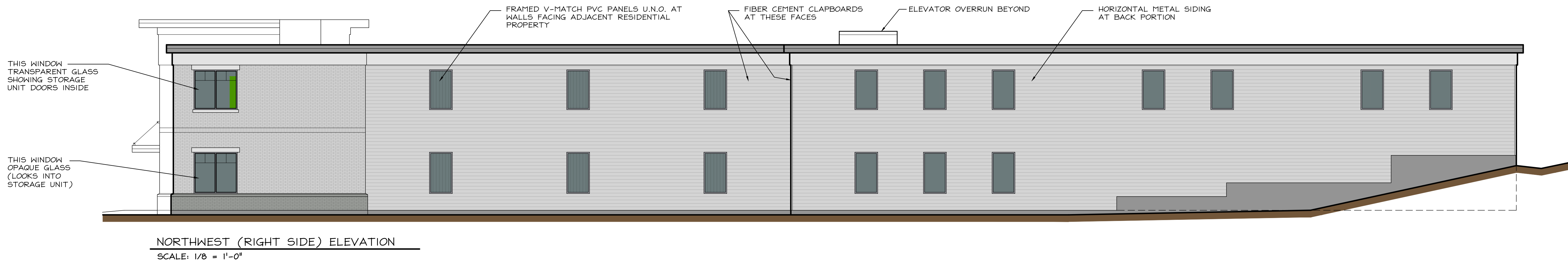
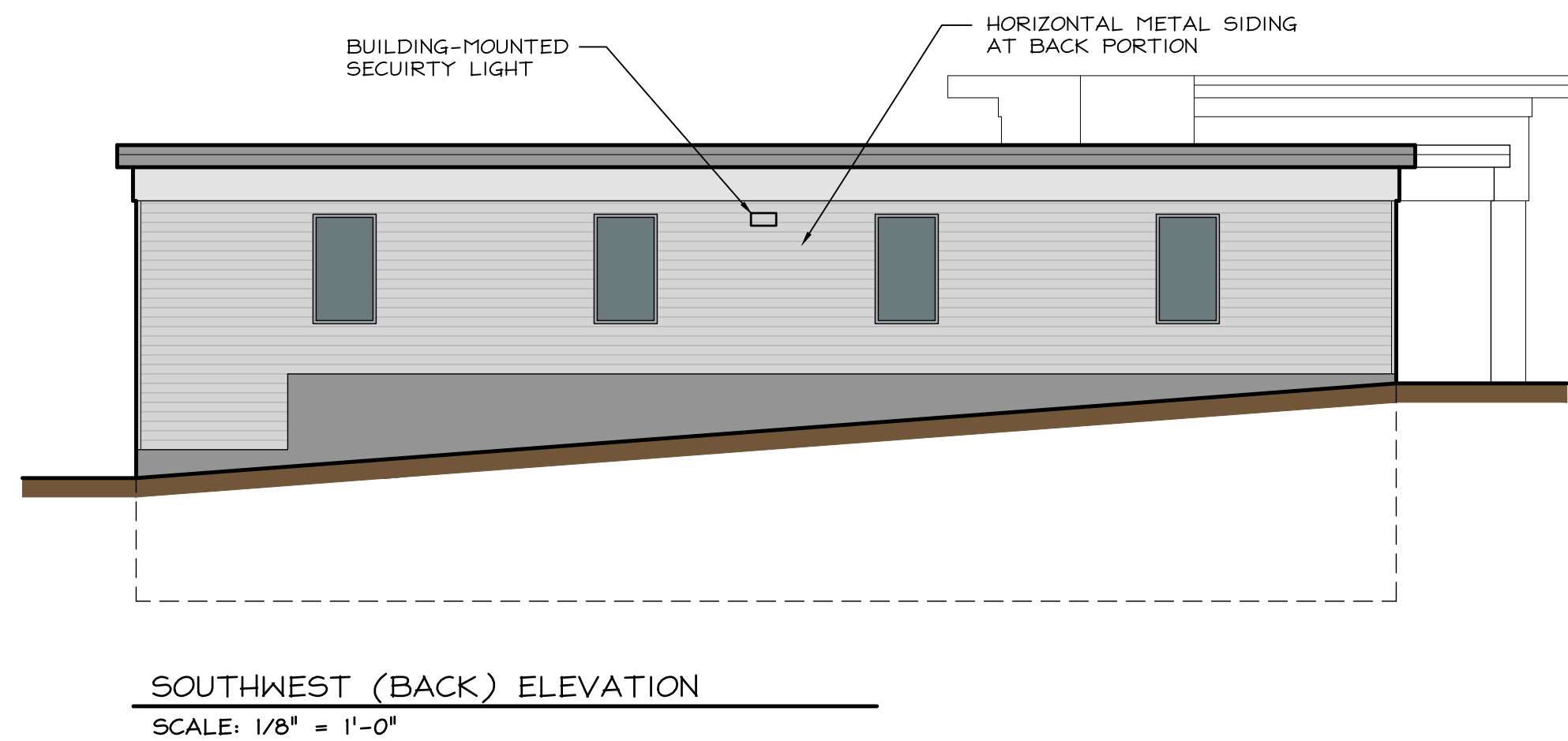
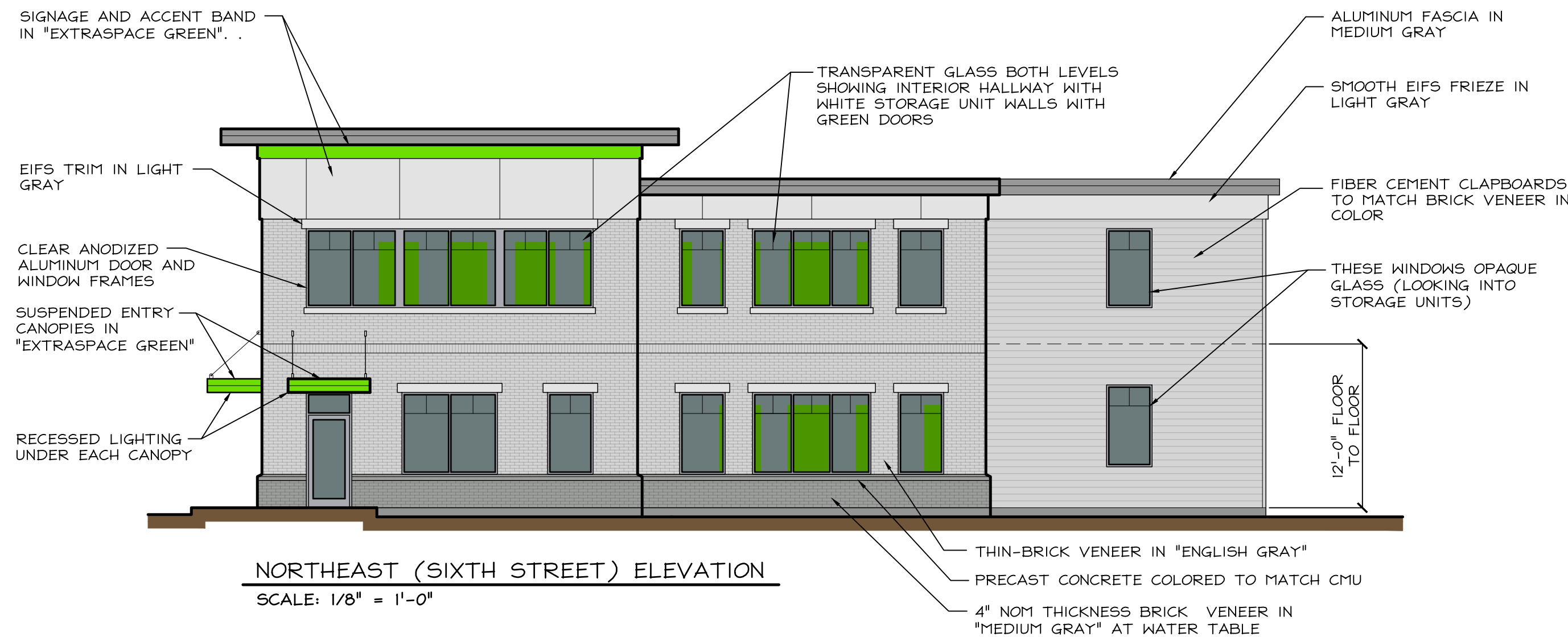
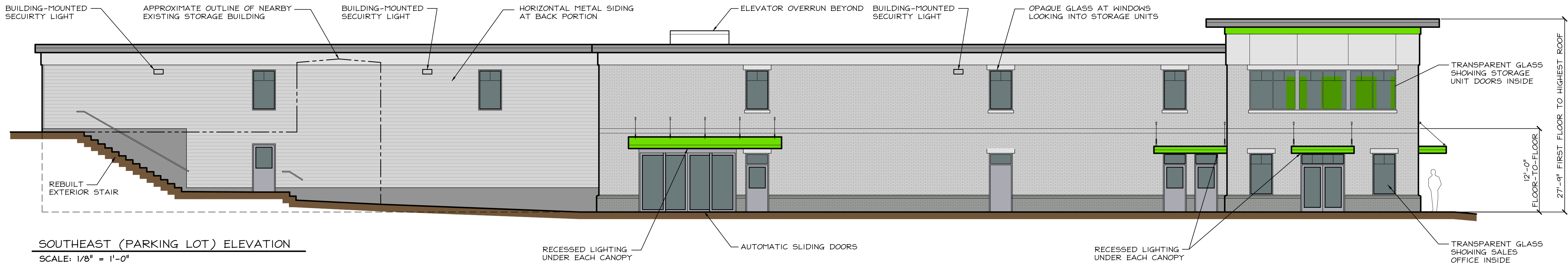
We look forward to working with the City of Dover and the Planning Board on this project.

Please feel free to call if you have any questions.

Very truly yours,

Rick Lundborn, PE
Senior Project Manager

RRL;mjt



[Home](#) / [Brick](#) / [Face](#) / [Gray](#) / English Gray Velour



ENGLISH GRAY VELOUR

Type	Face
Color	Gray
Texture	Velour
Plant	Plant 8
Manufacturing Method	Extruded
Coating	Clay Coated

[Home](#) / [Brick](#) / [Face](#) / [Gray](#) / Titanium Velour



TITANIUM VELOUR

Type	Face
Color	Gray
Texture	Velour
Plant	Plant 8
Manufacturing Method	Extruded
Coating	Clay Coated

SITE-2023-0004

EXTRA SPACE STORAGE

TAX MAP 31 LOT 99
56 6TH STREET · DOVER · NEW HAMPSHIRE

SELF-STORAGE FACILITY

JULY 5, 2023

PREPARED FOR
MHC 155 (DOVER NH) LLC
41 FLATBUSH AVE
BROOKLYN, NY 11217



PREPARED BY
FUSS & O'NEILL
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04303
207.363.0669
www.fando.com

PROJECT TEAM

OWNER/ APPLICANT:
MHC 155 (DOVER NH) LLC
125 OCEAN ROAD
GREENLAND, NH 03840
603.436.7355

CO OWNER/ APPLICANT:
**EXTRA SPACE
MANAGEMENT LLC**
PO BOX 71870 6890 S 2300 E
SALT LAKE CITY, UT 84171
603.436.7355

ENGINEER, SURVEYOR &
LANDSCAPE ARCHITECT:
FUSS AND O'NEILL
5 FLETCHER STREET, SUITE 1
KENNEBUNK, ME 04303
207.363.0669

STRUCTURAL ENGINEER:
JSN ASSOCIATES, LLC
1 AUTUMN STREET
PORTSMOUTH, NH 03801
603.443.8639



LOCATION MAP
SCALE: 1" = 1,000'



CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION
THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON
THIS PLAN IS APPROXIMATE. FUSS & O'NEILL INC.
MAKES NO CLAIM TO THE ACCURACY OR
COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR
TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL
CONTACT DIG-SAFE AT 1-888-DIG-SAFE.



REQUIRED APPROVALS

PLANNING BOARD	PERMIT #	DATE APPROVED	EXPIRATION DATE	PLANNING FILE #	PROJ. No.: 20230235.A10
SITE PLAN				TAX MAP 31 LOT 99	DATE: 06/08/2023
CONDITIONAL USE PERMIT				BK 4992 PG 307	
				STAFFORD COUNTY	
				OWNER	
				MHC 155 (DOVER NH) LLC	
				41 FLATBUSH AVE	
				BROOKLYN, NY 11217	
				603.436.7355	
					GI-001
					SHEET 1 OF 25

SHEET INDEX

SHEET NO.	DWG. NO.	SHEET TITLE
1	GI-001	COVER SHEET
2	CN-001	GENERAL NOTES PLAN
3	CN-002	GENERAL NOTES PLAN
4	-	ALTA PLAN
5	-	ALTA PLAN
6	EX-101	EXISTING CONDITIONS PLAN
7	CP-101	DEMOLITION PLAN
8	CS-100	NEIGHBORHOOD SITE PLAN
9	CS-101	SITE LAYOUT PLAN
10	CG-101	GRADING AND DRAINAGE PLAN
11	CU-101	UTILITY PLAN
12	CE-101	EROSION AND SEDIMENT CONTROL PLAN
13	LP-101	LANDSCAPE PLAN
14	CD-501	EROSION AND SEDIMENT CONTROL DETAILS
15	CD-502	EROSION AND SEDIMENT CONTROL DETAILS
16	CD-503	PAVEMENT, CURB & PAVEMENT MARKING DETAILS
17	CD-504	SIGN DETAILS
18	CD-505	DRAINAGE DETAILS
19	CD-506	DRAINAGE DETAILS
20	CD-507	UTILITY DETAILS
21	CD-508	UTILITY DETAILS
22	CD-509	GATE DETAILS
23	CD-510	GATE DETAILS
24	CD-511	STAIR, FENCE & LIGHT DETAILS
25	CD-512	LANDSCAPE DETAILS
26	A1.0	FLOOR PLANS
27	A2.0	ELEVATIONS

3.	07/05/2023	RE-SUBMISSION; TRC COMMENT 6/29/23	MRT	RRL
2	6/15/2023	RE-SUBMISSION; TRC COMMENTS	MRT	RRL
1.	5/2/2023	SUBMISSION TO CITY OF DOVER	JVA	RRL
#	DATE	DESCRIPTION	DES. BY	APPROVED

LEGEND		
EXIST	PROP	
		PROPERTY LINE/RIGHT-OF-WAY
		CENTERLINE
		LIMIT OF DISTURBANCE
		EASEMENT
		BUILDING SETBACK
		STATE HIGHWAY BASELINE
		BASELINE
		ZONING LINE
		EDGE OF WATER
		WETLAND LINE
		BUFFER ZONE
		WETLAND SYMBOL
		GRAVEL ROAD
		EDGE OF PAVEMENT
		BITUMINOUS CURB
		CONCRETE CURB
		SLOPED GRANITE CURB
		VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAW CUT
		MATCH LINE
		SEE SHEET XXX-XX
		SOLID WHITE LINE
		SOLID YELLOW LINE
		BROKEN WHITE LINE
		BROKEN YELLOW LINE
		SOLID WHITE CHANNELIZING LINE
		SOLID YELLOW CHANNELIZING LINE
		DOUBLE YELLOW LINE
		STOP LINE
		GUARD RAIL
		STOCKADE FENCE
		WIRE FENCE
		CHAIN LINK FENCE
		TREE LINE
		SHRUB LINE
		STONE WALL
		RETAINING WALL
		MINOR CONTOUR
		MAJOR CONTOUR
		TOP of SLOPE
		BOTTOM of SLOPE
		BUILDING
		BOLLARD
		SIGN
		DOUBLE SIGN
		PARKING METER
		PARKING COUNT
		CROSSWALK
		CONC. PAVEMENT
		HANDICAP RAMP
		HANDICAP PARKING
		VAN-ACCESSIBLE
		HANDICAP PARKING
		TOP & BOTTOM ELEVATION
		SPOT ELEVATION w/LEADER
		SPOT ELEVATION
		SOIL BORING
		MONITORING WELL
		TEST PIT LOCATION
		IRON PIPE
		DRILL HOLE
		IRON PIN
		MONUMENT
		MAIL BOX
		CONTROL POINT
		SILT FENCE
		HAYBALES

LEGEND (CONT.)		
EXIST	PROP.	
		STORM DRAINAGE PIPE
		ROOF DRAIN
		FOUNDATION DRAIN
		SANITARY SEWER PIPE
		OVERHEAD WIRES
		WATER MAIN
		UNDERGROUND GAS
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		FOUNDATION DRAIN
		CABLE LINE
		RIPRAP
		SANITARY MANHOLE
		STORM MANHOLE
		ELECTRIC MANHOLE
		TELEPHONE MANHOLE
		CATCH BASIN
		FLAT TOP CATCHBASIN
		DOUBLE CATCHBASIN
		WATER VALVE
		FIRE HYDRANT
		UTILITY POLE
		BOLLARD/POST
		SIGN
		GAS GATE
		LIGHTPOLE
		WALL MOUNTED LIGHT
		FLARED END
		DECIDUOUS TREE

ABBREVIATIONS

GENERAL

APPROX.	APPROXIMATE	PCC	PRE CAST
BIT.	BITUMINOUS	CONC	CONCRETE CURB
BW	BOTTOM OF WALL	PROP	PROPOSED
CC	CONCRETE CURB	REM	REMOVE
CCB	CAPE CODE BERM	R&D	REMOVE AND DISPOSE
CONC.	CONCRETE	R&R	REMOVE AND RESET
ELEV	ELEVATION	R&S	REMOVE AND STACK
EXIST	EXISTING	TOS	TOP OF SLOPE
GC	GRANITE CURB	TW	TOP OF WALL
MAX	MAXIMUM	TYT	TYPICAL
MIN	MINIMUM	VGC	VERTICAL GRANITE CURB
NTS	NOT TO SCALE		

UTILITY		INV	INVERT ELEVATION
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED	RD	ROOF DRAIN
DCB	DOUBLE CATCH BASIN	SMH	SEWER MANHOLE
DI	DUCTILE IRON PIPE	TSV	TAPPING SLEEVE, VALVE AND BOX
F&G	FRAME AND GRATE	UP	UTILITY POLE
F&C	FRAME AND COVER		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HYD	HYDRANT		

GENERAL PLAN NOTES:

- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET. ALL PLAN SHEETS WILL BE ON FILE AT THE CITY OF DOVER.

REFERENCE PLANS:

- BOUNDARY INFORMATION DEPICTED THROUGHOUT THIS PLAN SET IS PER THE "ALTA/NSPS LAND TITLE SURVEY FOR MERIT HILL - DOVER, NH NV5 PROJECT NO. 202105983-001, 56 SIXTH STREET, DOVER, NH 03820, DATED OCTOBER 21, 2021" AND FOUND WITHIN THIS PLAN SET.
- EXISTING CONDITIONS INFORMATION DEPICTED THROUGHOUT THIS PLAN SET IS PER "MHC 155 (DOVERNH)) LLC, EXISTING CONDITIONS PLAN DATED 5/2/2023, BY FUSS & O'NEILL, INC" FIELD SURVEY WAS PERFORMED BY GREG BROWN OF FUSS & O'NEILL ON APRIL 6, 2023. SEE SHEET EX-101.

REGULATORY REQUIREMENTS

- PROVIDE TRAFFIC SIGNAGE AND PAVEMENT MARKINGS IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST OSHA STANDARDS, STATE AND LOCAL REQUIREMENTS, AND CITY OF DOVER REQUIREMENTS, POLICIES, AND SPECIFICATIONS.
- CONTRACTOR TO CREATE TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL WITH THE APPROPRIATE LOCAL AND/OR STATE AGENCIES PRIOR TO START OF CONSTRUCTION.

EROSION AND SEDIMENT CONTROL

- INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING ANY WORK ON THE SITE. REFER TO THE EROSION AND SEDIMENT CONTROL DRAWINGS.
- IMPLEMENT ALL NECESSARY MEASURES REQUIRED TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE. PERFORM CORRECTIVE ACTION AS NEEDED FOR EROSION CLEANUP AND REPAIRS TO OFF SITE AREAS, IF ANY, AT NO COST TO OWNER.
- INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES 3:1 AND STEEPER.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES PER THE SCHEDULE IN THE APPROVED SWPPP. DISPOSE OF SEDIMENT IN AN UPLAND AREA. DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAIN.
- PRIOR TO CONSTRUCTION, A CONSTRUCTION CIRCULATION PLAN SHALL BE PREPARED BY THE SITE CONTRACTOR WHICH DIRECTS CONSTRUCTION TRAFFIC TO EXIT VIA THE PROPOSED CONSTRUCTION ENTRANCE.

DEMOLITION

- REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS, PAVEMENT, UNSUITABLE MATERIAL, STUMPS, AND OTHER DEMOLITION DEBRIS AS DESCRIBED IN THE PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- REMOVE AND DISPOSE OF EXISTING DEMOLITION MATERIALS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- NO CHANGES ARE PROPOSED OUTSIDE OF THE VISIBLE CONTENT PRESENTED ON THIS PLAN.
- ANY BUILDING TO BE REMOVED FROM THE SITE MUST HAVE A DEMOLITION PERMIT.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN THE 50FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

SCALE:

HORIZ.:
VERT.:

DATUM:

HORIZ.:
VERT.:

0
GRAPHIC SCALE

FUSS&O'NEILL

5 FLETCHER STREET, SUITE 1
DOVER, NEW HAMPSHIRE 03860
207-363-0660
www.fandn.com

SITE-2023-0004

MHC 155 (DOVER NH) LLC

GENERAL NOTES PLAN

TAX MAP 31 LOT 99

56 6TH STREET

DOVER

NEW HAMPSHIRE

PROJ. No.: 20230235.A10
DATE: 06/08/2023

CN-001

SHEET 2 OF 25

CONSTRUCTION NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN THE CENTRAL BUSINESS DISTRICT (CBD) AND MIXED USE (MU) OVERLAY DISTRICT PER THE CITY OF DOVER, GIS MAP, ZONING LAYER. PROPERTIES TO THE SOUTH ARE ZONED CBD AND CBD-RES. PROPERTIES TO THE EAST ARE ZONED RM-U. SEE THE NEIGHBORHOOD SITE PLAN (SHEET CS-100) FOR APPROXIMATE ZONING DISTRICTS.

2. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

3. THIS PROJECT DOES NOT INCLUDE ANY WETLAND IMPACT.

4. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

5. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

6. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY, 7AM TO 6PM, SATURDAY, 9AM TO 4PM AND NO WORK ON SUNDAYS, CITY OR FEDERAL HOLIDAYS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON THE SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.

7. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DEPARTMENT.

8. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET. ALL PLAN SHEETS WILL BE ON FILE AT THE CITY OF DOVER PLANNING DEPARTMENT. SEE OTHER PLAN SHEETS FOR RELATED NOTES AND ASSOCIATED INFORMATION.

9. THIS PROPERTY WILL BE SERVICED BY MUNICIPAL WATER AND SEWER AND PRIVATE ELECTRIC, TELEPHONE, CABLE AND GAS SERVICES.

10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND EXISTING CONDITIONS SURROUNDING IT AND THEREON.

11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF EXISTING FEATURES BOTH ABOVE GROUND AND BELOW, NO GUARANTEE IS MADE BY THIS OFFICE OR INDIVIDUALS AS TO THE LOCATION OF EXISTING FEATURES. UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON REFERENCE PLANS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT NEW HAMPSHIRE DIG SAFE, AT 1-888-DIG-SAFE, AT LEAST 72 HOURS BEFORE DIGGING.

13. IF ANY ERROR OR OMISSION IN THESE PLANS IS DISCOVERED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY IN WRITING FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR SHALL DISCONTINUE WORK IN THE AFFECTED PROJECT AREA UNTIL AGREEMENT HAS BEEN REACHED WITH THIS FIRM ON CORRECTIVE ACTION.

14. THE SITE SOIL INFORMATION IS FROM THE NRCS WEB SOIL SURVEY.

NRCS SOIL DATA FROM WEB SOIL SURVEY:

SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP
db	BUXTON SILT LOAM	C
SfC	SUFFIELD SILT LOAM	C

15. EXISTING SEWER SERVICES IS BELIEVED TO BE ASBESTOS PIPE. CUT BACK EXISTING SERVICE TO CITY RIGHT OF WAY AND CAP AS DIRECTED BY THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT. DISPOSE OF ANY ASBESTOS PIPE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
16. ALL ON SITE CATCH BASINS AND DRAIN MANHOLES, THOSE EXISTING PRIOR AND THOSE NEWLY CONSTRUCTED ARE TO BE CLEANED PRIOR TO THE COMPLETION OF CONSTRUCTION.

SITE PLAN NOTES:

1. THE PURPOSE OF THE SITE PLAN IS TO ILLUSTRATE THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A SELF-STORAGE FACILITY DEVELOPMENT. THE BUILDING IS TWO STORIES WITH A 11,855 SF FOOTPRINT AND A GROSS FLOOR AREA OF 23,710 SF. DRIVEWAY ACCESS IS FROM 6TH STREET.

2. OWNER OF RECORD:
MHC 155 (DOVER NH) LLC
41 FLATBUSH AVE.
BROOKLYN, NH 12127

3. THE SUBJECT PROPERTY IS SHOWN AS LOT NO. 99, MAP 31 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

4. THE SUBJECT PARCEL(S) CONTAIN 1.806 ACRES OR 78,657-SF AREA OF LAND.

5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4992, PG. 307.

6. REFERENCE PLANS:
"ALTA/NSPS TITLE SURVEY" PREPARED FOR MERIT HILL - DOVER NH BY BOCK & CLARCK CORPORATION ON OCTOBER 11, 2021.

7. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER, EASEMENTS SHALL BE REFERENCED IN A NOTE.

8. ZONED CENTRAL BUSINESS DISTRICT (CBD) AND THE MIXED USE (MU) OVERLAY SUB-DISTRICT. THE SELF-STORAGE FACILITY REQUIRES A CONDITIONAL USE PERMIT.

REQUIREMENTS FOR THE CBD-MU ZONING DISTRICT AND SUBSEQUENT CUP ARE AS FOLLOWS:

	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING			
LOT SIZE	N/A	1.806 AC	1.806 AC
FRONTAGE BUILD-OUT	60% MIN		
FRONT PRIMARY BUILD TO LINE	5' MIN - 20' MAX	0.3' OVER	20'
SIDE SETBACK	5' MIN - 20' MAX	12.9'	11.6'
REAR SETBACK	10' MIN - 20' MAX	24.3'	11.2'
ABUT-A STREET	5' MIN - 20' MAX	15.4' (EXIST)	15.4' (EXIST)
MAXIMUM LOT COVERAGE	50% (39,328.5-SF)	32.86% (25,848-SF)	33.15% (26,075-SF)
HEIGHT	2 STORY MIN, 3 STORY MAX	4 STORIES	2 STORIES

THE PROPERTY FALLS WITHIN THE MIXED USE (MU) OVERLAY DISTRICT.

9. NO VARIANCES OR SPECIAL EXCEPTIONS ARE BEING APPLIED FOR THROUGH THE ZONING BOARD.

CONDITIONAL USE PERMIT:

A CONDITIONAL USE PERMIT IS REQUIRED TO ALLOW FOR THE SELF STORAGE BUILDING REPLACING THE THE PREVIOUS EXISTING SELF STORAGE BUILDING THAT EXISTED ON SITE WHERE THIS ONE IS PROPOSED.

10. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MICHAEL A. TODD OF S&H LAND SERVICES WITH AN ERROR NOT GREATER THAN 1 IN 10,000 AS SHOWN ON THE "ALTA/NSPS TITLE SURVEY" PREPARED FOR MERIT HILL - DOVER NH BY BOCK & CLARCK CORPORATION ON OCTOBER 11, 2021,

11. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0310E EFFECTIVE DATE SEPTEMBER 30, 2015.

12. NO WETLANDS EXIST ON SITE.

13. AS-BUILT PLANS OF THE SITE PLAN SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

14. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

15. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

16. ALL CONSTRUCTION SHALL CONFORM WITH 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. THE MORE STRINGENT SPECIFICATIONS SHALL APPLY.

17. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATE OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE RATES OF APPLICATION.

18. THE LIMIT OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50-FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

19. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS.

20. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

21. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

22. SEE CONSTRUCTION NOTES (ABOVE) FOR CONSTRUCTION HOURS.

23. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

24. THE PROPOSED USE FOR THE SITE AND STRUCTURES IS SELF-STORAGE. THE EXISTING USE OF THE SITE AND STRUCTURES IS SELF-STORAGE.

25. NO FEDERAL OR STATE PERMITS HAVE BEEN ISSUED FOR THE PROPERTY OR PROJECT. NO FEDERAL OR STATE PERMITS ARE REQUIRED.

26. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

27. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

28. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

29. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. <https://www.unh.edu/unhsc/ptapp>.

30. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

31. FIRE DEPARTMENT ACCESS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES. ALL FIRE LANES ARE NON-DEMARCATED.

PARKING REQUIREMENTS:

170-44; MINIMUM PARKING REQUIREMENT:

PARKING SPACES FOR NON-RESIDENTIAL USES SHALL HAVE INDEPENDENT ACCESS TO AN AISLE OR DRIVEWAY AND BE ACCESSIBLE YEAR ROUND.

153-14; MINIMUM PARKING REQUIREMENT:

NO PARKING SPACES REQUIRED.

153-14; MAXIMUM PARKING REQUIREMENT:

INDUSTRIAL (SELF-STORAGE): 1 SPACE / 800-SF

MAXIMUM PARKING SPACES ALLOWED = 26,075-SF X 1 SPACE / 800-SF = 33 SPACES

TOTAL PARKING PROVIDED:

TOTAL SPACES PROVIDED = 16 SPACES (1 ADA ACCESSIBLE SPACE)

33. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. FOUR (4) BUILDING MOUNTED, led DOWN SHIELDED CUT OFF LIGHTS HAVE BEEN PROVIDED ON THE NEW BUILDING. ALL LIGHTS PROPOSED AND EXISTING ARE DIRECTED ONTO THE SITE.

34. TOPOGRAPHIC SURVEY PERFORMED BY GREG BROWN OF FUSS & O'NEILL ON APRIL 6, 2023.

35. ELEVATIONS ARE BASED ON USGS NGVD 1988 DATUM.

36. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE 1, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.

37. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

38. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

39. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.

40. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO TEH FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH TO AT ALL TIMES.

41. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.

42. THE FACILITY HAS THE FOLLOWING PROPOSED HOURS OF OPERATION.
TENANT ACCESS: MONDAY THROUGH FRIDAY 6 AM TO 8 PM, SATURDAY 6 AM TO 6 PM AND SUNDAY 6 AM TO 4 PM.
OFFICE HOURS: MONDAY THROUGH FRIDAY 9 AM TO 10 PM, SATURDAY 9 AM TO 6 PM AND SUNDAY 9 AM TO 4 PM.

43. ALL PLAN SHEETS WILL BE ON FILE AT THE CITY OF DOVER PLANNING DEPARTMENT.

44. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.

45. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.

46. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

47. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WILL ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.

48. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY FUSS & O'NEILL, INC. DO NOT EXTEND TO OR INCLUDE SYSTEM PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HERE ON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEM WHICH MAY BE A RAILROAD SAFETY AND HEALTH ADMINISTRATION (OSHA) LOCAL REGULATIONS (TYP).

49. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS, IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

50. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY THEIR WORK AT ALL TIMES.

51. IF ANY ERROR OR OMISSION IN THESE PLANS IS DISCOVERED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY IN WRITING FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR SHALL DISCONTINUE WORK IN THE AFFECTED PROJECT AREA UNTIL AGREEMENT HAS BEEN REACHED WITH THIS FIRM ON CORRECTIVE ACTION.

52. SNOW SHALL BE STORED IN OPEN AREAS ON SITES. SNOW SHALL NOT BLOCK SIGHT DISTANCES AND SHALL BE TRANSPORTED OFFSITE OR INTO OPEN AREAS IF NEEDED. OFFSITE TRANSPORT OF SNOW SHALL BE DONE SO IN ACCORDANCE WITH NHDES REGULATIONS.

53. SITE CONSTRUCTION SHALL NOT OCCUR ON SUNDAY.

54. IF APPLICABLE, SALT AND OTHER DEICING MATERIALS SHALL BE STORED UNDER COVER OR LOCATED SUCH THAT NO DIRECT DISCHARGES TO RECEIVING WATERS ARE POSSIBLE. SNOW STORAGE AREAS SHALL BE LOCATED SUCH THAT NO DIRECT DISCHARGES TO RECEIVING WATERS ARE POSSIBLE. SEE THE NHDES GUIDANCE FACT SHEET ON ROAD SALT AND SNOW DISPOSAL." AND THAT "SNOW STORAGE MAY BE PERMITTED ON ANY GRASSED OR NONLIVING LANDSCAPE AREA."

55. THE PROPERTY OWNER OR ITS DESIGNEE WILL ADDRESS ANY TAGGING / GRAFFITI IN A TIMELY MANNER.

NEIGHBORHOOD SITE PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW AN AERIAL VIEW OF HOW THE PROJECT RELATES TO ABUTTING PROPERTIES AND USE.

GRADING AND DRAINAGE PLAN PLAN NOTES:

1. THE PURPOSE OF THE GRADING AND DRAINAGE PLAN IS TO ILLUSTRATE THE PROPOSED GRADING, DRAINAGE AND STORMWATER MANAGEMENT, ASSOCIATED WITH THE PROPOSED SITE IMPROVEMENTS FOR THE SUBJECT PARCEL.

2. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET. ALL PLAN SHEETS WILL BE ON FILE AT THE CITY OF DOVER.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

4. THE CONTRACTOR SHALL VERIFY TEMPORARY BENCH MARKS (TBM) IDENTIFIED ON REFERENCE PLANS PRIOR TO CONSTRUCTION AND NOTIFY THE CERTIFIED LAND SURVEYOR OF ANY DISCREPANCIES.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF EXISTING FEATURES BOTH ABOVE GROUND AND BELOW, NO GUARANTEE IS MADE BY THIS OFFICE OR INDIVIDUALS OF LOCATION OF EXISTING FEATURES. UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON REFERENCES LOCATED ON THE COVER SHEET.

6. ALL DRAINAGE STRUCTURES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN, AS APPLICABLE.

7. DRAINAGE PIPE LENGTHS NOTED ARE MEASURED FROM EDGE OF STRUCTURE TO EDGE OF STRUCTURE UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.

9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS. THE CONTRACTOR SHALL CONFORM TO THE DURATION OF THE CONSTRUCTION IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THE LOCATIONS SHOWN ON THE PLANS AND DETAILS ARE PROVIDED AS A GUIDE ONLY. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SEDIMENT AND EROSION CONTROLS AND MAINTAIN THEM IN A FUNCTIONING ORDER, AS REQUIRED BY THE ACTUAL SITE CONDITIONS.

11. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY OF DOVER.

12. ALL PROPOSED AND EXISTING CATCH BASINS, OUTLET CONTROL STRUCTURES OR INLET PIPES, THAT MAY RECEIVE STORMWATER RUNOFF FROM THE DEVELOPMENT DURING CONSTRUCTION, SHOULD BE OUTFITTED WITH INLET PROTECTION.

13. INSTALL UNDERDRAIN IN ALL CUT SECTIONS. DAYLIGHT TO STORMWATER BASIN, SWALE, OR CONNECT TO CATCH BASIN, AS REQUIRED.

14. FLUSH CLEAN AND REMOVE ALL DEBRIS OF EXISTING AND PROPOSED CULVERTS DURING AND POST CONSTRUCTION.

15. INSPECT EXISTING CONDITION OF ALL PIPES/CULVERTS/HEADWALLS DURING CONSTRUCTION, REPLACE AS NECESSARY.

16. IF LEDGE IS DISCOVERED DURING EXCAVATION, REMOVE LEDGE A MINIMUM OF TWO (2) FEET BELOW GRAVELS AND REPLACE WITH SAND.

17. REMOVE ALL UNSUITABLE MATERIALS ENCOUNTERED DURING EXCAVATIONS AND REPLACE WITH SUITABLE FILL. CONTRACTOR TO COORDINATE ADDITIONAL TEST BORINGS, TEST PITS, AND COORDINATE WITH A GEOTECHNICAL ENGINEER, IF NECESSARY.

18. ALL RETAINING WALLS OVER FOUR FEET IN HEIGHT REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

19. ANY FENCE TALLER THAN SEVEN FEET REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

20. INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1, IF APPLICABLE. ALL EROSION CONTROL BLANKETS SHALL BE WILDLIFE FRIENDLY WITH NO PLASTIC OR WELDS.

21. LOAM AND SEED ALL DISTURBED AREAS NOT OTHERWISE COVERED BY LANDSCAPE MATERIAL, MULCH, RIPRAP, BUILDING OR PAVEMENT, PER DETAIL LOCATED WITHIN THIS PLAN SET.

22. SEE OTHER PLAN SHEETS FOR RELATED NOTES AND ASSOCIATED INFORMATION.

23. NO TREATMENT SWALES ARE PROPOSED.

UTILITY PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE UTILITY SERVICE CONNECTIONS PROPOSED FOR THE DEVELOPMENT.

2. UTILITY LOCATIONS AS SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM VARIOUS SOURCES AND THEIR LOCATIONS ARE ONLY APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITY BEGINS, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE AND FIELD VERIFY ALL UTILITY LOCATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT NEW HAMPSHIRE DIG SAFE, AT 1-888-DIG-SAFE, AT LEAST 72 HOURS BEFORE DIGGING.

4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.

6. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES ARE OVERHEAD CONNECTIONS THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

7. COORDINATE WITH EVERSOURCE, UNITIL, CONSOLIDATED AND COMCAST FOR FINAL ELECTRICAL, GAS, TELEPHONE AND CABLE LAYOUTS AND INSTALLATION REQUIREMENTS.MEET CITY OF DOVER WATER DEPARTMENT REGULATIONS FOR ALL WATER CONNECTIONS, INSTALLATIONS AND MATERIALS.

8. PRIOR TO THE DATE OF APPROVAL OF THESE DESIGN PLANS: FINAL MECHANICAL, ELECTRICAL,PLUMBING (MEP), AND ARCHITECTURAL PLANS WERE NOT PROVIDED TO THE DESIGN ENGINEER. PRIOR TO CONSTRUCTION THE MEP CONTRACTORS AND ARCHITECTS ARE REQUIRED TO REVIEW, APPROVE, AND/OR AMEND ALL MEP AND ARCHITECTURAL DESIGN WITHIN THE BUILDINGS OR UPON THE SITE. INCLUDING BUT NOT LIMITED TO SIZES, MATERIALS, ELEVATIONS, AND OVERALL DESIGN. COORDINATE WITH THE MUNICIPALITY AND DESIGN ENGINEER FOR ALL PLAN REVISIONS.

9. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

10. THE PROPOSED STRUCTURE SHALL BE SERVICED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

11. THE SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE 1, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.

12. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.

13. FIRE DEPARTMENT CONNECTION(S) (FDC) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.

14. COORDINATE WITH THE FIRE DEPARTMENT IF AN ANNUNCIATOR IS REQUIRED. COORDINATE WITH ARCHITECT AND MEP/PLUMBER FOR INTERNAL CONFIGURATION OF SERVICES AND METER LOCATIONS (TYP).

15. THE SUBJECT PARCEL WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

16. UTILITIES SHALL BE SUFFICIENTLY REMOTE FROM ONE ANOTHER (I.E. GAS AND ELECTRICITY)

EROSION AND SEDIMENT CONTROL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EROSION AND SEDIMENT CONTROL PRACTICES FOR THE PROPOSED DEVELOPMENT.

2. SEE EROSION AND SEDIMENT CONTROL NOTES ON GENERAL NOTES PLAN SHEET CN-001.

3. SEE EROSION AND SEDIMENT CONTROL PLAN ON SHEET CE-101 AND THE EROSION CONTROL DETAILS ON SHEETS CD-501 - CD-502.

STORMWATER MAINTENANCE NOTES:

BIORETENTION AREAS & SEDIMENT FOREBAY

1. THE BOTTOM, INTERIOR AND EXTERIOR SIDE SLOPES AND CREST OF EARTHEN DETENTION PONDS SHALL BE MOWED, AND THE VEGETATION MAINTAINED IN HEALTHY CONDITION, AS APPROPRIATE TO THE FUNCTION OF THE FACILITY AND TYPE OF VEGETATION.

2. VEGETATED EMBANKMENTS THAT SERVE AS "BERMS" THAT IMPOUND WATER SHALL BE MOWED AT LEAST ONCE ANNUALLY TO PREVENT THE ESTABLISHMENT OF WOODY VEGETATION.

3. EMBANKMENTS SHALL BE INSPECTED AT LEAST ANNUALLY BY A QUALIFIED PROFESSIONAL FOR SETTLEMENT, EROSION, SEEPAGE, ANIMAL BURROWS, WOODY VEGETATION AND OTHER CONDITIONS THAT COULD DEGRADE THE EMBANKMENT AND REDUCE ITS STABILITY FOR IMPOUNDING WATER. IMMEDIATE CORRECTIVE ACTION SHOULD BE IMPLEMENTED IF ANY SUCH CONDITIONS ARE FOUND.

4. INLET AND OUTLET PIPES, INLET AND OUTLET STRUCTURES, ENERGY DISSIPATION STRUCTURES OR PRACTICES AND OTHER STRUCTURAL APPURTENANCES SHOULD BE INSPECTED AT LEAST ANNUALLY BY A QUALIFIED PROFESSIONAL AND CORRECTIVE ACTION IMPLEMENTED AS INDICATED BY SUCH INSPECTION.

5. TRASH AND DEBRIS SHALL BE REMOVED FROM THE POND AND ANY INLET OR OUTLET STRUCTURES WHENEVER OBSERVED BY INSPECTION.

6. ACCUMULATED SEDIMENT SHOULD BE REMOVED WHEN IT SIGNIFICANTLY AFFECTS SEDIMENT FOREBAY AND/OR POND CAPACITY.

PIPES AND OUTLET STRUCTURES

- AT A MINIMUM, IT IS RECOMMENDED THAT OUTLET STRUCTURES BE INSPECTED AT LEAST TWICE ANNUALLY, ONCE FOLLOWING SNOW-MELT AND ONCE FOLLOWING LEAF-DROP, AND CLEANED AS INDICATED BY INSPECTION.

• SEDIMENT SHOULD BE REMOVED WHEN IT APPROACHES HALF THE SUMP DEPTH.

• IF FLOATING HYDROCARBONS ARE OBSERVED DURING AN INSPECTION, THE MATERIAL SHOULD BE REMOVED IMMEDIATELY BY SKIMMING, ABSORBENT MATERIALS, OR OTHER METHOD AND DISPOSED IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS.

• REMOVE ALL DEBRIS FROM PIPE INLETS AND OUTLETS.

• MAINTAIN, REPAIR OR REPLACE INLET CONTROLS

PAVEMENT

1. AT A MINIMUM, CONSTRUCT ACCESSIBLE ROUTES AND PARKING SPACES IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

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GRAPHIC SCALE

SCALE: 1"=40'-0"

DATE: 06/08/2023

PROJ. No.: 20230235A-10
DATE: 06/08/2023

CN-002

SHEET 3 OF 25

SITE-2023-0004
MHC 155 (DOVER NH) LLC
GENERAL NOTES PLAN

TAX MAP 31 LOT 99
56 6TH STREET
DOVER NEW HAMPSHIRE

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NEW HAMPSHIRE

56 6TH STREET
LOT 99
TAX MAP 31

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TAX MAP 31

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NEW HAMPSHIRE</

ITEMS CORRESPONDING TO SCHEDULE B-II

- ⑪ Rights of way as described in deeds dated November 15, 1955 and recorded in Book 654, Page 3 and in Book 651, Page 170, Strafford County public records. (as to Parcels I and II) MAINTAINANCE & ACCESS EASEMENTS SHOWN. TRANSFORMER STATION,FUEL OIL, SEWER & WATER PIPES, AND ELEVATED PASSAGEWAY EASEMENT LOCATIONS NOT PLOTTABLE.
- ⑪ Easement granted to New England Telephone and Telegraph Company dated May 18, 1984 and recorded May 31, 1984 in Book 1133, Page 379, Strafford County public records. (as to Parcels I and II)SHOWN ON PLAN.
- ⑫ INTENTIONALLY DELETED.
- ⑬ Notes, notations, easements and conditions as shown on Map Number(s) 84-54 and 48-62 on file in the Strafford County Clerk's Office. TRACT III SHOWN BASED ON PLAN 84-54. PLAN 48-62 DOES NOT AFFECT THE SURVEYED PROPERTY, IT IS NOT LOCATED ON THE SURVEYED PROPERTY OR ADJOINING PROPERTY.

RECORD DESCRIPTION CONTINUED

Tract II: A certain tract or parcel of land, together with the buildings thereon, situate on the westerly side of the intersection of Grove and Sixth Streets, in Dover, County of Strafford, State of New Hampshire, bounded and described as follows, to wit:

Beginning at an iron pipe on the Southerly sideline of Sixth Street at the Northeasterly corner of other land of W & L Realty, Inc. and running thence S 36° 21' E a distance of two hundred three and thirty-three hundredths (203.33) feet by said Sixth Street to an iron pipe; thence running S 20° 42' W a distance of one hundred seventeen and sixty-two hundredths (117.62) feet, and thence S 25° 10' W a distance of thirty-seven and nineteen hundredths (37.19) feet by said Grove Street to an iron pipe; thence running N 60° 43' W a distance of seventy-two and fifty hundredths (72.50) feet by land now or formerly of Albert E. and Jeannette P. Butler to the Northeasterly corner of said Butler's garage; thence running N 66° 00' W a distance of thirty-six and thirty hundredths (36.30) feet by said garage and said land now or formerly of Butler to an iron pipe; thence running S 24° 00' W a distance of eighteen and twenty hundredths (18.20) feet by said land now or formerly of Butler and parallel with and five (5) feet Westerly from said garage to an iron pipe; thence running N 12° 15' W a distance of seventy-two and fifty hundredths (72.50) feet to an iron pipe; thence S 21° 15' W a distance of twenty-nine and forty-two hundredths (29.42) feet to an iron pipe, and thence N 68° 45' W a distance of twenty-three and sixty hundredths (23.60) feet, still by land now or formerly of Butler and the last two courses parallel with and five (5) feet Easterly and Southerly, respectively, from a shed on the within described premises to an iron pipe; thence running N 23° 38' E a distance of twenty-nine and forty-one hundredths (29.41) feet by land now or formerly of Charlotte P. Cogswell to a stone bound; thence running N 43° 17' W a distance of one hundred twenty-six and twenty-nine hundredths (126.29) feet by said land now or formerly of Cogswell to a stone bound; thence running N 53° 11' E a distance of one hundred thirty-eight and five hundredths (138.05) feet by other land now or formerly of W & L Realty, Inc. to an iron pipe; thence running S 36° 27' E a distance of eleven and sixty hundredths (11.60) feet to an iron pipe; thence N 53° 33' E a distance of fifty-three and eighty-five hundredths (53.85) feet; thence N 42° 40' E a distance of ten and seventy-five hundredths (10.75) feet; thence N 52° 02' E a distance of sixty-one and twenty-five hundredths (61.25) feet, still by other land now or formerly of W & L Realty, Inc. to the point of beginning.

Further being shown on "Plan, Beckwith Manufacturing Company dated June, 1953, by Grant L. Davis, as revised 11/10/55" and recorded in said Registry, Pocket 3, Folder 1 as Plan No. 56.

Tract III:

A certain tract or parcel of land located off the southerly side of Sixth Street and the westerly side of Grove Street, Dover, Strafford County, New Hampshire, and shown as Parcel A on plan entitled "Lot Line Adjustment Plan Prepared For Terra Nova Properties 4th Street, LLC and Wamco Associates, Inc., Tax Map 31, Lot Nos. 4A & 99, Fourth, Fifth, Sixth and Grove Streets, Dover, Strafford County, New Hampshire" dated November 29, 2005, drawn by McEneaney Survey Associates, Inc., approved by the Dover Planning Board on December 13, 2005 and signed on December 21, 2005 (the "Plan"), more particularly bounded and described pursuant to the Plan as follows:

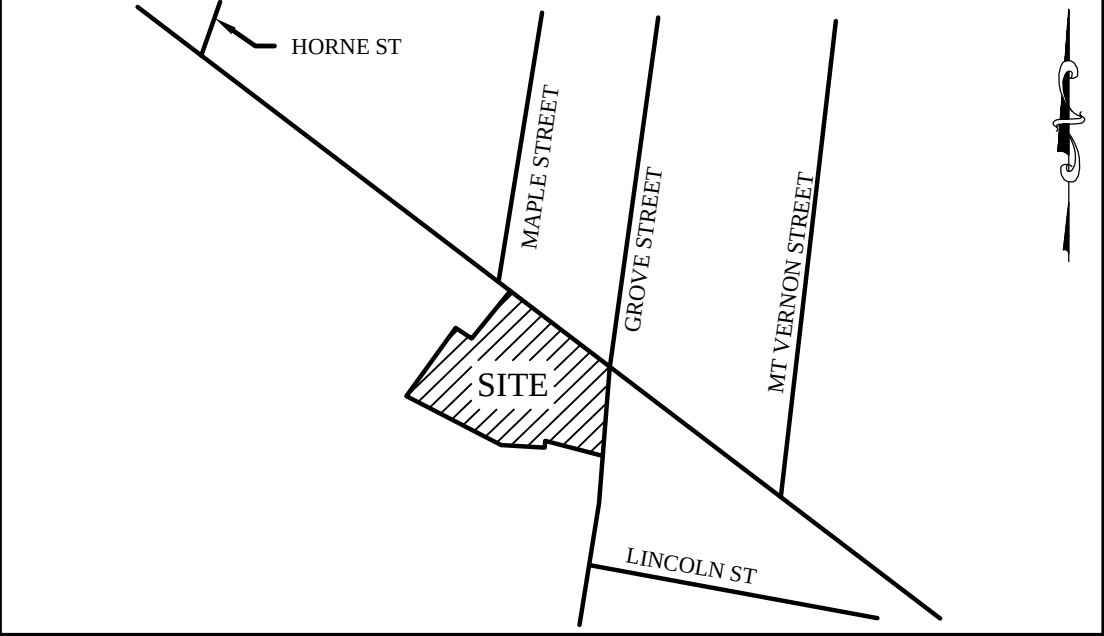
This preliminary paragraph defines the point of beginning of the below described tract of land conveyed by this deed. The point of beginning is monumented by an iron rod marked "Triotech Engineering" located at the most southwestery corner of Wamco Associates, Inc.'s land shown on the Plan as Tax Map 31, Lot 99. The point of beginning is shown on the enlarged "Detail" portion of the Plan, at the intersection of boundary courses L4 and L1 , used to identify Parcel A described below and conveyed by this deed.

Parcel A as conveyed by this deed is described from said point of beginning, then turning and running S 81° 02' 37" E along land now or formerly of Wamco Associates, Inc. a distance of twenty-four and fifty-six hundredths (24.56') feet, more or less, to a point; then turning and running S 04° 50' 42" E along land now or formerly of Wamco Associates, Inc. a distance of

twenty-one and no hundredths (21.00') feet, more or less, to an iron rod (marked "Triotech Engineering") at remaining land of Terra Nova Properties 4th Street, L.L.C.; then turning and running N 60° 26' 46" W along remaining land of Terra Nova Properties 4th Street, L.L.C. a distance of twenty-eight and thirty-four hundredths (28.34') feet, more or less, to an iron rod; then turning and running N 07° 17' 24" W along remaining land of Terra Nova Properties 4th Street, L.L.C. a distance of ten and eighty-six hundredths (10.86') feet, more or less, to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 21000150415, DATED OCTOBER 12, 2021 AT 8:00 A.M.

VICINITY MAP - NOT TO SCALE



ZONING INFORMATION

ZONING DISTRICT: CBD-MU (CENTRAL BUSINESS DISTRICT-MIXED USE SUB-DISTRICT

MAXIMUM LOT COVERAGE: 50% OR 39328.5 S.F., EXISTING: 25848 S.F.
MINIMUM BUILD-TO-ZONE SIXTH STREET: 60% FRONTAGE BUILD-OUT OR 164.46', EXISTING: 45.8'
MINIMUM BUILD-TO-ZONE GROVE STREET: 60% FRONTAGE BUILD-OUT OR 92.886', EXISTING: 20'
MAXIMUM HEIGHT (STORIES): 3 STORIES, EXISTING: 4 STORIES
MINIMUM BUILDING HEIGHT (STORIES): 2 STORIES, EXISTING: 1 STORIES

BUILDING SETBACKS
FRONT PRIMARY BUILD-TO-LINE - SIXTH STREET: 5', EXISTING 0'
MAXIMUM FRONT PRIMARY BUILD-TO-LINE SETBACK: 20', EXISTING 0'
FRONT SECONDARY BUILD-TO-LINE - GROVE STREET: 5', EXISTING 15.4'
MAXIMUM FRONT SECONDARY BUILD-TO-LINE SETBACK: 20', EXISTING 95.3'
SIDE SETBACK: 5', EXISTING: 13.12'
MAXIMUM SIDE SETBACK: 20', EXISTING: 13.12'
REAR SETBACK: 10', EXISTING: 2'
MAXIMUM REAR SETBACK: 20', EXISTING: 81.3'

MINIMUM PARKING REQUIRED:
PARKING SPACES FOR NON-RESIDENTIAL USES SHALL HAVE INDEPENDENT ACCESS TO AN AISLE OR DRIVEWAY AND BE ACCESSIBLE YEAR ROUND (SECTION 170-44)

MAXIMUM PARKING PERMITTED:
INDUSTRIAL (SELF-STORAGE): 1 PARKING SPACE PER 800 SQUARE FEET (SECTION 153-14) (25,420 SQUARE FEET / 800 SQUARE FEET= 31.775 PARKING SPACES) PER CHRISTOPHER G. PARKER, ASSISTANT CITY MANAGER, 603.516.6008

TOTAL PARKING REQUIRED:
No Parking Spaces required and no more than 32 Parking Spaces

TOTAL EXISTING PARKING:
15 PARKING SPACES, 1 OF WHICH MUST BE HANDICAP PER ADA REQUIREMENTS AND NONE OF WHICH CURRENTLY ARE HANDICAP

ZONING DATA OBTAINED FROM ZONING REPORT #76826 DATED NOVEMBER 9, 2021 PREPARED BY ZONING-INFO INC, 405-525-2998.

MISCELLANEOUS NOTES

- ① OWNER OF RECORD:
PARCEL ID: 31099
WAMCO ASSOCIATES INC
DEED REFERENCE: BOOK 1448 PAGE 729 & BOOK 3334 PAGE 944
- ② THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- ③ NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION AT THE TIME OF SURVEY.
- ④ NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- ⑤ THE PROPERTY HAS DIRECT ACCESS TO SIXTH STREET & GROVE STREET, DULY DEDICATED PUBLIC RIGHT OF WAYS, WITH NO GAPS OR GORES.
- ⑥ ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS AND SERVITUDES ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- ⑦ THERE IS A TOTAL OF 15 REGULAR STRIPED PARKING SPACE LOCATED ON THE PROPERTY.
- ⑧ THE ADDRESS IS POSTED ON THE FACE OF THE BUILDING AS 56 SIXTH STREET.
- ⑨ THE BEARINGS ARE BASED ON POCKET 3 FOLDER 1 PLAN 56, THE SOUTHWESTERLY LINE OF SIXTH STREET BEING S36°21'00"E.
- ⑩ THE FIELD WORK WAS PERFORMED ON OCTOBER 11, 2021.
- ⑪ THERE IS NO OBSERVABLE EVIDENCE OR RECORD DOCUMENT OF ANY CEMETERY, GRAVE SITE OR BURIAL GROUND.
- ⑫ THE NORTHEASTERLY BUILDING LINE OF THE GARAGE LOCATED ON PARCEL ID: 31099-A, IS SHOWN AS A DIVISION OR PARTY WALL WITH RESPECT TO THE ADJOINING PROPERTY.
- ⑬ THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NEW HAMPSHIRE.
- ⑭ THE SUBJECT PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 21000150415 BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 12, 2021 AT 8:00 A.M. AND THAT ALL EASEMENTS COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR LOCATION RELATIVE TO THE PROPERTY.
- ⑮ THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS IN RELATIONSHIP TO THEIR COMMON BOUNDARY LINES OR ADJOINING BOUNDARY LINES.
- ⑯ NO ABOVE GROUND MINING OR DRILLING OPERATIONS OR EQUIPMENT RELATED TO SUCH ACTIVITIES WERE OBSERVED AT THE TIME OF THE FIELD SURVEY.

RECORD DESCRIPTION

Tract I: A certain tract or parcel of land together with the buildings thereon, situate in Dover, County of. Strafford, State of New Hampshire, on the Southwestery side of Sixth Street, bounded and described as follows:

Beginning at an iron pipe on the Southwestery sideline of Sixth Street twelve and twenty-eight hundredths (12.28) feet Southeastery from the Easterly corner of the foundation of the building on the within described premises, and running S 52° 02' W, sixty-one and twenty-five hundredths (61.25) feet by the Southeasterly edge of a concrete sidewalk to an angle; thence running S 42° 40' W, ten and seventy-five hundredths (10.75) feet by said walk to an angle; thence running S 53° 33' W, fifty-three and eighty-five hundredths (53.85) feet by said walk and continuing to an iron pipe; thence running N 36° 27' W, eleven and sixty hundredths (11.60) feet to an iron pipe; thence running S 83° 11' W, one hundred thirty-eight and five hundredths (138.05) feet, passing along the Northwestery side of a concrete wall, to a stone bound; all the foregoing being by land now or formerly of the Beckwith Manufacturing Company, more lately of the said W & L Realty, Inc.; thence running N 43° 17' W, twelve and two hundredths (12.02) feet by land now or formerly of the Boston and Maine Railroad to a point; thence running N 12° 13' E, twenty-one and no hundredths (21.00) feet to a point within the small building hereby conveyed, said small building being partly on land now or formerly of said Railroad; thence running N 64° 01' W, twenty-four and fifty-six hundredths (24.56) feet by said Railroad to a point; thence running N 09° 52' E, sixty and nineteen hundredths (60.19) feet by said Railroad land to an iron pipe; thence running N 46° 35' E, one hundred twenty-eight and thirty-three hundredths (128.33) feet by land now or formerly of Mary C. O'Neil to an iron pipe; thence running S 36° 21' E, forty and eighty-five hundredths (40.85) feet by land now or formerly of Margaret and Raymond Noel to an iron pipe; thence running N 53° 39' E, ninety and no hundredths (90.00) feet by said land now or formerly of Noel to an iron pipe; thence running S 36° 21' E, seventy and seventy-seven hundredths (70.77) feet by said Sixth Street to the point of beginning.

Being the same premises conveyed to W & L Realty, Inc. by warranty deed of Beckwith Manufacturing Company dated November 15, 1955 and recorded in the Strafford County Registry of Deeds at Book 654, Page 4.

CONTINUED

ALTA/NSPS LAND TITLE SURVEY

for
Merit Hill - Dover NH

NV5 Project No. **202105983-001**
56 Sixth Street, Dover, NH 03820

Based upon Title Commitment No. 21000150415
of STEWART TITLE GUARANTEE COMPANY
bearing an effective date of October 12, 2021 at 8:00 a.m.

Surveyor's Certification

To: MERIT HILL ACQUISITIONS II LLC; MHC 155 (DOVER NH) LLC; GOLDMAN SACHS BANK USA, a New York state - chartered bank, its successors and assigns; REED SMITH LLP; STEWART TITLE GUARANTY COMPANY; and Bock & Clark Corporation, an NV5 Company.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/11/2021.

DATE OF PLAT OR MAP: OCTOBER 21, 2021

Michael Todd

MICHAEL A. TODD

REGISTRATION NO. 901

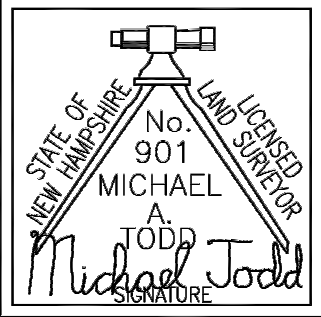
STATE OF NEW HAMPSHIRE

DATE OF FIELD SURVEY: 10/11/21

DATE OF LAST REVISION: 11/29/21

PROJECT NO. 2021293

NETWORK PROJECT NUMBER 202105983-001 RRF



SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com

maywehelpyou@bockandclark.com

www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

SHEET 4 OF 27

FLOOD NOTE

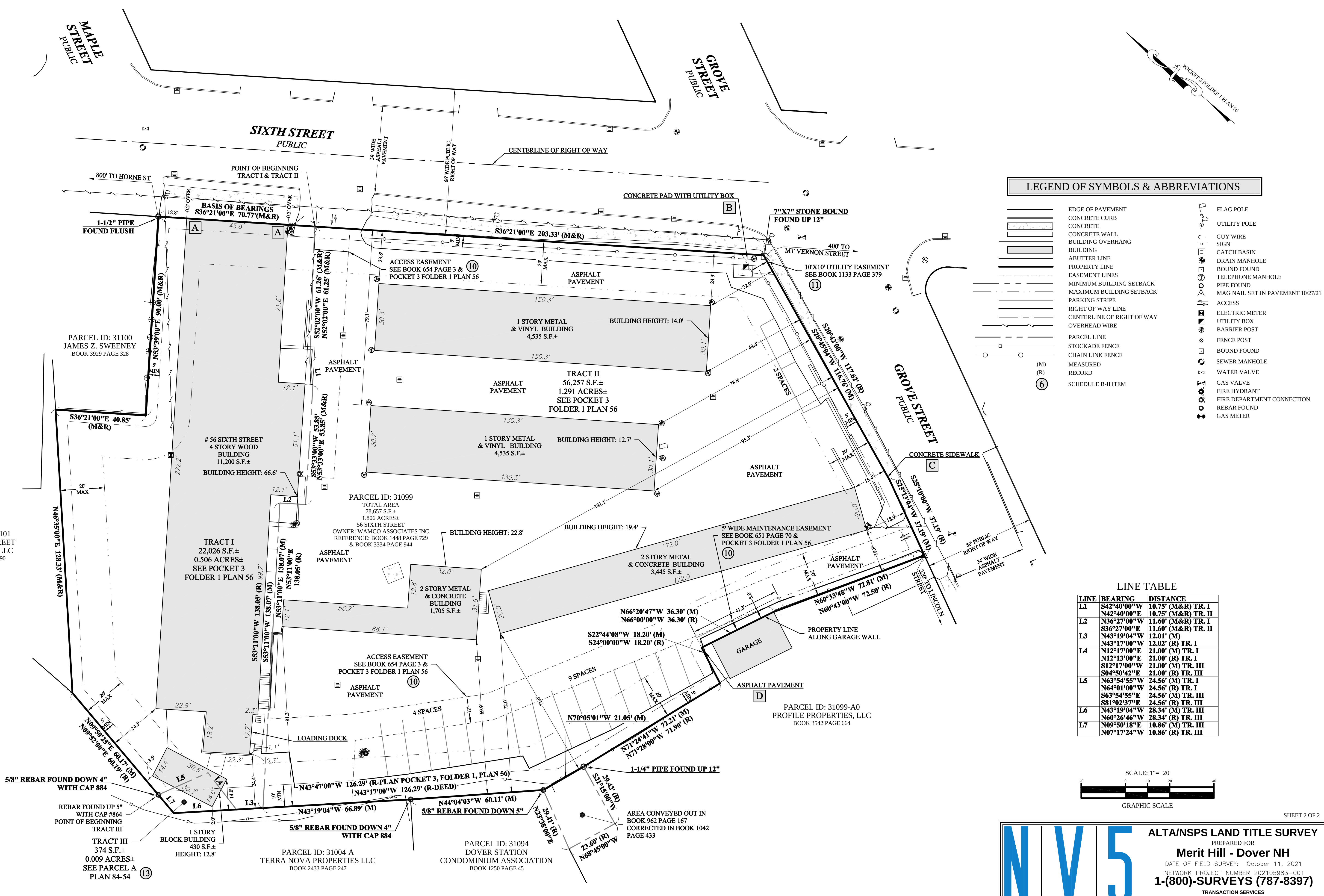
BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOODING, AND IS NOT WITHIN A FLOOD HAZARD ZONE. AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NO. 33017C030E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 30, 2015. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

- A BUILDING EXTENDS INTO SIXTH STREET RIGHT OF WAY UP TO 0.3' FOR 45.8'
- B CONCRETE PAD AND UTILITY BOX EXTENDS UP TO 6.1' OUTSIDE OF THE UTILITY EASEMENT FOR 7.6'.
- C CONCRETE SIDEWALK EXTENDS ONTO SURVEYED PROPERTY UP TO 0.3' FOR 19.0'.
- D ASPHALT PAVEMENT EXTENDS ONTO PARCEL ID 31099-A UP TO 0.8' FOR 6.6'.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

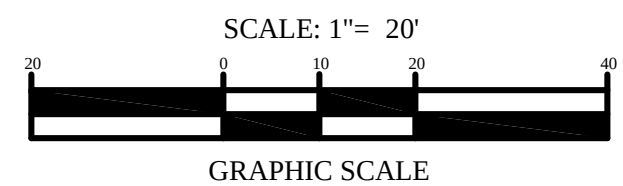


LEGEND OF SYMBOLS & ABBREVIATIONS

- EDGE OF PAVEMENT
- CONCRETE CURB
- CONCRETE
- CONCRETE WALL
- BUILDING OVERHANG
- BUILDING
- ABUTTER LINE
- PROPERTY LINE
- EASEMENT LINES
- MINIMUM BUILDING SETBACK
- MAXIMUM BUILDING SETBACK
- PARKING STRIPE
- RIGHT OF WAY LINE
- CENTERLINE OF RIGHT OF WAY
- OVERHEAD WIRE
- PARCEL LINE
- STOCKADE FENCE
- CHAIN LINK FENCE
- MEASURED
- RECORD
- SCHEDULE B-II ITEM
- FLAG POLE
- UTILITY POLE
- GUY WIRE
- SIGN
- CATCH BASIN
- DRAIN MANHOLE
- BOUND FOUND
- TELEPHONE MANHOLE
- PIPE FOUND
- MAG NAIL SET IN PAVEMENT 10/27/21
- ACCESS
- ELECTRIC METER
- UTILITY BOX
- BARRIER POST
- FENCE POST
- BOUND FOUND
- SEWER MANHOLE
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- REBAR FOUND
- GAS METER

LINE TABLE

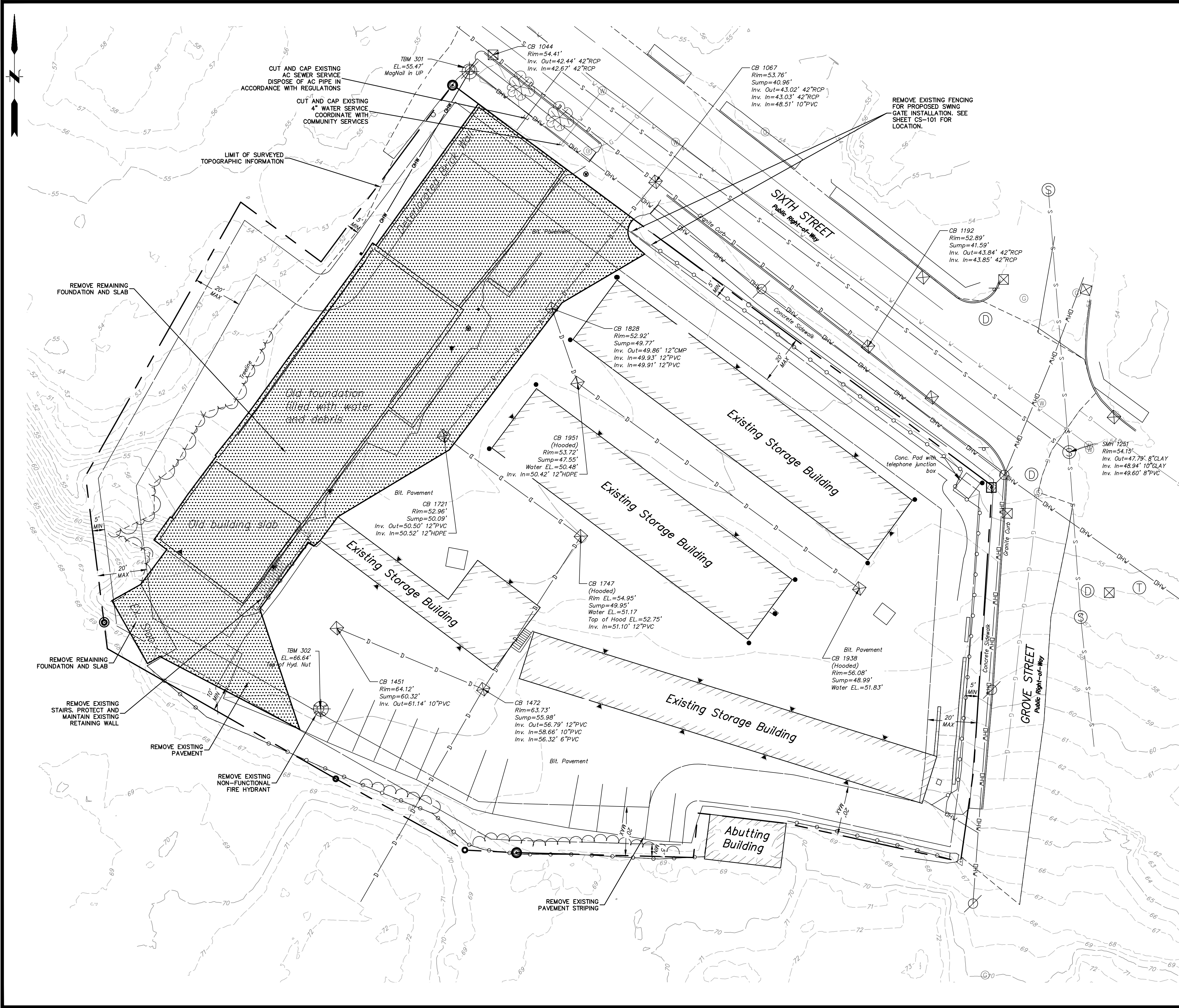
LINE	BEARING	DISTANCE
L1	S42°40'00"W	10.75' (M&R) TR. I
	N42°40'00"E	10.75' (M&R) TR. II
L2	N36°27'00"W	11.60' (M&R) TR. I
	S36°27'00"E	11.60' (M&R) TR. II
L3	N43°19'04"W	12.01' (M)
	N43°17'00"W	12.02' (R) TR. I
L4	N12°17'00"E	21.00' (M) TR. I
	N12°13'00"E	21.00' (R) TR. I
	S12°17'00"W	21.00' (M) TR. III
	S04°50'42"E	21.00' (R) TR. III
L5	N63°54'55"W	24.56' (M) TR. I
	N64°01'00"W	24.56' (R) TR. I
	S63°54'55"E	24.56' (M) TR. III
	S81°02'37"E	24.56' (R) TR. III
L6	N43°19'04"W	28.34' (M) TR. III
	N60°26'46"W	28.34' (R) TR. III
L7	N09°50'18"E	10.86' (M) TR. III
	N07°17'24"W	10.86' (R) TR. III



NV5

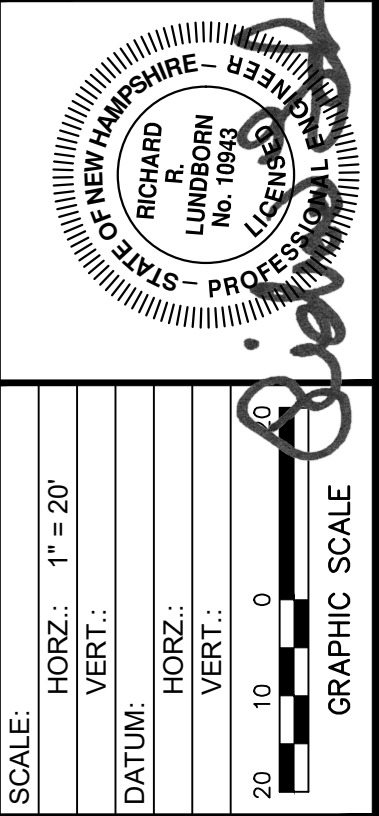
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
Merit Hill - Dover NH
DATE OF FIELD SURVEY: October 11, 2021
NETWORK PROJECT NUMBER 202105983-001
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



- EXISTING CONDITION PLAN NOTES:
1. FIELD SURVEY WAS PERFORM BY GREGORY BROWN OF FUSS & O'NEILL ON APRIL 6, 2023.
 2. BOUNDARY INFORMATION OBTAINED FROM "ALTA/NSPS TITLE SURVEY" PREPARED FOR MERIT HILL - DOVER NH BY BOCK & CLARCK CORPORATION ON OCTOBER 11, 2021.

No.	DATE	DESCRIPTION	DESIGNER REVIEWER
3.	07/05/2023	RE-SUBMISSION; TRC COMMENT 6/29/23	MRT
2.	6/15/2023	RE-SUBMISSION; TRC COMMENTS	MRT
1.	6/15/2023	SUBMISSION TO TOWN OF DOVER	JVA



SITE-2023-0004
MHC 155 (DOVER NH) LLC
DEMOLITION PLAN
TAX MAP 31 LOT 99
56 6TH STREET
DOVER
NEW HAMPSHIRE

PROJ. No.: 20230235.A10
DATE: 06/08/2023

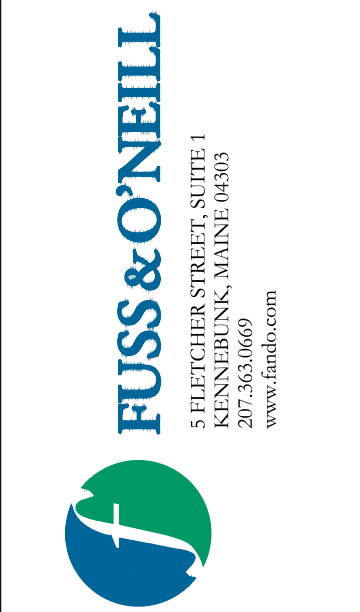
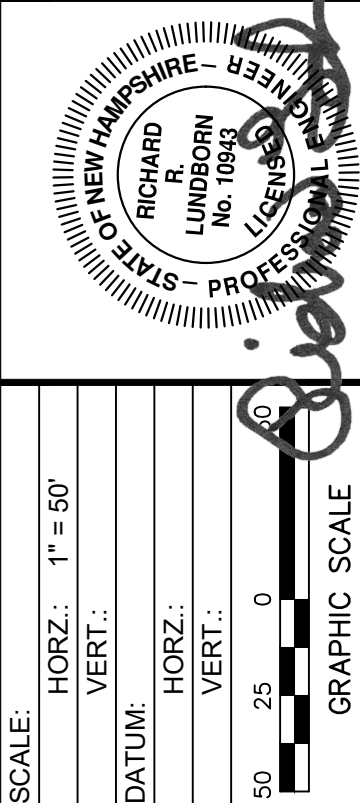
CP-101
SHEET 7 OF 25



PROPERTY OWNERS	
30 48	TAX MAP 30 LOT 48 MAML ENTERPRISES LLC PO BOX 1321 NORTH HAMPTON, NH 03862 3982 / 192
30 49	TAX MAP 30 LOT 49 PAYNE JONATHAN READ & COCOLA STACIE LYNN 2 MAPLE STREET DOVER, NH 03820 4888 / 664
30 49-A	TAX MAP 30 LOT 49-A BUCK STEPHEN M TRUSTEE STONEGATE LANE TRUST 20 STONEGATE LANE WOLFEBORO, NH 03894 4631 / 84
30 50	TAX MAP 30 LOT 50 STANLEY KYLE DANIEL & STANLEY GLORIA 4 MAPLE STREET DOVER, NH 03820 4924 / 498
30 68	TAX MAP 30 LOT 68 PAGE SHAUN M 3 MAPLE STREET APT A DOVER, NH 03820 4210 / 744
30 69	TAX MAP 30 LOT 69 BDH REALTY TRUST KEANEY DANIELLE TRUSTEE 526 MANCHESTER STREET SEABROOK, NH 03874 3169 / 818
30 70	TAX MAP 30 LOT 70 PERREAULT RICHARD J III & PERREAULT HEATHER L 78 PORTLAND AVE DOVER, NH 03820-3541 2100 / 216
30 71	TAX MAP 30 LOT 71 FORBES KRISTEN K 39 SIXTH STREET DOVER, NH 03820 5051 / 438
30 72	TAX MAP 30 LOT 72 PROPERTY BROTHERS LLC PO BOX 801 NEWCASTLE, NH 03854 4567 / 824
30 73	TAX MAP 30 LOT 73 WOOD GEOFFREY J & WOOD CHRISTINA A 123 PORTSMOUTH AVE STRATHAM, NH 03885-2420 3478 / 210
30 86	TAX MAP 30 LOT 86 SULLIVAN MICHAEL B & SULLIVAN SARA C 51 GROVE STREET DOVER, NH 03820 4050 / 131
30 87	TAX MAP 30 LOT 87 DRAKE JAMES T TRUSTEE JAMES T 2019 REVOCABLE TRUST 49 GROVE STREET DOVER, NH 03820 4653 / 34
30 88	TAX MAP 30 LOT 88 HAWKINS MATTHEW & ASHLEY TRUSTEES HAWKINS FAMILY REVOCABLE TRUST PO BOX 308 DOVER, NH 03821-0308 4702 / 548
30 88-1	TAX MAP 30 LOT 88-1 HAWKINS MATTHEW & ASHLEY TRUSTEES HAWKINS FAMILY REVOCABLE TRUST PO BOX 308 DOVER, NH 03821-0308 4702 / 548
30 89	TAX MAP 30 LOT 89 WENTWORTH MERLE P 33 SIXTH STREET DOVER, NH 03820 1894 / 554

- NEIGHBORHOOD PLAN NOTES:
- ABUTTERS ARE WITHIN 200 FEET OF THE PROJECT SITE AS DEFINED BY THE CITY OF DOVER ZONING ORDINANCE.
 - ABUTTER OWNERSHIP INFORMATION WAS OBTAINED THROUGH THE CITY'S ONLINE GIS PROGRAM ON APRIL 5, 2023.
 - ABUTTER LOT LINES AND ZONING DISTRICTS ARE APPROXIMATE. THE DATA WAS OBTAINED THROUGH THE GRANIT GIS RESOURCE.

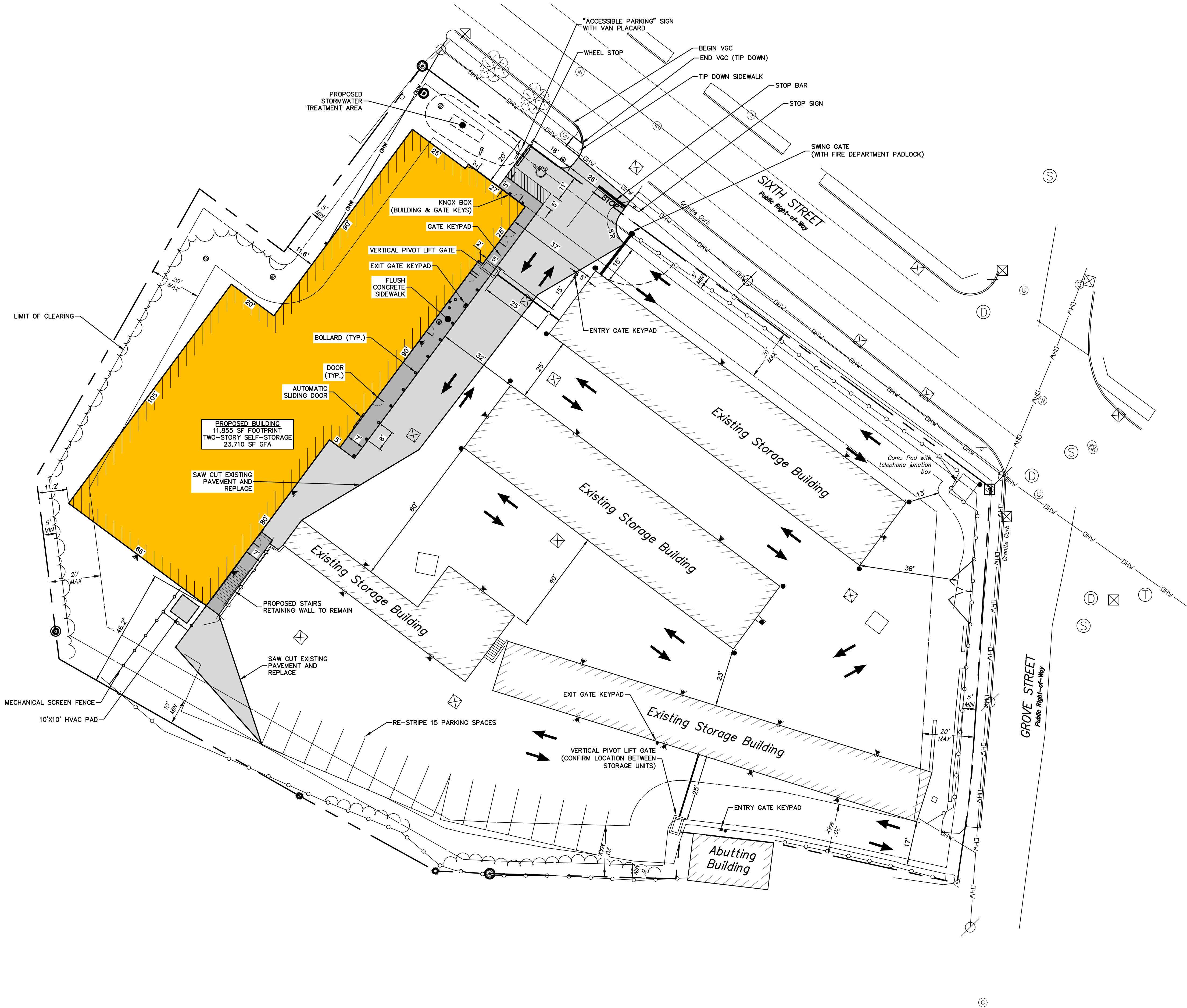
PROPERTY OWNERS	
31 2	TAX MAP 31 LOT 2 OSTERMAN PROPANE LLC 18 SPRING STREET BRUNSWICK, ME 04011 4030 / 524
31 4-A	TAX MAP 31 LOT 4-A TAMMANY PARK LLC 385 SIXTH STREET DOVER, NH 03820 4869 / 89
31 82	TAX MAP 31 LOT 82 ANDERSON DARREL J & ANDERSON DONNA M 33 LINCOLN STREET DOVER, NH 03820 2037 / 362
31 83	TAX MAP 31 LOT 83 BULLOCK BERNARD A C/O BM BULLOCK PROPERTY MANAGEMENT LLC PO BOX 588 EXETER, NH 03833 2851 / 121
31 84	TAX MAP 31 LOT 84 LEDDY ALEXIA TRUSTEE 444 OWLS REVOCABLE TRUST 154 WASHINGTON ROAD RYE, NH 03870-2442 4828 / 435
31 85	TAX MAP 31 LOT 85 VITKO THOMAS J & VITKO SUSANNE M 186 BACK ROAD DOVER, NH 03820 5098 / 390
31 86	TAX MAP 31 LOT 86 CC 41 GROVE LLC PO BOX 571 GREENLAND, NH 03840 4689 / 22
31 87	TAX MAP 31 LOT 87 PILLSBURY RAYMOND D 39 GROVE STREET DOVER, NH 03820 3174 / 470
31 88	TAX MAP 31 LOT 88 37 GROVE STREET LLC 27 JOSEPHINE DR HAMPTON, NH 03842 5020 / 468
31 89	TAX MAP 31 LOT 89 MAGUIRE WILLIAM C JR MAGUIRE TIMOTHY 10 CHESTNUT ROAD BURLINGTON, NH 03803 5012 / 73
3 94	TAX MAP 31 LOT 94 DOVER STATION CONDO ASSOCIATION C/O ARTHUR THOMAS PROPERTIES LLC 12 DURHAM ROAD DOVER, NH 03820-4382
31 97	TAX MAP 31 LOT 97 KATRALIS JOHN & JENNY J & NIKOLAS J & KO THE JOHN & JENNY J KATRALIS REVOCABLE LI 36 GROVE STREET DOVER, NH 03820 5034 / 16
31 98	TAX MAP 31 LOT 98 SIPPLE MARK 3B FAIRFIELD DRIVE DOVER, NH 03820-4339 1307 / 299
31 99	TAX MAP 31 LOT 99 MHC 155 (DOVER NH) LLC C/O EXTRA SPACE MANAGEMENT LLC PO BOX 71870 6890 S 2300 E SALT LAKE CITY, UT 84171 4992 / 307
31 99-A	TAX MAP 31 LOT 99-A PROFILE PROPERTIES LLC ATTN MICHAEL P AMICANGOLI 24 UPPER NEW HAMPTON ROAD MERIDITH, NH 03253 3542 / 664
31 100	TAX MAP 31 LOT 100 SWEENEY JAMES Z 62 SIXTH STREET UNIT B DOVER, NH 03820 3929 / 328
31 101	TAX MAP 31 LOT 101 MHG 2 LLC SUITE 2002 165 THORNDIKE STREET LOWELL, MA 01852 5014 / 579
31 101-A	TAX MAP 31 LOT 101-A HARTY JUSTIN D 74 SIXTH STREET UNIT B DOVER, NH 03820-3043 2960 / 400
31 103	TAX MAP 31 LOT 103 SIXTH STREET STRAIGHT CONDOMINIUM OWNERS' ASSOCIATION 10 STATION DRIVE DOVER, NH 03820 3250 / 584



SITE-2023-0004
MHC 155 (DOVER NH) LLC
NEIGHBORHOOD SITE PLAN
TAX MAP 31 LOT 99
56 6TH STREET
DOVER
NEW HAMPSHIRE

PROJ. No.: 20230235.A10
DATE: 06/08/2023

CS-100
SHEET 8 OF 25



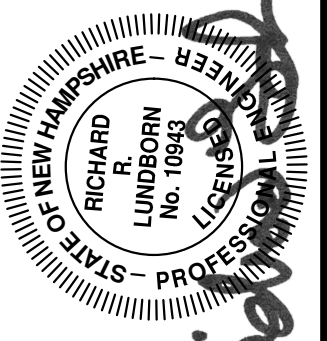
SITE-2023-0004
MHC 155 (DOVER NH) LLC
SITE LAYOUT PLAN
TAX MAP 31 LOT 99
56 6TH STREET
DOVER
NEW HAMPSHIRE

PROJ. No.: 20230235.A10
DATE: 06/08/2023

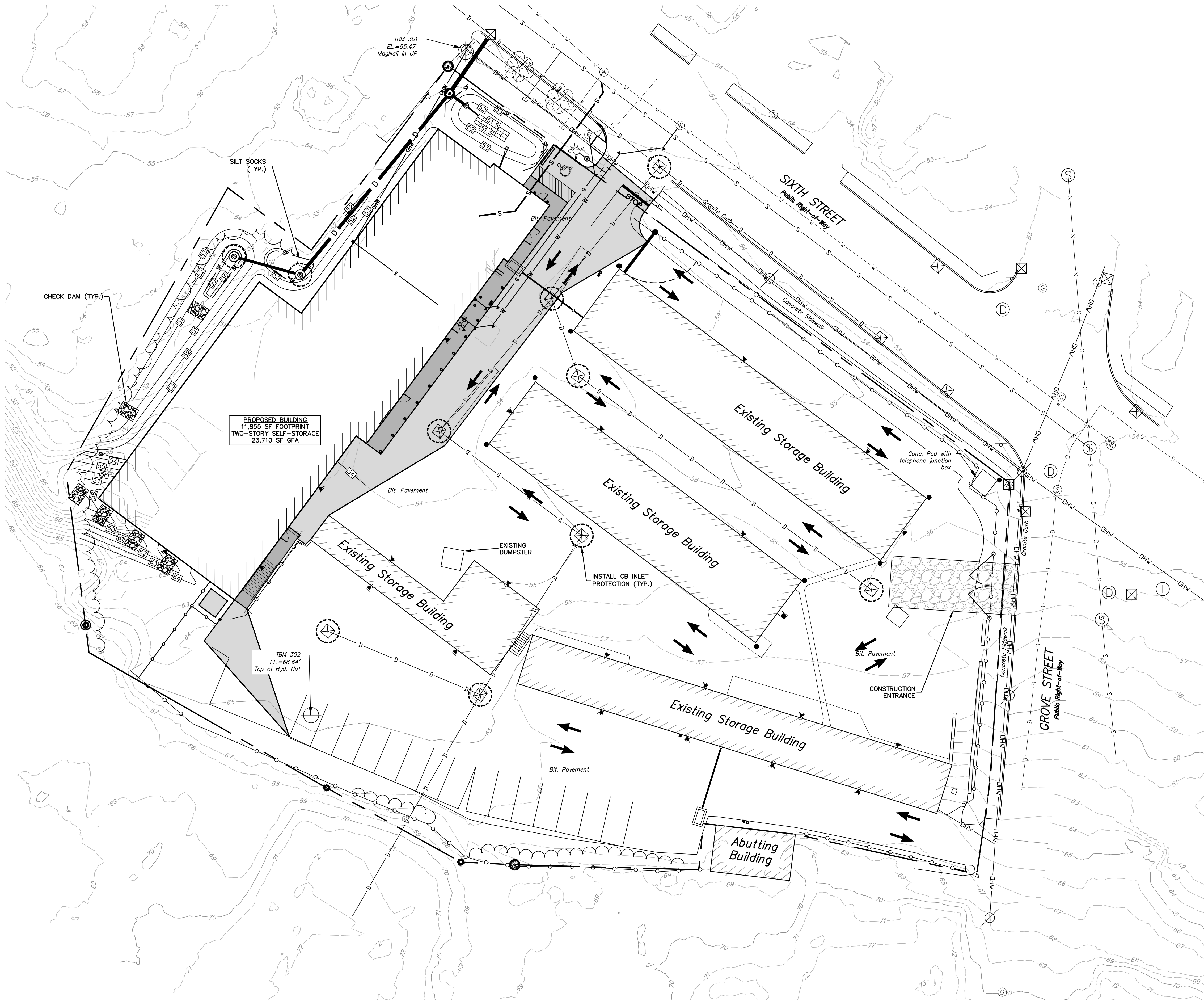
CS-101
SHEET 9 OF 25



SCALE:
HORZ.: 1" = 20'
VERT.: 1" = 20'
DATE:
HORZ.: 1" = 20'
VERT.: 1" = 20'
GRAPHIC SCALE



No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
3.	07/05/2023	RE-SUBMISSION; TRC COMMENT 6/29/23	MRT	RRL
2.	6/15/2023	RE-SUBMISSION; TRC COMMENTS	MRT	RRL
1.	6/15/2023	SUBMISSION TO TOWN OF DOVER	JVA	RRL



SITE-2023-0004
MHC 155 (DOVER NH) LLC
EROSION AND SEDIMENT
CONTROL PLAN
TAX MAP 31 LOT 99
56 6TH STREET
DOVER
NEW HAMPSHIRE

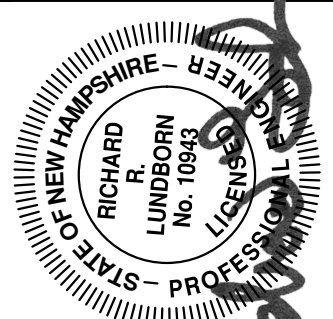
PROJ. No.: 20230235.A10
DATE: 06/08/2023

CE-101

SHEET 12 OF 25



SCALE: HORZ.: 1" = 20'
VERT.:
DATUM:
HORZ.:
VERT.:
GRAPHIC SCALE



Richard R. Lundborn
Professional Engineer
No. 10843
State of New Hampshire

No.	DATE	DESCRIPTION	DESIGNER REVIEWER
3.	07/05/2023	RE-SUBMISSION; TRC COMMENT 6/29/23	MRT
2.	6/15/2023	RE-SUBMISSION; TRC COMMENTS	MRT
1.	6/15/2023	SUBMISSION TO TOWN OF DOVER	JVA

1. THE CONTRACTOR SHALL TAKE STEPS TO PREVENT THE SPREAD OF INVASIVE PLANT, INSECT, AND FUNGAL SPECIES BY MEETING THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
http://gencourt.state.nh.us/rules/state_agencies/agr3800.html

1. THE CONTRACTOR SHALL, IN ACCORDANCE WITH ENV-A 1000 "....TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING."

SILT FENCE/ FILTER SOCK

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

BIORETENTION AREAS & SEDIMENT FOREBAY

1. THE BOTTOM, INTERIOR AND EXTERIOR SIDE SLOPES AND CREST OF EARTHEN DETENTION PONDS SHALL BE MOWED, AND THE VEGETATION MAINTAINED IN HEALTHY CONDITION, AS APPROPRIATE TO THE FUNCTION OF THE FACILITY AND TYPE OF VEGETATION.
2. VEGETATED EMBANKMENTS THAT SERVE AS "BERMS" THAT IMPOUND WATER SHALL BE MOWED AT LEAST ONCE ANNUALLY TO PREVENT THE ESTABLISHMENT OF WOODY VEGETATION.
3. EMBANKMENTS SHALL BE INSPECTED AT LEAST ANNUALLY BY A QUALIFIED PROFESSIONAL FOR SETTLEMENT, EROSION, SEEPAGE, ANIMAL BURROWS, WOODY VEGETATION AND OTHER CONDITIONS THAT COULD DEGRADE THE EMBANKMENT AND REDUCE ITS STABILITY FOR IMPOUNDING WATER. IMMEDIATE CORRECTIVE ACTION SHOULD BE IMPLEMENTED IF ANY SUCH CONDITIONS ARE FOUND.
4. INLET AND OUTLET PIPES, INLET AND OUTLET STRUCTURES, ENERGY DISSIPATION STRUCTURES OR PRACTICES AND OTHER STRUCTURAL APPURTENANCES SHOULD BE INSPECTED AT LEAST ANNUALLY BY A QUALIFIED PROFESSIONAL AND CORRECTIVE ACTION IMPLEMENTED AS INDICATED BY SUCH INSPECTION.
5. TRASH AND DEBRIS SHALL BE REMOVED FROM THE POND AND ANY INLET OR OUTLET STRUCTURES WHENEVER OBSERVED BY INSPECTION.
6. ACCUMULATED SEDIMENT SHOULD BE REMOVED WHEN IT SIGNIFICANTLY AFFECTS POND CAPACITY.

1. INSTALL HAY BALE BARRIERS AND SILT FENCES IN LOCATIONS SHOWN ON PLANS AS A MINIMUM. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION. PREPARE TEMPORARY STABILIZED CONSTRUCTION ENTRANCE IN SUITABLE LOCATION.
2. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A DAILY BASIS.
3. DITCH OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
4. CUT AND CLEAR TREES, DISPOSE OF DEBRIS IN AN APPROVED OFF-SITE LOCATION.
5. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE LIMITS OF THE WORK AREA. SILT FENCES, FILTER SOCK AND/OR DETENTION BASINS WILL BE NECESSARY TO ACCOMPLISH THIS.
6. TOPSOIL SHALL BE STOCKPILED DURING DRY CONDITIONS AND WITHOUT COMPACTION. TOPSOIL SHALL BE STABILIZED AGAINST EROSION.
7. GRUBBING AND STUMPING DISPOSAL IN AN APPROVED OFF-SITE LOCATION.
8. CONSTRUCT ALL DITCHES AND SWALES.
9. ALL DITCHES AND SWALES, SHALL BE STABILIZED PRIOR TO DIRECTING ANY STORM WATER INTO THEM.
10. CONSTRUCT SLOPED EMBANKMENTS.
11. ROUGH GRADE SITE OR PHASED WORK AREA. DISTURBED AREAS SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
12. INSTALL ALL UNDERGROUND UTILITIES.
13. INSTALL DRAINAGE STRUCTURES, CULVERTS, HEADWALLS, RIP RAP, AND OTHER DRAINAGE FACILITIES. PLACE CATCH BASIN RIMS IN DANDY BAGS UNTIL PARKING AREAS ARE PAVED. STORMWATER PONDS, INFILTRATION BASINS AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
14. FINISH GRADING, LOAMING AND SEEDING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
15. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
16. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED AND HAVE A HEALTHY VEGETATIVE COVER.
17. CLEAN ALL DRAINAGE STRUCTURE SUMPS OF SEDIMENT AND DEBRIS (INCLUDES ALL STRUCTURES WITHIN THE LIMITS OF WORK).
18. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY ADEQUATE USE OF WATER.

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% 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 SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
2. ALL DISTURBED AREAS 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 OCTOBER 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.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

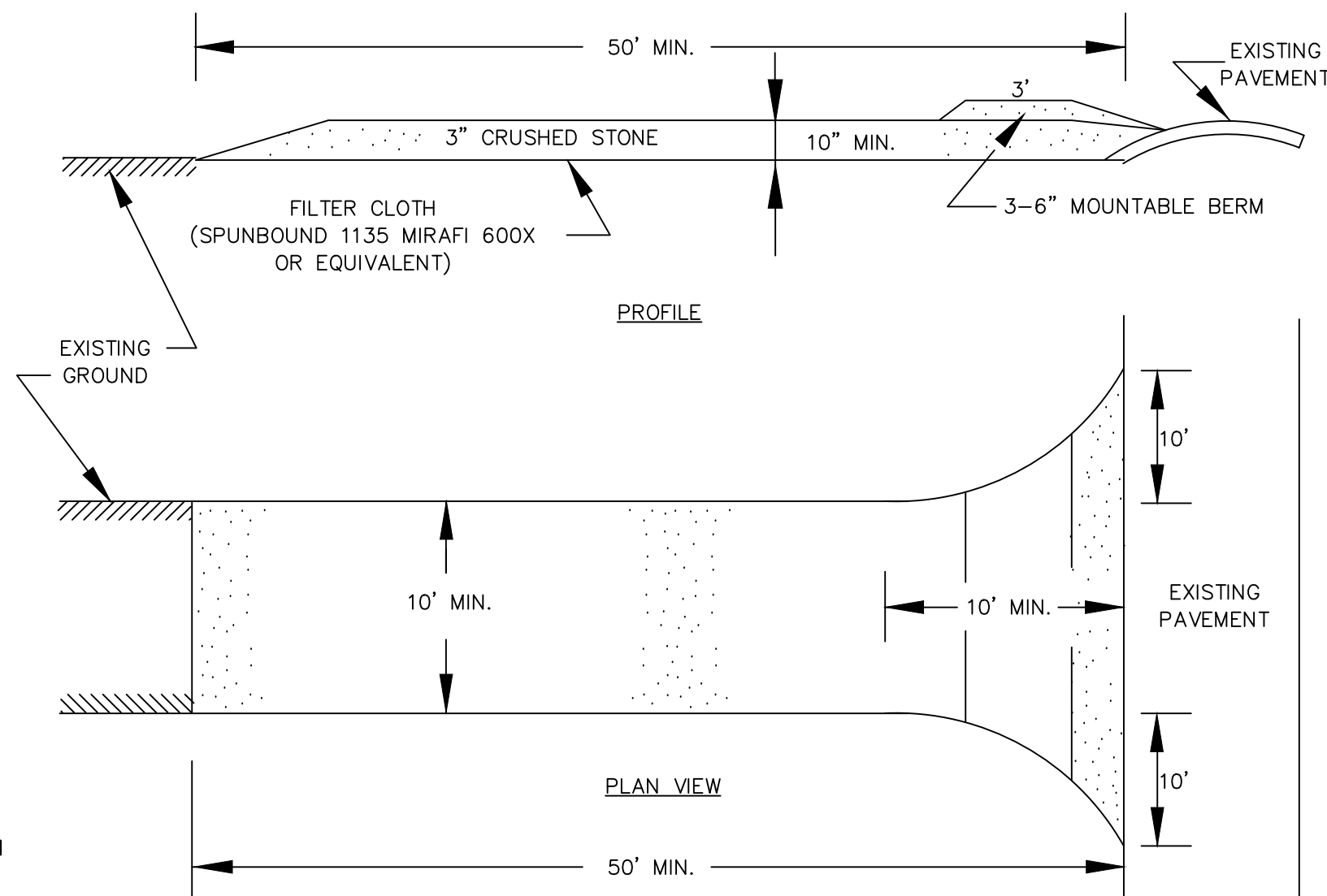
1. INSTALLATION OF PERIMETER CONTROLS (SILT FENCE OR FILTER SOCK) SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILT FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.
2. PERIMETER CONTROLS SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPE AND EROSION CONTROL MEASURES ARE IN PLACE. AUGMENTAL EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. NO MORE THAN FIVE ACRES OF LAND SHALL BE LEFT DISTURBED AT ANY ONE TIME. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
5. STABILIZATION SHALL INCLUDE THE FOLLOWING, AT A MINIMUM:
 - A. INSTALLATION OF BASE COURSE GRAVELS (IN PAVED AREAS)
 - B. MIN. 85% VEGETATED GROWTH
 - C. INSTALLATION OF STONE OR RIP RAP MATERIAL (3" MIN. DEPTH)
 - D. PROPERLY INSTALLED EROSION CONTROL BLANKETS
6. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. SEED MIXTURE SHALL BE:

PERMANENT	
TALL FESCUE	0.45 LBS.
CREEPING RED FESCUE	0.45 LBS.
BIRDSFOOT TREFOIL	0.20 LBS.
TEMPORARY	
ANNUAL RYEGRASS	1.10 LBS.

7. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
8. HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH OR MATTING SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACES WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
9. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS. PLANT ANNUAL RYE GRASS FROM OCTOBER TO OCTOBER 15TH.
10. ALL LAYERS ARE REQUIRED TO BE COVERED WITHIN THE PROTECTION PERIOD OF TIME AND SHALL NOT REMAIN EXPOSED MORE THAN 45 DAYS FROM INITIAL DISTURBANCE.
11. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
- A MINIMUM OF 85% OF VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3" NON EROSION CONTROL MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

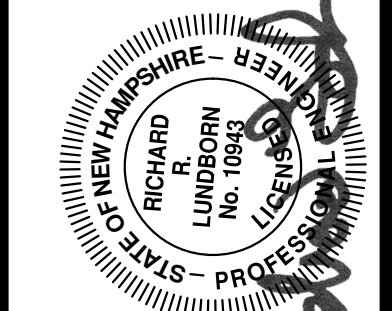
13. ALL CONTRIBUTING WATERSHED AREAS MUST BE FULLY STABILIZED PRIOR TO DIRECTING STORMWATER TO THEM.
14. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OR GREATER RAINFALL WITHIN A 24-HOUR PERIOD.
15. TEMPORARY WATER DIVERSION (SEDIMENT BASINS, SWALES, ETC.) MUST BE USED AS NECESSARY.
16. ALL EROSION CONTROLS MUST BE STABILIZED PRIOR TO ANY SOIL STABILIZATION.
17. CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
18. STORMWATER BASINS AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITE.
19. STORMWATER BASINS AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.



1. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
2. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE AND THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
5. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO THE ROADWAY.

N.T.S.

No.	Date	Description	Designer	Reviewer
3.	07/05/2023	RE-SUBMISSION; TRC COMMENT 6/29/23	MRT	RRL
2	6/15/2023	RE-SUBMISSION; TRC COMMENTS	MRT	RRL
	06/29/2023	SUBMISSION TO TOWN OF DOVER	JVA	RRL



SCALE:

HORZ.: _____

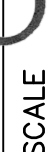
VERT.: _____

DATUM:

HORZ.: _____

VERT.: _____

GRAPHIC SCALE

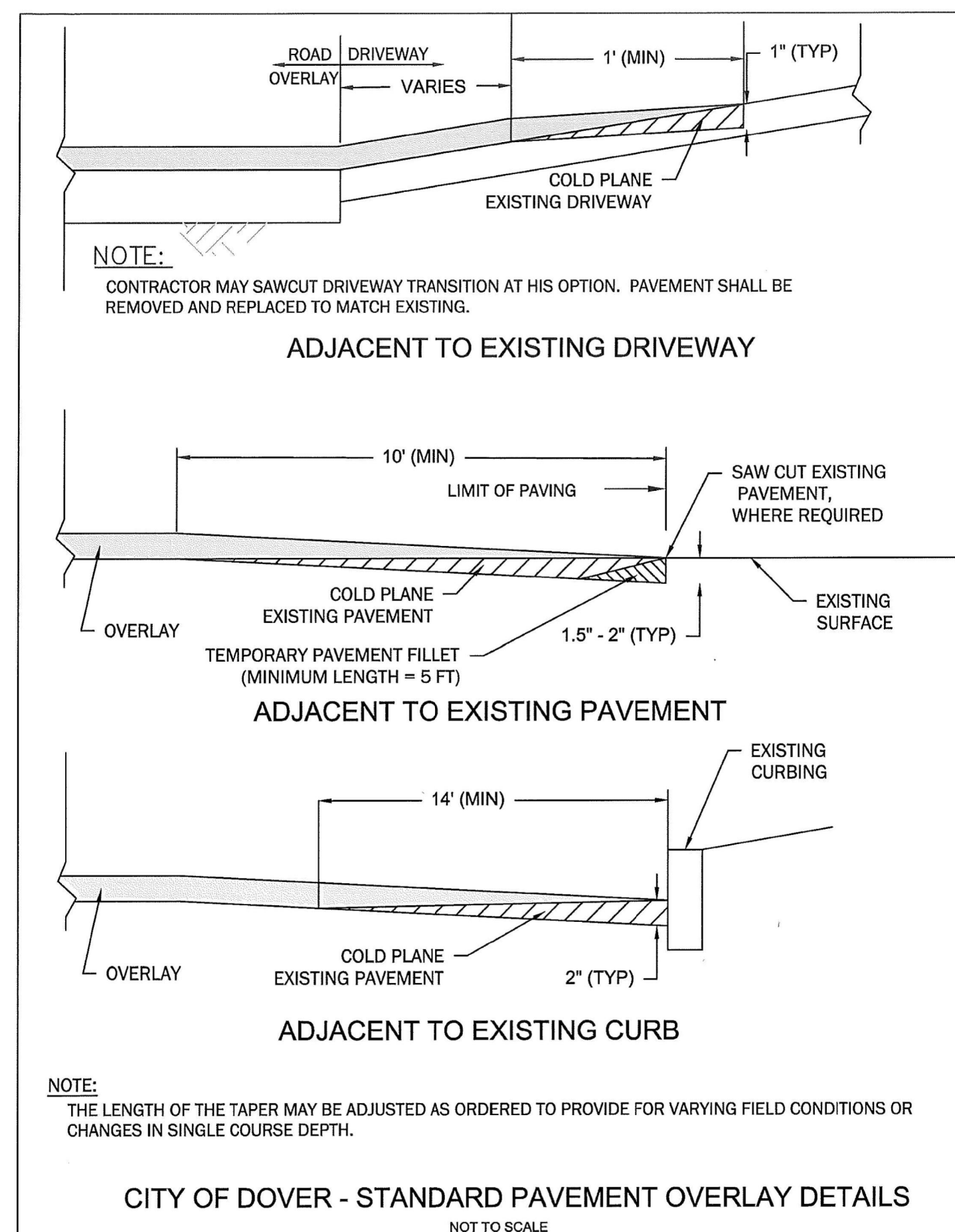
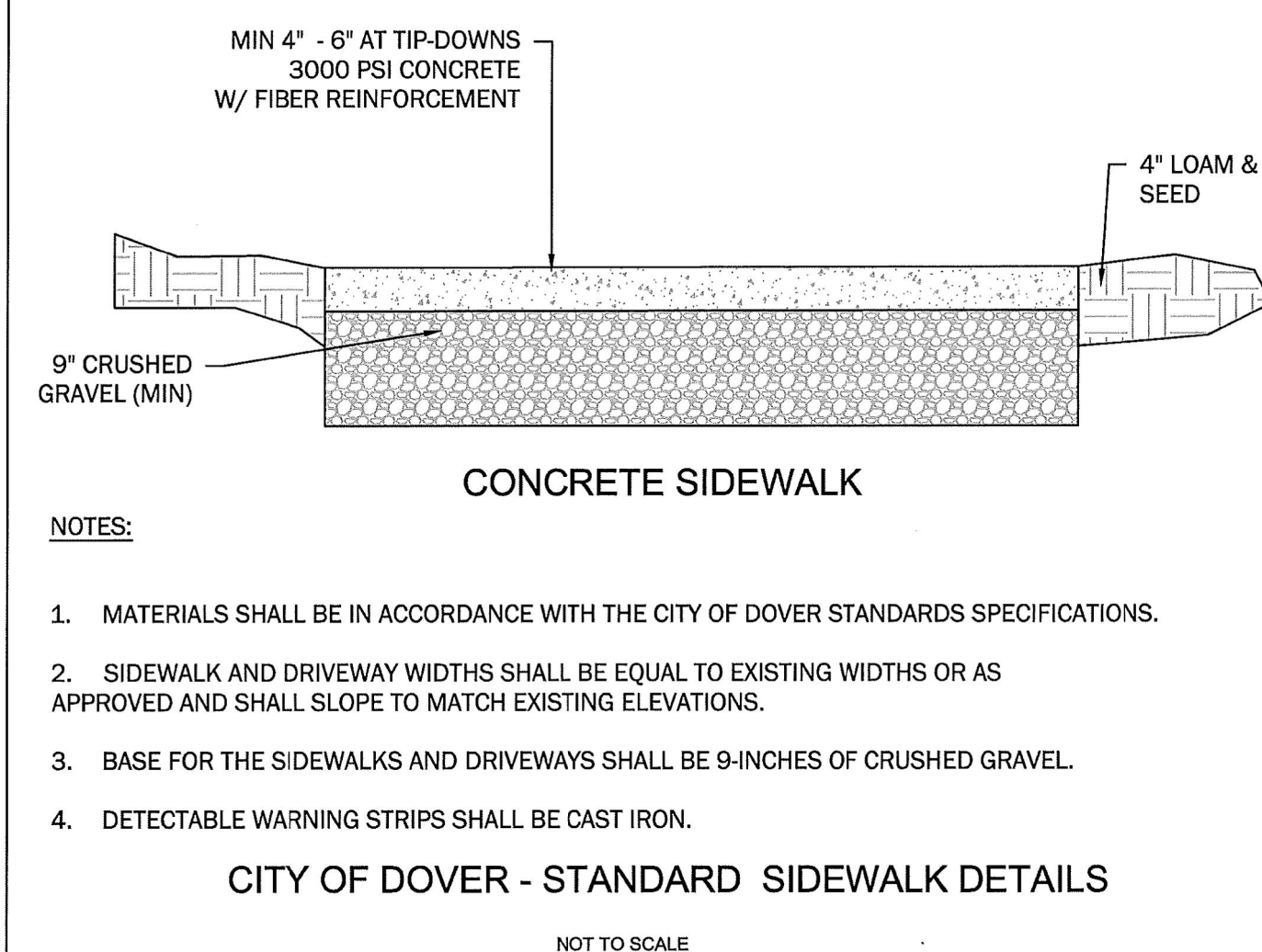
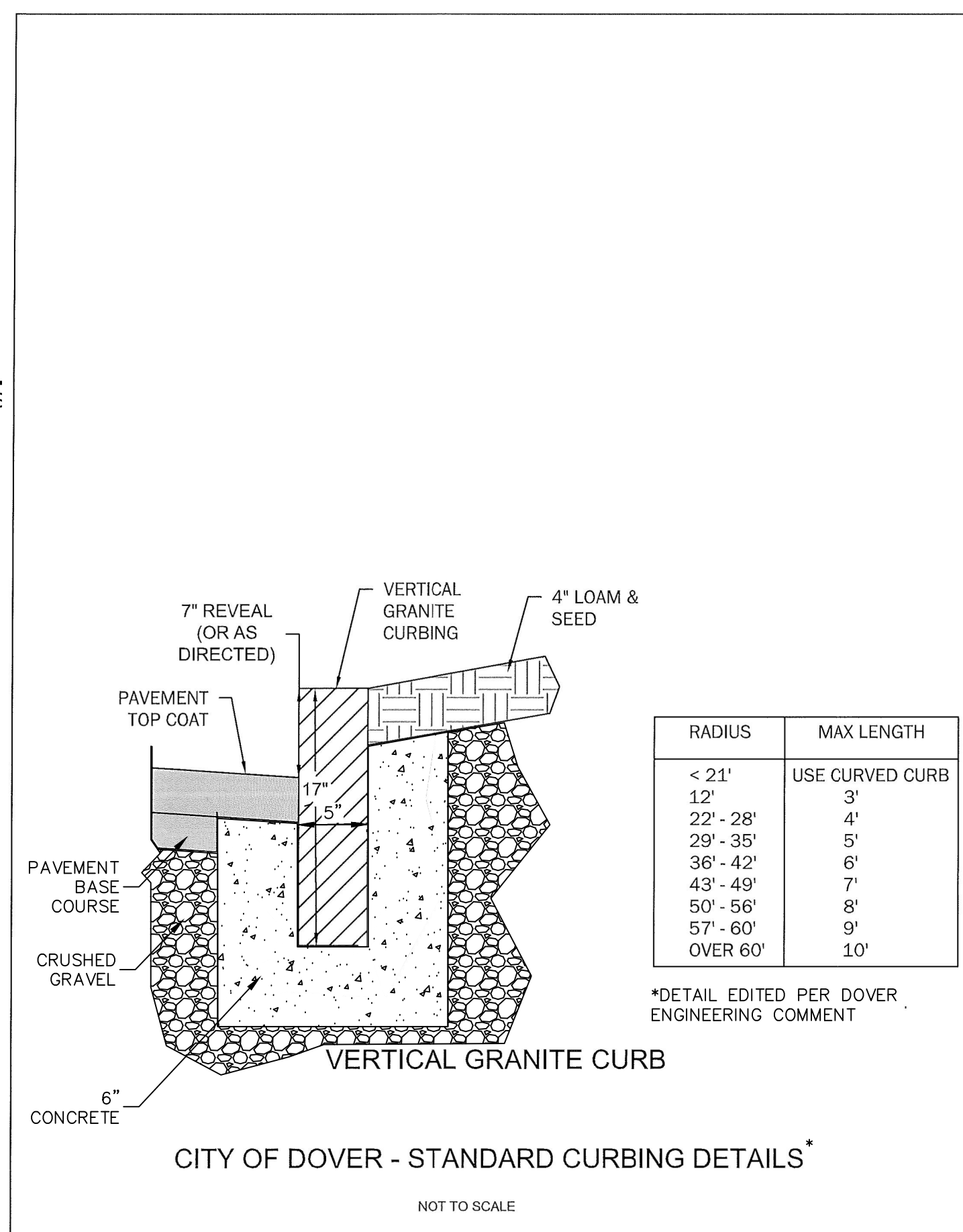
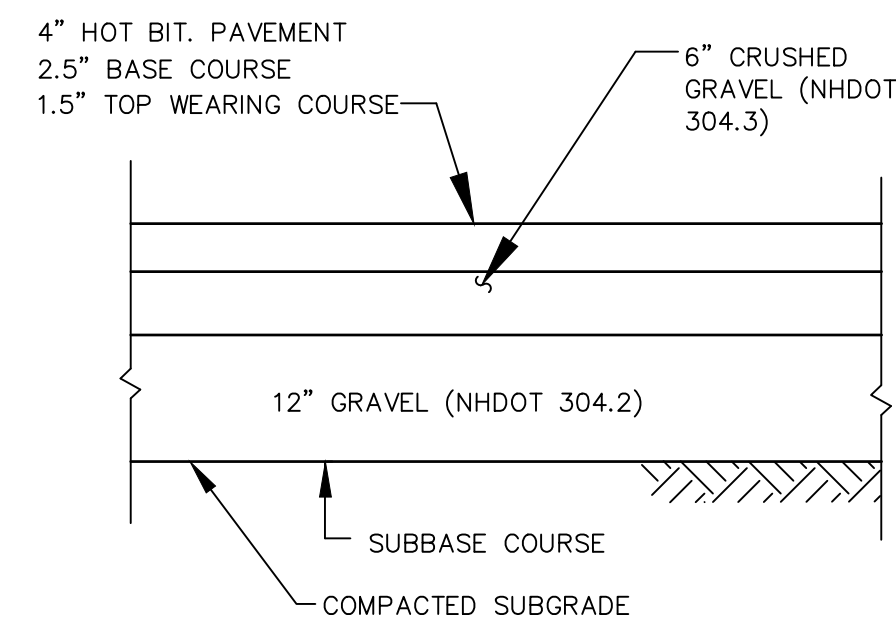
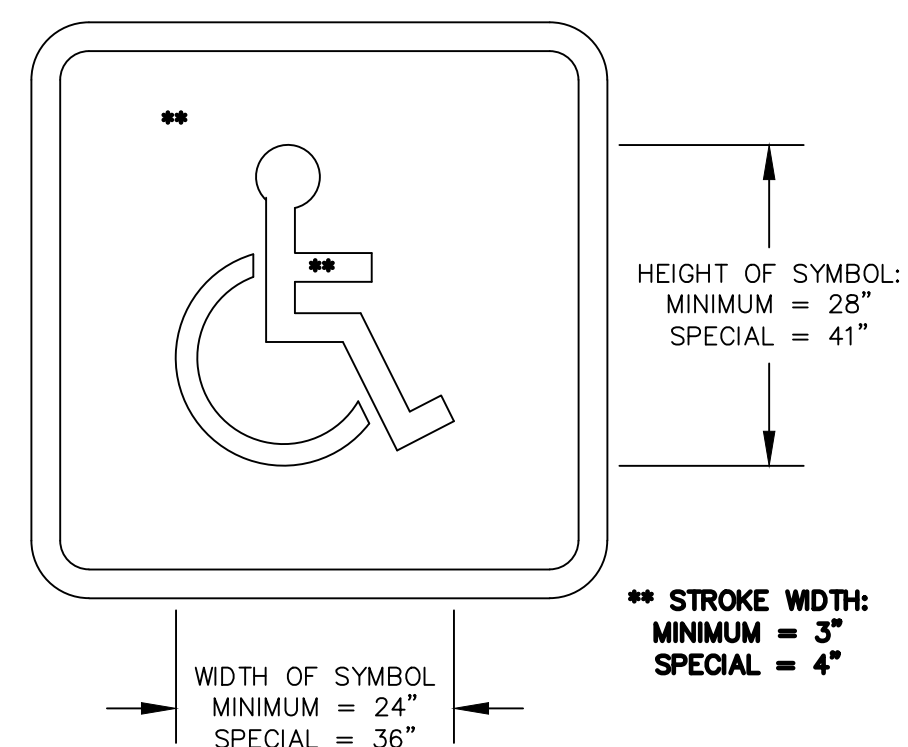
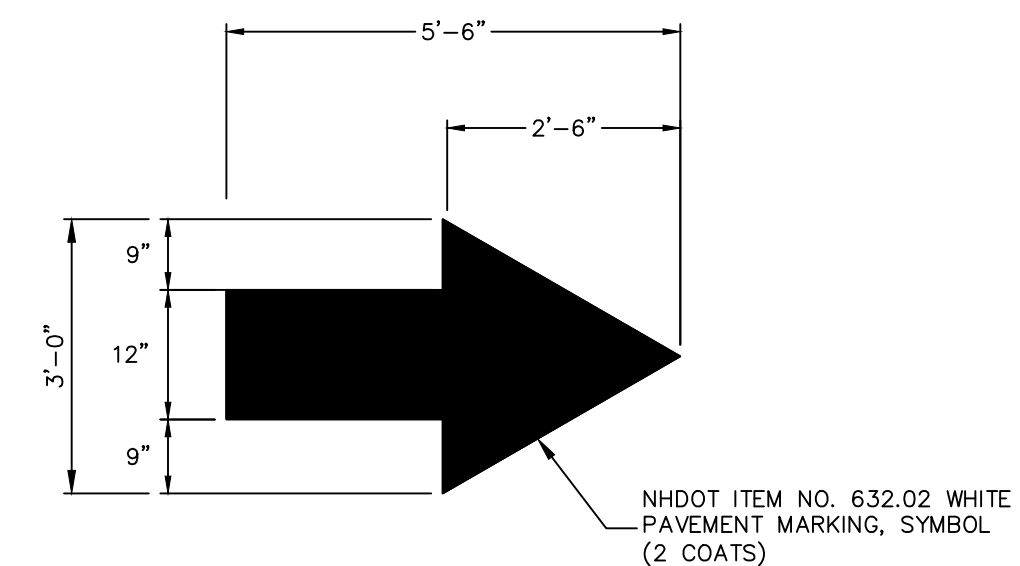
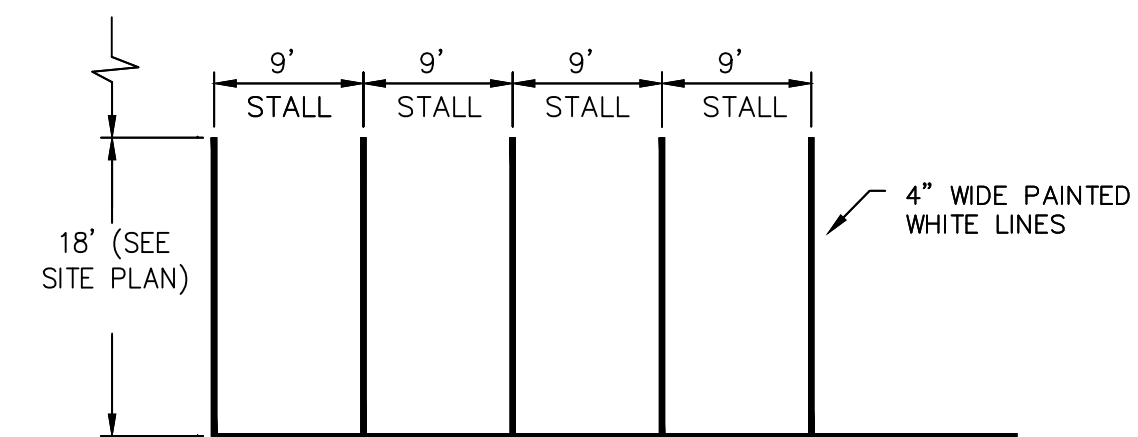
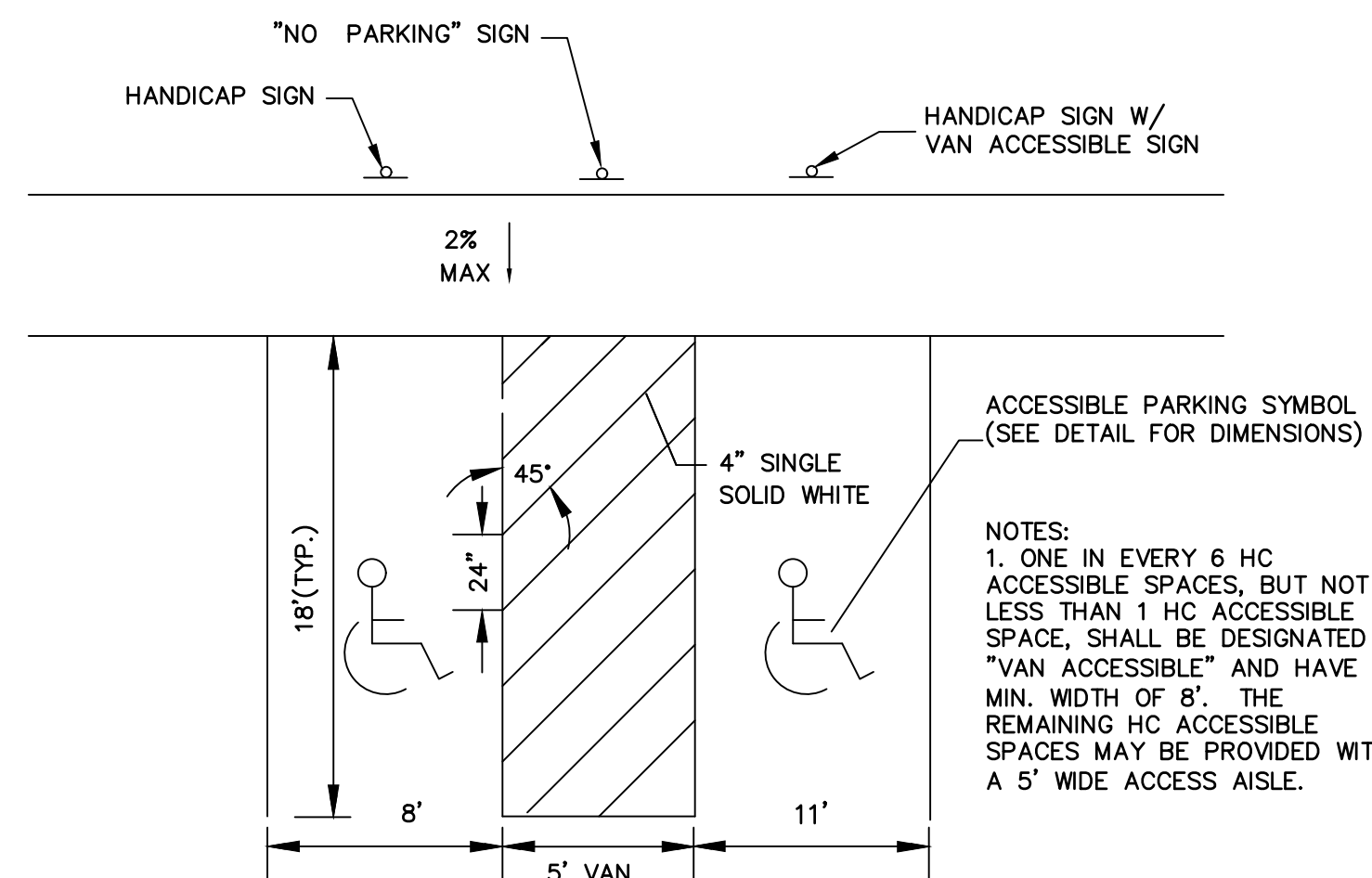
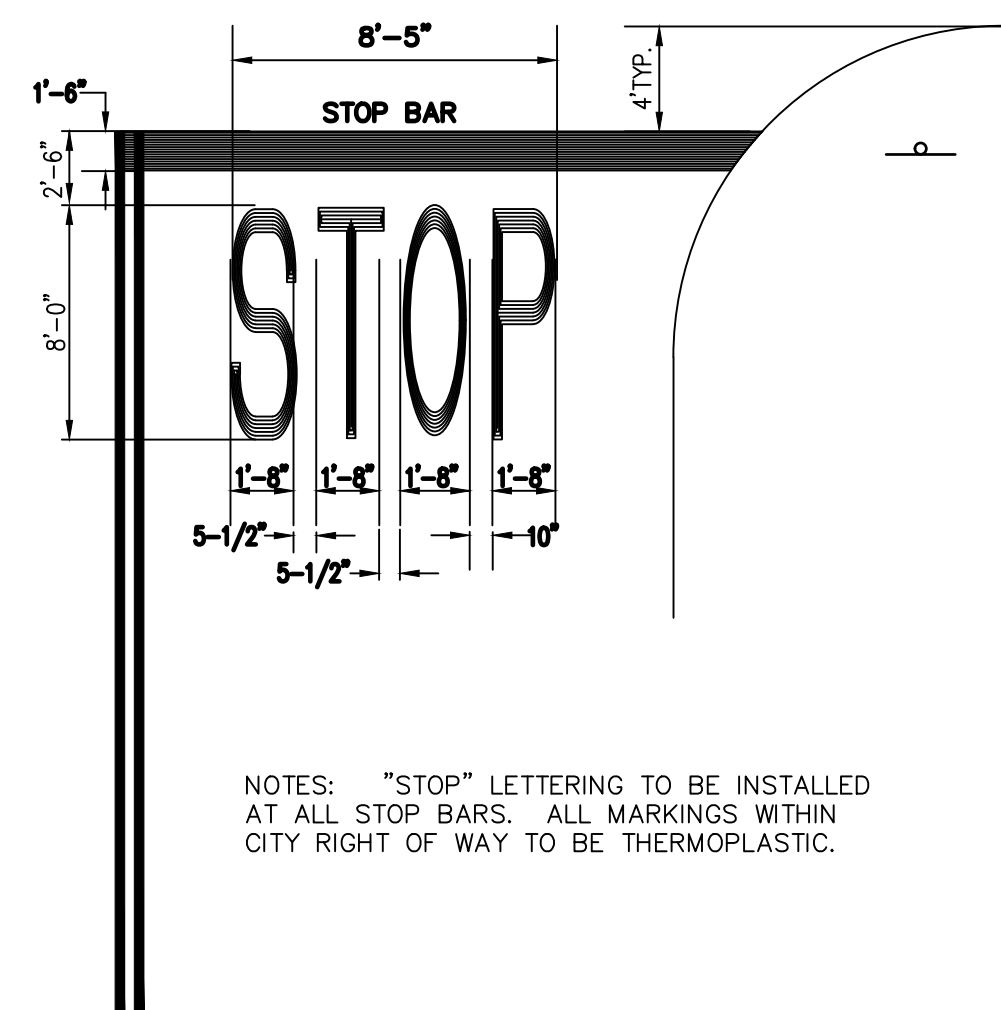


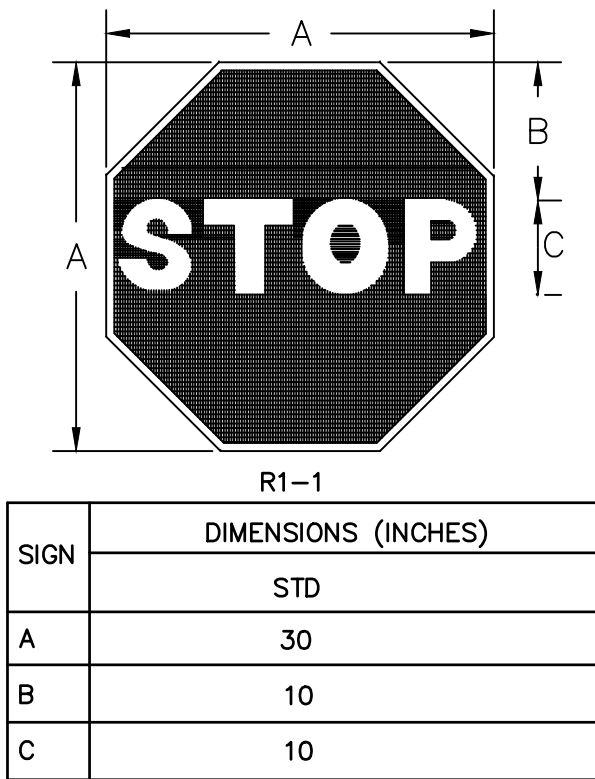
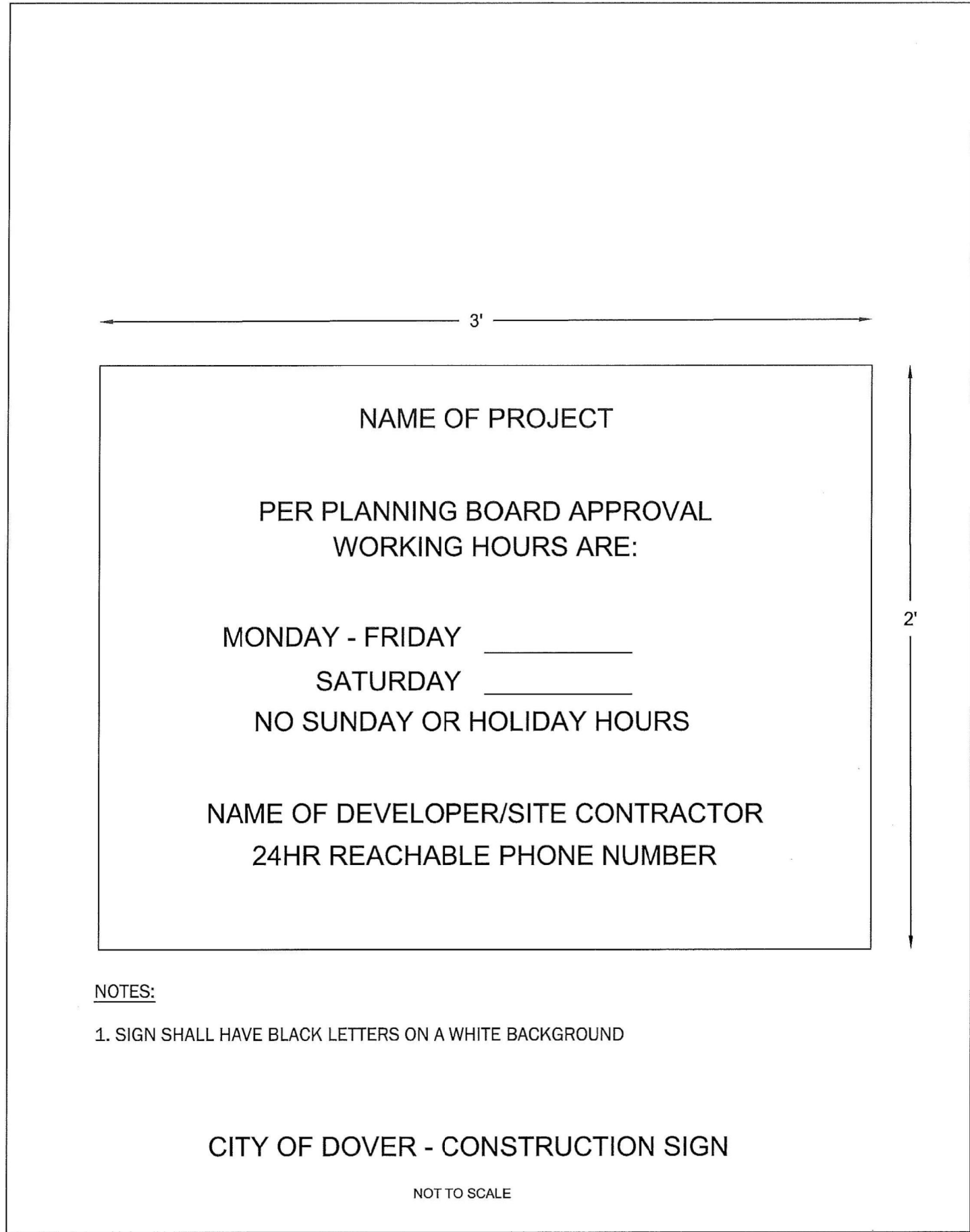
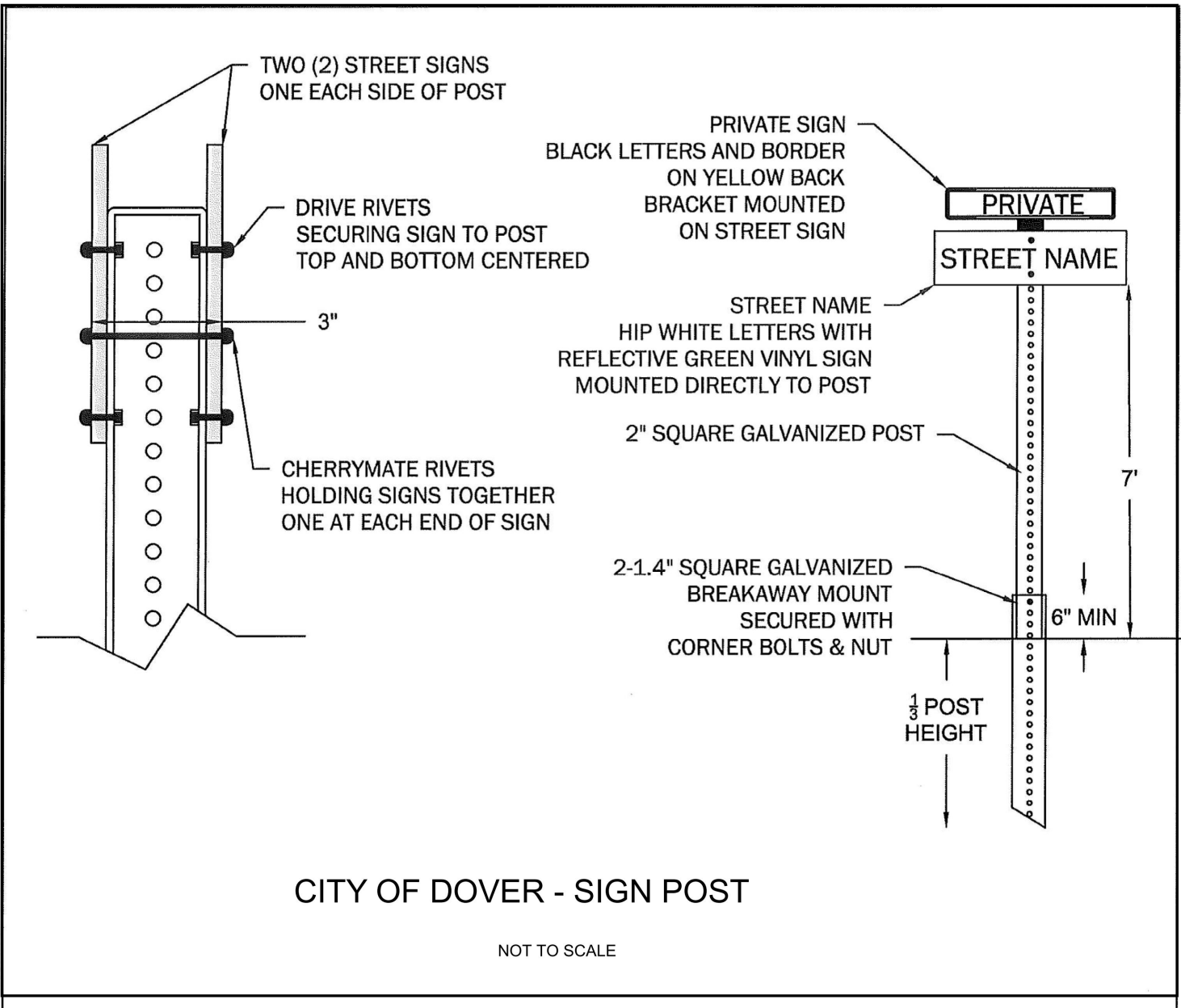


DOVER
56 6TH STREET
NEW HAMPSHIRE
TAX MAP 31 LOT 99
CONTROL DETAILS
EROSION AND SEDIMENT
MHC 155 (DOVER NH) LLC
SITE-2023-0004

PROJ. No.: 20230235.A10
DATE: 06/08/2023

CD-502





COLORS:
LEGEND - WHITE (REFL)
BACKGROUND - RED (REFL)

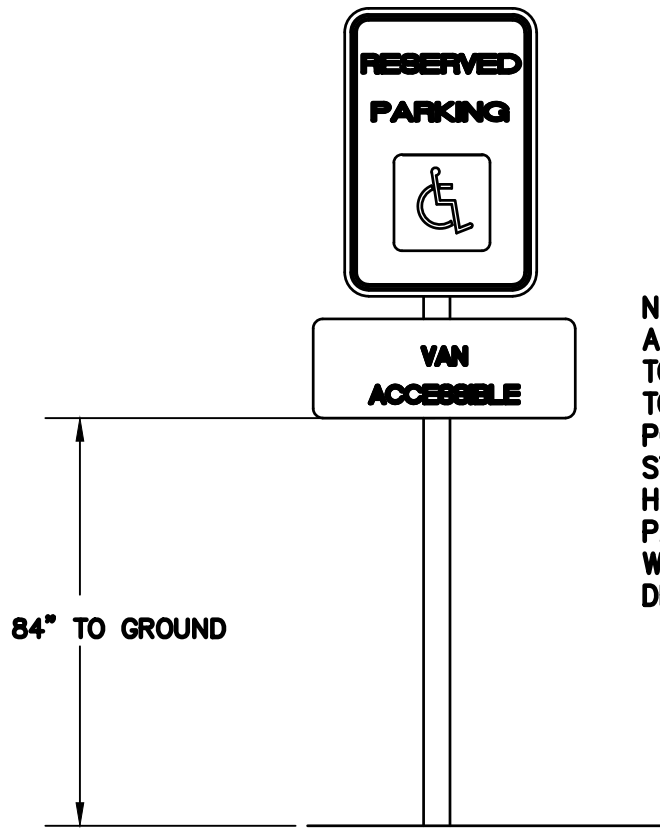
Stop Sign

N.T.S.



Reserved Parking
Accessible Sign

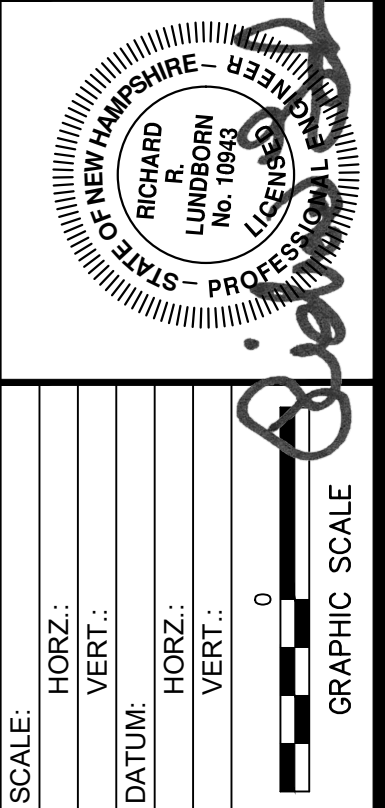
N.T.S.



Reserved Parking -
Van Accessible Sign

N.T.S.

NOTE: VAN
ACCESSIBLE SIGN
TO BE ATTACHED
TO THE SIGN
POST UNDER THE
STANDARD
HANDICAPPED
PARKING SIGN
WHERE NOTED ON
DRAWINGS.



SITE-2023-0004
MHC 155 (DOVER NH) LLC
SIGN DETAILS
TAX MAP 31 LOT 99
56 6TH STREET
DOVER NEW HAMPSHIRE

PROJ. No.: 20230235.A10
DATE: 06/08/2023

FOCALPOINT HP PERFORMANCE SPECIFICATION:

HIGH PERFORMANCE MEDIA

HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100" PER HOUR INFILTRATION RATE. FIELD HYDRAULIC CONDUCTIVITY TESTING MUST BE CONDUCTED WITHIN 30 DAYS OF INSTALLATION. FIELD TEST MUST BE CONDUCTED WITH PROSCRIBED INFILTROMETER AND SOP (SEE SPECIFICATION). FAILURE TO MEET FIELD TESTING WILL RESULT IN THE REMOVAL OF MEDIA AND REPLACEMENT FROM ALTERNATE BATCH.

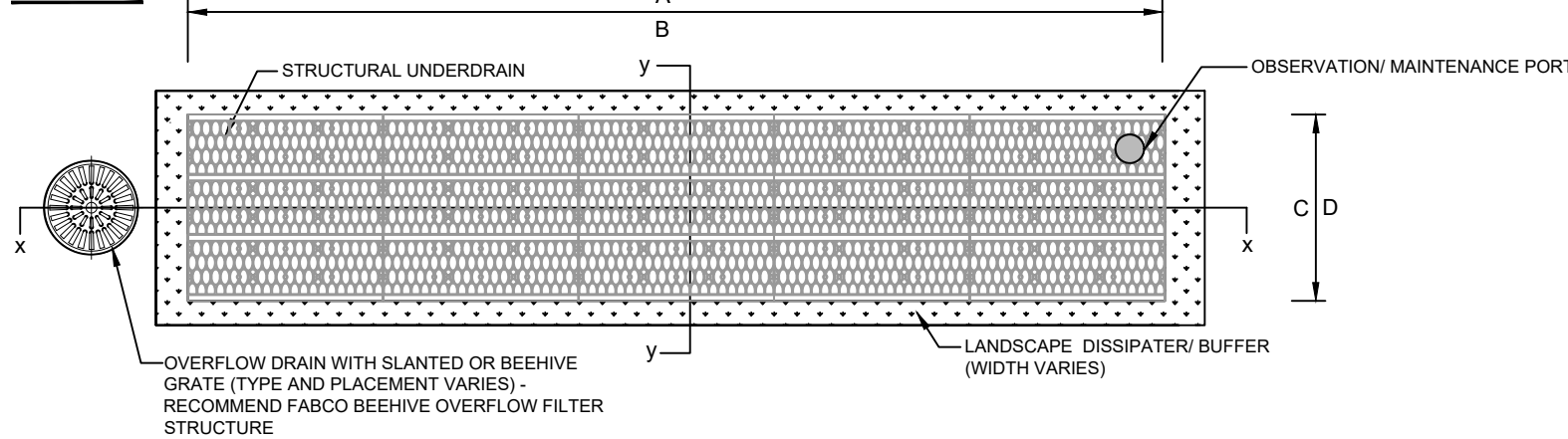
HIGH PERFORMANCE STRUCTURAL UNDERDRAIN

MUST HAVE A MINIMUM OF 19 SQUARE INCHES OF ORIFICE OPENING PER SQUARE FOOT. MUST MEET H20 LOADING REQUIREMENTS. MUST BE MODULAR IN NATURE AND ASSEMBLED ON SITE. MUST HAVE MINIMUM 90% INTERIOR VOID SPACE.

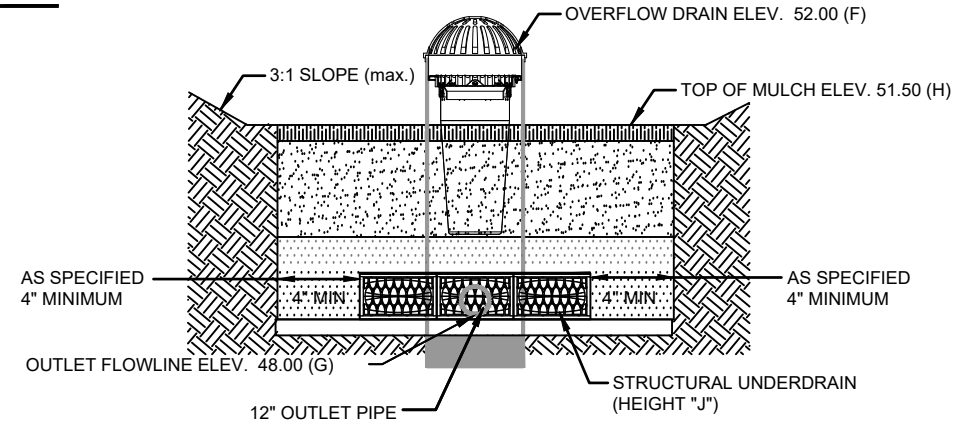
FOCALPOINT HP CONSTRUCTION GUIDE

A	FOCALPOINT LENGTH	14.1-FT
B	# UNDERDRAIN LONG	6 MINI R-TANKS
C	FOCALPOINT WIDTH	3.94-FT
D	# UNDERDRAIN WIDE	3 MINI R-TANKS
E	WATER QUALITY VOLUME	FP1-1500-CF
F	OVERFLOW ELEVATION	52.00
G	OUTLET FLOWLINE	48.00
H	TOP OF MULCH	51.50
I	TOP OF GABION (OPTIONAL)	N/A
J	UNDERDRAIN HEIGHT	9.45-INCHES

PLAN VIEW

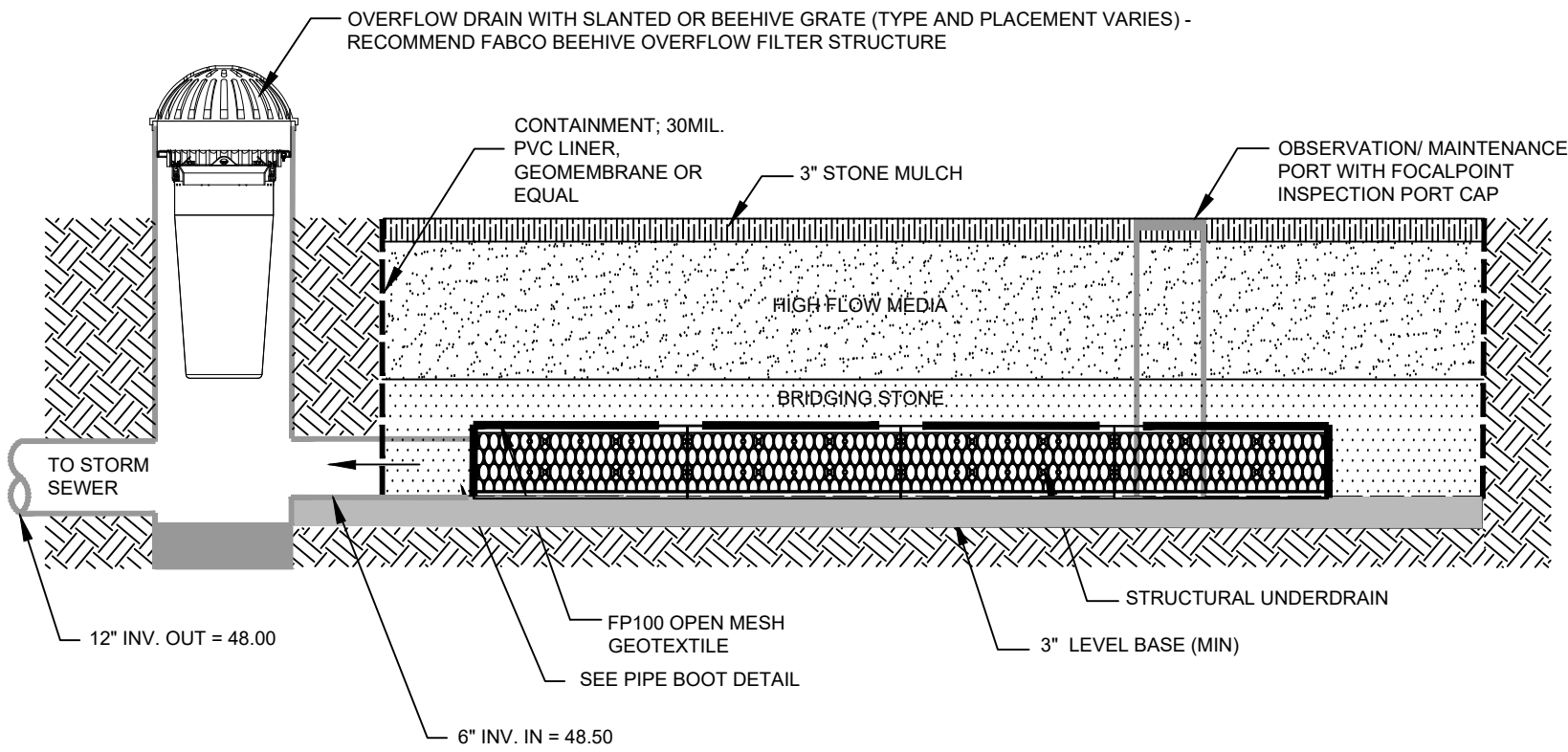


SECTION Y-Y



REVISED
MARCH 2015

FOCALPOINT HP CONSTRUCTION GUIDE

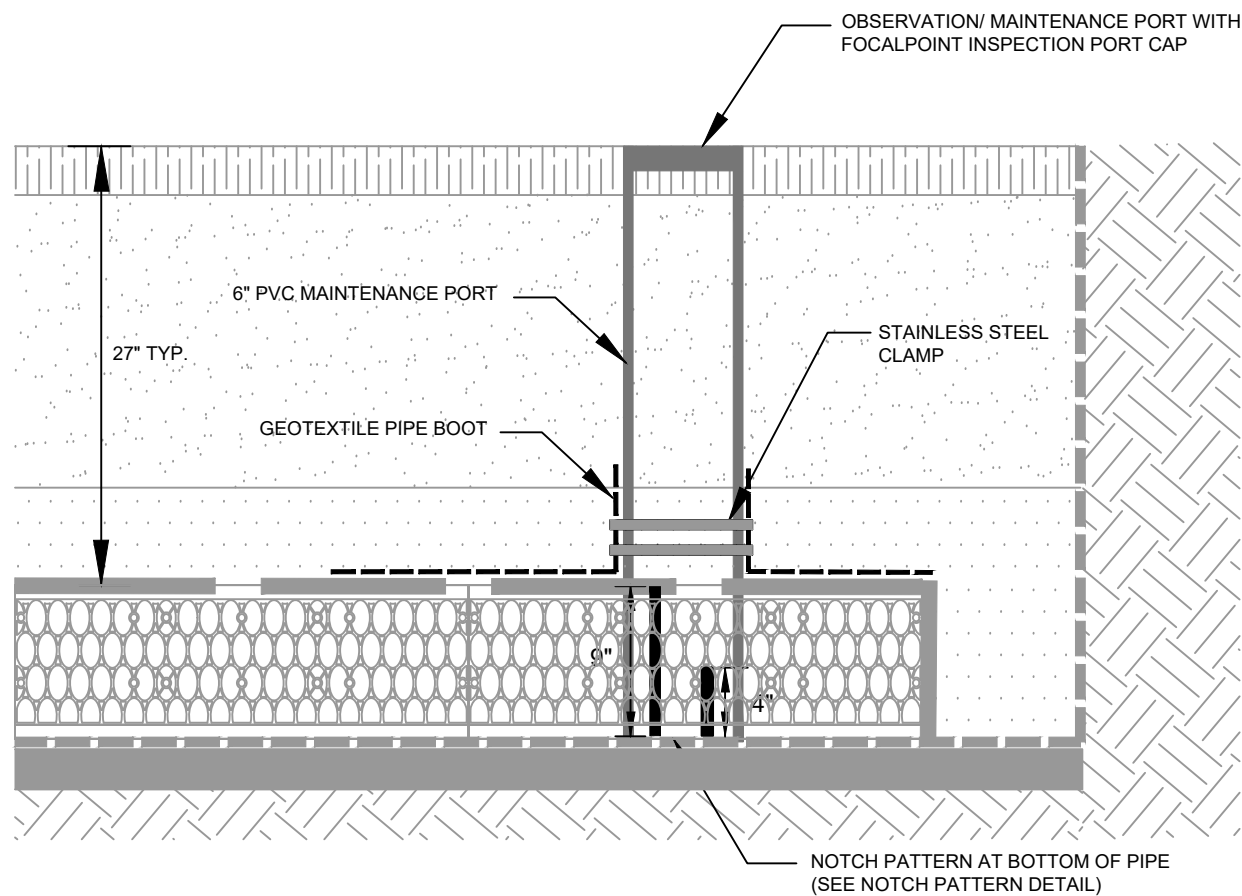


REVISED
MARCH 2015

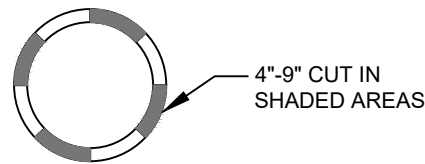
FOCALPOINT HP SECTION X-X

OBSERVATION/ MAINTENANCE PORT

PORT USED FOR INSPECTION PURPOSES AND FOR SYSTEM MAINTENANCE AS REQUIRED. WATER SHALL BE PUMPED INTO THE SYSTEM AND RESUSPEND ACCUMULATED SEDIMENT. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION FOR THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER FLUSH AS NEEDED.



PIPE NOTCH PATTERN DETAIL



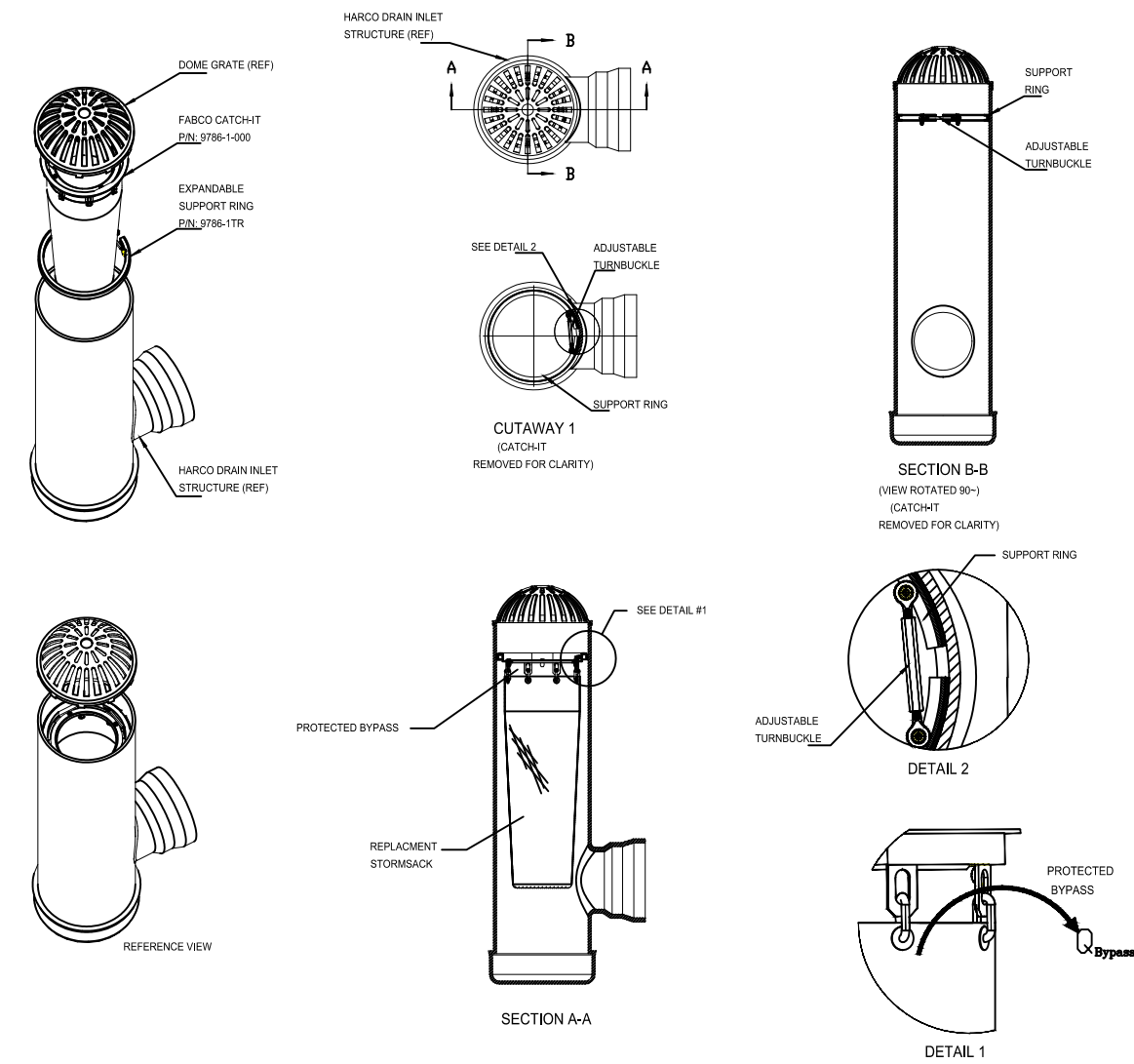
REVISED
MARCH 2015

FOCALPOINT OBSERVATION/ MAINTENANCE PORT

NOTES:

- STORMSACK WEIGHT (EMPTY): 12 LB MAX
- MATERIAL:
 - SHROUD: HIGH DENSITY POLYETHYLENE (TYPICAL WALL THICKNESS .125")
 - SUPPORT HUB: CRS, POWDER COATED
 - STORMSACK: WOVEN POLYPROPYLENE GEOTEXTILE (GEOTEX 117F)
 - HARDWARE: ALUMINUM POP-RIEVTS
- RECOMMENDED MINIMUM VAULT DEPTH: 2'-0" BELOW CARTRIDGE
- TYPICAL INSTALLATION: RAISE STORM GRATE, PUSH CATCH-HAT SHROUD DOWN ON FRAME SUPPORT LEDGE UNTIL LOCKING-CLIPS CLICK IN PLACE, LOWER STORM GRATE.
- USE ONLY WITH FABCO REPLACEABLE STORMSACK.

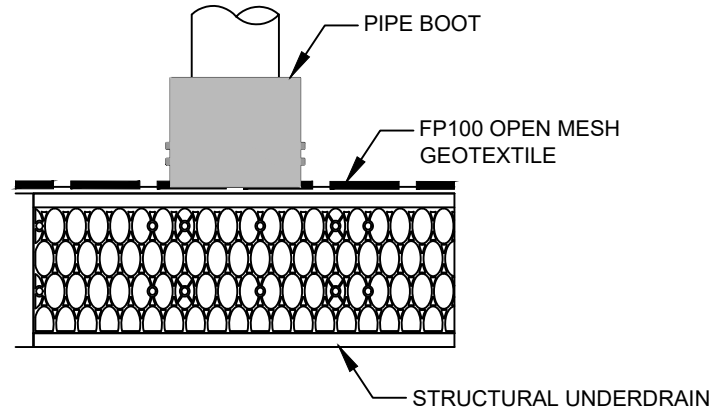
STRUCTURE DIAMETER (INCHES)	DEBRIS CAPACITY (CF)	FILTERED FLOWRATE (CFS)	BYPASS FLOWRATE (CFS)	TOTAL SYSTEM FLOWRATE (CFS)
12	0.77	2.2	1.2	3.4
18	1.65	2.5	1.0	3.5
24	3.60	4.9	2.4	7.3
30	6.20	4.9	2.4	7.3



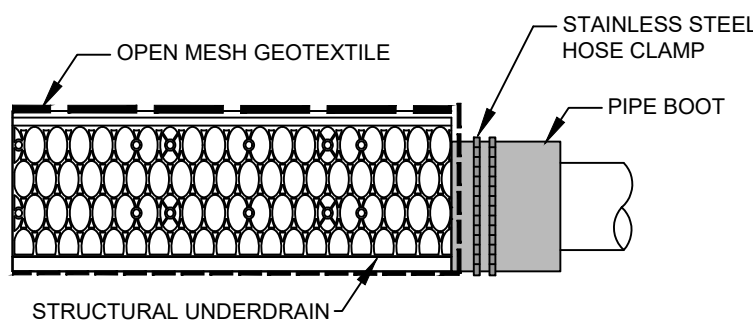
REVISED
MARCH 2015

FABCO BEEHIVE OVERFLOW FILTER STRUCTURE DETAILS

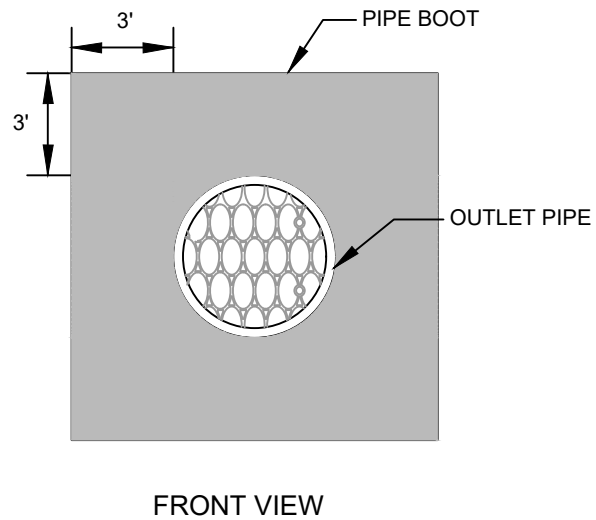
OBSERVATION/ MAINTENANCE PORT CONNECTION



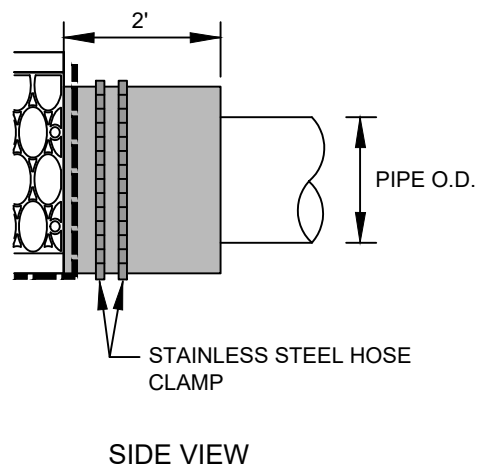
OUTLET/ INLET PIPE CONNECTION



PIPE BOOT DETAIL



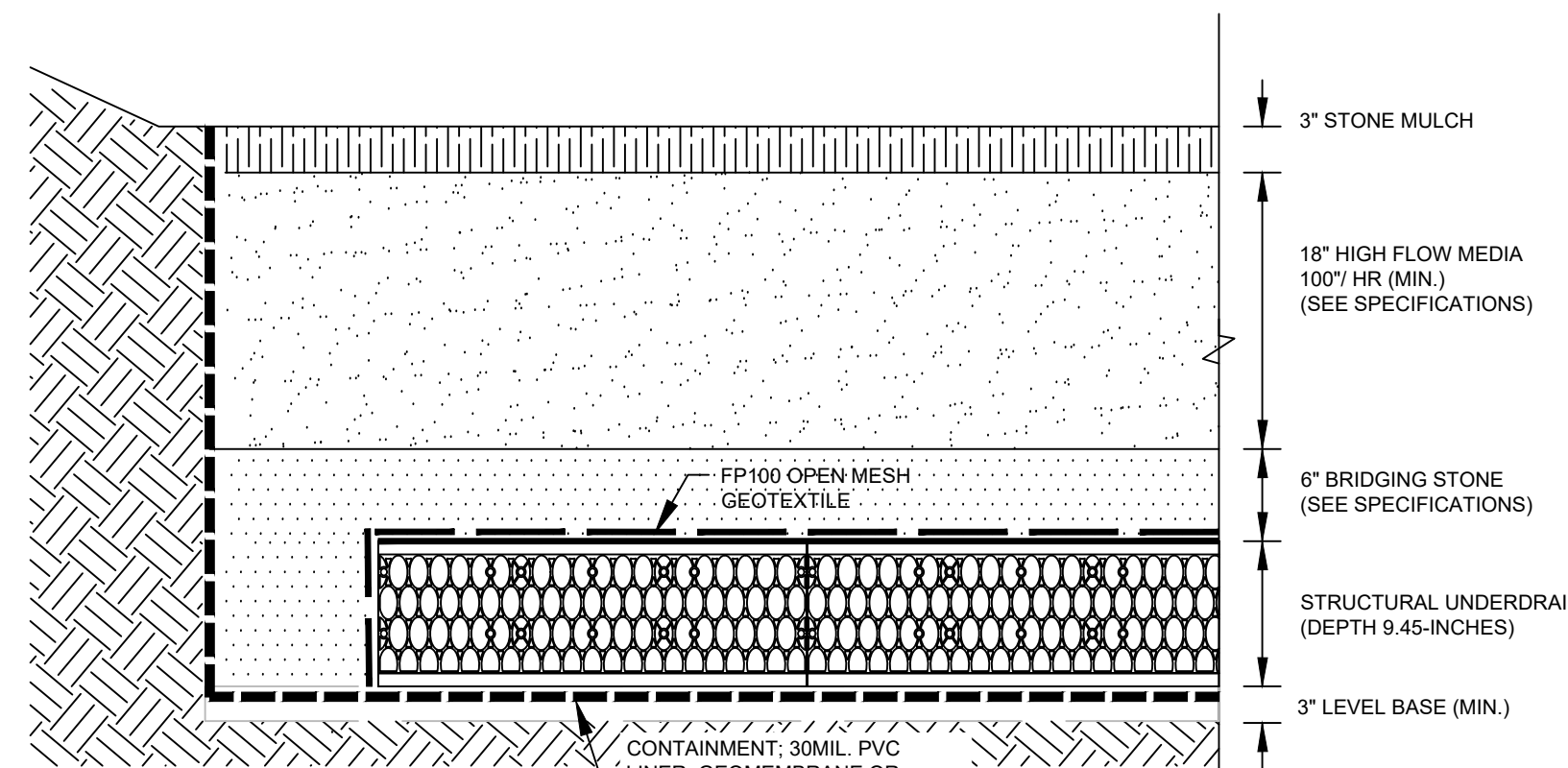
FRONT VIEW



SIDE VIEW

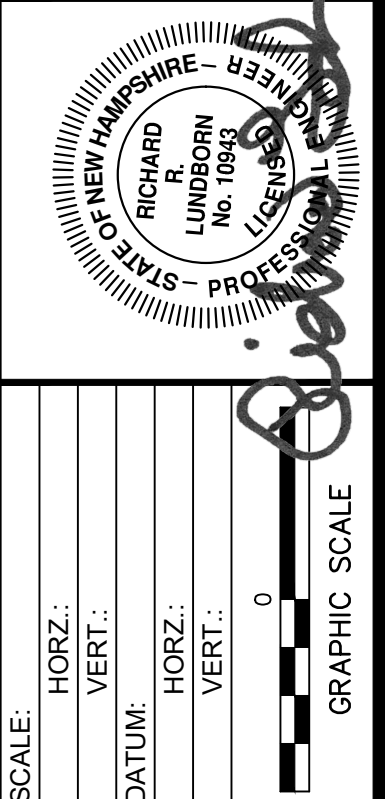
REVISED
MARCH 2015

FOCALPOINT PIPE CONNECTION



REVISED
MARCH 2015

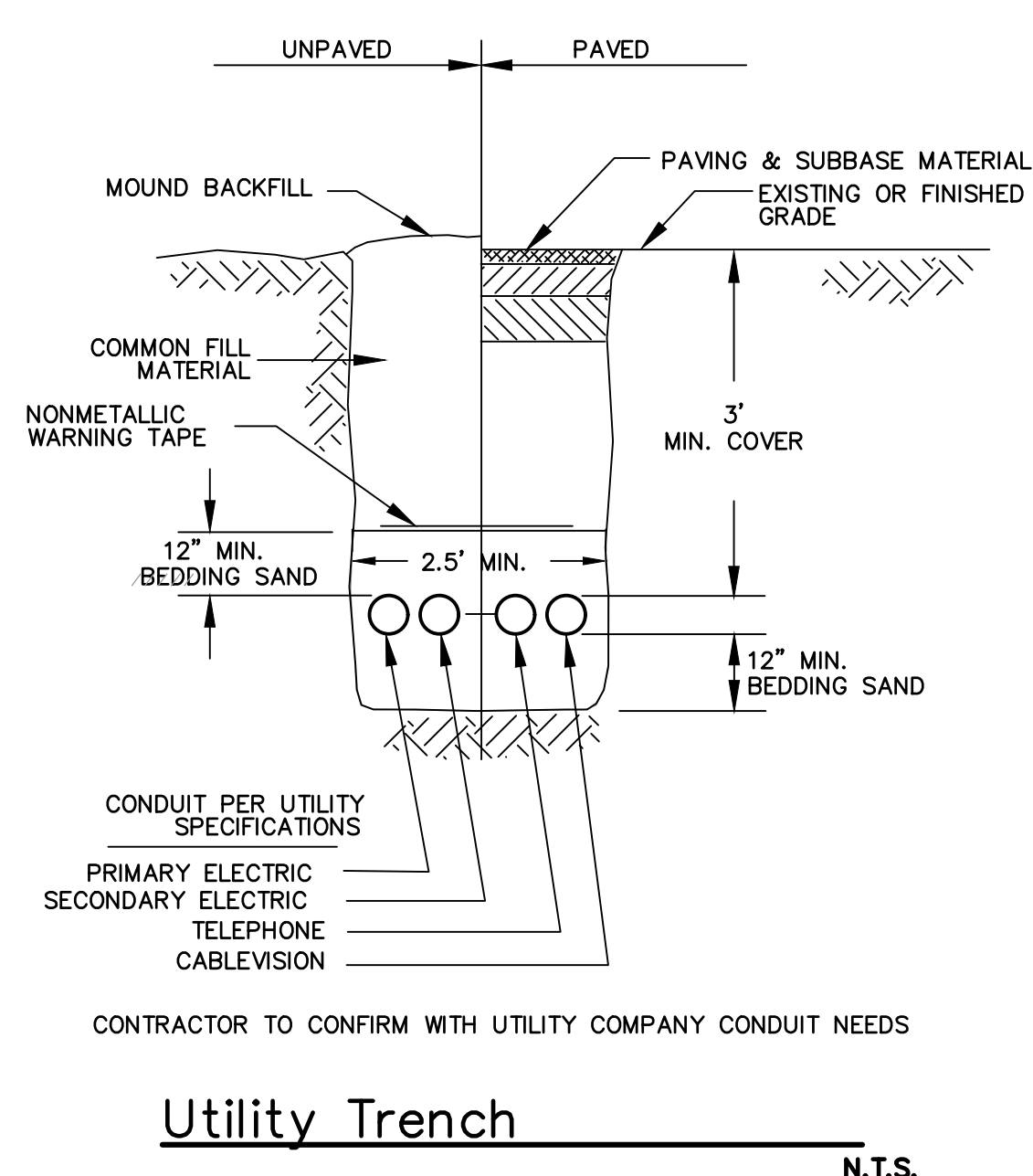
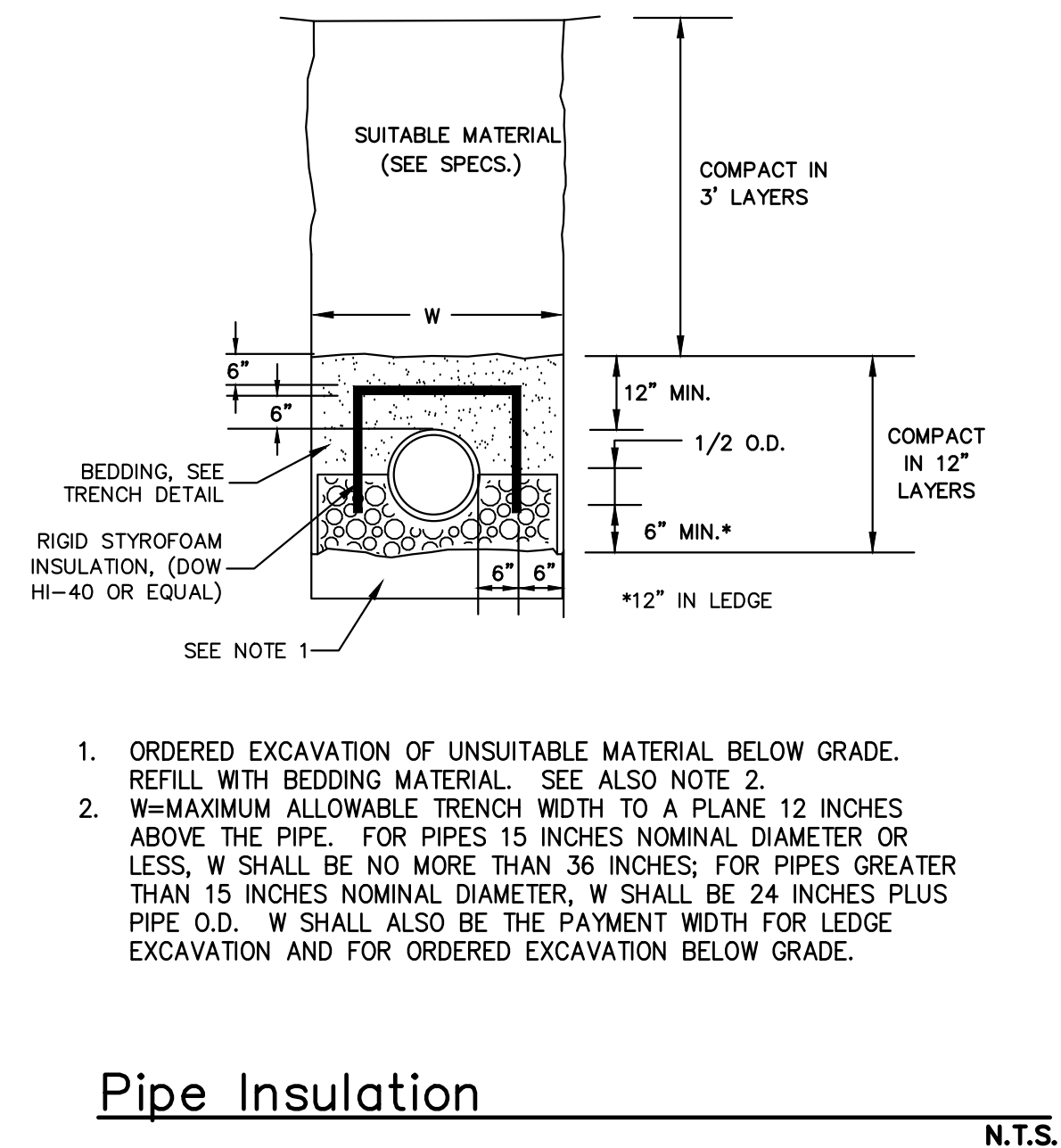
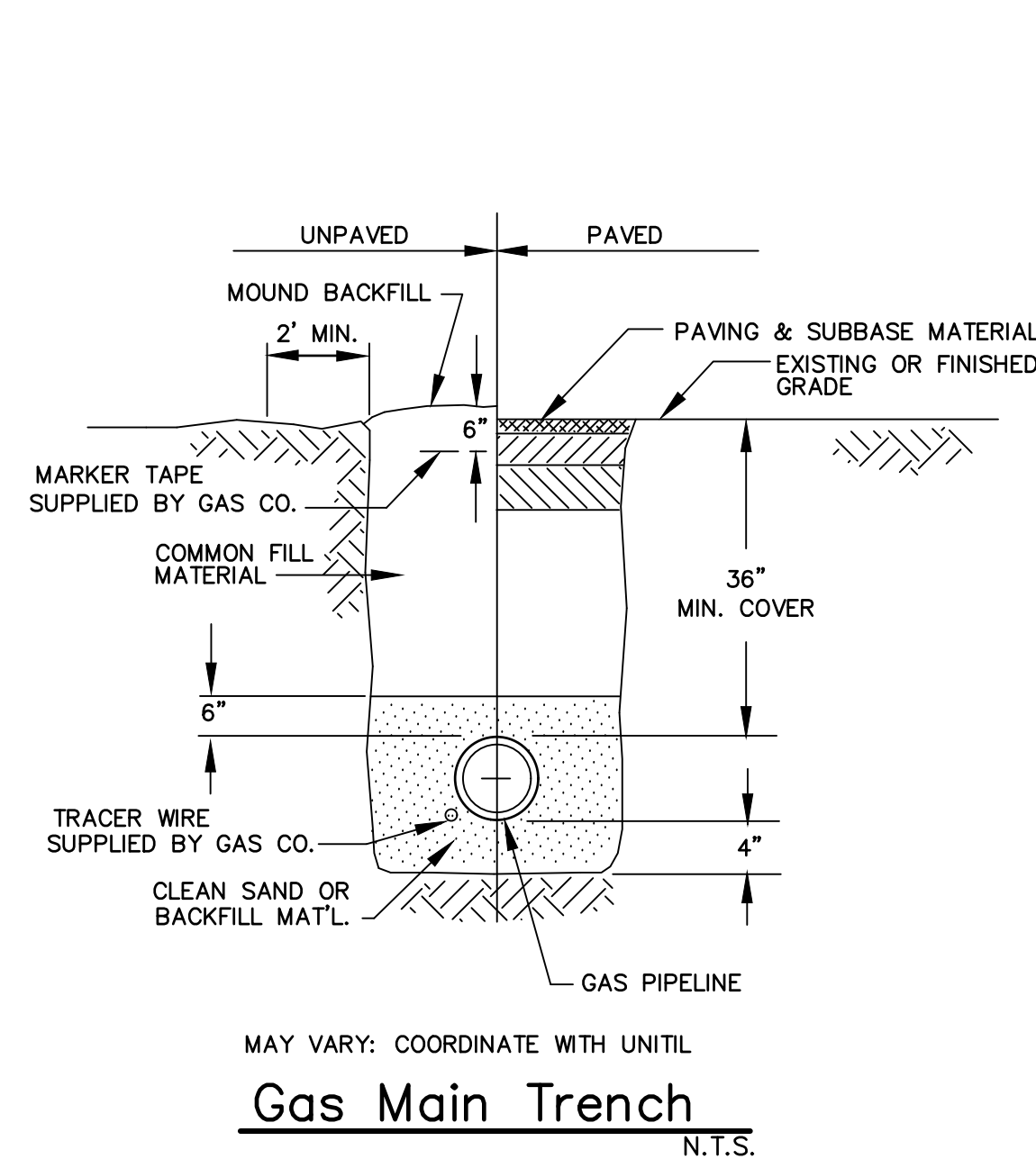
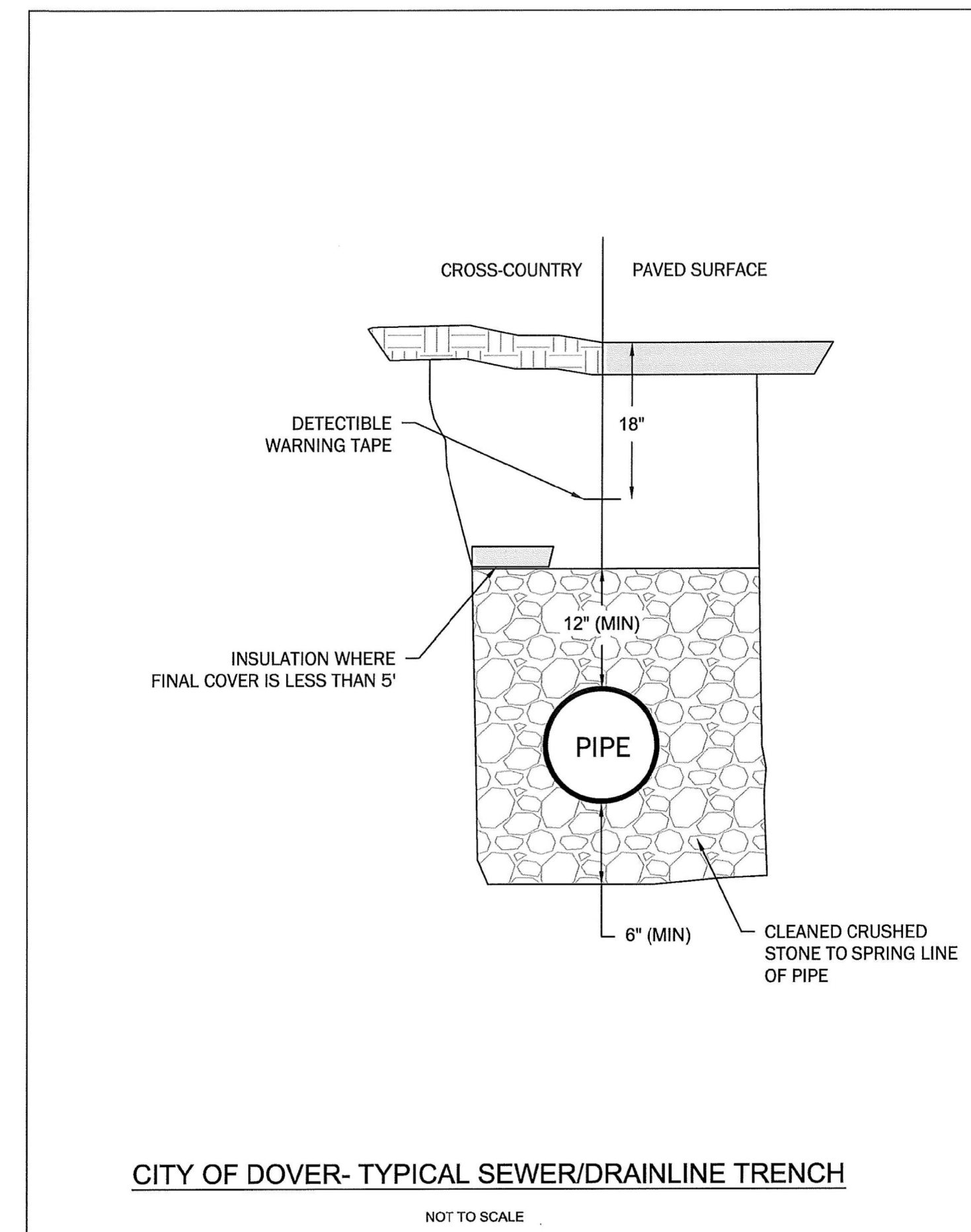
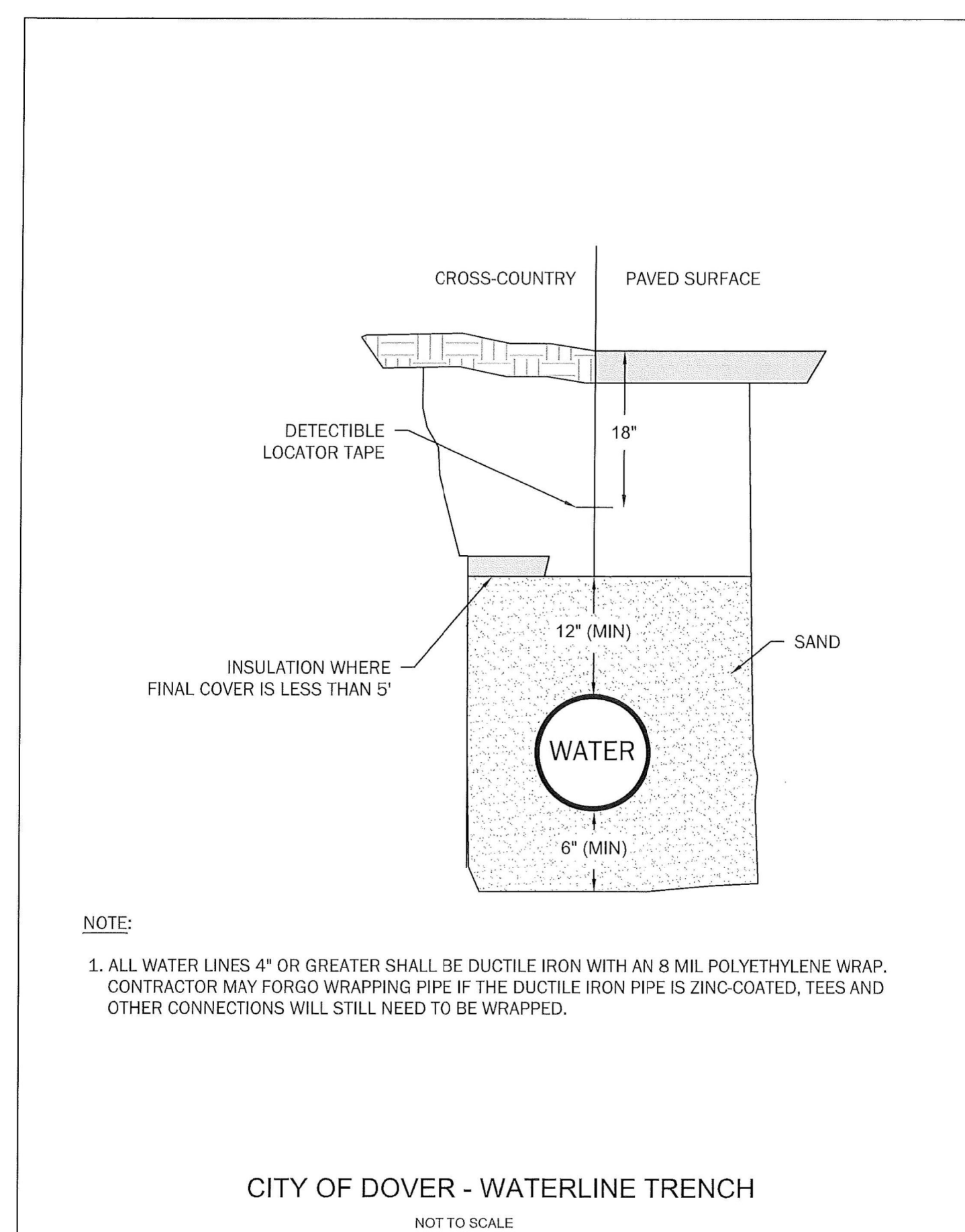
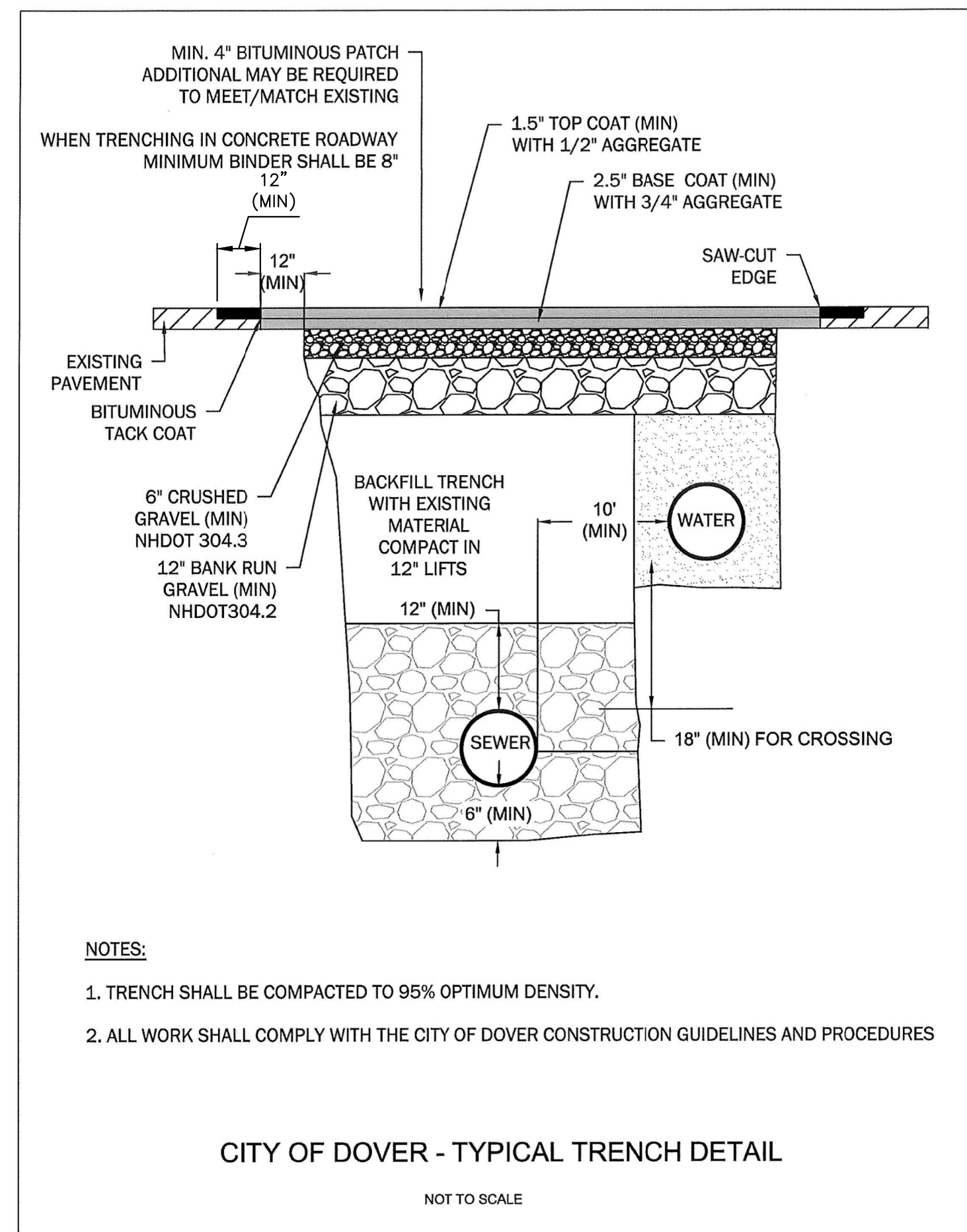
FOCALPOINT HP DETAILED CROSS SECTION



SITE-2023-0004
MHC 155 (DOVER NH) LLC
DRAINAGE DETAILS
TAX MAP 31 LOT 99
56 6TH STREET
DOVER NEW HAMPSHIRE

PROJ. No.: 20230235.A10
DATE: 06/08/2023

CD-506
SHEET 19 OF 25

[illegible]

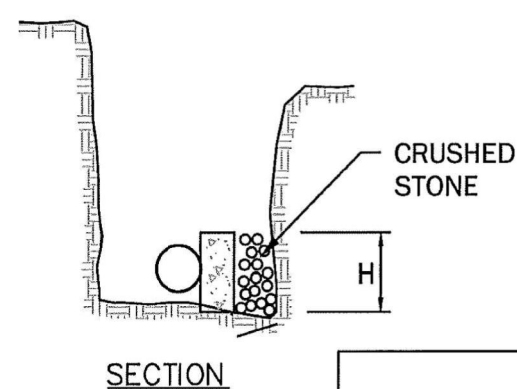
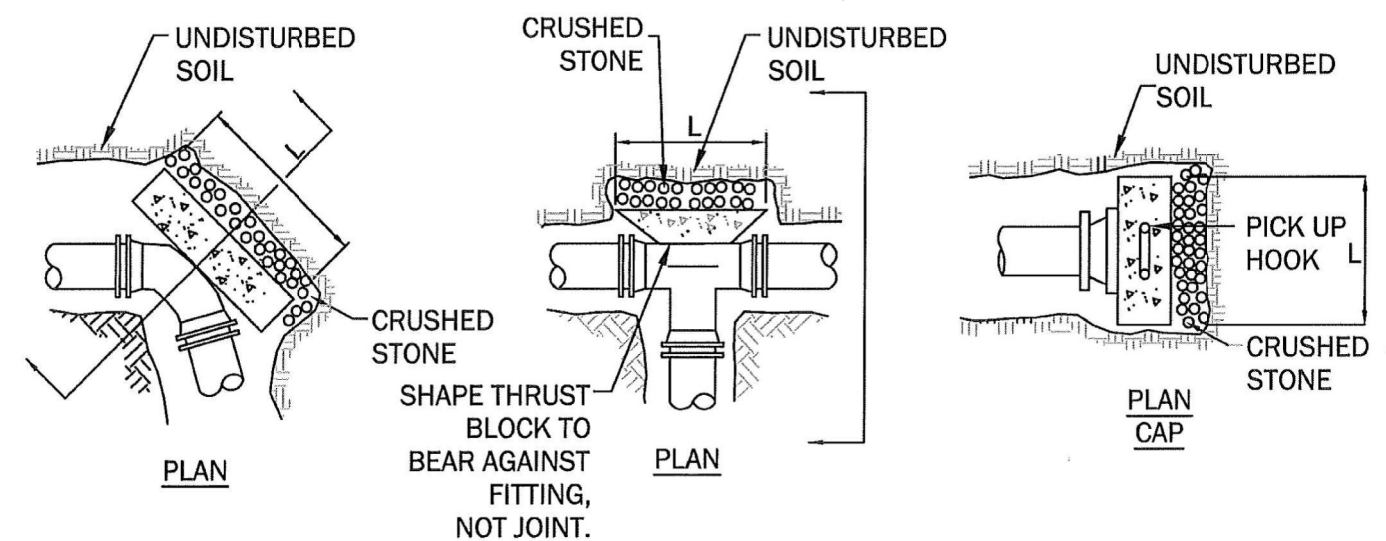
 **FUSS & O'NEILL**
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04303
207.363.0660
www.fandof.com

DOVER
56 6TH STREET
NEW HAMPSHIRE
TAX MAP 31 LOT 99
UTILITY DETAILS
MHC 155 (DOVER NH) LLC
SITE-2023-0004

PROJ. No.: 20230235.A10
DATE: 06/08/2023

CD-507

SHEET 20 OF 25

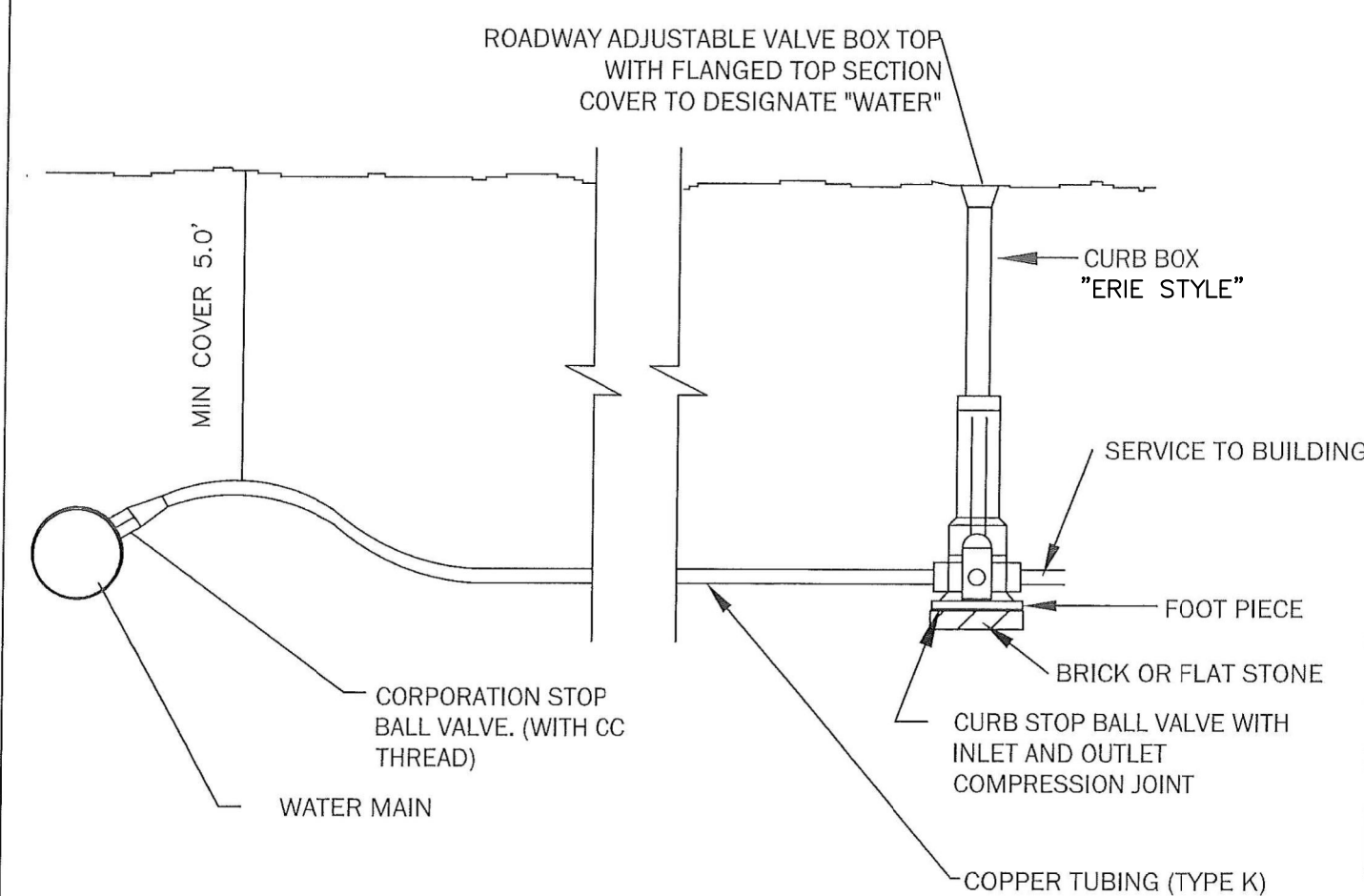


H	THRUST BLOCK SCHEDULE MINIMUM BEARING AREA (SQUARE FEET)						
	PIPE SIZE						
Nominal Dia. (in)	4	6	8	10	12	16	
Tees, Caps, Plugs, & Tapping Sleeves	1.05	2.32	4.15	6.37	9.15	16.23	
90 Degree Bends	1.48	3.29	5.86	9.01	12.93	22.96	
45 Degree Bends	0.80	1.78	3.17	4.88	7.00	12.42	
22-1/2 Degree Bends	0.41	0.91	1.62	2.49	3.57	6.33	
11-1/4 Degree Bends	0.21	0.46	0.81	1.25	1.79	3.18	
System Pressure: 100 psi Safety Factor: 1.5 Soil Bearing Capacity: 2,000 psf							

THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 100 PSI. IF THE SYSTEM PRESSURE IS ABOVE 100 PSI, INCREASE THE NOTED AREAS PROPORTIONAL TO THE ACTUAL SYSTEM PRESSURE. FOR EXAMPLE, IF THE ACTUAL SYSTEM PRESSURE IS 160 PSI, MULTIPLY THE ABOVE VALUES BY 160%.

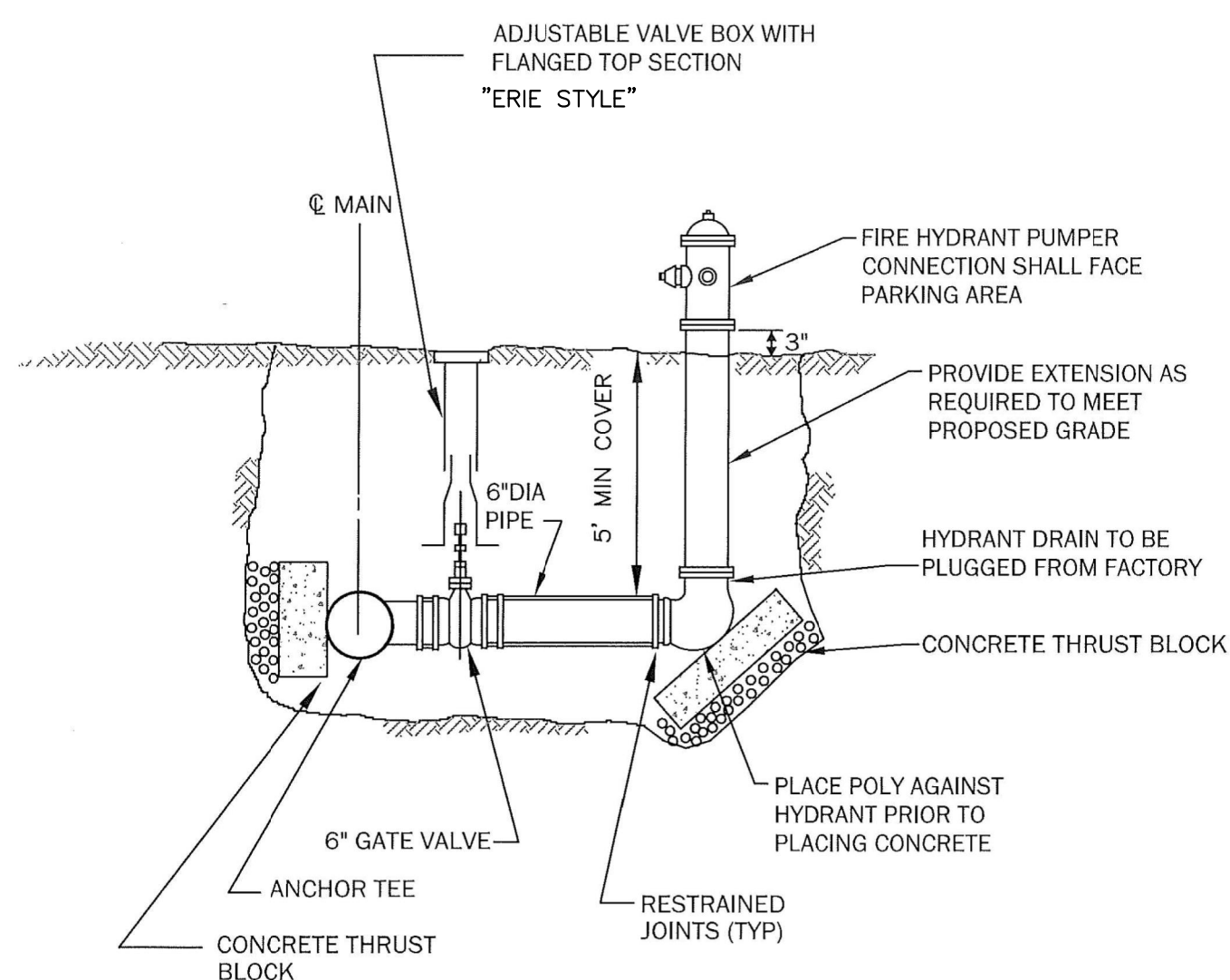
CITY OF DOVER - PRECAST CONCRETE THRUST BLOCK & ANCHOR

NOT TO SCALE



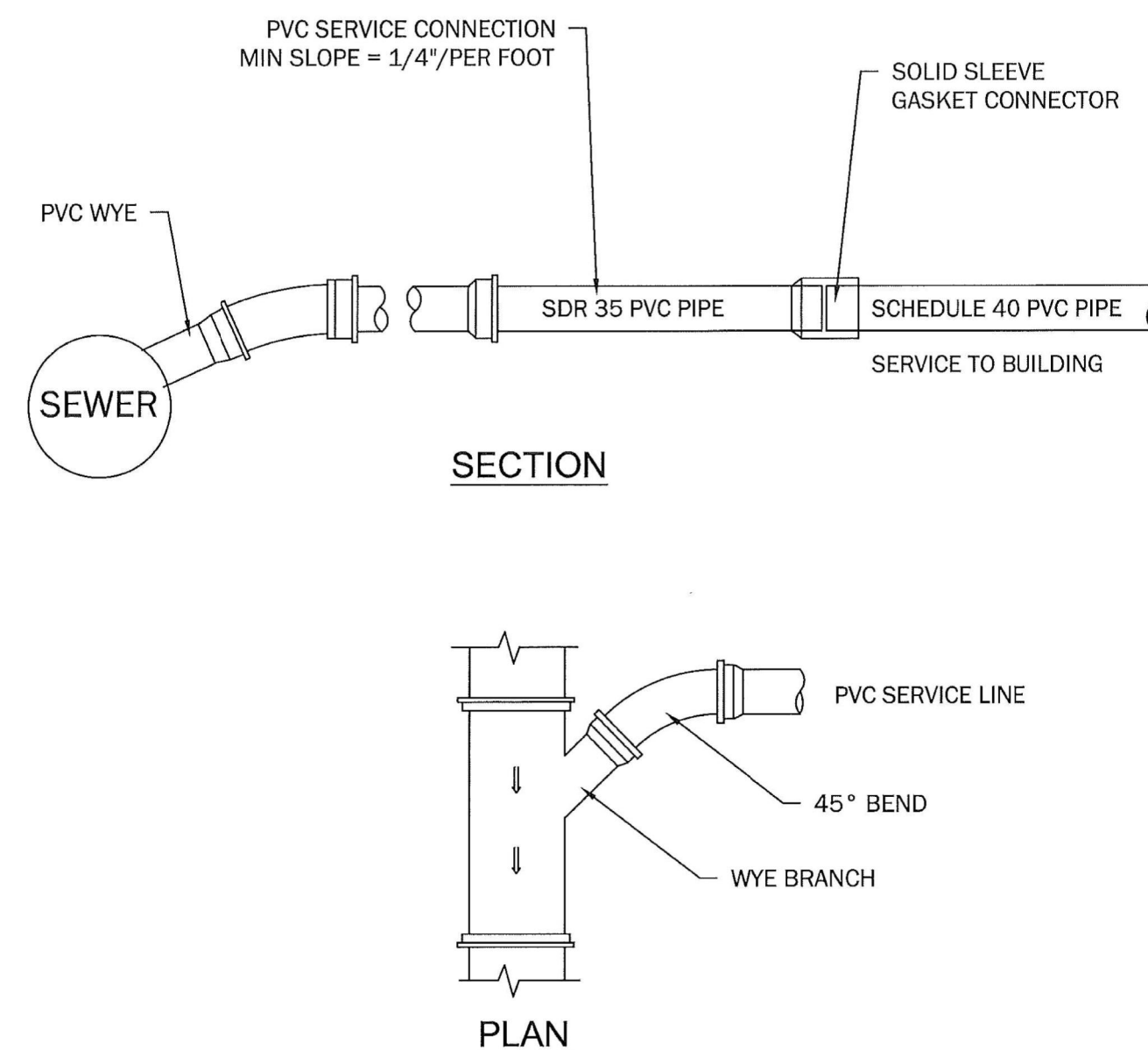
CITY OF DOVER - WATER SERVICE CONNECTION

NOT TO SCALE



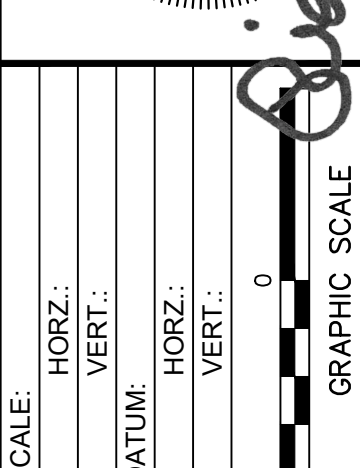
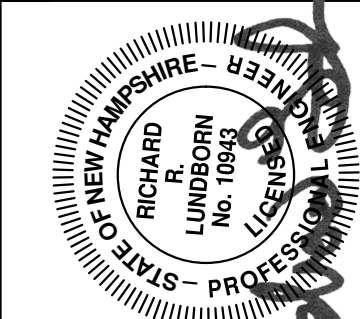
CITY OF DOVER - HYDRANT

NOT TO SCALE



CITY OF DOVER - SEWER SERVICE

NOT TO SCALE



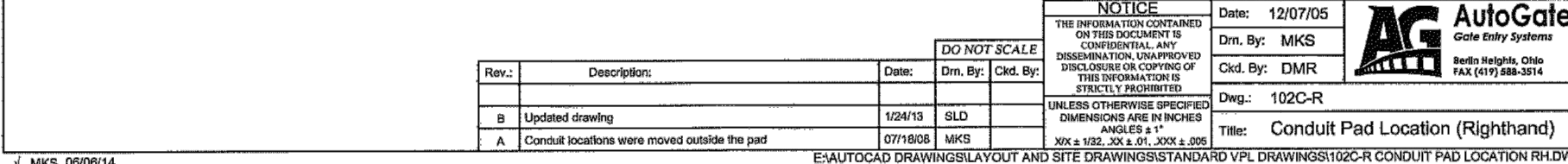
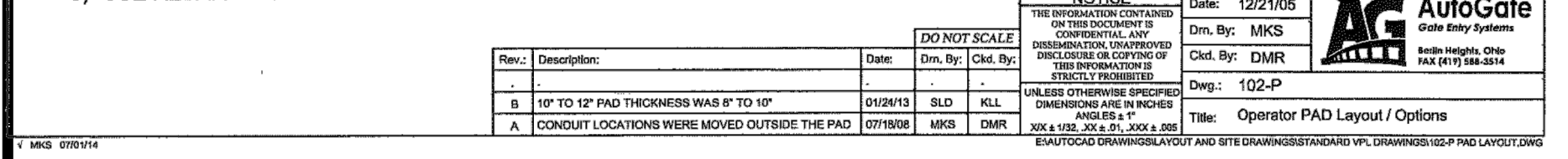
SITE-2023-0004
MHC 155 (DOVER NH) LLC
UTILITY DETAILS
TAX MAP 31 LOT 99
56 6TH STREET
NEW HAMPSHIRE

DOVER

PROJ. No.: 20230235.A10
DATE: 06/08/2023

CD-508

SHEET 21 OF 25



The diagram is a site plan for a vehicle entry system. It shows a gate structure with a VPL OPERATOR on a CONCRETE PAD. Various components are labeled, including loops, beams, and conduits. The plan is divided into PRIVATE/SECURED SIDE and PUBLIC SIDE. It also shows the location of the ENTRANCE KEYPAD and the FREE EXIT LOOP AND/OR PROBE. The gate length is specified as MIN. 15' and the width as TYP. 20' TO 150'. The plan includes a legend for TYPICAL CONDUIT RUNS and a table for the drawing's revision history.

FREE EXIT LOOP
* CUSTOM SIZES AVAILABLE
* OPTIONAL LOOP - NOT REQ'D ON SOME INSTALLATIONS

OPTIONAL FREE EXIT VEHICLE PROBE

REVERSING OR FREE EXIT LOOP STANDARD SIZE (8' X 10') (MINIMUM OF 4' FROM GATE)

PRIVATE/SECURED SIDE

INFRA-RED PHOTO / SAFETY BEAM

STANDARD PAD YOKE

FREE EXIT LOOP AND/OR PROBE TYP. 20' TO 150'

ACCESS CONTROLS TYP. MIN. 15'

ENTRANCE KEYPAD

ROAD / DRIVE WIDTH -

NORMALLY, GATE LENGTH MUST EXCEED THIS WIDTH BY AT LEAST 12" (FOR CURB APPLICATIONS - SEE: DWG. # 120-C & 151-R)

6" BOLLARD (TYP.) RECOMMENDED

SEE DWG. 111 & 112 FOR COMPLETE DETAILS

EXIT KEYPAD

LOOP HOMERUNS

CONCRETE PAD

VPL OPERATOR

PUBLIC SIDE

REVERSING LOOP STANDARD SIZE (8' X 10') (MINIMUM OF 4' FROM GATE)

LOOP HOMERUN

TYPICAL CONDUIT RUNS
#1. LOOP "HOMERUNS" (HR)
#2. 120V POWER SUPPLY (15AMP CIRCUIT)
#3. ACCESS SIGNAL TO REMOTE (IF APPLICABLE)
#4. KEYPAD/CARD/PHONE SIGNAL & POWER
#5. IFR POWER/PROBE HR (IF APPLICABLE)

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UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES.
3/8" = 1/8", 1/4" = 1/2", 3/16" = 1/4", 1/2" = 3/4", 3/4" = 1", 1" = 1 1/4", 1 1/4" = 1 3/4", 1 3/4" = 2", 2" = 2 1/4", 2 1/4" = 2 3/4", 2 3/4" = 3", 3" = 3 1/4", 3 1/4" = 3 3/4", 3 3/4" = 4", 4" = 4 1/4", 4 1/4" = 4 3/4", 4 3/4" = 5", 5" = 5 1/4", 5 1/4" = 5 3/4", 5 3/4" = 6", 6" = 6 1/4", 6 1/4" = 6 3/4", 6 3/4" = 7", 7" = 7 1/4", 7 1/4" = 7 3/4", 7 3/4" = 8", 8" = 8 1/4", 8 1/4" = 8 3/4", 8 3/4" = 9", 9" = 9 1/4", 9 1/4" = 9 3/4", 9 3/4" = 10", 10" = 10 1/4", 10 1/4" = 10 3/4", 10 3/4" = 11", 11" = 11 1/4", 11 1/4" = 11 3/4", 11 3/4" = 12", 12" = 12 1/4", 12 1/4" = 12 3/4", 12 3/4" = 13", 13" = 13 1/4", 13 1/4" = 13 3/4", 13 3/4" = 14", 14" = 14 1/4", 14 1/4" = 14 3/4", 14 3/4" = 15", 15" = 15 1/4", 15 1/4" = 15 3/4", 15 3/4" = 16", 16" = 16 1/4", 16 1/4" = 16 3/4", 16 3/4" = 17", 17" = 17 1/4", 17 1/4" = 17 3/4", 17 3/4" = 18", 18" = 18 1/4", 18 1/4" = 18 3/4", 18 3/4" = 19", 19" = 19 1/4", 19 1/4" = 19 3/4", 19 3/4" = 20", 20" = 20 1/4", 20 1/4" = 20 3/4", 20 3/4" = 21", 21" = 21 1/4", 21 1/4" = 21 3/4", 21 3/4" = 22", 22" = 22 1/4", 22 1/4" = 22 3/4", 22 3/4" = 23", 23" = 23 1/4", 23 1/4" = 23 3/4", 23 3/4" = 24", 24" = 24 1/4", 24 1/4" = 24 3/4", 24 3/4" = 25", 25" = 25 1/4", 25 1/4" = 25 3/4", 25 3/4" = 26", 26" = 26 1/4", 26 1/4" = 26 3/4", 26 3/4" = 27", 27" = 27 1/4", 27 1/4" = 27 3/4", 27 3/4" = 28", 28" = 28 1/4", 28 1/4" = 28 3/4", 28 3/4" = 29", 29" = 29 1/4", 29 1/4" = 29 3/4", 29 3/4" = 30", 30" = 30 1/4", 30 1/4" = 30 3/4", 30 3/4" = 31", 31" = 31 1/4", 31 1/4" = 31 3/4", 31 3/4" = 32", 32" = 32 1/4", 32 1/4" = 32 3/4", 32 3/4" = 33", 33" = 33 1/4", 33 1/4" = 33 3/4", 33 3/4" = 34", 34" = 34 1/4", 34 1/4" = 34 3/4", 34 3/4" = 35", 35" = 35 1/4", 35 1/4" = 35 3/4", 35 3/4" = 36", 36" = 36 1/4", 36 1/4" = 36 3/4", 36 3/4" = 37", 37" = 37 1/4", 37 1/4" = 37 3/4", 37 3/4" = 38", 38" = 38 1/4", 38 1/4" = 38 3/4", 38 3/4" = 39", 39" = 39 1/4", 39 1/4" = 39 3/4", 39 3/4" = 40", 40" = 40 1/4", 40 1/4" = 40 3/4", 40 3/4" = 41", 41" = 41 1/4", 41 1/4" = 41 3/4", 41 3/4" = 42", 42" = 42 1/4", 42 1/4" = 42 3/4", 42 3/4" = 43", 43" = 43 1/4", 43 1/4" = 43 3/4", 43 3/4" = 44", 44" = 44 1/4", 44 1/4" = 44 3/4", 44 3/4" = 45", 45" = 45 1/4", 45 1/4" = 45 3/4", 45 3/4" = 46", 46" = 46 1/4", 46 1/4" = 46 3/4", 46 3/4" = 47", 47" = 47 1/4", 47 1/4" = 47 3/4", 47 3/4" = 48", 48" = 48 1/4", 48 1/4" = 48 3/4", 48 3/4" = 49", 49" = 49 1/4", 49 1/4" = 49 3/4", 49 3/4" = 50", 50" = 50 1/4", 50 1/4" = 50 3/4", 50 3/4" = 51", 51" = 51 1/4", 51 1/4" = 51 3/4", 51 3/4" = 52", 52" = 52 1/4", 52 1/4" = 52 3/4", 52 3/4" = 53", 53" = 53 1/4", 53 1/4" = 53 3/4", 53 3/4" = 54", 54" = 54 1/4", 54 1/4" = 54 3/4", 54 3/4" = 55", 55" = 55 1/4", 55 1/4" = 55 3/4", 55 3/4" = 56", 56" = 56 1/4", 56 1/4" = 56 3/4", 56 3/4" = 57", 57" = 57 1/4", 57 1/4" = 57 3/4", 57 3/4" = 58", 58" = 58 1/4", 58 1/4" = 58 3/4", 58 3/4" = 59", 59" = 59 1/4", 59 1/4" = 59 3/4", 59 3/4" = 60", 60" = 60 1/4", 60 1/4" = 60 3/4", 60 3/4" = 61", 61" = 61 1/4", 61 1/4" = 61 3/4", 61 3/4" = 62", 62" = 62 1/4", 62 1/4" = 62 3/4", 62 3/4" = 63", 63" = 63 1/4", 63 1/4" = 63 3/4", 63 3/4" = 64", 64" = 64 1/4", 64 1/4" = 64 3/4", 64 3/4" = 65", 65" = 65 1/4", 65 1/4" = 65 3/4", 65 3/4" = 66", 66" = 66 1/4", 66 1/4" = 66 3/4", 66 3/4" = 67", 67" = 67 1/4", 67 1/4" = 67 3/4", 67 3/4" = 68", 68" = 68 1/4", 68 1/4" = 68 3/4", 68 3/4" = 69", 69" = 69 1/4", 69 1/4" = 69 3/4", 69 3/4" = 70", 70" = 70 1/4", 70 1/4" = 70 3/4", 70 3/4" = 71", 71" = 71 1/4", 71 1/4" = 71 3/4", 71 3/4" = 72", 72" = 72 1/4", 72 1/4" = 72 3/4", 72 3/4" = 73", 73" = 73 1/4", 73 1/4" = 73 3/4", 73 3/4" = 74", 74" = 74 1/4", 74 1/4" = 74 3/4", 74 3/4" = 75", 75" = 75 1/4", 75 1/4" = 75 3/4", 75 3/4" = 76", 76" = 76 1/4", 76 1/4" = 76 3/4", 76 3/4" = 77", 77" = 77 1/4", 77 1/4" = 77 3/4", 77

EXAMPLE SHOWING: 16' X 5' BUCKEYE STYLE 500 GATE (GATE STYLE AND STYLE MAY VARY)

49" 10000

3" SETBACK (MIN.)

8" SETBACK (8" MIN.)

84"

VPL OPERATOR

CONCRETE PAD

REVERSING BEAM UL 325 REQ'D

EXAMPLE: 16'-0" CLEAR OPENING DISTANCE BETWEEN FACE OF OPERATOR AND FACE OF YOKE (ADD OR SUBTRACT FOR OTHER GATE SIZES)

PUBLIC SIDE

PRIVATE/SECURED SIDE

LINE UP EDGE OF YOKE PAD WITH EDGE OF OPERATOR PAD

18"

13"

YOKE PAD LOCATION AND DIMENSIONS *

* NORMALLY, THE GATE LENGTH MUST EXCEED THE ROADWAY WIDTH BY AT LEAST 16" (FOR CURB APPLICATIONS - SEE: DWG. # 120C & 151-L)

ROAD/DRIVE WIDTH

REFER TO #102C-L FOR CONDUIT DETAILS

STANDARD GATE GUARD. REFER TO GATE GUARD STYLES AND DIMENSIONS DRAWING #118 FOR ADDITIONAL GATE GUARDS

BARRIER SCREEN

"OPERATOR - RIGHT/HAND" PRIVATE/SECURED SIDE

GRADE LEVEL (NORMALLY 8" BELOW GATE)

CONTOUR GRADE LEVEL (CONSULT FACTORY WITH DIMENSIONS)

OPTION #1 TOP PAD & 4 OR 5 - 12" HOLES

CONCRETE OPERATOR 'PAD OPTION #2 FULL SIZE PAD

10"

12"

REFER TO OPERATOR PAD LAYOUT DRAWING #102-F FOR OPERATOR PAD OPTIONS, NOTES, DIMENSIONS AND/OR FIELD INSTRUCTIONS.

60"

13"

3" MIN.

10" MIN.

5" GAP

3" GAP

MILLER EDGE (UL 325 REQ'D)

PAD FOR YOKE STYLES "E" & "F" ONLY. REFER TO YOKE STYLES DRAWING #105 FOR ADDITIONAL MOUNTING METHODS, DIMENSIONS AND/OR INSTRUCTIONS.

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Date: 12/21/05

Drawn By: MKS

Checked By: DMR

Design: 101-L

ALL DIMENSIONS ARE IN INCHES UNLESS NOTED OTHERWISE

1/8" = 1'-0"

1/4" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

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46 3/4" = 1'-0"

47" = 1'-0"

47 1/4" = 1'-0"

47 1/2" = 1'-0"

NOTES:

- 1) ALL PAD DEPTHS MUST BE BELOW LOCAL FROST DEPTH
- 2) TOP OF PAD MUST BE FLAT AND LEVEL
- 3) USE REBAR THAT CONFORMS WITH LOCAL CODES OR JOB SPECS.

OPTION #2:
FULL CONCRETE PAD WITH RE-BAR WHERE APPLICABLE PER GOVERNING CODE OR STANDARD.

DO NOT SCALE			
Rev.	Description:	Date:	Des. By: Chd. By:
B	10" TO 12" PAD THICKNESS WAS 8" TO 10"	01/04/13	MLD KLL
A	CONDUIT LOCATIONS WERE MOVED OUTSIDE THE PAD	07/10/08	MKS DMR

DATE: 12/21/05
Des. By: MKS
Chd. By: DMR
Dwg.: 102-P
Title: Operator PAD Layout / Options

AG AutoGate
Gate Entry Systems
AutoGate, only
has (417) 588-2914

**CONDUIT LOCATION / STUB-UP ON OUTSIDE OF OPERATOR PAD.
(STUB OUT CONDUITS 12")**

3" MIN. SETBACK

PUBLIC SIDE

9 1/2" REF.

CENTER LINE OF GATE

VPL OPERATOR

8" SETBACK (6" MIN.)

84"

48" 12" 4" 18 1/2"

*** NOTE: USE 3/4" CONDUIT ONLY**

PRIVATE/SECURED SIDE

POSSIBLE CONDUITS

- * 120 VAC, MIN. 15 AMP CIRCUIT
- * "ENTRANCE" KEYPAD
- * "EXIT" KEYPAD
- * REVERSING/SAFETY LOOPS
- * FREE EXIT LOOP
- * OFFICE COMMUNICATION
- * IFR BEAM POWER
- * OPTIONAL SPARES

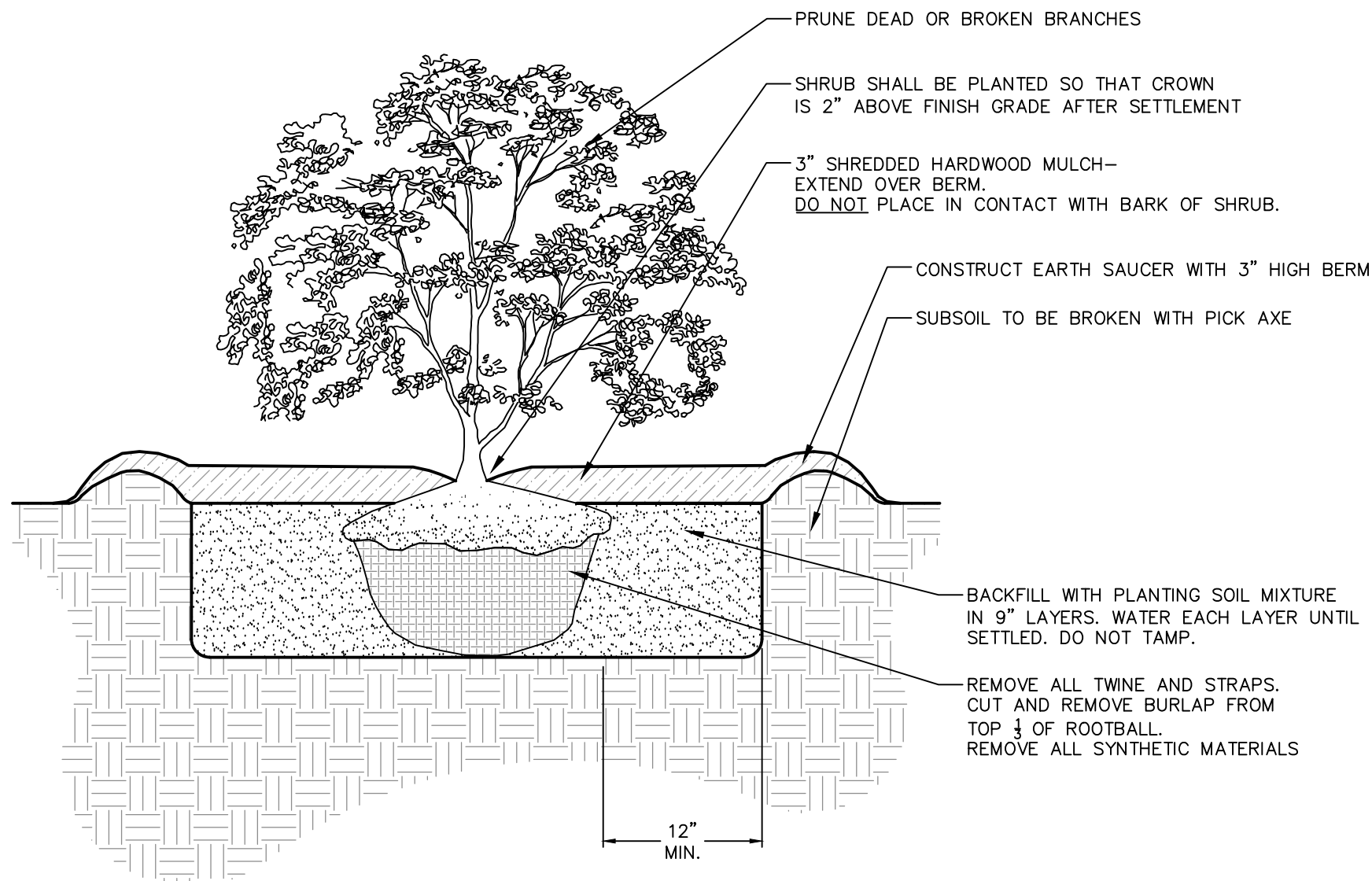
Rev.	Description	Date	By	Chk. By
B	Updated drawing	5/12/15	SL	
A	Conduit locations were moved outside the pad	07/16/05	MKS	

DO NOT SCALE		Date:	12/07/05
Dim. By:	MKS	Chk. By:	DMR
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		Title:	Conduit Pad Location (Left-hand)

AutoGate
Gate Entry Systems
AutoGate, Inc.
10000 AutoGate Drive
San Diego, CA 92121

EAUTOCAD DRAWING/BLAYLOCK AND SITE DRAWINGS/STANDARD VPL DRAWINGS/102C-L CONDUIT PAD LOCATION L/HAND

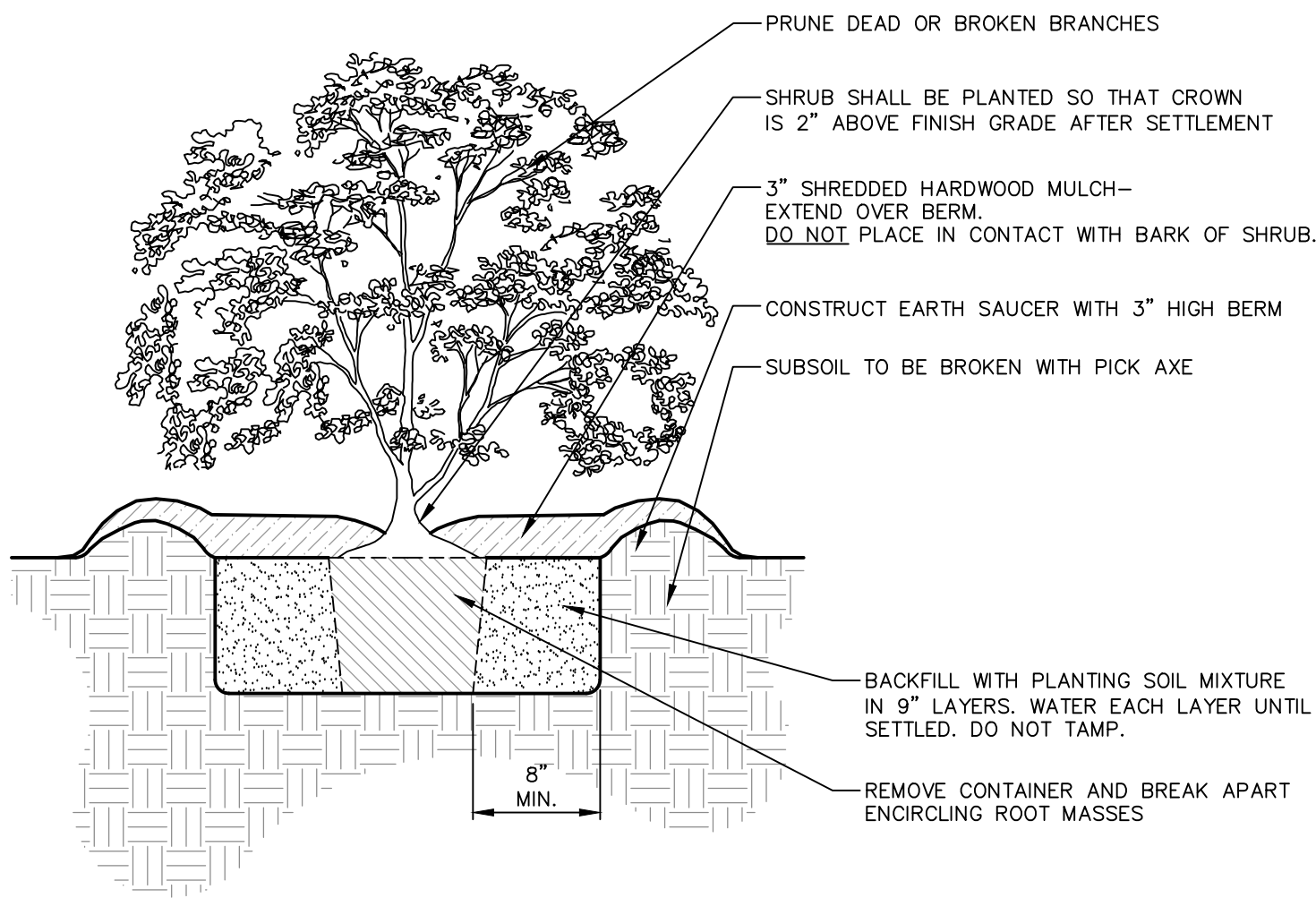
DOVER
 56 6TH STREET
 TAX MAP 31 LOT 99
 GATE DETAILS
 MHC 155 (DOVER NH) LLC
 SITE-2023-0004
 NEW HAMPSHIRE



- NOTES:
- SPRAY ANTI-DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT
 - INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER

SHRUB PLANTING FOR BALLED AND BURLAPPED SHRUBS

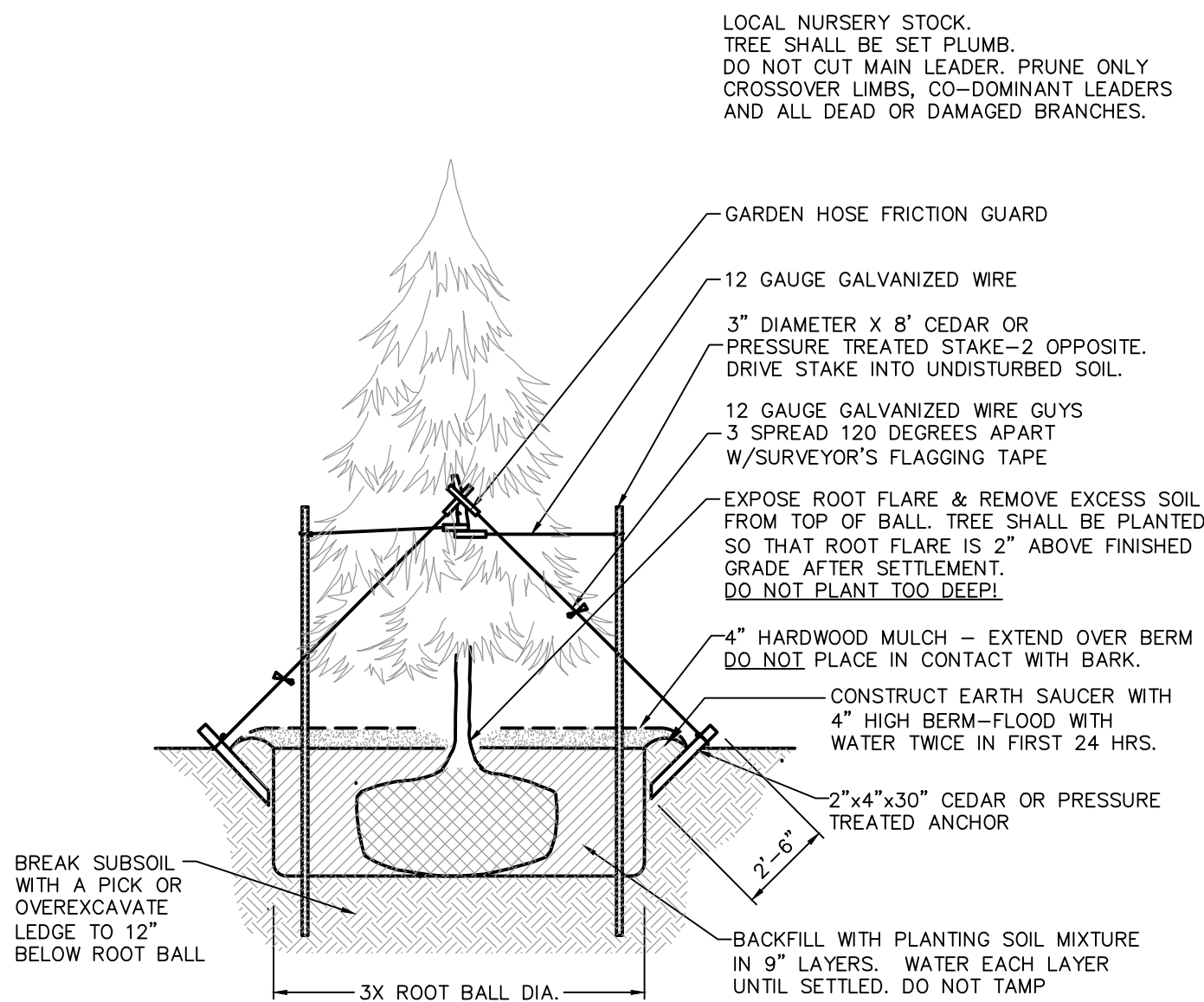
Scale: N.T.S.



- NOTES:
- SPRAY ANTI-DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT
 - USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
 - INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER

SHRUB PLANTING FOR CONTAINERIZED SHRUBS

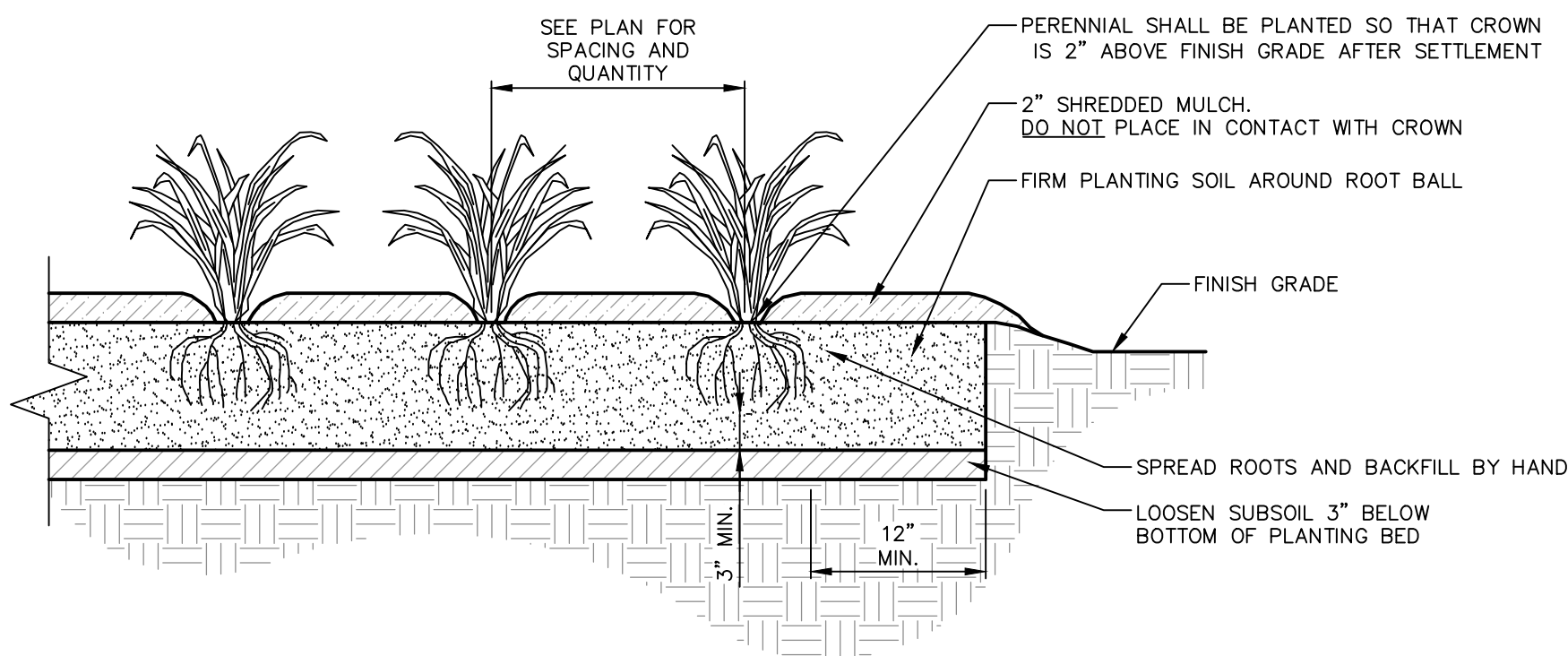
Scale: N.T.S.



- NOTES:
1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
 2. TREES LESS THAN 8' HEIGHT SHALL BE STAKED.
 3. TREES GREATER THAN 8' HEIGHT SHALL BE GUYED AND ANCHORED.
 4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

EVERGREEN TREE PLANTING

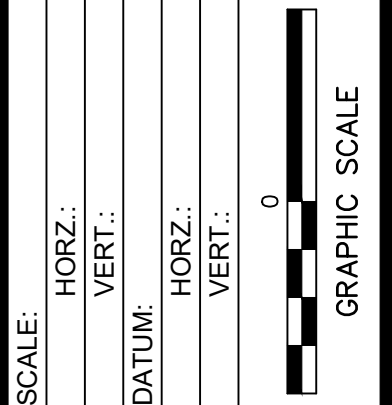
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- NOTES:
- SPADED PLANTING SOIL MIX SHALL BE PLACED 3" BELOW ROOT BALL AND BE MIXED WITH FERTILIZER. DO NOT COMPACT AFTER PLANTING.
 - WATER THOROUGHLY AFTER PLANTING.
 - PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
 - FOR CONTAINER GROWN PLANTS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

PERENNIAL PLANT BED

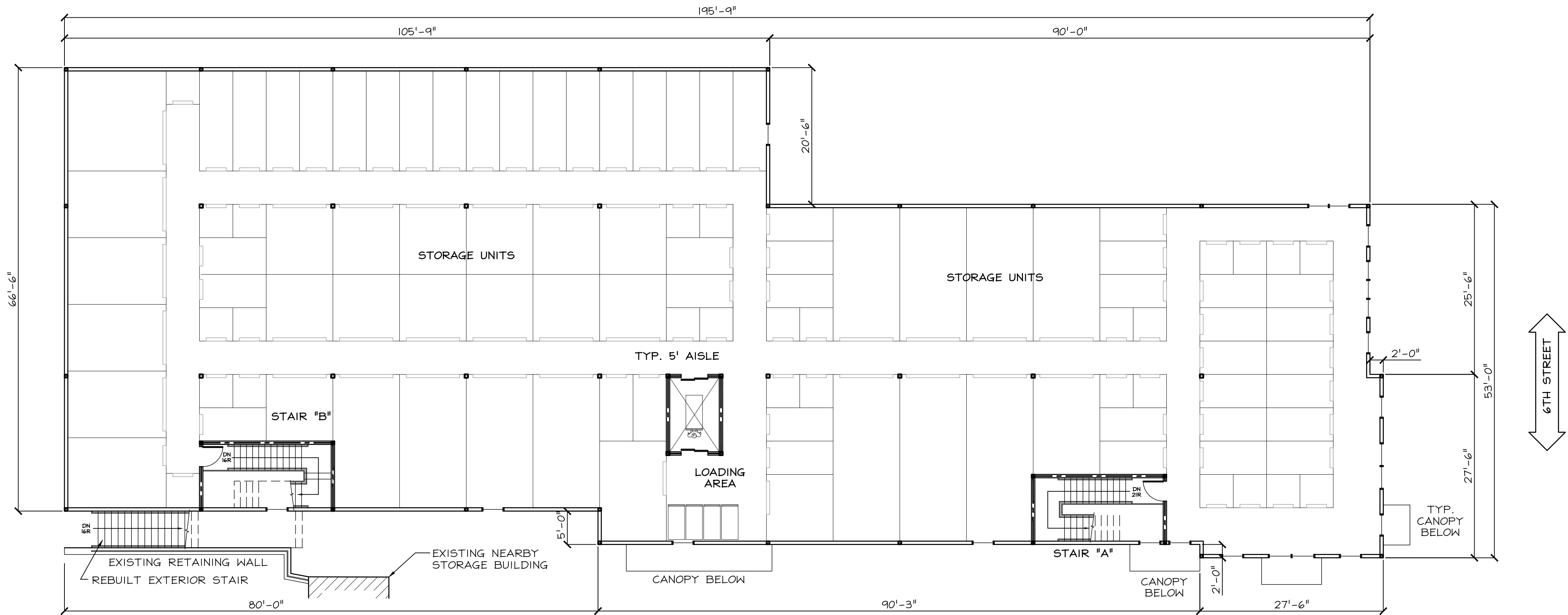
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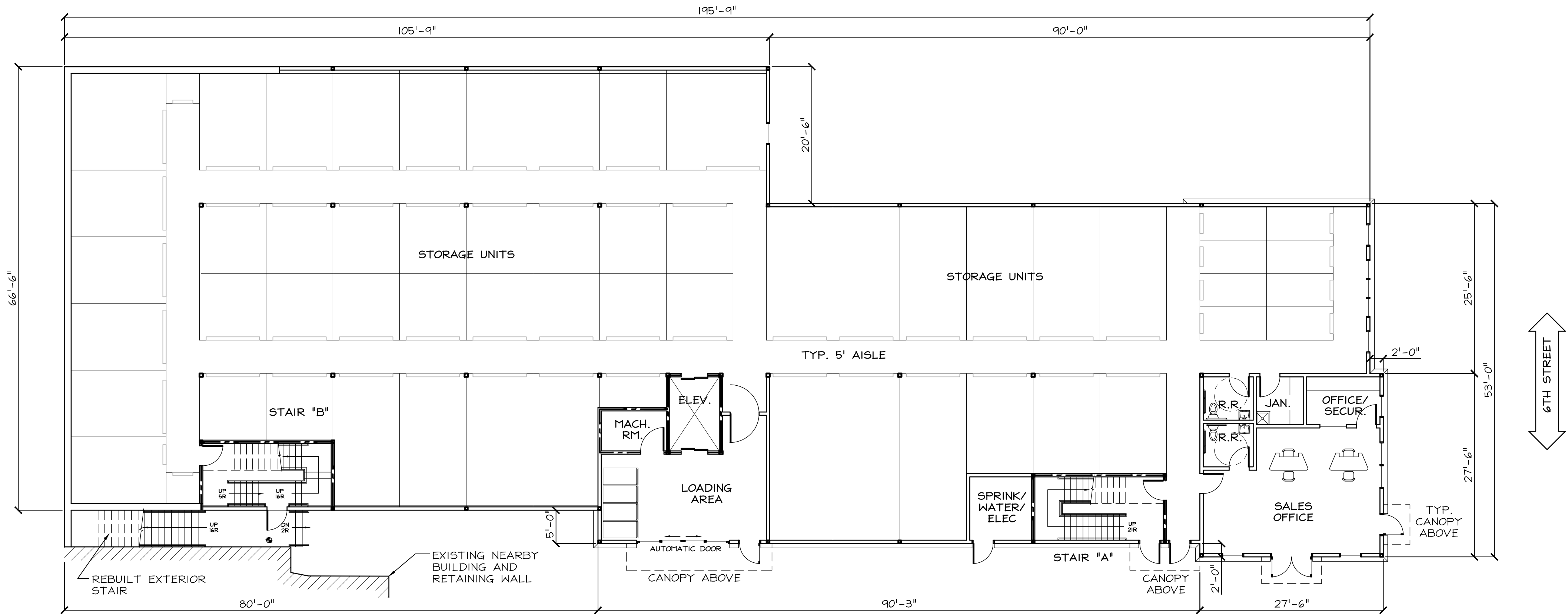
SITE-2023-0004
MHC 155 (DOVER NH) LLC
LANDSCAPE DETAILS
TAX MAP 31 LOT 99
56 6TH STREET
DOVER NEW HAMPSHIRE

PROJ. No.: 20230235.A10
DATE: 06/08/2023

CD-512
SHEET 25 OF 25



SECOND FLOOR PLAN - 11,855 SF
SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - 11,855 SF
SCALE: 3/32" = 1'-0"

JSN
Associates, LLC
Consulting Structural Engineers

One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
www.jsneng.com

Client:

MHC 155 LLC
41 Flatbush Ave
Brooklyn, NY

Extra Space Storage

56 Sixth Street
Dover, NH

Issued for Approval

06-07-2023

Date: -

Scale: As Noted

Design By: RB

Approved By: -

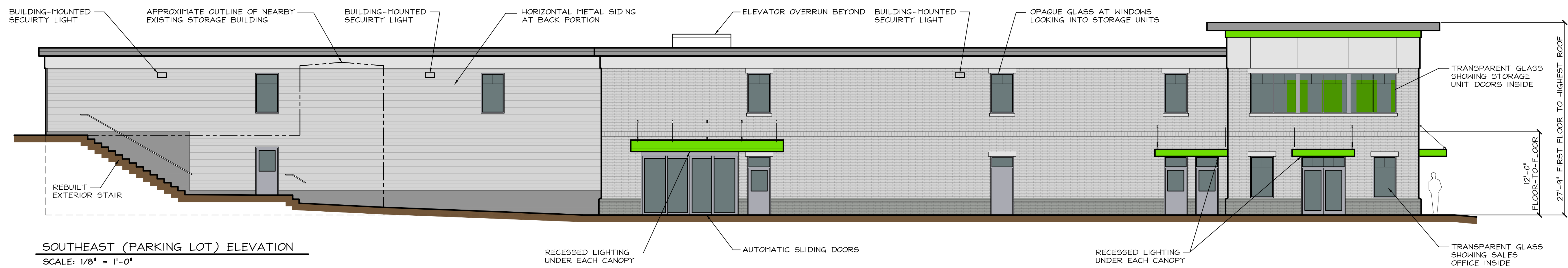
Revisions

Floor Plans

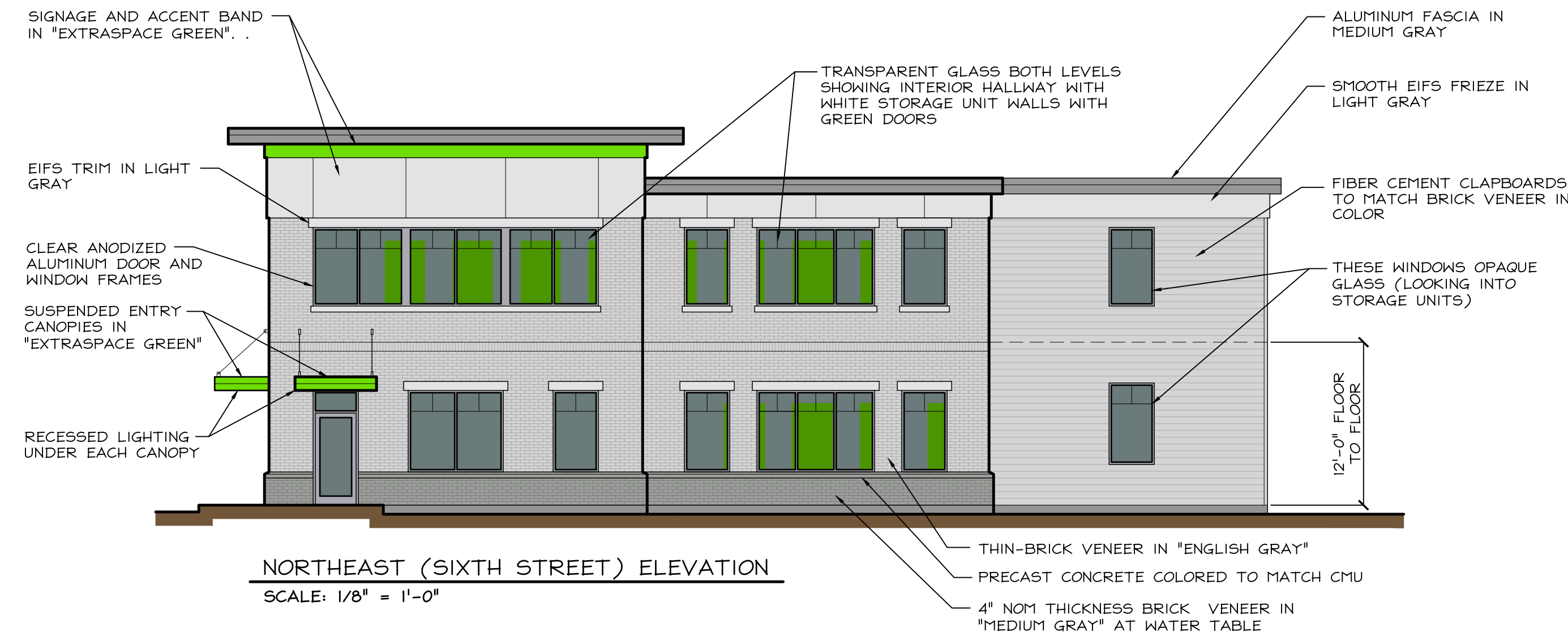
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JSN Project No: 23-0204
Planning No: SITE-2023-0004

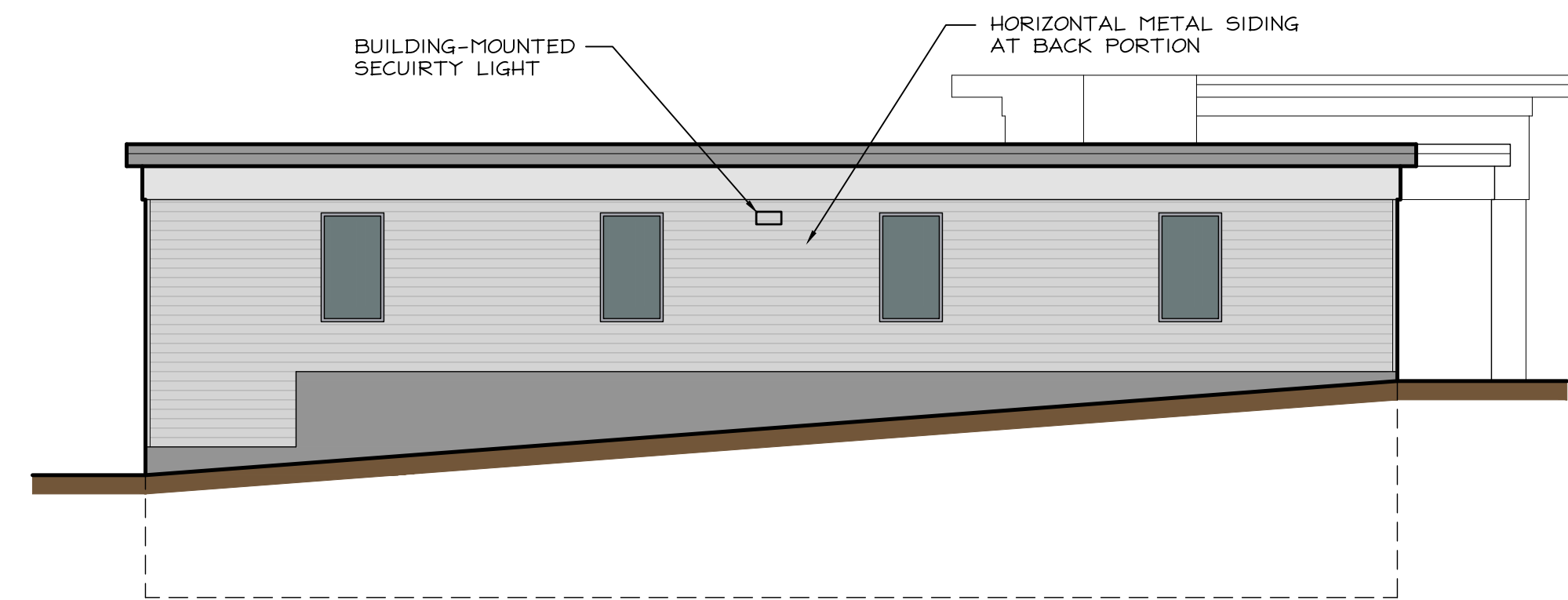
SHEET 26 OF 27



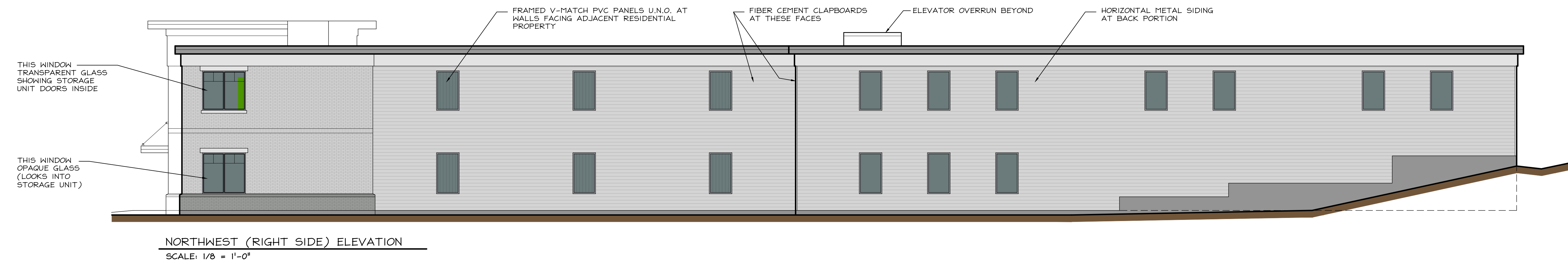
SOUTHEAST (PARKING LOT) ELEVATION
SCALE: 1/8" = 1'-0"



NORTHEAST (SIXTH STREET) ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHWEST (BACK) ELEVATION
SCALE: 1/8" = 1'-0"



NORTHWEST (RIGHT SIDE) ELEVATION
SCALE: 1/8" = 1'-0"