CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, August 14, 2023
Meeting Time: **5:30 pm**

1. **CALL TO ORDER AND ROLL CALL**

2. **CITIZEN'S FORUM**

3. **APPROVAL OF THE PRIOR MEETING MINUTES** – June 12, 2023

4. **OLD BUSINESS**

5. **NEW BUSINESS**
   - **A.** Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend $175,000 and an additional $25,000 associated with a survey and transaction costs from the Conservation Fund to purchase a 10.29-acre conservation easement on the parcel located at 198 Blackwater Road. The parcel is known as Map A, Lot 23-1 and is owned by Mr. Craig Lombard and Mrs. Katherine Lombard. ***Conservation Commission vote to follow public hearing***.
   - **B.** City of Dover Conditional Use Permit for Stonearch Development Corporation, (Agent: Berry Surveying and Engineering), Assessor's Map E, Lots 65-1 and 65-A, zoned R-20, located between 53 and 65 Tolend Road and 22 Sun Hawk Lane. Proposal is for a 27 lot subdivision with 2 open space areas creating 20,850 square feet of permanent impact and 8,071 of temporary impact to wetland buffers.
   - **C.** City of Dover Conditional Use Permit for Stonearch Development Corporation, (Agent: Berry Surveying and Engineering), Assessor's Map E, Lots 65-1 and 65-A, zoned R-20, located between 53 and 65 Tolend Road and 22 Sun Hawk Lane. Proposal is for a 27 lot subdivision with 2 open space areas creating 2,156 square feet of permanent impact and 1,983 square feet of temporary impact to a wetland.
   - **D.** City of Dover Conditional Use Permit for Settlement on 6th, (Agent: Fraggle Rock Environmental), Assessor's Map B, Lot 5-2, zoned R-40, located at 27 Wildcat Drive. Proposal is for 142 square feet of wetland buffer impact associated with a foundation.

6. **REPORT FROM THE CHAIR**
   - **A.** Review of Correspondence received from NH Department of Environmental Services

7. **OTHER BUSINESS**
   - **A.** Update from Forest Management Subcommittee

8. **ADJOURNMENT**

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date:	Monday, June 12, 2023
Meeting Time:	**5:30 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Robert Atwood (Secretary), Amy Kramer-Perry, Kristen Murphy, Jake Geddes (Alternate)
Absent (Excused): Steve Fellows (Vice Chair), Abigail Lyon, Bruce Batchelder (Alternate)
STAFF PRESENT: Jackson Kaspari – Resilience Manager, Erin Bassegio – Outreach Coordinator
OTHERS PRESENT: Councilor Lindsey Williams, Eric Weinrieb, Sergio Bonilla, Mark West, Jake Kritzer, Anna Boudreau

J. Geddes arrived at 5:56 pm.

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

3. APPROVAL OF THE PRIOR MEETING MINUTES – May 8, 2023

K. Murphy moved to approve the May 8, 2023 minutes, A. Kramer-Perry seconded. Vote: 4 yes.

4. OLD BUSINESS: None

5. NEW BUSINESS:

A. City of Dover Conditional Use Permit for Peter T. Paul Living Trust, (Agent: Altus Engineering), Assessor's Map N, Lot 8-1-4, zoned R-40, located at 56 Saddle Trail Drive. Proposal is to install a sport court in the back yard creating 2,070 square feet of impact to the wetland buffer.

E. Weinrieb was present to explain the application.

J. Aube: What type of wetlands are on site today?

E. Weinrieb: Freshwater emergent wetlands.

E. Weinrieb explained the location and reason for the plantings which will assist with protection of the wetland areas from any mowing or further alteration.

J. Aube: Would you say the wetlands are low functioning and low value?

E. Weinrieb: Yes, but we are still trying to enhance the area with plantings and use the plantings to protect what is there. Eight shrubs were placed to regain a wetland area that had previously been maintained as lawn.

J. Aube: So, there is an opportunity for restoration here?

E. Weinrieb: Yes, and we've engaged in restoration efforts to date.

J. Aube emphasized that when there are buffer impacts, it's nice for there to be a tradeoff where another area of the buffer is either restored and/or enhanced.

R. Atwood asked for pictures to be displayed which J. Kaspari brought up onto the screen.

The Commission reviewed the pre- and post-impervious area per J. Aube's request.

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K. Murphy: Why was the decision made to engaged in restoration for two of the three wetland areas?

E. Weinrieb: DES did not identify the lower wetland area as a priority.

J. Aube moved to endorse the application provided that the applicant allow for natural restoration to occur within the wetland areas and increases the number of plantings to further enhance the wetland buffer. K. Murphy seconded. Vote: 5 yes.

B. City of Dover Conditional Use Permit for Gary Gletow and Christine Trayner, (Agent: West Environmental, Inc.), Assessor's Map 8, Lot 41A, 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 vaulted ceiling to the existing house creating 860 square feet of temporary impact to the Conservation District.

M. West was present to explain the application. He emphasized that all impacts are temporary in nature and that the lawn area would be restored post construction activities.

A. Kramer-Perry moved to endorse the application as presented. R. Atwood seconded. Vote: 5 yes and 1 abstention.

C. Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend $21,000 from the Conservation Fund to cover a survey and transaction costs associated with the acceptance of a donated 10.39-acre conservation easement. The parcel that would contain the proposed conservation easement is known as Map B, Lot 8A, located at 39 County Farm Cross Road and is owned by the Nancy L. Ekola Revocable Trust of 2018. ***Conservation Commission vote to follow public hearing***.

J. Kaspari presented the background on the conservation easement project. Open Lands Committee Chair Anna Boudreau was also in attendance to answer questions and provide additional perspective. Kaspari explained that it was exciting to bring this project public after working with the Ekolas over approximately the last two years. They have generously offered to donate the conservation easement and as such the request includes funding for the City to cover the cost of a survey associated with the recording of the conservation easement. The proposed conservation easement abuts the Day/Truax easement and is close to other existing conservation easements. It also contains come of the highest ranked wildlife habitat in New Hampshire, soils of prime and statewide importance, a scenic viewshed, and historic cemetery.

B. Hunt opened the public hearing.

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J. Jewell of 612 County Farm Cross Road asked for some additional details on the area for the proposed conservation easement and if there was going to be public access.

A. Boudreau explained the area for the proposed easement and the area that would be left out surrounding the existing house.

There is no intention for public access but that is something dictated by the owner and not the City.

It was emphasized that the conservation easement would be in place perpetually.

A. Kramer-Perry asked for confirmation that there are sufficient monies available in the Conservation Fund which Kaspari confirmed.

J. Geddes moved to authorize the $21,000 expenditure from the Conservation Fund. J. Aube seconded. Vote 6 yes.

K. Murphy: Taking a moment here to acknowledge the generous donation by the Ekolas.

D. Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend $556,000 and an additional $11,000 associated with transaction costs from the Conservation Fund to purchase a 9.52-acre conservation easement on the parcel located at 170 Garrison Road. The parcel is known as Map J, Lot 3A and is owned by Mr. David Stockbower and Mrs. Raquel Stockbower. ***Conservation Commission vote to follow public hearing***.

J. Kaspari presented the background on the project. Kaspari explained that it was exciting to bring this project public after working with the Stockbowers over approximately the last two years. There is a signed purchase and sales agreement in place. The agreed to purchase price is a reduction from the appraised value for the proposed conservation easement determined by a qualified appraiser the City retained. The property has strong conservation features, which include the highest ranked wildlife habitat in New Hampshire, soils of prime and statewide importance and close proximity to the Bellamy River. The proposed conservation easement would help extend an extensive protected corridor along the Bellamy River containing hundreds of acres.

A. Boudreau explained the history of interest in this parcel and the appreciation for working with the Stockbowers on this.

A. Kramer-Perry moved to authorize the $567,000 expenditure from the Conservation Fund. R. Atwood seconded. Vote: 6 yes.

K. Murphy thanked the owners for the discounted purchase price and stated appreciation for moving this project forward.

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E. Community Trail Receptacles - $5,000 funding request.

E. Bassegio was present to explain the funding request which was brought forward by the Community Trail Advisory Committee. The receptacles would be split between the Whittier Street and Watson Road trailheads to help with littering issues on the Community Trail. A private donation was received to cover a portion of the purchase and installation costs.

B. Hunt: How many units?

E. Bassegio: Two trash and two recycling.

B. Hunt: Will these be secured in any way?

E. Bassegio: Yes, they will be bolted to concrete slabs.

J. Aube expressed concern over dumping by non-trail users. Are there signs discussing carry in and carry out?

E. Bassegio discussed the locations for that messaging and how planning is underway to increase signage.

K. Murphy moved to authorize the $5,000 expenditure from the Conservation Fund with the consideration that the character of the conservation land will be improved through this effort. R. Atwood seconded. Vote: 5 yes.

F. Continued discussion on Indigenous Foraging Policy

J. Kritzer, Chair of the Durham Conservation Commission, was present to answer questions and discuss the process for Durham's adoption of an Indigenous Foraging Policy.

B. Hunt: Asked about management for public and private property as well as the administrative components.

J. Kritzer: The intent was not to create any new rights that did not exist or unique rights for any certain groups. In many ways this policy is symbolic but that concept was supported by indigenous leaders that were consulted through the process. This is meant to be a recognition and invitation for people to act upon allowed foraging rights. Interested people are invited to reach out to discuss foraging on Town owned property to let the Commission know what you're up to and what you found.

A. Kramer-Perry excused herself from the meeting at 6:34 pm.

B. Hunt: Have there been any objections raised?

J. Kritzer: None that I'm aware of. The Town Administrator and Attorney wanted to be careful about not creating any new rights or offering access to one specific population of people.

B. Hunt thanked Jake for his time.

K. Murphy: What are the next steps? I am supportive about this approach.

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6. REPORT FROM THE CHAIR

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

J. Kaspari: The City was included on correspondence regarding the enforcement case and restoration work plan for 56 Saddle Trail Drive. NHDES was satisfied with the restoration progress.

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

City Staff will prep the tree boxes in the near future. Funding is in place for 9 tree installments. The nursery is advising on the selection of the trees. Planting should begin in the next week.

R. Schnable on the Subcommittee helped draft a letter to UVM Professor Margaret Skinner with Branch Out Burlington. She is traveling abroad until mid-June. The next step is to reach out with a formal list of questions. Margaret said she can connect the Subcommittee with different volunteers within the organization as needed.

J. Kaspari connected Ethan Bryson – Founder of Natural Urban Forests. He provided project management for the successful creation of a pocket forest at Denehy Park in Cambridge, MA. Kaspari reported some key figures that Ethan shared with him. As a next step Kaspari will invite Ethan to present at the June Subcommittee meeting.

8. ADJOURNMENT

K. Murphy motioned to adjourn. J. Geddes seconded. Vote: 5 yes.

The meeting was adjourned at 6:10 PM.

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CITY OF DOVER, NEW HAMPSHIRE

CONSERVATION COMMISSION

288 Central Avenue
Dover, NH 03820

Date: July 27, 2023

To: Property Owners Abutting 198 Blackwater Road

From: Bill Hunt, Conservation Commission Chair

RE: Invitation to Attend August 14, 2023 Public Hearing

The Dover Conservation Commission will hold a **Public Hearing at 5:30 PM on Monday, August 14, 2023, in the City Council Conference Room in Dover City Hall at 288 Central Avenue,** for the purpose of receiving public input on a proposal to utilize the Dover Conservation Fund to purchase a 10.29-acre conservation easement. The parcel where the conservation easement is proposed is known as Map A, Lot 23-1 on the Dover tax maps and is located at 198 Blackwater Road. As an abutter to this property, you are invited to attend the public hearing.

The City has a purchase and sales agreement to purchase the 10.29-acre conservation easement for the cost of $175,000. If the Conservation Commission approves the expenditure, the funding request will be sent to the Dover City Council for approval.

The proposed easement would help further protect Blackwater Brook and is surrounded by existing conservation easements and wellhead protection land. The proposed conservation easement would encompass some of the highest ranked wildlife habitat in New Hampshire, helping to further expand the protected wildlife corridor. In addition to wildlife, the proposed easement area would also contain prime farmland soils as well as soils of local and statewide importance.

For additional information, please contact Jackson Kaspari, Ph.D. – Resilience Manager at 603-516-6008 or via e-mail at j.kaspari@dover.nh.gov.

Attachment – Map of 198 Blackwater Road and surrounding properties.

198 Blackwater Road Abutter Map



PURCHASE AND SALES AGREEMENT

Conservation Easement

THIS AGREEMENT is made this 24 day of May 2023, between the SELLERS, Craig S. Lombard and Katherine A. Lombard, husband and wife, of Dover, County of Strafford, State of New Hampshire (hereinafter collectively "SELLER"), and the BUYER, City of Dover, County of Strafford, State of New Hampshire, for itself and acting by and through its Conservation Commission pursuant to RSA 36-A:4 (hereinafter "BUYER").

WITNESSETH:

1. Conveyance Agreement and Description of Real Estate:

   SELLER agrees to sell and convey and the BUYER agrees to buy a 10.29 acre (more or less) conservation easement on certain real estate located in Dover, New Hampshire, located on Blackwater Road, known as Dover Tax Map A, Lot 23-1, a portion of the same property conveyed to SELLER by Warranty Deed recorded with the Strafford County Registry of Deeds Book 1513, Page 192, and shown as Lot 1 on a subdivision plan entitled "Plan of Subdivision of Land of Dorothy Cotton, Blackwater & Cook Roads, Dover, N.H." dated May 19, 1990 and recorded with the Strafford County Registry of deeds as Plan #38-35, said easement area generally shown in attached, Appendix A, as "Proposed Conservation Easement, which conservation easement will be described further by metes and bounds following completion of the survey and easement plan contemplated below (which conservation easement is hereinafter referred to at times as "the Property").

2. SELLING PRICE: One Hundred Seventy-Five Thousand Dollars ($175,000.00) to be paid by BUYER to SELLER in United States currency.

3. DEED: The Property shall be conveyed with warranties, and free and clear of all encumbrances, by a Conservation Easement Deed containing certain perpetual, permanent, and assignable conservation restrictions running with the land, to be negotiated between the SELLER and the BUYER in good faith. This Agreement is contingent upon the parties successfully negotiating a mutually acceptable Conservation Easement Deed, which will be consistent with the provisions and intent of RSA 477:45-47 and will be negotiated between the SELLER and BUYER in good faith prior to closing.

4. TRANSFER OF TITLE: Transfer and payment shall occur as soon as reasonably possible after City Council and Conservation Commission approvals and availability of the necessary funds from the Conservation Fund, but before the Lapse Date set forth herein.

5. HOMESTEAD/MARITAL STATUS: SELLER represents and warrants that the Property is not their homestead. SELLER agrees to waive or release any homestead rights in the Warranty Deed to be signed at closing.

6. ENCROACHMENTS/ENCUMBRANCES: SELLER represents and warrants that at closing the Property is or will at closing be free of any encroachments or prior encumbrances other than (i) the current use notice recorded at Book 1915, Page 582 (see also Book 3754, Page 264; Book 1066, Page 406), (ii) easements and matters described in the Warranty Deed recorded with the Strafford County Registry of Deeds Book 1513, Page 192, and (iii) the provisions of this Agreement. To the extent any mortgage is currently encumbering the Property, it shall be SELLER's obligation to obtain a mortgage discharge satisfactory to BUYER, to be signed by the lender(s) and recorded with the Strafford County Registry of Deeds prior to the closing on the Property.

7. REALTOR: The BUYER and SELLER each covenant and represent that no real estate agent brought about this sale and no commission is owed.

8. CONDITIONS AND CONTINGENCIES PRIOR TO BUYER'S PERFORMANCE:

The City's obligation to purchase is conditioned and fully contingent upon the following:

a. CITY APPROVAL CONTINGENCY: This Agreement is fully contingent upon the BUYER obtaining the necessary municipal approval by the Dover Conservation Commission for the funding, and by the Dover City Council, to accept the granting of this conservation easement to the City. Should either the Conservation Commission or City Council vote against issuing aforesaid approvals for any reason, then this Agreement shall terminate without further obligation of any party to buy or to sell the Property and without recourse by any party against the other party.

b. TITLE EXAMINATION: The BUYER's obligation to perform is contingent upon satisfactory examination of title within 90 days following the execution of this Agreement by all parties. The BUYER's obligation to perform is also contingent upon insurability of the Property's title. "Examination of title" includes but is not necessarily limited to review of the source of title, any covenants of record, easements of record, or any other encumbrance or title defect that may exist. If BUYER desires and undertakes an examination of title, BUYER shall pay the cost thereof. If upon examination of title it is found that the title is not marketable pursuant to the title standards of the New Hampshire Bar Association and SELLER is unable to cure same within the timeframe discussed below, then this Agreement upon written notice to the SELLER may be rescinded and withdrawn at the option of the BUYER with no consequence or recourse. BUYER's objections to title shall be furnished to SELLER within 90 days from the date hereof, or the same which may be existing on

the date of this Agreement shall be deemed waived. SELLER will have thirty (30) days after receiving any objections to title to use reasonable efforts to cure such defects, and, should this thirty-day period extend beyond the Lapse Date, the parties will cooperate in good faith to amend this agreement and extend the Lapse Date in order to accommodate the 30-day period to cure any title objections.

c. BOUNDARIES SURVEY: The BUYER's obligation to perform is also contingent upon completion of a satisfactory survey of the Property by a licensed land surveyor, preparation of a recordable easement plan, and related tasks. Prior to the closing, the BUYER, contingent upon receiving prior funding and approval of the Dover Conservation Commission, at BUYER's sole expense shall commission and engage a licensed land surveyor to complete a survey of the Property, prepare a recordable easement plan showing the conservation easement area, and prepare a metes and bounds description of the Property. In the event the Dover Conservation Commission does not approve and fund the costs of the survey, easement plan, and related tasks, the parties agree to meet and confer in good faith about alternative means of accomplishing the necessary survey, easement plan, and related tasks.

d. ENVIRONMENTAL REVIEW/INVESTIGATION: Seller represents and warrants that, during the period Seller has owned and will own the Property, there has been no unlawful use, storage, generation, or disposal of hazardous materials, contaminants, pollutants, old, or petroleum product (as defined by an applicable law or regulation) on the Property. Seller also represents and warrants that, to the best of Seller's knowledge, the Property was never used for any such purposes prior to the time Seller acquired title thereto, and that the Seller has no evidence of any such hazardous waste, hazardous material, or petroleum product on or affecting the Property. Notwithstanding the foregoing, the BUYER's obligation to perform is contingent upon a satisfactory environmental site assessment, if BUYER chooses to undertake same. BUYER may, but is not required to, undertake an environmental site assessment. In the event of any environmental or other concerns or problems discovered by the BUYER during the survey and/or any environmental site assessment, the BUYER may, at its option, rescind and withdraw from this Agreement with no consequence or recourse against BUYER. SELLER hereby acknowledges that BUYER has the right of access to the Property for purposes of the survey and environmental site assessment, during the terms of this Agreement.

9. RESTORATION: After each access to the Property, the BUYER shall restore the Property to the condition prior to the BUYER'S activities. The BUYER agrees to indemnify, and hold the SELLER harmless from and against any and all loss, liability, damage or expense arising, or alleged arisen, from any negligence of the Buyer or its agents with respect to such tests or actions by the BUYER, including, without limitation, injury (including death) to persons and damage to the Property.

10. CLOSING COSTS: The BUYER agrees to pay for reasonable costs associated with preparing a baseline documentation report, conducting a title examination, title insurance for BUYER, and any recording fees. The BUYER or its designee shall prepare the Warranty Deed.

11. TRANSFER TAXES: The parties agree that there would appear to be no Real Estate Transfer Taxes ("RETT") due as a result of the conservation easement for the Property due to the exemption set forth in RSA 78- B:2, I. In the event any RETT is due, then each party agrees to bear that party's share of the RETT, if any.

12. LAPSE: The parties will use best efforts to close by end of day on December 31, 2024. This Agreement shall expire and lapse by its terms at 11:59 p.m. on December 31, 2024 ("Lapse Date"), unless fully performed or extended via a written instrument signed by both parties or extended by mutual agreement in writing. Time is of the essence in the observance of all deadlines set forth within this Agreement.

13. CURRENT USE: The parties acknowledge the Property will encumber an underlying parcel that is in current use. Should at any time in the future a Land Use Change Tax, penalty or assessment, or any other such tax, be asserted or assessed with respect to the land on which the Property is located, the SELLER shall have the sole obligation to pay and satisfy such tax or penalty. Notwithstanding the foregoing, the BUYER represents that BUYER does not intend or expect the conservation easement comprising the Property, or BUYER's use thereof, to result in a "change[] to a use which does not qualify for current use assessment" within the meaning of RSA 79-A:7, I (as in effect as of the date of this Agreement), although the land underlying the Property may become eligible for "conservation restriction assessment pursuant to RSA 79-B," RSA 79-A;7, VI(d).

14. SURVIVAL: The representations/warranties above in Paragraph 5, Paragraph 6, and Paragraph 8(d), together with the provisions of Paragraph 13, shall all survive the closing on the Property and endure in perpetuity.

15. MISCELLANEOUS: This Agreement is a fully integrated expression of the parties' contact and contains all promises exchanged between the parties. This Agreement supersedes any prior verbal or written representation, statement, or agreement not contained herein. This Agreement has been entered into in New Hampshire and shall be interpreted under New Hampshire law. Both parties affirm that they have had the opportunity to review this Agreement with legal counsel prior to signing. This Agreement may only be amended via a written instrument signed by both parties, This Agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

IN WITNESS WHEREOF, the parties have signed

5-24-23
Date

Katherine A. Lombard, Seller

5-24-23
Date

Craig S. Lombard, Seller

5/31/23
Date

CITY OF DOVER, Buyer

J. Michael Joyal, Jr.
City Manager

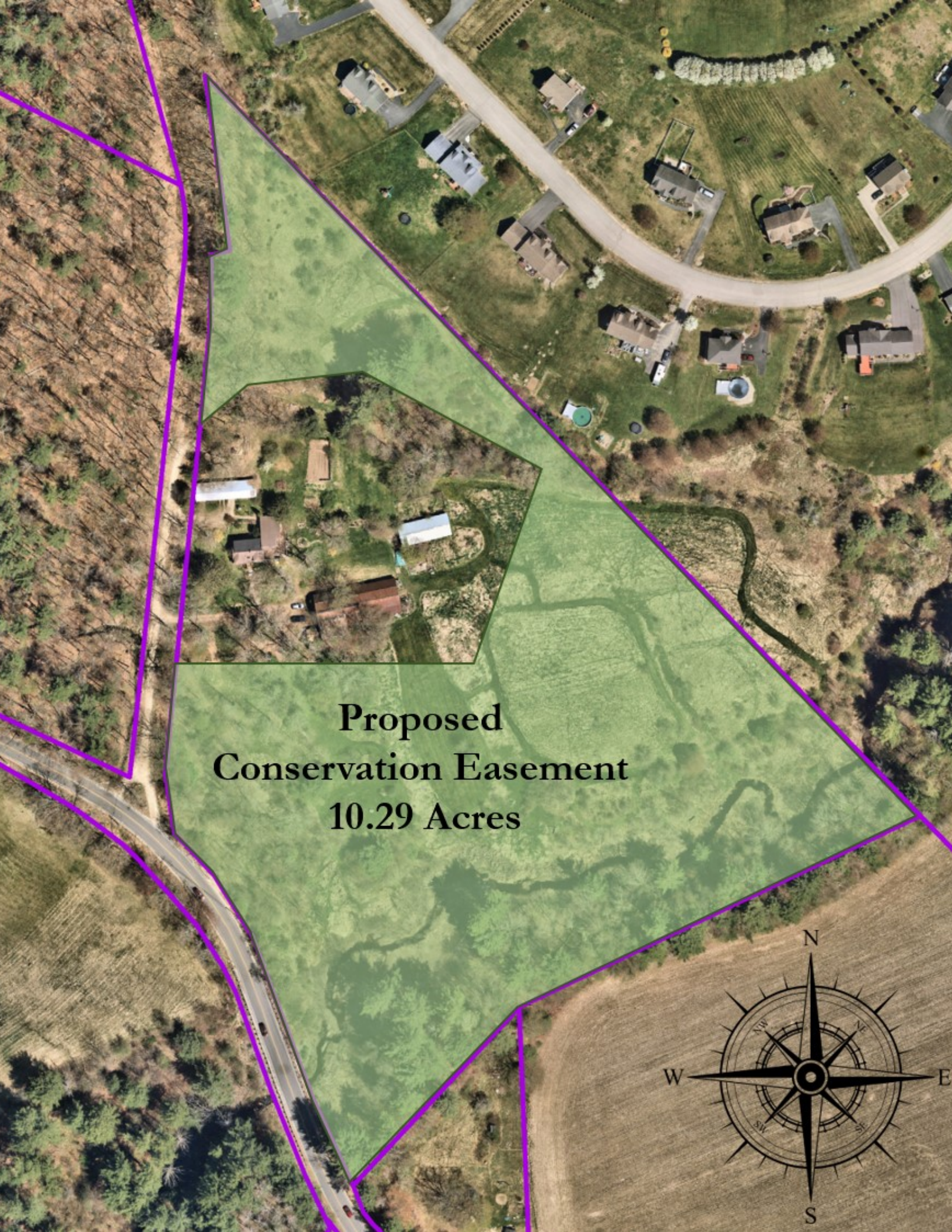
THE CONSERVATION COMMISION OF THE CITY OF DOVER

6/5/2023
Date

William Hunt
Conservation Commission Chairman

APPENDIX A




Proposed
Conservation Easement
10.29 Acres
N
W
E
S

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Stonearch Development Corp. Telephone # 1-978-375-3153

Address of Applicant: 42J Dover Point Road, Dover, NH 03820

E-Mail Address: oneillfamilydevelopment@gmail.com

Name of Property Owner (if different from applicant): 59 Tolend RD LLC Telephone #

Address of Property Owner: Same

Scrignuoli, Eugene A. & Donna L., 22 Sun Hawk Lane, Dover, NH

PROPERTY INFORMATION

Assessor's Map # E Lot(s) # 65-1 & 65-A

Address of Property: Between 53 & 65 Tolend & 22 Sun Hawk Lane

Zoning District(s) R20 Overlay District(s) Wetlands and Conservation

Existing Use of Property: Vacant Land and Single Family

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:

The project proposes one wetlands crossing, which require impacts to the 50' buffer on either side. Wetland buffer disturbance occurs at the wetland crossing, for the reconstruction of Sun Hawk Lane and one area for drainage discharge. See narrative for detailed description.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Wetlands Permit, NHDES Alteration of Terrain Permit, NHDES Subdivision Approval, NHDES Shoreland Permit, NHDES WWDG Permit.

Name of Professional That Prepared Plans: Berry Surveying & Engineering

Address 335 Second Crown Point Road Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: PE 14243, LLS 805 E-mail address: Crberry@metrocast.net

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: 4-27-23

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 4-27-23

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

Below are the fees associated with plan review and are subject to a nonrefundable application fee to cover administrative expenses. Please complete the information below and provide payment with your application submittal. Plan Review Fees shall be paid prior to technical review committee (TRC) being scheduled. For plans not requiring TRC review, fees are due 21 days prior to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover".

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT Application fee $200.00 x # _____ per Application = $_____
- ☐ GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE (A) = $_____

AND

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will review the list for accuracy and provide to us the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

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

C. **Foster's newspaper public notice fee $100.00 x # _____ applications =** $_____

See subdivision app for fees

SUBTOTAL NOTICE FEE (B & C) = $_____

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

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

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 Board
288 Central Ave
Dover, NH 03820

April 27, 2023

RE: "Rolling Hill Estates"
StoneArch Development Corp.
Tolend Road & Sun Hawk Lane
Open Space Subdivision
Tax Map E, Lot 65-1 & Lot 65-A

Mr. Hunt and the Dover Conservation Commission

Berry Surveying & Engineering (BS&E,) on behalf of StoneArch Development Corp., respectfully requests the City of Dover Conservation Commission to accept the following Conditional Use Permits:

- CUP Request #1: Disturbance within the 50' wetland buffer (5 locations)

1. *Identification of Conditional Use Permits (CUP Request #1)*

- Disturbance within the 50' wetland buffer (5 locations, permanent & temporary).

Regulations in the zoning ordinance do not allow for earth disturbance within the 50' wetland buffer. However, Section 170-27.1 (F) states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met. Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval. Temporary wetland buffer disturbance occurs for the proposed setup of erosion & sediment control devices. Temporary impact is shown approximately six feet beyond the limit of the permanent impact for the installation of double perimeter control (three feet spacing) and an orange construction fence (three feet spacing) within 50 feet of a wetland.

2. *Compliance with the following standards*
   a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area.

   - With respect to Impact Areas #1 & #2, wetland buffer impact is required to access the subject parcel from Tolend Road. This impact could not be avoided due to the location of the existing wetlands, as the wetlands exist right to the edge of the subject

parcel and Tax Map E, Lot 65-B. A total of 4,434 SF permanent impact and 1,024 SF of proposed impact in Impact Area #1 and 3,260 SF permanent impact and 1,074 SF of temporary impact in Impact Area #2.

- With respect to Impact Areas #3 & #4, these areas could not be avoided due to the location of the existing wetlands. The City of Dover has requested that Sun Hawk Lane be upgraded to a twenty-foot-wide surface for fire truck circulation and safety. These requested areas would not be proposed as wetland buffer disturbance, if not for the request to upgrade Sun Hawk Lane from the City for life safety. A total of 7,991 SF permanent impact and 4,007 SF of proposed impact in Impact Area #3 and 3,644 SF permanent impact and 1,602 SF of temporary impact in Impact Area #4.

- With respect to Impact Area #5, this area is for the construction of gravel wetland #103 outlet pipe and level spreader for the purposes distributing stormwater to a wetland that discharges under NH Route 16. Nearly five acres of the subject parcels drain to this onsite wetland in the existing condition (Final Reach #1200). Due to the elevation needed to discharge stormwater to the wetland from the BMP, encroachment into the buffer is unavoidable without a large secondary impact. Upon completion of the gravel wetland construction, the disturbed area within the buffer will be revegetated with conservation seed mix. A total of 1,521 SF permanent impact and 364 SF of temporary impact in Impact Area #5.

b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative.

- With respect to Impact Areas #1 & #2, the wetland crossing location was selected to be at the narrowest location of the wetland. This results in the least amount of wetland buffer disturbance in this area for both sides of the wetland.

- With respect to Impact Area #3 & #4, the existing centerline of Sun Hawk Lane was held to minimize impact to the wetland buffers. The proposed profile of Sun Hawk Lane is nearly the same as the existing, further avoiding grade changes that would result in larger wetland buffer disturbance than necessary.

- With respect the Impact Area #5, alternative locations for this gravel wetland discharge were evaluated before this selected location. Secondary impacts to the remaining open space were evaluated. To obtain the same discharge elevation (elev 69) without wetland buffer disturbance, would require disturbance and drainage to be installed nearly 275 feet to the east of the disturbance area to the north side of this wetland, in land that is proposed to be preserved in Open Space. Another alternative evaluated was to not discharge stormwater to the wetland that drains under NH Route 16. As this stormwater in the existing condition does not all flow to the river, this would result in a substantial increase in the volume required for Gravel Wetland #102. This would also push disturbance for this BMP closer to the 100' Cochecho River conservation district.

c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.

- All Impact Areas: The proposed project minimizes buffer disturbance through several design methods. The first being the use of closed drainage throughout the site. This negates the need for open water drainage, such as swales and limits the overall disturbance of the project, especially as it relates to buffer disturbance. Where practical, 2:1 side slopes are used. This will further minimize buffer disturbance without compromising pedestrian safety or slope stability. The remaining buffer area will be protected through the use of various erosion and control measures such as silt soxx, mulch berm, and non-plastic erosion control matting. Further wildlife mitigation measures include the

removal of deep sumps & hoods in catch basins and outlet structures, outlet structure tops being a minimum of 9" from the adjacent slope, beehive catch basin grates in grassed areas, bury depth implemented on wetland crossing culverts, and the use of mountable curb throughout the site.

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

- Upon completion of the construction the disturbed areas will stabilized with conservation seed mix. A wetland permit will be filed with NHDES, given the limited disturbance, no mitigation will be required through NHDES. Plantings are proposed to replace habitat in disturbed areas.

e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.

- A wetland permit will be filed with NHDES.

3. *Justification for approval of Conditional Use Permits*

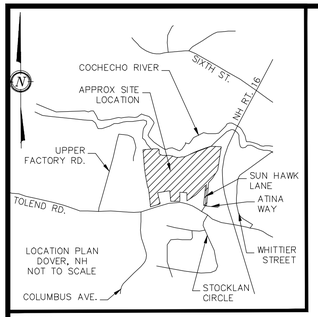
The total buffer disturbance for the project is 28,921 SF (20,850 SF permanent & 8,071 SF temporary). All of the proposed buffer disturbance is for the construction of the Theodore Drive wetland crossing, Sun Hawk Lane reconstruction and stormwater discharge. There will be no buffer disturbance as part of the residential construction. As noted above, the proposed buffer disturbance is necessary in order to access the area outside the buffers and wetlands.

BERRY SURVEYING & ENGINEERING

Kevin R. Poulin, PE
Project Engineer

Christopher R. Berry
Principal, President

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



NOTES:

1.) OWNER LOT 65-1: 59 TOLEND RD LLC
42J DOVER POINT ROAD
DOVER, NH 03820

OWNER LOT 65-A: SGRIGNUOLI, EUGENE A. & DONNA L.
22 SUN HAWK LANE
DOVER, NH 03820

1A.) APPLICANT: STONEARCH DEVELOPMENT CORP.
42J DOVER POINT ROAD
DOVER, NH 03820

2.) LOT OF RECORD: TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

3.) LOT AREA LOT 65-1: 1,809,066 Sq. Ft., 41.53 Ac. +/-
LOT AREA LOT 65-A: 125,886 Sq. Ft., 2.89 Ac. +/-

4.) S.C.R.D. BOOK 5044, PAGE 744
S.C.R.D. BOOK 1571, PAGE 86

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF SITE DEVELOPMENT.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

9.) SEE SHEET 2, NOTE #23 FOR PROPOSED UNIT BEDROOMS COUNTS.

10.) THEODORE DRIVE, AMELIA DRIVE, LIAM DRIVE, & SUN HAWK LANE ARE PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES. THEODORE DRIVE, AMELIA DRIVE, LIAM DRIVE, & SUN HAWK LANE WILL ALWAYS BE PRIVATE AND WILL NEVER BE ACCEPTED BY THE CITY OF DOVER.

CONDITIONAL USE PERMITS:
TOTAL 50' WETLAND BUFFER OF IMPACT: 28,921 Sq.Ft.
PERMANENT 50' BUFFER IMPACT: 20,850 Sq.Ft.
TEMPORARY 50' BUFFER IMPACT: 8,071 Sq.Ft.
TOTAL WETLANDS AREA OF IMPACT: 4,140 Sq.Ft.
PERMANENT WETLANDS IMPACT: 2,156 Sq.Ft.
TEMPORARY WETLANDS IMPACT: 1,983 Sq.Ft.
SEE APPLICATION AND NARRATIVE FOR EXPLANATIONS& JUSTIFICATIONS

WAIVER REQUESTS:
MINIMUM PERIMETER BUFFER TO PERMIT OSS BUFFER LESS THAN 40' IN ONE LOCATION 157-21F(4)
4% INTERSECTION GRADE WITHIN 75' WHERE 3% MAX ALLOWED (157-32G)

OPEN SPACE CALCULATIONS:
28 PROPOSED LOTS ON YIELD PLAN 8,000 Sq.Ft. / PER LOT REDUCTION R20 ZONE (20,000 Sq.Ft. CONVENTIONAL, 12,000 Sq.Ft. OSS SINGLE FAMILY) = 224,000 Sq.Ft, OPEN SPACE REQUIRED = 224,000 Sq.Ft. OPEN SPACE UPLAND REQUIRED = 112,000 Sq.Ft.
OPEN SPACE #1 PROVIDED = 126,424 Sq.Ft, UPLAND IN OPEN SPACE #1 PROVIDED = 101,031 Sq.Ft. NON-ENCUMBERED AREA OPEN SPACE #1 = 97,803 Sq.Ft. CONTIGUOUS NON-ENCUMBERED UPLAND AREA OPEN SPACE #1 = 35,079 Sq.Ft.
OPEN SPACE #2 PROVIDED = 1,395,309 Sq.Ft, UPLAND IN OPEN SPACE #2 PROVIDED = 1,124,875 Sq.Ft. NON-ENCUMBERED AREA OPEN SPACE #2 = 1,296,777 Sq.Ft. CONTIGUOUS NON-ENCUMBERED UPLAND AREA OPEN SPACE #2 = 748,622 Sq.Ft.
TOTAL OPEN SPACE PROVIDED = 1,521,733 Sq.Ft, TOTAL UPLAND IN OPEN SPACE PROVIDED = 1,225,906 Sq.Ft TOTAL NON-ENCUMBERED OPEN SPACE AREA = 1,394,580 Sq.Ft. TOTAL CONTIGUOUS NON-ENCUMBERED UPLAND OPEN SPACE AREA = 783,701 Sq.Ft.
TOTAL AREA LOT 65-A = 125,886 Sq.Ft. TOTAL UPLAND AREA: 91,446 Sq.Ft.

PARKING REQUIREMENTS:
CHAPTER 153-14D PARKING TABLE
- RESIDENTIAL
  - RESIDENTIAL (NON CBD-G) 1.4 SPACES PER UNIT:
  - VISITOR 0.5 SPACES PER UNIT:
  - EACH UNIT HAS A TWO CAR GARAGE AND DRIVEWAY PARKING
  - 29 UNITS * 1.9 SPACES PER UNIT = 56 SPACES REQ

5% BICYCLE RACK STORAGE = 3 SPACES REQ. 20+ PROVIDED (3 LOCATIONS)
5% EV SPACE REQ. = 3 SPACES REQ., 3 GARAGES PROVIDED.
SEE NOTE #42 ON PROJECT NOTES.

SNOW STORAGE:
- STORAGE CALCULATION (6:1 RATIO USED)
  - PAVED AREA = 55,583 Sq.Ft. / 6 = 9,264 Sq. Ft.
  - >13,236 Sq. Ft. PROVIDED
  - THIS CALCULATION BASED ON PRIMARY ROADS ONLY
  - SNOW SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS ONCE IDENTIFIED AREAS ARE FULL. WHEN SNOW BANKS ALONG THE ROAD ARE GREATER THAN 2' TALL, A WING PLOW IS TO COME THROUGH AND KNOCK THE SNOW BANK HEIGHTS DOWN TO ENSURE ALL SEASON SIGHT DISTANCE.

SITE PLANS TABLE OF CONTENTS:

SHEET #26: OVERVIEW SITE PLAN
SHEET #27: SITE PLAN THEODORE DRIVE 0+00-5+00
SHEET #28: SITE PLAN THEODORE DRIVE 5+00-8+68
SHEET #29: SITE PLAN SUN HAWK LANE 31+00-38+12.85
SHEET #30: SITE PLAN AMELIA DRIVE 10+00-16+53
SHEET #31: SITE PLAN LIAM DRIVE 20+00-26+07.57
SHEETS #89-#92: CONSTRUCTION DETAILS C-101-C104

EXISTING LEGEND:

IRON BOUND ~FND~
IRON PIPE ~FND~
NHHB BOUND ~FND~
UTILITY POLE / GUY WIRE
BUILDING SETBACK LINE/OSS PERIMETER BUFFER
OVERHEAD UTILITIES LINE
WETLAND LINE
EXISTING STREAM
EXISTING TRAIL
FEMA FLOOD ZONE
50'WETLAND BUFFER
50' NHDES PRIMARY SETBACK
150' NHDES NATURAL WOODLAND BUFFER
250' NHDES SHORELAND PROTECTION ZONE
100' LOCAL CONSERVATION OVERLAY ZONE

GREATER THAN 20% SLOPE FOR 2,000 Sq. Ft. CONTIGUOUS AREA

S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND

PROPOSED LEGEND:

3/4" REBAR W/ ID CAP ~TBS~

PROPOSED LIMITED COMMON AREA (LCA) LINE

E101 / E6 DETAIL SHEET / DETAIL

MATCH POINT
MATCH LINE

TRANSFORMER & PAD
SHOULDER
CENTER LINE
BUILDING SETBACK LINE
GUARD RAIL

SUBSURFACE GRAVEL WETLAND

SNOW STORAGE

RECREATION SPACE

EFFLUENT PUMP STATION

EFFLUENT DISPOSAL AREA

PERMANENT WETLAND IMPACT AREA

TEMPORARY WETLAND IMPACT AREA

PERMANENT WETLAND BUFFER IMPACT AREA

TEMPORARY WETLAND BUFFER IMPACT AREA

TRAIL NOTE:

THE EXISTING TRAIL ALONG THE RIVER IS MORE OF A WELL-WORN FOOT PATH THAT PEOPLE HAVE USED OVER THE YEARS TO TRAVERSE THE RIVERS EDGE. IT IS SUITABLE FOR HIKING, BUT NOTHING FURTHER. THE APPLICANT IS PROPOSING AN EASEMENT AROUND THIS AREA TO PRESERVE ANY PUBLIC USE OR INTEREST THERE MAY BE IN IT. THE APPLICANT IS PROPOSING A TRAIL EASEMENT FROM TOLEND ROAD TO THE EXISTING TRAIL TO ENSURE THERE IS A DEDICATE LOCATION FOR ACCESS. WE ENVISION THE SAME WELL-WORN PATH TO BE CREATED AND NOT A PHYSICAL TRAIL TO BE BUILT AND MAINTAINED. THE APPLICANT WILL INSTALL SIGNS AND EASEMENT BOUNDS ALONG THE DEDICATED AREA. IMPROVEMENTS WILL INCLUDE CLEARING OF BRUSH AND TRIMMING OF BRANCHES SO A VISIBLE WALKING AREA IS PROVIDED.

APPROVED DOVER
GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OVERVIEW SITE PLAN

DOVER PLANNING FILE #SUBD-2023-0005

#	REVISION	DATE	DESCRIPTION
#2		08-01-23	REVISED PER DOVER TRC #2 COMMENT
#1		06-30-23	REVISED PER DOVER TRC #1 COMMENT

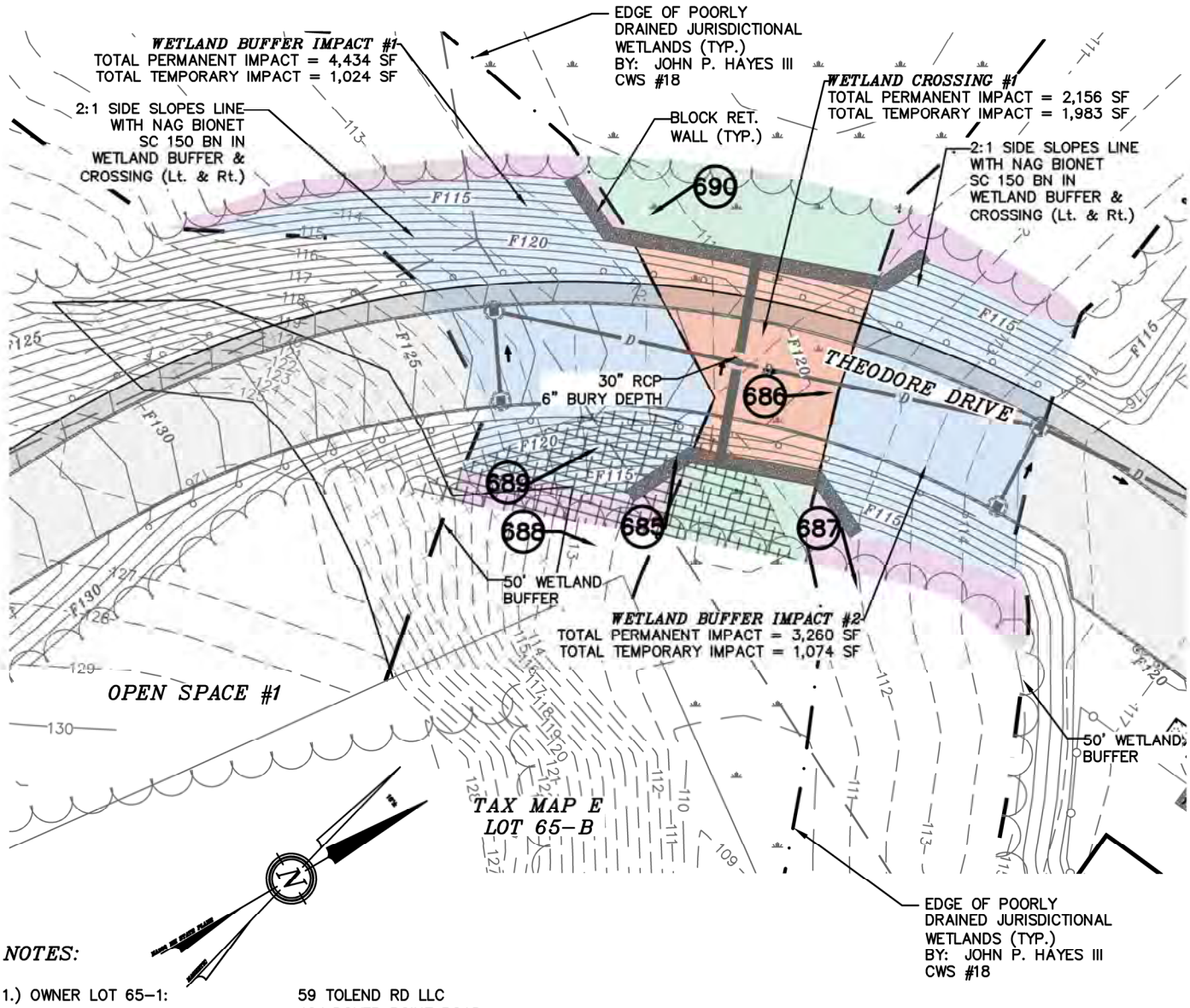
OVERVIEW SITE PLAN
LAND OF
59 TOLEND RD LLC &
EUGENE A. & DONNA L. SGRIGNUOLI
TOLEND ROAD
DOVER, N.H.
TAX MAP E, LOT 65-1 & 65-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.
DATE : APRIL 27, 2023
FILE NO. : DB 2023 - 031

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
NO. 14447
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION



NOTES:

1.) OWNER LOT 65-1: 59 TOLEND RD LLC
42J DOVER POINT ROAD
DOVER, NH 03820

OWNER LOT 65-A: SGRIGNUOLI, EUGENE A. & DONNA L.
22 SUN HAWK LANE
DOVER, NH 03820

1A.) APPLICANT: STONEARCH DEVELOPMENT CORP.
42J DOVER POINT ROAD
DOVER, NH 03820

2.) LOT OF RECORD: TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

LEGEND:

- WETLAND DISTURBANCE
- TEMP. WETLAND DISTURBANCE
- BUFFER DISTURBANCE
- TEMP BUFFER DISTURBANCE

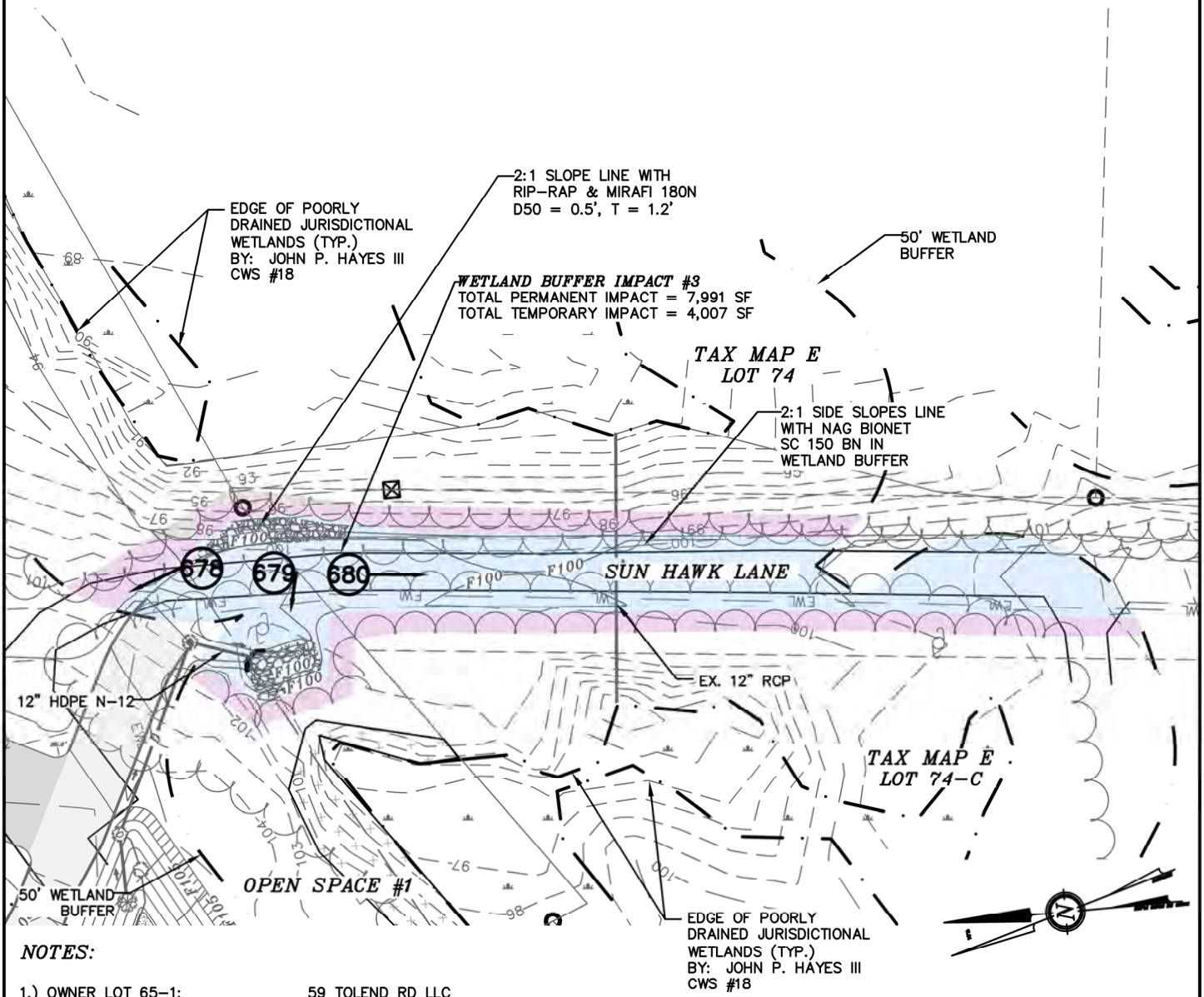
CONDITIONAL USE IMPACT AREAS
STONEARCH DEVELOPMENT CORP.
EUGENE A. & DONNA L.
SGRIGNUOLI
59 TOLEND ROAD
DOVER, N.H.
TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

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

SCALE : 1 IN. EQUALS 40 FT.

DATE : APRIL 27, 2023

FILE NO. : DB 2023-031



NOTES:

1.) OWNER LOT 65-1: 59 TOLEND RD LLC
42J DOVER POINT ROAD
DOVER, NH 03820

OWNER LOT 65-A: SGRIGNUOLI, EUGENE A. & DONNA L.
22 SUN HAWK LANE
DOVER, NH 03820

1A.) APPLICANT: STONEARCH DEVELOPMENT CORP.
42J DOVER POINT ROAD
DOVER, NH 03820

2.) LOT OF RECORD: TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

LEGEND:

- WETLAND DISTURBANCE
- TEMP. WETLAND DISTURBANCE
- BUFFER DISTURBANCE
- TEMP BUFFER DISTURBANCE

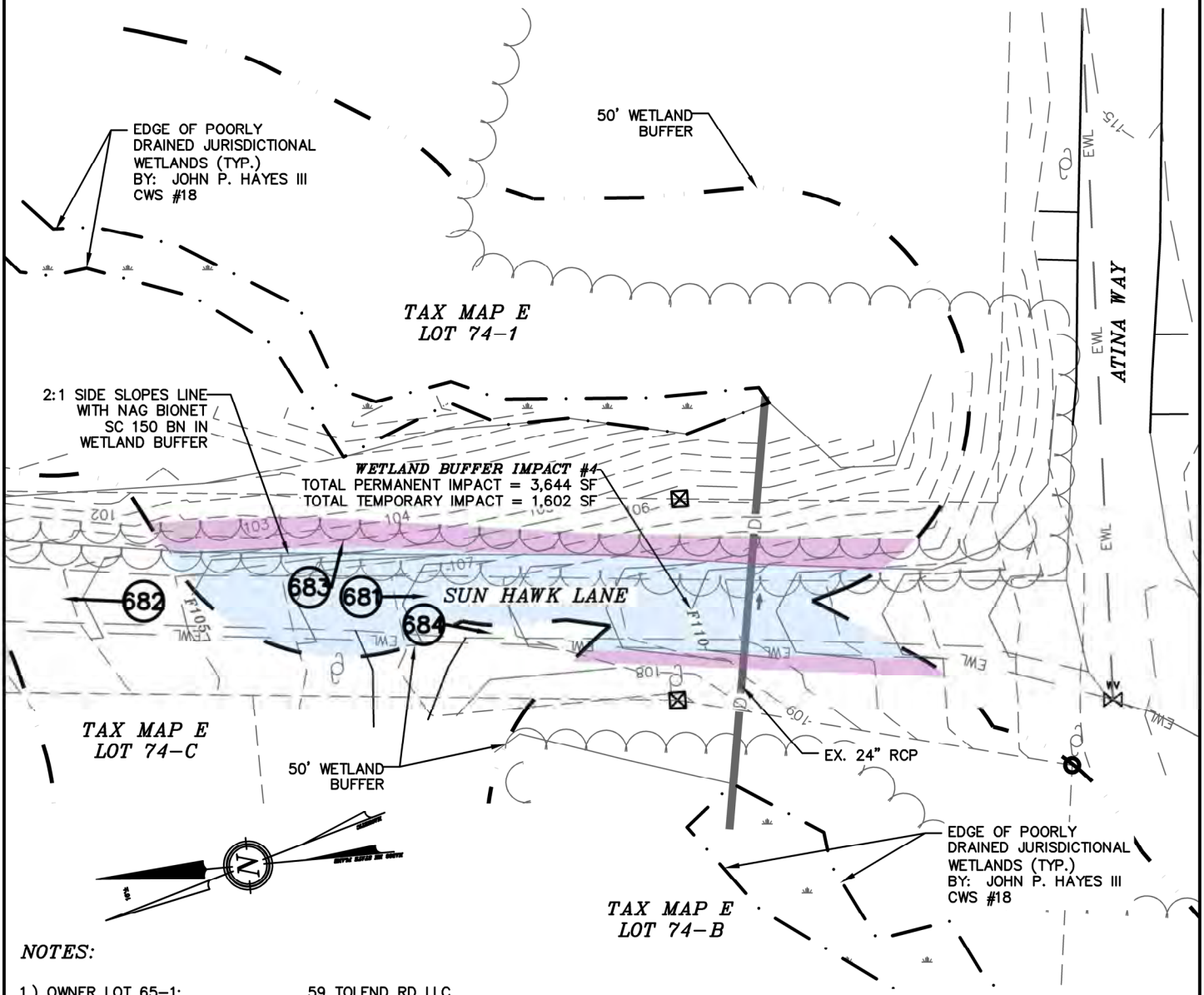
CONDITIONAL USE IMPACT AREAS
STONEARCH DEVELOPMENT CORP.
EUGENE A. & DONNA L.
SGRIGNUOLI
59 TOLEND ROAD
DOVER, N.H.
TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

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

SCALE : 1 IN. EQUALS 50 FT.

DATE : APRIL 27, 2023

FILE NO. : DB 2023-031



NOTES:

1.) OWNER LOT 65-1: 59 TOLEND RD LLC
42J DOVER POINT ROAD
DOVER, NH 03820

OWNER LOT 65-A: SGRIGNUOLI, EUGENE A. & DONNA L.
22 SUN HAWK LANE
DOVER, NH 03820

1A.) APPLICANT: STONEARCH DEVELOPMENT CORP.
42J DOVER POINT ROAD
DOVER, NH 03820

2.) LOT OF RECORD: TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

LEGEND:

- WETLAND DISTURBANCE
- TEMP. WETLAND DISTURBANCE
- BUFFER DISTURBANCE
- TEMP BUFFER DISTURBANCE

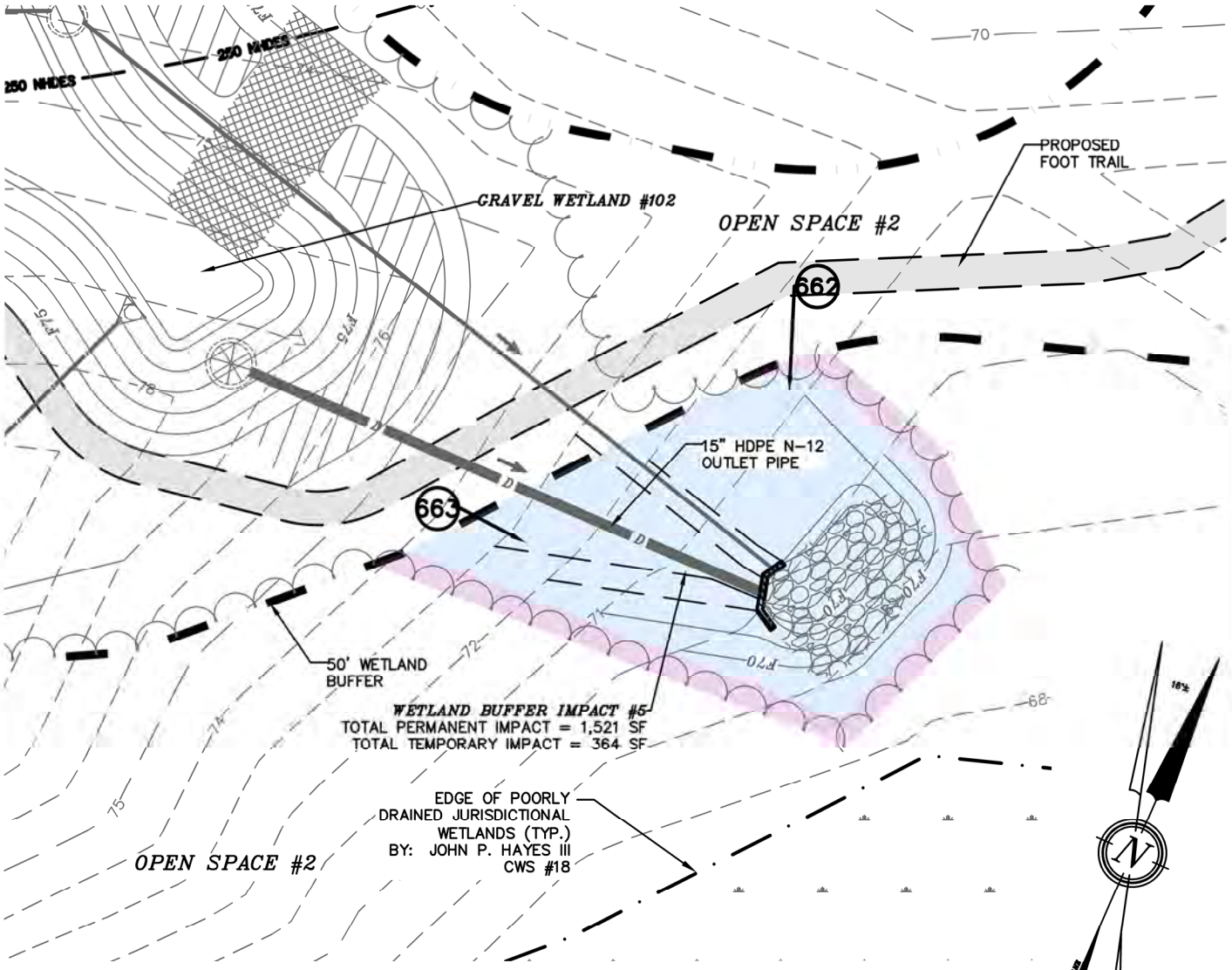
CONDITIONAL USE IMPACT AREAS
STONEARCH DEVELOPMENT CORP.
EUGENE A. & DONNA L.
SGRIGNUOLI
59 TOLEND ROAD
DOVER, N.H.
TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

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

SCALE : 1 IN. EQUALS 40 FT.

DATE : APRIL 27, 2023

FILE NO. : DB 2023-031



NOTES:

1.) OWNER LOT 65-1:	59 TOLEND RD LLC 42J DOVER POINT ROAD DOVER, NH 03820
OWNER LOT 65-A:	SGRIGNUOLI, EUGENE A. & DONNA L. 22 SUN HAWK LANE DOVER, NH 03820
1A.) APPLICANT:	STONEARCH DEVELOPMENT CORP. 42J DOVER POINT ROAD DOVER, NH 03820
2.) LOT OF RECORD:	TAX MAP E, LOT 65-1 TAX MAP E, LOT 65-A

LEGEND:

- WETLAND DISTURBANCE
- TEMP. WETLAND DISTURBANCE
- BUFFER DISTURBANCE
- TEMP BUFFER DISTURBANCE

CONDITIONAL USE IMPACT AREAS
STONEARCH DEVELOPMENT CORP.
EUGENE A. & DONNA L.
SGRIGNUOLI
59 TOLEND ROAD
DOVER, N.H.
TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

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

SCALE :	1 IN. EQUALS 30 FT.
DATE :	APRIL 27, 2023
FILE NO. :	DB 2023-031

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

59 Tolend Rd, Dover
Tax Map E, Lot 65-1



662



663

59 Tolend Rd, Dover
Tax Map E, Lot 65-1



678



679

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

59 Tolend Rd, Dover
Tax Map E, Lot 65-1



680



681

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

59 Tolend Rd, Dover
Tax Map E, Lot 65-1



682



683

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

59 Tolend Rd, Dover
Tax Map E, Lot 65-1



684



685

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

59 Tolend Rd, Dover
Tax Map E, Lot 65-1



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BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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59 Tolend Rd, Dover
Tax Map E, Lot 65-1



688



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

59 Tolend Rd, Dover
Tax Map E, Lot 65-1



690

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

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Stonearch Development Corp. Telephone # 1-978-375-3153

Address of Applicant: 42J Dover Point Road, Dover, NH 03820

E-Mail Address: oneillfamilydevelopment@gmail.com

Name of Property Owner (if different from applicant): 59 Tolend RD LLC Telephone #

Address of Property Owner: Same

Scrignuoli, Eugene A. & Donna L., 22 Sun Hawk Lane, Dover, NH

PROPERTY INFORMATION

Assessor's Map # E Lot(s) # 65-1 & 65-A

Address of Property: Between 53 & 65 Tolend & 22 Sun Hawk Lane

Zoning District(s) R20 Overlay District(s) Wetlands and Conservation

Existing Use of Property: Vacant Land and Single Family

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:

The project proposes one wetlands crossing, which require impacts to the 50' buffer on either side. Wetland buffer disturbance occurs at the wetland crossing, for the reconstruction of Sun Hawk Lane and one area for drainage discharge. See narrative for detailed description.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Wetlands Permit, NHDES Alteration of Terrain Permit, NHDES Subdivision Approval, NHDES Shoreland Permit, NHDES WWDG Permit.

Name of Professional That Prepared Plans: Berry Surveying & Engineering

Address 335 Second Crown Point Road Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: PE 14243, LLS 805 E-mail address: Crberry@metrocast.net

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: 4-27-23

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 4-27-23

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

Below are the fees associated with plan review and are subject to a nonrefundable application fee to cover administrative expenses. Please complete the information below and provide payment with your application submittal. Plan Review Fees shall be paid prior to technical review committee (TRC) being scheduled. For plans not requiring TRC review, fees are due 21 days prior to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover".

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
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- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____

2. TOTAL IMPERVIOUS PAVED AREA (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE (A) = $_____

AND

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will review the list for accuracy and provide to us the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - o Certified letters fee # _____ of x $8.00= $_____
- ☐ Certified letters fee: # of abutters _____ X $8.00= $_____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00= $_____

C. **Foster's newspaper public notice fee $100.00 x # _____ applications =** $_____

See subdivision app for fees

SUBTOTAL NOTICE FEE (B & C) = $_____

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

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

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 Board
288 Central Ave
Dover, NH 03820

April 27, 2023

RE: "Rolling Hill Estates"
StoneArch Development Corp.
Tolend Road & Sun Hawk Lane
Open Space Subdivision
Tax Map E, Lot 65-1 & Lot 65-A

Mr. Hunt and the Dover Conservation Commission

Berry Surveying & Engineering (BS&E,) on behalf of StoneArch Development Corp., respectfully requests the City of Dover Conservation Commission to accept the following Conditional Use Permits:

- CUP Request #2: Disturbance within a jurisdictional wetland (1 location)

1. *Identification of Conditional Use Permits (CUP request #2)*
   - Disturbance within a jurisdictional wetland (1 location, permanent and temporary).

Regulations in the zoning ordinance do not allow for earth disturbance within the wetland. However, Section 170-27.1 (F) states that a conditional use permit may be granted by the planning board, given the following standards, as shown below, are met. Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. *Compliance with the following standards*
   a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area.

      o With respect to Impact Area #1, wetland impact is required to access the subject parcel from Tolend Road. This impact could not be avoided due to the location of the existing wetlands, as the wetlands exist right to the edge of the subject parcel and Tax Map E, Lot 65-B. A total of 2,156 SF permanent impact and 1,983 SF of temporary impact in Impact Area #1.

b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative.

o With respect to Impact Area #1, the wetland crossing location was selected to be at the narrowest location of the wetland. This results in the least amount of wetland disturbance in this location.

c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.

o The proposed project minimizes wetland disturbance through several design methods. The first being the use of closed drainage throughout the site. This negates the need for open water drainage, such as swales and limits the overall disturbance of the project, especially as it relates to wetland disturbance. A block retaining wall is proposed to minimize the permanent wetland impact. This will further minimize wetland disturbance without compromising slope stability. The remaining wetland area will be protected through the use of various double row erosion and control measures such as silt soxx, mulch berm, non-plastic erosion control matting, and construction fence. A 6” bury depth is implemented on the wetland crossing culvert.

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

o Upon completion of the construction the disturbed areas will stabilized with conservation seed mix. A wetland permit will be filed with NHDES, given the limited disturbance, no mitigation

will be required through NHDES. Plantings are proposed to replace habitat in disturbed areas.

e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.

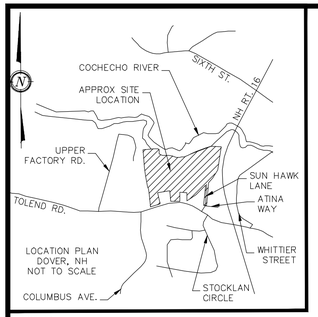
o A wetland permit will be filed with NHDES.

BERRY SURVEYING & ENGINEERING

Kevin R. Poulin, PE
Project Engineer

Christopher R. Berry
Principal, President

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



NOTES:

1.) OWNER LOT 65-1: 59 TOLEND RD LLC
42J DOVER POINT ROAD
DOVER, NH 03820

OWNER LOT 65-A: SGRIGNUOLI, EUGENE A. & DONNA L.
22 SUN HAWK LANE
DOVER, NH 03820

1A.) APPLICANT: STONEARCH DEVELOPMENT CORP.
42J DOVER POINT ROAD
DOVER, NH 03820

2.) LOT OF RECORD: TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

3.) LOT AREA LOT 65-1: 1,809,066 Sq. Ft., 41.53 Ac. +/-
LOT AREA LOT 65-A: 125,886 Sq. Ft., 2.89 Ac. +/-

4.) S.C.R.D. BOOK 5044, PAGE 744
S.C.R.D. BOOK 1571, PAGE 86

5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF SITE DEVELOPMENT.

6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).

7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.

8.) SEE SHEET 2 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

9.) SEE SHEET 2, NOTE #23 FOR PROPOSED UNIT BEDROOMS COUNTS.

10.) THEODORE DRIVE, AMELIA DRIVE, LIAM DRIVE, & SUN HAWK LANE ARE PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE RESPONSIBILITIES. THEODORE DRIVE, AMELIA DRIVE, LIAM DRIVE, & SUN HAWK LANE WILL ALWAYS BE PRIVATE AND WILL NEVER BE ACCEPTED BY THE CITY OF DOVER.

CONDITIONAL USE PERMITS:
TOTAL 50' WETLAND BUFFER OF IMPACT: 28,921 Sq.Ft.
PERMANENT 50' BUFFER IMPACT: 20,850 Sq.Ft.
TEMPORARY 50' BUFFER IMPACT: 8,071 Sq.Ft.
TOTAL WETLANDS AREA OF IMPACT: 4,140 Sq.Ft.
PERMANENT WETLANDS IMPACT: 2,156 Sq.Ft.
TEMPORARY WETLANDS IMPACT: 1,983 Sq.Ft.
SEE APPLICATION AND NARRATIVE FOR EXPLANATIONS& JUSTIFICATIONS

WAIVER REQUESTS:
MINIMUM PERIMETER BUFFER TO PERMIT OSS BUFFER LESS THAN 40' IN ONE LOCATION 157-21F(4)
4% INTERSECTION GRADE WITHIN 75' WHERE 3% MAX ALLOWED (157-32G)

OPEN SPACE CALCULATIONS:
28 PROPOSED LOTS ON YIELD PLAN 8,000 Sq.Ft. / PER LOT REDUCTION R20 ZONE (20,000 Sq.Ft. CONVENTIONAL, 12,000 Sq.Ft. OSS SINGLE FAMILY) = 224,000 Sq.Ft, OPEN SPACE REQUIRED = 224,000 Sq.Ft. OPEN SPACE UPLAND REQUIRED = 112,000 Sq.Ft.
OPEN SPACE #1 PROVIDED = 126,424 Sq.Ft, UPLAND IN OPEN SPACE #1 PROVIDED = 101,031 Sq.Ft. NON-ENCUMBERED AREA OPEN SPACE #1 = 97,803 Sq.Ft. CONTIGUOUS NON-ENCUMBERED UPLAND AREA OPEN SPACE #1 = 35,079 Sq.Ft.
OPEN SPACE #2 PROVIDED = 1,395,309 Sq.Ft, UPLAND IN OPEN SPACE #2 PROVIDED = 1,124,875 Sq.Ft. NON-ENCUMBERED AREA OPEN SPACE #2 = 1,296,777 Sq.Ft. CONTIGUOUS NON-ENCUMBERED UPLAND AREA OPEN SPACE #2 = 748,622 Sq.Ft.
TOTAL OPEN SPACE PROVIDED = 1,521,733 Sq.Ft, TOTAL UPLAND IN OPEN SPACE PROVIDED = 1,225,906 Sq.Ft TOTAL NON-ENCUMBERED OPEN SPACE AREA = 1,394,580 Sq.Ft. TOTAL CONTIGUOUS NON-ENCUMBERED UPLAND OPEN SPACE AREA = 783,701 Sq.Ft.
TOTAL AREA LOT 65-A = 125,886 Sq.Ft. TOTAL UPLAND AREA: 91,446 Sq.Ft.

PARKING REQUIREMENTS:
CHAPTER 153-14D PARKING TABLE
- RESIDENTIAL
  - RESIDENTIAL (NON CBD-G) 1.4 SPACES PER UNIT:
  - VISITOR 0.5 SPACES PER UNIT:
  - EACH UNIT HAS A TWO CAR GARAGE AND DRIVEWAY PARKING
  - 29 UNITS * 1.9 SPACES PER UNIT = 56 SPACES REQ

5% BICYCLE RACK STORAGE = 3 SPACES REQ. 20+ PROVIDED (3 LOCATIONS)
5% EV SPACE REQ. = 3 SPACES REQ., 3 GARAGES PROVIDED.
SEE NOTE #42 ON PROJECT NOTES.

SNOW STORAGE:
- STORAGE CALCULATION (6:1 RATIO USED)
  - PAVED AREA = 55,583 Sq.Ft. / 6 = 9,264 Sq. Ft.
  - >13,236 Sq. Ft. PROVIDED
  - THIS CALCULATION BASED ON PRIMARY ROADS ONLY
  - SNOW SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS ONCE IDENTIFIED AREAS ARE FULL. WHEN SNOW BANKS ALONG THE ROAD ARE GREATER THAN 2' TALL, A WING PLOW IS TO COME THROUGH AND KNOCK THE SNOW BANK HEIGHTS DOWN TO ENSURE ALL SEASON SIGHT DISTANCE.

SITE PLANS TABLE OF CONTENTS:

SHEET #26: OVERVIEW SITE PLAN
SHEET #27: SITE PLAN THEODORE DRIVE 0+00-5+00
SHEET #28: SITE PLAN THEODORE DRIVE 5+00-8+68
SHEET #29: SITE PLAN SUN HAWK LANE 31+00-38+12.85
SHEET #30: SITE PLAN AMELIA DRIVE 10+00-16+53
SHEET #31: SITE PLAN LIAM DRIVE 20+00-26+07.57
SHEETS #89-#92: CONSTRUCTION DETAILS C-101-C104

EXISTING LEGEND:

IRON BOUND ~FND~
IRON PIPE ~FND~
NHHB BOUND ~FND~
UTILITY POLE / GUY WIRE
BUILDING SETBACK LINE/OSS PERIMETER BUFFER
OVERHEAD UTILITIES LINE
WETLAND LINE
EXISTING STREAM
EXISTING TRAIL
FEMA FLOOD ZONE
50'WETLAND BUFFER
50' NHDES PRIMARY SETBACK
150' NHDES NATURAL WOODLAND BUFFER
250' NHDES SHORELAND PROTECTION ZONE
100' LOCAL CONSERVATION OVERLAY ZONE

GREATER THAN 20% SLOPE FOR 2,000 Sq. Ft. CONTIGUOUS AREA

S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND

PROPOSED LEGEND:

3/4" REBAR W/ ID CAP ~TBS~

PROPOSED LIMITED COMMON AREA (LCA) LINE

E101 / E6 DETAIL SHEET / DETAIL

MATCH POINT
MATCH LINE

TRANSFORMER & PAD
SHOULDER
CENTER LINE
BUILDING SETBACK LINE
GUARD RAIL

SUBSURFACE GRAVEL WETLAND

SNOW STORAGE

RECREATION SPACE

EFFLUENT PUMP STATION

EFFLUENT DISPOSAL AREA

PERMANENT WETLAND IMPACT AREA

TEMPORARY WETLAND IMPACT AREA

PERMANENT WETLAND BUFFER IMPACT AREA

TEMPORARY WETLAND BUFFER IMPACT AREA

TRAIL NOTE:

THE EXISTING TRAIL ALONG THE RIVER IS MORE OF A WELL-WORN FOOT PATH THAT PEOPLE HAVE USED OVER THE YEARS TO TRAVERSE THE RIVERS EDGE. IT IS SUITABLE FOR HIKING, BUT NOTHING FURTHER. THE APPLICANT IS PROPOSING AN EASEMENT AROUND THIS AREA TO PRESERVE ANY PUBLIC USE OR INTEREST THERE MAY BE IN IT. THE APPLICANT IS PROPOSING A TRAIL EASEMENT FROM TOLEND ROAD TO THE EXISTING TRAIL TO ENSURE THERE IS A DEDICATE LOCATION FOR ACCESS. WE ENVISION THE SAME WELL-WORN PATH TO BE CREATED AND NOT A PHYSICAL TRAIL TO BE BUILT AND MAINTAINED. THE APPLICANT WILL INSTALL SIGNS AND EASEMENT BOUNDS ALONG THE DEDICATED AREA. IMPROVEMENTS WILL INCLUDE CLEARING OF BRUSH AND TRIMMING OF BRANCHES SO A VISIBLE WALKING AREA IS PROVIDED.

APPROVED DOVER
GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OVERVIEW SITE PLAN

DOVER PLANNING FILE #SUBD-2023-0005

#	REVISION	DATE	DESCRIPTION
#2		08-01-23	REVISED PER DOVER TRC #2 COMMENT
#1		06-30-23	REVISED PER DOVER TRC #1 COMMENT

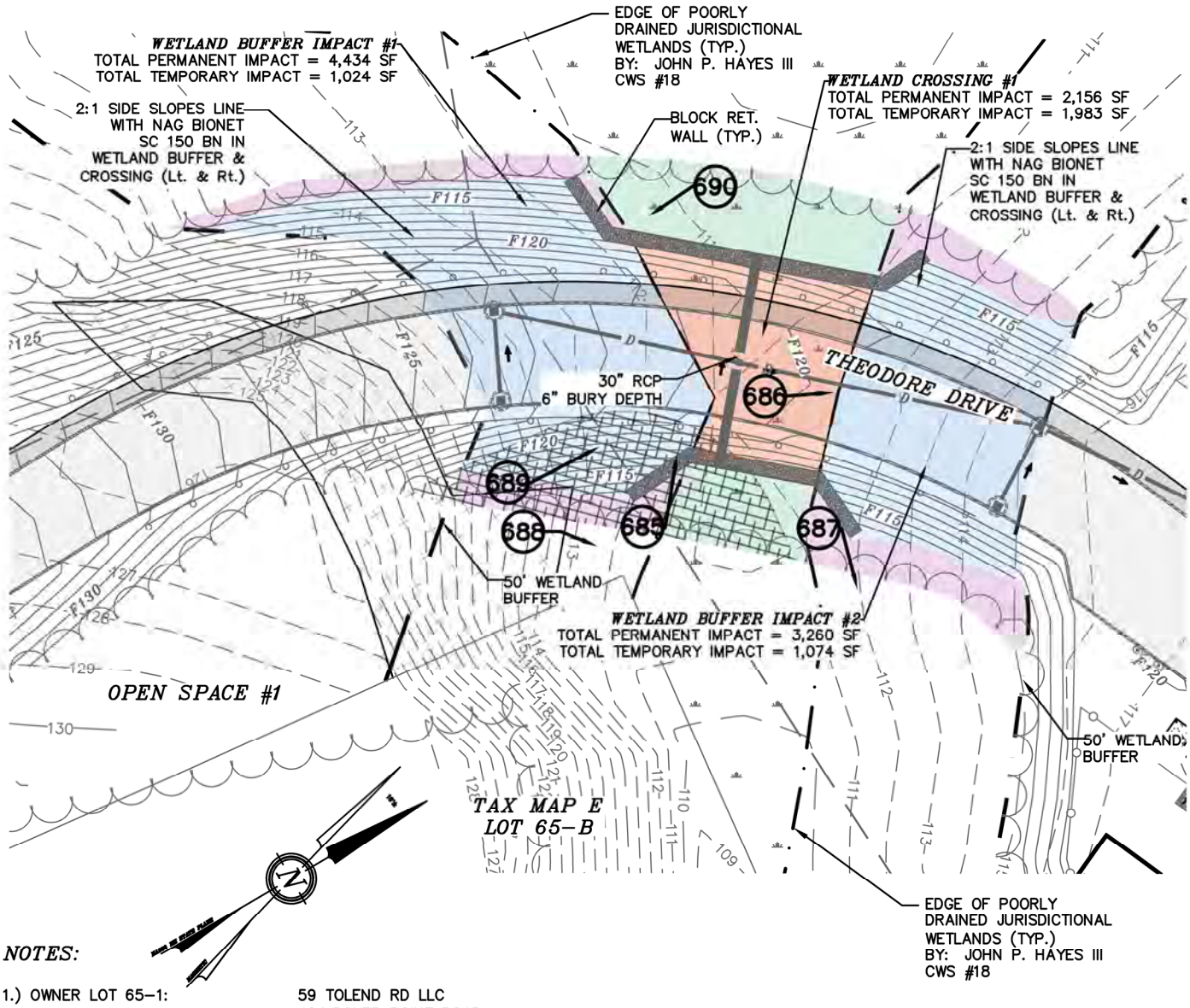
OVERVIEW SITE PLAN
LAND OF
59 TOLEND RD LLC &
EUGENE A. & DONNA L. SGRIGNUOLI
TOLEND ROAD
DOVER, N.H.
TAX MAP E, LOT 65-1 & 65-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.
DATE : APRIL 27, 2023
FILE NO. : DB 2023 - 031

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
NO. 14447
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION



NOTES:

1.) OWNER LOT 65-1: 59 TOLEND RD LLC
42J DOVER POINT ROAD
DOVER, NH 03820

OWNER LOT 65-A: SGRIGNUOLI, EUGENE A. & DONNA L.
22 SUN HAWK LANE
DOVER, NH 03820

1A.) APPLICANT: STONEARCH DEVELOPMENT CORP.
42J DOVER POINT ROAD
DOVER, NH 03820

2.) LOT OF RECORD: TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

LEGEND:

- WETLAND DISTURBANCE
- TEMP. WETLAND DISTURBANCE
- BUFFER DISTURBANCE
- TEMP BUFFER DISTURBANCE

CONDITIONAL USE IMPACT AREAS
STONEARCH DEVELOPMENT CORP.
EUGENE A. & DONNA L.
SGRIGNUOLI
59 TOLEND ROAD
DOVER, N.H.
TAX MAP E, LOT 65-1
TAX MAP E, LOT 65-A

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

SCALE : 1 IN. EQUALS 40 FT.

DATE : APRIL 27, 2023

FILE NO. : DB 2023-031

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

59 Tolend Rd, Dover
Tax Map E, Lot 65-1



685



686



687



688

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690

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City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Settlement on 6th, LLC -Walter Wood Telephone # 1 207-752-0062

Address of Applicant: 4Hall Street Dover NH 03820

E-Mail Address: lvtofsh2@yahoo.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # B Lot(s) # 5-2

Address of Property: 27 Wildcat Drive

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

Existing Use of Property: Residential

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:

Wetland Restoration Plan(850 square feet)- NHDES; NHDES Wetland Restoration Approval - June 13, 2023; 50 Wetland Buffer impact (142 Square feet) for foundation at 27 Wildcat Drive (Lot 5-2) . Wetland Restoration and Buffer restoration.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Permit 2021-02798; NHDES Restoration plan and NHDES restoration Approval - June 13, 2023.

Name of Professional That Prepared Plans: Fraggle Rock Environmnetal; Base plan Berry Suveying

Address 38 Garland Road Telephone #: 603-969-5574

Professional License #: CWS 163 E-mail address: FRenvironmental@gmail.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.

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Signature of Agent: Date: 6/27/2023

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Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
B1	5-2	Settlement on 6th, LLC	4 Hall Street Dover NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Damon E. Burt	Fraggle Rock Environmental	38 Garland Road Strafford NH 03884

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

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(Revised July 1, 2021)

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AND

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will review the list for accuracy and provide to us the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

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

SUBTOTAL NOTICE FEE (B & C) = $_____

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

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

27 Wildcat Drive – Tax Map B Lot 5-1

(a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area.

The proposed NHDES wetland restoration is required to restore wetland function and values that have been accidently impacted during construction. Small section of wetland was not identified during construction and therefore resulted in encroachment into wetland and 50-foot wetland buffer when laying out foundation. This has resulted in request to permit current location of home foundation and allow NHDES Wetland Restoration. Removal of the home foundation would require removal and waste of current concrete resource. Shifting foundation and reinstalling foundation would have more impact within the area and use of resources. This as an after the fact proposal and propose to maintain foundation in current location to have less impact on the area.

(b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative.

Wetland Restoration work is required by NHDES and is part of approved wetland restoration. Section of the home foundation has been installed within 50-foot wetland buffer. Allowing restoration and maintaining current foundation will provide least impacting alternative following restoration on-site.

(c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.

Wetland Restoration work is required by NHDES. Berry Surveying and Engineering prepared the development plans. Section of the home foundation has been installed within 50-foot wetland buffer. Allowing restoration and maintaining current foundation location will provide least impacting alternative following restoration on-site. Impacted wetland will be restored a by Certified Wetland Scientist and will require restoring wetland functions and values as required by NHDES Wetland Restoration Approval. As an after the fact request, allowing restoration of wetland and allowing section of foundation within the 50-foot buffer will provide minimization of future disturbances on this parcel.

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

NHDES wetland Restoration plan and NHDES wetland approval has been provided to mitigate impacts.

(e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.

NHDES wetland Restoration plan and NHDES wetland approval has been provided.

NHDES WETLANDS BUREAU
WETLAND RESTORATION PLAN

27 Wildcat Drive
Dover, NH 03820
Tax Map B, Lot 5-2
NHDES Wetland Permit# 2021-02798

Prepared for:
Settlement on 6th, LLC
C/O Walter Woods
4 Hall Street
Dover, NH 03820

Prepared by:
Damon E. Burt, CWS, CPESC
Briana B. Stringer, WSA
Fraggle Rock Environmental, LLC
38 Garland Road
Strafford, NH 03884

April 11, 2023

Fraggle Rock Environmental, LLC
Damon E. Burt, CWS, CPESC
38 Garland Road, Strafford, NH 03884
(603) 969-5574
FREnvironmental@gmail.com

April 11, 2023

To: NHDES Wetlands Bureau
Land Resource Management Program
29 Hazen Drive, P.O. Box 95
Concord, NH 03302-0095

From: Damon E. Burt
Fraggle Rock Environmental
38 Garland Road
Strafford, NH 03884

Re: NHDES Wetlands Restoration Plan
27 Wildcat Drive, Dover, NH 03820 (Tax Map B, Lot 5-2)

Please find the Restoration Plan which has been prepared for your review and approval to allow wetland restoration at 27 Wildcat Drive, Dover, NH 03820 (Tax Map B, Lot 5-2).

Sincerely,

Damon E. Burt

Damon E. Burt
Fraggle Rock Environmental, LLC
NH Certified Wetland Scientist
Certified Professional in Erosion and Sediment Control

1.0 PROJECT INFORMATION

1.1 Project Name, Plans, and Maps

Project Name:	27 Wildcat Drive, Dover
Project Location:	27 Wildcat Drive Dover, NH 03820 Tax Map B, Lot 5-2
Project Applicant:	Settlement on 6th, LLC C/O Walter Woods 4 Hall Street Dover, NH 03820
Site Plans/Maps:	Wetland Restoration Plan Dated April 7, 2023

2.0 TECHNICAL STANDARDS

a) Wetlands were delineated by Fraggle Rock Environmental on January 18, 2023 according to the 1987 Corps of Engineers Wetlands Delineation Manual, U.S. Army Corps of Engineers, January 1987 and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions, U.S. Army Corps of Engineers, January 2012.

b) Hydric soils were identified using the Field Indicators of Hydric Soils in the Unites States, A guide for identifying and Delineating Hydric Soils, Version 7.0, 2010 and Field Indicators for Identifying Hydric Soils in New England, Version 3. NEIWPCC Wetlands Work Group (May 2004).

c) Wetlands were classified by Fraggle Rock Environmental utilizing the criteria of the US Fish & Wildlife Services Manual FWS/OBS-79/13 Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979).

d) Dominance of wetland vegetation was assessed by Fraggle Rock Environmental, utilizing the *National List of Plant Species That Occur in Wetlands: Northeast (Region 1).* U.S. Fish and Wildlife Service (May 1988).

3.0 INTRODUCTION

This Wetland Restoration Plan has been prepared for proposed wetland restorations at 27 Wildcat Drive, in the City of Dover, NH (Tax Map B, Lot 5-2). The project site is part of the Settlement on 6th Subdivision (NHDES Wetland Permit file #2021-02798). The project proposes 850 sq. ft. of wetland restoration within Lot 5-2. Proposed restoration includes removing fill placed within wetland boundaries to the east of the installed single-family residential home foundation . Detailed descriptions of the restoration activities follow.



Photo 1 – View north towards installed single-family, residential foundation on Lot 5-2. Proposed restoration area is located to the left of the photo and to the east of the foundation (photo taken 3/17/2023).


Photo 2 – View east along wetland boundary and towards proposed wetland restoration area (photo taken 3/17/2023).



Photo 3 – View east towards proposed wetland restoration are where fill is proposed to be removed (photo taken 3/20/2023).



Photo 4 – View south towards proposed restoration area (photo taken 3/20/2023).



Photo 5 – View towards foundation installed on Lot 5-2 and near location of proposed wetland restoration area to the left of the photo (photo taken 3/20/2023).



Photo 6 – Additional view along proposed wetland restoration area and towards foundation (photo taken on 3/20/2023).

4.0 WETLAND RESTORATION

Wetland Restoration Area #1:

Proposed Wetland Restoration Area #1 is located within Lot 5-2 of the Settlement on 6th Subdivision off of Sixth Street in Dover, NH. Lot 5-2, located along Wildcat Drive, is located within the middle of the subdivision. An area of wetland on Lot 5-2 has been filled during construction and installation of the residential, single-family home. Wetland Restoration Area #1 proposes 850 sq. ft. of restoration to remove fill and regrade the wetland to the natural grade of adjacent, unaltered wetlands. Restoration Area #1 is proposed to be seed with wetland seed mix collected on-site by monitoring wetland scientist and planted with native shrubs, as described below.

Plantings

Six (6) native shrubs will be planted within restoration area as specified below:

3 – High bush blueberry (*Vaccinium corymbosum*)
3 – Red-osier dogwood (*Cornus sericea*)

All shrubs shall be at least size #3 container (3 gallons) and will be the above species or alternatives as approved by NHDES and/or the monitoring wetland scientist. Monitoring wetland scientist shall be present on-site during shrub plantings.

Restoration Sequence:

1. Erosion control shall be implemented under the direction of the monitoring wetland scientist during the extent of the restoration project. The main concern is sediment and turbidity flow downstream of wetland. Silt soxx (erosion control logs or equivalent) will be installed under the direction under the monitoring wetland scientist.

2. Fill will be removed down to native, dark, hydric soils under the direction of the wetland scientist and placed outside NHDES Jurisdictional Areas. The sediment material will be removed and re-graded to match existing grade as determined in the field by the monitoring wetland scientist.

3. Care shall be taken during removal of fill as to not disturb natural soils below.

4. Restoration will occur with a backhoe or excavator. Care will be taken as to not rut or disturb native soils and/or vegetation including trees and wetland along adjacent areas.

5. Exposed soils will be seeded with wetland seed mix collected on-site by the monitoring wetland scientist. The area will then be mulched with straw.

6. The restoration area will be planted with native, wetland shrubs as described above.

7. Monitoring wetland scientist to issue an Initial Restoration Monitoring Report following the completion of the restoration activities.

8. Erosion control shall be removed following the completion of all proposed work and agreement from NHDES.

5.0 WETLAND RESTORATION MONITORING

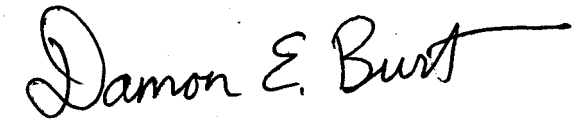
The wetland restoration will be monitored by a certified wetland scientist. Wetland restoration monitoring, as requested by NHDES, shall occur during construction. A report documenting stages of construction including photographs, items completed, items remaining will be submitted to NHDES following restoration.

The inspecting wetland scientist will perform inspections of the restoration and submit a report with photographs to NHDES following the completion of the restoration. Photographs will depict stages of the restoration activities. The restoration report shall include:

- Erosion control and site stabilization
- Description of restoration;
- Description of activities;
- Documentation of soils;
- Documentation of planting and seeding;
- Construction sequencing and methods;
- Status of the restoration and remaining items.

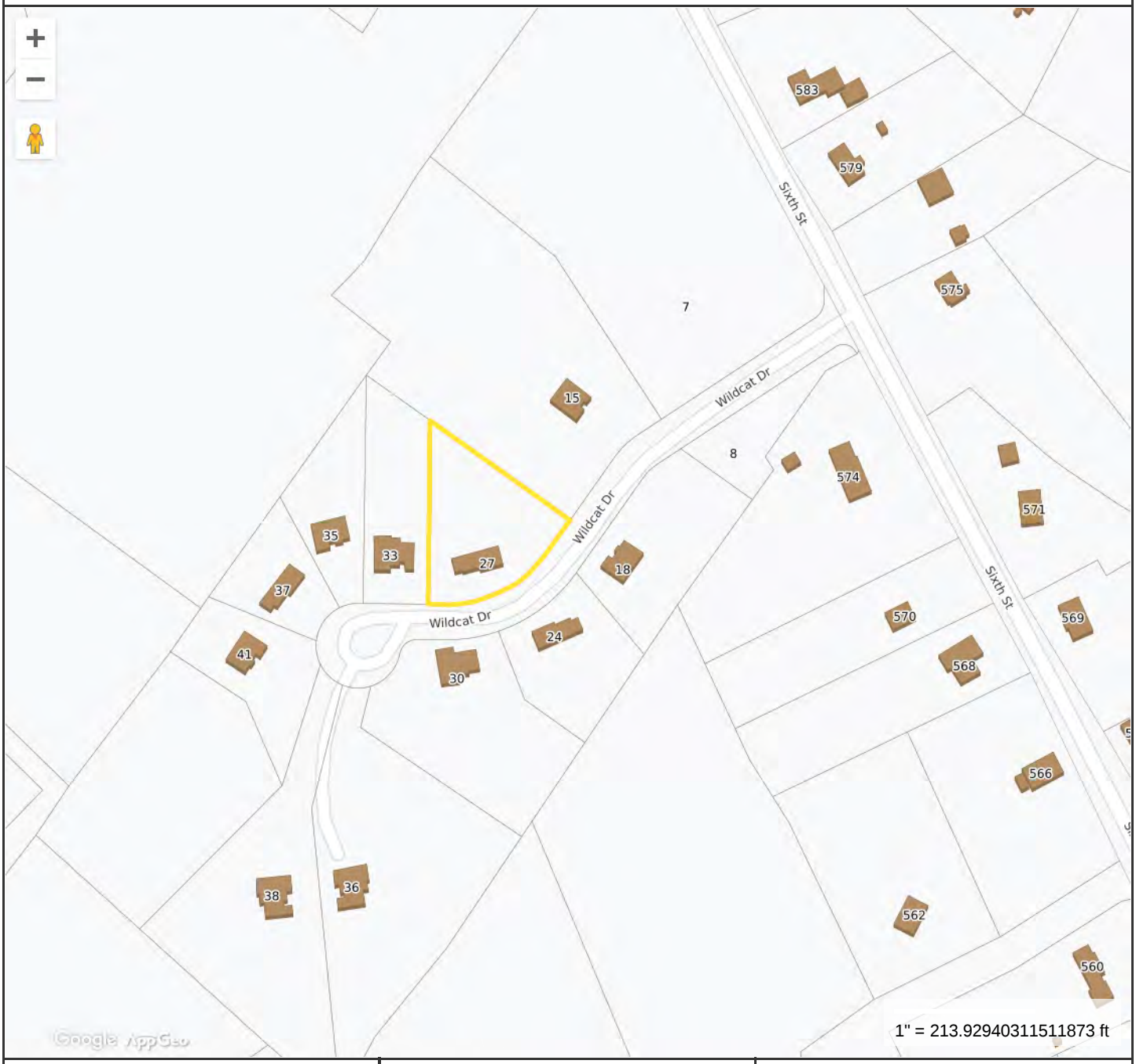
6.0 SCHEDULE

Restoration will begin in 2023 following approval from NHDES.



Damon E. Burt
Fraggle Rock Environmental, LLC
NH Certified Wetland Scientist #163
Certified Professional in Erosion and Sediment Control (CPESC) #3213

Wildcat Drive, Dover, NH (Lot 2) - Tax Map



Property Information

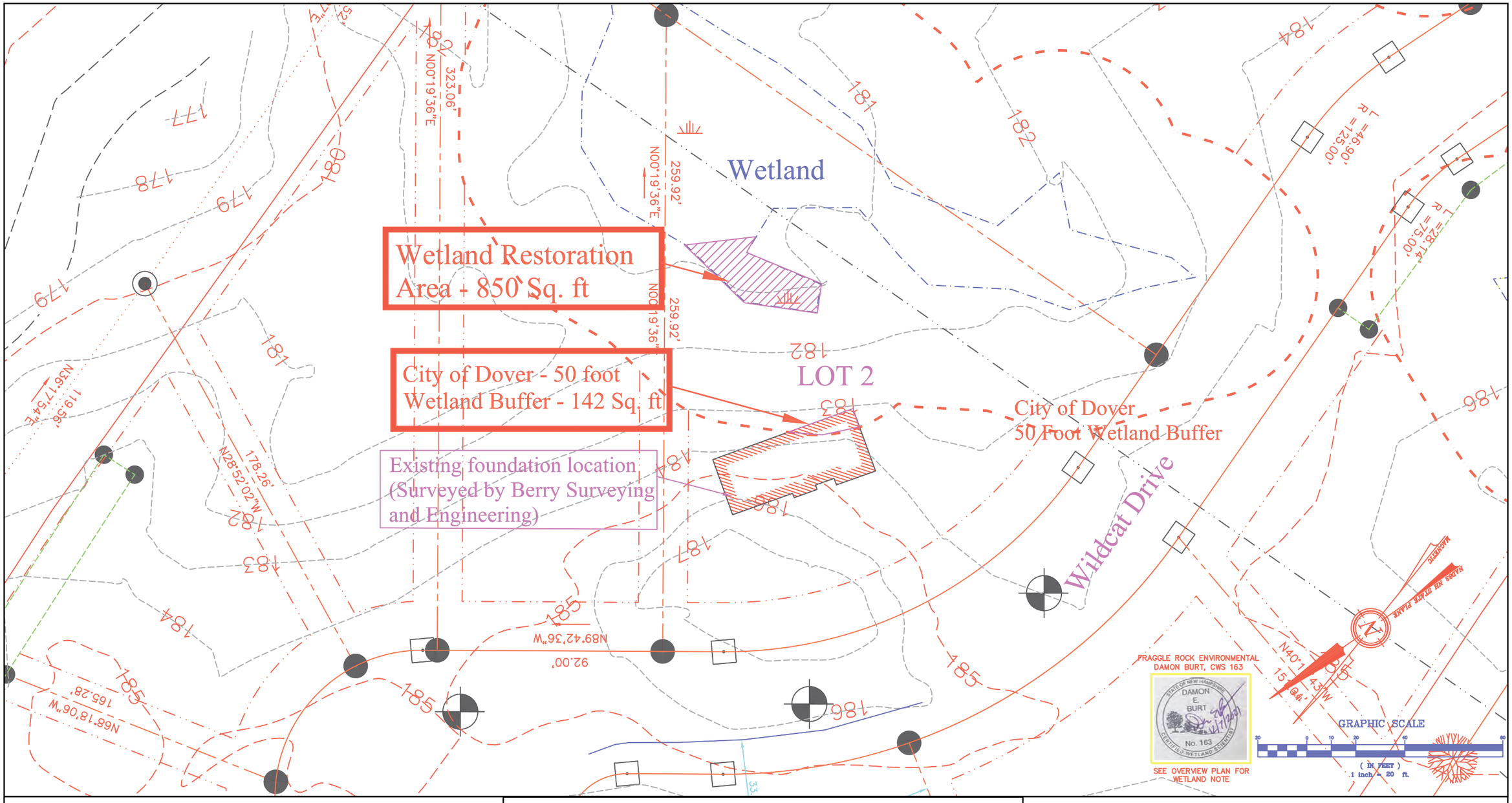
Property ID	B0005-002000
Location	27 WILDCAT DR
Owner	SETTLEMENT ON 6TH LLC
Land Use	130
Zoning Code	R-40

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 12/16/2022
Data updated Daily

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



PROPERTY OWNER: SETTLEMENT ON 6TH LLC
C/O WALTER WOODS , 4 HALL STREET, DOVER, NH 03820

BASE PLAN: BERRY SURVEYING & ENGINEERING
335 2ND CROWN POINT ROAD, BARRINGTON, NH 03825

NHDES WETLAND RESTORATION PLAN
27 WILDCAT DRIVE, DOVER, NH 03820
TAX MAP B, LOT 5-2
APRIL 11, 2023

PLAN CREATED BY: DAMON E. BURT
FRAGGLE ROCK ENVIRONMENTAL, LLC
38 GARLAND ROAD, STRAGGORD, NH 03884
FRENVIRONMENTAL@GMAIL.COM
(603) 969-5574

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

June 13, 2023

Settlement on 6th, LLC
C/o Walter Woods
4 Hall Street
Dover NH 03820

Re: Restoration Plan Approval
Land Resources Management File Number: 2021-02798
Subject Property: Sixth St, Dover, Tax Map #B1, Lot #5-0-0

Dear Mr. Woods:

On April 12, 2023, the New Hampshire Department of Environmental Services (NHDES) Land Resources Management Program received a proposed site restoration plan (Restoration Plan) for the above-referenced property (Property). The Restoration Plan was in response to unauthorized fill in wetlands. NHDES hereby approves the Restoration Plan as submitted, subject to the following specific conditions. If there is a conflict between the Restoration Plan and this Restoration Plan Approval, this Restoration Plan Approval will control.

1. **By September 1, 2023**, approximately 850 square feet of wetlands shall be restored, monitored, and managed in accordance with the Restoration Plan and all project descriptive details submitted to NHDES on April 12, 2023, by Fraggle Rock Environmental.
2. The restoration shall be conducted according to the Restoration Plan and as conditioned by this Restoration Plan Approval. Any changes or alterations to the Restoration Plan must be requested in writing and approved in writing by NHDES prior to implementing any such changes or alterations.
3. All persons involved in restoration activities on the Property shall have read and become familiar with the provisions of the Restoration Plan and this Restoration Plan Approval prior to beginning the activities. A copy of the Restoration Plan and this Restoration Plan Approval shall be kept posted at the Property during the restoration activities.
4. A certified wetland scientist (CWS), horticultural professional, or qualified professional shall be on site to supervise the restoration activities within RSA 482-A jurisdiction on the Property to ensure that the restoration is accomplished pursuant to this Restoration Plan Approval (Env-Wt 803.04).
5. Siltation, erosion, and turbidity controls shall be installed prior to restoration, shall be maintained during restoration activities, and shall remain until the area is stabilized.
6. All steps shall be taken to ensure that no water quality violations occur on the Property during restoration activities.
7. Silt fence and hay bales shall not be used across streams, channels, swales, ditches, or other drainage ways.
8. Within three days following the last activity in the restoration area or where restoration activities are suspended for more than three days, all exposed soils shall be stabilized by seeding and mulching. In accordance with Env-Wt 307.12(d), mulch used within RSA 482-A jurisdiction shall be natural straw or equivalent non-toxic, non-seedbearing organic material.
9. No machinery shall be used within undisturbed NHDES jurisdictional areas on the Property during the restoration unless vegetation and soil is not disturbed.
10. All material removed during restoration activities shall be placed out of NHDES' jurisdiction.

11. All material required to be removed during restoration activities shall be removed down to the level of the original hydric soils.
12. Wetland soils from areas vegetated with purple loosestrife (*Lythrum salicaria*) or other state-listed invasive plant species shall not be used in the area being restored (Env-Wt 307.12(e)).
13. Invasive, weedy species such as purple loosestrife (*Lythrum salicaria*) and Common Reed (*Phragmites spp*.) shall be controlled by measures agreed upon by the Wetlands Bureau if the species is found in the restoration areas during construction and during the early stages of vegetative establishment.
14. All wetlands restoration areas shall have at least 75% successful establishment of wetlands vegetation after two growing seasons, or the areas shall be replanted until successful establishment has been monitored for at least two growing seasons in accordance with Env-Wt 307.12(f).
15. There shall be no substitutions made for the plant species specified on the approved plan for replanting purposes without prior written approval from NHDES.
16. An initial monitoring report with photographs shall be submitted to NHDES by **October 2, 2023**. The initial monitoring report shall include, but not be limited to, documentation of erosion control deployment, restoration sequencing, restoration activities, and status of restoration at time of initial monitoring report. Photographs shall depict all stages of restoration sequencing. For restoration activities within RSA 482-A jurisdiction, this monitoring report shall be submitted in accordance with Env-Wt 307.18. For restoration activities within RSA 483-B jurisdiction, this monitoring report shall be submitted in accordance with Env-Wq 1412.03(g).
17. Subsequent monitoring reports shall be submitted to NHDES by **July 1, 2024** and **October 1, 2024** to document the success of the restoration and outline a schedule for remedial actions if necessary. Such reports shall be submitted to NHDES with photographs demonstrating the conditions on the restoration site, include any necessary remedial actions, and contain a schedule for completing the remedial actions and conducting follow-up inspections.
18. Remedial actions may include, but are not limited to, replanting, relocating plantings, removing invasive species, altering soil composition or depths, deconsolidating soils due to compaction, altering the elevation of the wetland surface, or changing the hydraulic regime.
19. This Restoration Plan Approval does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.
20. This Restoration Plan Approval does not relieve the owner(s) from the obligations of other local, state, or federal permits or requirements.
21. If restoration has not been completed, transfer of ownership of the Property shall require notification to NHDES and an agreement on transfer of the rights and obligations of this Restoration Plan Approval, prior to such transfer of ownership.

NHDES personnel may conduct future inspections to determine compliance with the provisions of the approved Restoration Plan and all other applicable NHDES statutes and rules.

Following completion of the restoration work, monitoring reports should reference NHDES File Number 2021-02798, and should be addressed as follows:

David Price
Land Resource Management Program
Department of Environmental Services
222 International Drive Suite 175
Portsmouth, NH 03801

Should you have any questions, please contact me at David.Price@des.nh.gov or (603) 559-1514.

Sincerely,



David Price
East Region Supervisor
Land Resources Management Program
Water Division

cc: Dover Conservation Commission
Dover Planning Department
Fraggle Rock Environmental

NOTES:

OWNER: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

APPLICANT: SETTLEMENT ON 6TH, LLC
4 HALL STREET
DOVER, NH 03820

1. TAX MAP B, LOT 5
2. LOT AREA: 840,778 Sq. Ft., 19.30 Ac.
3. S.C.R.D. BOOK 4861, PAGE 409
4. ZONING: RURAL RESIDENTIAL, R-40
   LOT SIZE: 40,000 Sq. Ft.
   MAX. LOT COVERAGE: 10%
   MINIMUM FRONTAGE: 150'
   FRONT SETBACK: 40'
   ABUT A STREET SETBACK: 40'
   SIDE SETBACK: 25'
   REAR SETBACK: 30'

   ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
   LOT SIZE: N/A Sq. Ft.
   MAX. LOT COVERAGE: N/A
   MINIMUM FRONTAGE: 40'
   FRONT SETBACK: 20'
   ABUT A STREET SETBACK: 20'
   SIDE SETBACK: 10'
   REAR SETBACK: 30'
5. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C0310E, DATED: SEPTEMBER 30, 2015.
6. VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
7. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FEBRUARY OF 2021, WITH AN ERROR OF CLOSURE BETTER THEN 1 PART IN 10,000.

NOTES: CONTINUED:

8. THE INTENT OF THIS PLAN IS TO SHOW THE TDR SUBDIVISION PLAN OF TAX MAP B, LOT 5.
9. ALL LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
10. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
11. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
12. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
13. 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, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
14. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
15. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:

NHDES ALTERATION OF TERRAIN PERMIT	(PENDING)
US EPA NOI & SWPPP	(PENDING)
NATURAL HERITAGE BUREAU	NHB 21-0034
NH DIVISION OF HISTORICAL RESOURCES	12690
NHDES WETLAND IMPACT PERMIT	(PENDING)
NHDES SEWER DISCHARGE PERMIT	(PENDING)
CONDITIONAL USE PERMIT	(PENDING)

16. CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
17. ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.
18. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

NOTES CONTINUED:

19. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE
20. THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY & SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. THE PROJECT SIGN SHALL INDICATE THE ROAD IS PROPOSED TO BE PRIVATE AND SHALL RECEIVE NO CITY SERVICES.
21. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
22. FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
23. AS-BUILT PLANS OF THE SUBDIVISION 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 IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. 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. CONTRACTOR IS RESPONSIBLE FOR ACCURATE LOCATION OF ALL BURIED UTILITIES.
24. THE LIMITS 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 ANY EARTH DISTURBING ACTIVITY OCCURS.
25. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS. NOT APPLICABLE.
26. 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. NOT APPLICABLE.
27. 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.

NOTES CONTINUED:.

28. THE PROPOSED USE FOR THE SITE IS 13 NEW SINGLE FAMILY HOMES.
29. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
30. ANY RETAINING WALL TALLER THAN FOUR FEET REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
31. ANY FENCE TALLER THAN SEVEN FEET REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
32. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
33. 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.
34. FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
35. NO ROADWAY WITH PRIVATE UTILITY EASEMENTS SHALL BE ACCEPTED AS A PUBLIC ROAD BY THE CITY UNLESS THE EASEMENTS ARE EXPUNGED PRIOR TO THE TRANSFER OF LAND TO THE CITY. LICENSE AGREEMENTS FOR ANY AND ALL PRIVATE UTILITIES WITHIN THE RIGHT OF WAY MAY BE GRANTED BY THE CITY UPON ACCEPTANCE OF THE UNENCUMBERED ROADWAY CONSISTENT WITH APPLICABLE STATE LAW. THIS IS A PRIVATE ROAD AND THEREFORE DOES NOT APPLY TO THIS PROJECT.

NOTES CONTINUED:.

36 TRASH PICKUP WILL BE THROUGH THE USE OF PRIVATE TOTERS & PRIVATE PICKUP.

37 STREET TREES ARE TO BE PLANTED ON THE BOUNDARY LINES BETWEEN UNITS, IF TREES ARE NOT LEFT DURING CONSTRUCTION.

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (11,394 Sq. Ft. PROPOSED): PENDING

TDR REQUESTS:
REDUCTION IN 30' BUFFER IN OPEN SPACE #3 ALONG ROADWAY/SIXTH STREET: PENDING
REDUCTION IN 30' BUFFER IN OPEN SPACE #2 TO 15' ALONG GW #102: PENDING
PURCHASE OF 3 ADDITIONAL UNITS: PENDING

THIS SINGLE FAMILY DETACHED DEVELOPMENT USES TRANSFER OF DEVELOPMENT (TDR) CHAPTER 170-27.2. UNITS X & X ARE TO REQUIRED TO REMAIN 1,400 SF OR LESS IN LIVING SPACE SEE CHAPTER 170.27.2 FOR OTHER USES AND RESTRICTIONS.

TDR UNIT CALCULATIONS

1.) 840,778 SF - 191,276 (CONSERVATION) = 649,502

*2.) 649,502 * .85 = 552,077*

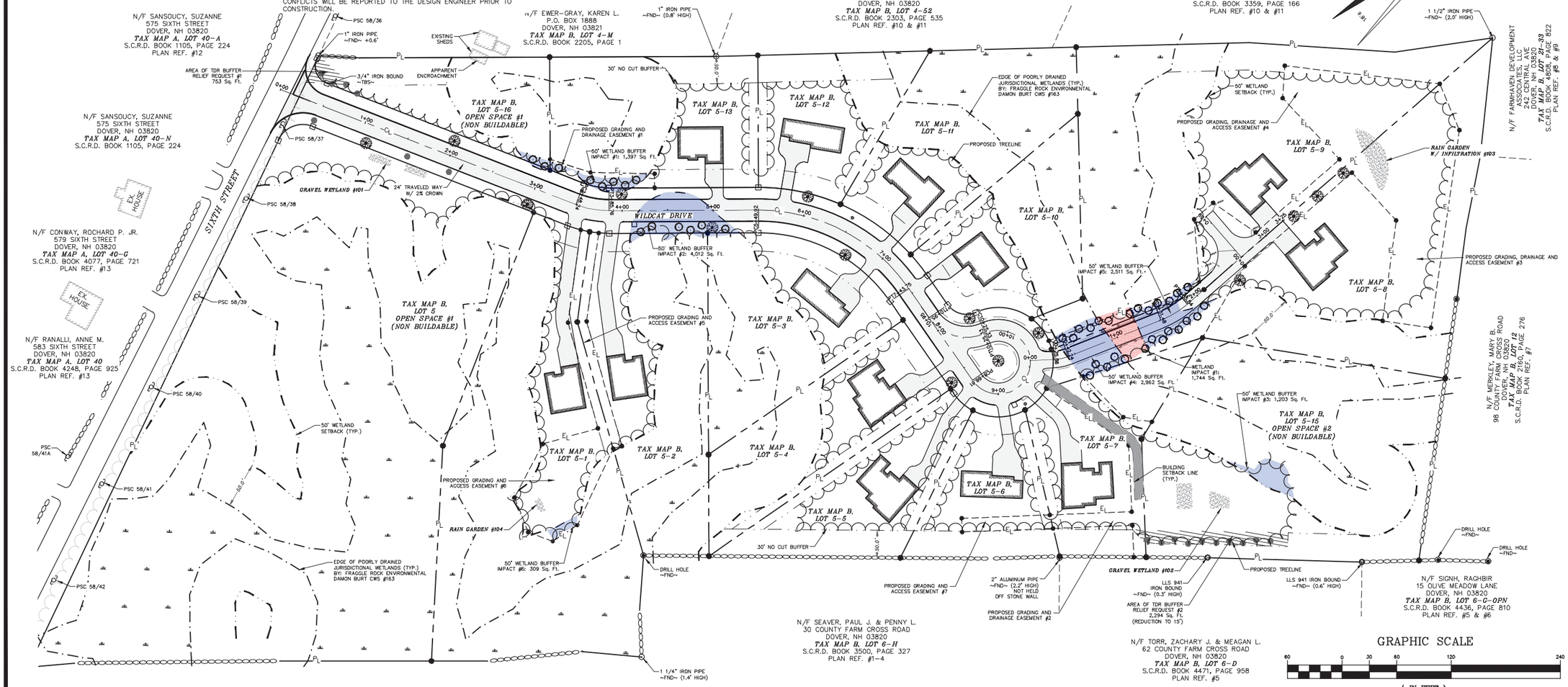
*3.) 552,077 * .75 = 414,058*

4.) 414,058 SF /40,000 SF = 10.35 UNITS

5.) REMAINING 3 UNITS TO BE PURCHASED, THUS ALLOWING FOR 13 UNITS

THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 170.27.2

ADDITIONAL TDR REQUEST INCLUDE 30'EXTERIOR BUFFER REDUCTIONS. SEE ATTACHED TDR REQUEST.


N/F SANSOUCY, SUZANNE
575 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40-A
S.C.R.D. BOOK 1105, PAGE 224
PLAN REF. #12
N/F SANSOUCY, SUZANNE
DOVER, NH 03820
TAX MAP A, LOT 40-N
S.C.R.D. BOOK 1105, PAGE 224
N/F CONWAY, ROCHARD P. JR.
579 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40-G
S.C.R.D. BOOK 4077, PAGE 721
PLAN REF. #13
N/F RANALLI, ANNE M.
583 SIXTH STREET
DOVER, NH 03820
TAX MAP A, LOT 40
S.C.R.D. BOOK 4248, PAGE 925
PLAN REF. #13
N/F EWER-GRAY, KAREN L.
P.O. BOX 1888
DOVER, NH 03821
TAX MAP B, LOT 4-M
S.C.R.D. BOOK 2205, PAGE 1
N/F DODIER, SCOTT B. & SARAH J.
147 COTTONWOOD DRIVE
DOVER, NH 03820
TAX MAP B, LOT 4-52
S.C.R.D. BOOK 2303, PAGE 535
PLAN REF. #10 & #11
N/F WORKMAN, MARSHALL K. & CATHERINE A.
151 COTTONWOOD DRIVE
DOVER, NH 03820-6027
TAX MAP B, LOT 4-51
S.C.R.D. BOOK 3359, PAGE 166
PLAN REF. #10 & #11
N/F FARMHAVEN DEVELOPMENT ASSOCIATES, LLC
242 CENTRAL AVE
DOVER, NH 03820
TAX MAP B, LOT 4-38
S.C.R.D. BOOK 4830, PAGE 622
PLAN REF. #8 & #9
N/F MERRILEY, MARY B., TRUSTEE
98 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 12
S.C.R.D. BOOK 3500, PAGE 276
PLAN REF. #1
N/F SEAVER, PAUL J. & PENNY L.
30 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6-H
S.C.R.D. BOOK 3500, PAGE 327
PLAN REF. #1-4
N/F TORR, ZACHARY J. & MEAGAN L.
62 COUNTY FARM CROSS ROAD
DOVER, NH 03820
TAX MAP B, LOT 6-D
S.C.R.D. BOOK 4471, PAGE 958
PLAN REF. #5
N/F SIGNH, RAGHBIR
15 OLIVE MEADOW LANE
DOVER, NH 03820
TAX MAP B, LOT 6-G-OPN
S.C.R.D. BOOK 4436, PAGE 810
PLAN REF. #5 & #6
SIXTH STREET
WILDCAT DRIVE
GRAVEL WETLAND #101
GRAVEL WETLAND #102
RAIN GARDEN #103
RAIN GARDEN #104
TAX MAP B, LOT 5 OPEN SPACE #1 (NON BUILDABLE)
TAX MAP B, LOT 5-16 OPEN SPACE #1 (OPEN BUILDABLE)
TAX MAP B, LOT 5-15 OPEN SPACE #2 (NON BUILDABLE)
AREA OF TDR BUFFER RELIEF REQUEST #1 753 Sq. Ft.
AREA OF TDR BUFFER RELIEF REQUEST #2 2,294 Sq. Ft. (REDUCTION TO 15')
50' WETLAND BUFFER IMPACT #1: 1,397 Sq. Ft.
50' WETLAND BUFFER IMPACT #2: 4,012 Sq. Ft.
50' WETLAND BUFFER IMPACT #3: 309 Sq. Ft.
50' WETLAND BUFFER IMPACT #4: 2,962 Sq. Ft.
50' WETLAND BUFFER IMPACT #5: 2,511 Sq. Ft.
50' WETLAND BUFFER IMPACT #6: 1,203 Sq. Ft.
WETLAND IMPACT #1: 1,744 Sq. Ft.
30' NO CUT BUFFER
50' WETLAND SETBACK (TYP.)
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: FRAGGLE ROCK ENVIRONMENTAL DAMON BURT CWS #163
PROPOSED GRADING AND DRAINAGE EASEMENT #1
PROPOSED GRADING AND ACCESS EASEMENT #2
PROPOSED GRADING AND ACCESS EASEMENT #3
PROPOSED GRADING AND ACCESS EASEMENT #4
PROPOSED GRADING AND ACCESS EASEMENT #5
PROPOSED GRADING AND ACCESS EASEMENT #6
PROPOSED GRADING AND ACCESS EASEMENT #7
PROPOSED TREELINE
BUILDING SETBACK LINE (TYP.)
24' TRAVELED WAY W/ 2% CROWN
EXISTING SHEDS
APPARENT ENCROACHMENT
3/4" IRON BOUND ~TBS~
1" IRON PIPE ~FND~ (0.8' HIGH)
1 1/2" IRON PIPE ~FND~ (2.0' HIGH)
1 1/4" IRON PIPE ~FND~ (1.4' HIGH)
2" ALUMINUM PIPE ~FND~ (2.2' HIGH) NOT HELD OFF STONE WALL
LLS 941 IRON BOUND ~FND~ (0.3' HIGH)
LLS 941 IRON BOUND ~FND~ (0.6' HIGH)
DRILL HOLE ~FND~
EX. HOUSE
PSC 58/36
PSC 58/37
PSC 58/38
PSC 58/39
PSC 58/40
PSC 58/41A
PSC 58/41
PSC 58/42
TAX MAP B, LOT 5-1
TAX MAP B, LOT 5-2
TAX MAP B, LOT 5-3
TAX MAP B, LOT 5-4
TAX MAP B, LOT 5-5
TAX MAP B, LOT 5-6
TAX MAP B, LOT 5-7
TAX MAP B, LOT 5-8
TAX MAP B, LOT 5-9
TAX MAP B, LOT 5-10
TAX MAP B, LOT 5-11
TAX MAP B, LOT 5-12
TAX MAP B, LOT 5-13
N 21° 49' 52" E 49.52'
S 21° 49' 52" W 49.52'
N 68° 10' 08" W 50.00'
S 68° 10' 08" E 50.00'
R=50.0'
R=30.0'
R=25.0'
L=39.27'
L=23.56'
L=15.71'
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00