

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, September 7, 2023**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Site Review for Jared Lusk (Owners: Lionel R Jr & Kristina L Paradis), Assessor's Map F, Lot 2, zoned IT and R-40, located at 180 Tolend Road. (Proposal is to construct and operate a 104' wireless telecommunications facility) (SITE-2023-0012)



PLAN SNAPSHOT REPORT SITE-2023-0012 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major
Work Class: New Construction
Status: Submitted - Online
Valuation: \$0.00
Description: Construction and operation of a 104' wireless telecommunications facility.

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

App Date: 08/11/2023
Exp Date: 10/15/2023
Completed: NOT COMPLETED
Approval Expire Date:

Parcel:	Address: Main Dover, NH	Zone:
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Applicant
Mark Beaudoin
Business: (603) 628-4025

Applicant
Jared Lusk
1300 Clinton Square
Rochester, NY 14604
Business: (585) 263-1140
Mobile: (585) 730-2562

Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	0	Total6	0
Total7	0	Total8	0	Total9	0
Street Classification	Municipal	Net Change in # Parking ² Spaces (+/-)		Water Service	Not Applicable
Recording Number		Sewer Service	Not Applicable	Deed Book	
Total SQFT	0	Deed Page		Deed Date	
Proposed Property Use	Wireless telecommunications facility.	Area of Parcel to be Developed (SQFT)	360	Number of Parking Spaces Existing	0
Number of Parking Spaces Proposed	2	Type of Building to be Built	N/A	Estimated Construction Value	150000.00
Refuse Removal	Private	Existing Conservation Easement Details		TotalImpactFeeSDTOD	0.00
TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00
TotalImpactFeeMHTOD	0.00	TotalImpactFeeADUTO	0.00	TotalImpactFeeAONRT	0.00
TotalImpactFeeAR55TOD	0.00	TotalImpactFeeAR62TOD	0.00	Sub Total Residential	0.00
TotalImpactFeeRIRCTOD	0.00	TotalImpactFeeOCSTOD	0.00	TotalImpactFeeITWCTOD	0.00
TotalImpactFeeNHALTOD	0.00	TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOT	0.00
Sub Total Non-Residential	0.00	Total of Impact Fees to be Assessed	0.00		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jared_Lusk_8/11/2023.jpg	08/11/2023 13:18	Lusk, Jared		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004636	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-00004636		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Technical Review Committee Meeting Agenda v.1	Task		

PLAN SNAPSHOT REPORT (SITE-2023-0012)

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



Nixon Peabody LLP
900 Elm Street
Manchester, NH 03101-2031

Mark E. Beaudoin
Partner

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

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F / 844.688.1657
mbeaudoin@nixonpeabody.com

August 11, 2023

VIA ELECTRONIC MAIL

Planning Board
City of Dover
288 Central Avenue
Dover, NH 03820

RE: Cellco Partnership d/b/a Verizon Wireless' application (the "Application") to the City of Dover for site plan approval to construct and operate a 104' wireless telecommunications facility at 180 Tolend Road (Tax Map # F-2-0-0) in the City of Dover, Strafford County, New Hampshire (Verizon Wireless' "Dover West" cell)

Dear Members of the Planning Board:

Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless") is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("FCC"). To remedy service inadequacies in and around the City of Dover (the "City"), Verizon Wireless proposes to construct and operate a 104' wireless telecommunications facility located at 180 Tolend Road (Tax Map # F-2-0-0) in the City of Dover, Strafford County, New Hampshire (the "Project Site").

The Project Site consists of a 60' x 60' fenced compound within which a 104' monopole will be constructed, together with antennas and associated equipment, all as shown on the enclosed site plan prepared by Proterra Design Group LLC attached hereto as Exhibit K (the "Site Plan").

The Project Site is located within the City's IT zoning district. Pursuant to §170-22(C) of the City's Zoning Ordinance (the "Ordinance"), new wireless telecommunications towers, are not permitted within the IT zone. On July 20, 2023, the City Zoning Board of Adjustment granted the necessary variance to permit construction of the project at the Project Site. A copy of the ZBA Notice of Decision is enclosed in Exhibit M. Site plan approval from the Planning Board will also be required.

Accordingly, please accept this letter and the following exhibits and enclosures as Verizon Wireless' application for site plan approval from the Planning Board.

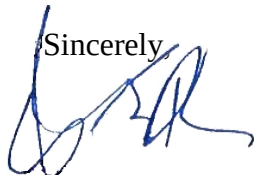
- Exhibit A: Completed City-supplied Planning Board application forms;
- Exhibit B: Project description;
- Exhibit C: Proof of compliance with applicable legal standards;

- Exhibit D: Proof of compliance with the City's requirements for Telecommunications Facilities as set forth in § 170-22 of the Ordinance;
- Exhibit E: Proof of compliance with the City's site plan application requirements and site design and development criteria as set forth in §§ 153-6, 153-13 through 153-15 of the City of Dover Ordinance;
- Exhibit F: Copy of recorded Memorandum of Lease evidencing Verizon Wireless' Rights to the Project Site.
- Exhibit G: Radio frequency ("RF") Report, with propagation studies, demonstrating the need for the Project at the requested location ("RF Report");
- Exhibit H: Site Plan;
- Exhibit I: Copy of Verizon Wireless' FCC licenses;
- Exhibit J: Proof of compliance with federal regulations;
- Exhibit K: Verizon Wireless' co-location policy;
- Exhibit L: List of abutters; and
- Exhibit M: Proof of variance from Zoning Board of Adjustment for the Project.

The required \$200 site plan application fee will be paid via credit card through the zoning application portal.

We respectfully request that this Application be placed on the agenda for the next available Planning Board and Technical Review Committee meeting. Please confirm the date that we will be on the agenda as soon as that information becomes available. In the meantime, should you have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Sincerely,

Mark E. Beaudoin

JCL/mkv
Enclosures
cc: Chip Fredette

EXHIBIT A



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

IMPORTANT

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

OWNER AUTHORIZATION

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

Property Owner Name: Lionel R. Paradis, Jr. and Kristina L. Paradis

Signature(s) of Property Owner(s): *Lionel R. Paradis, Jr.* *Kristina L. Paradis* Date: 6/7/2023

Signature of Applicant: *Mark E. Beaudoin* Date: 06/14/2023
if different from owner
Mark E. Beaudoin, Esq., Nixon Peabody
LLP, Attorneys for Verizon Wireless

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: Lionel R. Paradis, Jr. and Kristina L. Paradis

Signature(s) of Property Owner(s): *Lionel R. Paradis, Jr.* *Kristina L. Paradis* Date: 6/7/2023

Signature of Applicant: *Mark E. Beaudoin* Date: 06/14/2023
if different from owner
Mark E. Beaudoin, Esq., Nixon Peabody
LLP, Attorneys for Verizon Wireless

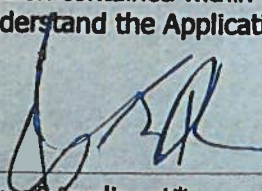
SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

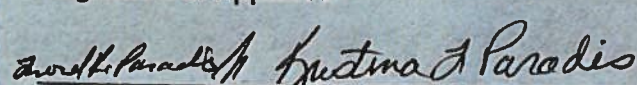
I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

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



Signature of Applicant*

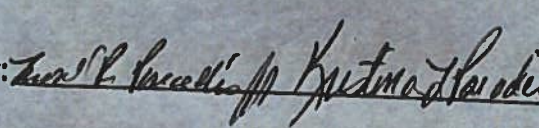


Signature of Owner*

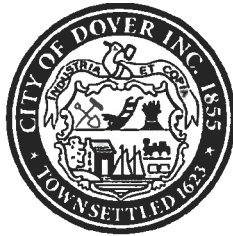
*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 6/7/2023

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



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

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

INSTRUCTIONS TO APPLICANTS TO THE DOVER PLANNING BOARD

**IMPORTANT: PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE
FILLING OUT ATTACHED APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR REVIEW.**

Dear Applicant:

This will serve to briefly inform you regarding the process to have the Dover Planning Board (the Board) review a land use application. Please refer to the NH Statutes on Land Use and Regulation the Dover Code, and our Developer's Handbook for more specific information.

The Board primarily reviews 5 types of applications:

1. **Site Plans** - A site plan is a professionally rendered drawing which delineates the proposed development of a site. This plan is required for non-residential development, creation of multi-family residential structures, and for extensions of parking lots and alteration of an acre or more of land. These plans require meeting with the Technical Review Committee before Planning Board review.
2. **Subdivisions** - A subdivision is the division of the lot, tract, or parcel of land into two (2) or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. Major subdivision plans (4+) require meeting with the Technical Review Committee before Planning Board review.
3. **Lot Line Adjustments** - A lot line adjustment alters the size of two (2) or more lots, but does not create a new buildable lot.
4. **Conditional Use Permits** - A conditional use permit is required for any alteration of wetlands, wetland buffers or work within the City's conservation district. Additionally, a conditional use permit could be issued as to offer relief in the Central Business District, for plans in the Residential Mixed Use Overlay District, or parking relief. Environmental Conditional Use Permits are acted on after Conservation Commission review.
5. **Excavation Permits** - NH RSA Chapter 155-E grants municipalities the authority to regulate earth excavations within their borders. This authority rests with the Planning Board.

The Board cannot and will not review applications that do not meet zoning requirements. **Please review the need to apply to the Zoning Board of Adjustment prior to applying to the Board.**

Professional agents will prepare your application; however, you may represent yourself or authorize, in writing, someone else to represent you before the Planning Board.

In most cases, the first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1" =100' for larger site plans, and a PDF, need to be provided, along with payment of plan review fees. These meetings occur on Thursday, and materials and payment must be submitted three (3) weeks prior to meeting. Meetings are scheduled, upon receipt of completed applications with the full checklist and payment.

The next step would be to provide, two weeks prior to Planning Board, the final plan sets (three (3) full size and twelve (12) half size (11x 17), folded, copies of the plan), and 15 copies, and a PDF, of all supporting materials, including response to TRC comments. Please print all materials on both sides of paper.

For projects not appearing before the Technical Review Committee, Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and 15 copies, plus a PDF, of plans and materials, 3 weeks prior to the Planning Board meeting. Please print all materials on both sides of paper.

Staff will generate an abutter list, and Abutter/Notice Fees will be invoiced. They are due 28 hours prior to Planning Board. If they are not paid, the application will not be heard.

Once an item is placed upon an agenda the following process is used:

- The Board will hold a public hearing on your application at a regularly scheduled meeting
 - Typically the second or fourth Tuesday of the Month.
- Public notice of the hearing will be posted at the City Clerk's office and the Planning Department office and printed in the newspaper.
- Certified letters will be mailed to you and to all abutters at least ten days before the date of the hearing.
- 28 hours prior to the meeting, abutter/notice fees must be paid
- At the meeting
 - Staff will introduce your project
 - You and all other parties will be invited to appear in person or by agent or counsel to present your application.
 - Your project will be pre-loaded onto a laptop for review by the Board and public
 - The Board may ask clarifying questions
 - The Board will vote to accept jurisdiction on the application
 - If accepted:
 - The Board will hold a public hearing
 - The Board may ask additional questions
 - The Board will deliberate on your application
 - Typically decisions are made the night of the presentation, but an application may be tabled
 - After deliberation, a decision will be made.
 - You will be sent a notice of the decision.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Cellco Partnership d/b/a Verizon Wireless Telephone # (585) 263-1140 (Jared Lusk, Esq.)

Address of Applicant: 900 Chelmsford Street, Tower 2, Floor 5, Lowell, MA 01851

E-Mail Address: jlusk@nixonpeabody.com

Name of Property Owner (if different from applicant): Lionel R. Paradis, Jr. & Kristina L. Paradis Telephone # _____

Address of Property Owner: 180 Tolend Road, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 180 Tolend Road, Dover, NH 03820

Assessor's Map # F-2-0-0 Lot(s) # _____

Zoning District(s) IT Overlay District(s) N/A

Size of Parcel: _____ sq. ft. 55.96 ac. Property Deed: Book 1868 Page: 382

Existing Use of Property: Agriculture

SITE PLAN INFORMATION

Describe Proposed Use: Construction and operation of a 104' wireless telecommunication facility.

Area of Parcel to be Developed: 360 sq. ft.

If Multi-family Residential: Number of Units N/A & Buildings Proposed N/A

If lodging: Number of Units N/A & number of Buildings N/A

Number of Parking Spaces: Existing 0 Proposed 1-2

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

Number of Employees Total: N/A In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint N/A sq. ft.

Front Yard N/A ft.

Total Building Area 360 sq. ft.

Rear Yard N/A ft.

Paved Area 0 sq. ft.

Side Yard: Right N/A ft. Left N/A ft.

City Water? ☐ Yes ☒ No How far is city water from the property? _____City Sewer? ☐ Yes ☒ No How far is city sewer from the property? _____**TRANSFER OF DEVELOPMENT RIGHTS INFORMATION****Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):**☐ Residential ☐ Residential (reduced size) ☐ Industrial | ☐ Purchase ☐ Land Preservation**Relief sought (Check All That Apply):**☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☐ Increase by _____ units

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

Not applicable.**BUILDING INFORMATION**Type of Building to be Built: N/AHeight of Building: N/A Finished Floor Elevation: N/ANumber of Seats (where applicable) N/A

Estimated value of construction: _____ Refuse removal: Public/Private (circle one)

WAIVER REQUESTSSite Review Regulations section(s) to be waived: N/AJustification for waiver request(s) (*attach additional sheets as needed*):

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Northeast Survey Consultants

Address 3 Ferry Street, Studio 1, East Hampton, MA Telephone #: (413) 203-5144

Professional License #: 489 E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) ProTerra Design Group, LLC

Address 4 Bay Road, Building A, Suite 200, Hadley, MA 010353 Telephone #: (413) 320-4918

Professional License #: _____ E-mail address: _____

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone # _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: See Exhibit A and Exhibit F Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: See Exhibit A and Exhibit F Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: See Exhibit A and Exhibit F Date: _____

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

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: See Exhibit A and Exhibit F Date: _____

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

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

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

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

See Exhibit L

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.= \$ 200.00
 - ☐ 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) = \$ 200.00

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 = \$ _____**

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.



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1" =100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: Cellco Partnership d/b/a Verizon Wireless File Number: _____

PROJECT TITLE: Verizon Wireless' Dover W NH Site

PROPERTY LOCATION: 180 Tolend Road Tax Map: F-2-0-0 Lot: _____

	Where/How Provided	Reviewed
1. Completed and signed Application form	Exhibit A	
2. Plan Review Fees are provided	Credit card to portal	
3. Electronic copy of the engineered/surveyed plan layout	Via portal	
4. Electronic copy of supplementary materials and application	Via portal	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	N/A	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	N/A	
9. A colored architectural plan showing all sides of buildings	N/A	
10. Folded copies of site plan w/ scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	See Exhibit H	
Location map at appropriate scale	Sheet A-1	
Proposed Project name and title and Planning File #	Sheet A-1	
Date, north arrow and scale	Sheet A-1	
Names of all abutting property owners	Sheet C-1	
Name and address of owners and/or applicants	Sheet T-1	
Signature & stamp of NH licensed land surveyor and/or engineer	Sheet C-1	
Zoning District boundaries, including any special or overlay districts	Sheet A-1	
Location of Conservation District areas	Sheet A-1	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	N/A	
Location and widths of existing & proposed easements & right of ways	Sheet A-1	
Location and width of existing and proposed access/egress ways	Sheet A-1	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Sheet A-1	
Existing and proposed topographic information at two foot intervals	Sheet C-2	
Existing and proposed buildings and structure locations	Sheets C-1/C-2	
Minimum building setbacks or build to lines on all lots	N/A	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Sheets C-1/A-1	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	N/A	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed stormwater lines and facilities	N/A	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Sheet D-2	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	Sheet A-1	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	Sheet A-1	
Existing natural features and/or significant vegetation on property	Sheet A-1	
Depict existing contours up to 100 ft. beyond project limits	Sheet C-2	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	Sheet A-2	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	Sheet A-2	
Location, material and size of existing and proposed pavement area	N/A	
Location of proposed fire lanes	Sheet A-1	
Specify finished floor elevations of buildings	N/A	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	N/A	
Depict all service, storage, loading bays and utility areas	Sheet A-2	
All applicable Dover Common Site Plan notes	Sheet A-1	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	Sheets EC-1 and EC-2	
Stormwater Management System Operation and Maintenance Plan	TBD	
Letter to Serve from Public and Private Utilities	TBD	
Erosion and Sedimentation Control Plan	Sheets EC-1 and EC-2	
Landscape Operation and Maintenance Plan		
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	Sheets EC-1 and EC-2	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	TBD	

REVIEWED BY: _____ DATE _____ TRC DATE _____

EXHIBIT B

EXHIBIT B

Project Description

Verizon Wireless ("**Verizon Wireless**") is a public utility, and federally licensed wireless telecommunications provider. It currently has service inadequacies in the City of Dover (the "**City**"). To remedy this service inadequacy, Verizon Wireless is proposing to construct and operate a 104' wireless telecommunications facility (the "**Project**") at 180 Tolend Road (Tax Map #F-2-0-0) in the City of Dover, Strafford County, New Hampshire (the "**Project Site**"). This application includes, on behalf of Verizon Wireless, a request for a Special Exception from the Zoning Board of Adjustment and site plan approval from the Planning Board, to permit the Project to provide adequate and reliable wireless telecommunications service to emergency services, businesses and individuals in and around the Town.

The Project would consist of the construction and operation of a 104' monopole wireless telecommunications facility with equipment and other improvements, all as shown on the enclosed Site Plan attached hereto as **Exhibit H**.

Essentially, wireless telecommunication devices operate by transmitting a very low power radio signal between the wireless telecommunication devices and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to electronic apparatus located near the antenna (the "**Base Station**"), where it is connected to traditional telephone systems, and is then routed anywhere in the world. The antennas and base station are known as a "**Cell Site**."

Because of the low power, a Cell Site is capable of transmitting to and from wireless telecommunication devices only within a limited geographic area. This limited geographic area is called a "**Cell**." A Cell site must be located within a prescribed area in order to provide coverage for the entire Cell.

Wireless telecommunications technology requires that Cells overlap somewhat in order to provide uninterrupted service. When the wireless telephone user moves into a new Cell, the transmission is automatically transferred to the Cell site in the new Cell. If there is no Cell site in the new Cell, there is no wireless telecommunications service.

Because each Cell site must be placed in such a manner as to provide service within a particular Cell, and so as to provide overlapping (but not duplicate) coverage with the existing or planned Cells around it, there is limited flexibility as to where a Cell Site can be placed. Wireless telecommunications providers conduct a thorough engineering study, including using an elaborate computer program known as a "**Propagation Study**." A Propagation Study shows, based on Cell boundaries, topography and other factors, where a Cell Site needs to be located in order to provide wireless telecommunications coverage in a particular Cell. The wireless telecommunication companies and RF engineers identify technologically feasible locations for the Cell Site.

In this case, the proposed Project Site was identified by Verizon Wireless as being an appropriate site to remedy the service deficiencies. The Project Site was located within that area and was available to Verizon Wireless to meet the technological requirements.

As set forth in this application, Verizon Wireless meets the legal standards necessary for the requested zoning approvals. Moreover, the Project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the Project will not create any detriment to adjoining properties or change the character of the neighborhood. Instead, the Project will enhance governmental facilities and promote the public welfare by providing a modern, more efficient system of communications for police, fire and other emergency services, as well as provide modern wireless telecommunication service to business, industry and individuals in and around the Dover W cell.

EXHIBIT C

EXHIBIT C

Applicable Legal Standards

Verizon Wireless is applying for zoning approval for the installation of equipment that provides wireless services; accordingly, this application is subject to §704 of the federal Telecommunications Act of 1996 (“TCA”), codified at 47 U.S.C. §332(c)(7)(B). The TCA is a federal law enacted in 1996 with the purpose of “promot[ing] competition and reduc[ing] regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.” *City of Rancho Palos Verdes v. Abrams*, 544 U.S. 113, 115 (2005) (quoting Telecommunications Act of 1996, Pub. L. No. 104-104, purpose statement, 110 Stat. 56, 56 (1996)).

In furtherance of this public purpose, the TCA establishes national standards that apply to zoning applications for wireless facilities and place limitations on local zoning authority. These standards preempt, or override, inconsistent state and local laws, so they must be considered by zoning boards or commissions in making decisions on applications for wireless facilities.

Without the relief requested, Verizon Wireless would be unable to build its network and provide adequate coverage by filling existing significant gap in coverage and capacity, thereby creating a hardship recognized by federal and state courts interpreting the TCA. The property is located within the limited geographic area whereby Verizon Wireless’ radio frequency engineers determined that a wireless facility is required.

Also, as clarified by a Declaratory Ruling of the Federal Communications Commission (“FCC”), “it is a violation of Section 332(c)(7)(B)(i)(II) of the Communications Act for a State or local government to deny a personal wireless service facility siting application because service is available from another provider.” *In the Matter of Petition for Declaratory Ruling to Clarify Provisions of Section 332(C)(7)(B)*, 24 FCC Rcd. 13994, 13995-96 (F.C.C. Nov. 18, 2009). This interpretation is necessary to further federal policies that promote competition and “the Telecommunications Act’s pro-competitive purpose.” *Id.* at 14016, 14018

Federal courts interpreting the TCA have held that where an applicant for the installation of wireless communications facilities to provide communications services seeks zoning relief as required by the municipal zoning ordinance, federal law imposes substantial restrictions affecting the standard for granting the requested relief. The TCA provides that:

The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government. . . shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

47 U.S.C. §332(c)(7)(B)(i). The TCA reflects Congress’s intent to expand wireless services and increase competition among providers by preempting state and municipal regulations inconsistent with infrastructure development. *Rancho Palos Verdes v. Abrams*, 544 U.S. 113, 115 (2005); *Omnipoint Holdings v. City of Cranston*, 586 F.3d 38, 47 (1st Cir. 2009).

Additionally,

- local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent services, see 47 U.S.C. §332(c)(7)(B)(i);
- health concerns may not be considered so long as the emissions comply with the applicable standards of the FCC, see 47 U.S.C. §332(c)(7)(B)(iv); and
- decisions must be rendered within a reasonable period of time, see 47 U.S.C. §332(c)(7)(B)(ii) and the FCC's Declaratory Ruling commonly referred to as the "shot clock".

Although the TCA does not preempt all local zoning laws, it expressly preempts rules and laws attempting to regulate the "placement, construction, and modification of personal wireless service facilities that effectively prohibit the provision of personal wireless services." *City of Roswell, Ga.*, 135 S.Ct. at 814 (citing *Rancho Palos Verdes*, 544 U.S. at 115; 47 U.S.C. § 332(c)(7)(B)(i)(II)); *Green Mountain Realty Corp. v. Leonard*, 750 F.3d 30, 38 (1st Cir. 2014).

In the FCC's September 26, 2018 Declaration Ruling and Third Report, it clarified that under Section 253(a) or 332(c)(7)(B)(i)(II), "an effective prohibition [of service] occurs where a state or local legal requirement materially inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service." By this ruling, the FCC makes it clear that a state or local legal requirement effectively prohibits the provision of wireless services if it inhibits or limits a provider "not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities." FCC 18-133, ¶37. The FCC also makes clear that an effective prohibition includes inhibiting a provider from deploying the "performance characteristics" of its choosing.

Through the evidence submitted, Verizon Wireless has demonstrated that significant gaps exist in its network in the City of Dover and the Project is the only feasible means reasonably available to Verizon Wireless to fill its significant gaps in coverage.

EXHIBIT D

EXHIBIT D

PROOF OF COMPLIANCE WITH THE CITY'S REQUIREMENTS FOR TELECOMMUNICATIONS FACILITIES AS SET FORTH IN § 170-22 OF THE ORDINANCE;

Section 170-22 the Ordinance (the City's "**Telecommunications Code**") contains the requirements for the City's requirements for telecommunications facilities in the City. The requirements of the Telecommunications Code are reproduced below in bold italicized type, followed by Verizon Wireless' response in regular type.

- A. Authority. By the authority granted under RSA 674:16 and 674:21 and procedurally under the guidance of 675:1, II, this section creates an ordinance establishing a telecommunications program and amending the zoning code to add regulations pertaining to wireless communications facilities.***

No response necessary.

- B. Purpose and Intent. This ordinance is enacted in order to establish general guidelines for the siting of telecommunication TOWERS and ANTENNAS and to enhance and fulfill the following goals:***

- (1) Preserve the authority of the City to regulate and to provide for reasonable opportunities for the siting of TELECOMMUNICATIONS FACILITIES while ensuring that telecommunications providers service remains effective and efficient.***

No response necessary.

- (2) Reduce or eliminate adverse impacts such facilities may create. Adverse impacts may include, but are not limited to, impacts on aesthetics, impacts on environmentally sensitive areas, impacts to historically significant locations, impacts on flight corridors, reduction in property values, and health and safety concerns.***

As shown in Exhibit H, the Project has been strategically located to avoid adverse impacts to the maximum extent practicable.

- (3) Provide for co-location and minimal impact siting options through an assessment of technology, current locational options, future location availability, innovative siting techniques, and siting possibilities beyond the geographic boundaries of the City.***

The Project is a new 104' tower. As described in Exhibit G, there were no opportunities for co-location in the area necessary to deliver reliable service to Verizon Wireless' Dover West cell.

- (4) ***Permit the construction of new TOWERs only where all other reasonable alternatives have been exhausted, and to encourage the owners and users of TOWERs and ANTENNAs to configure them in a manner that minimizes visual impacts of said STRUCTUREs.***

See Exhibit G; the Project so complies.

- (5) ***Require ANTENNA co-location on existing TOWER STRUCTUREs through cooperation and agreements between providers.***

See Exhibit G; no opportunities for co-location exist.

- (6) ***Provide for documentation of scheduling of recurring maintenance and safety inspections for all TELECOMMUNICATIONS FACILITIES and appurtenances.***

Verizon Wireless will comply with required maintenance and safety inspection requirements.

- (7) ***Provide for the demolition and removal of abandoned facilities. Provide a procedure for the City to remove abandoned TOWERs to provide for the health and safety of citizens.***

No response necessary.

- (8) ***Provide for the removal or upgrade of technologically outmoded facilities.***

No response necessary.

C. *Location. TELECOMMUNICATIONS FACILITIES shall be allowed in accordance with the following:*

- (1) ***On parcels situated in the City of Dover known as:***

<u>General Location</u>	<u>Map-LOT Number</u>
<i>Finch Lane</i>	<i>K-35A</i>
<i>Middle Road</i>	<i>M-57</i>
<i>Blackwater Road</i>	<i>A-29</i>
	<i>A-1</i>
<i>Parsons Lane</i>	<i>A-36</i>
<i>Venture Drive</i>	<i>D-7</i>
	<i>D-5A</i>
<i>Glen Hill Road</i>	<i>C-2012</i>
	<i>C-7</i>
	<i>C-8</i>
	<i>C-20</i>
	<i>C-19</i>
	<i>C-22</i>

Tolend Road
French Cross Road

C-27
F-14

- (2) ***In other areas within the City of Dover only as a co-location on existing TOWERS, ANTENNAS, and ALTERNATIVE TOWER STRUCTURES.***

Since the Project is neither located in the areas outlined in subsection (1) above, nor a co-location, a use variance was required. It was issued by the Zoning Board of Adjustment on July 20, 2023 (see Exhibit M).

D. TELECOMMUNICATIONS FACILITIES Procedural Requirements.

- (1) ***Location or replacement of TELECOMMUNICATIONS FACILITIES on existing TOWERS, ANTENNAS or ALTERNATIVE TOWER STRUCTURES.***

(a) ***The location or replacement of TELECOMMUNICATIONS FACILITIES on existing TOWERS, ANTENNAS or ALTERNATIVE TOWER STRUCTURES may be approved by the Planning and Community Development Department provided the following information is submitted in an application:***

- (1) ***A scaled plan detailing exact size and location of the telecommunication device including a scaled elevation view.***

Not applicable; the Project is a new tower.

- (2) ***Submission of proof that the telecommunication device is needed to service City of Dover residents.***

Not applicable; the Project is a new tower.

- (3) ***Proof that the device meets all other technical requirements of this ordinance.***

Not applicable; the Project is a new tower.

(b) ***Any application denied by the Planning and Community Development Department may be appealed to the PLANNING BOARD.***

Not applicable; the Project is a new tower.

- (2) ***Proposed construction of New TELECOMMUNICATIONS FACILITIES. An application for construction of any new TELECOMMUNICATIONS FACILITIES shall be approved by the PLANNING BOARD. Public hearing requirements as outlined in the Site Review Regulations shall apply. The following application requirements shall be provided:***

- (a) ***A scaled plan in accordance with Site Review Regulations shall be submitted including the following additional information; a scaled elevation view, topography, radio frequency coverage, TOWER HEIGHT requirements, SETBACKs, drives, parking, fencing, landscaping, adjacent land uses (up to two hundred (200) feet away), and any other information deemed necessary by the Director of Planning and Community Development.***

See Exhibit H.

- (b) ***Written proof that the proposed use/facility complies with FCC regulations on radio frequency (RFD) exposure guidelines, and FAA regulations on TOWER lighting requirements.***

See Exhibit I and Exhibit J. Verizon Wireless will notify the FAA once the City approves a location and tower height.

- (c) ***The APPLICANT shall submit written proof that an evaluation has taken place, as well as the results of such evaluation, satisfying the requirements of the National Environmental Policy Act (NEAP) further referenced in applicable FCC rules. If an Environmental Assessment (EA) or an Environmental Impact Statement (IS) is required under the FCC rules and NEAP, submission of the EA or IS to the PLANNING BOARD prior to the beginning of the federal thirty (30) day comment period, and the City's site review process, shall become part of the application requirements.***

Verizon Wireless will commence the NEPA process following review and approval by the City. The approved location and tower height are key to the NEPA process.

- (d) ***Each APPLICANT for an ANTENNA and/or TOWER shall provide to the PLANNING BOARD an inventory of its existing TOWERS that are within the jurisdiction of the City and those within two (2) miles of the border thereof, including specific information about the location, HEIGHT, design of each TOWER, as well as economic and technological feasibility for co-location on the inventoried TOWERS. The PLANNING BOARD may share such information with other APPLICANTS applying for approvals or special exception permits under this ordinance or other organizations seeking to locate ANTENNAS within the jurisdiction of the governing authority, provided, however that the PLANNING BOARD is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.***

See Exhibit G.

The APPLICANT shall submit written evidence demonstrating that no existing STRUCTURE can accommodate the APPLICANT's proposed ANTENNA. This evidence shall consist of one or more of the following:

- (i) Adequate evidence that no existing TOWERS or STRUCTURES are located within the geographic area required to meet the APPLICANT's engineering requirements, provided that a description of the geographic area required is also submitted.***

See Exhibit G.

- (ii) Adequate evidence that existing TOWERS are not of sufficient HEIGHT to meet the APPLICANT's engineering requirements, and why.***

See Exhibit G; there were no existing towers suitable for co-location in the area.

- (iii) Adequate evidence that the existing TOWERS or STRUCTURES do not have sufficient structural strength to support APPLICANT's proposed ANTENNA and related equipment.***

See Exhibit G; there were no existing towers suitable for co-location in the area.

- (iv) Adequate evidence that APPLICANT's proposed ANTENNA would cause electromagnetic interference with the ANTENNA on the existing TOWERS or STRUCTURES, or the ANTENNA on the existing TOWERS or STRUCTURES would cause interference with the APPLICANT's proposed ANTENNA.***

See Exhibit G; there were no existing towers suitable for co-location in the area.

- (v) Adequate evidence that fees, costs, or contractual provisions required by the owner in order to share the existing TOWER or STRUCTURE are unreasonable. Costs exceeding new TOWER development are presumed to be unreasonable.***

See Exhibit G; there were no existing towers suitable for co-location in the area.

- (vi) Adequate evidence that the APPLICANT can demonstrate other limiting factors that render existing TOWERS and STRUCTURES unsuitable.***

See Exhibit G; there were no existing towers suitable for co-location in the area.

- (e) *The APPLICANT proposing to build a new TOWER shall submit an agreement with the City that allows for the maximum allowance of co-location upon the new STRUCTURE. Such statement shall become a Condition to any Approval. This statement shall, at a minimum, require the APPLICANT to supply available co-location for reasonable fees and costs to other telecommunication providers. All agreements shall outline a procedure requiring all disputes on terms and conditions of co-location be submitted to a recognized commercial arbitration board for their review. The arbitration board's decision shall become final and binding. Failure to provide such an agreement is evidence of the APPLICANT's unwillingness to cooperate with the orderly and well-planned development of the (City), and grounds for a Denial.*

See Exhibit K.

- (f) *The APPLICANT shall submit the engineering information detailing the size and coverage required for the facility location. The PLANNING BOARD may have this information reviewed by a consultant for verification of any claims made by the APPLICANT regarding technological limitations and feasibility for Alternative locations. Cost for this review shall be borne by the APPLICANT in accordance with RSA 676:4(g).*

See Exhibit G.

- (g) *Each APPLICANT for a TOWER, monopole, or Alternative STRUCTURE shall submit a design certified by a competent engineer that the STRUCTURE has been engineered to accommodate the maximum number and type of all compatible telecommunication media ANTENNAE, but in no event shall the APPLICANT provide fewer than three additional co-locations from three additional providers. This provision may be modified based on visual or aesthetic impacts.*

Verizon Wireless will provide this following consultation with the City and therefore respectfully requests this be a condition of approval.

E. Performance Standards.

The uses listed in this section are deemed to be permitted uses, and at the discretion of the PLANNING BOARD, may require further review under this Chapter in accordance with Chapter 149, Site Review Regulations, and all other applicable ordinances and regulations of the City of Dover.

(1) Principal or Secondary Use.

- (a) *Subject to this ordinance, an APPLICANT who obtains site review approval to site under this ordinance as a secondary and permitted use, may construct TELECOMMUNICATIONS FACILITIES in addition to*

the existing principal use. ANTENNAS and TOWERS may be considered either principal or secondary uses. A different existing use or an existing STRUCTURE shall not preclude the installation of an ANTENNA or TOWER on such LOT.

No response necessary.

- (b) *For purposes of determining whether siting of an ANTENNA or TOWER complies with zoning district development regulations, including, but not limited to area, SETBACK, LOT COVERAGE, FRONTAGE, and other dimensional requirements, the dimensions of the entire LOT shall control, even though the ANTENNAS or TOWERS may be located on leased parcels within such LOTs. TOWERS that are constructed, and ANTENNAS that are installed in accordance with the provisions of this ordinance, shall not be deemed the expansion of a nonconforming use or STRUCTURE. Further, said facilities shall not be considered an ACCESSORY USE.*

No response necessary.

(2) HEIGHT Requirements.

- (a) *New TOWER Construction – one hundred eighty (180) feet maximum.*

See Exhibit H (Sheet A-2), the Project so complies.

- (b) *Co-location on Existing TOWER and ANTENNAS – current HEIGHT plus fifteen percent (15%) (not to exceed two hundred (200) feet)*

Not applicable.

- (c) *Co-location on ALTERNATIVE TOWER STRUCTURES – current HEIGHT plus twelve (12) feet*

Not applicable.

- (d) *The HEIGHT requirements and limitations outlined above shall preempt all other HEIGHT regulations as required by the City of Dover Zoning Ordinance, and shall apply only to TELECOMMUNICATIONS FACILITIES. A Conditional Use Permit may be granted by the PLANNING BOARD to waive the HEIGHT limitations only if the intent of this Chapter is preserved (e.g. when it can be shown that there would be no increase in adverse impact) and the increased HEIGHT would provide a greater opportunity for co-location provided that:*

- (1) *The granting of the permit will not be detrimental to the public safety, health or welfare or injurious to other property, and will promote the public interest.*

Not applicable; the proposed tower complies with the City's height limit.

- (2) ***A written narrative identifying a particular hardship or special circumstance that warrants granting the permit. Factors to be considered, but not limited to, in determining a hardship or special circumstance shall include:***

- (a) ***topography and other site features***

Not applicable; the proposed tower complies with the City's height limit.

- (b) ***availability of Alternative site locations***

Not applicable; the proposed tower complies with the City's height limit.

- (c) ***property location as relates to required coverage area***

Not applicable; the proposed tower complies with the City's height limit.

- (d) ***size/magnitude of project and availability of co-location***

Not applicable; the proposed tower complies with the City's height limit.

- (3) ***Necessary federal approvals and/or recommendations have been received.***

Not applicable; the proposed tower complies with the City's height limit.

- (3) ***SETBACKS and Separation. The following SETBACKS and separation requirements shall apply only to TELECOMMUNICATIONS FACILITIES, and shall supersede all other such standards found elsewhere in this Chapter or other applicable City Ordinances and Regulations.***

- (a) ***TOWERS shall be set back a distance equal to one hundred percent (100%) of the HEIGHT of the TOWER from any boundary line, or other principal use STRUCTURE located on the property the TOWER is sited upon. This provision may be waived by the PLANNING BOARD provided the intent of this Chapter remains intact.***

See Exhibit H (Sheet A-2); the Project so complies.

- (b) ***TOWER guys, and all other accessory facilities shall conform with the minimum SETBACK requirement of the zoning district in which said facilities and appurtenances are located.***

See Exhibit H; the proposed tower is a monopole. No guys are required.

- (4) ***Security Fencing. TOWERS shall be enclosed by appropriate security fencing not less than six (6) feet in HEIGHT, and shall be equipped with an appropriate anti-climbing device.***

See Exhibit H (Sheet D-1); the Project so complies.

- (5) ***Landscaping.***

- (a) ***TOWERS shall be landscaped with a buffer of suitable vegetation that effectively screens the view of the TOWER compound from abutting residential property. The minimum standard buffer shall consist of a landscaped strip ten (10) feet wide outside the perimeter of the TOWER compound. Existing (natural) vegetation is preferred.***

See Exhibit H (Sheet A-2); the Project so complies.

- (b) ***The requirement for landscaped screening may be reduced or waived entirely by the PLANNING BOARD in locations where the visual impact of the TOWER compound to abutting residential uses is deemed to be minimal.***

No response necessary.

- (c) ***Existing mature tree growth and natural land forms present on the site shall be preserved to the maximum extent possible. Natural growth on the site may be deemed a sufficient buffer on large, remote, wooded LOTS.***

The Project site is a working farm; no trees are slated for removal.

- (6) ***Aesthetics and Lighting. The guidelines in this subsection shall govern the location of all TOWERS, and the installation of all ANTENNAS. However, the PLANNING BOARD may waive those requirements, via Conditional Use Permit, only if it determines that the goals of this Chapter are served thereby.***

- (a) ***TOWERS shall either maintain a galvanized steel finisher, subject to any applicable standards of the FAA, or be painted a neutral color, so as to reduce visual obtrusiveness.***

See Exhibit H; the Project so complies.

- (b) *At a TOWER site, the design of BUILDINGS and related STRUCTURES shall, to the maximum extent possible, use materials, colors, textures, screening, and landscaping that will blend the TOWER facilities with the natural setting and previously developed environment. These BUILDINGS and facilities shall also be subject to all other Chapter 149 Site Review Regulations requirements.*

See Exhibit H; there are no structures other than the proposed tower (galvanized steel) and related equipment cabinets all painted an off-white gray color.

- (c) *If an ANTENNA is installed on a STRUCTURE other than a TOWER, the ANTENNA and supporting electrical and mechanical equipment must be of neutral color that is identical to, or closely compatible with, the color of the supporting STRUCTURE so as to make the ANTENNA and related equipment as visually unobtrusive as possible.*

Not applicable.

- (d) *TOWERS shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.*

See Exhibit H (Sheet A-2); no FAA lighting is proposed.

- (e) *TOWERS shall not contain any permanent or temporary SIGNS, writing, symbols, or any graphic representation of any kind.*

Not applicable.

- (7) *Federal Requirements. All TOWERS must meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the federal government with the authority to regulate TOWERS and ANTENNAS. If such standards and regulations are changed, then the owners of the TOWERS and ANTENNAS governed by this Chapter shall bring such TOWERS and ANTENNAS into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring TOWERS and ANTENNAS into compliance with such revised standards and regulations shall constitute grounds for the removal, in accordance with this Chapter 170-22.I of the TOWER or ANTENNA, as abandoned, at the owner's expense through the execution of the posted security.*

The Tower will be designed in accordance with applicable structural standards and proof of same will be submitted once zoning approvals are received and a location approved.

- (8) ***BUILDING Codes – Safety Standards.*** To ensure the structural integrity of TOWERS and ANTENNAS, the owner of a TOWER shall ensure that it is maintained in compliance with standards contained in applicable local BUILDING codes and the applicable standards for TOWERS that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City concludes that a TOWER fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the TOWER, the owner shall have thirty (30) days to bring such TOWER into compliance with such standards. If the owner fails to bring such TOWER into compliance within thirty (30) days, such action shall constitute an abandonment and grounds for the removal, in accordance with this Chapter 170-22.I of the TOWER or ANTENNA, as abandoned, at the owners expense through execution of the posted security.

Verizon Wireless will maintain the tower as required.

- (9) ***Certification of safety standards and continued need.*** The owner of a TOWER or ANTENNA shall provide an annual certification to the Planning and Community Development Department verifying compliance with BUILDING codes and safety standards. The certification shall also verify that the STRUCTURE is still needed for the operation of the owners' network. Said certification shall be submitted to the Planning and Community Development Department prior to December 31st of each year. Any owner who has failed to submit an annual certification shall be notified of the violation. A thirty (30) day extension for submission of a certification may be approved at the discretion of the Planning and Community Development Department. After notification of a violation by the Planning and Community Development Department subsequent failure to submit an annual certification shall constitute abandonment and be grounds for removal in accordance with 170-22.I).

Verizon Wireless will so comply to the extent this requirement is not pre-empted by federal law.

F. Exemptions.

- (1) ***City Use.*** ANTENNAS or TOWERS owned, performing City functions, or otherwise controlled by the City shall be exempt from the requirements of this TELECOMMUNICATIONS FACILITY Ordinance. This exemption shall only be available if a license or lease authorizing such ANTENNA or TOWER has been approved by the City Council, and the City Council elects, subject to RSA's, to seek said exemption.

Not applicable.

- (2) ***Amateur Radio.*** This section shall not govern any TOWER, or the installation of any ANTENNA that is owned and operated by a federally-licensed amateur

radio station operator and the TOWER or ANTENNA is used for the exclusive purpose of amateur radio operations. This application adopts the provisions and limitations as referenced in RSA 674:16,IV.

Not applicable.

- (3) *Citizen Band Radios. This section shall not govern the installation of any ANTENNA that is used for the exclusive purpose of facilitating the use of a Citizen Band Radio, except any TOWERS in this section shall be limited to seventy (70) feet in HEIGHT.***

Not applicable.

- (4) *Receive-Only ANTENNAS. This section shall not govern any TOWER, or the installation of any ANTENNA that is used exclusively for receive-only ANTENNAS, except any TOWERS in this section shall be limited to seventy (70) feet in HEIGHT.***

Not applicable.

- (5) *Essential Services and Public Utilities. Henceforth, from the date of adoption of this ordinance, TELECOMMUNICATIONS FACILITIES shall not be considered as infrastructure, essential services, or public utilities, as defined or used elsewhere in the City's ordinances and regulations.***

Siting for TELECOMMUNICATIONS FACILITIES shall be considered a use of land, and is addressed by this ordinance.

No response necessary.

G. *Restrictions for Siting on Garrison Hill*

Notwithstanding the provisions outlined in Subsection C, the siting of additional TOWERS, monopoles, or use of Alternative STRUCTURES shall be prohibited on Garrison Hill in the City of Dover. Placement of new ANTENNAE media on the existing TOWERS on Garrison Hill shall be allowed only after obtaining a Conditional Use Permit from the PLANNING BOARD. However, the replacement and/or repair of existing ANTENNAE media on TOWERS on Garrison Hill is allowed by the Building Inspector, provided that there is no increase in the size or visual impact of the ANTENNAE. Performance standards to ensure that vistas, view sheds and view corridors are protected shall include the following elements:

- (1) *The APPLICANT has demonstrated that the appearance, form or shape, color, and size of any ANTENNA media to be attached to preexisting TOWERS or monopole STRUCTURES is concealed or camouflaged or otherwise is harmonious with the immediately surrounding environment at Garrison Hill;***

Not applicable; the Project is not proposed at Garrison Hill.

- (2) *Any equipment shelters supporting such additional ANTENNA shall be designed consistent with one of the following design standards:*

- (a) *Equipment shelter shall be located in underground vaults; or*

Not applicable; the Project is not proposed at Garrison Hill.

- (b) *Equipment shelter shall be designed consistent with Northern New England architectural styles and materials, with a roof pitch of at least ten and a half (10 1/2) and wood clapboard, red brick or shingle siding; or*

Not applicable; the Project is not proposed at Garrison Hill.

- (c) *Equipment shelters shall be camouflaged behind an effective year round landscaped buffer, equal to the HEIGHT of the proposed BUILDING and/or wooden FENCE. PLANNING BOARD shall determine the style of fencing and/or landscaped buffer that is compatible with the NEIGHBORHOOD.*

Not applicable; the Project is not proposed at Garrison Hill.

- (3) *Any ANTENNA located on an existing STRUCTURE shall be concealed, to the extent technologically and commercially practicable, behind existing architectural features to limit the visibility of the ANTENNA from public ways.*

Not applicable; the Project is not proposed at Garrison Hill.

H. Bonding and Security and Insurance.

- (1) *Recognizing the extremely hazardous situation presented by abandoned and unmonitored TOWERS, the PLANNING BOARD shall set the form and amount of security that represents the cost for removal and disposal of abandoned towers in the event that the TOWER is abandoned and the TOWER owner is incapable and unwilling to remove the TOWER in accordance with Subsection I) below.*

Verizon Wireless will so comply.

- (2) *Bonding and surety shall be consistent with the provisions in the Chapter 155, Subdivision of Land. Furthermore, the PLANNING BOARD shall require the submission of proof of adequate insurance covering accident or damage.*

Verizon Wireless will so comply.

I. Removal of Abandoned ANTENNAS and Towers.

Any ANTENNA or TOWER that is not operated for a continuous period of twelve (12) months, or is no longer needed for the operation of the network, shall be considered abandoned and hazardous to the public health and safety. The owner shall remove the abandoned STRUCTURE within ninety (90) days of receipt of a declaration of abandonment from Zoning Administrator notifying the owner of such abandonment. A declaration of abandonment shall only be issued following a public hearing notice per City regulations, with notice to ABUTTERS and the last known owner/operator of the TOWER. If the abandoned TOWER is not removed within ninety (90) days, the City may execute the security and have the TOWER removed. If there are two or more users of a single TOWER, this provision shall not become effective until all users cease using the TOWER.

Verizon Wireless will so comply.

EXHIBIT E

EXHIBIT E

PROOF OF COMPLIANCE WITH THE CITY'S SITE PLAN APPLICATION REQUIREMENTS AND SITE DESIGN AND DEVELOPMENT CRITERIA AS SET FORTH IN §§ 153-6, 153-13 – 153-15 OF THE CITY OF DOVER ZONING ORDINANCE

§§ 153-6, 153-13 through 153-15 of the City's Zoning Ordinance (the "**Ordinance**") contain the requirements for site plan review applications in the City. The requirements of the Ordinance are reproduced below in bold italicized type, followed by Verizon Wireless' response in regular type.

§ 153-6 Application requirements; Technical Review Committee.

- A. Prior to the formal submission of an application for site review by the Planning Board, the applicant shall meet with the Technical Review Committee. Said meeting(s) shall serve to assist the applicant in preparing a development proposal that is technically conforming to the regulations contained herein. The Technical Review Committee shall be comprised of the Planning Board Chair, the Conservation Commission Chair, City Engineer, Fire and Rescue Chief, Police Chief, Zoning Administrator, Economic Development Director and Director of Planning and Community Development, who shall serve as Chair. All Committee members shall have a designated alternate available in their absence. For projects under the threshold described in Section 153-4.A but meeting the threshold of 153-4.B(1) through (5) may be approved by the majority vote of Technical Review Committee per RSA 676:43 provided no waivers or Conditional Use Permits are necessary to meet regulations.***

Verizon Wireless will meet with the Technical Review Committee on as soon as we are able to get an agenda.

- B. A completed application sufficient to invoke jurisdiction of the Planning Board (or, for minor site plans, the Technical Review Committee) shall include the following elements:***

- (1) A completed application form, available at the Department of Planning and Community Development office and through the online portal.***

See Exhibit A.

- (2) A completed site review checkoff list.***

See Exhibit A.

- (3) A written narrative description of the proposed project, addressing its purpose, scope of operation, and impact on the immediate area of influence and the City in general (traffic, schools, utilities, land use compatibility, aesthetics, land and water resources, etc.).***

See Exhibit B and Exhibit G.

- (4) ***Ground/aerial photographs of the site and immediate area.***

See Exhibit H.

- (5) ***Four copies of the site development plan as more fully described in Article IV of this chapter. Transmit a pdf of the site development plan via e-mail to dover-planning@doover.nh.gov. (Note: Only three copies of the preliminary plan need to be submitted initially for review by the Technical Review Committee. However, the applicant shall check with the Planning Department about number of copies that will be required for submission of the complete application to the Planning Board.) [Amended 5-24-2016]***

Four (4) copies of the Site Plan are enclosed for distribution to the TRC.

- (6) ***A list of owners, applicants, and professionals involved in the application. Additionally a fee for the City to create a list of abutting property owners that lie within 200 feet of the subject parcel. Information shall include name, mailing address, and Dover Tax Map and lot numbers for the applicant to review. The City will prepare verified mailings. [Amended 1-14-2020; 7-27-2021]***

See Exhibit H (Sheet T-1). In addition to the professionals listed on Sheet T-1, Nixon Peabody LLP is representing Verizon Wireless. See the list of abutters at Exhibit L.

- (7) ***A fee of an amount to be determined in accordance with the fee schedule contained in § 153-18 of this chapter.***

The required fee of \$200 will be paid via the online portal.

C. *The applicant shall file the application with the Planning Board office at least 21 days prior to the Planning Board meeting, at which time the application will be accepted and a public hearing held. [Amended 1-14-2020]*

- (1) ***The applicant and abutters shall be notified of said public hearing by verified mail, with return receipt requested, stating the time, date and place of such hearing. Notice will be mailed at least 10 days prior to the date of the meeting, by the city.***

No response necessary.

- (2) ***Such public hearing shall be advertised in a newspaper of general distribution not less than 10 days prior to the said meeting.***

No response necessary.

§ 153-13. Site development plan. [Amended 5-25-1999; 8-26-2008; 3-23-2010; 1-24-2012]

A. A site development plan shall be drawn to an appropriate scale, not less than one inch equals 50 feet, and shall show the following information:

- (1) A small-scale location map delineating the project site and its relation to the surrounding area at an appropriate scale. [Amended 5-24-2016]**

See Exhibit H (Sheet T-1).

- (2) Name or identifying title of the proposed project as well as planning file number, once assigned.**

See Exhibit H (Sheet C-1).

- (3) Date and approximate true North.**

See Exhibit H (Sheet C-1).

- (4) Exact locations and dimensions or property lines and names of current abutters.**

See Exhibit H (Sheet C-1).

- (5) Location of all existing and proposed buildings and structures on the site. Any details on detail sheets shall be numbered or lettered. [Amended 5-24-2016]**

See Exhibit H (Sheet C-2).

- (6) Delineate existing zoning and special district boundaries.**

See Exhibit H (Sheet A-1).

- (7) Specify proposed finished floor elevations of buildings so to assure positive surface drainage and proper elevation relationship to adjacent property.**

Not applicable (an elevation of the proposed tower is included in Sheet A-2).

- (8) Existing and proposed grade contours (two-foot intervals) so to certify the adequate disposal of on-site water. Upon request, contours delineating existing surface shall be extended 100 feet beyond the limits of the project site and shall be related to the United States Geographical Survey.**

See Exhibit H (Sheet A-2).

- (9) Location, dimension and material of all existing and proposed utilities and identify all on-site waste disposal systems and wells.**

See Exhibit H (Sheet A-1).

- (10) *Location of test borings, groundwater elevation and soil profiles shall be provided upon request.***

Verizon Wireless will comply to the extent applicable to the Project.

- (11) *Parking layout that delineates the number of parking spaces and parking arrangement.***

See Exhibit H (Sheet A-2).

- (12) *A landscape plan that delineates the arrangement, species and dimensions of all existing and proposed landscaping materials. The landscape plan, in sufficient detail to indicate compliance with these regulations, shall be prepared by a professional landscape architect who is licensed by the State of New Hampshire. The licensed landscape architect shall sign the plan. The landscape plan shall be certified by the licensed landscape architect and include his/her State of New Hampshire license number.***

See Exhibit H (Sheet A-2).

- (13) *Where multifamily development is proposed, those areas supporting slopes in excess of 20%, the federal floodway and floodplain, and the surface areas of water bodies and wetlands shall be clearly depicted on the site plan and quantified.***

Not applicable.

- (14) *Where change in use is being proposed, the following additional items are required:***

- (a) *A table showing the expected amount of change in demand for parking, water and sewer use, and traffic.***

The Project includes parking for 1-2 vehicles for maintenance personnel that may visit approximately 1-2 times per month.

- (b) *A floor plan showing the proposed use and square footage in each use.***

Not applicable.

- (15) *A colored architectural plan showing all sides of new buildings, as prepared by a registered engineer or architect, who shall sign the plan and place his/her seal upon it. The plan shall conform to the guidelines contained in § 153-14L.***

Not applicable.

- (16) *A neighborhood plan on an aerial photograph, showing all property lines within a distance determined by the Director of Planning and Community***

Development during initial consultations, and how the project relates to abutting uses. This sheet should show the proposed impervious surfaces and zoning boundaries. [Amended 5-24-2016]

See Exhibit H (Sheet A-1).

- (17) A colored rendering of the streetscape that will be created along the existing public right-of-way. This sheet shall include a perspective of both sides of any existing roadway, any street or sidewalk improvements, proposed plantings and structures, as prepared by a registered engineer or architect, who shall sign the plan and place his/her seal upon it, as required.***

Not applicable.

- (18) A stormwater management and erosion control plan shall be developed in accordance with the requirements of § 153-14A if it is determined to be necessary by the Technical Review Committee during its review process, as outlined in § 153-6A. Site plans shall provide for the proper management of stormwater and erosion and sedimentation control.***

See Exhibit H (Sheets EC-1 and EC-2).

- (19) Traffic impact assessment and analysis. All development projects that require site plan review shall prepare a traffic impact assessment and analysis that complies with the standards contained in Chapter 157, Land Subdivision Regulations, § 157-10D, as amended.***

The Project will not create traffic beyond 1-2 vehicle trips per month by operations staff.

- (20) A detailed landscape operations and maintenance plan, developed in accordance with the requirements of § 153-14G. Site plans shall provide for the proper management of landscaping, ensuring that landscaping is not unintentionally damaged as a result of snow removal or general traffic flow, pedestrian or otherwise. [Added 6-12-2018]***

See Exhibit H (Sheet D-1).

- B. The information required by Subsection A(1) through (20) of this section must be supplied. The site development plan may be modified to eliminate items outlined under Article II that are not subject to change or are impertinent to the proposed use; however, the Planning Board or its staff may require that the information be supplied. In addition, the Planning Board may require the area and uses outside the building to be upgraded to meet existing standards.***

- (1) *A preapplication meeting with staff shall be held to determine what elements of Subsection A may be modified. All modifications will be noted by staff, in writing. [Amended 6-12-2018]*

The TRC will occur as soon as possible.

§ 153-14. Site development design criteria. [Amended 5-25-1999; 1-14-2003; 8-26-2008; 3-23-2010; 1-24-2012; 12-18-2012; 11-17-2015; 5-24-2016]

A. Stormwater management, erosion control and flood hazards.

- (1) *Purpose and objective. These regulations establish standards to manage the discharge of runoff to the City of Dover's municipal storm sewer system and water bodies, in a manner compliant with the requirements of state and federal law, including provisions of the federal stormwater management legislation for municipal separate storm sewer systems (MS4), as amended. These provisions and standards are implemented for the purpose of:*

- (a) *Managing stormwater runoff to protect water quality and quantity.*

See Exhibit H (Sheets EC-1 and EC-2); the Project so complies.

- (b) *Minimizing the contribution of a pollutant for which a water body is impaired to the maximum extent practicable (MEP).*

See Exhibit H (Sheets EC-1 and EC-2); the Project so complies.

- (c) *Causing no discharge of runoff to an adjacent property in excess of runoff discharge in the existing developed or undeveloped condition.*

See Exhibit H (Sheets EC-1 and EC-2); the Project so complies.

- (d) *Encouraging the use of low-impact development (LID) strategies.*

See Exhibit H (Sheets EC-1 and EC-2); the Project so complies.

- (2) *Applicability of the stormwater standards.*

- (a) *All projects requiring site plan or major subdivision approval shall be subject to the following set of stormwater standards according to the amount and type of disturbance. Applicability is as follows:*

- [1] *The minimum protections and management standards shall apply to all projects.*

See Exhibit H (Sheets EC-1 and EC-2); the Project so complies.

- [2] *The stormwater management for new development standards shall apply to any project that results in a contiguous land disturbance*

of more than 20,000 square feet or creates more than 4,000 square feet of new impervious area.

See Exhibit H (Sheet EC-1).

- [3]** *The stormwater management for redevelopment standards shall apply to any project that results in a contiguous land disturbance of more than 20,000 square feet or creates more than 4,000 square feet of new impervious area where the existing land use has been previously developed as commercial, industrial, institutional, governmental, recreational, or multifamily.*

See Exhibit H (Sheet EC-1).

- (b)** *All projects of such magnitude as to require a permit from the National Pollutant Discharge Elimination System (NPDES) Program or the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) Program shall also comply with the standards of the Environmental Protection Agency (EPA) and/or NHDES permits and this section, whereas the stricter standards shall apply.*

See Exhibit H (Sheets EC-1 and EC-2); Verizon Wireless will so comply.

(3) Design standards.

(a) Minimum protections and management standards.

- [1]** *Where applicable, all development must comply with the EPA Phase II Stormwater Rules and the City's MS4 permit, as amended.*

See Exhibit H (Sheets EC-1 and EC-2); Verizon Wireless will so comply.

- [2]** *Existing surface waters, including ponds, rivers, perennial and intermittent streams (natural or channelized), and wetlands (including vernal pools), shall be protected by the minimum buffer setback as specified in Chapter 170, Zoning, § 170-27.1. Stormwater and erosion and sediment control best management practices (BMPs) shall be located outside the specified buffer zone unless otherwise approved by the Planning Board.*

See Exhibit H (Sheets EC-1 and EC-2); Verizon Wireless will so comply.

- [3]** *Low-impact development (LID) site planning and design strategies shall be used to the MEP in order to reduce the generation of the stormwater runoff volume for both new and redevelopment*

projects. An owner/applicant must document why LID strategies are not appropriate if not used to manage stormwater.

See Exhibit H (Sheets EC-1 and EC-2); Verizon Wireless will so comply.

- [4] All proposed stormwater practices and measures shall be installed and maintained in accordance with manufacturers' specifications and performance specifications outlined in the New Hampshire Stormwater Management Manual Volume 2 (December 2008 or current revision) a copy of which can be found on the NHDES website.***

See Exhibit H (Sheets EC-1 and EC-2); Verizon Wireless will so comply.

- [5] All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials shall meet the regulations of the NHDES, including but not limited to those involving underground storage tanks, aboveground storage tanks, hazardous waste and best management practices for groundwater protection (Part Env-Wq 401).***

See Exhibit H (Sheet C-2); the Project so complies.

- [6] Salt and other deicing materials shall be stored under cover or located such that no direct discharges to receiving waters are possible. Snow storage areas shall be located such that no direct discharges to receiving waters are possible. See the NHDES guidance fact sheet on road salt and snow disposal.***

Verizon Wireless will so comply.

- [7] The use of sodium-chloride-based materials for winter maintenance shall be the minimum necessary for safety. The use of sodium-chloride-based materials is discouraged within the groundwater protection districts.***

Verizon Wireless will so comply.

- [8] Impervious surfaces for parking areas and roads shall be minimized to the extent possible.***

See Exhibit H; a minimum parking area has been provided.

- [9] Stormwater runoff from new impervious surfaces shall be directed to a best management practice for flow mitigation, treatment and/or infiltration.***

See Exhibit H; the Project so complies.

(b) Stormwater management for new development.

- [1] Runoff of impervious surfaces shall be treated to provide 80% removal of total suspended solids (TSS) and 50% removal of both total nitrogen and phosphorus. Removal rates shall be determined using approved manufacturer's pollutant removal efficiency analysis or the pollutant removal efficiencies outlined in the New Hampshire Stormwater Management Manual Volume 1, Appendix E (December 2008 or current revision), a copy of which is available from the NHDES website.**

See Exhibit G (Sheets EC-1 and EC-2).

- [2] Rainfall amount shall be based on current extreme precipitation estimates obtained from the Northeast Regional Climate Center.**

No response necessary.

- [3] Measures shall be taken to control the post-development peak rate runoff so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events.**

See Exhibit H (Sheets EC-1 and EC-2).

- [4] Measures shall be taken to control the post-development surface water runoff volume so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events. For sites where infiltration/recharge is limited or not practicable, the owner/applicant must demonstrate that the project will not cause or contribute to flooding or functional impairments to streets, adjacent properties, and downstream properties.**

See Exhibit H (Sheets EC-1 and EC-2).

- [5] Infiltration rates for designing groundwater recharge practices shall be determined in accordance with Section Env-Wq 1504.14.**

See Exhibit H (Sheets EC-1 and EC-2).

- [6] Stormwater conveyance practices shall be sized appropriately to convey the ten-year, twenty-four-hour storm event without overtopping or causing flooding on the property.**

See Exhibit H (Sheets EC-1 and EC-2).

- [7] For large projects adding greater than or equal to 10 acres of impervious cover, or projects located in known areas of flooding concern, or specifically within areas with a 1% chance of being inundated by water in any given year, the owner/applicant shall submit a supplementary report that describes how the project will not increase the future flooding potential and complies with the AoT requirements pertaining to floodplain impacts as described in Section Env-Wq 1503.09, regardless of whether an AoT permit is required.**

Not applicable.

- [8] The design of the stormwater management systems shall take into account upstream and upgradient runoff that flows onto, over, or through the site to be developed or redeveloped and provide for this contribution of runoff.**

Not applicable.

- [9] Seasonal high-water table elevations must be accounted for in all BMP design criteria.**

Not applicable.

- [10] Access for maintenance of stormwater facilities must be included as part of the design, where necessary. Access easements may be required.**

Not applicable.

- [11] Plantings in treatment areas shall be native grasses, shrubs and/or other native plants in sufficient numbers and density to prevent soil erosion and to achieve water-quality treatment.**

Not applicable.

- (c) Stormwater management for redevelopment. In order to determine the stormwater requirements for redevelopment projects, the percentage of the site covered by existing impervious areas must be calculated. Stormwater requirements for redevelopment will vary based upon the amount of site surface area that is covered by existing impervious surfaces.**

- [1] For sites meeting the definition of a redevelopment project and having less than 40% existing impervious surface coverage, the stormwater management requirements will be the same as new development projects, with the important distinction that the applicant can meet those requirements either on site or at an**

approved off-site location (i.e., off-site mitigation). The applicant must satisfactorily demonstrate that impervious area reduction, LID strategies and BMPs have been implemented on site to the MEP.

Not applicable.

[2] For sites meeting the definition of a redevelopment project and having more than 40% existing impervious surface coverage, stormwater shall be managed in accordance with one or more of the following techniques, listed in order of preference:

[a] Implement measures on site that result in mitigation and treatment of at least 30% of the existing impervious cover as well as 50% of the additional proposed impervious surfaces and pavement areas through the application of LID; or

Not applicable.

[b] Implement other LID techniques on site to the MEP to provide mitigation and treatment for at least 50% of the entire site area.

Not applicable.

[3] The owner/applicant may utilize off-site mitigation to meet the redevelopment requirements when the following standards have been met:

[a] The owner/applicant shall demonstrate, to the satisfaction of the Planning Board, that on-site treatment has been implemented to the MEP.

Not applicable.

[b] The owner/applicant shall find an approved, off-site location within the same watershed as the project site or within the drainage area of the same receiving water body.

Not applicable.

[c] Off-site mitigation shall be equivalent to no less than the total area of impervious cover not treated on site.

Not applicable.

[d] The owner/applicant shall submit a full design of the proposed off-site measures for review and approval.

Not applicable.

[e] The owner/applicant must also demonstrate that there is no downstream drainage or flooding impact as a result of not providing on-site management.

Not applicable.

(d) Erosion control standards during construction. The following standards shall be applied in project planning and shall be implemented prior to and during construction activity:

[1] All proposed measures shall meet, at a minimum, the design standards for best management practices set forth in the New Hampshire Stormwater Management Manual Volume 3 (December 2008 or current revision), a copy of which is available from the NHDES website.

Verizon Wireless will so comply to the extent applicable.

[2] When a project requires a stormwater permit from the EPA Construction General Permit (CGP) Program, copies of the stormwater pollution prevention plan (SWPPP) inspections shall be provided to the Community Services Department.

Verizon Wireless will so comply to the extent applicable.

[3] Stripping of vegetation shall be done in a manner that minimizes soil erosion. Whenever practical, natural vegetation shall be retained, protected, or supplemented.

Verizon Wireless will so comply to the extent applicable.

[4] The area of land disturbance shall be kept to a minimum and be limited to an area only large enough to accommodate construction activities for a particular construction phase.

Verizon Wireless will so comply to the extent applicable.

[5] Off-site surface water and runoff from undisturbed areas shall be diverted away from disturbed areas where feasible, or measures to convey stormwater through the project area without causing erosion of sediment must be included. Integrity of downstream drainage systems shall be maintained.

Verizon Wireless will so comply to the extent applicable.

- [6] *Appropriate erosion and sediment control measures shall be installed prior to any soil land disturbance and must be reviewed and approved by the Community Services Department.***

Verizon Wireless will so comply to the extent applicable.

- [7] *Perimeter site controls shall not be placed within wetland areas, stream channels or wetland buffers.***

Verizon Wireless will so comply to the extent applicable.

- [8] *Disturbed soil areas shall be either temporarily or permanently stabilized. In areas where final grading has not occurred, temporary stabilization measures should be in place within seven calendar days for exposed soil areas that are within 100 feet of a surface water body or a wetland and no more than 14 calendar days for all other areas. Permanent stabilization should be in place within three calendar days following completion of final grading of exposed soil areas.***

Verizon Wireless will so comply to the extent applicable.

- [9] *All temporary erosion and sediment control measures shall be maintained in functioning condition until final site stabilization is accomplished. A proposed BMP inspection schedule shall be included in the submittal.***

Verizon Wireless will so comply to the extent applicable.

- [10] *Additional temporary stabilization for the winter season consistent with NHDES guidelines shall be in place for disturbed areas that are not permanently stabilized by October 1, or at the discretion of the Community Services Department.***

Verizon Wireless will so comply to the extent applicable.

- [11] *Special stabilization details shall be provided with the submission for any land disturbance on slopes equal to or steeper than 3:1.***

Verizon Wireless will so comply to the extent applicable.

- [12] *All temporary erosion and sediment control measures shall be removed after final site stabilization. Trapped sediment and other disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized within 30 calendar days unless conditions dictate otherwise.***

Verizon Wireless will so comply to the extent applicable.

- [13] For projects proposing to disturb and expose soils in areas of 10 acres or more at one time, a temporary (or permanent) sediment basin must be provided with storage for a calculated volume of runoff from a drainage area from a two-year, twenty-four-hour storm, or equivalent control measures, where attainable, until final stabilization of the site. Alternatively, the sediment basin can be sized to provide 3,600 cubic feet of storage per acre of drainage area until final stabilization of the site. In determining appropriate locations and number of sediment basins needed, the operators may consider such factors as erodibility of site soils, slope lengths, available area on site, construction period and other unique site considerations.**

Verizon Wireless will so comply to the extent applicable.

- [14] Use of temporary sediment basins should avoid any additional vegetation clearing or site land disturbance not otherwise needed for post-construction. Sediment basin locations must be reviewed by the Community Services Department prior to construction and must consider the potential for off-site impacts, including public safety, especially as it relates to sediment movement and/or sediment basin failure, and alternative sediment controls must be used where site limitations preclude a safe design.**

Verizon Wireless will so comply to the extent applicable.

- (e) Installation and construction inspections. The owner/applicant shall be responsible for inspection requirements as follow:**

- [1] The Community Services Department or its designated agent shall have access to the site to complete routine inspections.**

Verizon Wireless will so comply to the extent applicable.

- [2] The Community Services Department shall be notified 24 hours prior to installation of a stormwater BMP in order to schedule an inspection. These inspections shall be completed during normal working hours.**

Verizon Wireless will so comply to the extent applicable.

- [3] The Planning Board or Community Services Department may require the design engineer and/or an independent third party to provide inspection and oversight of the construction of the stormwater management facilities and erosion and sediment control measures at its discretion. Such oversight may be**

especially important for implementing techniques such as porous pavement or subsurface stormwater infiltration systems. The owner/applicant shall be responsible for all fees associated with third-party inspections. [Amended 2-26-2019]

Verizon Wireless will so comply to the extent applicable.

- [4] All SWPPP inspections must be conducted by a qualified professional such as a professional engineer (PE), a certified professional in erosion and sediment control (CPESC), a certified erosion sediment and stormwater inspector (CESSWI), or a certified professional in stormwater quality (CPSWQ). Inspection reports shall be submitted to the Community Services Department.**

Verizon Wireless will so comply to the extent applicable.

- [5] The owner is ultimately responsible for the installation, construction, inspection, and disposition of all stormwater management and erosion control measures required by the provisions of these regulations.**

Verizon Wireless will so comply to the extent applicable.

- (f) Stormwater management plan (SWMP) submittal requirements. At the discretion of the Planning Board or Community Services Department, a technical review by an independent third party may be required of any SWMP prepared under these regulations. Such a review shall be performed by a qualified professional consultant and the expense of which shall be the full responsibility of the owner/applicant.**

Verizon Wireless will so comply to the extent applicable.

- [1] For projects requiring minimum protection standards, a plan including the following information shall be submitted:**

- [a] Description of erosion and sediment control measures as well as sequence for final stabilization of the project site.**

See Exhibit H (Sheets EC-1 and EC-2).

- [b] Proposed changes in impervious cover areas and any changes in pre- and post-development drainage patterns.**

See Exhibit H (Sheets EC-1 and EC-2).

- [c] Description of LID proposed measures.**

See Exhibit H (Sheets EC-1 and EC-2).

[2] For projects requiring new development or redevelopment standards, a drainage report that contains the following items shall be submitted:

[a] Description of construction period and earth movement schedule, including anticipated project start and completion dates, sequence and duration of grading and construction activities, sequence and timing of installation and/or application of soil erosion and sediment control measures as well as sequence for final stabilization of the project site.

Verizon Wireless will so comply to the extent applicable.

[b] Description of the on-site and adjacent wetlands, streams and other water resources, including methods used to identify these resources, and a description of any buffer setbacks that may apply, steep slopes, critical habitat, existing vegetation, areas with a 1% chance of being inundated by water in any given year, and whether any downstream water bodies are listed as impaired according to NHDES's most recent 303(d) list.

Verizon Wireless will so comply to the extent applicable.

[c] Soils information for proposed disturbed areas shall be delineated by a certified soil scientist. For all other areas that contribute runoff to the project site, soil types may be identified in accordance with Natural Resources Conservation Service (NRCS) countywide soil survey.

Verizon Wireless will so comply to the extent applicable.

[d] Description of existing drainage patterns, receiving water bodies or drainage infrastructure and soil types for recharge potential.

Verizon Wireless will so comply to the extent applicable.

[e] Watershed area limits, including any off-site and upstream areas contributing flow to shared drainage channels and/or infrastructure.

Verizon Wireless will so comply to the extent applicable.

[f] Description of proposed changes in impervious cover areas and any changes in pre- and post-development drainage patterns.

Verizon Wireless will so comply to the extent applicable.

- [g] *Methods and assumptions used to calculate pre- and post-development runoff volume, peak discharge, and discharge velocity for the specified design storm events.***

Verizon Wireless will so comply to the extent applicable.

- [h] *Methods and assumptions used to calculate the pollutant load removal.***

Verizon Wireless will so comply to the extent applicable.

- [i] *Description of LID measures that are proposed to limit the development footprint, preserve existing vegetation and mimic existing hydrology to the extent feasible.***

Verizon Wireless will so comply to the extent applicable.

- [j] *If not used, provide rationale why LID measures are not practical for the site.***

Verizon Wireless will so comply to the extent applicable.

- [k] *Describe measures and calculations for proposed practices used to achieve no net increase in runoff volumes leaving the site.***

Verizon Wireless will so comply to the extent applicable.

- [l] *Provide calculations for the infiltration or exfiltration system.***

Verizon Wireless will so comply to the extent applicable.

- [m] *If an increase in post-development runoff volume is anticipated due to limited applicability for LID measures and site constraints, provide an assessment and supporting calculations to demonstrate no adverse impacts to downstream infrastructure, adjacent properties or aquatic habitat.***

Verizon Wireless will so comply to the extent applicable.

- [n] *Descriptions, details, and design criteria and calculations for all structural, nonstructural, permanent, and temporary erosion and sedimentation control measures and BMPs. This information should include seeding***

mixtures and rates, types of sod, methods of seedbed preparation, expected seeding dates (or limitations on seeding time frames), type and rate of lime and fertilizer application, and type and quantity of mulching for temporary and permanent control facilities.

Verizon Wireless will so comply to the extent applicable.

- [o]** *Where proposed changes are anticipated within mapped limits of the areas with a 1% chance of being inundated by water in any given year, provide hydrologic and hydraulic analysis to show no net increase in flood elevations.*

Verizon Wireless will so comply to the extent applicable.

- [p]** *Proposed schedule for the inspection and maintenance of all erosion control measures on site prior to achieving final site stabilization.*

Verizon Wireless will so comply to the extent applicable.

- [q]** *Describe procedures for removing temporary erosion control measures and removal of accumulated sediment captured by such measures.*

Verizon Wireless will so comply to the extent applicable.

- [r]** *Any other specific study, calculation, or investigation as requested by the City.*

Verizon Wireless will so comply to the extent applicable.

- [s]** *Describe procedures to limit and/or optimize the use of deicing materials and minimize off-site increases in chloride levels in adjacent surface water and groundwater.*

Verizon Wireless will so comply to the extent applicable.

- [t]** *Provide a maintenance and inspection plan for post-construction monitoring of stormwater BMPs to ensure long-term performance and functionality, including details of who will be responsible for inspections and maintenance, proposed schedule, documentation, submittal procedures and contingency plans if future maintenance is required.*

Verizon Wireless will so comply to the extent applicable.

[u] Provide copies of pertinent state and federal permits.

Verizon Wireless will so comply to the extent applicable.

(g) Long-term operation and maintenance. The owner shall be responsible for continued inspection and maintenance requirements.

[1] An operation and maintenance manual shall be created with the following information:

[a] The names of the responsible qualified professionals who will implement the required reporting, inspections, and maintenance activities.

Verizon Wireless will so comply to the extent applicable.

[b] An inspection checklist, identifying item or BMP, inspection frequency, and components to be inspected. The list shall clearly outline performance thresholds and triggers for maintenance.

Verizon Wireless will so comply to the extent applicable.

[c] Snow and ice removal shall be performed by a contractor certified by the "Green SnoPro" Program, or approved equivalent, following best management practices for the application of deicing materials.

Verizon Wireless will so comply to the extent applicable.

[d] Deicing log to track amount and type of deicing material applied.

Verizon Wireless will so comply to the extent applicable.

[e] A site plan clearly identifying the locations of all stormwater practices to be inspected and maintained.

Verizon Wireless will so comply to the extent applicable.

[f] Inspection and maintenance log to be submitted to the City of Dover Community Services Department on an annual basis. Documents shall be submitted no later than December 15 of each year.

Verizon Wireless will so comply to the extent applicable.

[2] The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons 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 of the requirements for maintenance and reporting.

Verizon Wireless will so comply to the extent applicable.

B. Utilities.

(1) Water.

- (a) *Extensions to public water mains shall be at least 12 inches in diameter. When projected development or the City's Master Plan or Capital Improvements Plan indicates that a larger water main is needed, the Planning Board may require a larger pipe.***

Not applicable.

- (b) *Extensions of public water mains shall cross the full frontage of the parcel for which development is proposed.***

Not applicable.

- (c) *Extensions of waterlines shall be designed to avoid dead-end lines, where possible.***

Not applicable.

- (d) *Extensions of and connections to the public water system shall be in accordance with Chapter 121, Sewers and Water, of the Code of the City of Dover.***

Not applicable.

- (e) *Where an extension to the municipal water system is proposed, the following items must be specified:***

- [1] *Rated normal capacity in gallons per minute at prime use time.***

Not applicable.

- [2] *Rated maximum capacity in gallons per minute at prime use time.***

Not applicable.

- [3] *Residual pressure of proposed tap line.***

Not applicable.

(2) Sewer.

- (a) Extensions of and connections to the public sewer system or private wastewater systems shall be in accordance with Chapter 121, Sewers and Water, of the Code of the City of Dover.**

Not applicable.

- (b) Where sanitary discharge into the municipal sewer system is anticipated, projected additional peak hour sewer load volume must be specified.**

Not applicable.

- (c) Where nondomestic sanitary discharge is anticipated, such effluent shall comply with the rules and regulations of Chapter 121, Sewers and Water.**

Not applicable.

- (3) Electric, cable television and telephone. 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.**

See Exhibit H (Sheet C-1); the Project so complies.

C. Driveways, accessways and internal roads.

- (1) All driveways, accessways, internal roads, and loading and service areas shall be graded, paved and improved with curbs, gutters, sidewalks and stormwater drainage facilities. The curbing along or at intersections with public street rights-of-way shall be granite. Internal walkways shall be constructed of a pervious material, such as pervious asphalt or concrete, open or pervious paving blocks, or similar technologies.**

Not applicable to this Project as it is not accessible to the public.

- (2) Private driveways and internal roads shall be designed and constructed pursuant to the following criteria:**

	0-4 Residential Units	5-24 Residential Units	Over 25 Residential Units
Right-of-way	30 feet	30 feet	50 feet
Road width	16 feet	24 feet	24 to 32 feet*

Base course	12" bank run gravel	18" bank run gravel	18" bank run gravel
	4" crushed gravel	4" crushed gravel	6" crushed gravel
	2" asphalt tight binder	2" asphalt tight binder	2 1/2" asphalt tight binder
	3' gravel shoulder	3' gravel shoulder	3' gravel shoulder

*** The width of the roadway shall be determined by the site's physical characteristics and the layout and density of the proposed development.**

See Exhibit H; the Project includes an extension to an existing gravel driveway to service the tower site.

- (3) ***A road plan and profile shall be submitted with the site review application. Said plans shall be prepared by a professional engineer licensed to practice in the State of New Hampshire. If a roundabout is proposed for inclusion, a professional engineer with traffic engineering certifications must design the roundabout in conformance with "Roundabouts: An Informational Guide" as adopted and amended by the Federal Highway Administration. [Amended 6-12-2018]***

Not applicable.

- (4) ***When a nonresidential zoned parcel straddles or abuts a residential zone, nonresidential traffic shall be prohibited from exiting or entering through the residential zone, unless there is no other viable option. Infill and redevelopment projects shall include sidewalk improvements via installation of sidewalks back to the closest improved sidewalk.***

Not applicable.

- (5) ***For access to a proposed nonresidential or to a multifamily dwelling containing more than four dwelling units, driveway entrances and exits shall be as follows: [Added 6-12-2018]***

- (a) ***Where one entrance/exit is designed to service a parcel, the width shall not exceed 32 feet.***

Not applicable.

- (b) ***Where two entrances/exits are designed to service a parcel, the width of each shall not exceed 24 feet.***

Not applicable.

D. *Parking. [Amended 2-26-2019; 1-14-2020]*

(1) *Paved on-site parking shall be provided in accordance with the Parking Regulation Table.*

- (a) *A parking plan shall be submitted that delineates the number of striped parking spaces and the parking arrangement. Where appropriate, utilization of and construction of on-street parking is encouraged. Whenever a use existing on the effective date of this chapter is changed to a new use, parking facilities and access shall be provided as required herein for such new uses. The following parking standards represent maximum requirements and may be increased as part of the approval of a site development plan. During plan review, the Director of Planning and Community Development shall note a minimum number of spaces required.***

Not applicable.

- (b) *In Dover, parking is based less on the direct land use and more on the intensity and turnover rate of the use. Efforts are made to understand that not all businesses are alike and that one commercial use may differ widely from a neighboring one, even if considered the same use. Turnover rate and intensity of use are more important to the provision of parking spaces. High turnover and high-intensity use, such as retail, require fewer spaces than a use which has a low turnover and a low intensity, such as an assembly hall or gathering place. This concept and the table below will guide the Director of Planning and Community Development in determining the minimum and maximum number of spaces required for a project. Applicants shall meet with staff and review plans prior to submission to determine parking needs.***

Not applicable.

- (c) *Uses located in the Central Business District-General have access to more publicly available parking, whether on street or in a dedicated facility, as well as mass transit. The intent of off-street parking downtown is to provide parking for employees of a business and not for customers. With this in mind, parking calculations for nonresidential uses in the Central Business District-General may be solely for employees, upon the discretion of the Director of Planning and Community Development. [Amended 7-27-2021]***

Parking Regulation Table					
Columns are cumulative, not exclusive.¹					
Maximum Number of Vehicle Parking Spaces					
Use*	Per Unit	Per Seats	Per Employee on Maximum Shift	Per Square Footage (GLA)²	Notes
Residential³ (non- CBD-G)	1.4				+ 0.5 visitor space/unit
Residential³ (CBD-G)	1.25				+ 0.4 visitor space/unit
Educational⁴		0.3	1		
Gathering place⁵		0.5	1		
Industrial/ manufacturing⁶				800	
Lodging⁷	1		1		+ 1/500 of common area
Medical⁸	0.5		1		Unit = bed or exam room
Office⁹				300	
Retail/service^{10, 11}				275	

*** = The Director of Planning and Community Development shall determine the category of a use, if unclear. Where commercial and residential uses are co-located, only the residential parking shall be provided.**

¹ Round numbers up, if over a whole number.

² GLA = gross leasable area.

³ Dwelling units designed for extended occupancy.

⁴ Facility that provides opportunity for learning and education; may include day care.

⁵ Facility that has a large grouping of customers for a longer duration activity.

⁶ Facility that has employees but not a high volume of customers, located in 10,000 square feet or more.

⁷ Facility with overnight units designed for short-term occupancy.

⁸ Facility that provides medical services with overnight accommodations.

⁹ Facility that has employees but not a high volume of customers or clients.

¹⁰ Facility that has employees and a high volume of customers or clients.

¹¹ For Vehicle Refueling and Recharging Stations, "gas" pumps count as a parking space.

Not applicable.

- (2) ***In addition to parking spaces for automobiles, any proposed use that is required to obtain site review approval per § 153-4 shall be required to provide parking for bicycles on bicycle racks. The number of spaces for bicycles shall be equal to 5% of the number of parking spaces calculated by the Parking Regulation Table in Subsection D(1).***

Not applicable.

- (3) ***Electric vehicle supply equipment (EVSE) and dedicated charging spaces. [Amended 7-27-2021]***

- (a) ***Projects must provide Electric Vehicle Charging Readiness based upon the following standards:***

- [1] ***Multi-family residential projects: 5% of the total number of new parking spaces.***

Not applicable.

- [2] ***Non-residential projects: 2% of the total number of new parking spaces.***

Not applicable.

- [3] ***The number would be rounded up in all cases with a minimum of one space of electric vehicle charging readiness per project requiring Site Plan Review.***

Not applicable.

- (b) ***If the percentage of parking spaces providing EVSE is greater than that of section (a), the applicant shall be eligible for a fifty-percent reduction in the paved area application fee.***

Not applicable.

- (c) ***For parking spaces containing an EVSE, the following minimum criteria shall apply:***

- [1] ***EVSE shall be maintained by the property owner. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.***

Not applicable.

- [2] *The placement of EVSE shall not interfere with adjacent pedestrian circulation areas, such as sidewalks or accessible routes to the building entrance.***

Not applicable.

- [3] *Directional signs shall be installed at the parking lot entrance and at other appropriate points to effectively guide motorists to the electric vehicle charging stations.***

Not applicable.

- [4] *Each electric vehicle charging station is required to include the following:***

- [a] *Electric vehicle supply equipment that meets the most current infrastructure codes and standards, referenced by the U.S. Department of Energy, used for electric vehicle and infrastructure projects.***

Not applicable.

- [b] *Signage that includes, but is not limited to the following information:
Indicating the space is only for electric vehicle charging purposes.
Days and hours of operations if time limits or tow-away provisions are to be enforced.
Voltage and amperage levels and any time of use, fees, and important safety instructions.***

Not applicable.

- [c] *Adequate site lighting, unless charging is for daytime purposes only.***

Not applicable.

- [5] *Shelters for outdoor charging stations are encouraged to provide added convenience for users.***

Not applicable.

- (4) *Notwithstanding the calculations established in Subsection D(1) above, parking spaces in residential districts shall be upon or adjacent to the lot which they are designed to serve. In all nonresidential districts, such parking spaces shall be provided within a 500-foot radius of the primary structure. Parking spaces for***

the Central Business (CBD) - General and Cochecho Waterfront (CWD) Zoning Districts are as follows:

- (a) Construction of new floor spaces shall be accompanied by a number of parking spaces as calculated in Subsection D(1) above.***

Not applicable.

- (b) Conversions or changes of use that result in an increase in residential units shall provide a number of parking spaces in accordance with Subsection D(1) above.***

Not applicable.

- (c) Parking spaces in CBD-G and CWD Zoning Districts may be located off site anywhere within the CBD-G District in a municipal parking facility and leased from the City, or leased from a private landowner.***

Not applicable.

- (5) Conditional use permit for increase in number of parking spaces.***

- (a) A conditional use permit may be granted by the Planning Board (RSA 674:21, II) after proper public notice and public hearing for the purpose of altering any provisions of § 153-14D, Parking Regulation Table, provided that the proposed project complies with the following standards:***

- [1] The applicant shall submit an analysis justifying a request for increased parking requirements.***

Not applicable.

- [2] The conditional use permit application shall describe why increased parking is essential to each use.***

Not applicable.

- [3] The applicant must show that the use(s) cannot be adequately served by a combination of on- and off-street parking.***

Not applicable.

- [4] The applicant shall design and construct the additional vehicle storage areas, for additional parking requested, using pervious materials. The design of the area shall meet or exceed standards developed and outlined in the New Hampshire Stormwater Manual. The applicant shall also be required to retain the design***

engineer as an inspector for the duration of construction of the parking area.

Not applicable.

[5] *The applicant shall contribute to improving electric vehicle infrastructure by using one of the following methods: [Added 7-27-2021]*

[a] *For uses that typically result in at least two (2) hours or longer of parking which may include but is not limited to gathering places (restaurants and bars), retail/ service, lodging, office, educational, medical, and outdoor recreation, the applicant shall provide one Level II commercial electric vehicle charging station for every 10 parking spaces requested over the parking maximum. Electric vehicle charging station spaces shall comply with § 153-14D(3) unless determined otherwise by the Planning Board.*

Not applicable.

[b] *For uses that do not typically result in at least two (2) hours or longer of activity, the applicant shall provide two (2) additional parking spaces that meet electric vehicle readiness requirements for every 10 parking spaces requested over the parking maximum.*

Not applicable.

[6] *Additional Level I commercial electric vehicle charging stations designated for employees, and not for public use, are encouraged. [Added 7-27-2021¹]*

Not applicable.

[7] *There shall be no detrimental effects on surrounding properties by any proposal.*

Not applicable.

(b) *A conditional use permit may also be granted by the Planning Board to allow an increase in the off-street parking requirements for a building or buildings serving more than one use. To obtain such an approval, the applicant must conclusively demonstrate that one or more such uses will*

¹ Editor's Note: Former Subsection D(5)(a)[6] was redesignated as Subsection D(5)(a)[7] to accommodate the addition of the new Subsection D(5)(a)[6].

generate a demand for parking spaces primarily during periods when the other use or uses are in operation. Calculations for parking increase shall be consistent with nationally accepted parking publications such as Shared Parking (Urban Land Institute, Washington, DC, 1990). The location of all parking spaces shall conform to the provisions outlined in § 153-14D(4) unless determined otherwise by the Planning Board.

Not applicable.

- (c) *Any conditional use permit approval shall apply only to the application specified at the time of approval and shall not be transferable to a different application, building expansion, or change of use regardless of size. Any subsequent change(s) to a project or plan that has a shared parking agreement shall be subject to review by the Director of Planning and Community Development. If the proposed parking demand is determined to increase, the project shall be referred to the Planning Board for further review.*

Not applicable.

(6) **Parking lot design standards.**

- (a) *Parking spaces shall comply with the following dimensions:*

<i>Angle</i>	<i>Stall Width (feet)</i>	<i>Curb Length (feet)</i>	<i>Length of Space (feet)</i>	<i>Aisle Width* (feet)</i>
90°	9	9	18	22
75°	9	9.5	19.5	20
60°	10	10	21	16

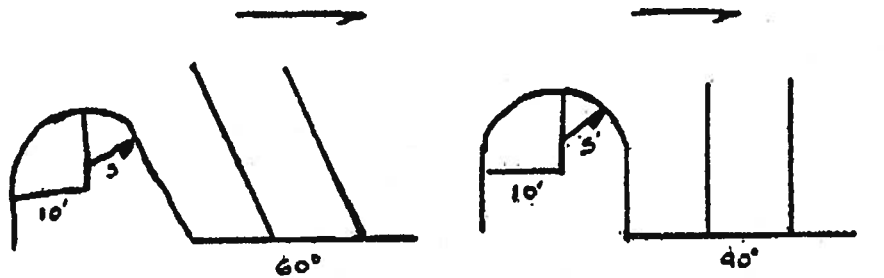
* *When garages are erected for meeting a developer's parking requirements, aisle widths shall be increased to 24 feet.*

Not applicable.

- (b) *One-way accessways (internal aisle) shall be a minimum of 12 feet wide, and two-way accessways shall be a minimum of 24 feet in width.*

Not applicable.

- (c) *Entrance islands shall support a curve radii illustrated in Sketch A.*



Not applicable.

- (d) *Parking lots shall be designed so as to avoid vehicles backing into the street.*

Not applicable.

- (e) *Parking lots and driveway entrances for nonresidential uses shall be designed to prevent vehicles on the City street from queuing up while waiting to access the site. The Planning Board may require that the applicant hire a traffic consultant to prepare a traffic impact study to determine if the development proposal will generate traffic volumes that require traffic control measures such as deceleration or acceleration lanes, adequate turning radii for driveways, or driveways designed with adequate entrance depth.*

Not applicable.

E. *Outdoor lighting.*

(1) *General requirements.*

- (a) *When the installation or replacement of outdoor lighting is part of a development proposal for which site review approval is required under these regulations, the Planning Board shall review and approve the lighting installation as part of its site review approval.*

See Exhibit H (Sheet D-2); a single access light is provided that will be in use only when operations personnel are on site.

- (b) *The applicant shall submit sufficient information, in the form of an overall outdoor lighting plan, to enable the Planning Board to determine that the applicable provisions will be satisfied. The lighting plan shall include the following:*

- [1] *A site plan, drawn to scale, showing buildings, landscaping, parking areas, and all proposed outdoor lighting fixtures.*

See Exhibit H (Sheet D-2); a single access light is provided that will be in use only when operations personnel are on site.

- [2] *A photometric report that includes a numerical grid of lighting levels the fixtures will produce on the ground, measured in footcandles.***

See Exhibit H (Sheet D-2); a single access light is provided that will be in use only when operations personnel are on site.

- [3] *Specifications for all proposed light fixtures, including the type of lamp and the wattage of each lamp.***

See Exhibit H (Sheet D-2); a single access light is provided that will be in use only when operations personnel are on site.

- [4] *Proposed mounting height of all outdoor lighting fixtures.***

See Exhibit H (Sheet D-2); a single access light is provided that will be in use only when operations personnel are on site.

- [5] *Analyses showing that the proposed installation conforms to the lighting level standards in this section.***

See Exhibit H (Sheet D-2); a single access light is provided that will be in use only when operations personnel are on site.

- (c) *Principal buildings in commercial or industrial uses shall be lighted on all sides for security.***

Not applicable.

- (d) *Wiring for outdoor lighting shall be placed underground.***

Not applicable.

- (e) *All outdoor light fixtures shall be designed, oriented or shielded to prevent light or glare onto adjacent property or streets. In the Central Business District–General and Transit-Oriented Development (TOD) Subdistricts, light may overflow onto streets, but not adjacent property.***

See Exhibit H (Sheet D-2); the Project so complies.

- (f) *Holiday lighting during the months of November, December, and January shall be exempt from the provisions of this regulation, provided that such lighting does not create dangerous glare on adjacent streets or properties.***

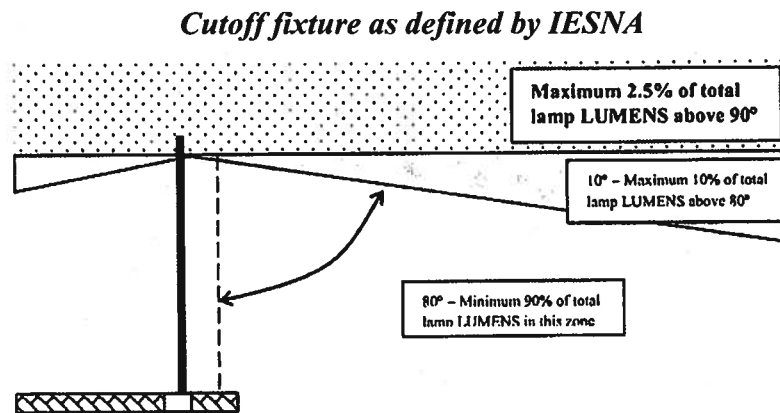
Not applicable.

- (g) *All light fixtures lawfully in place prior to the date of this amendment shall be grandfathered. However, any light fixture that replaces a grandfathered light fixture, or any grandfathered light fixture that is moved, must meet the standards of this regulation.*

Not applicable.

- (2) *Parking lot lighting. Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and safety in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets. [Amended 5-24-2016]*

- (a) *All lighting fixtures serving parking lots shall be cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA) and illustrated below.*



Not applicable.

- (b) *Parking area lighting standards are as shown in the table below. [Amended 7-27-2021]*

	Zoning Districts C, CM, and IT	Zoning Districts O, G, CBD, H, CWD and RCM	Zoning Districts RM- SU, RM-U, LBW and HR
Mounting height (maximum)*	25 feet	20 feet	20 feet

<i>Minimum illumination level (at darkest spot of the parking</i>	<i>No less than 0.3 footcandle; no more than 0.5 footcandle</i>	<i>No less than 0.2 footcandle; no more than 0.4 footcandle</i>	<i>No less than 0.2 footcandle; no more than 0.3 footcandle</i>
<i>Uniformity</i>	<i>6:1</i>	<i>5:1</i>	<i>4:1</i>

**** Mounting height is the vertical distance between the surface being illuminated and the bottom of the lighting fixture.***

***** Uniformity ratio is the ratio of average illumination to minimum illumination.***

Not applicable.

- (c) ***The Planning Board may permit an alternative to the cutoff fixtures required above if a lighting fixture of a particular period or architectural style would be more compatible with the design of the area. Such alternative fixtures shall have a mounting height of not more than 15 feet.***

Not applicable.

- (3) ***Lighting of gasoline station/convenience store aprons and canopies. Lighting levels on gasoline station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses.***

- (a) ***Areas directly under the canopy and within five feet of the canopy footprint shall be illuminated so that the minimum illuminance at grade level is between 1.0 and 5.5 footcandles. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 4:1, which yields an average illumination level of no more than 22.0 footcandles.***

Not applicable.

- (b) ***Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85° from vertical.***

Not applicable.

- (c) ***Lights shall not be mounted on the top or sides of the canopy, and the sides of the canopy shall not be illuminated.***

Not applicable.

- (d) *Areas of the parking lot that are not within five feet of the canopy footprint shall be illuminated in accordance with the requirements for parking areas set forth in Subsection E(2) above. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.*

Not applicable.

- F. *Fire hazards. The designation of fire lanes and the storage of explosives, flammable liquids, liquefied petroleum gas or similar materials shall be in accordance with Chapter 81, Fire Prevention and Life Safety, of the Code of the City of Dover.*

Not applicable.

- G. *Landscaping. In order to separate parking areas from abutting streets, to provide areas for snow disposal, to break up expanses of vehicles and pavement, to provide summer shade on pavement areas, to provide general beautification of parking facilities, and to reduce stormwater impacts, the following landscaping standards are required for nonresidential development: [Amended 6-12-2018]*

(1) *General requirements.*

- (a) *Existing vegetation shall be preserved wherever possible. Existing natural features of special interest, such as those having historic relevance, shall be delineated and located on the landscaping plan. A note should be added to the site plan indicating that the identified feature(s) shall be protected during site clearing and construction through the use of construction fencing or other adequate protective barriers. Maximum effort should be made to preserve small stands of trees, rather than individual trees, to minimize the potential for serious damage due to wind, grade changes and soil compaction. No construction materials, equipment, vehicles, or temporary soil deposits shall be located within the dripline of existing trees. Before commencement of work, protective barriers shall be installed and maintained around each plant and/or groups of plants that are to remain on site until completion. Snow fence installed around the dripline of the tree canopy is an example of an acceptable barrier.*

See Exhibit H; the Project does not impact trees.

- (b) *All invasive plant species identified in Chapter Agr 3800, pursuant to RSA 430:55, and all nonnative plant species identified in the New Hampshire Restricted Invasive Plants Species/Watch List are prohibited.*

Verizon Wireless will so comply.

- (c) *Shrubs and hedges shall be a minimum of 24 inches in height when measured immediately after planting. Ground covers and perennials may be less.*

Verizon Wireless will so comply.

- (d) ***Effective use and preservation of natural berms, existing topography and existing vegetation is encouraged.***

Verizon Wireless will so comply.

- (e) ***Plants, or a combination of plants and a solid visual barrier such as wooden fencing, or berms shall be used to screen loading, waste disposal, material storage and other areas that are likely to generate noise, dust, or other potentially disruptive conditions.***

Not applicable.

- (f) ***Landscaping shall be used to establish and/or maintain an attractive streetscape adjacent to roadways. A minimum of one tree per 35 linear feet, not more than six feet apart for individual shrubs, and not more than three feet between individual perennials and ground covers or portion thereof shall be provided. [Amended 2-26-2019]***

See Exhibit H; the compound will not be visible to the casual observer as a result of its distance to the street.

- (g) ***The type and location of vegetation shall not interfere with utilities or the safe and efficient flow of street traffic. All trees located under utility wires shall be low-growing species.***

See Exhibit H; the Project so complies.

- (h) ***A maintenance plan shall be provided with the site plan application. All landscaped areas shall receive regular maintenance and upkeep. Severely injured, diseased, or dead plant material shall be replaced in kind in perpetuity (avoid replacing landscape materials in the period from November to March). Best practices to minimize environmental impacts, such as the use of low-phosphorus fertilizer and slow-release nitrogen, shall be included in the management plan. If ownership of a site is conveyed to a new property owner, the new owner shall be responsible for maintaining all landscaping in accordance with the approved final landscaping plan.***

Verizon Wireless will provide same to the extent required by the City.

- (i) ***Snow storage may be permitted on any grassed or nonliving landscape area.***

See Exhibit H; adequate snow storage is provided.

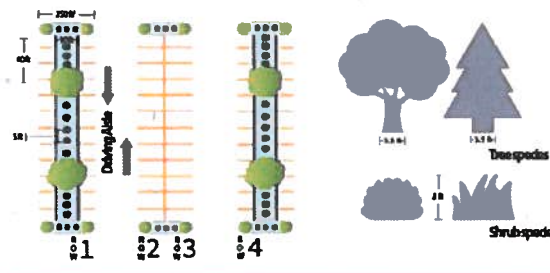
(2) **Interior landscaping.**

- (a) *In addition to the perimeter landscaping required in § 153-17C, landscaping requirements for the interior of parking lots is as follows:*

Minimum Interior Parking Lot Landscaping Requirements	
Number of Parking Spaces in Lot	Minimum Percent of Interior Landscaping
0 to 20 spaces	Not required
21 to 50 spaces	5%
51 to 200 spaces	8%
Greater than 200 spaces	10%

Not applicable.

- (b) *Parking lots which have more than two aisles which are approximately parallel shall be required to have continuous landscaped planting strips separating every four rows of parking. The landscaped planting strips shall be a minimum of 10 feet in width and shall be separated from the parking area by adequate curbing. Within the landscaped planting strips, deciduous and/or evergreen shade trees shall be planted at 40 feet on center. Trees shall be species tolerant to the climatic conditions of Dover and shall be a minimum caliper of 3 inches (measured at four feet above grade level). Within the landscaped planting strips, shrubs shall be planted between the deciduous trees at five feet on center. The shrubs shall be a mix of deciduous and evergreen species, tolerant to the climatic conditions of Dover and shall be a minimum height of two feet at the time of planting. All trees, shrubs and landscaping materials shall be maintained in good condition so as to present a healthy, neat, and orderly appearance. [Amended 10-12-2021]*



Not applicable.

- (c) *Islands at the end of a row of parking spaces are encouraged to protect parked vehicles, increase safety in parking lots, and provide space for*

landscaping. The minimum size for landscaped islands shall be 250 square feet in total area and should include trees with shrubs, perennials, and ground covers planted en masse among the trees.

Not applicable.

- (d) Bare soil is not acceptable. The introduction of ground covers and/or perennials planted en masse and the use of mulch as a soil covering is acceptable. However, no more than 20% of the minimum landscaped area may be covered with nonliving landscaping material, such as bark mulch, wood chips, or leaf litter.**

Not applicable.

(3) Perimeter landscaping.

- (a) Along the perimeter of parking lots with 10 or more spaces, deciduous and/or evergreen shade trees shall be planted at 35 feet on center within the buffer area required by § 153-17C. Trees shall be species tolerant to the climatic conditions of Dover and shall be a minimum caliper of 3 inches (measured at four feet above grade level). Within the perimeter buffer, shrubs shall be planted between the trees at five feet on center. The shrubs shall be a mix of deciduous and evergreen species, tolerant to the climatic conditions of Dover and shall be a minimum height of two feet at the time of planting. All trees, shrubs and landscaping materials shall be maintained in good condition so as to present a healthy, neat, and orderly appearance. [Amended 10-12-2021]**



Not applicable.

- (b) Trees shall be salt- and drought-tolerant, native or noninvasive species, and have a structure and growth form which prevents them from obstructing sidewalks and walkways. Flood-tolerant plants shall be used in drainage swales.**

Not applicable.

- (c) To foster biological diversity, trees planted along a given street shall use the 10-20-30 rule (no more than 10% of the trees shall be of the same**

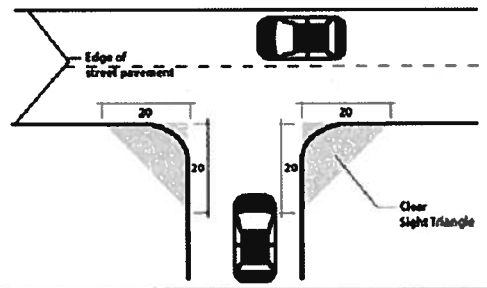
species, no more than 20% in the same genus, and no more than 30% in the same family).

Not applicable.

- (d) *To ensure that landscape materials do not constitute a driving hazard, a clear sight triangle shall be observed at all street and access drive intersections. Ground cover and trees with at least eight feet of limbless trunk shall be permitted within the sight distance triangle. In the case of a city street intersection, the sight triangle shall consist of the area between points 20 feet along both intersecting streets from their respective edges of pavement.*

Not applicable.

- (e) *A wall or fence of uniform appearance, six feet high, of brick, stone or finished concrete (cannot be concrete block) may be used in conjunction with plant materials with a minimum ten-foot buffer between the fence and the street. A minimum of one tree per 35 linear feet or portion thereof shall be provided with a combination of shrubs, perennials, vines, and ground covers planted en masse per 35 linear feet, excluding curb cuts. A combination of both deciduous plants and evergreens is encouraged. [Amended 2-26-2019]*



Not applicable.

- (4) *Stormwater management. The following provisions are intended to support the site design criteria set forth in § 153-14A. In the event of any conflict or inconsistency, the more stringent provision shall prevail.*

- (a) *Where possible, interior landscaping islands and perimeter landscaping areas shall provide for stormwater treatment and bioretention as well as act as a visual buffer.*

Not applicable.

- (b) *To promote on-site water retention and filtration, landscaped areas shall be designed in a manner that guides stormwater from on-site impervious streets, parking areas, sidewalks and walkways to vegetated areas or approved retention areas.*

Not applicable.

- (c) *When irrigation systems are proposed, a temporary watering plan/schedule or low-volume (drip) irrigation system shall be required. Permanent irrigation systems are prohibited, except as noted below. Temporary irrigation systems shall be designed and installed for efficient and effective water use to the landscaped area for a limited period of time determined by the plant material and site conditions. For those exceptions when permanent irrigation is considered necessary, such as an athletic field, permanent irrigation shall utilize water-saving technologies, including rain sensors, flow meters, and management systems that monitor current weather conditions and/or soil moisture.*

Not applicable.

- (d) *All newly planted trees, shrubs and other vegetation shall have a watering plan during the establishment period (for trees, one year per inch in caliper at planting; shrubs and other vegetation generally establish within one growing season). Mulching trees, shrubs, and plants helps retain soil moisture, moderates temperature fluctuations, provides protection from mechanical damage by mowers and trimmers, and serves as temporary covering of exposed soil until understory plants and ground covers fill in. However, thick applications of mulch (such as "volcano mulching") will kill trees and other vegetation. Mulch shall be no greater than three inches in depth and shall not be in contact with the bark or stems of plants.*

Not applicable.

(5) *Other landscaping.*

- (a) *Each existing healthy and native or noninvasive tree, with a caliper of three inches or greater, preserved using proper protection methods within the interior parking lot area may be substituted for one tree required for every 10 parking spaces.*

Not applicable.

- (b) *Where an applicant proposes leaving a significant portion of healthy, noninvasive trees and other vegetation within the proposed construction area, the Planning Board will consider alternative landscaping designs.*

Not applicable.

- (c) *At the discretion of the Planning Board, alternative methods of perimeter screening may be permitted if the applicant can demonstrate that an adequate screening of the parking lot is achieved. Additional screening methods that are encouraged include earthen berms planted with grass and shrubs, fencing, and low walls.*

Not applicable.

- (d) *If the area abutting the street is existing woodland, a twenty-five-foot woodland buffer may be left in lieu of landscaping if approved by the Planning Board.*

Not applicable.

H. Driveway location and spacing standards for nonresidential uses in the C, CM, and IT Districts. [Amended 7-27-2021]

- (1) *To reduce the number of conflict points for vehicles, reduce traffic congestion, and improve traffic safety along nonresidential corridors, the following minimum standards are set forth for driveway location and spacing in the C, CM, and IT Districts:*

	<i>Variables</i>	<i>Arterial Roads</i>	<i>Collector Roads</i>	<i>Local Roads</i>
<i>Number of driveways per lot</i>	—	<i>1 driveway per 400 feet of road frontage or fraction thereof</i>	<i>1 driveway per 200 feet of road frontage or fraction thereof</i>	<i>1 driveway per 125 feet of road frontage or fraction thereof</i>
	<i>Posted Speed Limit (mph)</i>			
<i>Minimum driveway spacing from public street intersections</i>	35	310 feet	230 feet	155 feet
	40	380 feet	280 feet	190 feet
	45	470 feet	350 feet	230 feet
	50	560 feet	420 feet	275 feet
	<i>Posted Speed Limit (mph)</i>			

Minimum spacing between driveways	35	230 feet	185 feet	155 feet
	40	280 feet	220 feet	190 feet
	45	350 feet	260 feet	230 feet
	50	420 feet	300 feet	275 feet

See Exhibit H; Verizon Wireless will be utilizing an existing driveway to access the site.

- (2) *Spacing between public street intersections and driveways is measured from the point of tangency of the intersecting street right-of-way to the nearest edge of the driveway where it intersects with the right-of-way line. Spacing between driveways is measured from the nearest edge of each driveway where intersecting with the street right-of-way. Existing driveways that do not meet the above standards may be retained, but the elimination of unnecessary access points is strongly encouraged. Notwithstanding the above standards, any lot of record shall be entitled to a minimum of one driveway.*

See Exhibit H; Verizon Wireless will be utilizing an existing driveway to access the site.

- (3) *In recognition of the unique circumstances of some parcels of land, the Planning Board shall be permitted to vary the standards set forth in Subsection H(1) above. The Planning Board may approve projects that do not conform strictly to the access standards above, provided that a finding is made by the Planning Board that safe and adequate access can be achieved. Any deviation from the standards in Subsection H(1) above can only be considered after first receiving a written recommendation from the City Engineer.*

See Exhibit H; Verizon Wireless will be utilizing an existing driveway to access the site.

- (4) *When a nonresidential zoned parcel straddles a residential zone, nonresidential traffic shall be prohibited from exiting into or entering from the residential zone, unless there is no other viable option.*

See Exhibit H; Verizon Wireless will be utilizing an existing driveway to access the site.

I. Incentives for reducing the number of driveways in the C, CM, and IT Districts. [Amended 7-27-2021]

- (1) *In addition to limiting the number and location of driveways, the City of Dover encourages shared driveways for adjacent parcels, the elimination of existing driveways, and the construction of fewer driveways than permitted in § 153-14H. By limiting access points, the number of points where turning vehicles and*

through vehicles conflict is reduced. To provide incentives for shared driveways in the C, CM and IT Districts, an incentive system has been developed.

See Exhibit H; Verizon Wireless will be utilizing an existing driveway to access the site.

- (2) *An applicant may increase the maximum lot coverage permitted in the Table of Dimensional Regulations referenced in Chapter 170, Zoning, for the C, CM and IT Districts by electing to use one or more of the provisions listed below. The Planning Board shall decide if the applicant complies with the provisions of the incentive system. An applicant may utilize one or more of the following voluntary provisions:*

- (a) *Provide a shared driveway to be the sole access to the subject parcel and one or more adjacent parcels. To qualify for this incentive, the applicant shall provide appropriate easements to ensure that the shared driveway will remain in existence and will be adequately maintained.*

Not applicable.

- (b) *For parcels with existing driveways, reduce either the number of separate driveways or the total width of the existing driveways (as measured at the right-of-way line) by at least 50%, or reduce the number of driveways to one driveway of not more than 32 feet in width.*

See Exhibit H; the Project utilizes the existing driveway to access the site.

- (c) *Reduce the total number of driveways permitted, or increase the spacing between driveways by 25% over the standards set in § 153-14H(1) herein, or increase the spacing between driveways and public street intersections by 25% over the standards set in § 153-14H(1) herein.*

See Exhibit H; the Project utilizes the existing driveway to access the site.

- (3) *If the Planning Board finds that an applicant has complied with one or more of the voluntary provisions, the following incentives shall be granted. For each of the provisions achieved, the Planning Board shall permit an additional 5% of lot coverage (building footprint) above the maximum permitted in the Table of Dimensional Regulations referenced in Chapter 170, Zoning [e.g., the maximum lot coverage (building footprint) in the IT District could be increased from 33% to 38% if one provision was achieved].*

See Exhibit H; the Project utilizes the existing driveway to access the site.

J. Interconnections between parcels.

- (1) *In order to reduce the number of vehicles entering and exiting arterial and collector roads, the provision of interconnecting driveways is required whenever*

feasible. These interconnecting driveways or service roads are provided to allow customers and employees to move from site to site without repeatedly using City streets.

See Exhibit H; the Project so complies.

- (2) *In the C, CM and IT Districts, an applicant shall integrate an interconnecting driveway into the overall traffic and pedestrian circulation of the subject site. Interconnecting driveways shall be provided to access abutting parcels. If an adjacent parcel(s) is vacant, the applicant shall grant an easement for future access. The easements shall be written to ensure that the interconnection(s) will remain open and will be adequately maintained. The cross-connections shall be located to encourage internal traffic between abutting properties and shall be adequately marked with directional signs. [Amended 7-27-2021]*

See Exhibit H; the Project so complies.

- (3) *In recognition of the unique circumstances of some parcels of land, the Planning Board shall be permitted to vary the standards set forth in Subsection J(2) above. The Planning Board may approve projects that do not conform strictly to the interconnection standards above, provided that a finding is made by the Planning Board that the unique circumstances of the parcel make compliance unreasonable. Any deviation from the standards in Subsection J(2) above can only be considered after first receiving a written recommendation from the City Engineer.*

No response necessary.

K. Location of parking lots. [Amended 7-27-2021]

- (1) *Buildings should be sited closer to the street and parking areas should be located on the side or rear of lots in an effort to reduce the visual dominance of parking areas, improve pedestrian safety in parking lots, and increase the visibility of businesses to drivers. The following standards are required:*
- (a) *For parcels in the C and CM Districts with frontage and driveway access on an arterial or collector road, a minimum percentage of the parking spaces required by these regulations or of the number of parking spaces proposed (whichever is greater) shall be located to the side or rear of the building (i.e., no closer to the front lot line than the building) according to the following:*

<i>Number of Spaces</i>	<i>Percent of Spaces to Side or Rear</i>
<i>25 to 50</i>	<i>50%</i>
<i>51 to 75</i>	<i>60%</i>
<i>More than 75</i>	<i>70%</i>

Not applicable.

- (b) *In recognition of the unique circumstances of some parcels of land, the Planning Board shall be permitted to vary the standards set forth in Subsection K(1)(a) above. The Planning Board may approve projects that do not conform strictly to the parking lot location standards above, provided that a finding is made by the Planning Board that the unique circumstances of the parcel make compliance unreasonable.*

Not applicable.

L. Architectural design standards.

(1) Findings. The City of Dover Planning Board finds that:

- (a) *Our City contains an historic downtown area, three major thoroughfare business districts, beautiful rural landscape replete with unique natural and cultural resources, an excellent architectural tradition, a colorful history, and much visual appeal.*

No response necessary.

- (b) *Preserving and enhancing these features is integral to maintaining the character and identity of our community.*

No response necessary.

- (c) *Building designs which are indifferent to the traditions of our City and region, aggressively seek the attention of passing motorists, do not consider the quality of the pedestrian environment, or are erected at the lowest possible cost without due concern for aesthetics harm the character of our community, depress property values, and impair our quality of life.*

No response necessary.

- (d) *While subjectivity and judgment is invariably part of reviewing architectural designs, there are universal principles of good design.*

No response necessary.

- (e) *Well-crafted design standards can promote building design that is functional, economical, attractive, and harmonious. Quality development and sustainable economic development are not mutually exclusive; rather, they are interdependent.*

No response necessary.

(2) Purpose.

(a) The purpose of the architectural design standards is to:

[1] Provide for high-quality architecture that respects universal design principles, enhances the appearance of Dover, reinforces pedestrian character where appropriate, and is sensitive to neighboring buildings, the broader setting, and natural and cultural resources.

No response necessary.

[2] Protect and enhance the positive visual qualities of Dover's downtown, residential neighborhoods, commercial corridors, industrial parks, and scenic and rural landscapes.

No response necessary.

[3] Encourage design which is compatible with the traditional character of Dover and New England.

No response necessary.

[4] Enhance property values and foster civic pride.

No response necessary.

[5] Minimize potential aesthetic conflicts between residential and nonresidential uses and between single-family and multifamily uses.

No response necessary.

(b) Adherence to these standards should not be burdensome, and they are not intended to stifle creativity or variety. On the contrary, the standards will likely encourage more thoughtful approaches to building design. There is much flexibility embodied in the guidelines and many ways of meeting the objectives. It is hoped that they will serve as useful guidelines for design professionals and applicants seeking to produce quality designs respectful of place and context.

No response necessary.

(3) Adoption. This section is adopted pursuant to the City of Dover Master Plan and RSA 674:21 (Innovative Land Use Controls) and 674:44 (Site Plan Review Regulations).

No response necessary.

(4) Applicability.

- (a) *Architectural design review is required as part of the site plan review process for all nonresidential structures and for all residential structures where the total number of dwelling units in one development, whether in one or more structures, exceeds four (however, in no event would any single-family structures or properties be subject to review). This includes all new construction, building additions, and alterations to buildings if those alterations would significantly affect the exterior appearance of the building. Design review is required only for building elevations and portions of structures that would be visible from a public street or path or from neighboring residential properties. All applicable development must conform to these guidelines as reasonably interpreted and applied by the Planning Board.*

No response necessary.

- (b) *Architectural design review is not conducted for routine repair or maintenance of structures, any work on the interior of a building, any existing structures for which no exterior alterations are proposed, and modifications solely for the purpose of providing safe means of egress or access in order to meet requirements of the Building Code or Life Safety Code. Architectural design review is only conducted in instances found within § 153-4, Applicability.*

No response necessary.

- (5) *Various sections of the City. Various sections of the City differ from one another in character and in appropriate treatment. The following sections are listed in order, generally, from the most sensitive to the least sensitive sections. [Amended 1-14-2020; 7-27-2021]*

No response necessary.

- (a) *CBD Central Business District. This zone encompasses the downtown areas and is highly sensitive because of the importance and challenge of maintaining a pleasing pedestrian environment. This is the Central Business District, which includes the areas along Washington Street from Chestnut Street to Main Street, all of Main Street, and a section of Central Avenue from Sixth Street to Silver Street. As one travels closer to the core areas, traditionally the buildings are taller, closer to the sidewalk, built of more substantial materials, and more elaborate in design and detailing. Proposed buildings must adhere to the "Architectural and Urban Design Guidelines" adopted by the City.*

No response necessary.

- (b) *CWD Cochecho Waterfront District. These areas are not as sensitive as existing neighborhoods in which existing residents could be vulnerable to new development over which they have little control. New commercial*

structures are not being built in traditional neighborhoods; however, this zone is adjacent to the existing downtown core, and should feel as if it is an extension of the CBD District. The architecture of the waterfront areas should encourage the development of marine-, history- or tourism-related land uses and activities, which take advantage of the peculiar characteristics of the waterfront as well as its central location in Dover and its proximity to the historic area. Proposed buildings must adhere to the "Cochecho Waterfront Development Design Guidelines" adopted by the City.

No response necessary.

- (c) *G Gateway District and O Office District. These areas are sensitive because some older neighborhoods that are zoned for mixed use have been harmed by incompatible multifamily and nonresidential development. These are transitional zones, and as such, the new nonresidential components should respect the character and nature of the existing residential uses. New development should blend in with the traditional character of these neighborhoods in order not to diminish property values and the small-scale, pedestrian nature of these areas.*

No response necessary.

- (d) *C Commercial District, CM Commercial Manufacturing District. It is important to enhance the quality of commercial development along these corridors (such as Routes 9, 108, 4, and 155). All serve as gateways to the City, carry high levels of traffic, and are the most prominent areas of the City. On the other hand, an intensive automobile-oriented and big box/small box character is already established in many areas. Thus, while we seek to enhance the visual experience along these corridors, there are generally fewer sensitive resources vulnerable to this type of development.*

No response necessary.

- (e) *IT Innovative Technology District. We seek to enhance the quality of our business and industrial parks (such as Venture Drive). While, these are located on dead-end streets with almost no incidental traffic and with few vulnerable existing visual resources they are less sensitive, a sense of pride and professionalism should be present. Adherence to the § 153-15 is required.*

No response necessary.

- (6) *General standards. An application is considered to meet the design requirements of the architectural design standards if the Planning Board, in its judgment, determines that the application overall demonstrates reasonable conformity with the purpose above, the general standards that follow, and elements of design in the next subsection.*

- (a) *Recognizing that every property, every proposal, and every situation is unique, the Planning Board may waive or modify any of the standards herein as it reasonably deems appropriate, based upon the individual circumstances of any application. No particular architectural style is stipulated, and innovative, contemporary, and distinctive designs are encouraged, provided they are respectful of general design principles and context.*

The City's architectural standards are not applicable to the Project.

- (b) *Buildings should be compatible with traditional New England architecture. They should be articulated to express an architectural identity and ideally will be handsome and dignified.*

The City's architectural standards are not applicable to the Project.

- (c) *While the use of a traditional architectural vocabulary (gables, porticos, belt courses, etc.) is desirable, designers are encouraged to use this vocabulary in an original manner that reads as contemporary.*

The City's architectural standards are not applicable to the Project.

- (d) *It is recognized that many national and regional chain businesses seek to build a standard design across the country or region without regard to local conditions. However, the Planning Board will evaluate all proposed designs for their compatibility with our own local community character and for conformance with the goals of these guidelines. It shall be the obligation of the applicants to develop designs that are compatible with our community character; the City need not make adjustments to accommodate these template designs.*

The City's architectural standards are not applicable to the Project.

- (e) *Use of false or partial mansard roofs, unconventionally shaped roofs, overly bright colors, disproportionately sized building elements, crudeness of features, or a general plastic feel of the building is not appropriate.*

The City's architectural standards are not applicable to the Project.

- (f) *Buildings should possess an overall integrity. Architectural details should not give the impression of being tacked on but rather should be integral to the overall design. (For example, use of undersized shutters on a picture window or installation of an elaborate classical portico or cupola on an otherwise clearly utilitarian big box would be discouraged.)*

The City's architectural standards are not applicable to the Project.

- (g) *Generally, the less visible or prominent a structure or facade is, the lower the level of standards will be. For example, less strict review is in order for a building located a good distance from the road or for one that is partly obscured by another structure.*

The City's architectural standards are not applicable to the Project.

- (h) *While it cannot be required under these guidelines, the reuse of existing structures that have special architectural, historical, cultural, or contextual value is strongly encouraged. [Amended 1-14-2020]*

The City's architectural standards are not applicable to the Project.

- (i) *Modifications and additions to existing buildings should be harmonious with the character of the existing building when the existing building would reasonably be considered to be in general conformance with the goals of these guidelines.*

The City's architectural standards are not applicable to the Project.

- (j) *Building design should blend with other features of the site, signage, landscaping, lighting, fencing, outbuildings, etc., to the extent practical.*

The City's architectural standards are not applicable to the Project.

- (k) *Whenever possible, signage on buildings in the CBD District is encouraged to follow the mill motif criteria as set out in § 170-320, Mill motif design criteria, of Chapter 170, Zoning.*

The City's architectural standards are not applicable to the Project.

- (7) *Elements of design. Proposed designs should be harmonious with neighboring structures that have a visual relationship with the subject building in terms of mass, width, height, proportion, spacing, setback, and all of the other elements of design discussed below when those neighboring structures would reasonably be considered to be in general conformance with the goals of these guidelines. This is particularly applicable to older buildings located in downtown areas and residential neighborhoods.*

- (a) *Siting of building.*

- [1] *To the extent practical, structures should be located and configured in a visually harmonious manner in keeping with the terrain and vegetation and should not impede scenic views.*

The City's architectural standards are not applicable to the Project.

- [2] Most buildings are oriented parallel or perpendicular to the street. This pattern reinforces the streetscape. Buildings should not be oriented at odd angles to the street unless this is already the prevailing pattern in the area or if it is dictated by strong topographic or site considerations.**

The City's architectural standards are not applicable to the Project.

(b) Scale.

- [1] Every effort should be made to provide an appropriate scale to new buildings both in their overall size and in their details.**

The City's architectural standards are not applicable to the Project.

- [2] If practical, it is preferred that buildings contain at least two stories. Alternatively, a single-story building should have a relatively steep roof or a high parapet. It is required in the CBD Zone for buildings to be multistory in order to reinforce the sense of enclosure of the street.**

The City's architectural standards are not applicable to the Project.

- (c) Proportion. Buildings and their details should be well-proportioned in accordance with commonly accepted design principles so as to create a sense of order and balance.**

The City's architectural standards are not applicable to the Project.

- (d) Massing. Large structures should be broken into smaller masses to provide human scale, variation, and depth. These smaller masses should have a strong relationship to one another and, ideally, each smaller mass will have integrity of form. Construction of unadulterated, warehouse-style big boxes should generally be avoided (though their use is of less concern in industrial parks). Blocky multifamily structures within predominantly single- and two-family neighborhoods are highly inappropriate.**

The City's architectural standards are not applicable to the Project.

(e) Roof.

- [1] As a design element, the roof has a significant effect on the building's character. The lack of a roof often promotes a feeling of boxiness. The taller the building, the less necessary is a pitched roof. Multistory buildings in downtown and mill buildings rarely included a pitched roof.**

The City's architectural standards are not applicable to the Project.

- [2] *Incorporation of a moderate slope is preferred. Where flat roofs are used, however, there should be a distinct cornice and/or parapet to emphasize the top of the building. Extensive areas of visible roof should be broken up with dormers, cross gables, cupolas, chimneys, parapets, balustrades, and towers.***

The City's architectural standards are not applicable to the Project.

(f) *Building facade.*

- [1] *Much attention should be given to create an attractive building facade. Broad expanses of blank walls are inappropriate. Traditionally, the parts of a facade that might be embellished, or at least articulated in some fashion, include:***

- [a] *The horizontal base where the building meets the ground (such as a different treatment for the foundation).***

The City's architectural standards are not applicable to the Project.

- [b] *The horizontal top where the building meets the sky (such as a projecting cornice with brackets).***

The City's architectural standards are not applicable to the Project.

- [c] *A horizontal section in between (such as a belt course between stories).***

The City's architectural standards are not applicable to the Project.

- [d] *The vertical corners on the left and right sides (such as corner boards or quoins).***

The City's architectural standards are not applicable to the Project.

- [e] *Vertical articulation in the middle (such as pilasters).***

The City's architectural standards are not applicable to the Project.

- [f] *The area around the door/entry (such as a portico).***

The City's architectural standards are not applicable to the Project.

[g] *The areas around the windows (such as window surrounds).*

The City's architectural standards are not applicable to the Project.

[2] *In addition, depth may be created for the facade through use of porches, projecting or recessed sections, bay windows, or arcades.*

The City's architectural standards are not applicable to the Project.

(g) *Fenestration.*

[1] *Windows are an integral part of a building and should be incorporated on front facades, and preferably side facades, to humanize the building. It is desirable that the windows along with the door establish a coherent, orderly pattern and rhythm.*

The City's architectural standards are not applicable to the Project.

[2] *It is preferable that windows be vertical or at least "no more squat than square" (except as described in CBD area, below). Horizontally shaped windows are discouraged. Where horizontal windows are sought, a series of contiguous vertical windows with mullions in between should be used, arranged in a horizontal band.*

The City's architectural standards are not applicable to the Project.

[3] *In pedestrian-oriented downtown or waterfront commercial centers, use of large picture-type windows for retail uses on the first floor is strongly encouraged. In residential areas and on upper floors of downtown buildings, use of multiple panes of glass (or the appearance of multiple panes) rather than picture-type windows is preferred.*

The City's architectural standards are not applicable to the Project.

[4] *Shutters, where appropriate, should be sized properly for the window opening (approximately 1/2 the width of the opening.)*

The City's architectural standards are not applicable to the Project.

(h) *Entrance.*

- [1] The entrance is an important element in defining a building. Articulation of the entrance is encouraged through use of a portico, canopy, awning, sidelights, surround, or other device.**

The City's architectural standards are not applicable to the Project.

- [2] Generally, there should be an entrance, if not the primary entrance, located on the front facade. Use of a usable front porch on residential buildings is strongly encouraged.**

The City's architectural standards are not applicable to the Project.

(i) Materials.

- [1] The use of natural materials or materials that appear natural is preferred. Materials should be high quality and durable. Wood (clapboard and shakes), brick, stone, fiber-reinforced stucco, textured block, and terra-cotta are the preferred materials, although fabricated materials which effectively imitate the character of these materials is acceptable. Conventional vinyl and aluminum siding arranged in a horizontal clapboard pattern is acceptable but not preferred. Its use is inappropriate in downtown areas.**

The City's architectural standards are not applicable to the Project.

- [2] Sheet plastic, sheet fiberglass, T-111 plywood, pecky shingles, simulated brick, and similar materials should not be used. Use of highly reflective plastic or metal surfaces is inappropriate. Use of salvage-style brick with multiple colors is discouraged. Prefabricated metal wall panels and undressed concrete/cinder block should not be used except in industrial park areas. When these materials are used in industrial park areas, it is preferable to minimize the area over which they are used, minimize their use on front facades, and to combine their use with other materials, such as installing metal walls over a foundation of textured block.**

The City's architectural standards are not applicable to the Project.

(j) Color.

- [1] Color of buildings is reviewed for nonresidential property only. Generally, it is preferable to use two or three colors. The main color(s) on a building should generally be nature-blending, earth-tone, neutral, or pastel in character. Bright colors should be limited to accent areas. High-intensity colors, metallic colors, or fluorescent colors should not be used.**

The City's architectural standards are not applicable to the Project.

- [2] *Subtle colors are appropriate on larger, plain buildings, whereas smaller buildings with more detailing can more effectively incorporate brighter colors.***

The City's architectural standards are not applicable to the Project.

- (k) *Lighting. Use of low-key, low-intensity wall pack or spot-type lighting, or lighting of signage on buildings, is appropriate. Use of lighting to highlight the building in a prominent manner, such as brightly illuminated roof fins or neon tube lighting, is discouraged.***

The City's architectural standards are not applicable to the Project.

(8) *Particular building types and components.*

- (a) *Vehicle recharging and refueling station. Canopies should incorporate features to avoid the sense of a large, hovering mass. A pitched roof or other traditional roof form should be used (attractive examples include the Irving Stations in Northwood and Meredith). The fascia of the canopy should be short in height, generally not to exceed two feet. It is preferable that columns be articulated in some manner. All vertical surfaces should be nonreflective, and colors should be muted.***

The City's architectural standards are not applicable to the Project.

- (b) *Mini-warehouses/self-storage facilities. When these facilities are located on major roads, their design must be very carefully considered. Deep setbacks should be established. The structures should be located perpendicular to the road with no doors facing the road. Use of corrugated metal on the front facades is unacceptable. Use of textured block, brick, wood, or stucco is preferred, though flat metal may be acceptable. Colors should be muted. (The facility located on Route 155 is well-designed, including the fine selection of colors.)***

The City's architectural standards are not applicable to the Project.

- (c) *Garages. Garage doors should be relatively unobtrusive. To the extent practical, doors should be placed on side facades not facing the street, doors should be screened from view by landscaping or other structures, or garages should be set back a greater distance from the street. Where the garage is attached to the main building, it is preferable for the garage section to be subordinate to the main section by reducing the size and recessing it beyond the main section.***

The City's architectural standards are not applicable to the Project.

- (d) *Utility elements. To the extent practical, all utility elements, such as dumpsters, utility meters, and ground-mounted air-conditioning units, should be screened and located such that they are not visible from a public way or neighboring residential properties. Aboveground storage tanks, with the exception of businesses that sell fuel, should be screened or hidden from view.*

The City's architectural standards are not applicable to the Project.

- (e) *Fences. Use of chain-link fences in front or side yards is discouraged. When they are used in these areas, the chains should be covered in a colored vinyl (such as dark green) or equivalent.*

The City's architectural standards are not applicable to the Project.

(9) *Process.*

- (a) *Applicants should submit elevation drawings drawn to scale of each pertinent facade. A color board containing actual color samples of exterior finishes, keyed to the elevations and indicating the manufacturer's name and color designation, should also be submitted. Applicants should also submit a material sample, if appropriate, such as the type of brick proposed.*

The City's architectural standards are not applicable to the Project.

- (b) *Any proposed building illumination must be submitted and approved. No such lighting may be installed without approval.*

The City's architectural standards are not applicable to the Project.

- (c) *Elevation drawings must be prepared by a registered engineer, architect, or landscape architect (use of a registered architect is strongly encouraged). The Planning Board may waive this requirement in the case of smaller structures, less prominent structures, or as it deems appropriate.*

The City's architectural standards are not applicable to the Project.

- (d) *While applicants are required to meet the standards herein, it is not necessary to submit waiver requests from any specific design standards herein. It shall be up to the Planning Board to determine if the overall proposal meets the intent of this subsection.*

The City's architectural standards are not applicable to the Project.

- (e) *At its option, the Planning Board may secure the services of a consulting architect or other professional to assist in the review of an application.*

The Board may impose reasonable fees upon an applicant to cover this expense.

The City's architectural standards are not applicable to the Project.

- (f) As part of the overall site review process, the Technical Review Committee will review plans for compliance with these standards and report to the Planning Board as to adherence.***

The City's architectural standards are not applicable to the Project.

§ 153-15. Design standards for Innovative Technology (IT) District. [Amended 7-27-2021]

- A. Purpose. These design standards are adopted to regulate development within the Innovative Technology (IT) District, which provides an area for large-scale high technology, research, professional office and clean manufacturing uses needing large sites and high aesthetic standards. The design standards are intended to:***

- (1) Establish and maintain high aesthetic standards in the IT District.***

The Project is sited to minimize its overall viewshed to the extent practicable.

- (2) Preserve the district's natural resources and visual character by assuring that improvements are properly related to their sites and to neighboring developments.***

The Project is sited to minimize its overall viewshed to the extent practicable.

- (3) Encourage good design and innovation in site planning and development, including architecture, landscaping, and graphic design.***

The Project is sited to minimize its overall viewshed to the extent practicable.

- (4) Encourage the compatible and complementary development of each site in the district.***

The Project is sited to minimize its overall viewshed to the extent practicable.

- (5) Minimize conflicts between residential and nonresidential uses.***

See Exhibit G. The Project is sited to provide reliable wireless service to the area.

- B. *Building siting and design. The general character of the IT District is intended to be a campus or parklike setting, with emphasis on the natural characteristics of the site. The site design should create a sense of entry into the site and into the businesses within the site through landscaping, facade treatment, and signage. The architectural character of each building shall be of contemporary design and style. The design should integrate the building's form, textures and colors with the particular landscape and topographical character of each site. Specific requirements are as follows:***

- (1) *All exterior building walls and structures shall be constructed with attractive, durable materials such as textured concrete, masonry, stone, brick, clapboard, finishing wood, stucco or glass.***

Not applicable; no bulidings are proposed.

- (2) *Buildings with exterior walls made of metal or corrugated steel shall not be permitted.***

Not applicable; no bulidings are proposed.

- (3) *Building roofs shall be uncluttered, and when flat roofs are visible from public roads, pitched roofs or parapets are required.***

Not applicable; no bulidings are proposed.

- (4) *Rooftop and ground-mounted mechanical units and ventilating fans are to be either integrated into the design of the building or screened from view.***

Not applicable; no bulidings are proposed.

- (5) *All exterior service, loading, storage and utility areas shall be located at the side or rear of the building and screened or sheltered so as not to be visible from the public road or adjacent parcels.***

Not applicable; no bulidings are proposed.

- C. *Parking areas and pedestrian circulation.***

- (1) *Parking areas shall be screened from public streets and existing residential uses so as to minimize the visibility of such areas.***

See Exhibit H; the Project so complies.

- (2) *A majority of the parking spaces shall be located to the side or rear of the buildings.***

Not applicable; no buildings are proposed.

- (3) *All sites shall be designed so as to promote safe pedestrian access, not only within the development but to adjacent properties and public streets.***

See Exhibit H; the Project so complies.

D. Landscaping.

- (1) *A landscaping plan shall be submitted as part of the development application. The landscaping plan shall depict a scheme that creates a parklike setting. Maintenance of existing vegetation should be incorporated in the landscaping plan when appropriate.*

See Exhibit H; the required landscaping has been proposed.

- (2) *Existing trees of significant size or special character should be preserved wherever possible.*

See Exhibit H; the Project has been sited in an open field without disturbance to existing trees.

- (3) *All trees should be planted in a permeable area of no less than a three-foot-wide radius from the base of the tree.*

See Exhibit H.

- (4) *Planting islands should be used to define vehicular and pedestrian circulation patterns and to break up large expanses of pavement. A combination of end cap islands and linear islands running parallel to parking rows is preferred. Islands should be planted with either grass or evergreen shrubs and include trees.*

Not applicable.

- (5) *Landscaping should be maintained to present a healthy appearance, and dead materials should be replaced.*

Verizon Wireless will so comply.

E. Exterior lighting. Exterior lighting shall be low profile. High-intensity directional lighting shall be prohibited. Lighting shall be designed and oriented so as to avoid glare onto adjacent property or streets.

Not applicable.

EXHIBIT F

Site Name: Dover West NH

Location Code: 721391

Doc # 230003353 03/27/2023 12:08:09 PM
Book 5101 Page 84 Page 1 of 5

Catherine A. Berube
Register of Deeds, Strafford County

MEMORANDUM OF LEASE

3166465 BY AND BETWEEN

LIONEL R. PARADIS, JR. and KRISTINA L. PARADIS
having an address at
180 Tolend Road
Dover, New Hampshire 03820
(jointly and severally, "Lessor"),

AND

CELLCO PARTNERSHIP
d/b/a Verizon Wireless
having an address at
c/o Verizon Wireless
One Verizon Way, Mail Stop 4AW100
Basking Ridge, New Jersey 07920
("Lessee")

WITH RESPECT TO THE PROPERTY LOCATED AT:

STREET ADDRESS: 180 Tolend Road, Dover, New Hampshire
COUNTY: Strafford
MAP/LOT: F-2-0-0

THIS INSTRUMENT SHOULD BE RECORDED AND RETURNED TO:

SNYDER & SNYDER, LLP
94 White Plains Road
Tarrytown, NY 10591
ATTN: LESLIE J. SNYDER

Return to: Rae Bodonyi/ LRS
5455 Detroit Rd, STE 8
Sheffield Village, Ohio 44054
440-716-1820

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE made as of this 2 day of February, ²⁰²³~~2022~~ (the "Memorandum") by and between LIONEL R. PARADIS, JR. and KRISTINA L. PARADIS, husband and wife, individuals whose mailing address is 180 Tolend Road, Dover, New Hampshire 03820, hereinafter jointly and severally designated as "LESSOR", and CELLCO PARTNERSHIP d/b/a Verizon Wireless, a Delaware general partnership with its principal offices at c/o Verizon Wireless, One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920-1097, hereinafter designated as "LESSEE".

WITNESSETH:

1. Lessor is the owner of the property known as 180 Tolend Road, Dover, Strafford County, New Hampshire and referred to as Map/Lot F-2-0-0 on the tax map of the Town of Dover, County of Strafford (hereinafter the term "Property" shall refer to the property together with all improvements thereon). Except as otherwise specified in this Memorandum, all capitalized terms used herein shall have the meanings as defined in the Lease.

2. By Lease dated as of January 12, ²⁰²³~~2022~~ (the "Lease"), Lessor has leased to Lessee the Premises, together with the Easement, which are generally shown on Exhibit "B" of the Lease.

3. The Initial Term of the Lease is for five (5) years, expiring five (5) years after the Commencement Date. The Initial Term is estimated on the date hereof to expire on September 30, 2028. The Lease also has four (4) extension terms of five (5) years each unless the Lessee terminates it at the end of the then current term by giving Lessor written notice of the intent to terminate at least three (3) months prior to the end of the then current term. In addition, Lessee has a right of first refusal under the Lease.

4. The terms, covenants and provisions of the Lease, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

5. The rights, obligations and remedies of Lessor and Lessee, respectively, with reference to each other and the Premises shall be fixed, determined and governed solely by the terms of the Lease, this being a Memorandum of Lease executed by the parties hereto solely for the purpose of providing an instrument for recording in lieu of recording the Lease. The parties hereto have executed and delivered this Memorandum of Lease for the purpose of giving notice of the Lease to whomsoever it may concern. For a statement of the rights, privileges and obligations created under and by the Lease and of the terms, covenants and conditions therein, reference should be made to the Lease and in the event the terms of this Memorandum conflict with the terms of the Lease, the terms of the Lease shall be controlling.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the date set forth above.

LESSOR:

Lionel R. Paradis, Jr.
LIONEL R. PARADIS, JR.
Date: 11/10/22

Courtney Peters
Witness

Kristina L. Paradis
KRISTINA L. PARADIS
Date: 11/10/22

Courtney Peters
Witness

LESSEE:

CELLCO PARTNERSHIP
d/b/a Verizon Wireless

BY: K. Murray
Name: Keith Murray
Title: Director Network Field Engineering
Dated: 2-2-22

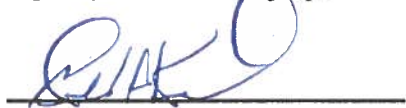
A. Taylor
Witness

STATE OF NEW HAMPSHIRE)

: ss. :

COUNTY OF STRAFFORD)

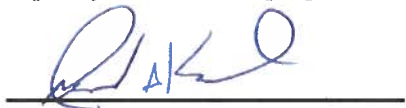
On this 10 day of November, 2022, before me, the undersigned personally appeared LIONEL R. PARADIS, JR., proved to me through satisfactory evidence of identification, which were New Hampshire License NH 1495867, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily in his capacity for its stated purpose as his own free act and deed.



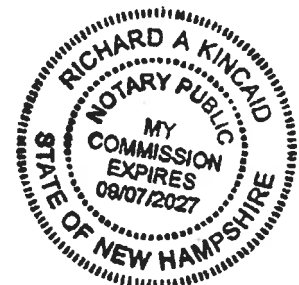
Signature and Office of Individual
Taking Acknowledgment



On this 10 day of November, 2022, before me, the undersigned personally appeared KRISTINA L. PARADIS, proved to me through satisfactory evidence of identification, which were New Hampshire License NH 14228771, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily in her capacity for its stated purpose as her own free act and deed.



Signature and Office of Individual
Taking Acknowledgment



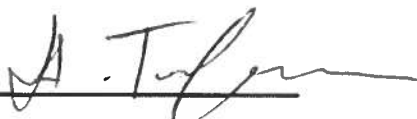
State of Connecticut

COMMONWEALTH OF MASSACHUSETTS)

: ss.: Wallingford

COUNTY OF New Haven

On this 2nd day of Feb, 202~~2~~³, before me, the undersigned personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the entity, **CELLCO PARTNERSHIP d/b/a Verizon Wireless**, upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City/Town of Wallingford, County of New Haven, ~~Commonwealth of Massachusetts~~ State of Connecticut



Signature and Office of Individual

Taking Acknowledgment

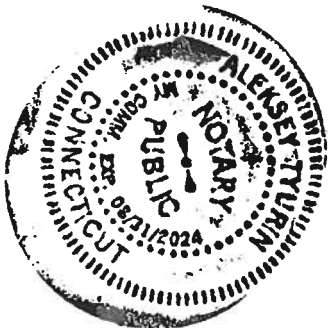
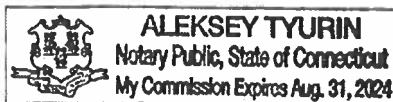


EXHIBIT G



C Squared Systems, LLC
65 Dartmouth Drive
Auburn, NH 03032
Phone: (603) 644 2800
support@csquaredsystems.com

RF Report

Proposed Wireless Facility
180 Tolend Road
Dover, NH 03820

verizon✓

June 13, 2023

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ATTACHMENTS

- Attachment A: Dover W NH – Existing 700 MHz LTE Coverage
- Attachment B: Dover W NH – 700 MHz LTE Coverage with Proposed Site
- Attachment C: Dover W NH – Existing 700 MHz LTE Sector Footprints
- Attachment D: Dover W NH – 700 MHz LTE Sector Footprints with Proposed Site
- Attachment E: Dover W NH – Area Topography Map

1. Overview

This RF Report has been prepared on behalf of Verizon Wireless in support of its application to the City of Dover for the installation and operation of a wireless facility located 180 Tolend Road. The proposed facility would consist of a 104' ± monopole tower within a fenced compound along with ground-based equipment cabinets and associated equipment mounted on the proposed tower.

This report concludes that the proposed site will fill in coverage gaps and provide additional capacity to western Dover in order to improve deficient service areas primarily along Route 9 (Franklin Pierce Highway), 6th Street, Tolend Road, and the surrounding roads and neighborhoods in the proximity of the proposed site.

Included in this report is: a brief summary of the site's objectives, maps showing Verizon Wireless' current network plan, and modeled Radio Frequency coverage of the subject site and the surrounding sites in Verizon Wireless' network.

2. Introduction

Verizon Wireless provides digital voice and data communications services using 4th Generation (4G) voice and data services over LTE technology in the 700 MHz, Cellular (800 MHz), PCS (1900 MHz), and AWS (2100 MHz) frequency bands as allocated by the FCC, along with the CBRS band (3.5-3.7 GHz). It is also in the midst of deploying advanced 5th generation (5G) NR services in its cellular, C-band (3.7-3.98 GHz) and 28 GHz licensed frequency bands. These 4G and 5G networks are used to provide high-speed wireless connections used by mobile devices for fast web browsing, media streaming, video conferencing, and other applications that require broadband connections. The mobile devices that benefit from these advanced networks include typical smartphones, tablets, laptops, and Wi-Fi hotspots. With the continual advancement of its networks, Verizon Wireless customers will enjoy even faster connections to people, information, and entertainment in a day and age when reliable wireless connectivity is an indispensable part of daily personal and business life.

As explained within this report, Verizon Wireless has identified the need to add a new facility to its existing network of sites in the Dover area to improve coverage and capacity to a significant gap in service that now exists in the city, in order to support reliable communications and meet the growing demand in the area.

To maintain a reliable and robust communications system for the individuals, businesses, public safety workers and others who use its network, Verizon Wireless deploys a network of cell sites (also called wireless communications facilities) throughout the areas in which it is licensed to provide service. These cell sites consist of antennas mounted on structures, such as buildings and towers, supported by radio and power equipment. The receivers and transmitters at each of these sites process signals within a limited geographic area known as a "cell."

Mobile subscriber handsets and wireless devices operate by transmitting and receiving low power radio frequency signals to and from these cell sites. Handset signals that reach the cell site are transferred through land lines (or other means of backhaul transport) and routed to their destinations by sophisticated electronic equipment. In order for Verizon Wireless' network to function effectively, there must be adequate overlapping coverage between the "serving cell" and adjoining cells. This not only allows a user to access the network initially, but also allows for the transfer or "hand-off" of calls and data transmissions from one cell to another; and prevents unintended disconnections or "dropped calls."

Verizon Wireless' antennas also must be located high enough above ground level to allow transmission (a.k.a. propagation) of the radio frequency signals above trees, buildings, and other natural or man-made structures that may obstruct or diminish the signals. Areas without adequate radio frequency coverage have substandard service, characterized by dropped and blocked calls, slow data connections, or no wireless service at all, and are commonly referred to as coverage gaps.

The size of the area potentially served by each cell site depends on several factors including the number of antennas used, the height at which the antennas are deployed, the topography of the surrounding land, vegetative cover, and natural or man-made obstructions in the area. The actual service area at any given time also depends on the number of customers who are on the network in range of that cell site. As customers move throughout the service area, the transmission from the phone or other device is automatically transferred to the Verizon Wireless facility with the best reception, without interruption in service, provided that there is overlapping coverage between the cells.

Each cell site must be primarily designed to strike a balance between the overall geographic coverage area it will serve, and the site's capacity to support the usage within the coverage footprint. In rural areas, cell sites are generally designed to have broader coverage footprints because the potential traffic is sparser and distributed over a larger area. In more densely populated suburban and urban environments, the capacity to handle calls and data transmissions is of increasing concern, and cell sites must limit their coverage footprint to an area where the offered network traffic can be supported by the radio equipment and resources. Due to the aggressive historical and projected growth of mobile usage, particularly for mobile data (more than tripled from 2016-2021 for mobile wireless data traffic in the U.S.¹), instances arise where the usage demand can no longer be supported by the site(s) serving an area, and new facilities must be integrated to provide capacity relief to the overloaded sites.

We have concluded that by installing the proposed wireless communication facility at 180 Tolend Road at an antenna centerline height of 100' AGL (above ground level), Verizon Wireless will be able to provide improved coverage and additional capacity to residents, businesses, and traffic corridors within western Dover that are currently located within a gap in service of Verizon Wireless' network.

¹ "2022 Annual Survey Highlights", September 13, 2022, CTIA.
<https://www.ctia.org/news/2022-annual-survey-highlights>

3. The Proposed Facility

Verizon Wireless' plan for this proposed facility consists principally of the following elements:

- 1) A 104' $\pm$ monopole inside the 60' x 60' fenced compound within Verizon's 75' x 75' lease area.
- 2) Telecommunications equipment cabinets with utility connections, installed on a concrete pad with ice canopy within the fenced compound;
- 3) Up to twelve (12) panel antennas (4 sectors, 3 per sector) mounted on the proposed monopole at a centerline elevation of 100' AGL;
- 4) Remote Radio Heads (RRHs) with accessory junction boxes and surge suppressors, mounted alongside the antennas;
- 5) A 30kW diesel generator mounted on a concrete pad within the proposed compound;
- 6) Underground utilities and telco/fiber to the proposed equipment compound;
- 7) An ice bridge from the proposed equipment cabinets to the proposed monopole to protect cabling between Verizon Wireless' equipment and the proposed monopole.

4. Coverage and Capacity Objectives

As mentioned above, Verizon Wireless is in the process of advancing its 4G LTE high-speed wireless broadband system in the 700 MHz, Cellular, PCS, AWS and CBRS frequency bands, in accordance with its applicable licenses from the FCC. Verizon is also deploying a 5G NR system in its licensed cellular, C-Band, and 28 GHz frequency bands. In order to expand and enhance their wireless services throughout New England, Verizon Wireless must fill in existing coverage gaps and address capacity, interference, and high-speed broadband issues. As part of this effort, Verizon Wireless has determined that significant gaps in service exist in and around sections of Dover, as described further below.

Verizon Wireless currently operates wireless facilities similar to the proposed facility within Dover and the surrounding cities/towns. Due in large part to the distances between the surrounding sites, the intervening topography, and volume of user traffic in the area, these facilities do not provide sufficient coverage to portions of the City. Specifically, Verizon Wireless determined that much of Dover is without reliable service in the following areas and town roads², including but not limited to:

- Route 9 (Franklin Pierce Highway);
 - Serves ~ 11,800 vehicles per day, as measured east of Industrial Park Drive (2022);
- Tolend Road;
 - Serves ~ 4,300 vehicles per day, as measured east of Dean Drive (2022);
- 6th Street;
 - Serves ~ 8,950 vehicles per day, as measured west of Glenwood Ave. (2022);
- The surrounding businesses, roads and neighborhoods in the proximity of the proposed site and the above-mentioned roads.

The proposed site at 180 Tolend Road (“Dover W”) is needed to fill in these targeted gaps in service, in order to improve network quality and reliability for Verizon Wireless subscribers traveling along these roads, as well as to the residents, businesses, and visitors in this area.

² Traffic counts are sourced from the New Hampshire Department of Transportation, Transportation Data Management System. <https://nhdot.public.ms2soft.com/tcds/tsearch.asp?loc=nhdot>

5. Site Search and Selection Process

To find a site that provides acceptable coverage, adequate capacity, and fills the gaps in service, computer modeling software is used to define a search area. The search ring identifies the area within which a site could be located (assuming sufficient height is considered) that would have a high probability of addressing the significant coverage gap and/or meeting the capacity objectives established by the Verizon Wireless RF (Radio Frequency) engineers.

Once a search ring is determined, Verizon Wireless' real estate specialists search within the proximity of the defined area for existing buildings, towers, and other structures of sufficient height that would meet the defined objectives. If none are found, then the focus shifts to "raw land" sites. A suitable site must satisfy the technical requirements identified by the RF engineers, must be available for lease, and must have access to a road and be otherwise suitable for constructing a cell site of the required size and height. Every effort is made to use existing structures before pursuing a "raw land" build to minimize the number of new towers throughout the cities and towns being served.

Since no suitable existing structures in the area have been identified, Verizon Wireless concluded that the proposed monopole at 180 Tolend Road is necessary to address its targeted coverage and capacity objectives.

6. Pertinent Site Data

Table 1 below details the site-specific information for the existing (on-air) and proposed Verizon Wireless sites used to perform the coverage analysis and generate the coverage plots provided herein.

Site Name	Address	City/Town	Location		Structure Type	Antenna Height (ft AGL)	Status
			Latitude	Longitude			
Dover NW	304 Long Hill Road	Dover	43.2287	-70.9252	Self-Support	163	On-Air
Rochester 3	133 Black Water Road	Rochester	43.2601	-70.9515	Monopole	145	On-Air
Barrington E	264 Route 125	Barrington	43.2275	-70.9923	Self-Support	137	On-Air
Barrington N Riv	2 Jacobs Way	Barrington	43.2089	-71.0903	Monopole	110	On-Air
Dover 2	271 Mast Road	Dover	43.1697	-70.8978	Monopole	146	On-Air
Dover DT	100 Main Street	Dover	43.1959	-70.8724	Smokestack	115	On-Air
Dover Point	2 Spur Rd Extension	Dover	43.1668	-70.8585	Monopole	140	On-Air
Durham	33 Beech Hill Road	Durham	43.1566	-70.9396	Monopole	295	On-Air
Durham UNH 2	15 Strafford Avenue	Durham	43.1390	-70.9303	Rooftop	119.5	On-Air
Eliot	66 Dow Highway (Route 236)	Eliot	43.1367	-70.7769	Monopole	138	On-Air
Lee 5 Corners	Rt. 4 / 11 Concord road	Lee	43.1515	-71.0138	Monopole	170	On-Air
Madbury E	3 Jenkins Road	Madbury	43.1433	-70.8778	Monopole	125	On-Air
Nottingham E	19 Turnpike Road	Barrington	43.1560	-71.0595	Monopole	150	On-Air
Nottingham N	185 Old Turnpike Rd.	Nottingham	43.1830	-71.1067	Self-Support	180.05	On-Air
Rollinsford E	40 Jessie Doe Road	Rollinsford	43.2356	-70.8295	Monopole	140	On-Air
Rollinsford W	17 Highland Ave	Rollinsford	43.2097	-70.8692	Monopole	88	On-Air
S Berwick ME	78 York Woods Road	South Berwick, ME	43.2030	-70.7853	Self-Support	170	On-Air
Somersworth 2	157 Route 108	Somersworth	43.2364	-70.8931	Guyed	115	On-Air
Dover W	180 Tolend Road	Dover	43.1993	-70.9144	Monopole	100	Proposed

Table 1: Verizon Wireless Site Information Used in Coverage Analysis ³

³ Some sites listed in this table are outside the plot view but are included for completeness of information.

7. Coverage Analysis and Propagation Plots

The signal propagation plots provided in this report were produced using deciBel Planner™, a Windows-based RF propagation computer modeling program and network planning tool. The software considers the topographical features of an area, land cover, antenna models, antenna heights, RF transmitting power and receiver thresholds to model coverage and other related RF parameters used in site design and network expansion.

The coverage plots included as attachments show coverage based on RSRP signal strengths of -95 dBm and above. All other areas (depicted in white) fall within coverage areas characterized by poor service quality, low data throughput, and the substantial likelihood of unreliable service.

Attachments A - E are discussed below:

Attachment A titled "*Dover W NH – Existing 700 MHz LTE Coverage*" shows the coverage provided to areas of Dover from the "On-Air" sites listed in Table 1. The green areas represent the minimum desired level of coverage for this area. The deficient areas of coverage are defined by the unshaded or "white" areas. As shown in this plot and described in the Coverage and Capacity Objectives section of this report, much of Dover is in an area of deficient coverage.

Attachment B titled "*Dover W NH - 700 MHz LTE Coverage with Proposed Site*" shows the composite coverage with the proposed "Dover W" facility. As shown by the additional areas of coverage, the proposed facility will provide coverage to:

- ~ 0.7 mi along Route 9;
- ~ 1.3 mi along 6th Street;
- ~ 1.4 mi along Tolend Road;
- ~ 1.3 mi along 6th Street;
- ~ 0.4 mi along Route 16 (Spaulding Turnpike);
- ~ 2,000 additional residents⁴;
- ~ 3,100 additional employees⁵;
- The surrounding roads and neighborhoods in the proximity of the proposed site.

⁴ Residential population counts referenced here and elsewhere within this report are based upon the 2020 U.S. Census data.

⁵ Employee population counts referenced here and elsewhere within this report are based upon the 2019 U.S. Census Bureau LEHD database.

Attachment C titled *“Dover W NH – Existing 700 MHz LTE Sector Footprints”* depicts the areas primarily served by the sectors (a.k.a. signal “footprints”) of the surrounding Verizon Wireless macro sites in the area, which are shown by the unique color for each particular sector of interest. For clarity, all other sectors of less interest with respect to the proposed site are shown in grey. As demand for wireless voice and data services continues to grow, Verizon Wireless manages the footprint of each sector so that it can support the demand within the area it is primarily serving. In addition to improving coverage to the area, the proposed site will also serve existing and anticipated demand in the vicinity and thereby offload some of the burden experienced by the surrounding sites. In that way, those sites will be able to more adequately serve the demand for service in the areas nearer to those surrounding sites. Please note that the outer parts of each sector footprint may include areas that presently have signal strength below the targeted value required for reliable service to Verizon Wireless’ customers. The fact that low-level signal may reach these areas does not mean that these areas experience adequate coverage. These unreliable areas of low signal level can impose a significant capacity burden on the sites primarily serving the area.

Attachment D titled *“Dover W NH - 700 MHz LTE Sector Footprints with Proposed Site”* shows the composite coverage with the overall footprint of the proposed facility in dark green. As shown in this map, the proposed “Dover W” facility is an effective solution to provide capacity relief to the area, particularly to the “Durham” alpha sector (red) and the “Dover DT” gamma sector (orange). The proposed facility is located near the targeted area of deficient coverage making it particularly suited to provide a dominant server to this gap in service. Table 2 below details the capacity relief based on the sector footprints shown in Attachments C and D.

Sector	Current			With "Dover W"			Offload Summary		
	Area (mi ²)	Employee Pops	Residential Pops	Area (mi ²)	Employee Pops	Residential Pops	Total Area Offloaded (mi ²)	Total Employee Pops Offloaded	Total Residential Pops Offloaded
Durham Alpha	5.1	1799	1055	3.92	217	589	1.18 (23.1%)	1382 (87.9%)	466 (44.2%)
Dover DT Gamma	1.6	3679	5755	1.1	2113	5177	0.5 (31.3%)	1566 (42.6%)	578 (10%)

Table 2: Capacity Offload Summary

Attachment E titled *“Dover W NH – Area Topography Map”* details the topographical features around the proposed “Dover W” site. These terrain features play a key role in dictating both the unique coverage areas served from a given location, and the coverage gaps within the network. This map is included to provide a visual representation of the terrain variations that must be considered when determining the appropriate location and design of a proposed wireless facility. The blue and green shades correspond to lower elevations, whereas the orange, red, and grey shades indicate higher elevations.

8. Certification of Non-Interference

Verizon Wireless certifies that the proposed facility will not cause interference to any lawfully operating emergency communication system, television, telephone or radio, in the surrounding area. The FCC has licensed Verizon Wireless to transmit and receive in specific frequency blocks of the 700 MHz band, the Cellular band, the PCS band, the AWS band, the CBRS band, the C-band, and 28 GHz band of the RF spectrum. As a condition of the FCC licenses, Verizon Wireless is prohibited from interfering with other licensed devices that are being operated in a lawful manner. Furthermore, no emergency communication system, television, telephone, or radio is licensed to operate on these frequencies, and therefore interference is highly unlikely.

9. Summary

In undertaking its build-out of 4G LTE and 5G NR service in Strafford County, Verizon Wireless has determined that an additional facility is needed to provide reliable service and additional capacity throughout areas of western Dover, NH. Verizon Wireless determined that the proposed monopole at 180 Tolend Road in Dover at an antenna centerline height of 100 feet (AGL) will provide additional coverage and capacity needed in the targeted coverage areas including key roadways such as Route 9 (Franklin Pierce Highway), 6th Street, Tolend Road, and the surrounding roads and neighborhoods in the proximity of the proposed site. Without the installation of the proposed site, Verizon Wireless will be unable to improve and expand its wireless communication services in this area of Dover; therefore, Verizon Wireless respectfully requests that the City of Dover act favorably upon the proposed facility.

10. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate.

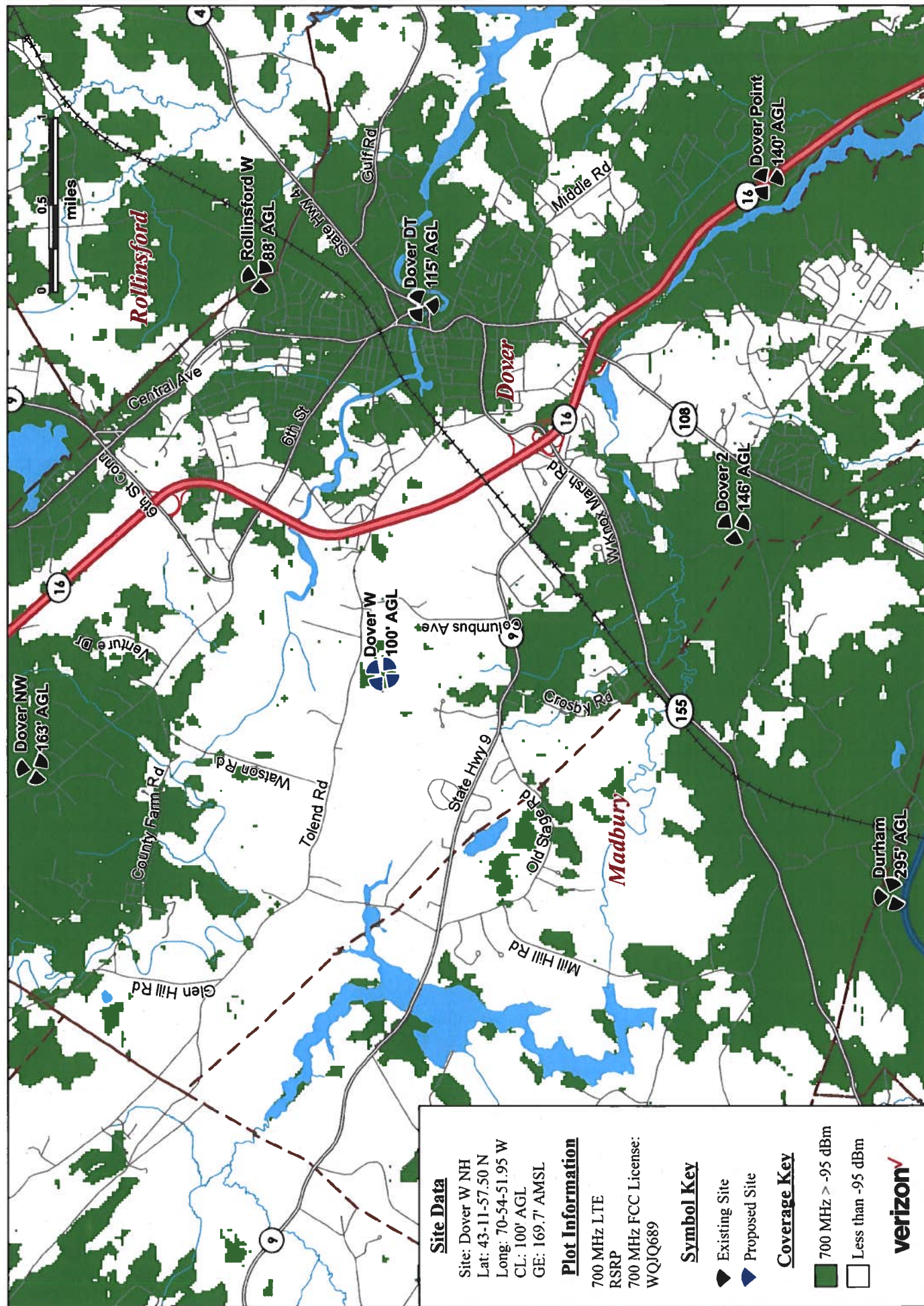


Keith Vellante
RF Engineer
C Squared Systems, LLC

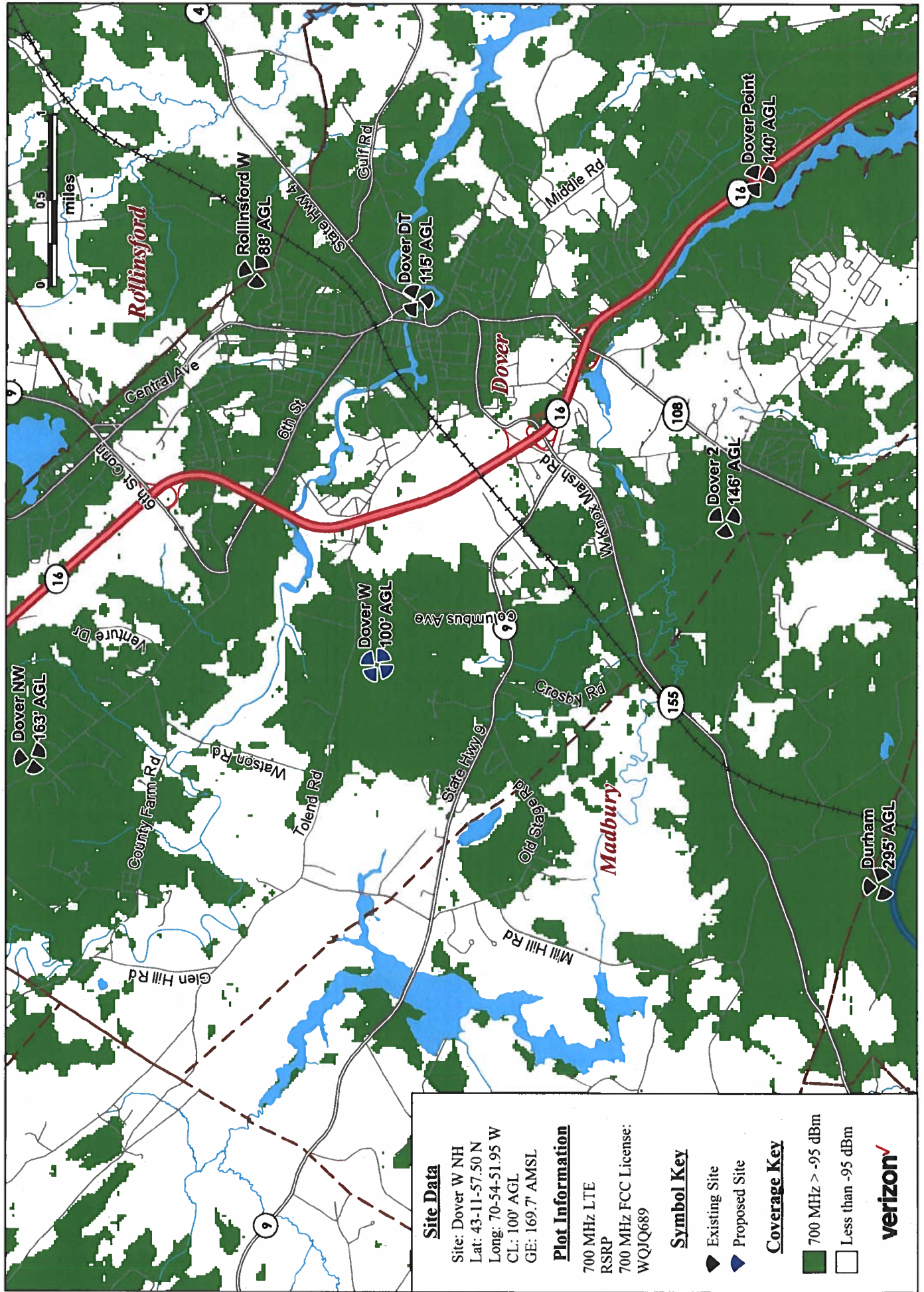
June 13, 2023
Date

11. Attachments

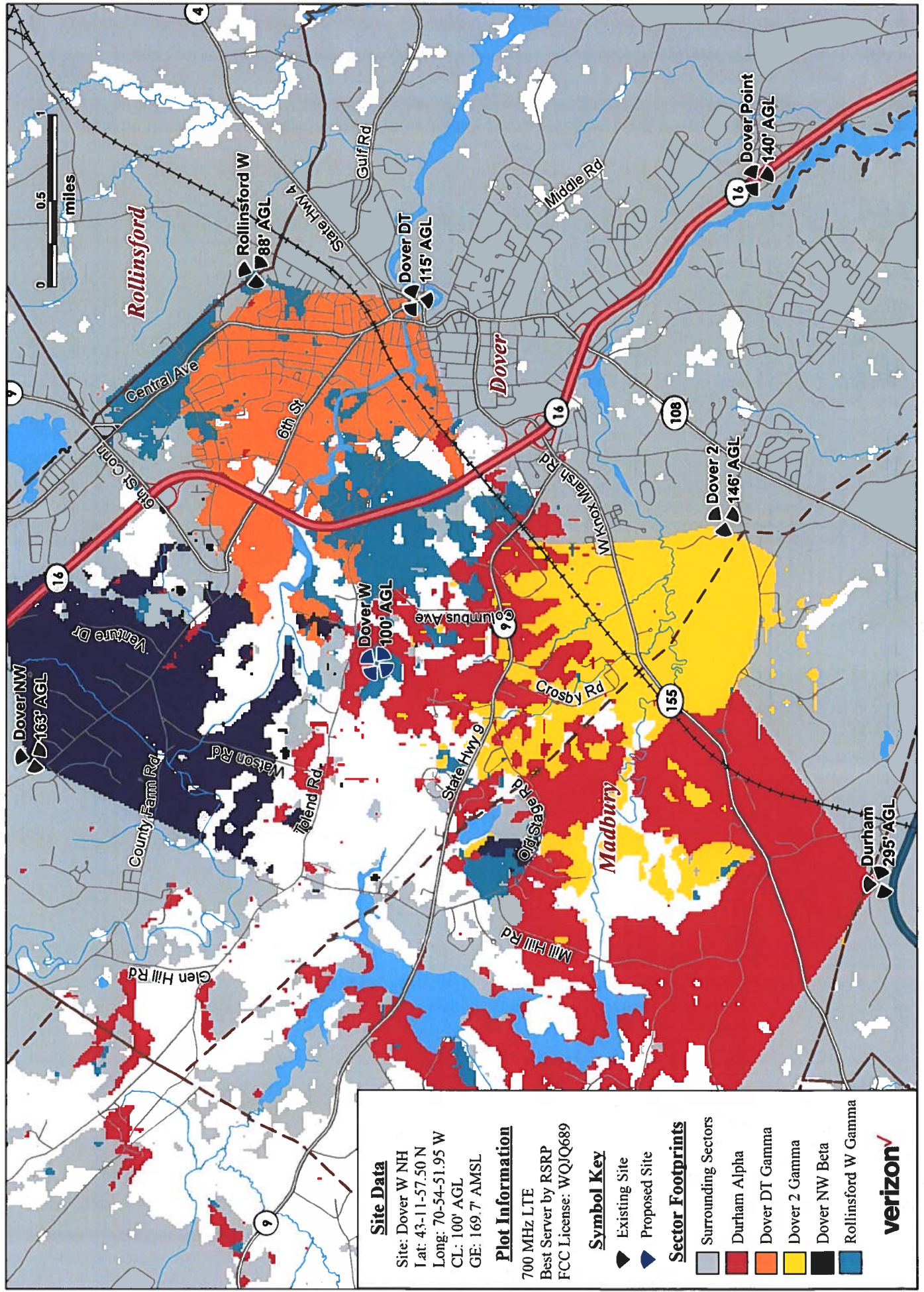
Attachment A:
Dover W NH - Existing 700 MHz LTE Coverage



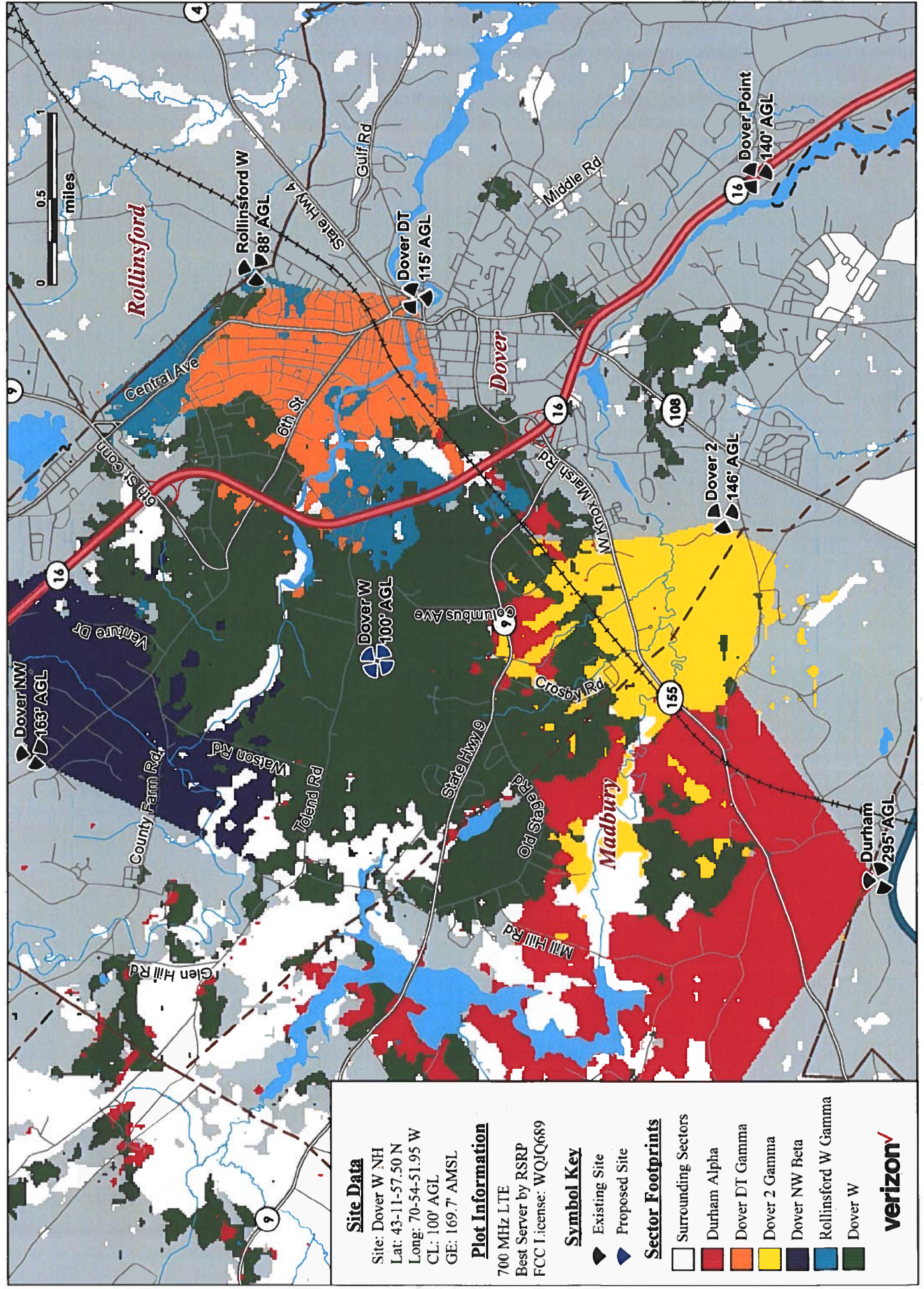
Attachment B:
Dover W NH - 700 MHz LTE Coverage with Proposed Site



Attachment C:
Dover W NH - Existing 700 MHz LTE Sector Footprints



Attachment D:
Dover W NH - 700 MHz LTE Sector Footprints with Proposed Site



Attachment E:
Dover W NH - Area Topography Map

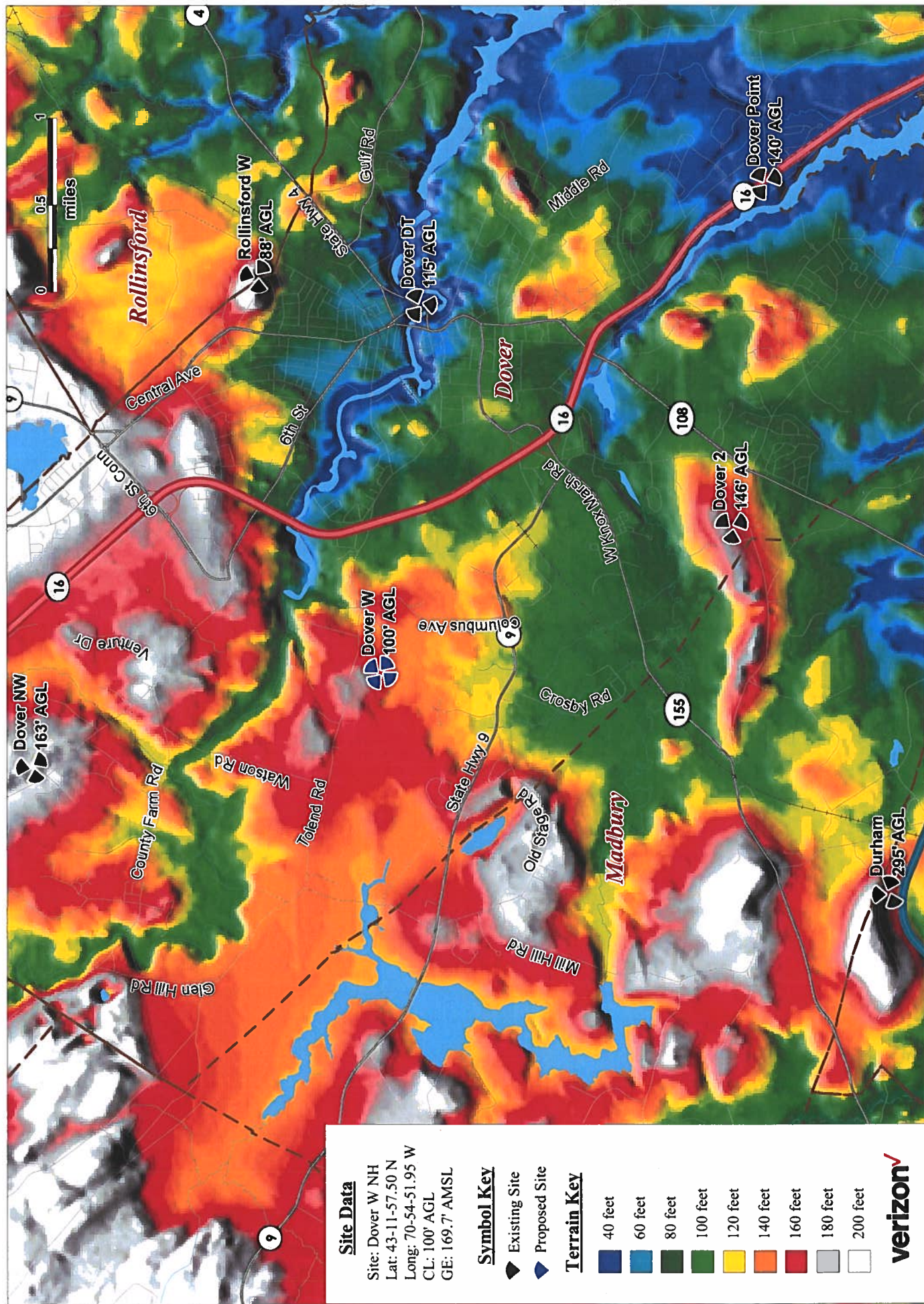


EXHIBIT H



SITE NAME: DOVER_W_NH
SITE LOCATION CODE (PSLC): 721391
FUZE ID: 16917794

ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820
RAW LAND MONOPOLE

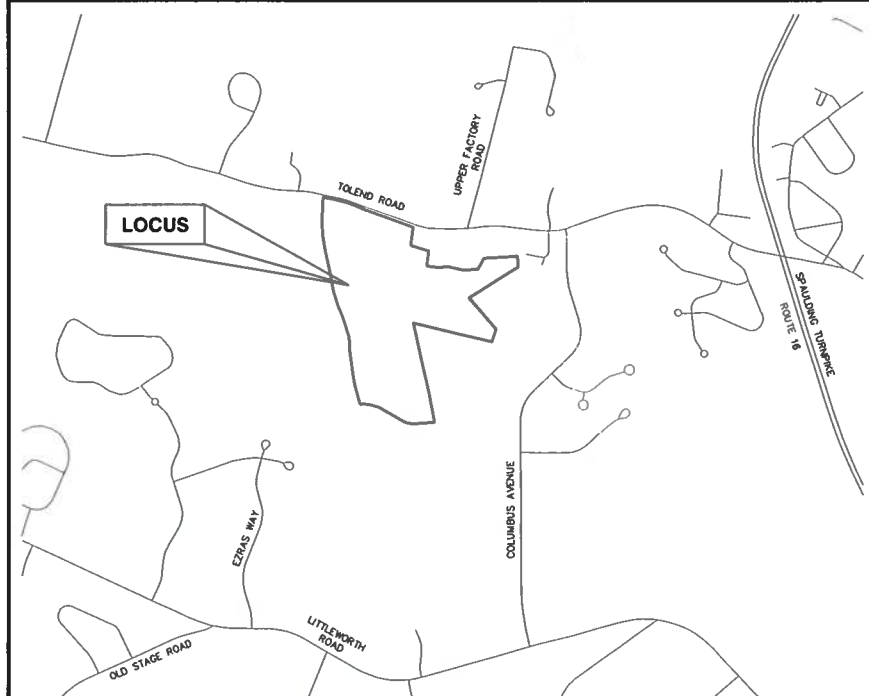
DRAWING INDEX

SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	A
C-1	ABUTTERS PLAN	A
C-2	EXISTING CONDITIONS	A
A-1	SITE PLAN	A
A-2	COMPOUND PLAN & ELEVATION	A
P-1	DRIVEWAY PLAN & PROFILE	A
D-1 TO D-3	DETAILS	A
EC-1 TO EC-2	EROSION CONTROL PLAN & DETAILS	A

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & VERIZON WIRELESS REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- THIS PLAN SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH VERIZON WIRELESS CONSTRUCTION GUIDELINES.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
- NEW CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
BUILDING CODE: NEW HAMPSHIRE STATE BUILDING CODE (2018 IBC) WITH AMENDMENTS
ELECTRICAL CODE: NEC 2020 WITH NEW HAMPSHIRE AMENDMENTS
- THE WORK SHOWN HEREIN IS SUBJECT TO SUBMITTAL TO AND REVIEW BY NHDOT FOR A DRIVEWAY PERMIT.

VICINITY MAP



SCALE: 1" = 1500'± (22"x34")
1" = 3000'± (11"x17")

SCOPE OF WORK

PROPOSED 104' TALL MONOPOLE (110' HIGHEST APPURTENANCE) TO BE INSTALLED WITHIN A PROPOSED 75'x75' LEASE AREA AND 60'x60' FENCED COMPOUND. ASSOCIATED GRADING, DRAINAGE, AND PLANTINGS TO BE INSTALLED AROUND THE COMPOUND AND ALONG THE PROPOSED ACCESS ROAD FROM THE EXISTING DRIVEWAY AS SHOWN IN THESE PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

VERIZON GROUND LEVEL EQUIPMENT TO INCLUDE EQUIPMENT CABINETS, WEATHER CANOPY AND GENERATOR WITH ON A CONCRETE PAD TO BE INSTALLED WITHIN THE PROPOSED FENCED COMPOUND. CABLING TO BE RUN FROM THE VERIZON EQUIPMENT AREA ALONG AN ICE BRIDGE AND WITHIN THE PROPOSED MONOPOLE TO THE ANTENNA LEVEL.

PROPOSED VERIZON TOWER TOP RF EQUIPMENT TO BE INSTALLED ON THE ON PROPOSED MONOPOLE TO INCLUDE:

- (1) 12'-6" 4-SECTOR EQUIPMENT PLATFORM WITH HANDRAIL KIT AND 2.5"Ø PIPE NOMINAL DIA. ANTENNA PIPES
- (8) 6' TALL PANEL ANTENNAS MOUNTED ON DUAL MOUNTING BRACKETS
- (4) C-BAND PANEL ANTENNAS
- (8) RRH's MOUNTED BEHIND THE ANTENNA MOUNTING PIPES
- (1) 12-OVP LARGE JUNCTION BOX WITH SURGE
- (2) 6x12 HYBRID CABLES
- INSTALL RF SIGNAGE PER VERIZON GUIDELINES
- MAINTAIN CLEARANCES TO FALL ARREST CABLE. ADD BRACKETS AS REQUIRED.

PROJECT INFORMATION

SITE TYPE: RAW LAND MONOPOLE
SCOPE OF WORK: PROPOSED FENCED COMPOUND AND 104 TALL STEEL MONOPOLE WITH RF EQUIPMENT WITHIN 75'x75' LEASE AREA.
SITE NAME: DOVER_W_NH
SITE LOCATION CODE: 721391
SITE ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820
ASSESSOR'S TAX ID#: F-2-0-0
ZONING DISTRICT(S): INNOVATIVE TECHNOLOGY (IT)
LATITUDE: 43° 11' 57.50"± N (43.1993064± N)
(SURVEY 1A)
LONGITUDE: 70° 54' 51.95"± W (70.9144305± W)
(SURVEY 1A)
(P) ELEVATION: 169.7'±
DATUM: NAD83/NAVD88
PROPERTY OWNER: N/F LIONEL R. JR. & KRISTINA L. PARADIS
180 TOLEND ROAD
DOVER, NH 03820
APPLICANT: CELLCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851
SITE ENGINEER: PROTERRA DESIGN GROUP, LLC
4 BAY ROAD
BUILDING A; SUITE 200
HADLEY, MA 01035
(413) 320-4918
SURVEYOR: NORTHEAST SURVEY CONSULTANTS
3 FERRY STREET
STUDIO 1
EASTHAMPTON, MA 01027

PERMITTING REVIEW

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A; Suite 200
Hadley, MA 01035
(413) 320-4918

CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER_W_NH
ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820

TITLE:

CELLCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851
verizon

STAMP:

DATE: 06/13/23

DRAWN: STZ/JEB

CHECK: JMM/TEJ

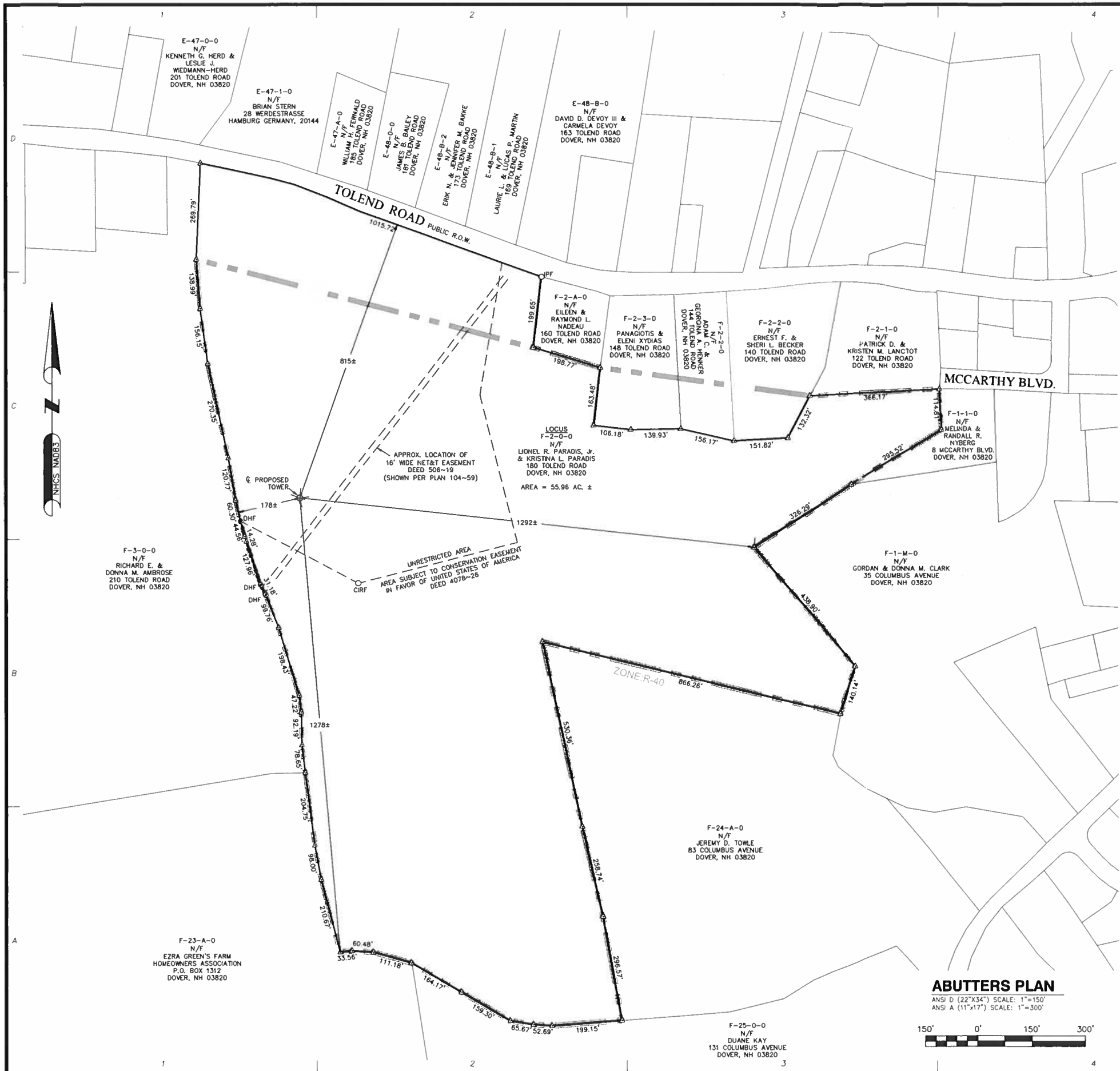
SCALE: SEE PLAN

JOB NO.: 13-030

SHEET TITLE:

TITLE SHEET

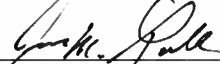
T-1



FAA 1-A CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

THREE (3) FEET VERTICALLY
TWENTY (20) FEET HORIZONTALLY


JAMES M. LAVELLE NH LLS # 489

11/28/2022
DATE

SURVEY NOTES

- SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON AUGUST 21, 2018. BOUNDARY INFORMATION IS COMPILED FROM RECORD DOCUMENTS AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN VMI TOWERS, LLC, AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
- PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON A COMPILATION OF RECORDED DEEDS AND ARE NOT INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE. PROPERTY RELATED INFORMATION HAS NOT BEEN CONFIRMED BY FIELD SURVEY OBSERVATIONS AND NO ASSESSMENT OF LAND OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RETRACEMENT SURVEY HAS NOT BEEN CONDUCTED.
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP'S, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON AUGUST 21, 2018. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE GRS 80 REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM OF 1983 COR596. ELEVATIONS SHOWN ARE ASSUMED AND ARE APPROXIMATED TO THE NAVD 88 VERTICAL DATUM. VERTICAL AND HORIZONTAL INFORMATION SHOWN MEETS THE STANDARD CRITERIA FOR AN FAA 1A CERTIFICATION (20'± HORIZONTAL AND 3'± VERTICAL).
- IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
- THE LOCUS PARCEL IS IDENTIFIED AS MAP F LOT 2-0-0 IN THE TOWN OF DOVER'S TAX ASSESSOR'S DATABASE.
- THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (NO SHADING) (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 33017 C0310E, DATED SEPTEMBER 30, 2015.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
- THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF DOVER COMMERCIAL I-4 & R-40 ZONING DISTRICT.
- NO WETLAND DELINEATIONS WERE OBSERVED.

PROPERTY OWNER:

LIONEL R. PARADIS, Jr. & KRISTINA L. PARADIS
180 TOLEND ROAD
DOVER, NH 03820

LOCUS DEED REFERENCE:

BOOK 1868 PAGE 382

PLAN REFERENCES:

PLAN 104-59

LEGEND

- | | |
|-------|--------------------------|
| N/F | - NOW OR FORMERLY |
| ▲ | - CALCULATED POINT |
| ○ | - CAPPED IRON ROD FOUND |
| ◆ | - PK NAIL FOUND |
| --- | - LOCUS PROPERTY LINE |
| --- | - ABUTTERS PROPERTY LINE |
| --- | - EXISTING EASEMENT LINE |
| --- | - ZONING LINE |
| ----- | - STONE WALL |

ABUTTERS PLAN

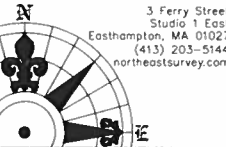
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ANSI A (11"x17") SCALE: 1"=300'



ProTerra
DESIGN GROUP, LLC

4 Boy Road, Bldg A,
Suite 200
Hadley, MA 01035
Ph: (413) 320-4918

CONSULTANTS:
NORTHEAST SURVEY
CONSULTANTS

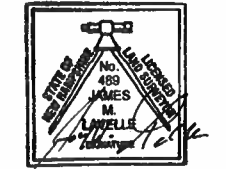


NO.	DATE	REVISIONS
1	11/28/22	ISSUED FOR REVIEW

SITE NAME: DOVER WEST NH
SITE NUMBER: 721891
ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820

118 FLANDERS ROAD
THIRD FLOOR
WESTBOROUGH, MA 01581

verizon
APPLICANT



DATE: 11/28/22
DRAWN: JDG
CHECK: BCF
SCALE: 1"=150'
JOB NO.: 18-225.1

SHEET TITLE:

ABUTTERS
PLAN

C-1



REFERENCES

PROPERTY LINE, TOPOGRAPHY, AND EXISTING FEATURES – SEE SHEETS C-1 TO C-2
PREPARED BY NORTHEAST SURVEY CONSULTANTS.

ZONING MAP – AVAILABLE THROUGH DOVER.NH.GOV WEBSITE. MAP ENTITLED "CITY OF DOVER, NEW HAMPSHIRE ZONING MAP" ADOPTED SEPTEMBER 11, 2019. AND CITY OF DOVER NH ONLINE GIS "HTTPS://DOVERNH.MAPGEO.IO/" ZONING THEME, LAST VIEWED 01/20/2023.

THE FOLLOWING DATALAYERS PREPARED BY NH GRANIT AT GRANIT.UNH.EDU GIS PORTAL.

- STATEWIDE AERIAL PHOTOGRAPHY (2010/2011)
- NATIONAL WETLANDS INVENTORY (LAST UPDATED SEPTEMBER 30, 2022)

FEMA NATIONAL FLOOD HAZARD LAYER
PROJECT AREA IS WITHIN ZONE X: "AREA OF MINIMAL FLOOD HAZARD. (NO SHADING)"
VERIFIED BY FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF DOVER, NEW HAMPSHIRE, STRAFFORD COUNTY, COMMUNITY PANEL NUMBER 33017C0310E DATED SEPTEMBER 30, 2015.

GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222-H STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

ZONING SUMMARY

ZONING DISTRICT(S): INNOVATIVE TECHNOLOGY (IT) DISTRICT

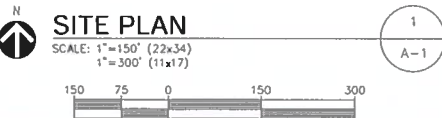
ASSESSORS ID(S): F-2-0-0

(P) USE: WIRELESS COMMUNICATIONS FACILITY¹

DIMENSION	PROVIDED	CONSTRAINT
LOT – AREA	55.96± ACRES	80,000 SF MIN.
LOT – FRONTAGE	1,015'±	200' MIN.
LOT – COVERAGE	<2%	33% MAX.
(P) COMPOUND – FRONT YARD	777'±	50' MIN.
(P) COMPOUND – REAR YARD	1,235'±	50' MIN. (PRINCIPAL USE) 10' MIN. (ACCESSORY USE)
(P) COMPOUND – SIDE YARD	135'±	50' MIN. (PRINCIPAL USE) 10' MIN. (ACCESSORY USE)
(P) TOWER – HEIGHT (HIGHEST APPURTENANCE)	104'± (110'±)	180' MAX.
(P) TOWER (PROPERTY LINE/BUILDING SETBACK)	175'± (EDGE OF TOWER)	100% HEIGHT =110' MIN.

SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR THE FOLLOWING:

1 – CITY OF DOVER, NH ZONING BYLAW § 170-22.C(1) LOCATION: THE LOCUS PARCEL IS NOT LISTED AS A PERMITTED SITE FOR TELECOMMUNICATIONS FACILITY.



CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS
800 CHELSEA STREET
TOWER 2 FLOOR 6
LOVELL, MA 01861

APPLICANT:

verizon

STAMP:

DATE: 06/13/23
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 13-030

SHEET TITLE:

SITE PLAN

A-1

CLIENT:

[illegible]

**SITE NAME: DOVER_N_NH
ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820**

verizon verizon
 400 VERIZON WIRELESS
 900 CHELMSFORD STREET
 TOWER 2 FLOOR 5
 LOWELL, MA 01851

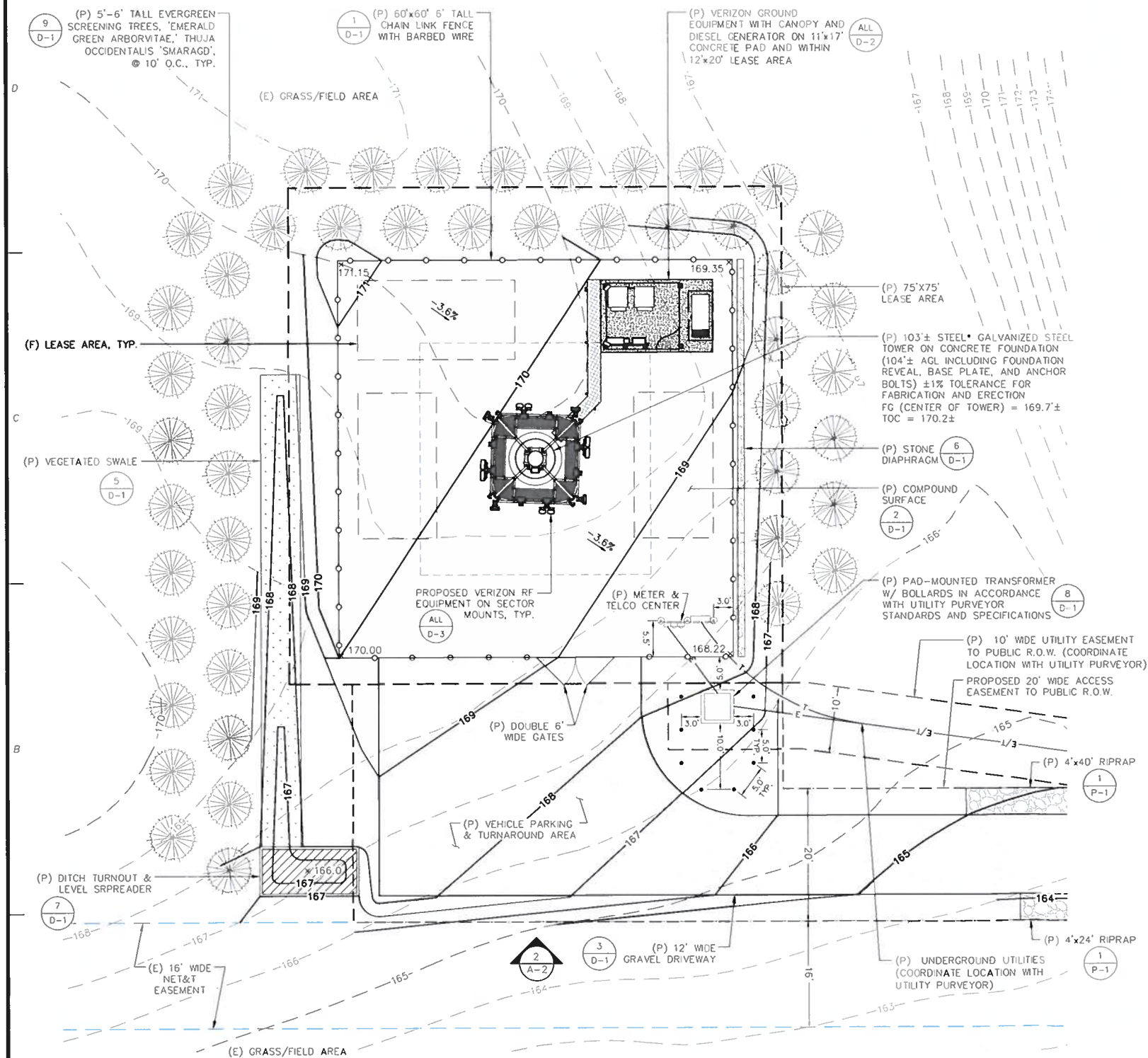
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DATE:	06/13/23
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SCALE:	SEE PLAN
JOB NO.:	13-030

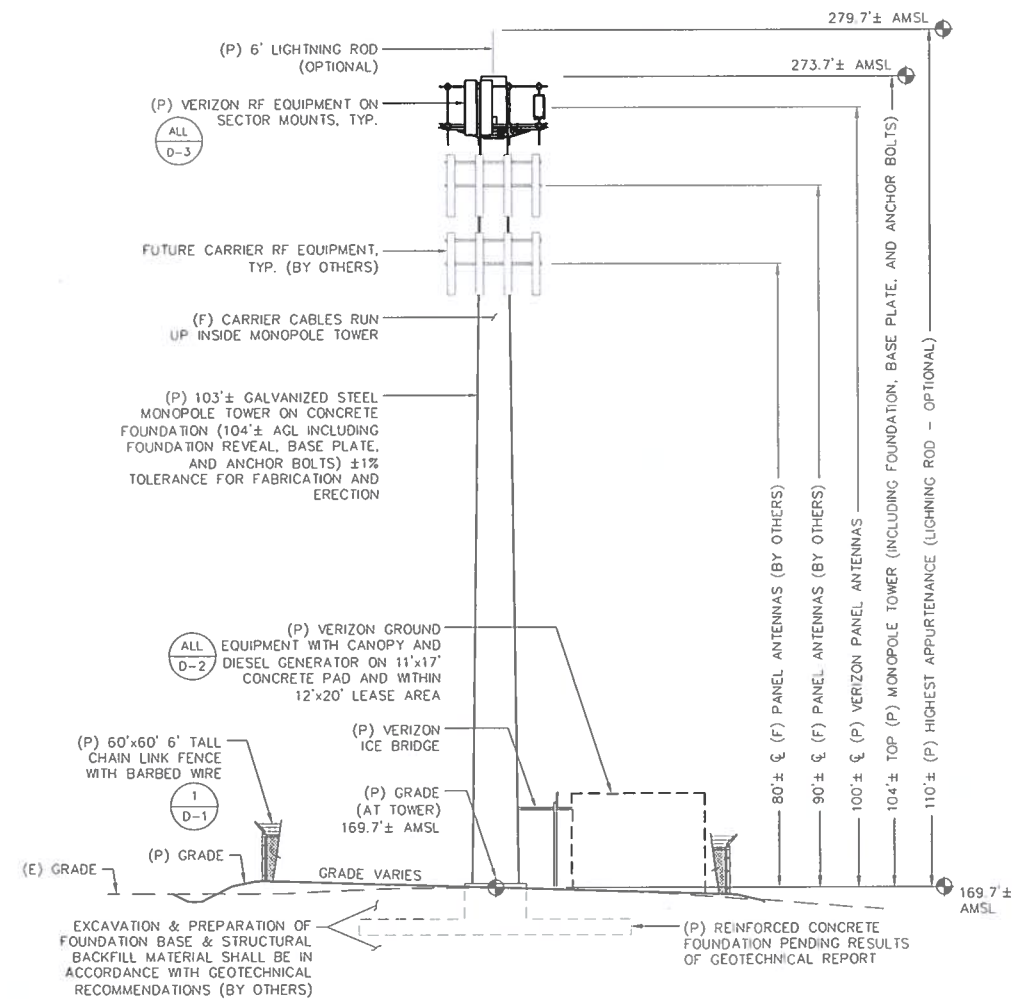
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**COMPOUND SITE
PLAN**

A-2



SCALE: 1"=10' (22x34)
1"=20' (11x17)



SCALE: 1"=12'



CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELLCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELSEA STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

verizon

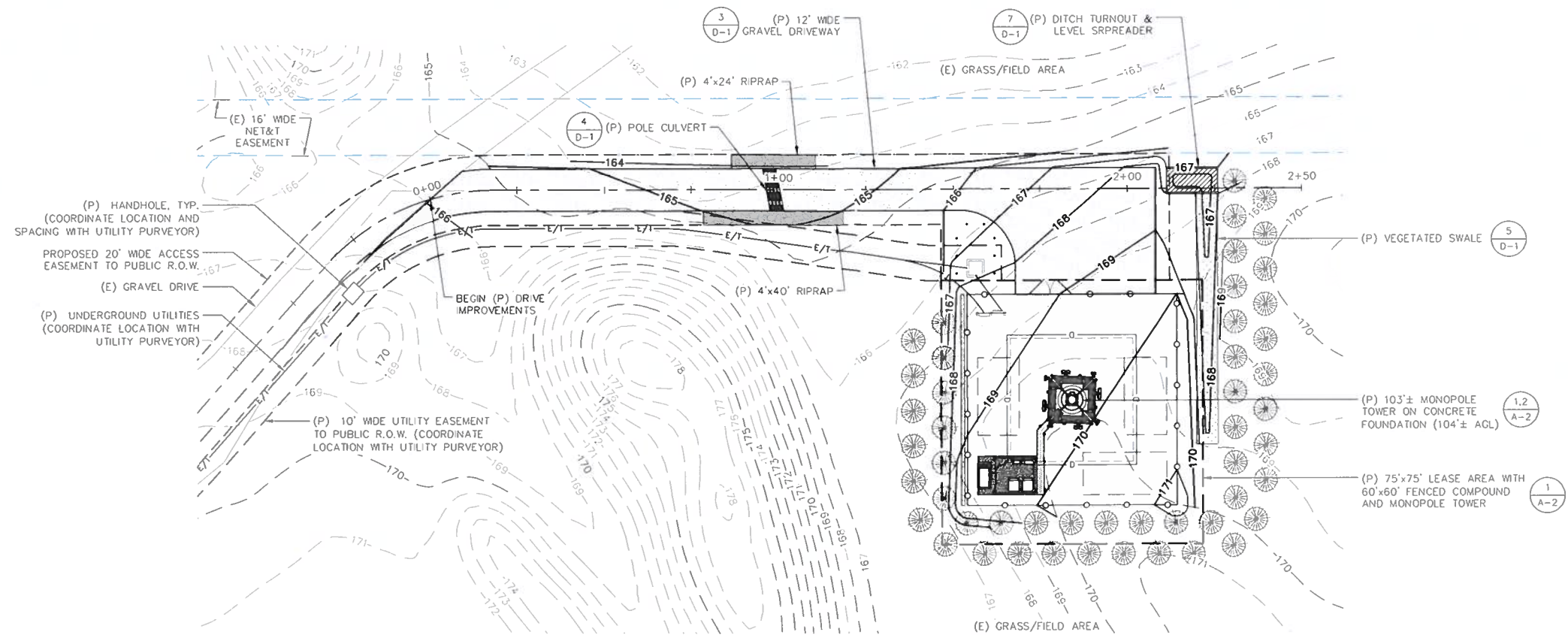
STAMP:

DATE: 06/13/23
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 13-030

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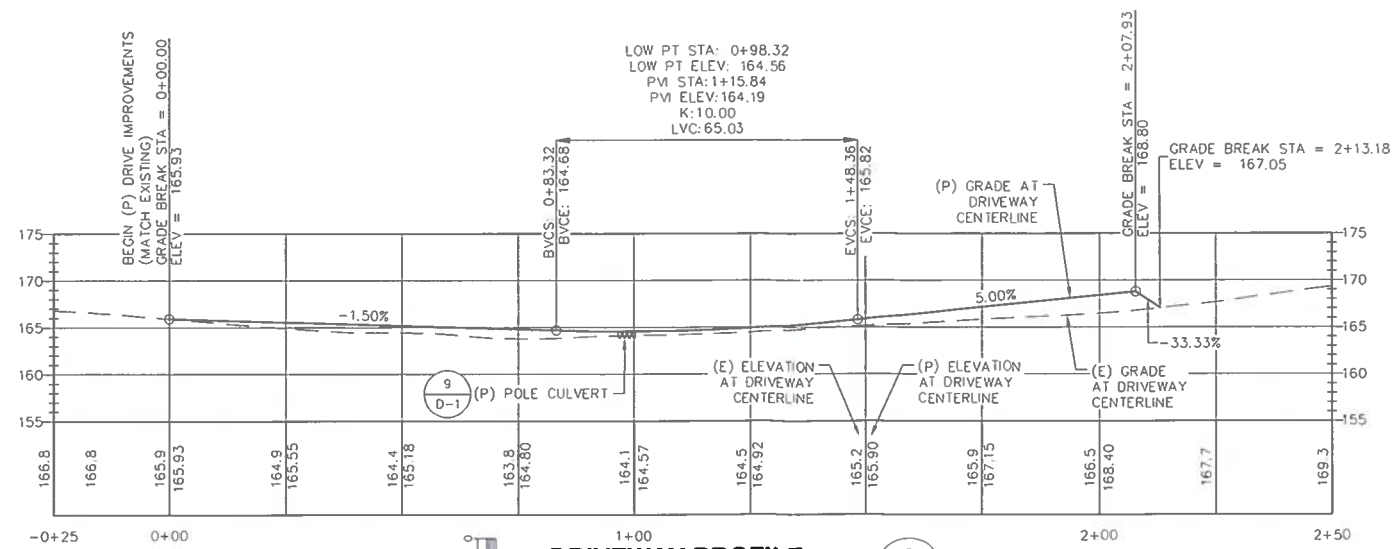
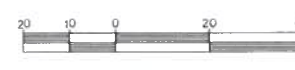
**DRIVEWAY PLAN
& PROFILE**

P-1



DRIVEWAY PLAN
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1"=40' (11x17)

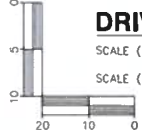
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P-1

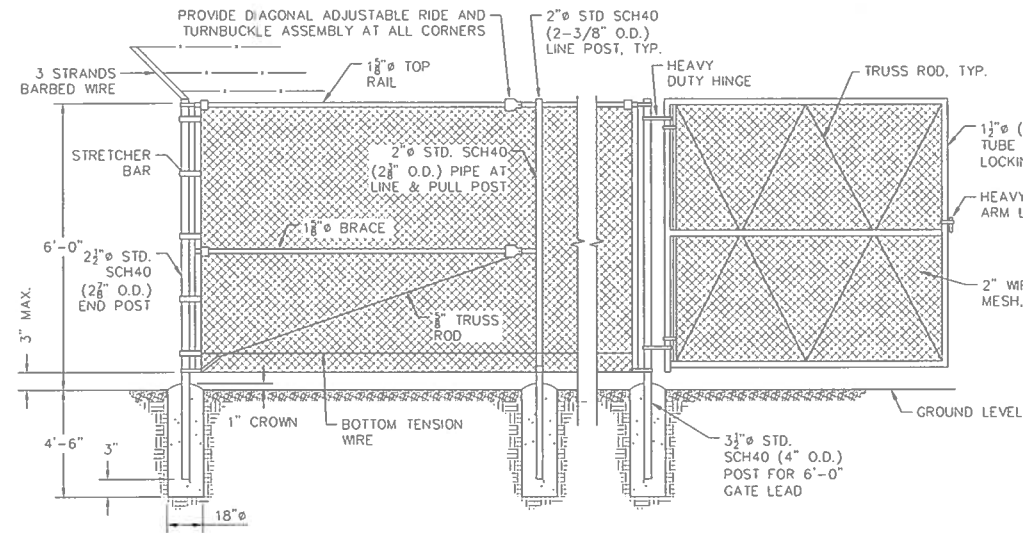


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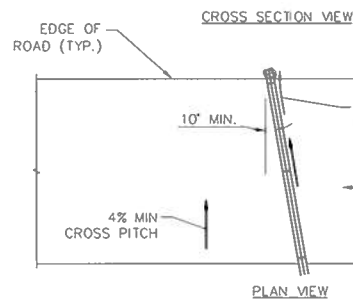
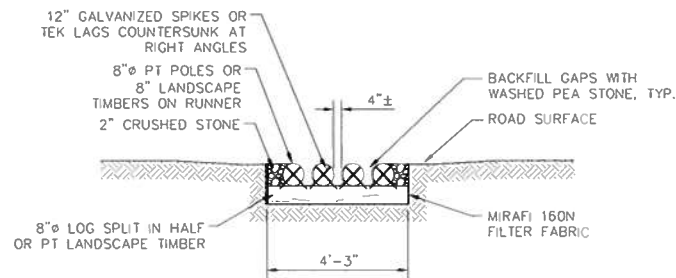
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1"=20' VERTICAL

2
P-1

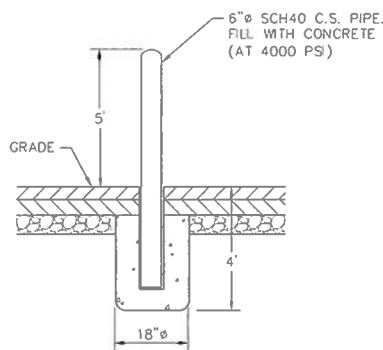




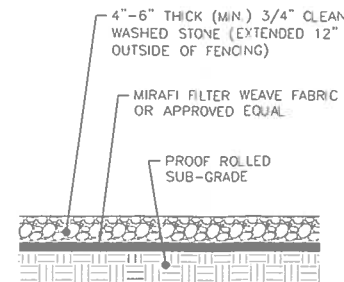
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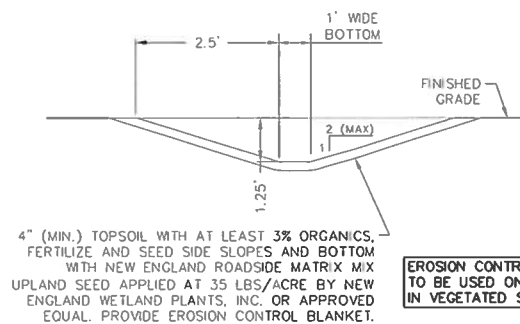
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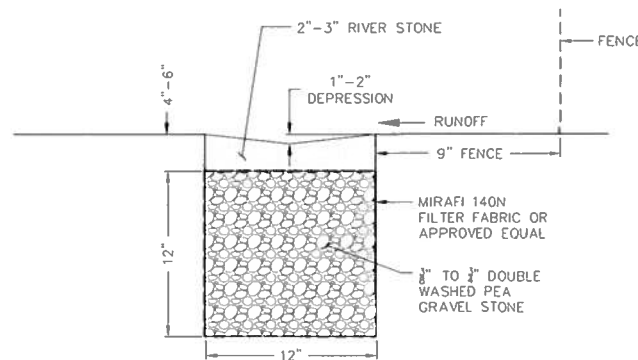
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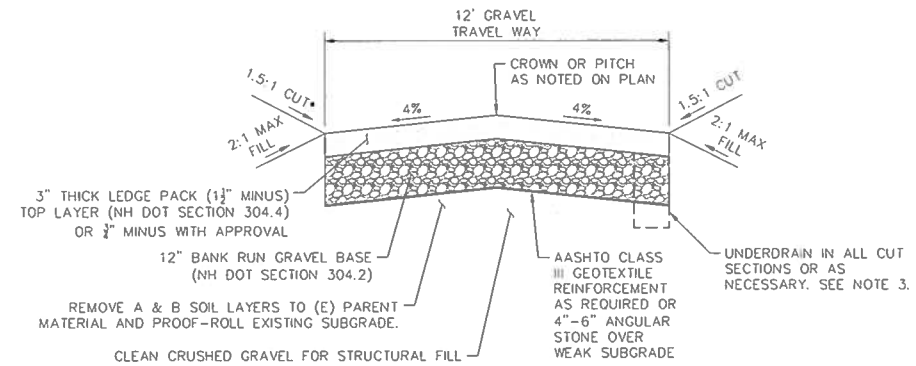
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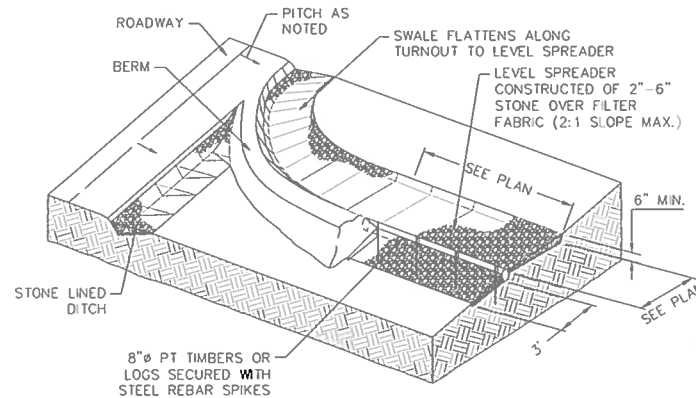
VEGETATED SWALE
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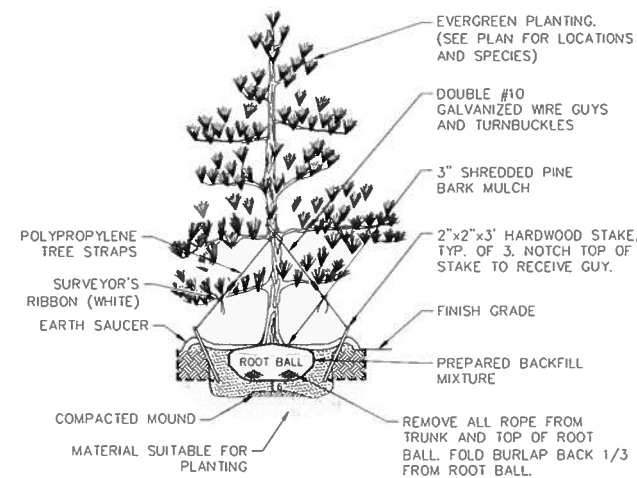
STONE DIAPHRAGM
SCALE: NONE



DRIVEWAY SECTION
SCALE: NONE



DITCH TURNOUT & LEVEL SPREADER
SCALE: NONE



PLANTING DETAIL
SCALE: NONE

CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOYER, V. NH
ADDRESS: 180 TOLAND ROAD
DOYER, NH 03820

CELLO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELSEA STREET
TOWER 2 FLOOR 5
LOWELL, MA 01801

verizon

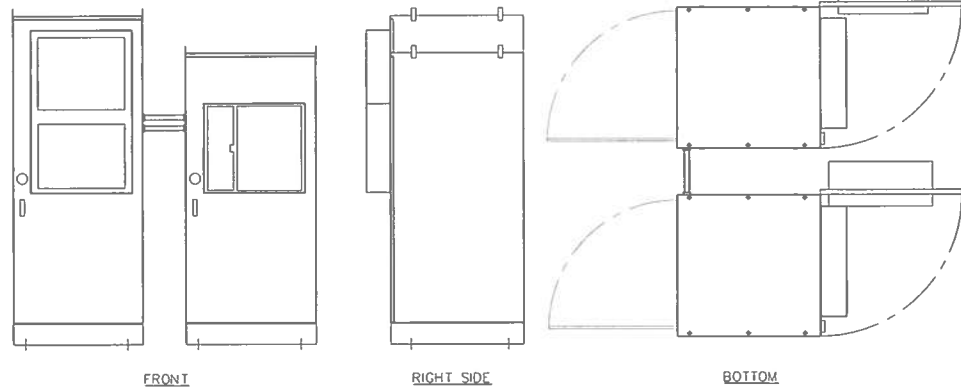
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DATE: 06/13/23
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JOB NO.: 13-030
SHEET TITLE:

DETAILS

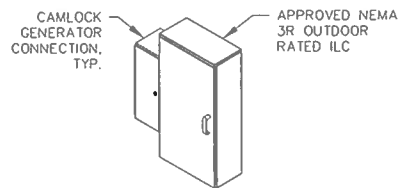
D-1

VERIFY WITH CONSTRUCTION MANAGER PRIOR TO INSTALLATION OF CABINETS IF OPTIONAL CABINET PLINTH BASES AND TOPHATS HAVE BEEN ORDERED FOR USE IN LIEU OF OR IN ADDITION TO A STEEL CABINET SKID.



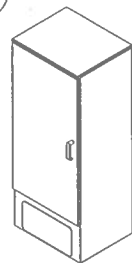
EQUIPMENT & BATTERY CABINET DETAIL
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1
D-2



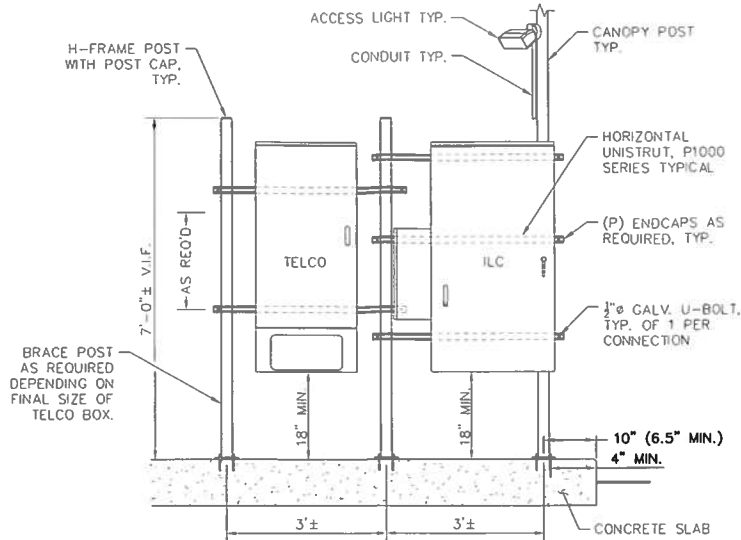
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2
D-2



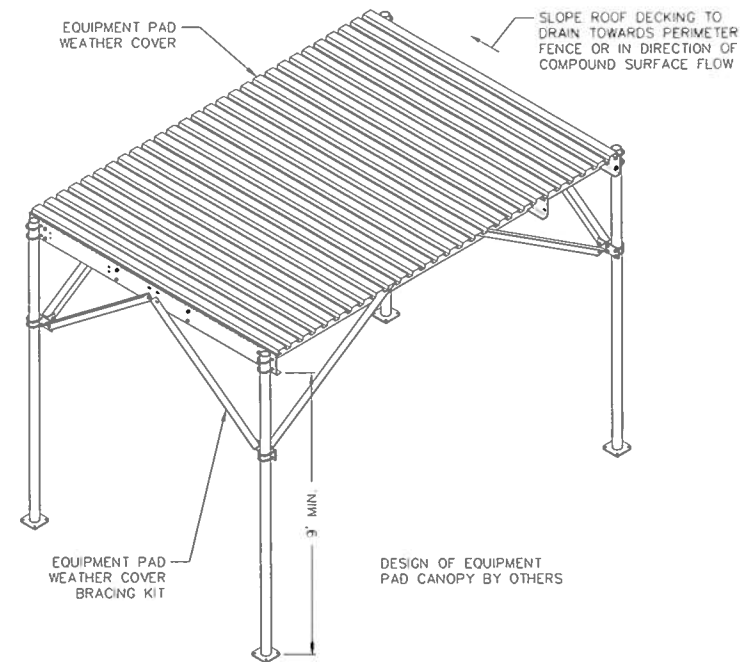
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3
D-2



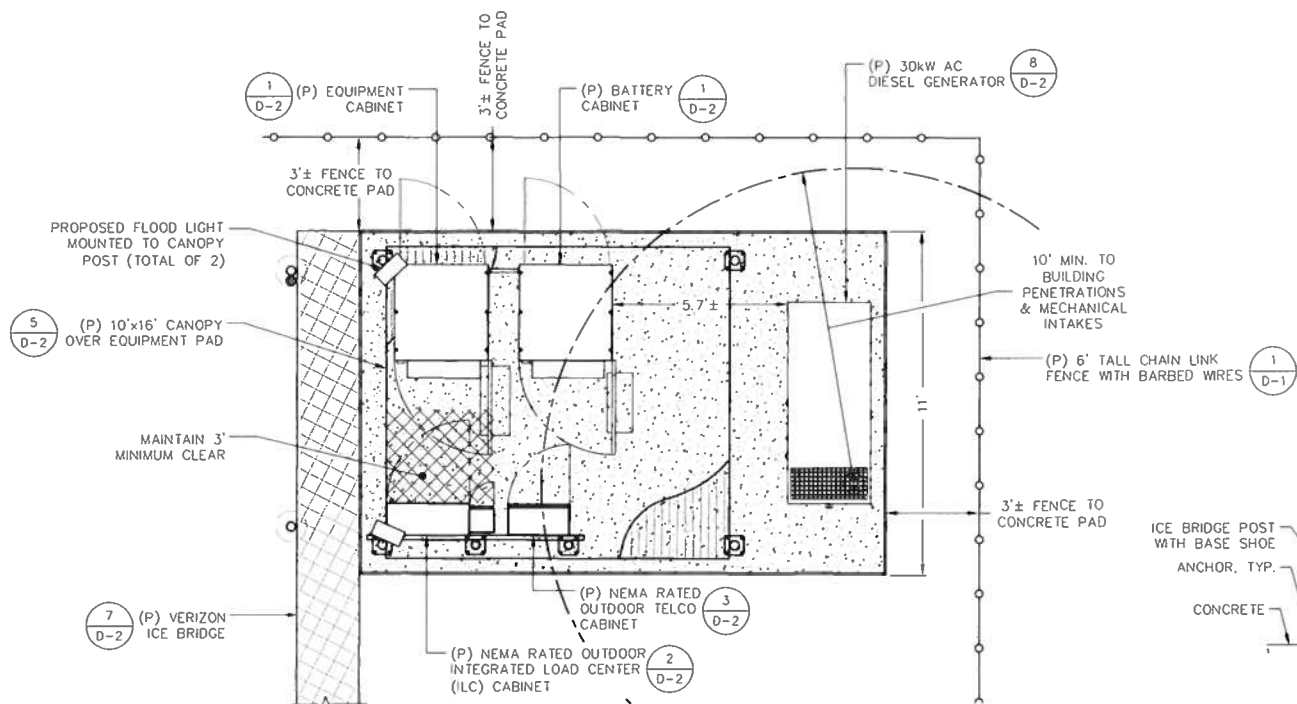
UTILITY CABINET MOUNTING DETAIL
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4
D-2



EQUIPMENT PAD WEATHER COVER DETAIL
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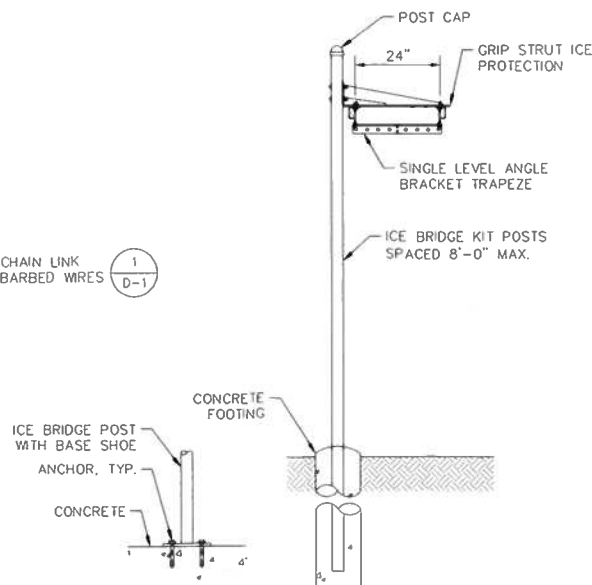
5
D-2



EQUIPMENT PAD PLAN

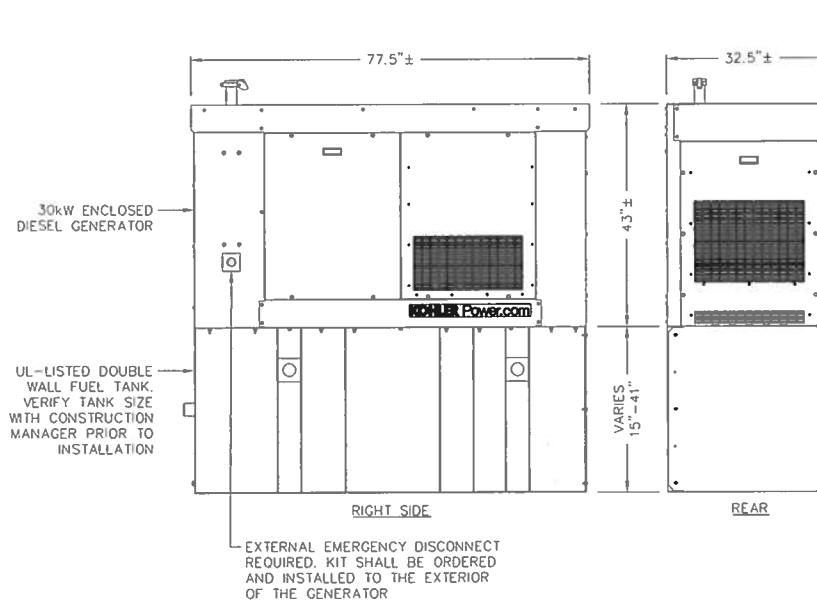
SCALE: 1"=3' (22x34)
1"=6' (11x17)

6
D-2



ICE BRIDGE
SCALE: NONE

7
D-2



30kW AC GENERATOR WITH DIESEL BASE TANK
SCALE: NONE

8
D-2

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A, Suite 200
Hodley, MA 01035
(413) 320-4918

CLIENT:

NO.	DATE	REVISIONS
A	06/13/23	ISSUED FOR REVIEW

SITE NAME: DOVER, NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELSEA STREET
TOWER 2 FLOOR 6
LOWELL, MA 01851

APPLICANT:

verizon

STAMP:

DATE: 06/13/23

DRAWN: STZ/JEB

CHECK: JMM/TEJ

SCALE: SEE PLAN

JOB NO.: 13-030

SHEET TITLE:

DETAILS

D-2

CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELLCO PARTNERSHIP
dba VERIZON WIRELESS
300 CHELSEA STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

verizon

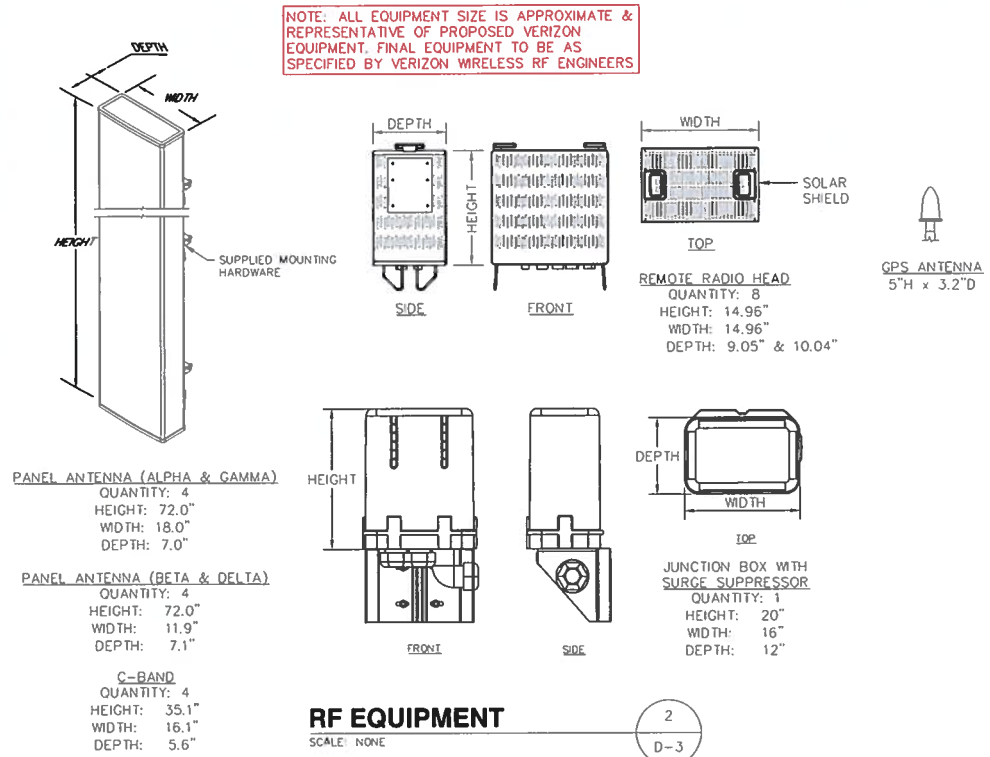
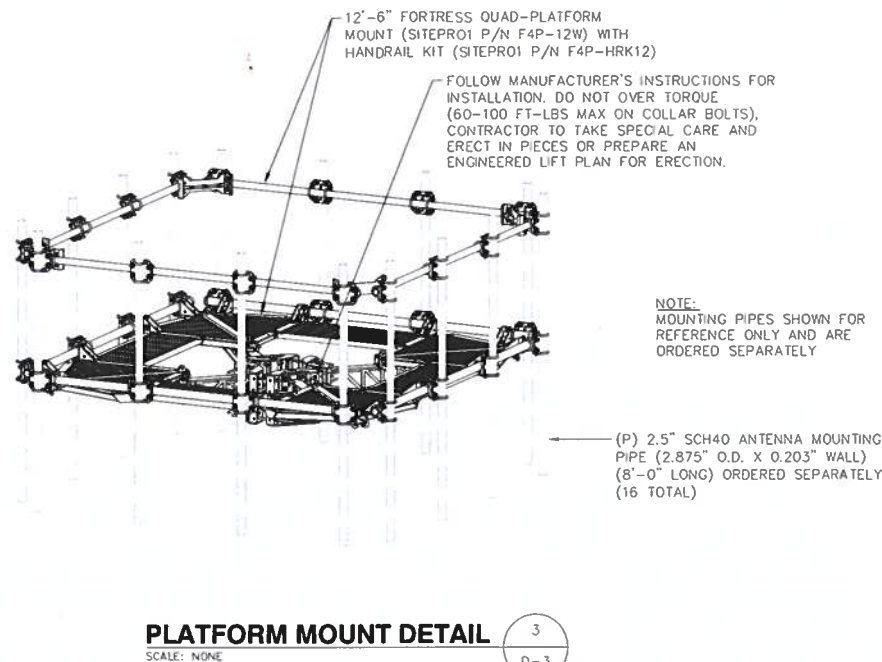
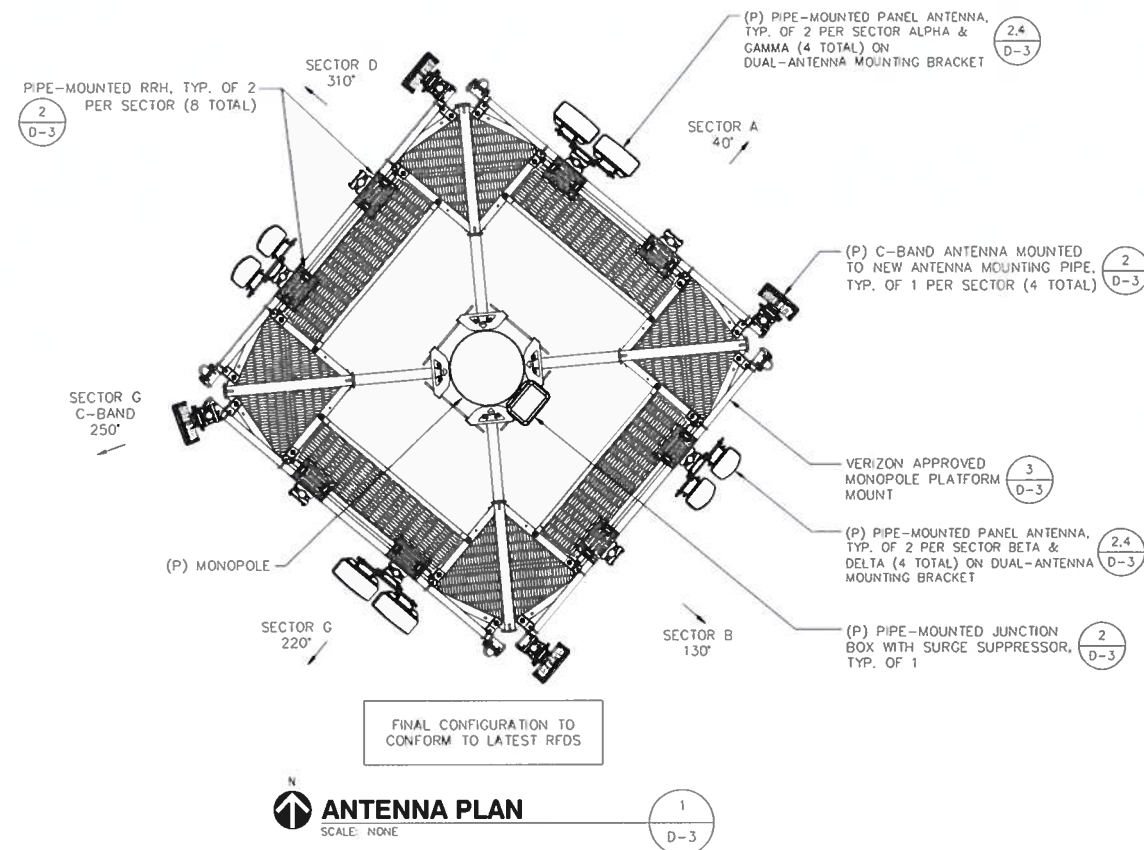
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DRAWN: STZ/JEB
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SCALE: SEE PLAN
JOB NO.: 13-030

SHEET TITLE:

DETAILS

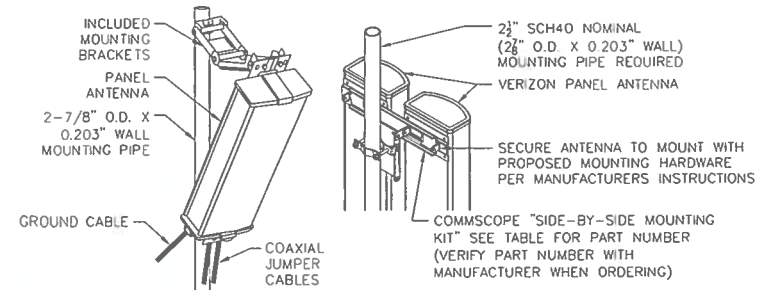
D-3



PANEL ANTENNA (ALPHA & GAMMA)
QUANTITY: 4
HEIGHT: 72.0"
WIDTH: 18.0"
DEPTH: 7.0"

PANEL ANTENNA (BETA & DELTA)
QUANTITY: 4
HEIGHT: 72.0"
WIDTH: 11.9"
DEPTH: 7.1"

C-BAND
QUANTITY: 4
HEIGHT: 35.1"
WIDTH: 16.1"
DEPTH: 5.6"



CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, N. NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELLO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELSEA STREET
TOWER 2 FLOOR 5
LOVELL, MA 01851

verizon

STAMP:

DATE: 06/13/23

DRAWN: STZ/JEB

CHECK: JMM/TEJ

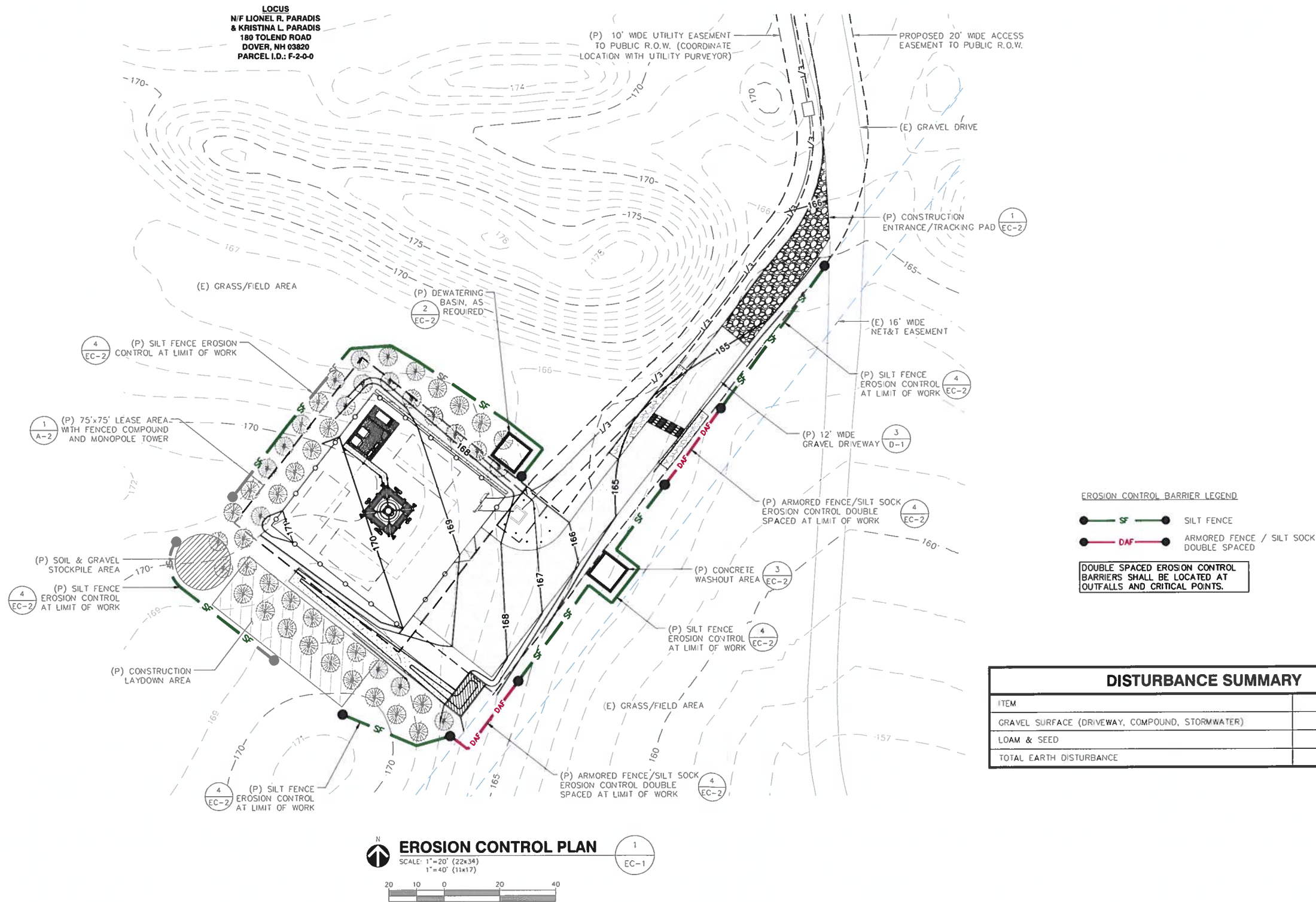
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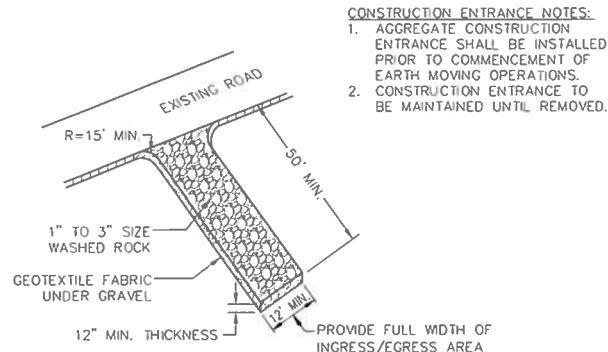
JOB NO.: 13-030

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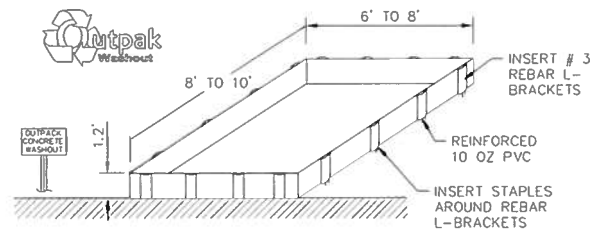
EROSION CONTROL
PLAN & DETAILS

EC-1

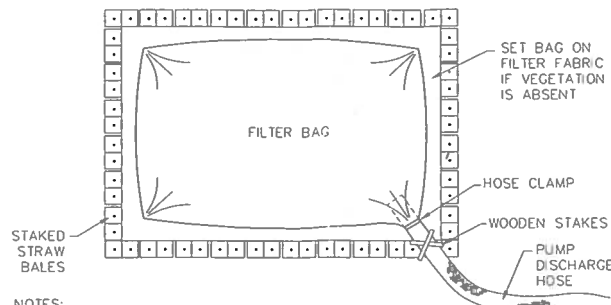




CONSTRUCTION ENTRANCE 1
SCALE: NONE EC-2



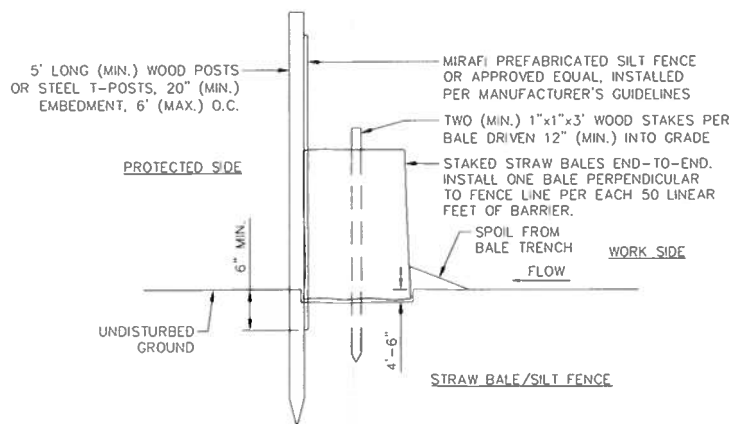
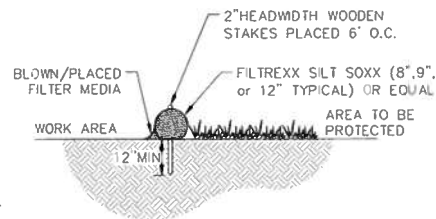
- NOTES:**
1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
 2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
 3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
 4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
 5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
 6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
 8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
 9. WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.



- NOTES:**
1. ENSURE DISCHARGE AREA IS COVERED BY STABLE VEGETATION.
 2. USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.
 3. TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN TO THE GROUND.
 4. SIZE OF STRAW BALE ENCLOSURE TO BE 10'x10' ADJUSTED TO WATER VOLUME.
 5. ADDITIONAL STRAW BALES MAY BE USED TO INCREASE RETENTION & FILTERING.

DEWATERING BASIN 2
SCALE: NONE EC-2

- NOTES:**
1. USE SILT SOXX WHERE CONDITIONS DO NOT ALLOW STAKES TO BE DRIVEN.
 2. SILT SOXX FILL TO MEET FILTREXX SPECIFICATIONS AND APPLICATION REQUIREMENTS.
 3. SILT SOXX COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 4. FILTER MEDIA/STRAW BALES TO BE INERT AND FREE FROM INVASIVE WEEDS AND NON-NATIVE SPECIES.
 5. MAY STAKE BEHIND SOCK AT SLIGHT ANGLE (6" O.C.).



EROSION CONTROL BARRIER 4
SCALE: NONE EC-2

EROSION CONTROL NOTES

1. APPLICANT PROPOSES TO CONSTRUCT A CELLULAR TELECOMMUNICATIONS FACILITY CONSISTING OF A FENCED COMPOUND, DRIVEWAY AND UTILITY WORK WITHIN A LEASE AREA AND EASEMENTS.
2. ALL WORK SHALL CONFORM TO THE NEW HAMPSHIRE STORMWATER MANUAL - VOLUME 3 "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" BY NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DATED DECEMBER 2008 OR AS SUBSEQUENTLY REVISED.
3. TEMPORARY SILT FENCE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT SITE CONSTRUCTION. STOCK PILE ON SITE 100 FT. OF SILT FENCE FOR EMERGENCY USE. TEMPORARY EROSION BARRIERS SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED.
4. THE CONTRACTOR SHALL CHIP ALL BRUSH AND SLASH CUTTINGS ON SITE AND STOCKPILE THE CHIPS TO BE USED ON ALL UNSTABLE, DISTURBED AREAS DURING CONSTRUCTION AS TEMPORARY STABILIZATION MULCH. NO BURNING WILL BE ALLOWED ON SITE.
5. TEMPORARY STABILIZATION MUST BE PROVIDED TO ANY DISTURBED EARTH THAT IS OPENED UP IN ANY ONE LOCATION FOR MORE THAN 14 DAYS. CHIPS FROM LAND CLEARING, EROSION CONTROL BLANKETS, OR FAST GROWING RYE GRASSES MAY BE USED FOR TEMPORARY STABILIZATION AS REQUIRED.
6. STRIPPED TOPSOIL SHALL BE STOCKPILED AND PROTECTED WITH STRAW MULCH. ALL STOCKPILES SHALL HAVE AN APPROVED SILTATION BARRIER TOTALLY SURROUNDING THE PILE. THE PILE SHALL BE IN AN APPROVED UPLAND AREA A MINIMUM OF TWENTY-FIVE FEET FROM ALL RESOURCE AREAS.
7. THE PHASING AND SEQUENCING OF THE WORK FOR THE SITE PREPARATION FOR THE TELECOMMUNICATIONS EQUIPMENT INSTALLATION CONSISTS OF INSTALLING TEMPORARY EROSION AND SEDIMENTATION CONTROL BARRIERS; CLEARING AND ROUGH GRADING OF COMPOUND; FOUNDATION WORK; BACK FILL FOUNDATIONS; FENCED COMPOUND CONSTRUCTION; INSTALLATION OF TOWER AND GROUND EQUIPMENT; INSTALLATION OF UTILITIES; GROUNDING AND LIGHTNING PROTECTION; EQUIPMENT TESTING; FINAL GRADING AND STABILIZATION OF DISTURBED AREAS; LOAM AND SEED DISTURBED AREAS OUTSIDE COMPOUND; FINAL CLEANUP. THE ESTIMATED TIME FOR COMPLETION OF THE WORK IS APPROXIMATELY SIXTEEN (16) WEEKS.
8. THE COMPOUND ENCLOSURE IS SURFACED WITH CRUSHED STONE UNDERLAIN BY A WEED-BLOCK SYNTHETIC FILTER FABRIC. DRAINAGE PATTERNS, RUNOFF VOLUMES AND PEAK FLOW RATES WILL NOT BE ALTERED BY THE PROPOSED CONSTRUCTION.
9. IF REQUIRED, TEMPORARY DEWATERING OF THE TRENCH EXCAVATIONS SHALL BE DIVERTED INTO A TEMPORARY STILLING BASIN. INFILTRATION IN THE STILLING BASIN AND FLOW THROUGH THE CRUSHED STONE CONTAINMENT BERM WILL RESULT IN DIFFUSE, NON-POINT SOURCE RUNOFF OVER VEGETATED AREAS.
10. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF THE FENCED COMPOUND AND ROADWAY SHALL BE PERMANENTLY ESTABLISHED WITH A NATIVE VEGETATIVE GROUND COVER AT THE CONCLUSION OF CONSTRUCTION. GRADED AREAS SHALL BE PROTECTED WITH STRAW MULCH UNTIL A GOOD VEGETATIVE COVER IS ESTABLISHED.
11. THE TOTAL IMPACT AREA OF THE DISTURBED TOWER & COMPOUND CONSTRUCTION SITE IS BOUNDED BY THE "LIMIT OF WORK" AS SHOWN HEREON. THE MAXIMUM AREA OF DISTURBANCE WITHIN THE LIMIT OF WORK IS APPROXIMATELY 18,950 SQUARE FEET. THE PROJECT IMPACT AREA IS BELOW THE EXEMPTION THRESHOLD OF 43,560 SQUARE FEET IN 40 CFR PARTS 9, 122-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA NPDES GENERAL CONSTRUCTION PERMIT PROGRAM.
12. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT WORK IN A MANNER THAT DOES NOT EXCEED THE LIMITS OF WORK SHOWN ON THE PLANS. ADDITIONALLY, THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN A MANNER THAT DOES NOT RESULT IN STORM WATER DISCHARGES WITH AN ADVERSE IMPACT ON ANY RESOURCE AREAS OR DOWNSTREAM PROPERTIES.
13. A CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
14. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT FROM BEHIND SILTATION BARRIERS AND DISPOSE OF SILT EVENLY IN UPLAND AREAS. REMOVE ALL EROSION CONTROL DEVICES WHEN A GOOD VEGETATIVE COVER IS ESTABLISHED.

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A, Suite 200
Hodley, MA 01035
(413) 320-4918

CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER W. NH
ADDRESS: 100 TOLAND ROAD
DOVER, NH 03820

CELLCO PARTNERSHIP
806 VERIZON WIRELESS
900 CHELSEA STREET
TOWER 2 FLOOR 6
LOVELL, MA 01861

verizon

STAMP:

DATE: 06/13/23
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 13-030

SHEET TITLE:

**EROSION CONTROL
PLAN & DETAILS**

EC-2

EXHIBIT I

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

**Federal Communications Commission
Wireless Telecommunications Bureau****RADIO STATION AUTHORIZATION****LICENSEE:** CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WQJQ689	File Number
Radio Service WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 09-11-2019	Effective Date 07-15-2020	Expiration Date 06-13-2029	Print Date
Market Number REA001	Channel Block C	Sub-Market Designator 0	
Market Name Northeast			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
---------------	--------------------	--------------------------	------------------------------	---------------

EXHIBIT J



C Squared Systems, LLC
65 Dartmouth Drive
Auburn, NH 03032
(603) 644-2800
support@csquaredsystems.com

Calculated Radio Frequency Emissions Report



Dover W NH
180 Tolend Road, Dover, NH 03820

June 13, 2023

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1. Introduction

The purpose of this report is to investigate compliance with applicable FCC regulations for the proposed installation of Verizon's antenna arrays to be mounted at 100' AGL on the proposed monopole located at 180 Tolend Road in Dover, NH. The coordinates of the guyed tower are 43° 11' 57.50" N, 70° 54' 51.95" W.

Verizon is proposing the following:

- 1) Install (16) antennas, three (3) sectors of four (4) antennas per sector to support its 4G LTE and 5G NR network;

This report considers the antenna configuration¹ for Verizon's proposed installation to derive the resulting % Maximum Permissible Exposure (MPE) of its proposed installation.

2. FCC Guidelines for Evaluating RF Radiation Exposure Limits

In 1985, the FCC established rules to regulate radio frequency (RF) exposure from FCC licensed antenna facilities. In 1996, the FCC updated these rules, which were further amended in August 1997 by OET Bulletin 65 Edition 97-01. These new rules include Maximum Permissible Exposure (MPE) limits for transmitters operating between 300 kHz and 100 GHz. The FCC MPE limits are based upon those recommended by the National Council on Radiation Protection and Measurements (NCRP), developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI).

The FCC general population/uncontrolled limits set the maximum exposure to which most people may be subjected. General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

Public exposure to radio frequencies is regulated and enforced in units of milliwatts per square centimeter (mW/cm²). The general population exposure limits for the various frequency ranges are defined in the attached "FCC Limits for Maximum Permissible Exposure (MPE)" in Attachment C of this report.

Higher exposure limits are permitted under the occupational/controlled exposure category, but only for persons who are exposed as a consequence of their employment and who have been made fully aware of the potential for exposure, and they must be able to exercise control over their exposure. General population/uncontrolled limits are five times more stringent than the levels that are acceptable for occupational, or radio frequency trained individuals. Attachment C contains excerpts from OET Bulletin 65 and defines the Maximum Exposure Limit.

Finally, it should be noted that the MPE limits adopted by the FCC for both general population/uncontrolled exposure and for occupational/controlled exposure incorporate a substantial margin of safety and have been established to be well below levels generally accepted as having the potential to cause adverse health effects.

¹ As referenced to Verizon's Radio Frequency Design Sheet updated 10/19/2022.

3. RF Exposure Calculation Methods

The emission field calculation results displayed in the following figures were generated using the following formula as outlined in FCC bulletin OET 65:

$$\text{Power Density} = \left(\frac{GRF^2 \times \text{EIRP}}{4\pi \times R^2} \right) \times \text{Off Beam Loss}$$

Where:

EIRP = Effective Isotropic Radiated Power

R = Radial Distance = $\sqrt{H^2 + V^2}$

H = Horizontal Distance from antenna

V = Vertical Distance from radiation center of antenna

Off Beam Loss is determined by the selected antenna patterns

GRF = Ground reflection factor of 2.0

These calculations assume that the antennas are operating at full power and 100 percent capacity, and that all antenna channels are transmitting simultaneously. Obstructions (trees, buildings, etc.) that would normally attenuate the signal are not taken into account. The calculations assume even terrain in the area of study and do not take into account actual terrain elevations which could attenuate the signal. As a result, the calculated power density and corresponding % MPE levels reported below are much higher than the actual signal levels will be from the final installation.

4. Antenna Inventory

Table 1 below outlines Verizon's proposed antenna configuration for the site. The associated data sheets and antenna patterns for these specific antenna models are included in Attachment C.

Operator	Sector / Call Sign	TX Freq (MHz)	Power at Antenna (Watts)	Ant Gain (dBi)	Power EIRP (Watts)	Antenna Model	Beam Width	Mech. Tilt	Length (ft)	Antenna Centerline Height (ft)
Verizon	Alpha / 40°	700	160	16.8	7658	NHH-45B-R2B	48	0	6.0	100
		850	160	17.5	8997		43			
		1900	160	19.9	15636		43			
		2100	160	20.3	17144		41			
		3700	200	25.5	70963	MT6407-77A	-	0	2.92	100
	Beta / 130°	700	160	14.9	7658	NHH-65B-R2B	65	0	6.0	100
		850	160	15.0	5060		60			
		1900	160	17.9	9866		69			
		2100	160	18.4	11069		64			
		3700	200	25.5	70963	MT6407-77A	-	0	2.92	100
	Gamma / 220°/250°	700	160	16.8	7658	NHH-45B-R2B	48	0	6.0	100
		850	160	17.5	8997		43			
		1900	160	19.9	15636		43			
		2100	160	20.3	17144		41			
		3700	200	25.5	70963	MT6407-77A	-	0	2.92	100
	Delta / 310°	700	160	14.9	7658	NHH-65B-R2B	65	0	6.0	100
		850	160	15.0	5060		60			
		1900	160	17.9	9866		69			
		2100	160	18.4	11069		64			
		3700	200	25.5	70963	MT6407-77A	-	0	2.92	100

Table 1: Proposed Antenna Inventory^{2 3}

² Antenna heights are in reference to the site plans prepared by ProTerra Design Group, LLC, dated 6/13/2023 (Rev. A).

³ Transmit power assumes 0 dB of cable loss.

5. Calculated % MPE Results

The calculated % MPE results for the proposed antenna configuration are shown in Figure 1 below. Each frequency band and technology is calculated as well as the resulting cumulative percent of MPE. For completeness, the calculations for this analysis range from 0 feet horizontal distance (directly below the antennas) to a value of 3,000 feet horizontal distance from the site. In addition to the other worst-case scenario considerations that were previously mentioned, the power density calculations to each horizontal distance point away from the antennas was completed using a local maximum off beam antenna gain (within ± 5 degrees of the true mathematical angle) to incorporate a realistic worst-case scenario.

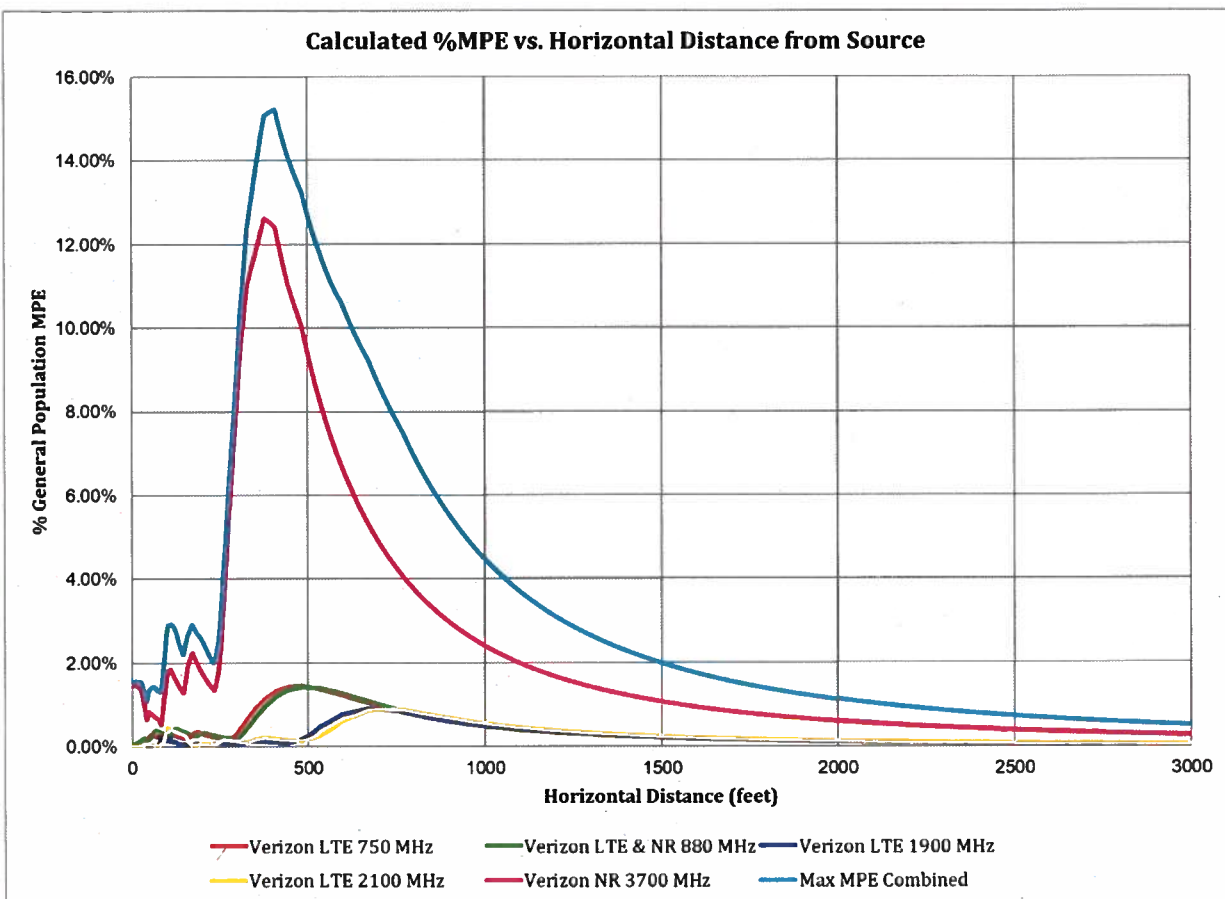


Figure 1: Graph of General Population % MPE vs. Distance

The highest percent of MPE (15.22% of the General Population limit) is calculated to occur at a horizontal distance of 407 feet from antennas. Please note that the percent of MPE calculations close to the site take into account off beam loss, which is determined from the vertical pattern of the antennas used. Therefore, RF power density levels may increase as the distance from the site increases. At distances of approximately 500 feet and beyond, one would now be in the main beam of the antenna pattern and off beam loss is no longer considered. Beyond this point, RF levels become calculated solely on distance from the site and the percent of MPE decreases significantly as distance from the site increases.

Table 2 below lists percent of MPE values as well as the associated parameters that were included in the calculations. As stated in Section 3, all calculations assume that the antennas are operating at 100 percent capacity, and that all antenna channels are transmitting simultaneously. Obstructions (trees, buildings etc.) that would normally attenuate the signal are not taken into account. In addition, a six-foot height offset was considered in this analysis to account for average human height. As a result, the calculated % MPE levels are significantly higher than the actual signal levels will be from the final installation. The results presented in Figure 1 and Table 2 assume level ground elevation from the base of the tower out to the horizontal distances calculated.

Carrier	Number of Transmitters	Power out of Base Station Per Transmitter (Watts)	Antenna Height (Feet)	Distance to the Base of Antennas (Feet)	Power Density (mW/cm ²)	Limit (mW/cm ²)	% MPE
Verizon LTE & NR 880 MHz	1	160.0	100.0	407	0.006768	0.567	1.19%
Verizon LTE 1900 MHz	1	160.0	100.0	407	0.001032	1.000	0.10%
Verizon LTE 2100 MHz	1	160.0	100.0	407	0.001927	1.000	0.19%
Verizon LTE 750 MHz	1	160.0	100.0	407	0.006593	0.500	1.32%
Verizon NR 3700 MHz	1	200.0	100.0	407	0.124113	1.000	12.41%
Total							15.22%

Table 2: Maximum Percent of General Population Exposure Values ^{4 5}

⁴ Frequencies listed are representative of the operating band and are not the specific operating frequency.

⁵ The total % MPE listed is a summation of each unrounded contribution. Therefore, summing each rounded value may not reflect the total value listed in the table.

6. Conclusion

The above analysis concludes that RF exposure levels from the proposed site will be well below the maximum permissible levels as outlined by the FCC in the OET Bulletin 65 Ed. 97-01. Using the conservative calculation methods and parameters detailed above, the maximum cumulative percent of MPE in consideration of all transmitters is calculated to be **15.22% of the FCC limit (General Population/Uncontrolled)**. This maximum cumulative percent of MPE value is calculated to occur 407 feet away from the site.

7. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate. The calculations follow guidelines set forth in ANSI/IEEE Std. C95.3, ANSI/IEEE Std. C95.1 and FCC OET Bulletin 65 Edition 97-01.



Report Prepared By: _____
Cory Goulet
Associate RF Engineer
C Squared Systems, LLC

June 6, 2023
Date



Reviewed/Approved By: _____
Keith Vellante
Director – RF Services
C Squared Systems, LLC

June 13, 2023
Date

Attachment A: References

OET Bulletin 65 - Edition 97-01 - August 1997 Federal Communications Commission Office of Engineering & Technology

IEEE C95.1-2005, IEEE Standard Safety Levels With Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz IEEE-SA Standards Board

IEEE C95.3-2002 (R2008), IEEE Recommended Practice for Measurements and Computations of Radio Frequency Electromagnetic Fields With Respect to Human Exposure to Such Fields, 100 kHz-300 GHz IEEE-SA Standards Board

Verizon's Radio Frequency Design Sheet updated 10/19/2022

Attachment B: FCC Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure⁶

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	-	-	f/300	6
1500-100,000	-	-	5	6

(B) Limits for General Population/Uncontrolled Exposure⁷

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	-	-	f/1500	30
1500-100,000	-	-	1.0	30

f = frequency in MHz * Plane-wave equivalent power density

Table 3: FCC Limits for Maximum Permissible Exposure

⁶ Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

⁷ General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

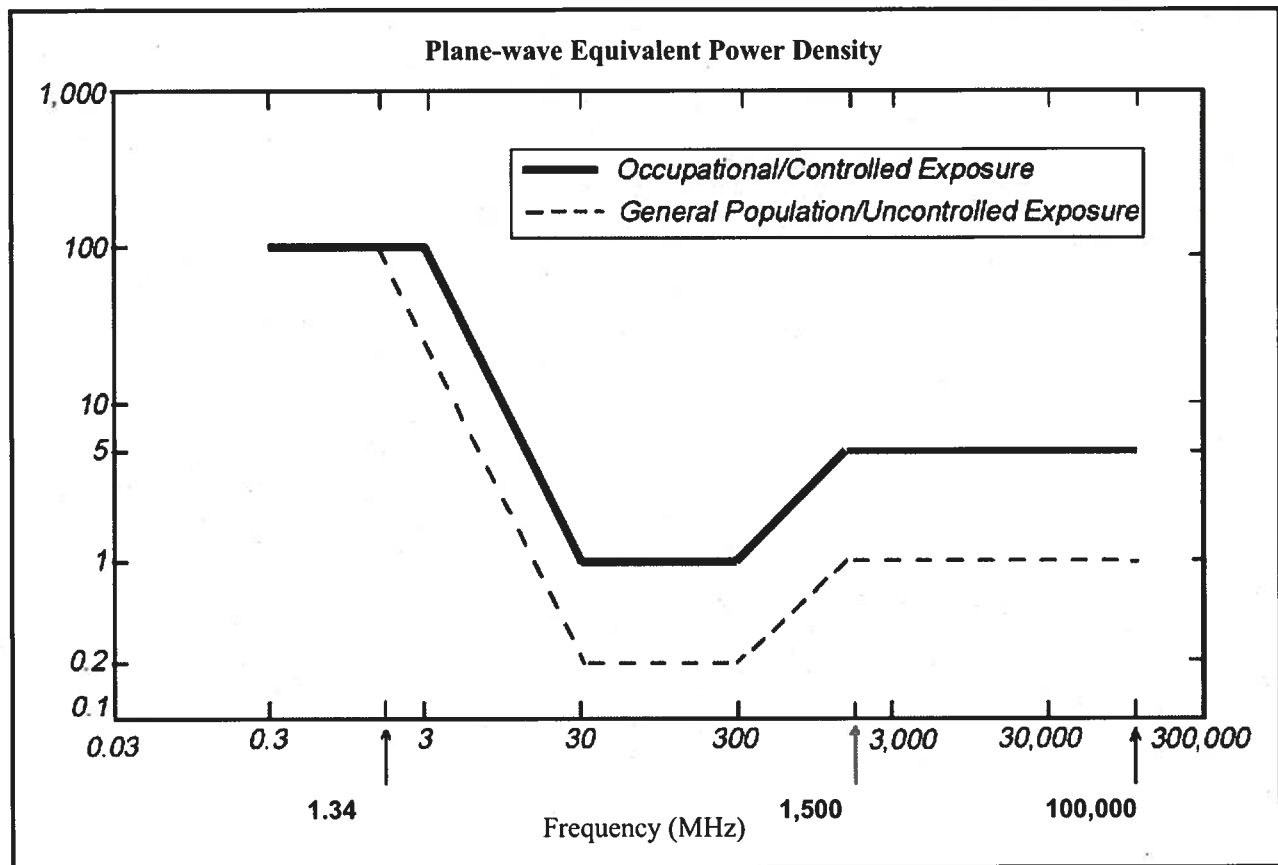
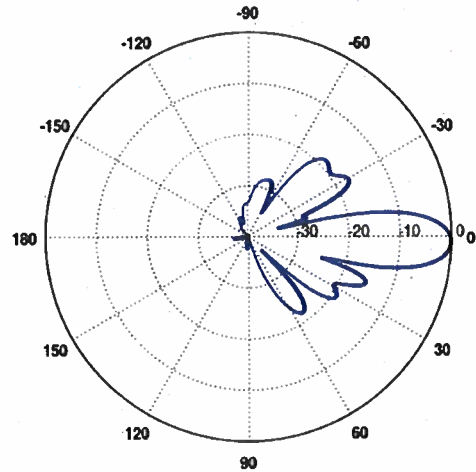


Figure 2: Graph of FCC Limits for Maximum Permissible Exposure (MPE)

Attachment C: Verizon Antenna Model Data Sheets and Electrical Patterns

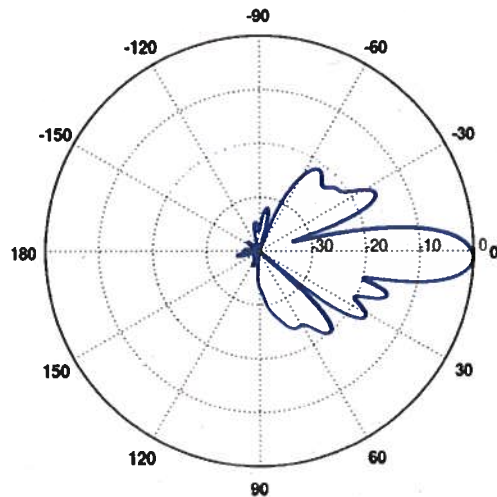
750 MHz

Manufacturer: COMMSCOPE
 Model #: NHH-45B-R2B
 Frequency Band: 698-806 MHz
 Gain: 16.8 dBi
 Vertical Beamwidth: 12.5°
 Horizontal Beamwidth: 48°
 Polarization: ±45°
 Dimensions (L x W x D): 77.6" x 23.9" x 13.6"



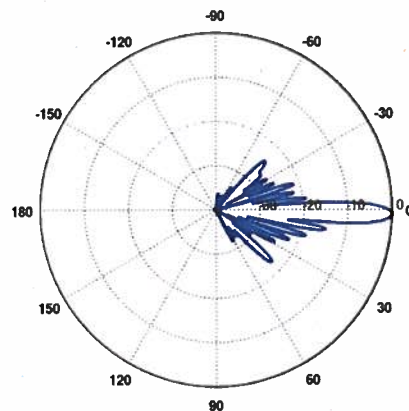
885 MHz

Manufacturer: COMMSCOPE
 Model #: NHH-45B-R2B
 Frequency Band: 806-896 MHz
 Gain: 17.5 dBi
 Vertical Beamwidth: 11.4°
 Horizontal Beamwidth: 43°
 Polarization: ±45°
 Dimensions (L x W x D): 77.6" x 23.9" x 13.6"



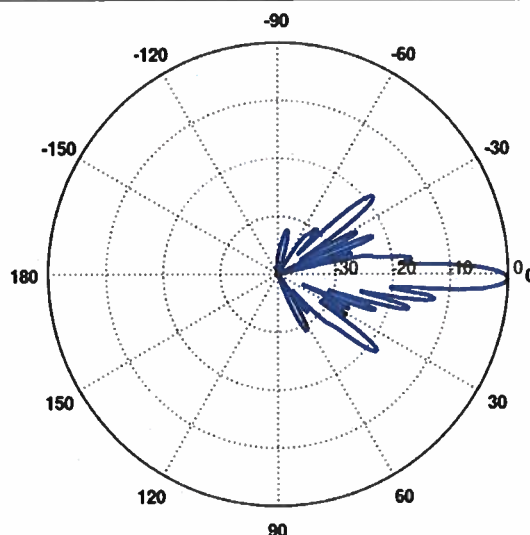
1900 MHz

Manufacturer: COMMSCOPE
 Model #: NHH-45B-R2B
 Frequency Band: 1850-1990 MHz
 Gain: 19.9 dBi
 Vertical Beamwidth: 5.4°
 Horizontal Beamwidth: 43°
 Polarization: ±45°
 Dimensions (L x W x D): 77.6" x 23.9" x 13.6"



2100 MHz

Manufacturer: COMMSCOPE
 Model #: NHH-45B-R2B
 Frequency Band: 1920-2200 MHz
 Gain: 20.3 dBi
 Vertical Beamwidth: 5°
 Horizontal Beamwidth: 41°
 Polarization: ±45°
 Dimensions (L x W x D): 77.6" x 23.9" x 13.6"



3700 MHz

Manufacturer: Samsung
 Model #: MT6407-77A
 Frequency Band: 3700~3980 MHz
 Gain: 25.5 dBi
 Vertical Beamwidth: ~12°
 Horizontal Beamwidth: ~100°
 Polarization: N/A
 Dimensions (L x W x D): 35" x 16" x 5.5"

N/A

EXHIBIT K

CO-LOCATION POLICY

Verizon Wireless' co-location policy is as follows:

Verizon Wireless encourages and promotes co-location, both by allowing other providers to locate on its towers, and by attempting to locate its facilities on other providers' towers.

Verizon Wireless maintains the following requirements for other wireless telecommunication providers who desire to locate on Verizon Wireless' facilities:

1. The other provider must pay Verizon Wireless appropriate and fair compensation reflecting Verizon Wireless' investment in the engineering, legal, construction, material, and related costs for the site and facility;
2. The co-location must be technologically feasible both in terms of radio frequency transmissions and structural integrity of the tower; and
3. The other provider must have a similar policy of co-location for Verizon Wireless and its affiliated/related companies.

EXHIBIT L

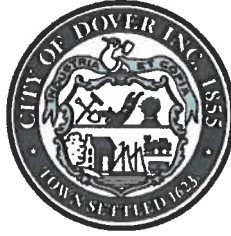
ZONE-2023-0035

180 TOLEND ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0046-000000	211 TOLEND RD	JACOBY LAUREN TRUSTEE		211 TOLEND ROAD	DOVER	NH	03820
E0047-000000	201 TOLEND RD	HERD KENNETH G &	WIEDMANN-HERD LESLIE J	201 TOLEND RD	DOVER	NH	03820
E0047-001000	TOLEND RD	STERN BRIAN		520 COLLAR HILL RD	WORCESTER	VT	05682-9614
E0047-A00000	185 TOLEND RD	FERNALD WILLIAM H		185 TOLEND RD	DOVER	NH	03820
E0048-000000	181 TOLEND RD	BAILEY JAMES B	THING MUR/ARA H	181 TOLEND RD	DOVER	NH	03820
E0048-A00000	157 TOLEND RD	THING GEORGE C III &	DEVVOY CARMELA	157 TOLEND RD	DOVER	NH	03820
E0048-B00000	163 TOLEND RD	DEVVOY DAVID D III &		163 TOLEND RD	DOVER	NH	03820
E0048-B00001	169 TOLEND RD	MARTIN LAURIE L		169 TOLEND RD	DOVER	NH	03820
E0048-B00002	173 TOLEND RD	BAKKE ERIK N	BAKKE JENNIFER M	173 TOLEND RD	DOVER	NH	03820
F0001-001000	8 MCCARTHY BLVD	NYBERG MELINDA &	NYBERG RANDALL R	8 MCCARTHY BLVD	DOVER	NH	03820
F0001-002000	6 MCCARTHY BLVD	LAYTON ROBERT A &	LAYTON KATHY Z	6 MCCARTHY BLVD	DOVER	NH	03820
F0001-A00000	116 TOLEND RD	CRISP MARK		116 TOLEND ROAD	DOVER	NH	03820
F0001-B00000	112 TOLEND RD	112 TOLEND LLC		25 TOPAZ DR #2	DOVER	NH	03820
F0001-E00000	9 MCCARTHY BLVD	PHOUMMAYONG KEOVISITH	SOUPHANKHAISY SENGDEUANE	9 MCCARTHY BLVD	DOVER	NH	03820
F0001-M00000	35 COLUMBUS AV	CLARK DONNA M TRUSTEE	CLARK DONNA M REV TRUST	35 COLUMBUS AVE	DOVER	NH	03820
F0002-001000	122 TOLEND RD	LANCOT PATRICK D &	LANCOT KRISTEN M	122 TOLEND RD	DOVER	NH	03820
F0002-002000	140 TOLEND RD	BECKER ERNEST F &	BECKER SHERI L	140 TOLEND RD	DOVER	NH	03820
F0002-003000	144 TOLEND RD	HENKER ADAM C &	HENKER GEORGINA A	144 TOLEND RD	DOVER	NH	03820
F0002-004000	148 TOLEND RD	XYDIAS PANAGIOTIS &	XYDIAS ELEN	148 TOLEND RD	DOVER	NH	03820
F0002-A00000	160 TOLEND RD	NADEAU EILEEN	NADEAU RAYMOND L	160 TOLEND ROAD	DOVER	NH	03820
F0003-000000	210 TOLEND RD	AMBROSE RICHARD E	AMBROSE DONNA M	210 TOLEND ROAD	DOVER	NH	03820
F0023-B00000	212 TOLEND RD	MILTON DANIEL L &	WATSON SHERRI H	212 TOLEND RD	DOVER	NH	03820
F0023-A00000	LITTLEWORTH RD	EZRA GREEN'S FARM HOMEOWNERS ASSOCIATION		PO BOX 1312	DOVER	NH	03820-5511
F0024-A00000	83 COLUMBUS AV	TOWLE JEREMY D		83 COLUMBUS AVENUE	DOVER	NH	03820
F0025-000000	COLUMBUS AV	KAY DUANE	PARADIS KRISTINA L	131 COLUMBUS AVE	DOVER	NH	03820
F0002-000000	180 TOLEND RD	PARADIS LIONEL R JR &	MARK E. BEAUDOIN, ESQ.	180 TOLEND ROAD	DOVER	NH	03820
		NIXON PEABODY, LLP	d/b/a VERIZON WIRELESS	1300 CLINTON SQUARE	ROCHESTER	NY	14604
		CELLCO PARTNERSHIP		900 CHELMSFORD STREET, TOWER 2M FLOOR 5	LOWELL	MA	01851
		PROTERRA DESIGN GROUP, LLC (engineer)		4 BAY RD, BLDG A, STE 200	HADLEY	MA	01035
		NORTHEAST SURVEY CONSULTANTS (surveyor)		3 FERRY STREET, STUDIO 1	EASTHAMPTON	MA	01027

EXHIBIT M

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



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

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment NOTICE OF DECISION

July 25, 2023

Jared Lusk
Nixon Peabody, LLP
1300 Clinton Square
Rochester, NY 14604

Re: **ZONE-2023-0035 – 180 Tolend Road (Tax Map F, Lot 2)**

Dear Mr. Lusk:

Please be advised that after a public hearing on July 20, 2023, the Zoning Board of Adjustment ("ZBA") voted 4-0 to **APPROVE** your request pursuant to **Section 170-22.C.(1), of the Zoning Ordinance**. The ZBA found that the criteria of the Variance were met, which allows for the construction of a new 104' telecommunications tower on the above referenced property, where the construction of new telecommunications towers is otherwise only permitted on 15 specific parcels as detailed in the Zoning Ordinance. The location of the tower on the subject property will add coverage to an area within the City of Dover where presently there is insufficient coverage, as demonstrated during the applicant's testimony at the public hearing. Additionally, the ZBA approved the application with the following subsequent condition:

1. The applicant shall go before the Planning Board for Site Plan review.

Note: The City Council, any party to the action, or any person directly affected has a right to seek rehearing and thereafter appeal the ZBA's determination by timely following the procedural requirements outlined within New Hampshire statutes. *See generally* New Hampshire Revised Statutes Annotated, Chapter 677, available at: <https://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV-677.htm>

If you have any questions, please do not hesitate to contact me directly at: (603) 516-6008.

Sincerely,

Natasha M. Kypfer
Zoning Administrator, Assistant City Planner

Enclo.: Donna Benton, AICP	Director of Planning and Community Development
James Maxfield	Building Official
Michelle Dube	Inspection Services Office Manager
Donna Langley	City Assessor



SITE NAME: DOVER_W_NH
SITE LOCATION CODE (PSLC): 721391
FUZE ID: 16917794

ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820
RAW LAND MONOPOLE

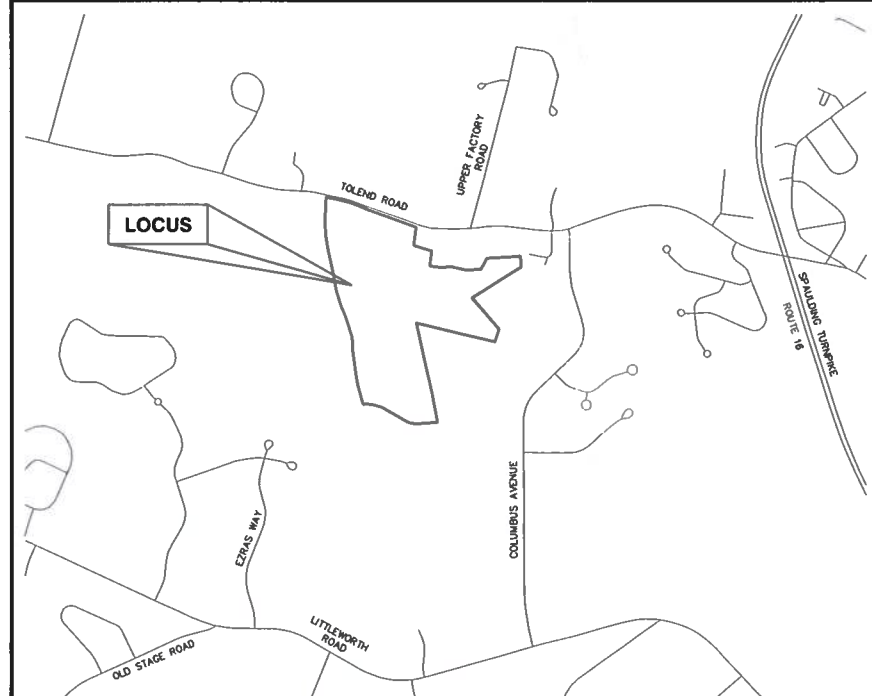
DRAWING INDEX

SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	A
C-1	ABUTTERS PLAN	A
C-2	EXISTING CONDITIONS	A
A-1	SITE PLAN	A
A-2	COMPOUND PLAN & ELEVATION	A
P-1	DRIVEWAY PLAN & PROFILE	A
D-1 TO D-3	DETAILS	A
EC-1 TO EC-2	EROSION CONTROL PLAN & DETAILS	A

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & VERIZON WIRELESS REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- THIS PLAN SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH VERIZON WIRELESS CONSTRUCTION GUIDELINES.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
- NEW CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
BUILDING CODE: NEW HAMPSHIRE STATE BUILDING CODE (2018 IBC) WITH AMENDMENTS
ELECTRICAL CODE: NEC 2020 WITH NEW HAMPSHIRE AMENDMENTS
- THE WORK SHOWN HEREIN IS SUBJECT TO SUBMITTAL TO AND REVIEW BY NHDOT FOR A DRIVEWAY PERMIT.

VICINITY MAP



SCALE: 1" = 1500'± (22"x34")
1" = 3000'± (11"x17")

SCOPE OF WORK

PROPOSED 104' TALL MONOPOLE (110' HIGHEST APPURTENANCE) TO BE INSTALLED WITHIN A PROPOSED 75'x75' LEASE AREA AND 60'x60' FENCED COMPOUND. ASSOCIATED GRADING, DRAINAGE, AND PLANTINGS TO BE INSTALLED AROUND THE COMPOUND AND ALONG THE PROPOSED ACCESS ROAD FROM THE EXISTING DRIVEWAY AS SHOWN IN THESE PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

VERIZON GROUND LEVEL EQUIPMENT TO INCLUDE EQUIPMENT CABINETS, WEATHER CANOPY AND GENERATOR WITH ON A CONCRETE PAD TO BE INSTALLED WITHIN THE PROPOSED FENCED COMPOUND. CABLING TO BE RUN FROM THE VERIZON EQUIPMENT AREA ALONG AN ICE BRIDGE AND WITHIN THE PROPOSED MONOPOLE TO THE ANTENNA LEVEL.

PROPOSED VERIZON TOWER TOP RF EQUIPMENT TO BE INSTALLED ON THE ON PROPOSED MONOPOLE TO INCLUDE:

- (1) 12'-6" 4-SECTOR EQUIPMENT PLATFORM WITH HANDRAIL KIT AND 2.5"Ø PIPE NOMINAL DIA. ANTENNA PIPES
- (8) 6' TALL PANEL ANTENNAS MOUNTED ON DUAL MOUNTING BRACKETS
- (4) C-BAND PANEL ANTENNAS
- (8) RRH's MOUNTED BEHIND THE ANTENNA MOUNTING PIPES
- (1) 12-OVP LARGE JUNCTION BOX WITH SURGE
- (2) 6x12 HYBRID CABLES
- INSTALL RF SIGNAGE PER VERIZON GUIDELINES
- MAINTAIN CLEARANCES TO FALL ARREST CABLE. ADD BRACKETS AS REQUIRED.

PROJECT INFORMATION

SITE TYPE: RAW LAND MONOPOLE
SCOPE OF WORK: PROPOSED FENCED COMPOUND AND 104 TALL STEEL MONOPOLE WITH RF EQUIPMENT WITHIN 75'x75' LEASE AREA.
SITE NAME: DOVER_W_NH
SITE LOCATION CODE: 721391
SITE ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820
ASSESSOR'S TAX ID#: F-2-0-0
ZONING DISTRICT(S): INNOVATIVE TECHNOLOGY (IT)
LATITUDE: 43° 11' 57.50"± N (43.1993064± N)
(SURVEY 1A)
LONGITUDE: 70° 54' 51.95"± W (70.9144305± W)
(SURVEY 1A)
(P) ELEVATION: 169.7'±
DATUM: NAD83/NAVD88
PROPERTY OWNER: N/F LIONEL R. JR. & KRISTINA L. PARADIS
180 TOLEND ROAD
DOVER, NH 03820
APPLICANT: CELLCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851
SITE ENGINEER: PROTERRA DESIGN GROUP, LLC
4 BAY ROAD
BUILDING A; SUITE 200
HADLEY, MA 01035
(413) 320-4918
SURVEYOR: NORTHEAST SURVEY CONSULTANTS
3 FERRY STREET
STUDIO 1
EASTHAMPTON, MA 01027

PERMITTING REVIEW

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A; Suite 200
Hadley, MA 01035
(413) 320-4918

CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER_W_NH
ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820

TITLE:

CELLCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851
verizon

STAMP:

DATE: 06/13/23

DRAWN: STZ/JEB

CHECK: JMM/TEJ

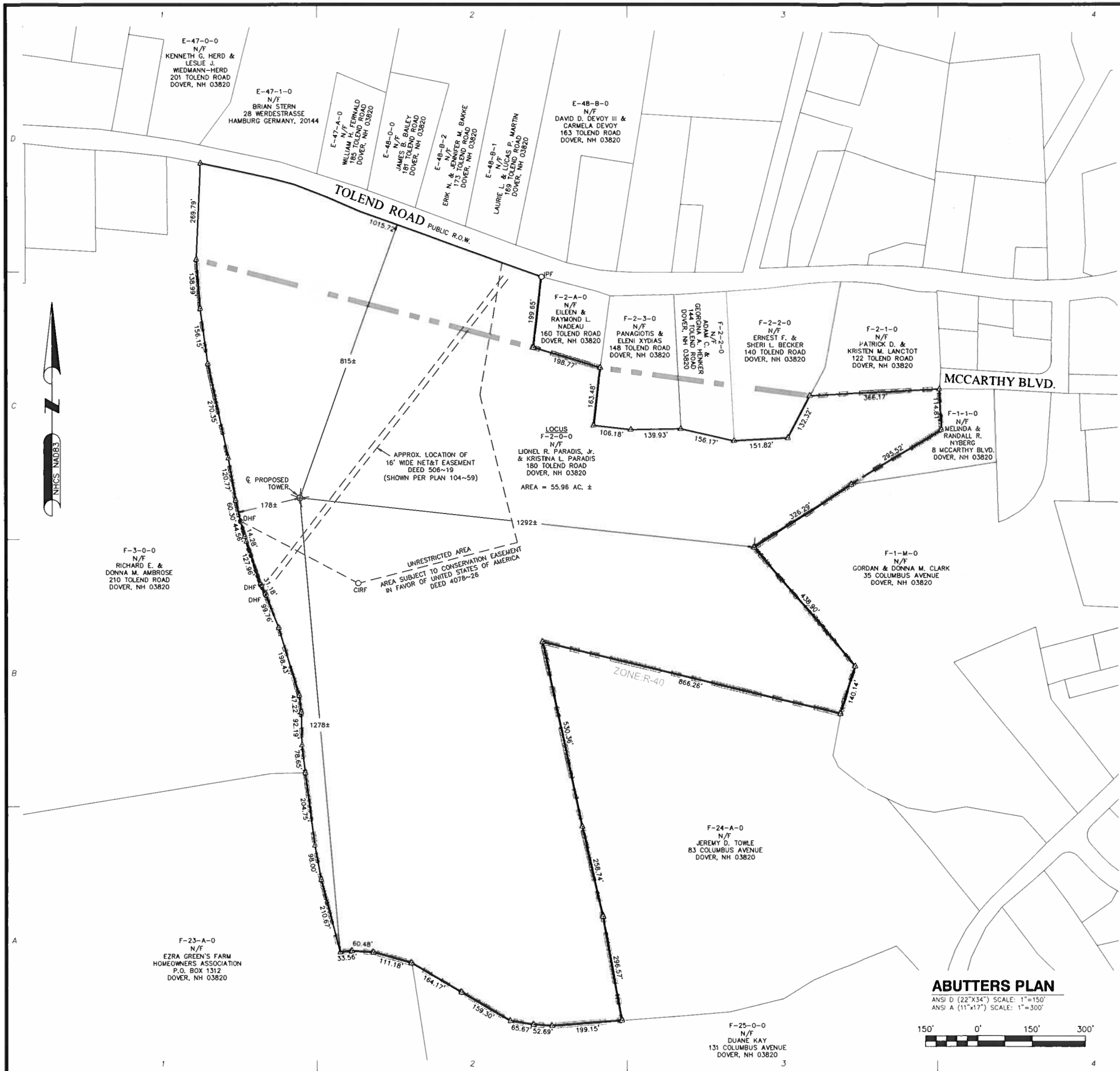
SCALE: SEE PLAN

JOB NO.: 13-030

SHEET TITLE:

TITLE SHEET

T-1



FAA 1-A CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

THREE (3) FEET VERTICALLY
TWENTY (20) FEET HORIZONTALLY

JAMES M. LAVELLE NH LLS # 489

11/28/2022
DATE

SURVEY NOTES

- SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON AUGUST 21, 2018. BOUNDARY INFORMATION IS COMPILED FROM RECORD DOCUMENTS AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN VMI TOWERS, LLC, AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
- PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON A COMPILATION OF RECORDED DEEDS AND ARE NOT INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE. PROPERTY RELATED INFORMATION HAS NOT BEEN CONFIRMED BY FIELD SURVEY OBSERVATIONS AND NO ASSESSMENT OF LAND OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RETRACEMENT SURVEY HAS NOT BEEN CONDUCTED.
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP'S, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON AUGUST 21, 2018. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE GRS 80 REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM OF 1983 COR596. ELEVATIONS SHOWN ARE ASSUMED AND ARE APPROXIMATED TO THE NAVD 88 VERTICAL DATUM. VERTICAL AND HORIZONTAL INFORMATION SHOWN MEETS THE STANDARD CRITERIA FOR AN FAA 1A CERTIFICATION (20'± HORIZONTAL AND 3'± VERTICAL).
- IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
- THE LOCUS PARCEL IS IDENTIFIED AS MAP F LOT 2-0-0 IN THE TOWN OF DOVER'S TAX ASSESSOR'S DATABASE.
- THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (NO SHADING) (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 33017 C0310E, DATED SEPTEMBER 30, 2015.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
- THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF DOVER COMMERCIAL I-4 & R-40 ZONING DISTRICT.
- NO WETLAND DELINEATIONS WERE OBSERVED.

PROPERTY OWNER:

LIONEL R. PARADIS, Jr. & KRISTINA L. PARADIS
180 TOLEND ROAD
DOVER, NH 03820

LOCUS DEED REFERENCE:

BOOK 1868 PAGE 382

PLAN REFERENCES:

PLAN 104-59

- LEGEND
- N/F

▲

○

◆

- NOW OR FORMERLY

— CALCULATED POINT

— CAPPED IRON ROD FOUND

— PK NAIL FOUND

— LOCUS PROPERTY LINE

— ABUTTERS PROPERTY LINE

— EXISTING EASEMENT LINE

— ZONING LINE

— STONE WALL

ProTerra
DESIGN GROUP, LLC

4 Boy Road, Bldg A,
Suite 200
Hadley, MA 01035
Ph: (413) 320-4918

CONSULTANTS:

NORTHEAST SURVEY
CONSULTANTS

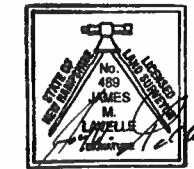
3 Ferry Street
Studio 1 East
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

NO.	DATE	REVISIONS
1	11/28/22	ISSUED FOR REVIEW

SITE NAME: DOVER WEST NH
SITE NUMBER: 721891
ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820

118 FLANDERS ROAD
THIRD FLOOR
WESTBOROUGH, MA 01581

verizon

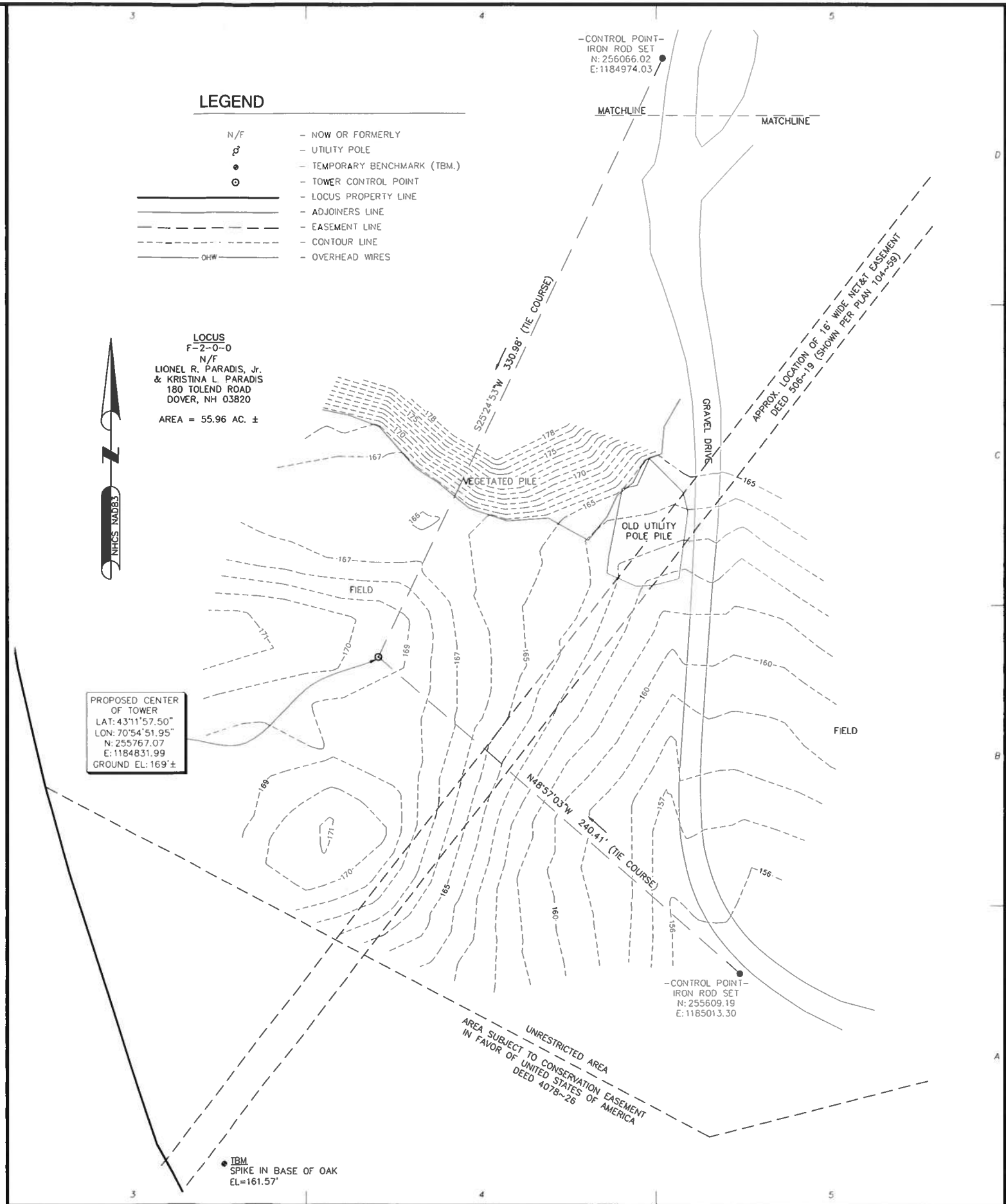
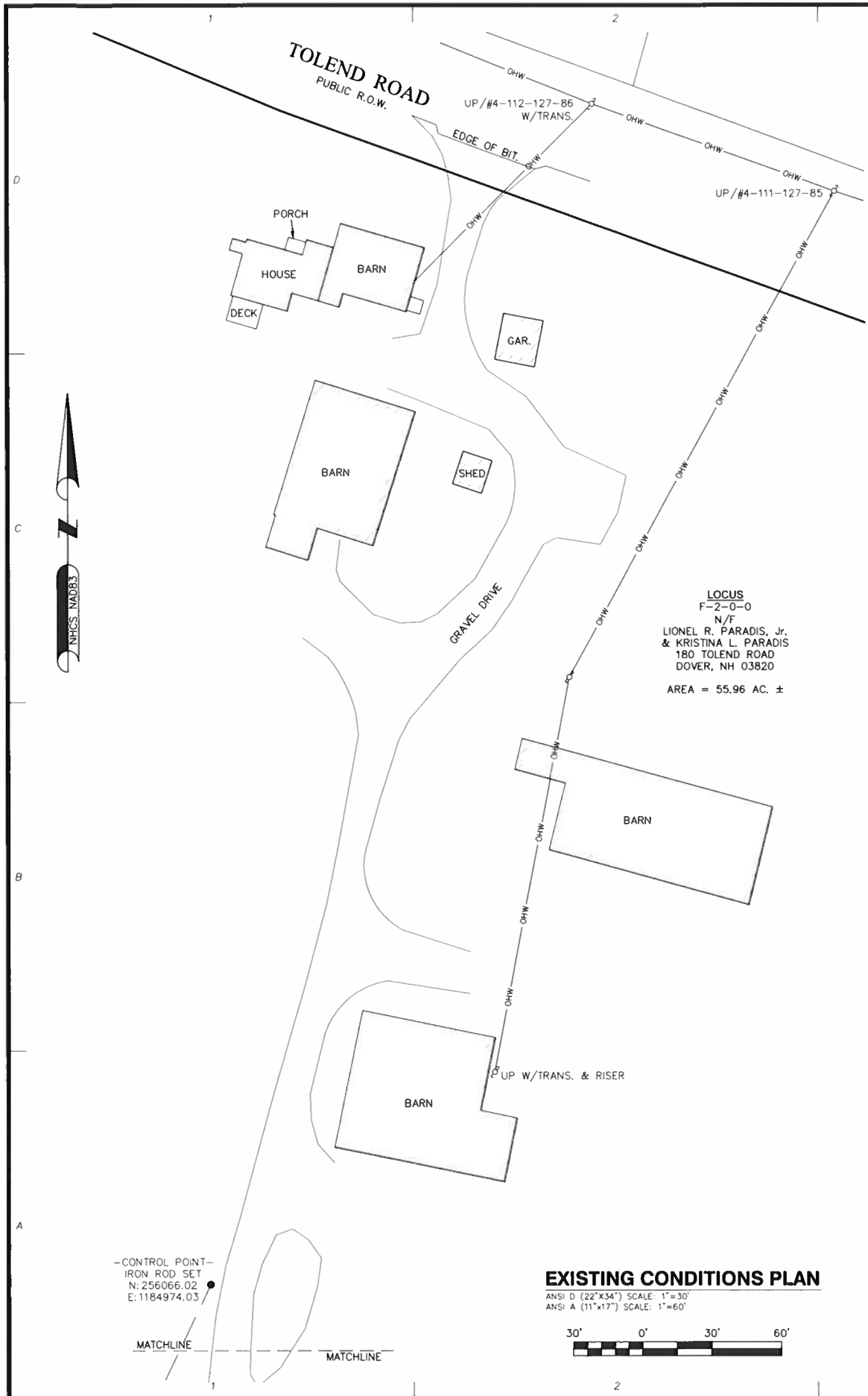


DATE: 11/28/22
DRAWN: JDG
CHECK: BCF
SCALE: 1"=150'
JOB NO.: 18-225.1

SHEET TITLE:

ABUTTERS
PLAN

C-1



ProTerra
DESIGN GROUP, LLC

4 Bay Road, Bldg. A,
Suite 200
Hadley, MA 01035
Ph: (413) 320-4918

CONSULTANTS:
NORTHEAST SURVEY CONSULTANTS

3 Ferry Street
Studio 1 East
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

NO.	DATE	REVISIONS
A	11/28/22	ISSUED FOR REVIEW

SITE NAME: DOVER WEST NH
SITE NUMBER: 721391
ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820

118 FLANDERS ROAD
THIRD FLOOR
WESTBOROUGH, MA 01581

verizon

DATE: 11/28/2022
DRAWN: JDC
CHECK: BCF
SCALE: 1"=30'
JOB NO.: 18-225.1

SHEET TITLE:
EXISTING
CONDITIONS PLAN

C-2



REFERENCES

PROPERTY LINE, TOPOGRAPHY, AND EXISTING FEATURES – SEE SHEETS C-1 TO C-2
PREPARED BY NORTHEAST SURVEY CONSULTANTS.

ZONING MAP – AVAILABLE THROUGH DOVER.NH.GOV WEBSITE. MAP ENTITLED "CITY OF DOVER, NEW HAMPSHIRE ZONING MAP" ADOPTED SEPTEMBER 11, 2019. AND CITY OF DOVER NH ONLINE GIS "HTTPS://DOVERNH.MAPGEO.IO/" ZONING THEME, LAST VIEWED 01/20/2023.

THE FOLLOWING DATALAYERS PREPARED BY NH GRANIT AT GRANIT.UNH.EDU GIS PORTAL.

- STATEWIDE AERIAL PHOTOGRAPHY (2010/2011)
- NATIONAL WETLANDS INVENTORY (LAST UPDATED SEPTEMBER 30, 2022)

FEMA NATIONAL FLOOD HAZARD LAYER
PROJECT AREA IS WITHIN ZONE X: "AREA OF MINIMAL FLOOD HAZARD. (NO SHADING)" VERIFIED BY FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF DOVER, NEW HAMPSHIRE, STRAFFORD COUNTY, COMMUNITY PANEL NUMBER 33017C0310E DATED SEPTEMBER 30, 2015.

GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222-H STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

ZONING SUMMARY

ZONING DISTRICT(S): INNOVATIVE TECHNOLOGY (IT) DISTRICT

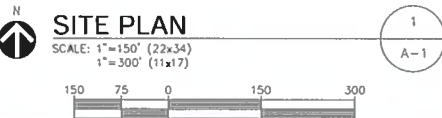
ASSESSORS ID(S): F-2-0-0

(P) USE: WIRELESS COMMUNICATIONS FACILITY¹

DIMENSION	PROVIDED	CONSTRAINT
LOT – AREA	55.96± ACRES	80,000 SF MIN.
LOT – FRONTAGE	1,015'±	200' MIN.
LOT – COVERAGE	<2%	33% MAX.
(P) COMPOUND – FRONT YARD	777'±	50' MIN.
(P) COMPOUND – REAR YARD	1,235'±	50' MIN. (PRINCIPAL USE) 10' MIN. (ACCESSORY USE)
(P) COMPOUND – SIDE YARD	135'±	50' MIN. (PRINCIPAL USE) 10' MIN. (ACCESSORY USE)
(P) TOWER – HEIGHT (HIGHEST APPURTENANCE)	104'± (110'±)	180' MAX.
(P) TOWER (PROPERTY LINE/BUILDING SETBACK)	175'± (EDGE OF TOWER)	100% HEIGHT =110' MIN.

SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR THE FOLLOWING:

1 – CITY OF DOVER, NH ZONING BYLAW § 170-22.C(1) LOCATION: THE LOCUS PARCEL IS NOT LISTED AS A PERMITTED SITE FOR TELECOMMUNICATIONS FACILITY.



CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS
800 CHELSEA STREET
TOWER 2 FLOOR 6
LOVELL, MA 01861

APPLICANT:

verizon

STAMP:

DATE: 06/13/23
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 13-030

SHEET TITLE:

SITE PLAN

A-1

CLIENT:

[illegible]

**SITE NAME: DOVER_N_NH
ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820**

verizon verizon
 400 VERIZON WIRELESS
 900 CHELMSFORD STREET
 TOWER 2 FLOOR 5
 LOWELL, MA 01851

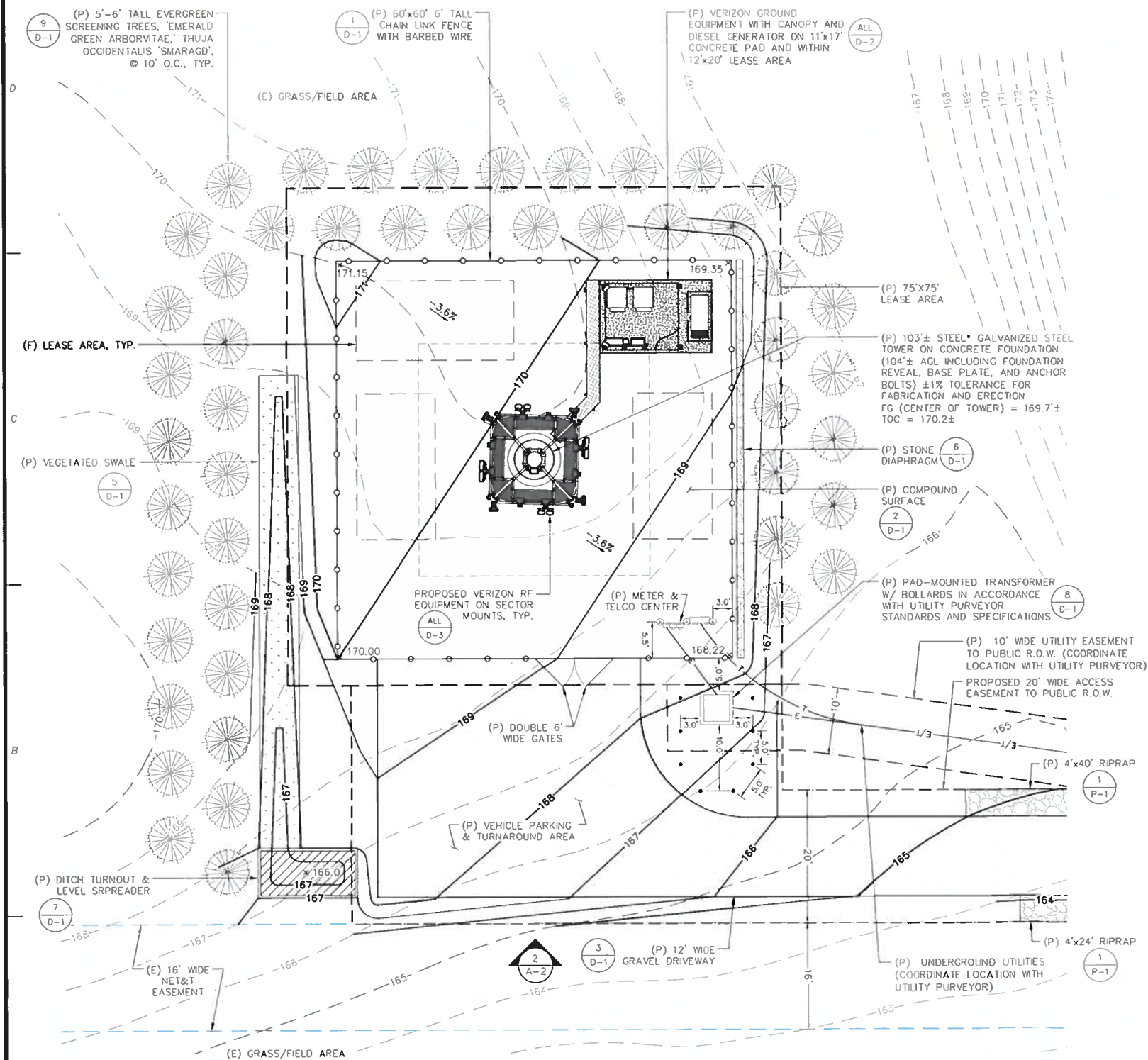
STAMP:

DATE:	06/13/23
DRAWN:	STZ/JEB
CHECK:	JMM/TEJ
SCALE:	SEE PLAN
JOB NO.:	13-030

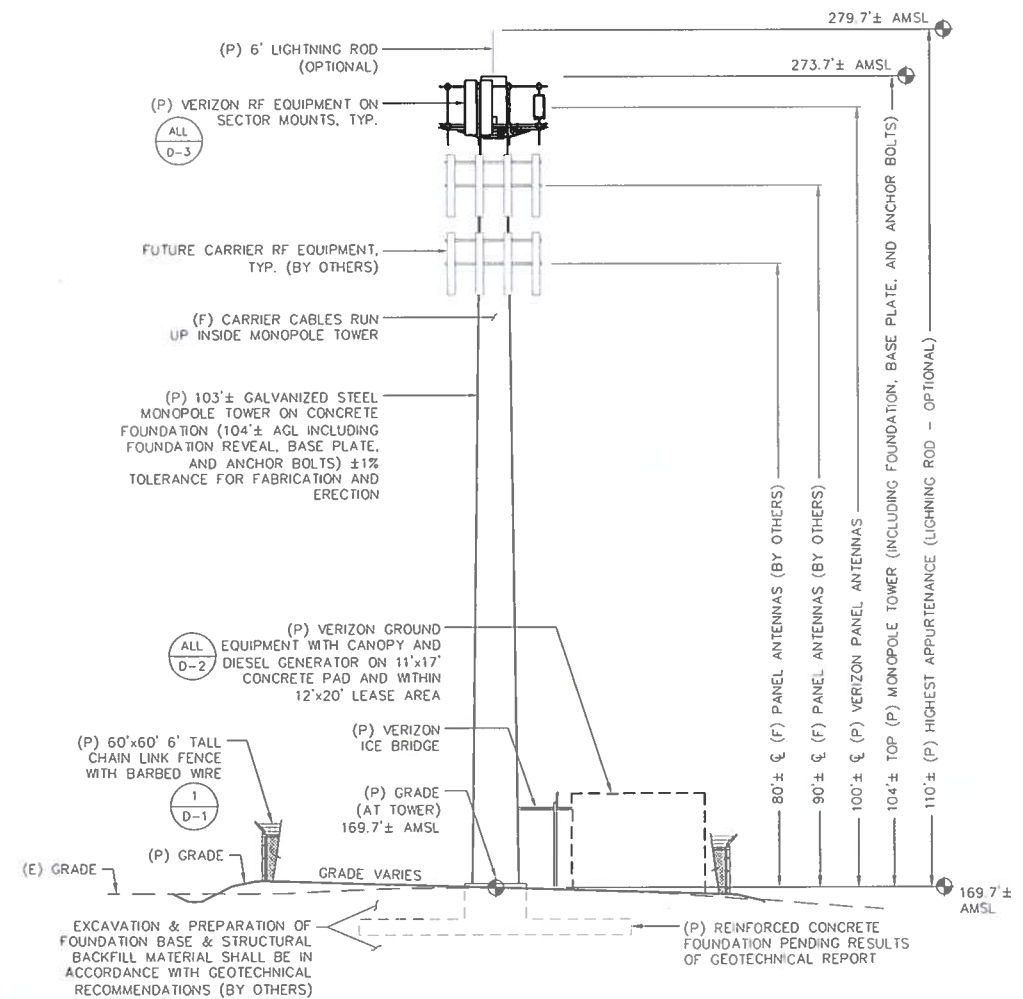
SHEET TITLE:

**COMPOUND SITE
PLAN**

A-2



SCALE: 1"=10' (22x34)
1"=20' (11x17)



SCALE: 1"=12'



CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELLCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELSEA STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

verizon

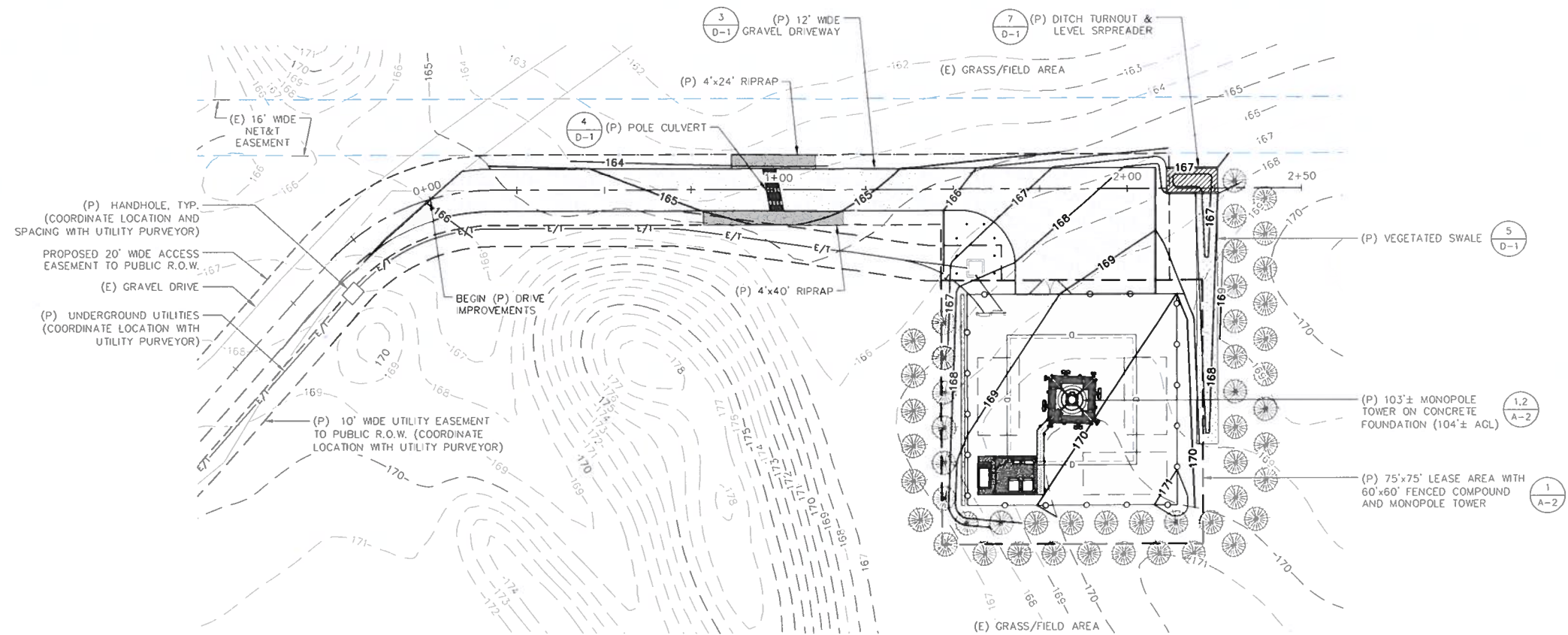
STAMP:

DATE: 06/13/23
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 13-030

SHEET TITLE:

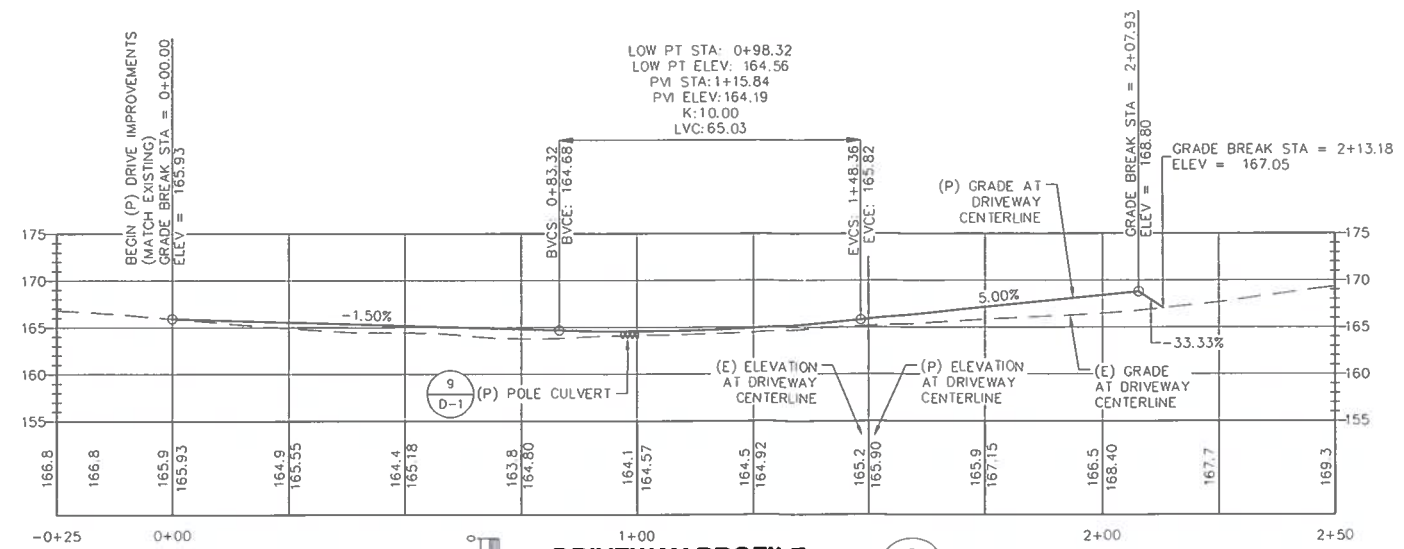
**DRIVEWAY PLAN
& PROFILE**

P-1



DRIVEWAY PLAN
SCALE: 1"=20' (22x34)
1"=40' (11x17)

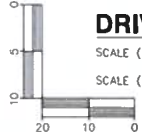
1
P-1

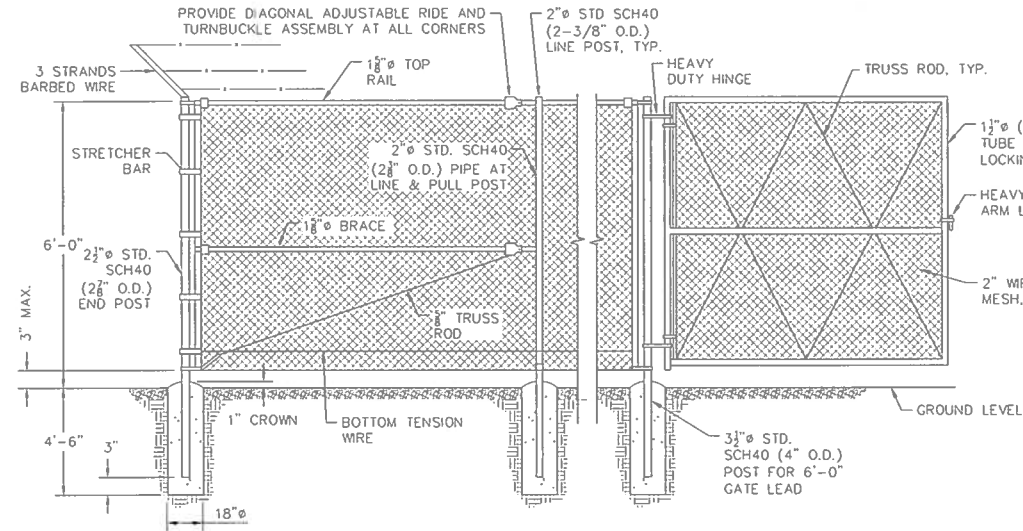


DRIVEWAY PROFILE

SCALE (22x34): 1"=20' HORIZONTAL
1"=10' VERTICAL
SCALE (11x17): 1"=40' HORIZONTAL
1"=20' VERTICAL

2
P-1

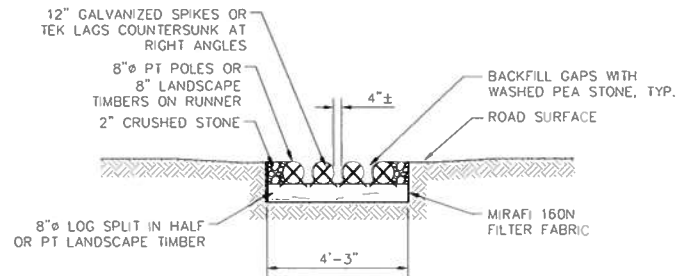




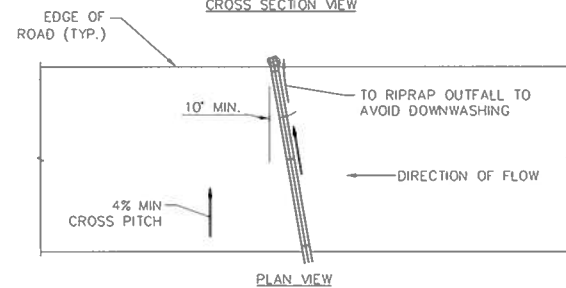
CHAIN LINK FENCE

SCALE: NONE

1
D-1



CROSS SECTION VIEW

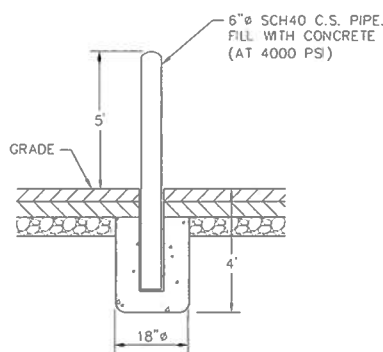


PLAN VIEW

POLE CULVERT

SCALE: NONE

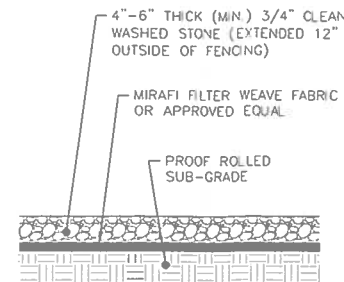
4
D-1



BOLLARD

SCALE: NONE

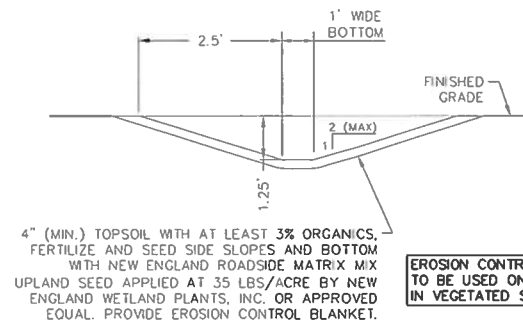
8
D-1



COMPOUND SURFACE

SCALE: NONE

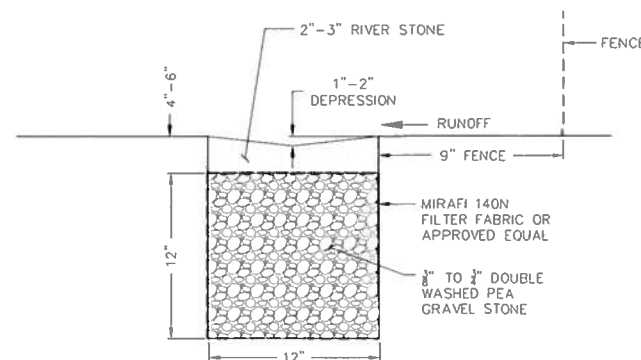
2
D-1



VEGETATED SWALE

SCALE: NONE

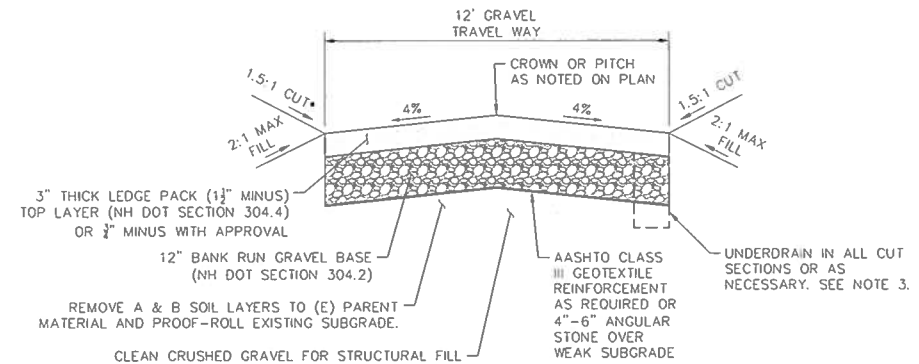
5
D-1



STONE DIAPHRAGM

SCALE: NONE

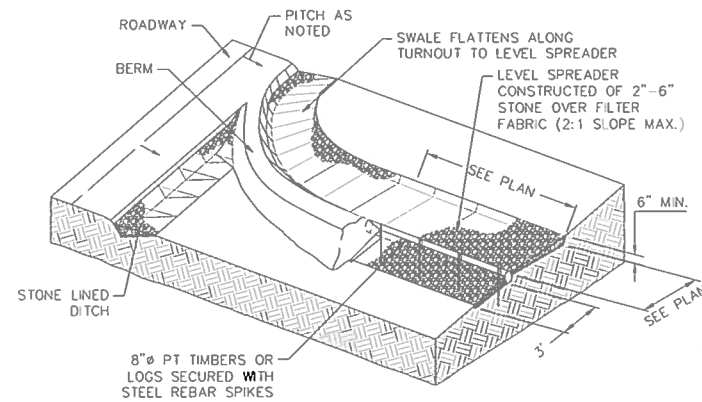
6
D-1



DRIVEWAY SECTION

SCALE: NONE

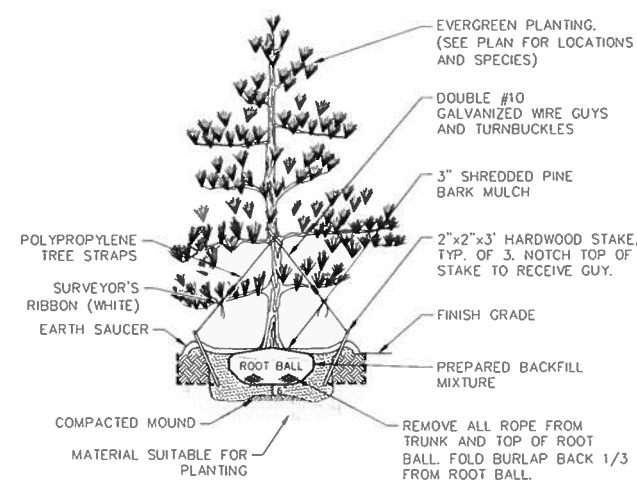
3
D-1



DITCH TURNOUT & LEVEL SPREADER

SCALE: NONE

7
D-1



PLANTING DETAIL

SCALE: NONE

9
D-1

CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOYER, V. NH
ADDRESS: 180 TOLAND ROAD
DOYER, NH 03820

CELLO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELSEA STREET
TOWER 2 FLOOR 5
LOWELL, MA 01801

verizon

STAMP:

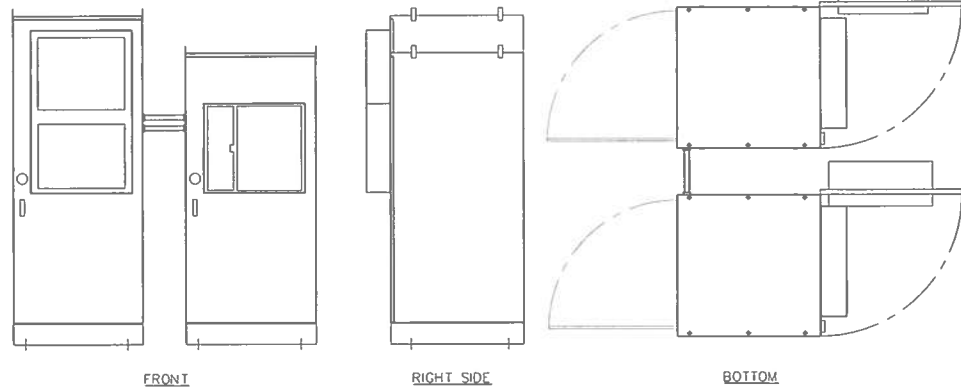
DATE: 06/13/23
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 13-030

SHEET TITLE:

DETAILS

D-1

VERIFY WITH CONSTRUCTION MANAGER PRIOR TO
INSTALLATION OF CABINETS IF OPTIONAL CABINET PLINTH
BASES AND TOPHATS HAVE BEEN ORDERED FOR USE IN
LIEU OF OR IN ADDITION TO A STEEL CABINET SKID.



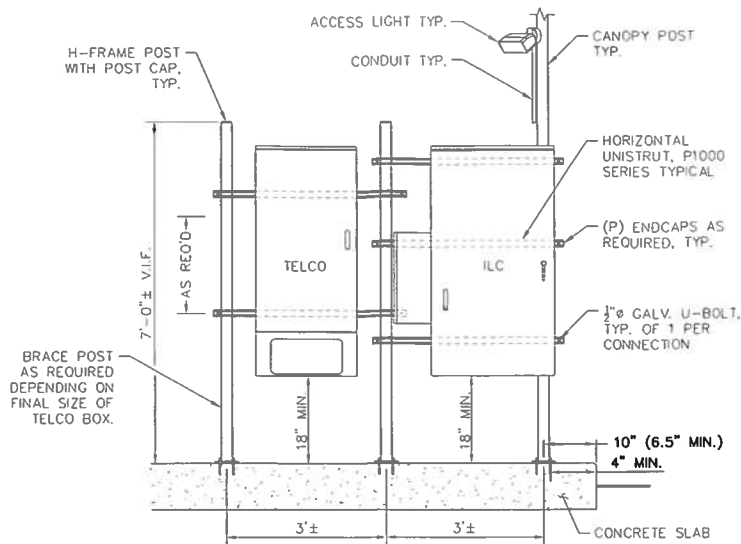
EQUIPMENT & BATTERY CABINET DETAIL
SCALE: NONE

CAMLOCK
GENERATOR
CONNECTION,
TYP.

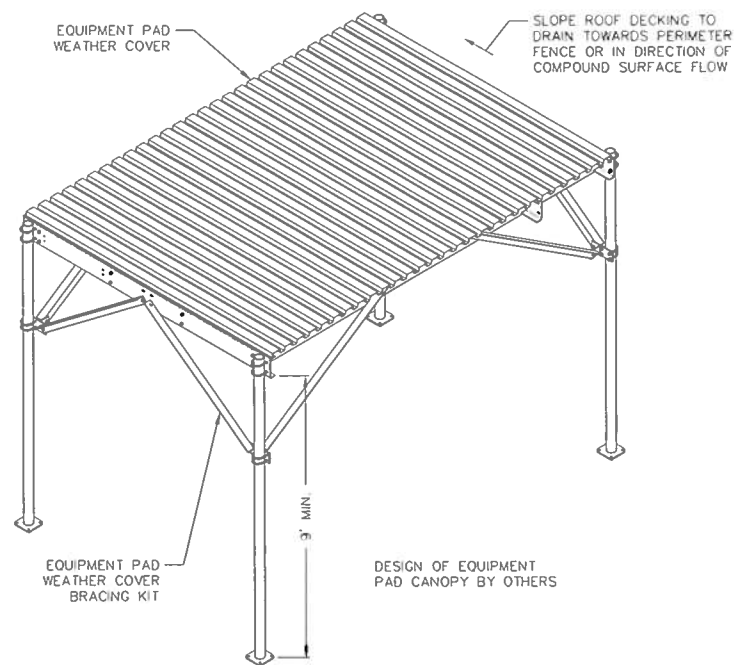
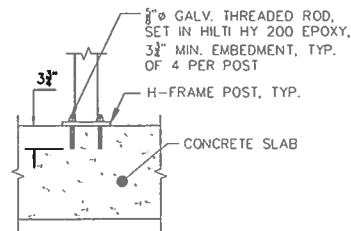
APPROVED NEMA
3R OUTDOOR
RATED ILC

**INTEGRATED LOAD
CENTER (ILC) CABINET**
SCALE: NONE

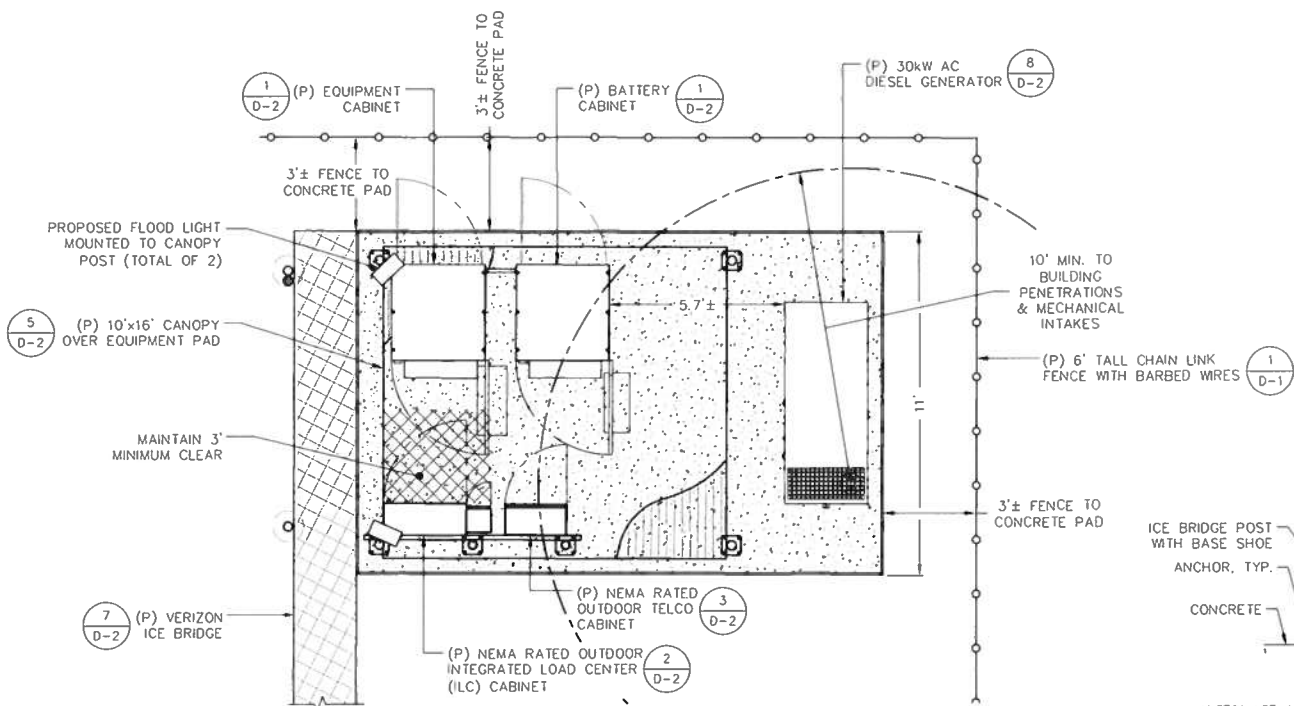
TELCO CABINET
SCALE: NONE



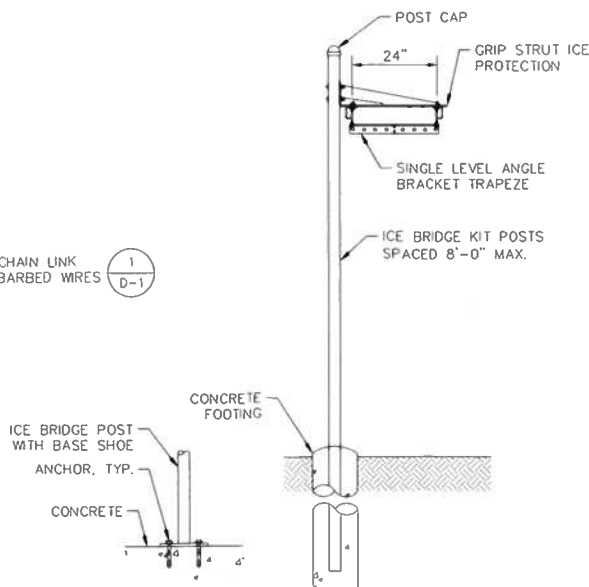
UTILITY CABINET MOUNTING DETAIL
SCALE: NONE



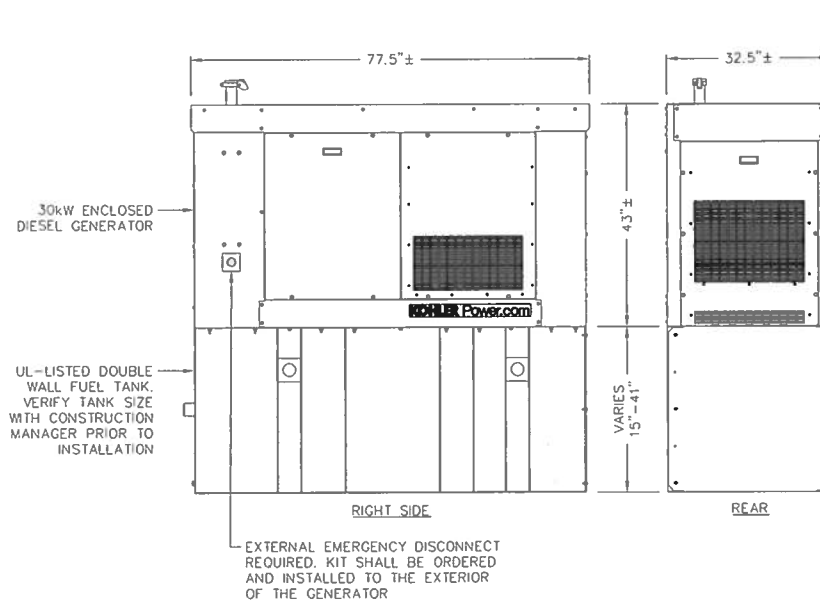
**EQUIPMENT PAD
WEATHER COVER DETAIL**
SCALE: NONE



EQUIPMENT PAD PLAN
SCALE: 1"=3' (22x34)
1"=6' (11x17)



ICE BRIDGE
SCALE: NONE



**30kW AC GENERATOR
WITH DIESEL BASE TANK**
SCALE: NONE

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A, Suite 200
Hodley, MA 01035
(413) 320-4918

CLIENT:

NO.	DATE	REVISIONS
A	06/13/23	ISSUED FOR REVIEW

SITE NAME: DOVER, NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELSEA STREET
TOWER 2 FLOOR 6
LOWELL, MA 01851

APPLICANT:

verizon

STAMP:

DATE: 06/13/23
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 13-030

SHEET TITLE:

DETAILS

D-2

CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELLCO PARTNERSHIP
dba VERIZON WIRELESS
300 CHELSEA STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851
verizon

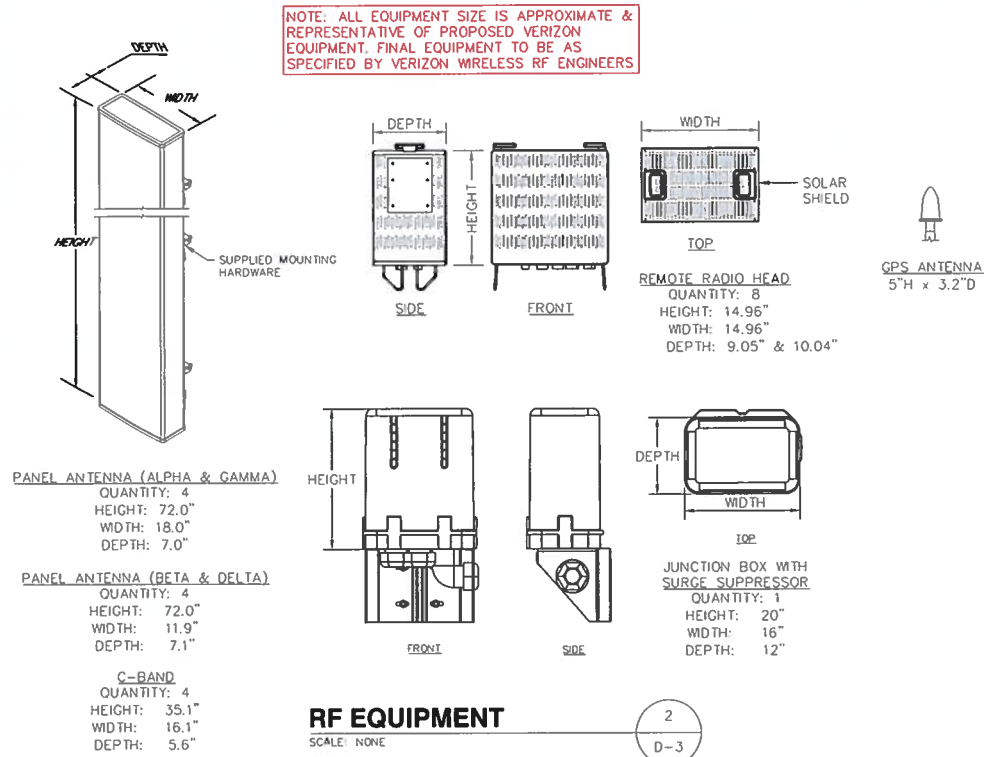
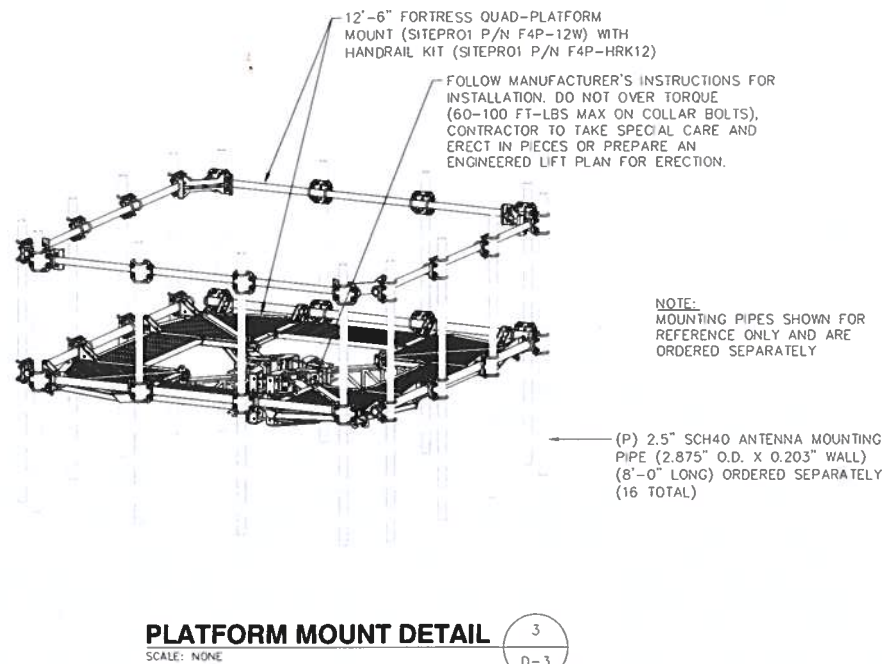
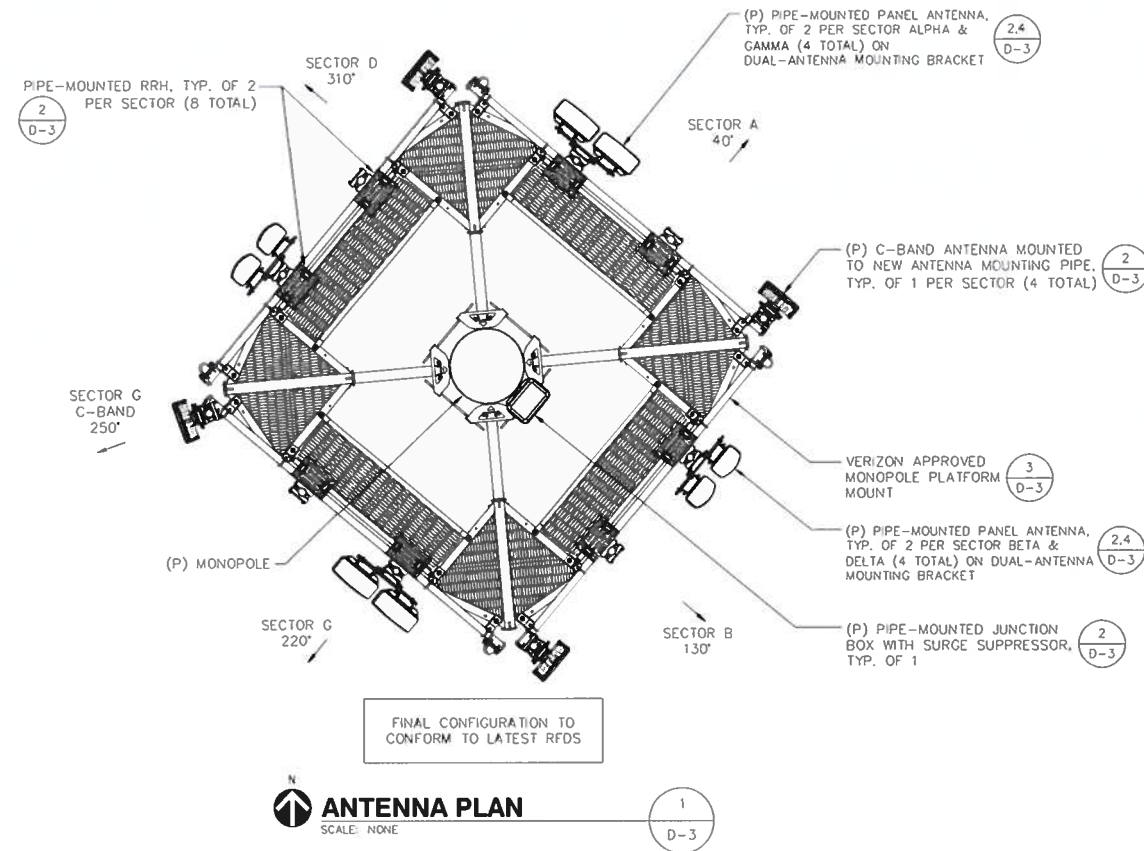
STAMP:

DATE: 06/13/23
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 13-030

SHEET TITLE:

DETAILS

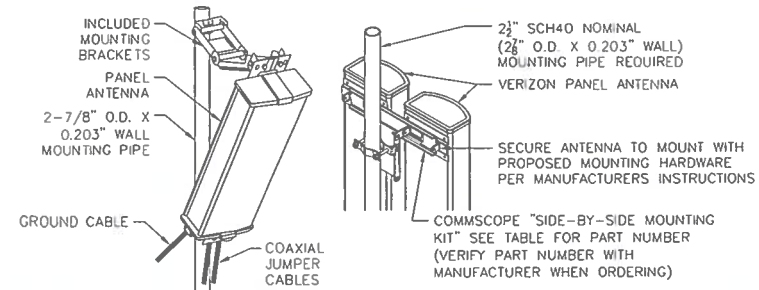
D-3



PANEL ANTENNA (ALPHA & GAMMA)
QUANTITY: 4
HEIGHT: 72.0"
WIDTH: 18.0"
DEPTH: 7.0"

PANEL ANTENNA (BETA & DELTA)
QUANTITY: 4
HEIGHT: 72.0"
WIDTH: 11.9"
DEPTH: 7.1"

C-BAND
QUANTITY: 4
HEIGHT: 35.1"
WIDTH: 16.1"
DEPTH: 5.6"



CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, N. NH
ADDRESS: 180 TOLAND ROAD
DOVER, NH 03820

CELLO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELSEA STREET
TOWER 2 FLOOR 5
LOVELL, MA 01861

verizon

STAMP:

DATE: 06/13/23

DRAWN: STZ/JEB

CHECK: JMM/TEJ

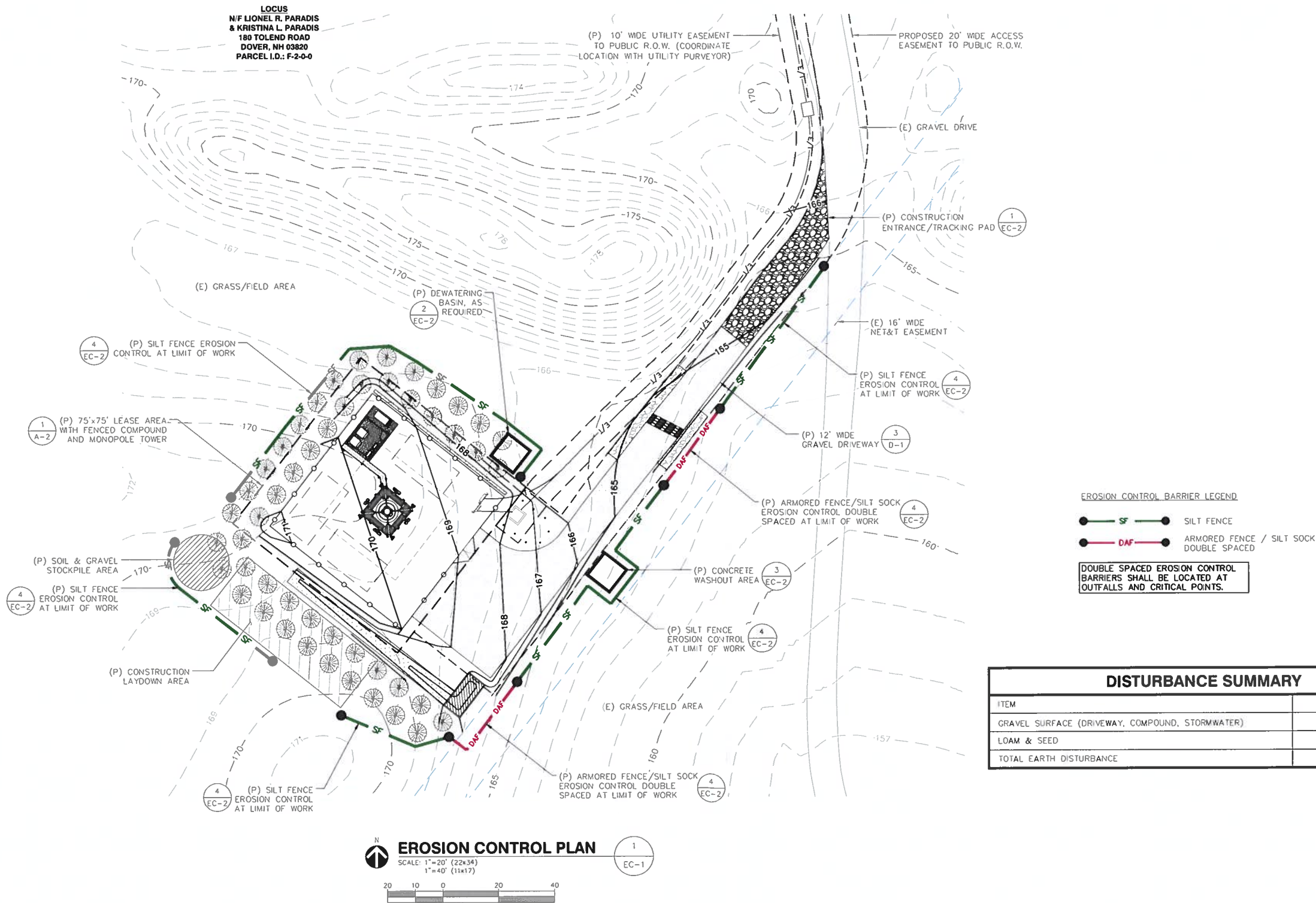
SCALE: SEE PLAN

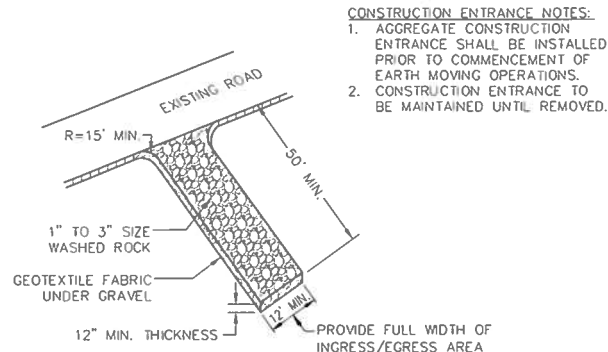
JOB NO.: 13-030

SHEET TITLE:

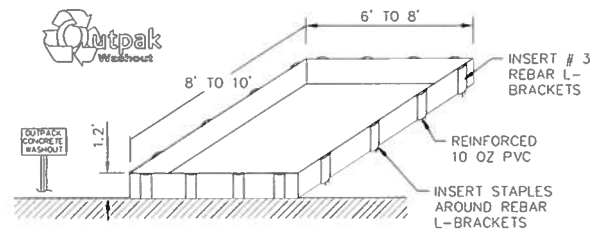
EROSION CONTROL
PLAN & DETAILS

EC-1



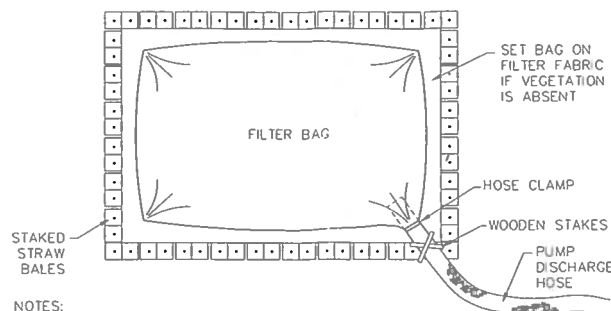


CONSTRUCTION ENTRANCE 1
SCALE: NONE EC-2



- NOTES:**
1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
 2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
 3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
 4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
 5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
 6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
 8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
 9. WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

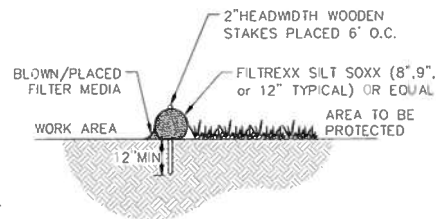
CONCRETE WASHOUT AREA 3
SCALE: NONE EC-2



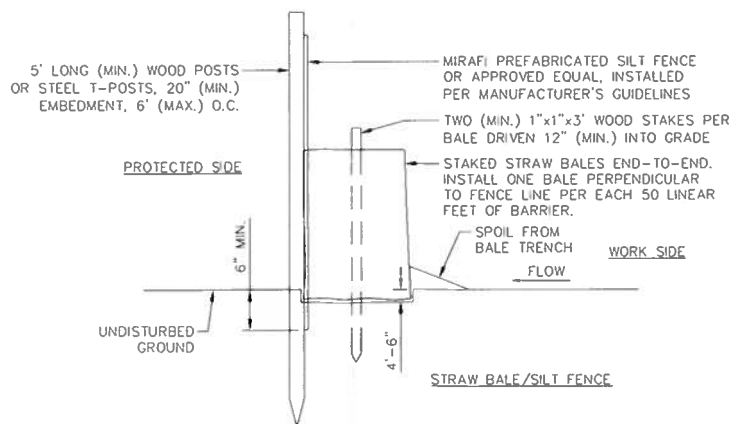
- NOTES:**
1. ENSURE DISCHARGE AREA IS COVERED BY STABLE VEGETATION.
 2. USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.
 3. TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN TO THE GROUND.
 4. SIZE OF STRAW BALE ENCLOSURE TO BE 10'x10' ADJUSTED TO WATER VOLUME.
 5. ADDITIONAL STRAW BALES MAY BE USED TO INCREASE RETENTION & FILTERING.

DEWATERING BASIN 2
SCALE: NONE EC-2

- NOTES:**
1. USE SILT SOXX WHERE CONDITIONS DO NOT ALLOW STAKES TO BE DRIVEN.
 2. SILT SOXX FILL TO MEET FILTREXX SPECIFICATIONS AND APPLICATION REQUIREMENTS.
 3. SILT SOXX COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 4. FILTER MEDIA/STRAW BALES TO BE INERT AND FREE FROM INVASIVE WEEDS AND NON-NATIVE SPECIES.
 5. MAY STAKE BEHIND SOCK AT SLIGHT ANGLE (6" O.C.).



SILT SOXX / COMPOST MEDIA SOCK



EROSION CONTROL BARRIER 4
SCALE: NONE EC-2

EROSION CONTROL NOTES

1. APPLICANT PROPOSES TO CONSTRUCT A CELLULAR TELECOMMUNICATIONS FACILITY CONSISTING OF A FENCED COMPOUND, DRIVEWAY AND UTILITY WORK WITHIN A LEASE AREA AND EASEMENTS.
2. ALL WORK SHALL CONFORM TO THE NEW HAMPSHIRE STORMWATER MANUAL - VOLUME 3 "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" BY NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DATED DECEMBER 2008 OR AS SUBSEQUENTLY REVISED.
3. TEMPORARY SILT FENCE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT SITE CONSTRUCTION. STOCK PILE ON SITE 100 FT. OF SILT FENCE FOR EMERGENCY USE. TEMPORARY EROSION BARRIERS SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED.
4. THE CONTRACTOR SHALL CHIP ALL BRUSH AND SLASH CUTTINGS ON SITE AND STOCKPILE THE CHIPS TO BE USED ON ALL UNSTABLE, DISTURBED AREAS DURING CONSTRUCTION AS TEMPORARY STABILIZATION MULCH. NO BURNING WILL BE ALLOWED ON SITE.
5. TEMPORARY STABILIZATION MUST BE PROVIDED TO ANY DISTURBED EARTH THAT IS OPENED UP IN ANY ONE LOCATION FOR MORE THAN 14 DAYS. CHIPS FROM LAND CLEARING, EROSION CONTROL BLANKETS, OR FAST GROWING RYE GRASSES MAY BE USED FOR TEMPORARY STABILIZATION AS REQUIRED.
6. STRIPPED TOPSOIL SHALL BE STOCKPILED AND PROTECTED WITH STRAW MULCH. ALL STOCKPILES SHALL HAVE AN APPROVED SILTATION BARRIER TOTALLY SURROUNDING THE PILE. THE PILE SHALL BE IN AN APPROVED UPLAND AREA A MINIMUM OF TWENTY-FIVE FEET FROM ALL RESOURCE AREAS.
7. THE PHASING AND SEQUENCING OF THE WORK FOR THE SITE PREPARATION FOR THE TELECOMMUNICATIONS EQUIPMENT INSTALLATION CONSISTS OF INSTALLING TEMPORARY EROSION AND SEDIMENTATION CONTROL BARRIERS; CLEARING AND ROUGH GRADING OF COMPOUND; FOUNDATION WORK; BACK FILL FOUNDATIONS; FENCED COMPOUND CONSTRUCTION; INSTALLATION OF TOWER AND GROUND EQUIPMENT; INSTALLATION OF UTILITIES; GROUNDING AND LIGHTNING PROTECTION; EQUIPMENT TESTING; FINAL GRADING AND STABILIZATION OF DISTURBED AREAS; LOAM AND SEED DISTURBED AREAS OUTSIDE COMPOUND; FINAL CLEANUP. THE ESTIMATED TIME FOR COMPLETION OF THE WORK IS APPROXIMATELY **SIXTEEN (16) WEEKS**.
8. THE COMPOUND ENCLOSURE IS SURFACED WITH CRUSHED STONE UNDERLAIN BY A WEED-BLOCK SYNTHETIC FILTER FABRIC. DRAINAGE PATTERNS, RUNOFF VOLUMES AND PEAK FLOW RATES WILL NOT BE ALTERED BY THE PROPOSED CONSTRUCTION.
9. IF REQUIRED, TEMPORARY DEWATERING OF THE TRENCH EXCAVATIONS SHALL BE DIVERTED INTO A TEMPORARY STILLING BASIN. INFILTRATION IN THE STILLING BASIN AND FLOW THROUGH THE CRUSHED STONE CONTAINMENT BERM WILL RESULT IN DIFFUSE, NON-POINT SOURCE RUNOFF OVER VEGETATED AREAS.
10. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF THE FENCED COMPOUND AND ROADWAY SHALL BE PERMANENTLY ESTABLISHED WITH A NATIVE VEGETATIVE GROUND COVER AT THE CONCLUSION OF CONSTRUCTION. GRADED AREAS SHALL BE PROTECTED WITH STRAW MULCH UNTIL A GOOD VEGETATIVE COVER IS ESTABLISHED.
11. THE TOTAL IMPACT AREA OF THE DISTURBED TOWER & COMPOUND CONSTRUCTION SITE IS BOUNDED BY THE "LIMIT OF WORK" AS SHOWN HEREON. THE MAXIMUM AREA OF DISTURBANCE WITHIN THE LIMIT OF WORK IS APPROXIMATELY 18,950 SQUARE FEET. THE PROJECT IMPACT AREA IS BELOW THE EXEMPTION THRESHOLD OF 43,560 SQUARE FEET IN 40 CFR PARTS 9, 122-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA NPDES GENERAL CONSTRUCTION PERMIT PROGRAM.
12. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT WORK IN A MANNER THAT DOES NOT EXCEED THE LIMITS OF WORK SHOWN ON THE PLANS. ADDITIONALLY, THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN A MANNER THAT DOES NOT RESULT IN STORM WATER DISCHARGES WITH AN ADVERSE IMPACT ON ANY RESOURCE AREAS OR DOWNSTREAM PROPERTIES.
13. A CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
14. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT FROM BEHIND SILTATION BARRIERS AND DISPOSE OF SILT EVENLY IN UPLAND AREAS. REMOVE ALL EROSION CONTROL DEVICES WHEN A GOOD VEGETATIVE COVER IS ESTABLISHED.

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NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

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900 CHELSEA STREET
TOWER 2 FLOOR 6
LOVELL, MA 01861

APPLICANT:

verizon

STAMP:

DATE: 06/13/23

DRAWN: STZ/JEB

CHECK: JMM/TEJ

SCALE: SEE PLAN

JOB NO.: 13-030

SHEET TITLE:

**EROSION CONTROL
PLAN & DETAILS**

EC-2