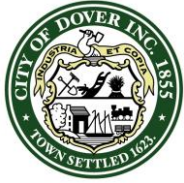


CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, September 11, 2023
Meeting Time: 5:30 pm

1. CALL TO ORDER AND ROLL CALL
2. CITIZEN'S FORUM
3. APPROVAL OF THE PRIOR MEETING MINUTES – August 14, 2023
4. OLD BUSINESS
5. NEW BUSINESS
 - A. City of Dover Conditional Use Permit for David Laroche, (Agent: Nichols Environmental, LLC.), Assessor's Map A, Lot 39-2, zoned R-40, located at 7 Fieldstone Drive. Proposal is to allow a septic system to be constructed within 75 feet of wetlands.
 - B. City of Dover Conditional Use Permit for Cooperative Alliance for Seacoast Transportation, (Agent: CMA Engineers, Inc.), Assessor's Map H, Lot 35-C-4, zoned CM, located at 42 Sumner Drive. Proposal is to allow grading, placement of impervious surfaces and a stormwater management system, creating 14,479 square feet of temporary impact and 5,862 square feet of permanent impact to the 50-foot wetland buffer.
6. REPORT FROM THE CHAIR
 - A. Review of Correspondence received from NH Department of Environmental Services
7. OTHER BUSINESS
 - A. Update from Forest Management Subcommittee
8. ADJOURNMENT



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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

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

Absent (Excused): Abigail Lyon, Jay Aube, Jake Geddes (Alternate)

STAFF PRESENT: Jackson Kaspari – Resilience Manager

OTHERS PRESENT: Anna Boudreau, Craig Lombard, Linda Welsh, Kevin Poulin, Damon Burt, Walter Woods

S. Fellows and A. Kramer-Perry arrived at 5:32 pm.

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

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

R. Atwood moved to approve the June 12, 2023 minutes, K. Murphy seconded. Vote: 4 yes with 1 abstention.

4. OLD BUSINESS: None

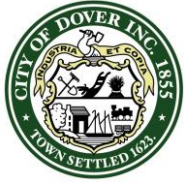
5. NEW BUSINESS:

- A.** Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend \$175,000 and an additional \$25,000 associated with a survey and transaction costs from the Conservation Fund to purchase a 10.29-acre conservation easement on the parcel located at 198 Blackwater Road. The parcel is known as Map A, Lot 23-1 and is owned by Mr. Craig Lombard and Mrs. Katherine Lombard. ***Conservation Commission vote to follow public hearing.***

J. Kaspari presented the background on the project explaining the reasons for wanting to protect it which include the protection of Blackwater Brook, proximity to existing conservation land, some of the highest ranked wildlife habitat in New Hampshire as well as prime farmland soils and soils of statewide importance. To help reach an agreement Conservation Funding would also be utilized to pay for a survey and the other transaction costs. Kaspari utilized maps to show the location and proximity to other protected lands.

A. Boudreau, Chair of the Open Lands Committee, explained that she's been working on these projects for many years and is excited this is being brought forward. She welcomed answering any questions.

Chair Hunt opened the public hearing.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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

Linda Welsh, abutter of the property asked if the land will stay as open space or if there were any plans for development.

It was confirmed that the land will stay as open space.

S. Fellows asked if there is sufficient funding available. J. Kaspari reported that there is sufficient funding even with the two other projects that were recently authorized.

A. Kramer-Perry moved to authorize the expenditure from the Conservation Fund. S. Fellows seconded. Vote: 6 yes.

Craig Lombard provided some history on the property and stated that protecting the land means a lot to him and his family. He described some of the wildlife that he's experienced on the property.

- B.** City of Dover Conditional Use Permit for Stonearch Development Corporation, (Agent: Berry Surveying and Engineering), Assessor's Map E, Lots 65-1 and 65-A, zoned R-20, located between 53 and 65 Tolend Road and 22 Sun Hawk Lane. Proposal is for a 27 lot subdivision with 2 open space areas creating 20,850 square feet of permanent impact and 8,071 of temporary impact to wetland buffers.
- C.** City of Dover Conditional Use Permit for Stonearch Development Corporation, (Agent: Berry Surveying and Engineering), Assessor's Map E, Lots 65-1 and 65-A, zoned R-20, located between 53 and 65 Tolend Road and 22 Sun Hawk Lane. Proposal is for a 27 lot subdivision with 2 open space areas creating 2,156 square feet of permanent impact and 1,983 square feet of temporary impact to a wetland.

Items B and C were explained together by Kevin Poulin of Berry Surveying and Engineering. He walked the Commission through the project and presented how the proposal meets the conditional use permit criteria.

B. Hunt: Sun Hawk Lane is going to be enlarged?

K. Poulin: Yes, it will be enlarged to 20 feet in width to allow for access by fire apparatus.

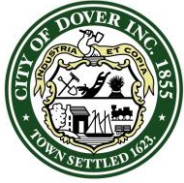
S. Fellows: Can you clarify the number of dwellings?

K. Poulin: There will be 27 single family homes and a duplex.

K. Murphy: When were the wetlands delineated and were there vernal pools?

K. Poulin: It was delineated in the spring of 2021 and no vernal pools were found on site.

Per the request of B. Hunt, K. Poulin explained how the sloped will be stabilized.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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

K. Murphy: Can you explain the features of the wetland in the crossing area as well as discuss the buried culvert?

K. Poulin: The culvert is filled on the bottom with six inches of dirt to act more like a natural crossing. The wetland type is a wooded wetland and it is not channelized. The high point of the wetland is at the crossing area to access the uplands.

There is a very large open space buffer around the project. There are approximately 25 acres that will be left for open space mostly on the western side. The existing foot trail will be provided as an easement to the City of Dover. The trail will be expanded along the river.

R. Atwood: How long is the trail approximately?

K. Poulin: It's approximately half a mile along the river.

The open space land will not be available for development.

S. Fellows: Is there a signage plan for the wetland buffer?

K. Poulin: Yes, there is. Signs will be installed to identify the wetland areas.

Discussion ensued about the effluent treatment areas. This proposal is below the lot loading and there is no well radius concern since there is municipal water supply. Any City approvals will be contingent upon NHDES.

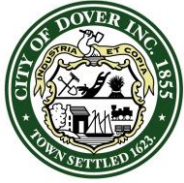
S. Fellows moved to endorse the Condition Use Permit for the wetland buffers under Item B. R. Atwood seconded. S. Fellows noted he appreciated the description that was provided, that the Sun Hawk lane changes were recommended by TRC and that selected entrance is a less impactful alternative. Vote: 6 yes.

S. Fellows moved to endorse the Conditional Use Permit for the wetland impact under Item C.

A. Kramer Perry seconded. Vote: 6 yes.

- D.** City of Dover Conditional Use Permit for Settlement on 6th, (Agent: Fraggie Rock Environmental), Assessor's Map B, Lot 5-2, zoned R-40, located at 27 Wildcat Drive. Proposal is for 142 square feet of wetland buffer impact associated with a foundation.

Damon Burt with Fraggie Rock Environmental was present to explain the application. A portion of the wetland on the subject property was inadvertently filled in. The foundation was placed closer to the wetland within the buffer area than it should have been. The applicant is working with NHDES on the wetland restoration. The plan was approved and the reports will be submitted to the Commission. D. Burt walked the Commission through how the project addressed the CUP criteria.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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

Walter Woods explained some background on the development including an effort to maintain the mature trees within the subdivision. Three of the wetland flags were damaged or lost which caused the issue with the foundation being placed within the buffer. He stressed there are measures in place to make sure an issue like this does not happen again.

K. Murphy: Will the buffer be allowed to restore? What is the plan for behind the foundation. There will be a 30-foot yard area around the home.

Discussion ensued about how behind the foundation may be a disturbed buffer.

J. Kaspari noted that alteration of the surface within the wetland buffer would require a CUP for permanent impacts.

S. Fellows: Is there signage along the forested area?

W. Woods: Damon just reflagged the subdivision.

S. Fellows noted that there should be signage along the buffers.

K. Murphy stated that she feels the proposed lawn area should have been counted towards the proposed buffer impacts as it should be realistic for the eventual owner.

D. Burt explained that the wetland will be monitored for the next few years to satisfy NHDES as part of the restoration plan.

S. Fellows moved to endorse the Conditional Use Permit with the understanding that there will be no further development in the buffer and that wetland placards will be installed post restoration. K. Murphy seconded. S. Fellows voiced appreciation that the applicant approached the Commission about this issue and is willing to work with them on the discussed conditions.

Vote: 6 yes.

6. REPORT FROM THE CHAIR

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

J. Kaspari explained a letter of approval by NHDES for the NHDOT General Sullivan Bridge replacement project and said he would scan and share the letter with the Commission.

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

J. Kaspari provided an update discussing the street tree installation, pocket forest work and other ongoing efforts of the Subcommittee.

8. ADJOURNMENT

S. Fellows motioned to adjourn. A. Kramer-Perry seconded. Vote: 6 yes.

The meeting was adjourned at 7:04 PM.



PERMIT SNAPSHOT REPORT COND-2023-0055 FOR CITY OF DOVER, N.H.

Permit Type: Conditional Use
Work Class: Environmental
Status: Submitted - Online
Valuation: \$0.00
Project:
District: None
Square Feet: 0.00
Assigned To: Glidden, Jean
App Date: 08/31/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: Conditional use permit to replace a failed septic system.

Parcel: A0039-002000	Main	Address: 7 Fieldstone Dr Dover, NH	Main	Zone:
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Plan Preparer Joseph P Nichols 102 Chester Road Fremont, NH 03044 Business: (160) 323-4322 x8 Mobile: (603) 234-3228	Applicant Joseph P Nichols 102 Chester Road Fremont, NH 03044 Business: (160) 323-4322 x8 Mobile: (603) 234-3228	Owner David Laroche Home: (603) 234-3228
--	--	---

Permit Custom Fields

General Purpose	Alteration / Addition	Project Zone	Residential	Select Permit Type(s): Conservation District, Wetland Protection District
Work	A conditional use permit for Zoning Article 170-27.1. Wetland Protection District (G. Specific provisions (2)) is required to replace the failed septic system in the same location as the previous state and local approved system. The lot was created in 1986 prior to the Wetland Protection District current regulation. The original septic design was approved by the town in 1997 on an abutting lot. In 2003 a new septic plan was applied for to install a leach field on the subject lot. A letter was included in the application stating that the lot was created prior to the regulations, and that it was to be considered "Grandfathered", and that the plan met the States required 50' setback for poorly drained wetlands. This plan was granted town and state approval with the 50' setback. We are requesting that the town grant a Conditional Use Permit to install the leach field in the same location that is 50' from a poorly drained wetland. Due to onsite conditions this is the most feasible		location. The proposed replacement system has been approved by the NHDES.	What is the parcel zoned? R-40

PERMIT SNAPSHOT REPORT (COND-2023-0055)

permitstatefed
 NHDES Construction
 Approval - Approved
 ISDS_eCA2023081126_A
 pproved_Plan
 ISDS_eCA2023081126_C
 onstruction_Approval

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Joseph_Nichols_8/31/2023.jpg	08/31/2023 10:08	Nichols, Joseph		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004884	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-00004884		\$200.00	\$0.00
Grand Total for Permit		\$200.00	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Conditional Use Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Property Info Group v.1	Generic Action		
Recording v.1	Task		



CITY OF DOVER, NEW HAMPSHIRE

PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: David A. Laroche

Signature(s) of Property Owner(s): *David A. Laroche* dotloop verified 08/29/23 7:34 PM EDT AYRS-EWUY-MRR8-QOFT Date: 2023-08-29

Signature of Applicant: *Joseph Paul Nichols* Date: 2023-08-29
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: David A. Laroche

Signature(s) of Property Owner(s): *David A. Laroche* dotloop verified 08/29/23 7:34 PM EDT XP52-7UKL-UHLJ-ETUD Date: 2023-08-29

Signature of Applicant: *Joseph Paul Nichols* Date: 2023-08-29
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

Sign Permit Application Type:
 (check one)

☐ Permanent Sign
☐ Temporary Sign
☐ Community Sign

CA2003050352

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA2003050352

AMENDED DUE TO:

OWNER:

RAYMOND/SUSAN MASSE
7 FIELDSTONE DR
DOVER NH 03820-Map No./Lot No.: A/39-2/2
Subd. Appvl. No.: SA1996000361
Subd. Name: FIELDSTONE
County: STRAFFORD
Registry Book No.: 2452
Registry Page No.: 0686
Probate Docket No.:
(If Applicable)Type of System: O
4 BR
600 GPD
Town/City Location: DOVER

Street Location: FIELDSTONE DRIVE

Installer: D Dionne Permit No. 1995

☐ Owner Installed For His/Her Domicile

Was Inspected On (Date) 3/7/03

Before Covering And Is Hereby Approved For Use.

Date Approved: 3/7/03

By: Dan W. Plante

Authorized Agent Of N.H. Department of
Environmental Services

(OVER)

COPY SENT TO:

CITY ENGINEER
288 CENTRAL AVE
DOVER NH 038202003.03.07
A0039-002000
7 FieldstoneSubsurface waste disposal systems must be operated
and maintained in a manner so as to prevent nuisance
or health hazard due to system failure.
(RSA 485-A:37)It is unlawful to discharge any hazardous chemicals
or substances into subsurface waste disposal systems.
Included are paints, thinners, gasoline and chlorinated
hydrocarbon solvents such as TCE, sometimes used
to clean failed septic systems and auto parts. (Env-Ws
1503.04)

REVISED 8/01

200300742

TOWNS

APPROVAL FOR CONSTRUCTION

CA2003050352

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA2003050352

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

RAYMOND/SUSAN MASSE
7 FIELDSTONE DR
DOVER NH 03820-

Map No./Lot No.:

A/39-2/2

Subd. Appvl. No.:

SA1996000361

Subd. Name:

FIELDSTONE

County:

STRAFFORD

Registry Book No.:

2452

Registry Page No.:

0686

Probate Docket No.:

(If Applicable)

COPY SENT TO:

CITY ENGINEER
288 CENTRAL AVE
DOVER NH 03820

2003.03.07
A0039-00200
7 Fieldstone

Type of System:

4 BR

600 GPD

DOVER

Town/City Location:

BY APPLICANT: PERMIT NO.

00834

CAREX ECOSYSTEM SCIENCES
538 CENTRAL AVE STE B
DOVER NH 03820-

Street Location:

FIELDSTONE DRIVE

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED BELOW CONDITIONS

1. ALTHOUGH THE SEPTIC SYSTEM AS APPROVED HEREIN MEETS ALL ENV-WS 1000 RULES AS SUBMITTED, PLEASE BE ADVISED THAT CONSTRUCTION ON THIS LOT MAY INVOLVE DREDGING AND FILLING A JURISDICTIONAL WETLAND, AND IF SO, SHALL REQUIRE WETLANDS BUREAU APPROVAL PRIOR TO CONSTRUCTION.

Approved this date: 02/07/2003
Date amended:

By: JEFFREY D MARCOUX
N.H. Department of Environmental Services Staff
Amended by:

(OVER)

REVISED 8/01

200300742

TOWNS



**State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES**

Subsurface Systems Bureau
6 Hazen Drive, P.O. Box 95, Concord, NH 03302-0095
603-271-3501 FAX 603-271-6683
TDD Access: Relay NH 1-800-735-2964

APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPROVAL



COPY

FOR OFFICE USE ONLY

FEE \$90.00

Fee Paid _____ Date Received _____
Check No. _____

Failed System/Replacement _____ Expedite _____
Waiver Request _____ Holding Tank _____

PLEASE PRINT OR WRITE LEGIBLY. COMPLETE ENTIRE FORM

1. System Location:

CITY/TOWN: **DOVER** CITY/TOWN APPROVAL OBTAINED: _____ IF YES/DATE _____

STREET/LOCATION **FIELDSTONE** LOT NO: **15** TAX MAP NO: **A / 39-29**

SUBDIVISION NAME: **FIELDSTONE** REGISTRY BOOK NO: **2452** PAGE NO: **0686**

STATE APPROVAL NO. **1985 23016** COUNTY: **STRAFFORD** PROBATE NO. _____

(If Applicable)

2. Water Supply:

MUNICIPAL WATER SUPPLY ☐ COMMUNITY ☐ WELL ON LOT ☒ OTHER ☐

3. Lot OWNER'S Name: SOUTHERN NH BANK AND TRUST CO STREET: 31 PELHAM RD

CITY/TOWN: **SALEM** STATE: **NH** ZIP: **03079** TEL.NO: **603-894-5700**

4. APPLICANT'S Name: CAREX ECOSYSTEM SCIENCES STREET: 538 CENTRAL AVE, STE B

CITY/TOWN: **DOVER** STATE: **NH** ZIP: **03820** TEL.NO: **603-742-6665**

Designer's Name: **LEONARD LORD** Permit No: **834** P.E.: _____

(P.E. required if more than 2,500 GPD)

5. Amended Plan **Revised Plan** **Previous Construction Approval No.**

THE STATEMENT BELOW MUST BE SIGNED AND DATED BY THE APPLICANT AND OWNER[S]

Owner(s):

THE UNDERSIGNED CERTIFY THAT THEY ARE THE PRESENT OWNERS OF THE PROPERTY BEING APPLIED FOR AND THAT THEY HAVE SEEN THE PLANS AND THEY ARE IN ACCORDANCE WITH THEIR NEEDS AND DESIRES. THE UNDERSIGNED FULLY UNDERSTANDS THAT SHOULD THIS PLAN BE APPROVED, NO WAIVERS TO THE CONSTRUCTION APPROVAL WILL BE ALLOWED. ANY CHANGES WILL REQUIRE A NEW SUBMISSION (WITH FEE), REVIEW AND APPROVAL.

Date: 5/21/02 Signed: [Signature] (AGENT) Owner(s) _____

Applicant:

To the best of my knowledge, the data and information which I have submitted to obtain approval for construction from the New Hampshire Department of Environmental Services is true and correct. I understand that an approval based upon incorrect data may be subject to revocation. I also understand that NO CONSTRUCTION OF ANY STRUCTURE SERVED BY THE PROPOSED SYSTEM, NOR THE SYSTEM ITSELF, MAY COMMENCE WITHOUT PRIOR WRITTEN DEPARTMENT APPROVAL. I HAVE COMPLIED WITH ALL LOCAL REGULATIONS OR ORDINANCES RELATIVE TO CONSTRUCTION OF SEWAGE DISPOSAL SYSTEMS AND HAVE OBTAINED ALL OTHER APPROVALS THAT MAY BE REQUIRED FOR OTHER WORK RELATED TO CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM. The applicant herewith certifies, where applicable, that the approved off-site, municipal or community, water supply is available at the lot line.

Date 5/21/02 Signed: [Signature] _____

Shoreland Protection Certification

Introduction

The New Hampshire Shoreland Protection Act (RSA 483-B) requires that applicants for environmental permits which involve work in the protected shoreland "demonstrate to the satisfaction of the department (of environmental services) that the proposal meets or exceeds the development standards of this chapter." The certification contained herein is an acceptable vehicle for such a demonstration.

The protected shoreland is defined to be all land located within 250 feet of a reference line. The reference line means:

- (a) For natural fresh water bodies without artificial impoundments, the natural mean high water level as determined by the Department of Environmental Services.
- (b) For artificially impounded fresh water bodies with established flowage rights, the limit of the flowage rights, and for water bodies without established flowage rights, the waterline at full pond as determined by the elevation of the spillway crest.
- (c) For coastal waters, the highest observable tide line, which means a line defining the furthest landward limit of tidal flow, not including storm events, which can be recognized by indicators such as the presence of a strand line of flotsam and debris, the land ward margin of salt tolerant vegetation, or a physical barrier that blocks further flow of the tide.
- (d) For rivers, the ordinary high water mark.

In the case of rivers, the law applies to all fourth order or higher streams of the state with the exception of rivers or river segments designated for management and protection under RSA 483 prior to January 1, 1993. Lists of fourth order and higher streams and river segments designated under RSA 483 are available at no cost from the Department of Environmental Services.

Pd 5/21/02 cb#2243

To DES 5/23/02



1) Will the project for which a permit is hereby requested involve construction, land clearing, or other development within the protected shoreland as defined above?

Answer yes or no. Answer **NO**

2) If the project involves construction, land clearing, or other development within the protected shoreland, will it meet or exceed the development standards of RSA 483-B? Answer yes, or not applicable. Answer

If not applicable, state why

(Note, the development standards are not applicable in only three situations: (1) the project is not located in the protected shoreland, (2) the activities are exempted under section 483-B:9.V or section 483-B:19, of the Act, or (3) the Commissioner of the Department of Environmental Services has granted a variance from a specific standard.)

Certification

As owner or agent for the owner of the subject property, by my signature below, I certify that:

- (a) My responses to questions 1 and 2 above are correct to the best of my knowledge.
- (b) I am familiar with the requirements of RSA 483-B and have knowledge of the development activities which will be undertaken.
- (c) The plans and other information submitted with this permit application provide a complete description of the project and demonstrate how compliance will be accomplished, and
- (d) I understand that false information given in this certification may result in revocation of any permit granted by the Department of Environmental Services as a result of this application, liability for remediation or restoration of the land affected, fines up to \$20,000 for each day of continuing violation, imprisonment or other penalties.

Certified by  Date

Name (print or type) owner or agent (circle one)

YOU MUST SUBMIT THE FOLLOWING INFORMATION (Put all information on plans)

6. Two (2) sets of scale plans (one inch = 20 feet) (3 sets if designer wants a return copy of plan) showing all lot dimensions and indicating the distance to and location of existing and proposed buildings, wells and waste disposal systems. If the proposed system or well is closer than seventy-five (75) feet to a boundary, you will need to indicate what is on the adjoining lot. If the lot is so large that it cannot be scaled 1"= 20' on your drawing, two copies of a scale plan with a larger scale must also be submitted. The 1:20 scale plan must also contain pertinent elevation data and location of test pits and percolation test holes. All plans must be folded to 8 1/2 x 11". Show areas of exposed ledge or boulders greater than 6' in diameter within 75' of proposed system.
 7. Specific directions so that inspector may easily drive to and find the site. Include mileage referenced from intersections or landmarks to this site. This shall be indicated on a USGS quadrangle map or other suitable location plan.
 8. Distance and location of nearest surface water in relation to disposal system (must be a minimum of 75' from all lakes, streams, ponds and swamps whether intermittent or year round). If nearest surface water is greater than 75' away a statement to that effect is required.
 9. a. Location of proposed and existing drinking water supply lines. Soil Data (to be determined in leaching area for each system indicate where and when tests were taken). Percolation test data including rate and depth of test.
b. Test Pit Log:
 - ! Show depth from original ground surface to the observed water table.
 - ! Show depth to seasonal high water table (springtime). This may be an estimate based on mottling, NRCS data, etc., (water table must be four (4) feet below the bed during all seasons of the year).
 - ! Show depth from original ground surface to impermeable substratum (i.e. clay or ledge). Clay and hardpan will be considered impermeable unless proven otherwise. Bottom of effluent disposal area (EDA) must be four (4) feet above any bedrock or any impermeable substratum. P.E. required for ledge lots where system will be greater than 600 GPD or for disposal systems greater than 2,500 GPD.
 - ! Soil description of the predominant soil layers including color notations from the Munsell Soil Color book.
 - c. Soil survey data for the lot. This information is available at the Local Soil Conservation District office. When taken from current soil map, a copy design.
 10. Where fill is required, filled area must extend a minimum of five (5) feet in all directions beyond the edge of the bed at same elevation as top of the bed before tapering off at a 3:1 slope (3 horizontal to 1 vertical). There shall be a minimum of 3" of loam suitable for seeding and proper stabilization of the slope. All topsoil, roots and organic matter under the leaching system must be removed before fill is placed. Show fill details and material specification on cross section.
 11. Number of bedrooms or estimated sewage load in gallons per day.
 12. Ground surface elevations for the lot showing the slope of the land at two foot contour intervals. Sufficient spot elevations are required to verify level lots. Show original and proposed contours. Reference contours to a benchmark located near the proposed systems. This topographical information must appear on the 1:20 scale plan.
 13. Liquid capacity of septic tank, details and materials of construction.
 14. Scale plan of leaching system with construction details and dimensions. Show sill elevations, invert elevations at building exit, inlet and outlet from septic tank, inlet and outlet from distribution box, invert of effluent disposal lines and bottom elevation of effluent disposal area. Inverts must be referenced to your benchmark. Invert may be best indicated on your cross section or profile sections.
 15. Make, type and capacity of sewage pump, pump well, discharge line, siphons, siphon chambers, etc. (when used).
 16. Number of outlets and name of manufacturer of distribution box (all laterals must be directly connected to distribution box, i.e., no tees in the middle of the bed or field will be allowed).
 17. Cross section of leaching trench, leaching bed, or dry well showing all construction details (in leach bed, lines should be uniformly spaced from 3 to 5 feet on center and half of that distance in from the edge of the bed: present requirements for dry wells are 6" minimum of stone around sides of dry well and 1 foot minimum of stone under dry well). Show all fill details on cross section.
 18. Type and size of stone. Must be clean and meet septic stone specifications.
 19. Type, size and manufacturer of effluent disposal pipe.
 20. Type of effluent disposal pipe joints for perforated pipes. (Leach lines shall be interconnected or capped at the end.)
 21. Statement that effluent disposal pipes and bottom of effluent disposal area will be laid as level as possible.
 22. Show a suitable area for a replacement system where available or state that the system may have to be rebuilt in place, if failure occurs.
- NO LIABILITY IS INCURRED BY THE STATE by reason of any approval for construction of individual sewage disposal system plans. Approval by the Department of Environmental Services of individual sewage disposal systems is based on plans and specifications supplied by the applicant. NO GUARANTEE IS INTENDED OR IMPLIED BY REASON OF ANY ADVICE GIVEN BY THE DEPARTMENT OR ITS STAFF.



CAREX ECOSYSTEM SCIENCES
538 CENTRAL AVENUE, SUITE B
DOVER, NH 03820

603-742-6665 PHONE/FAX
CAREX@WORLDPATH.NET

Transmittal

To: ALAN DEW'S

Date: 5/21/02

From: LENNY LARO

Re: SEPTIC DESIGNS, FIELDSTONE DR, LOTS 29 & 40A

<u>Item</u>	<u>Pages</u>
FOR EA LOT: CHECK TO CITY OF DOVER	
CHECK TO NHDES	
STATE SEPTIC APPLICATION	
STATE SEPTIC DESIGN (4 COPIES EA)	
STAMPED, ADDRESSED ENVELOPE TO NHDES	

Message

ALAN -

LOT #29 WAS CREATED IN 1985, PRIOR TO THE CURRENT WETLAND REGULATIONS (CREATED 9/14/88). I COULD NOT MEET THE TOWN [^] WETLAND SETBACK OF 75', BUT CAN ^{CURRENT} MEET THE STATE SETBACK OF 50'. IT IS MY UNDERSTANDING THAT WE WOULD NOT NEED TO MEET THE TOWN SEPTIC SYSTEM SETBACK TO WETLANDS BECAUSE LOT #29 WAS A LOT OF RECORD WHEN THE REGULATIONS WERE ADOPTED. PLEASE CALL IF YOU HAVE ANY QUESTIONS. IF ALL LOOKS GOOD, PLEASE MAIL TO THE STATE IN THE ENVELOPES PROVIDED.

OK DEAN - GRANDFATHERED

THANKS

LENNY

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU

CA2003050352

P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA2003050352

AMENDED DUE TO:

OWNER:

RAYMOND/SUSAN MASSE
7 FIELDSTONE DR
DOVER NH 03820

Map No./Lot No.: A/39-2-2
Subd. Appl. No.: SA1996000361
Subd. Name: FIELDSTONE
County: STRAFFORD
Registry Book No.: 2452
Registry Page No.: 0686
Probate Docket No.:
(If Applicable)

Type of System: O
4 BR
600 GPD
Town/City Location: DOVER

Street Location: FIELDSTONE DRIVE

COPY SENT TO:

CITY ENGINEER
238 CENTRAL AVE
DOVER NH 03820

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 486-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

Installer: D. DiGeronimo Permit No. 1995

☐ Owner Installed For His/Her Domicile

Was Inspected On (Date) 3/7/03

Before Covering And Is Hereby Approved For Use.

Date Approved: 3/7/03

By: Dominic W. P. [Signature]

Authorized Agent Of N.H. Department of
Environmental Services

(OVER

REVISED 8/01

OWNER'S



Memo

To: Alan Dews

From: Leonard A. Lord

Date: 12/3/02

Re: Septic System Plans, Dover Tax Map A, Lots 39-1 & 39-2

The original owner of these lots (PMJ Construction) had intended to sell Lots 1 & 2 together and so put the septic system for Lot 2 mostly onto Lot 1. That company went out of business and the lots were repossessed by Southern NH Bank and Trust Company. The bank then sold the lots separately. We have designed a new system for Lot 2 and designed a reconfiguration of the existing leaching area that is mostly on Lot 1 to accommodate a new home on that lot. An easement allowing a portion of the existing system for Lot 1 to exist on Lot 2 has been drawn up and is attached. The existing leaching system has only been in use for approximately two years and appears to be in good shape. Please call if you have any questions or concerns.



State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Subsurface Systems Bureau
6 Hazen Drive, P.O. Box 95, Concord, NH 03302-0095
603-271-3501 FAX 603-271-6683
TDD Access: Relay NH 1-800-735-2964



APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPROVAL

FOR OFFICE USE ONLY

FEE \$90.00

Fee Paid _____ Date Received _____
Check No. _____

Failed System/Replacement _____ Expedite _____
Waiver Request _____ Holding Tank _____

PLEASE PRINT OR WRITE LEGIBLY, COMPLETE ENTIRE FORM

1. System Location:

CITY/TOWN: **DOVER** CITY/TOWN APPROVAL OBTAINED: **YES** IF YES/DATE _____

STREET/LOCATION **FIELDSTONE** LOT NO: **2** TAX MAP NO: **A / 39-2**

SUBDIVISION NAME: **FIELDSTONE** REGISTRY BOOK NO: **2452** PAGE NO: **0686**

STATE APPROVAL NO. **1996 000361** COUNTY: **STRAFFORD** PROBATE NO. _____ (If Applicable)

2. Water Supply:

MUNICIPAL WATER SUPPLY ☐ COMMUNITY ☐ WELL ON LOT ☐ OTHER ☒

3. Lot OWNER'S Name: **RAYMOND & SUSAN MASSE** STREET: **7 FIELDSTONE DR.**

CITY/TOWN: **DOVER** STATE: **NH** ZIP: **03820** TEL.NO: **603-749-1702**

4. APPLICANT'S Name: **CAREX ECOSYSTEM SCIENCES** STREET: **538 CENTRAL AVE, STE B**

CITY/TOWN: **DOVER** STATE: **NH** ZIP: **03820** TEL.NO: **603-742-6665**

Designer's Name: **LEONARD LORD** Permit No: **834** P.E.: _____
(P.E. required if more than 2,500 GPD)

5. Amended Plan _____ Revised Plan **YES** Previous Construction Approval No. **CA1997004262**

THE STATEMENT BELOW MUST BE SIGNED AND DATED BY THE APPLICANT AND OWNER[S]

Owner(s):

THE UNDERSIGNED CERTIFY THAT THEY ARE THE PRESENT OWNERS OF THE PROPERTY BEING APPLIED FOR AND THAT THEY HAVE SEEN THE PLANS AND THEY ARE IN ACCORDANCE WITH THEIR NEEDS AND DESIRES. THE UNDERSIGNED FULLY UNDERSTANDS THAT SHOULD THIS PLAN BE APPROVED, NO WAIVERS TO THE CONSTRUCTION APPROVAL WILL BE ALLOWED. ANY CHANGES WILL REQUIRE A NEW SUBMISSION (WITH FEE), REVIEW AND APPROVAL.

Date: 12/12/02 Signed: [Signature] (LEONARD LORD - CAREX ECOSYSTEM SCIENCES - AGENT)
Owner(s)

Applicant:

To the best of my knowledge, the data and information which I have submitted to obtain approval for construction from the New Hampshire Department of Environmental Services is true and correct. I understand that an approval based upon incorrect data may be subject to revocation. I also understand that NO CONSTRUCTION OF ANY STRUCTURE SERVICED BY THE PROPOSED SYSTEM, NOR THE SYSTEM ITSELF, MAY COMMENCE WITHOUT PRIOR WRITTEN DEPARTMENT APPROVAL. I HAVE COMPLIED WITH ALL LOCAL REGULATIONS OR ORDINANCES RELATIVE TO CONSTRUCTION OF SEWAGE DISPOSAL SYSTEMS AND HAVE OBTAINED ALL OTHER APPROVALS THAT MAY BE REQUIRED FOR OTHER WORK RELATED TO CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM. The applicant herewith certifies, where applicable, that the approved off-site, municipal or community, water supply is available at the lot line.

Date: 12/12/02 Signed: [Signature] (LEONARD LORD - CAREX ECOSYSTEM SCIENCES - AGENT)
Shoreland Protection Certification

Introduction

The New Hampshire Shoreland Protection Act (RSA 483-B) requires that applicants for environmental permits which involve work in the protected shoreland "demonstrate to the satisfaction of the department (of environmental services) that the proposal meets or exceeds the development standards of this chapter." The certification contained herein is an acceptable vehicle for such a demonstration.

The protected shoreland is defined to be all land located within 250 feet of a reference line. The reference line means:

- (a) For natural fresh water bodies without artificial impoundments, the natural mean high water level as determined by the Department of Environmental Services.
- (b) For artificially impounded fresh water bodies with established flowage rights, the limit of the flowage rights, and for water bodies without established flowage rights, the waterline at full pond as determined by the elevation of the spillway crest.
- (c) For coastal waters, the highest observable tide line, which means a line defining the furthest landward limit of tidal flow, not including storm events, which can be recognized by indicators such as the presence of a strand line of flotsam and debris, the land ward margin of salt tolerant vegetation, or a physical barrier that blocks further flow of the tide.
- (d) For rivers, the ordinary high water mark.

In the case of rivers, the law applies to all fourth order or higher streams of the state with the exception of rivers or river segments designated for management and protection under RSA 483 prior to January 1, 1993. Lists of fourth order and higher streams and river segments designated under RSA 483 are available at no cost from the Department of Environmental Services.

1) Will the project for which a permit is hereby requested involve construction, land clearing, or other development within the protected shoreland as defined above?

Answer yes or no. Answer **NO**

2) If the project involves construction, land clearing, or other development within the protected shoreland, will it meet or exceed the development standards of RSA 483-B? Answer yes, or not applicable. Answer

If not applicable, state why

(Note, the development standards are not applicable in only three situations: (1) the project is not located in the protected shoreland, (2) the activities are exempted under section 483-B:9.V or section 483-B:19, of the Act, or (3) the Commissioner of the Department of Environmental Services has granted a variance from a specific standard.)

Certification

As owner or agent for the owner of the subject property, by my signature below, I certify that:

- My responses to questions 1 and 2 above are correct to the best of my knowledge,
- I am familiar with the requirements of RSA 483-B and have knowledge of the development activities which will be undertaken,
- The plans and other information submitted with this permit application provide a complete description of the project and demonstrate how compliance will be accomplished, and
- I understand that false information given in this certification may result in revocation of any permit granted by the Department of Environmental Services as a result of this application, liability for remediation or restoration of the land affected, fines up to \$20,000 for each day of continuing violation, imprisonment or other penalties.

Certified by

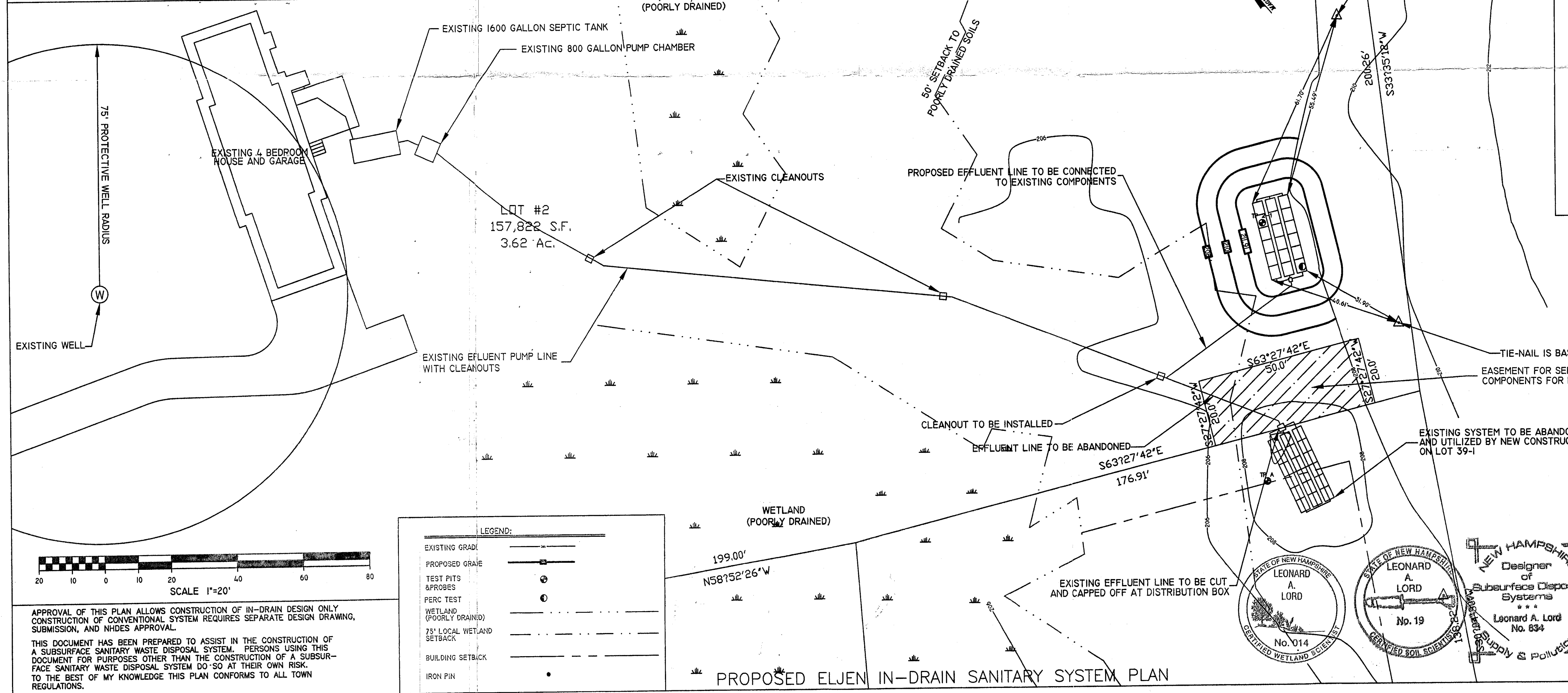
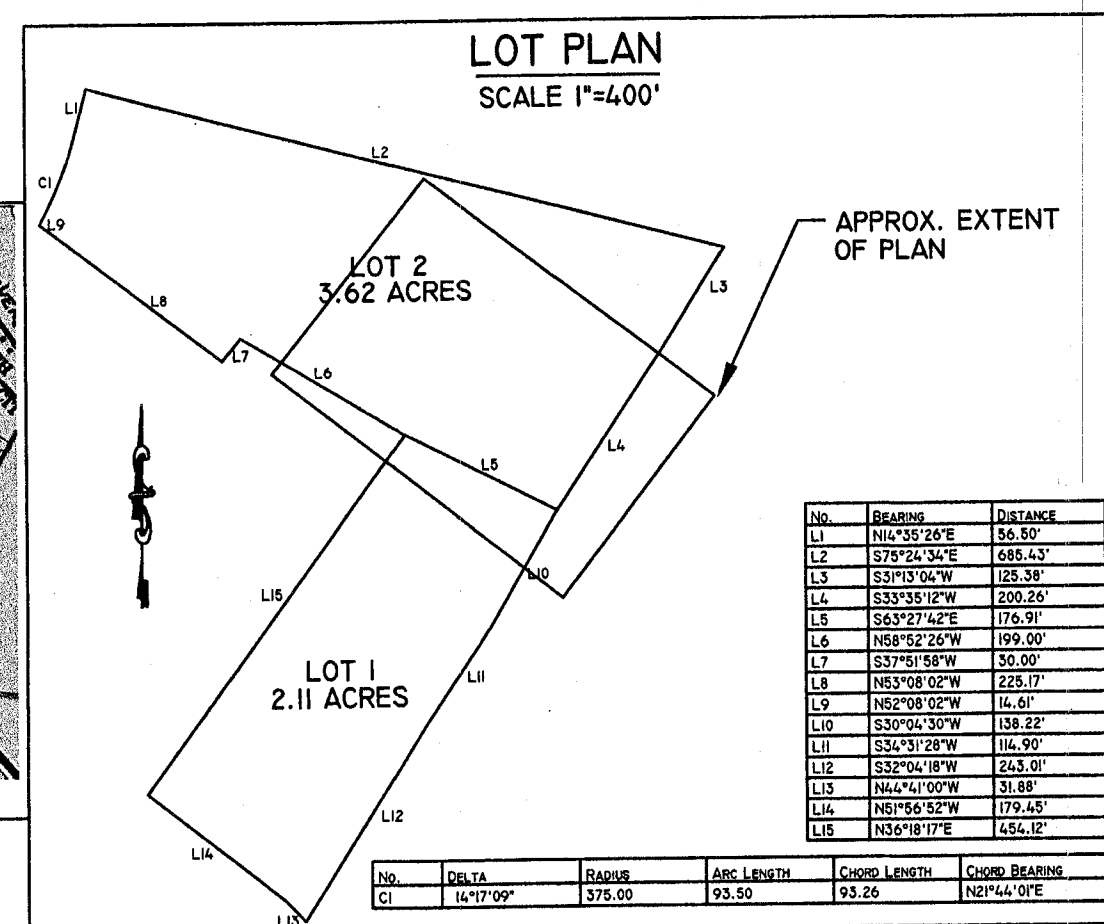
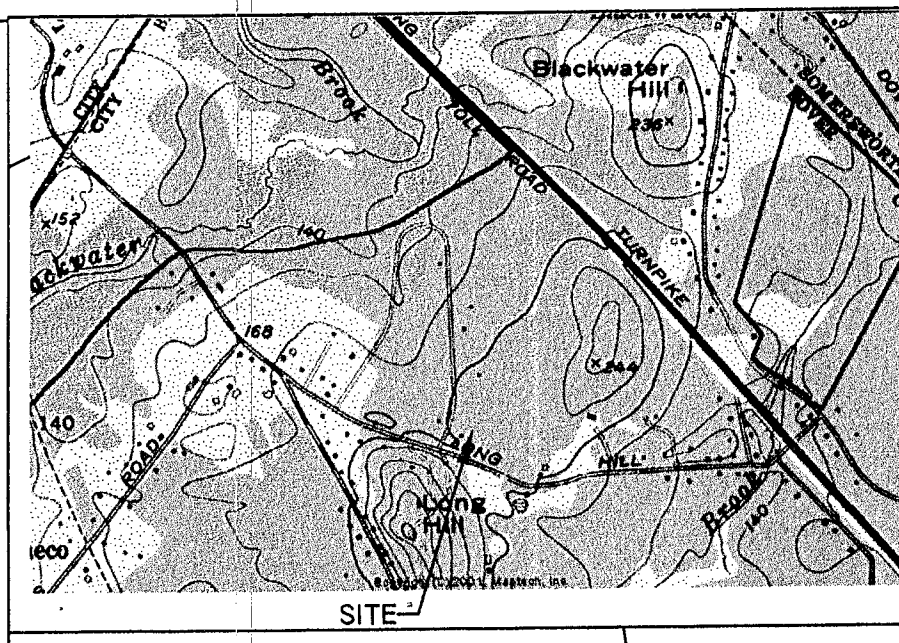
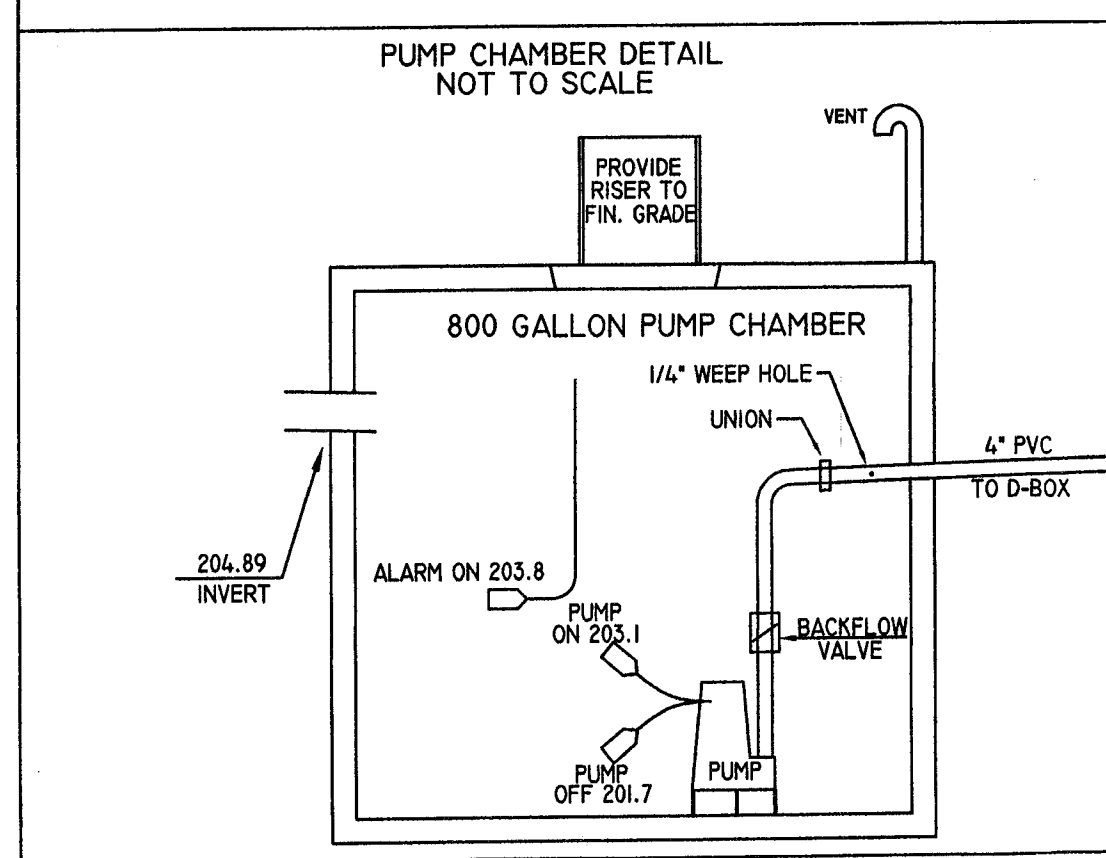
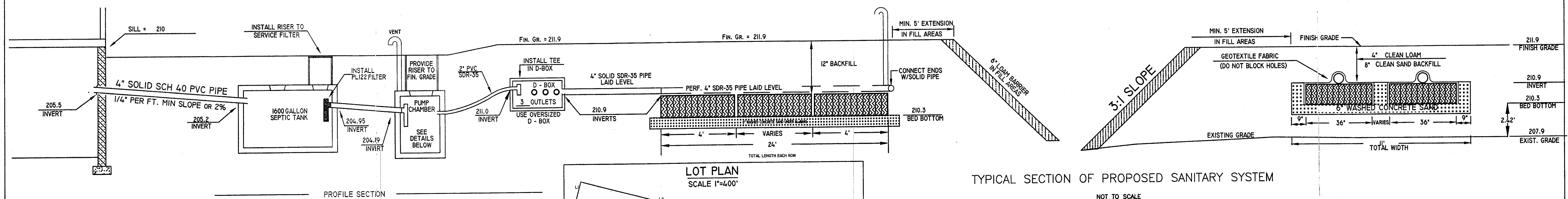
Date 12/12/02

LEONARDO LERO
Name (print or type)

owner or agent (circle one)

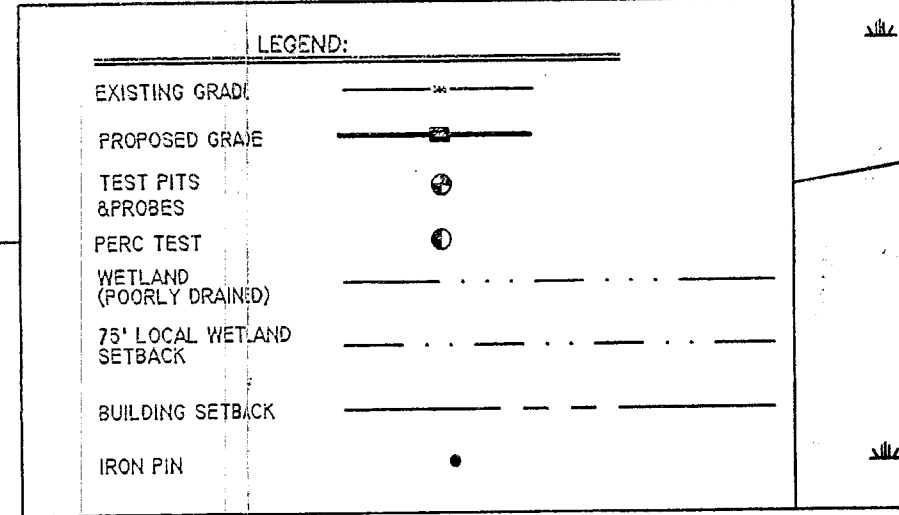
YOU MUST SUBMIT THE FOLLOWING INFORMATION (Put all information on plans)

- Two (2) sets of scale plans (one inch = 20 feet) (3 sets if designer wants a return copy of plan) showing all lot dimensions and indicating the distance to and location of existing and proposed buildings, wells and waste disposal systems. If the proposed system or well is closer than seventy-five (75) feet to a boundary, you will need to indicate what is on the adjoining lot. If the lot is so large that it cannot be scaled 1"= 20' on your drawing, two copies of a scale plan with a larger scale must also be submitted. The 1:20 scale plan must also contain pertinent elevation data and location of test pits and percolation test holes. All plans must be folded to 8 1/2 x 11". Show areas of exposed ledge or boulders greater than 6' in diameter within 75' of proposed system.
 - Specific directions so that inspector may easily drive to and find the site. Include mileage referenced from intersections or landmarks to this site. This shall be indicated on a USGS quadrangle map or other suitable location plan.
 - Distance and location of nearest surface water in relation to disposal system (must be a minimum of 75' from all lakes, streams, ponds and swamps whether intermittent or year round). If nearest surface water is greater than 75' away a statement to that effect is required.
 - a. Location of proposed and existing drinking water supply lines. Soil Data (to be determined in leaching area for each system indicate where and when tests were taken). Percolation test data including rate and depth of test.
b. Test Pit Log:
 - Show depth from original ground surface to the observed water table.
 - Show depth to seasonal high water table (springtime). This may be an estimate based on mottling, NRCS data, etc., (water table must be four (4) feet below the bed during all seasons of the year).
 - Show depth from original ground surface to impermeable substratum (i.e. clay or ledge). Clay and hardpan will be considered impermeable unless proven otherwise. Bottom of effluent disposal area (EDA) must be four (4) feet above any bedrock or any impermeable substratum. P.E. required for ledge lots where system will be greater than 600 GPD or for disposal systems greater than 2,500 GPD.
 - Soil description of the predominant soil layers including color notations from the Munsell Soil Color book.
 - c. Soil survey data for the lot. This information is available at the Local Soil Conservation District office. When taken from current soil map, a copy design:
 - Where fill is required, filled area must extend a minimum of five (5) feet in all directions beyond the edge of the bed at same elevation as top of the bed before tapering off at a 3:1 slope (3 horizontal to 1 vertical). There shall be a minimum of 3" of loam suitable for seeding and proper stabilization of the slope. All topsoil, roots and organic matter under the leaching system must be removed before fill is placed. Show fill details and material specification on cross section.
 - Number of bedrooms or estimated sewage load in gallons per day.
 - Ground surface elevations for the lot showing the slope of the land at two foot contour intervals. Sufficient spot elevations are required to verify level lots. Show original and proposed contours. Reference contours to a benchmark located near the proposed systems. This topographical information must appear on the 1:20 scale plan.
 - Liquid capacity of septic tank, details and materials of construction.
 - Scale plan of leaching system with construction details and dimensions. Show sill elevations, invert elevations at building exit, inlet and outlet from septic tank, inlet and outlet from distribution box, invert of effluent disposal lines and bottom elevation of effluent disposal area. Inverts must be referenced to your benchmark. Invert may be best indicated on your cross section or profile sections.
 - Make, type and capacity of sewage pump, pump well, discharge line, siphons, siphon chambers, etc. (when used).
 - Number of outlets and name of manufacturer of distribution box (all laterals must be directly connected to distribution box, i.e., no tees in the middle of the bed or field will be allowed).
 - Cross section of leaching trench, leaching bed, or dry well showing all construction details (in leach bed, lines should be uniformly spaced from 3 to 5 feet on center and half of that distance in from the edge of the bed: present requirements for dry wells are 6" minimum of stone around sides of dry well and 1 foot minimum of stone under dry well). Show all fill details on cross section.
 - Type and size of stone. Must be clean and meet septic stone specifications.
 - Type, size and manufacturer of effluent disposal pipe.
 - Type of effluent disposal pipe joints for perforated pipes. (Leach lines shall be interconnected or capped at the end.)
 - Statement that effluent disposal pipes and bottom of effluent disposal area will be laid as level as possible.
 - Show a suitable area for a replacement system where available or state that the system may have to be rebuilt in place, if failure occurs.
- NO LIABILITY IS INCURRED BY THE STATE by reason of any approval for construction of individual sewage disposal system plans. Approval by the Department of Environmental Services of individual sewage disposal systems is based on plans and specifications supplied by the applicant. NO GUARANTEE IS INTENDED OR IMPLIED BY REASON OF ANY ADVICE GIVEN BY THE DEPARTMENT OR ITS STAFF.



APPROVAL OF THIS PLAN ALLOWS CONSTRUCTION OF IN-DRAIN DESIGN ONLY. CONSTRUCTION OF CONVENTIONAL SYSTEM REQUIRES SEPARATE DESIGN DRAWING, SUBMISSION, AND NHDES APPROVAL.

THIS DOCUMENT HAS BEEN PREPARED TO ASSIST IN THE CONSTRUCTION OF A SUBSURFACE SANITARY WASTE DISPOSAL SYSTEM. PERSONS USING THIS DOCUMENT FOR PURPOSES OTHER THAN THE CONSTRUCTION OF A SUBSURFACE SANITARY WASTE DISPOSAL SYSTEM DO SO AT THEIR OWN RISK. THIS PLAN CONFORMS TO ALL TOWN REGULATIONS.



Test Pit: 2-1

Depth (in)	Color	Texture	Structure	Consistence	Additional
0-18	10YR 4/4 dark yellowish brown	fine sandy loam	granular	friable	
18-27	2.5Y 5/6 light olive brown	loamy sand	blocky	firm	redox concentrations and depletions
27-37	2.5Y 4/4 olive brown	stratified fine sand & fine sandy loam	massive	firm	redox concentrations and depletions

Soil Series: Subsoil (approx.)

Obs. Water	Seasonal High Water	Resid. Bedrock/Water	Hydrologic Soil Group
none	18	none	C

Notes: Percolation rate: 8 min./in. @ 15"

NRCS SOIL DATA:
NRCS STAFFORD COUNTY SOIL SURVEY, SHEET 23, SOIL UNIT: LEICESTER (L48)

DESIGN INTENT:
BOTTOM OF IN-DRAIN EDS, (EFFLUENT DISPOSAL SYSTEM) SHALL BE AT 210.3 ELEVATION. THIS IS APPROX. 2.42 FEET ABOVE ORIGINAL GROUND AT THE HIGH CONTOUR OF THE EFFLUENT DISPOSAL SYSTEM.

DESIGN DATA:
6 BEDROOM HOME, AND OR, 600 GALLON / DAY DESIGN FLOW
8 MIN / INCH PERC RATE.
TYPE B IN-DRAINS REQ. $[(3.5 + (0.125 \times \text{PERC RATE})) \times \text{DESIGN FLOW}] / 150 = 18$ UNITS
TYPE B IN-DRAINS REQ. BY TABLE 1 OF ELJEN DESIGN MANUAL EQUALS 18 UNITS
PROPOSED ARE 18 TYPE B UNITS

PROPERTY DATA:
TOWN TAX MAP # A LOT # 39-2
COUNTY REGISTRY STAFFORD VOLUME/BOOK # 252 PAGE # 0686
SUBDIVISION APPROVAL NO. 23016 DATED: 6-11-85
PREVIOUS CONSTRUCTION APPROVAL NO. #CA1997004262 DATED: 9-02-97

- NOTES:
1. INLET AND OUTLET JOINTS TO SEPTIC TANK AND D BOX TO BE SEALED W/ NON SHRINK MORTAR OR POLYLOK SEALS.
 2. ALL INVERT ELEVATIONS AND GRADES TO BE REFERENCED FROM BENCHMARKS.
 3. INSTALL POLYLOK FLOW EQUALIZERS IN OUTLET LINES. (GRAVITY SYSTEMS ONLY).
 4. IN-DRAIN UNITS TO BE SUPPLIED BY HUBER DESIGN INC. HANCOCK NH 1-800-266-4320.
 5. IN THE EVENT OF SYSTEM FAILURE, CONTACT DESIGNER/INSTALLER AND HUBER DESIGN INC. FOR ASSISTANCE IN DETERMINING THE CAUSE OF THE FAILURE. IF NECESSARY, REBUILD SYSTEM IN PLACE, IN KIND, OR SUBMIT NEW PLANS FOR NHDES APPROVAL.
 6. DESIGNER MUST BE NOTIFIED OF SITE CONDITIONS CONTRARY TO THOSE DEPICTED ON THE PLAN. NO CHANGES FROM THE PLAN MAY BE MADE WITHOUT CONSULTING THE DESIGNER.
 7. THE DESIGNER ASSUMES NO RESPONSIBILITY IF THE SYSTEM IS NOT INSTALLED EXACTLY PER PLAN.
 8. THIS SEPTIC SYSTEM IS NOT DESIGNED TO ACCOMMODATE THE USE OF A GARBAGE DISPOSAL.
 9. DO NOT DISCHARGE WATER SOFTENER OR TREATMENT BACKWASH INTO THE SEPTIC SYSTEM.
 10. DOUBLE TANKING AND WASTE WATER FILTERS ARE RECOMMENDED FOR HOMES WITH OVERSIZED JACUZZI TYPE TUBS.
 11. DO NOT DRIVE VEHICLES OVER EDA, (EFFLUENT DISPOSAL AREA) UNLESS THE EDA WAS DESIGNED FOR WHEEL LOAD.
 12. THERE ARE NO WELLS WITHIN 75 FT OF SYSTEM COMPONENTS OR WETLANDS WITHIN 50 FT.
 13. ELEVATIONS AND LOCATIONS OF EXISTING COMPONENTS PROVIDED BY MCNEANEY SURVEY ASSOCIATES, INC.
- MATERIAL SPECIFICATIONS:
SEPTIC TANK: 1500 GALLON CONCRETE
PROVIDED BY: RICHARD GENEST, INC.
DISTRIBUTION BOX: 3 OUTLET CONCRETE
PROVIDED BY: RICHARD GENEST, INC.
PIPE PENETRATION SEALANT TO BE THICK PLASTIC CEMENT. OTHER MATERIALS MAY BE SUBSTITUTED PROVIDED MINIMUM SPECIFICATIONS ARE MET (ALL SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE STATE OF NH W.S.P.C.C.)

APPROVED DEC 13 2002
OVER A. D. DOWD

TOWN APPROVAL & STAMP

STATE APPROVAL & STAMP

OWNER: RAYMOND & SUSAN MASSE

APPLICANT: CAREX ECOSYSTEM SCIENCES (OWNER: LEONARD A. LORD)

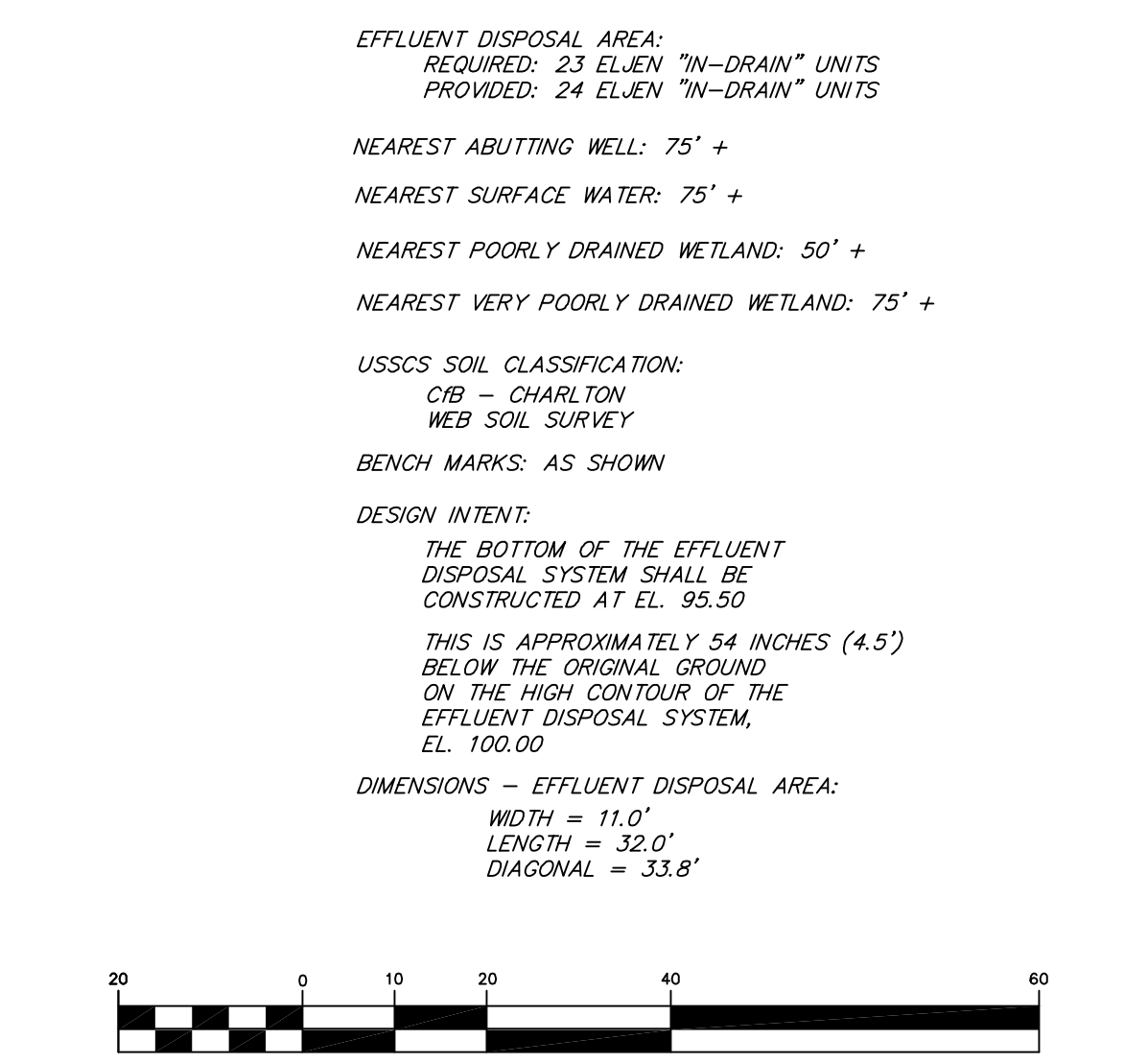
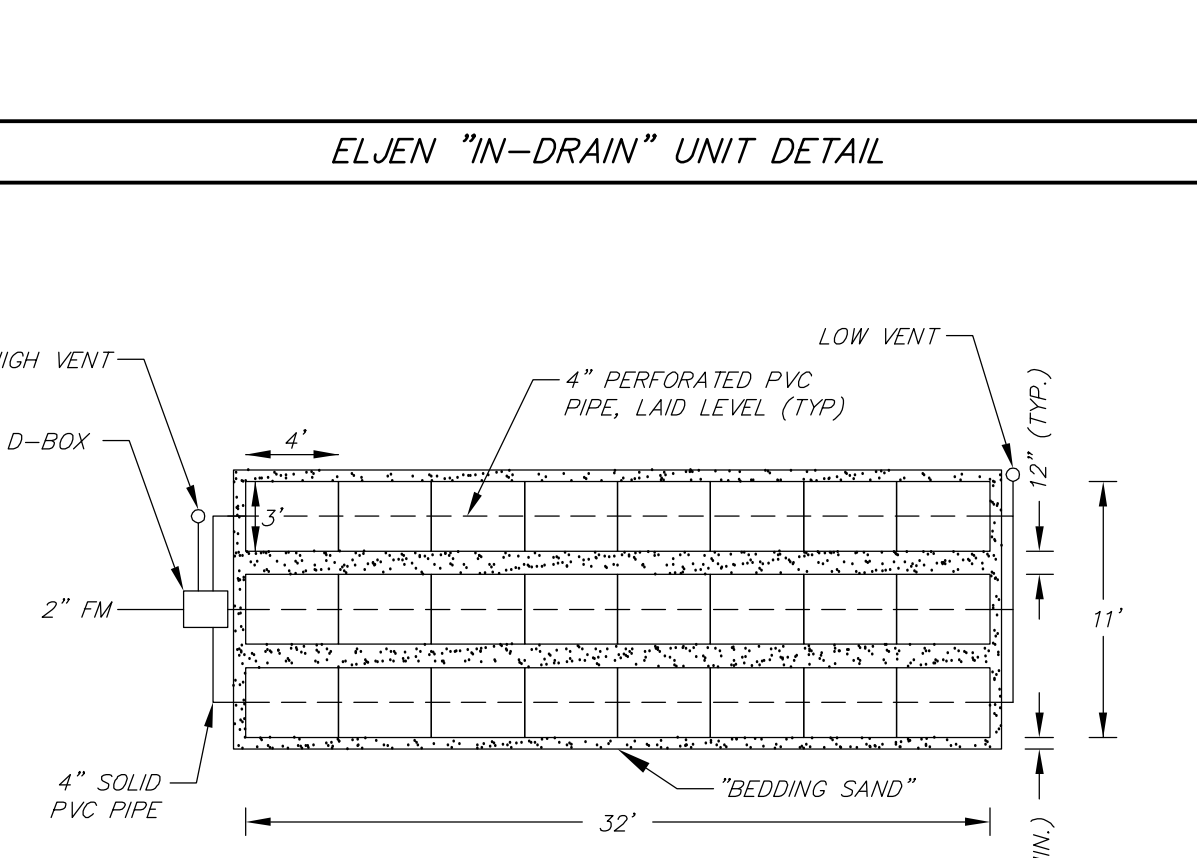
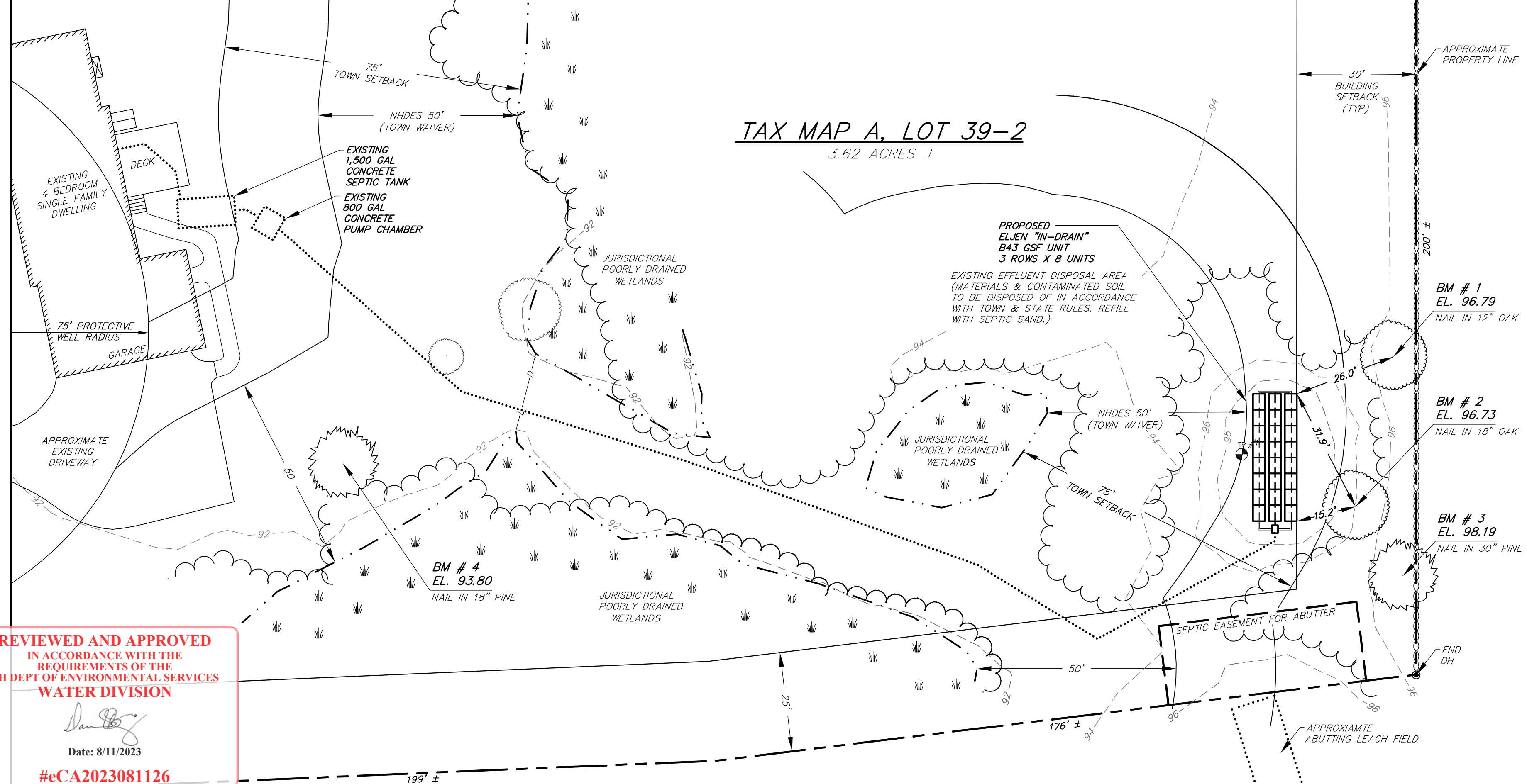
NO.	DATE	REVISION	BY

NEW HAMPSHIRE
SEPTIC SYSTEM DESIGN
FOR
TAX MAP A, LOT 39-2
FIELDSTONE DRIVE, DOVER

OWNER
RAYMOND & SUSAN MASSE
7 FIELDSTONE DRIVE DOVER, NH 03820
DATE: 11-15-02 CAREX #: B802

DRAWN BY: PD

CAREX ECOSYSTEM SCIENCES
538 CENTRAL AVE., SUITE B
DOVER NH, 03820



****THIS PLAN IS NOT A SURVEY****

GENERAL NOTES:

1. THE BUILDER/SITE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE ZONING DIMENSIONAL REQUIREMENTS, PROPERTY LINES, AND SETBACK LINES REQUIREMENTS PRIOR TO INITIATING CONSTRUCTION OF THE PROPOSED HOUSE AND SEPTIC SYSTEM. THE ZONING ORDINANCE OF THE MUNICIPALITY ARE TO BE COMPLIED WITH. THE BUILDER/SITE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT THE MUNICIPALITY REGARDING INSPECTIONS PRIOR TO AND DURING CONSTRUCTION, I.E. LOCATION AND BED-BOTTOM INSPECTIONS. THIS PLAN IS NOT INTENDED TO BE USED A BOUNDARY PLAN, ANY DISCREPANCIES BETWEEN THIS PLANS AND THE APPARENT FIELD CONDITIONS TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION.
3. PROPOSED SEPTIC TANKS AND D-BOX TO BE SUPPLIED BY: AL FOSSE OF FARMINGTON OR EQUAL.
4. NO VEHICULAR TRAFFIC, LIVESTOCK, IRRIGATION, OR SNOW REMOVAL ALLOWED IN AREA OF SYSTEM.
5. RECOMMENDED CLEANING SEPTIC TANK AT LEAST EVERY 2 YEARS.
6. CONCRETE STRUCTURE TO BE WATER TIGHT. ALL CONNECTIONS BETWEEN THE SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATER TIGHT, FLEXIBLE JOINT.
7. 4 INCH GRAVITY SEWER TO BE SDR 35 OR SCHEDULE 40 PVC. WHERE WELL IS <75' FROM SEPTIC TANK, 4" GRAVITY SEWER TO BE SDR 26, SCHEDULE 40 PVC, OR POLYETHYLENE PIPE ("POLY PIPE") 100-150 PSI RATING.
8. EFFLUENT DISPOSAL AREA MAY BE REBUILT IN PLACE, SHOULD FAILURE OCCUR, PROVIDED THAT THE REQUIREMENTS OF ADMINISTRATIVE RULES FOR ENV.WO 1000 ARE MET.

PREPARATION AND FILL NOTES:

1. CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND (UPSLOPE SIDE) BEFORE DISTURBING SITE. THE "DESIGN INTENT" MUST BE MAINTAINED. THE BUILDER/SITE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE ZONING DIMENSIONAL REQUIREMENTS AND SETBACK LINE REQUIREMENTS PRIOR TO INITIATING CONSTRUCTION OF THE PROPOSED HOUSE AND SEPTIC SYSTEM. THE ZONING ORDINANCE OF THE MUNICIPALITY IS TO BE COMPLIED WITH. THE BUILDER/SITE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT THE MUNICIPALITY REGARDING INSPECTIONS PRIOR TO AND DURING CONSTRUCTION, I.E. LOCATION AND BED-BOTTOM INSPECTIONS. THIS PLAN IS NOT INTENDED TO BE USED AS A SITE PLAN.
2. REMOVE ALL TREES, BRUSH, ROADS, AND DEBRIS FROM THE AREA TO BE FILLED. STUMPS NOT TO BE BURIED WITHIN 75' OF EFFLUENT DISPOSAL AREA, UNLESS UPSLOPE (35' MIN.).
3. REMOVE TOPSOIL, LAKE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY. SCARIFY WITH TEETH OF EXCAVATOR BEFORE BACKFILL. SCARIFY PARALLEL WITH CONTOURS, WORKING FROM THE CENTER OUTWARD. SOIL MUST BE MIN. 24" DEEP PRIOR TO PREPARATION.

MATERIAL SPECIFICATIONS:

TOPSOIL:
MIN. 4" OF CLEAN SIFTED LOAM TO BE PLACED AS BLANKET ON TOP AND SIDE SLOPES.

CLEAN FILL:
PERMEABLE SOIL FREE OF ROOTS, DEBRIS, ORGANICS, AND STONES GREATER THAN 3".

BACKFILL:
A WELL-GRADED SANDY FILL WITH A MAXIMUM OF 10% PASSING A #200 SIEVE, AND IS CLEAN, FREE OF ROOTS AND DEBRIS OF LARGE ROCKS.

SEPTIC SAND:
FILL TO EXTEND BED BOTTOM PAST ORIGINAL GRADE AND FOR THE SIDE SLOPES TO MEET THE FOLLOWING SPECIFICATION:
MEDIUM TO COARSE TEXTURED SAND, NO GREATER THAN 5% PASSING THE NUMBER 200 SIEVE, AND NO PARTICLES LARGER THAN 1/4".

BEDDING SAND:
USE WASHED CONCRETE SAND OR CLEAN MEDIUM TO COARSE SAND WITH PARTICLE SIZE OF 0.25 mm to 2.0 mm. A MINIMUM OF 6" OF SAND UNDER UNITS, BETWEEN ROWS, AND AROUND THE PERIMETER OF THE "ELIEN" UNITS.

5. SAND FILL TO BE PUSHED ONTO PREPARED SURFACE FROM THE SIDE. DO NOT ALLOW EQUIPMENT ON THE SCARIFIED SOIL SURFACE. FILL BETWEEN UNITS TO BE CAREFULLY PLACED WITH EXCAVATOR.
6. WHEN FILL IS REQUIRED TO EXTEND BED BOTTOM BEYOND ORIGINAL GRADE, PLACE FILL IN 12" LOOSE LAYERS USING A TRACK TYPE TRACTOR WITH BLADE. ALWAYS KEEP A MINIMUM OF 9" OF FILL MATERIAL BENEATH TRACKS OF TRACTOR TO MINIMIZE COMPACTION OF NATURAL SOIL. EACH LAYER TO BE SPREAD IN UNIFORM THICKNESS BEFORE PLACING NEXT LAYER. CONTINUOUS GRADING AND SHAPING SHALL BE CARRIED OUT TO ASSURE UNIFORM DRAINAGE THROUGHOUT EACH LAYER.
7. ENTIRE FILLED AREA SHOULD BE COVERED WITH TOPSOIL, SEEDED, AND MULCHED IMMEDIATELY AFTER BACKFILLING TO PREVENT EROSION.
8. BACKFILL DEPTH OVER SYSTEM TO BE 12"-24" CROWN 2% MIN. TO PROVIDE RUNOFF. SYSTEM 8. BACKFILLED WITH MORE THAN 18" MUST BE VENTED.

SITE NOTES:

1. GRADING SHOWN IS FOR PERMITTING ONLY. ADDITIONAL GRADING IS AT THE DISCRETION OF THE CONTRACTOR AND/OR OWNER.
2. BEST MANAGEMENT PRACTICES ARE TO BE FOLLOWED DURING ALL CONSTRUCTION TO PREVENT SITE ALTERATION THAT MAY CAUSE EROSION AND/OR DRAINAGE ISSUES.
3. PER ENV-WO 1003.13 (A)(3) THERE ARE NO KNOWN CEMETERIES LOCATED WITHIN 100' OF ANY PART OF THE EFFLUENT DISPOSAL SYSTEM.

WETLAND NOTES:

WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH ENV-WO 1014.06 BY JOSEPH NICHOLS.

NICHOLS ENVIRONMENTAL, LLC. 102 CHESTER ROAD FREMONT, NH 03044 nicholsenviro@gmail.com Office: 603-244-5325 Cell: 603-234-3228											
											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;">REVISIONS:</td> <td style="width: 20%; padding: 5px;">DATE:</td> </tr> <tr> <td style="height: 20px;"></td> <td></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> </tr> <tr> <td colspan="2" style="padding: 10px;"> <u>OWNER OF RECORD</u> DAVID A. LAROCHE MIHAELA NICOLETA LAROCHE 7 FIELDSTONE DRIVE DOVER, NH 03820 BK 2239, PG 672 </td> </tr> <tr> <td colspan="2" style="padding: 10px;"> <u>SITE LOCATION</u> 7 FIELDSTONE DRIVE TAX MAP A, LOT 39-2 DOVER, NH </td> </tr> </table>	REVISIONS:	DATE:					<u>OWNER OF RECORD</u> DAVID A. LAROCHE MIHAELA NICOLETA LAROCHE 7 FIELDSTONE DRIVE DOVER, NH 03820 BK 2239, PG 672		<u>SITE LOCATION</u> 7 FIELDSTONE DRIVE TAX MAP A, LOT 39-2 DOVER, NH	
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<u>SITE LOCATION</u> 7 FIELDSTONE DRIVE TAX MAP A, LOT 39-2 DOVER, NH											
<u>DESIGNER STAMP</u> NEW HAMPSHIRE Designer of Subsurface Disposal Systems *** Joseph P. Nichols No. 1451 Department of Environmental Services	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;"> NHDES SUBDIVISION APPROVAL #1996000361 NHDES SUBDIVISION NAME: FIELDSTONE </td> <td style="width: 20%; padding: 5px;"> DATE: 8/3/2023 JOB NUMBER: 23-078 </td> </tr> </table>	NHDES SUBDIVISION APPROVAL #1996000361 NHDES SUBDIVISION NAME: FIELDSTONE	DATE: 8/3/2023 JOB NUMBER: 23-078								
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PERMIT SNAPSHOT REPORT COND-2023-0056 FOR CITY OF DOVER, N.H.

Permit Type Conditional Use **Project:** **App Date:** 09/05/2023
Work Class: Environmental **District:** None **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:

Description: To allow stormwater management and impervious surfaces within the wetland buffer

Parcel: H0035-C00004	Main	Address: 42 Sumner Dr Dover, NH	Main	Zone: CM(Non-Residential - Commercial Manuf.
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Owner Rad Nichols Business: (603) 743-5777	Plan Preparer Ben Clark 35 Bow Street Portsmouth, NH 03801 Business: (603) 431-6196 Mobile: (603) 953-8131	Applicant Ben Clark 35 Bow Street Portsmouth, NH 03801 Business: (603) 431-6196 Mobile: (603) 953-8131
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Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	Alteration / Addition	Project Zone	Non-Residential
What is the parcel zoned?	CM	New Change in Impervious/Paved Area (sq ft)	-1100	Work	The project proposes to regrade within the wetland buffer for a stormwater management system and impervious surfaces. The redevelopment results in a net loss of 1,100 sq ft of impervious surface within the wetland buffer.

permitstatedef NHDES Alteration of Terrain - Not submitted yet

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ben_Clark_9/5/2023.jpg	09/05/2023 18:33	Clark, Ben		Uploaded via CSS
Permit Snapshot Report.pdf	09/05/2023 18:33	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004953	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-00004953		\$200.00	\$0.00
Grand Total for Permit		\$200.00	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/06/2023 12:47	
Confirm application complete v.1	Generic Action		09/06/2023 12:48
Conditional Use Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		

PERMIT SNAPSHOT REPORT (COND-2023-0056)

Planning Board Decision v.1	Permit Activity
NOD Sent to Applicant v.1	Create Report
Issue Permit v.1	
Verify Fees Prior to Permit v.1	Generic Action
Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Property Info Group v.1	Generic Action
Recording v.1	Task



City of Dover, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only	Project #:	COND-2023-0056	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Rad Nichols Telephone # 603-743-5777

Address of Applicant: 42 Sumner Drive

E-Mail Address: RNichols@coastbus.org

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # H0035-C00004 Lot(s) # _____

Address of Property: 42 Sumner Drive

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

Existing Use of Property: Operations, maintenance, and vehicle storage for COAST.

CONDITIONAL USE PERMIT INFORMATION

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

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

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

The project proposes to regrade within the wetland buffer for a stormwater management system and impervious surfaces. The redevelopment results in a net reduction of 1,100 sq ft of impervious surface within the wetland buffer.

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

NHDES Alteration of Terrain - not submitted yet

Name of Professional That Prepared Plans: CMA Engineers - Benjamin Clark, PE

Address 35 Bow Street, Portsmouth, NH Telephone #: 603-431-6196

Professional License #: 15219 E-mail address: bclark@cmaengineers.com

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

**CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS**

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>

Applicant (if different from owner):

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

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>

Conservation Easement Holder:

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



CITY OF DOVER, NEW HAMPSHIRE

PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name:	<u>Rad Nichols</u>	
Signature(s) of Property Owner(s):	<u>Rad Nichols</u> Digitally signed by Rad Nichols Date: 2023.03.15 17:15:01 -04'00'	Date: <u>2023-03-16</u>
Signature of Applicant: <i>if different from owner</i>	<u>Benjamin Clark</u> Digitally signed by Benjamin Clark DN: C=US, E=bclark@cmaengineers.com, O=CMA Engineers, CN=Benjamin Clark Date: 2023.03.16 15:02:57-04'00'	Date: <u>2023-03-16</u>

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name:	<u>Rad Nichols</u>	
Signature(s) of Property Owner(s):	<u>Rad Nichols</u> Digitally signed by Rad Nichols Date: 2023.03.15 17:15:41 -04'00'	Date: <u>2023-03-16</u>
Signature of Applicant: <i>if different from owner</i>	<u>Benjamin Clark</u> Digitally signed by Benjamin Clark DN: C=US, E=bclark@cmaengineers.com, O=CMA Engineers, CN=Benjamin Clark Date: 2023.03.16 15:03:54-04'00'	Date: <u>2023-03-16</u>

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

☐ Permanent Sign
☐ Temporary Sign
☐ Community Sign



September 7, 2023

Donna Benton, AICP
Director of Planning and Community Development
City of Dover New Hampshire
288 Central Avenue
Dover, New Hampshire 03820

**RE: COAST Bus Facility
Conditional Use Permit – Wetland Buffer Impacts
CMA #1250**

Dear Ms. Benton,

This letter is to request a Conditional Use Permit to allow grading, placement of impervious surfaces, and a stormwater management system within the 50-foot wetland buffer, per section 170-27.1.G.d.iv of the City of Dover's Zoning Ordinance.

Being a redevelopment project, the goal of the design is to create a site without significantly increasing the impervious footprint of the site. The permanent impact of 5,862 square feet within the buffer does not differ from the existing condition. Although the extent of the project footprint will be slightly expanded in the proposed condition, impervious area within the wetland buffer will be reduced by approximately 1,100 square feet, minimizing the impact to the extent practical.

The design of an improved stormwater management system requires a temporary wetland buffer impact of 14,479 square feet for grading but will be restored to a grassed area upon completion. The proposed stormwater management systems are located where the existing systems are and will expand upon the footprint to meet the stormwater treatment requirements per the City of Dover's Site Plan Regulations.

Pursuant to Chapter 170-27.1 of the Dover Zoning Ordinance, the following criteria are met with regard to proposed construction activities:

- *Practicable Alternative:* There is no practicable alternative that would have a less adverse impact on the area. Given the restraints of the existing site, and the location of the existing parking lot, construction is proposed in the smallest footprint possible.
- *Avoidance:* Potential impacts have been avoided to the maximum extent practicable. The construction of stormwater management infrastructure and the parking lot have been designed to have the smallest possible impact on the wetland buffer.
- *Minimization:* Any unavoidable impacts have been minimized. No reasonable alternative to the

proposed construction exists which does not impact a wetland buffer or which has less detrimental impact on a wetland buffer. The design has been prepared to only impact the wetland buffer where necessary, and the impacts are largely limited to in-kind replacement of stormwater management infrastructure and paved areas.

- *Mitigation:* The proposed project does not meet the criteria set forth by NHDES to require a compensatory mitigation plan.
- The proposed wetland impacts are to replace man-made detention basins, which under RSA 482-A:3 is allowed without a wetlands permit from NHDES.

With that in mind, we respectfully request your consideration for a Conditional Use Permit to allow grading, placement of impervious surfaces, and stormwater management systems within the wetland buffer. As always, if you have any questions, feel free to contact me at your convenience.

Respectfully,



Benjamin Clark, P.E.
Senior Project Manager
CMA Engineers, Inc.

1. THE INTENT OF THIS PLAN IS TO PRESENT THE EXISTING COAST BUS FACILITY REDEVELOPMENT PROJECT CONSISTING OF 28,700 SF VEHICLE STORAGE BUILDING AND 17,000 SF ADMINISTRATION, OPERATIONS, AND MAINTENANCE BUILDING.

COOPERATIVE ALLIANCE FOR SEACOAST
TRANSPORTATION
42 SUMNER DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 2200, PAGE 264

OWNER SIGNATURE

3. THE PARCEL SHOWN IS LOT NO. H-35, MAP C-4 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE SUBJECT PARCEL CONTAIN 6.38 ACRES / 278,107 SF OF LAND.
5. EXISTING RECIPROCAL ACCESS EASEMENT S.C.R.D. BK. 1645 PG. 575 & EXISTING 30' UTILITY ACCESS EASEMENT S.C.R.D. BK. 1645 PG. 590
6. CURRENT CITY OF DOVER ZONING DISTRICT IS COMMERCIAL MANUFACTURING;

	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. LOT SIZE:	20,000 SF	278,107 SF
MIN. LOT FRONTAGE:	100 FT	188.34 FT
MIN. YARD SETBACKS:		
FRONT:	35 FT	150 FT
SIDE:	10 FT	91 FT
REAR:	10 FT	36 FT
ABUT-A-STREET:	35 FT	91 FT
MAX. LOT COVERAGE:	50 %	17 %
MAX. BUILDING HEIGHT:	50 FT	30 FT 8 IN
		26 FT
GREEN SPACE:	33 %	44 %

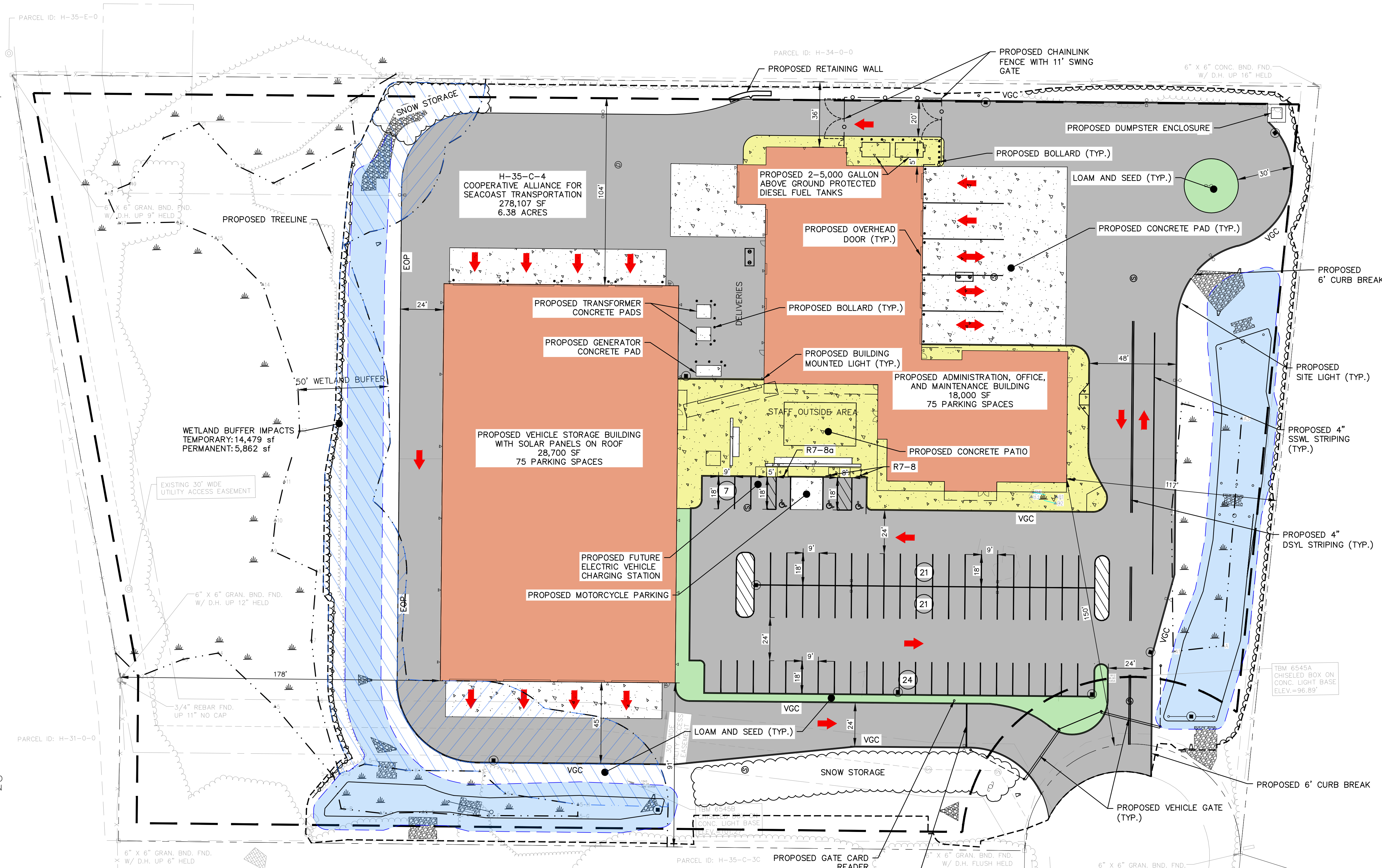
THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS:

- GROUND WATER PROTECTION DISTRICT (TERTIARY)
- WETLAND PROTECTION DISTRICT

8. PARKING REQUIREMENTS – OFFICE & INDUSTRIAL USE
- MAX. # OF SPACES FOR OFFICE = 8,000 SF X 1/300 SF
= 26.6 SPACES
- MAX. # OF SPACES FOR INDUSTRIAL = 38,700 SF X 1/800 SF
= 48.3 SPACES
- MAX. # OF SPACES ALLOWED = 75 SPACES
PROVIDED SPACES = 73 SPACES (3 ADA W/ 1 VAN)

9. CONDITIONAL USE PERMIT – CONSTRUCT DORMWATER MANAGEMENT SYSTEM WITHIN THE WETLAND BUFFER. (170-27.1.G.d.iv)
10. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A FIELD SURVEY PERFORMED BY DOUCET SURVEY DURING JUNE 2020 USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL, WITH A PRECISION GREATER THAN 1:15,000.
11. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
12. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOD12A) ($\pm 2'$) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
13. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (33017C0320E EFF. 9/30/2015).
14. JURISDICTIONAL WETLANDS DELINEATED BY WEST ENVIRONMENTAL, INC DURING JUNE 2020 IN ACCORDING TO THE:
 - 14.1. US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
 - 14.2. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2012).
 - 14.3. NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (2013).
 - 14.4. CODE OF ADMINISTRATIVE RULES. WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
 - 14.5. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEHSTC (MAY 2017).

15. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE.
16. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
17. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED WITHIN 50 FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED, AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
18. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY.
19. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
20. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE 1, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.

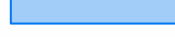
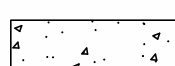
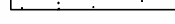
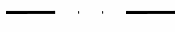


Property Line Setbacks

- Pavement
- Building
- Sidewalk
- Grass/Landscaping

21. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY AND SUNDAY 9 AM-4 PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
22. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
23. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
24. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
25. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NEPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION AND SERVICES PRIOR TO CONNECTION OF THE BLACKFLOW DEVICE.

26. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.

-
-  Stormwater Treatment
 Traffic Flow Direction
 Concrete Pad
 Wetlands
 Wetland Setback
 Property Line
 Permanent Impact
 Temporary Impact

<u>PERMIT</u>	<u>FILED</u>	<u>APPROVED</u>
CITY OF DOVER – SITE PLAN	3/16/2023	–
CITY OF DOVER – CUP	3/16/2023	–
NHDES – AOT	–	–
NHDHR – RPR	–	–
NHD DATA CHECK	11/15/2022	11/17/2022
NH FISH AND GAME CONSULTATION	–	–
EPA ENOI	–	–
NHDES SEWER CONNECTION	–	–