

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, October 24, 2023**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 26, 2023 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

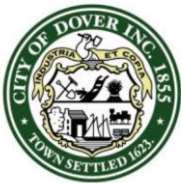
- A. Consideration and acceptance of a Minor Subdivision for Double Diamond Holdings North LLC, Assessor's Map 15, Lot 40-A, zoned G*, located at Locust Street. (1 new lot). *(SUBM-2023-0005)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, September 26, 2023**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Mark Speidel, Fergus Cullen (Councilor), Ken Mavrogeorge, Tom Clark, Kyle Pimental, Jon Elliard (Alternate)

Members Not Present (excused): Hayley Harmon (Vice Chair), George DeBoer (Alternate), Erinn Kaspari, Melina Gabino (Alternate)

Members Not Present (un-excused): None

Staff Present: Donna Benton, Director of Planning and Community Development

G. Cruikshank called the meeting to order at 7p.m, explained the citizens' forum process and noted J. Elliard is sitting for the vacant position tonight and M. Speidel is acting Vice Chair.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- September 12, 2023 Regular Meeting Minutes

Motion J. Elliard moved to approve September 12, 2023 as submitted. Seconded by: K. Mavrogeorge.

Vote: U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

The Vice Chair noted items 4A and 4B will be heard together.

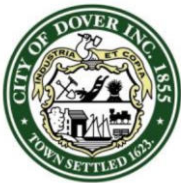
- Consideration and acceptance of a Conditional Use Permit for Cooperative Alliance for Seacoast Transportation (COAST), Assessor's Map H, Lot 35-C-4, zoned CM, located at 42 Sumner Drive. (Proposal is to allow grading, placement of impervious surfaces and a stormwater management system, within the 50-foot wetland buffer). *(COND-2023-0056)
- Consideration and acceptance of a Site Review for Cooperative Alliance for Seacoast Transportation (COAST), Assessor's Map H, Lot 35-C-4, zoned CM, located at 42 Sumner Drive. (Proposal is to build a 28,700 s.f. vehicle storage building and 17,000 s.f. administration, operations and maintenance building). *(SITE-2023-0002)

T. Clark recused himself.

D. Benton explained that the applicant is looking to raze the existing building and build two new buildings at 42 Sumner Drive. These would host COAST's fleet and offices, revise and add parking. The proposal is for a 28,700 s.f. vehicle storage building and a 17,000 s.f. administration operations and maintenance building. The site is proposed to be serviced by municipal water and sewer. The plan appeared before the TRC on April 6 and June 22, 2023

The development requires a CUP request for 14,479 s.f. of temporary and 5,862 s.f. of permanent wetland buffer impact. The Conservation Commission endorsed the application at their September 11, 2023 meeting.

Ben Clark, CMA Engineers represented the application.



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He gave background of what is currently on site- the maintenance and operations building. The administration is currently on a different site. The proposal will put administration, maintenance, and operations on the same site along with vehicle storage.

He explained the permanent impact is for pavement which is replacing old pavement. The overall site footprint will be extended, but the impervious area will be reduced by 1,100 sq ft.

Two waivers are sought for streetscape and landscape architect stamp. He explained this site is tucked in the back and not visible from the street. They have provided plans with overall information. This is a redevelopment project and vegetation will be staying. The interior plantings are appropriate for the site.

M. Speidel asked if the bus stop will stay.

Rad Nichols, Executive Director COAST said the bus stop is proposed to move to the interior of the site at 42 Sumner.

K. Pimental asked a few questions about EV charging station plans which Mr. Clark answered. He also asked if there are any plans for any of the fleet to be electric. R. Nichols responded there has been discussion, though implementation would be years into the future. The COAST board has some concerns about electric buses, but the facility will be prepped so that EV chargers can be added to the storage and/or maintenance bays in the future.

Motion: F. Cullen moved to accept the application and declared no regional impact. Seconded by: K. Pimental. Vote: U/A

Public hearing opened

No one spoke

Public hearing closed.

STAFF RECOMMENDATION – CUP:

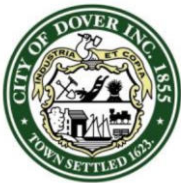
The Conservation District ordinance §170.27.1.F. provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant has tried to design the site to improve the existing conditions by lessening the overall impervious area by 1,100 s.f. and has located stormwater management systems where the existing systems are and will expand upon the footprint to meet the stormwater treatment requirements. The applicant has considered the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal additional wetland disturbance on the site as described in the narrative in the application materials.

The Planning Department recommends the Planning Board vote to grant the Conditional Use Permit with subsequent condition, as the plans meet the standards outlined.

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

1. Site Plan (SITE-2023-0002) be approved.
2. Wetland buffer placards are noted on the plan to be added pre-disturbance and replaced if needed post construction.



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Motion: F. Cullen moved to grant the CUP with subsequent conditions and found the criteria of §170.27.1.F have been met. Seconded by: J. Eliard. Vote: U/A

STAFF RECOMMENDATION – Waivers:

Per the applicant's narratives dated June 8, and September 5, 2023, the applicant is requesting the Board grant two waivers from:

- Waiver from interior landscaping §153-13.A.(12)
- Waiver from streetscape requirement §153-13.A.(17)

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

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

Planning Staff finds the waiver requests the landscaping and LLA stamp and streetscape meet criterion 2 as the site is setback from Knox Marsh Road, is in an industrial area, is an improvement to the existing conditions and meets the site plan criteria intent.

The Planning Department recommends the Planning Board vote to approve the waivers with subsequent conditions, as the plans meet the standards outlined.

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

1. A note be added that waivers for from the interior landscaping and LLA stamp requirements which is stated in §153-13.A.(12) and from 153-13.A(17) and the Board found the criteria of Chapter 153-21 have been met.

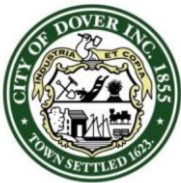
Motion: F. Cullen moved to grant the waivers with subsequent conditions and found the criteria of §153.21. have been met. Seconded by: K. Mavrogeorge. Vote: U/A

STAFF RECOMMENDATION: SITE PLAN

The Planning Department recommends the Planning Board make necessary findings and vote to approve the Site Plan with the following subsequent conditions as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Conditional Use Permit (COND-2023-0056) be approved.
2. The applicant shall provide the Planning Department with a digital version of the final plan set.
3. Provide PE stamp and signature on traffic analysis.
4. Provide a CAD file to the satisfaction of the Asset Management Administrator.
5. The applicant shall revise the plan set to:
 - a. Add owners' signatures;
 - b. Add all professional signatures and stamps;
 - c. Revise lighting to not encroach onto abutting parcels.
 - d. Revise note on C-2 about Groundwater Protection to indicate Secondary.



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- e. Add note to the plan that Fuel Storage and dispensing shall be in compliance with applicable NFPA and ICC documents.
- f. Provide additional detail on sheet C-2 regarding the Fuel Storage including spill prevention/containment and emergency action plan. Coordinate with Environmental Project Manager, Gretchen Young, to be sure required information is provided.

Subsequent Conditions to Be Met Prior to any Construction:

- 6. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Planning Director.
- 7. The wetland buffer placards be installed every 50 feet.

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

- 8. Payment of Water and Sewer Investment Fees if applicable.

Subsequent Conditions to Be Met Prior to Occupancy:

- 9. Impact fees per unit will be invoiced through the permit portal and shall be paid.
- 10. Confirmation, by staff, that the wetlands buffer signs are in place, or replaced if damaged during construction;
- 11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work;
- 12. Issuance of the Certificate of Occupancy.

Motion: K. Pimental moved to approve the site plan with subsequent conditions and found the application to meet the required items for site plans. Seconded by: J. Elliard. Vote: U/A

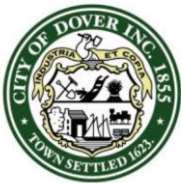
- C. Consideration and acceptance of a Site Plan Amendment for John Kniphfer (Owner: Kniphfer, LLC) Assessor's Map I, Lot 55-A, zoned R-12, located at 43 Back River Road. (Proposal is for a daycare use and to install a second driveway to help with traffic flow at drop off and pick up with associated parking). *(WAIV-2023-0004)

D. Benton explained the applicant purchased a building that was previously a child care use and requested a second driveway and expanded the child care use in number of students and small building addition. The expansion of child care use requires Technical Review Committee review per the definition of "CHILD CARE FACILITY" in the Zoning Ordinance.

Several staff and TRC members had concerns about a second curb cut on site and suggested partnering with Holiday Drive to use that as a second curb cut. Provided in the packet materials is the abutter on Holiday Drive's response that they were not willing to have a driveway onto Holiday Drive.

Discussions regarding on-site travel flow, stacking, pick-up, drop-off, event parking, sight distance, left turn lane, signage, and more were all discussed.

The initial design of the driveways and internal traffic flow and parking were altered during the TRC process from what was originally submitted. The applicant's engineer provided a traffic study and sight distance plan per staff's request.



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The applicant has changed the traffic flow to an inbound on the southern driveway and full egress on the northern driveway and the applicant's engineer has indicated the sight distance is adequate based off the 85th percentile of the speed data provided by the Police Department.

Engineering and public safety staff are now more confident in the revised layout and one-way traffic flow and after reviewing engineered plans and studies that were submitted for review. Therefore, after several meetings with the applicant and their representatives, before the Board now is a plan that has a one-way traffic flow with two curb cuts on Back River Road via an engineered plan that indicates proper sight distance. This project scope was still one the TRC felt needed Planning Board review and approval.

The site is serviced by municipal water and private sewer. The plan appeared before the TRC on June 22 and August 3, 2023 (most recent minutes attached).

Michael Malynowski, Allen & Major Assoc, Civil Engineers and surveyors, represented the application and expounded on the information provided by staff.

M. Speidel asked about the planned increase of students and Mr. Malynowski gave details.

Motion: T. Clark moved to accept the application and declared no regional impact. Seconded by: F. Cullen.
Vote: U/A

Public hearing opened

No one spoke

Public hearing closed.

STAFF RECOMMENDATION:

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

The Planning Department recommends the Planning Board make necessary findings and vote on the Site Plan application. Should the Board vote to approve the request, Planning Staff suggest doing so with the following subsequent conditions as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to Signing of Plans:

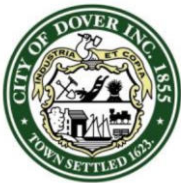
1. The applicant shall provide the Planning Department with a digital version of the final plan set.
2. Provide a CAD file to the satisfaction of the Asset Management Administrator.
3. The applicant shall revise the plan set to:
 - a. Add owners' signatures
 - b. Add all professional signatures and stamps
 - c. Add note to plan that shrubs and plants that may hinder any sight distance will be trimmed back as needed to ensure adequate sight distance.

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

4. Payment of Water and Sewer Investment Fees if applicable based off expanded use;

Subsequent Conditions to Be Met Prior to Occupancy:

5. Impact fees as applicable will be invoiced through the permit portal and shall be paid.



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6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work;
7. Issuance of the Certificate of Occupancy.

K. Pimental asked for clarification about sewer upgrades.

K. Mavrogeorge explained that if sewer upgrades are made on Back River Rd, a 6" sewer stub will be provided and that change from 4" to 6" will be required of the applicant at that time.

Motion: F. Cullen moved to approve the site plan amendment with subsequent conditions and found the application to meet the required items for site plans. Seconded by: T. Clark. Vote: U/A

D. Consideration and acceptance of a Site Plan Amendment for Dewberry Engineers, Inc. (Owners: Giri Dover 200, Inc.), Assessor's Map 11, Lot 2-4, zoned C, located at 200 Sterling Way. (Proposal is to install three (3) Electric Vehicle Charging Stations in parking lot, totaling twelve (12) chargers). *(WAIV-2023-0005)

D. Benton explained that the applicant is requesting to amend a previously approved site plan to add Electric Vehicle (EV) chargers to the existing parking lot. The proposal is to add 2 EV charging stations with a total of 12 charger ports. These chargers are proposed to be Tesla chargers and meet the requirements of our EVSE regulations, save the signage requirement. This amendment request was reviewed by the TRC on June 29, 2023 and August 31, 2023 (most recent minutes attached).

Matt Tilden, Dewberry Engineers represented the application.

He answered board questions explaining:

- the chargers will be available for use by anyone, not just those at the hotel;
- the hotel parking will not be affected as anyone can use those spots if all others are taken;
- Tesla has their own charging adaptor though other brands have that style and would be able to use it as long as they have the appropriate equipment- and the Tesla app;
- signage is not proposed to direct anyone to the charger though Teslas have a navigation system to find nearby chargers. Other EV users can find locations through the Tesla app;
- 20-25 min gets up to 80% charge which is the ideal battery max while travelling

Motion: T. Clark moved to accept the application and declared no regional impact. Seconded by: M. Speidel. Vote: 6-1 with Elliard opposed

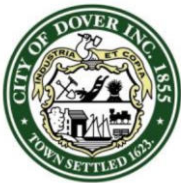
Public hearing opened

No one spoke

Public hearing closed.

STAFF RECOMMENDATION-Waivers:

Chapter 153-14(3)(c) explains the requirements for parking spaces containing Electric Vehicle Supply Equipment (EVSE). That section outlines the need for directional signs as well as signage at the chargers that indicate the space is for EV charging only days and hours of operations if time limits or tow-away provisions are to be enforced, and voltage and amperage levels and any time of use, fees, and important safety instructions are included. The applicant felt that Tesla chargers for Tesla customers did not need this level of signage.



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

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

Planning staff finds the waiver requests for EVSE signage are supported under criterion (2) above as the applicant proposes to only provide ADA signage as shown on the plans.

Therefore, the Planning Department recommends the Planning Board vote to approve the waiver with subsequent conditions, as the plans meet the standards outlined.

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

1. A note be added that waivers for from the 153-14(3)(c) for EVSE signage and the Board found the criteria of Chapter 153-21 have been met.

T. Clark noted he has the same concerns as J. Elliard and brought it up at TRC that other EVs (not Tesla) don't have as easy access to it but as Tesla is paying for it and doing the installation, he is ok with it.

Motion: T. Clark moved to grant the waivers with subsequent conditions and found the application to meet the required items for site plans. Seconded by: F. Cullen.

K. Pimental referenced a note that safety information and instructions are visible through the app and had concerns that without the signage, there is no safety information or instructions at the charger. He asked the applicant what safety information is usually on their signage.

Mr. Tilden could not think of any safety information normally provided at a charger.

Vote: 6-1 with Elliard opposed.

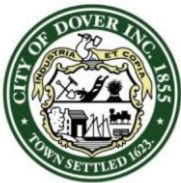
STAFF RECOMMENDATION-Site Plan Amendment:

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

The Planning Department recommends the Planning Board make necessary findings and vote to approve the Site Plan amendment with the following subsequent conditions as the plans meet the standards outlined:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plan set.
2. Provide a CAD file to the satisfaction of the Asset Management Administrator.
3. The applicant shall revise the plan set to:
 - d. Add owners' signatures;
 - e. Add all professional signatures and stamps.
 - f. Add note that all previous conditions still apply.
 - g. Ensure all common notes are on the plan set.



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Subsequent Conditions to Be Met Prior to any Construction:

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

Subsequent Conditions to Be Met Prior to Completion:

5. Impact fees as applicable will be invoiced through the permit portal and shall be paid.
6. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
7. As-builts are sent to City of Dover.
8. Issuance of the Certificate of Completion.

Motion: T. Clark moved to approve the site plan with subsequent conditions and found the application to meet the required items for site plans. Seconded by: K. Mavrogeorge. Vote: U/A

E. Consideration and acceptance of a Conditional Use Permit for David A. Laroche and Mihaela Nicoleta Laroche, Assessor's Map A, Lot 39-2, zoned R-40, located at 7 Fieldstone Drive. (Proposal is to allow a septic system within 75' of wetlands). *(COND-2023-0055)

D. Benton explained that the applicant is requesting a Conditional Use Permit to allow for a new septic system to replace an existing failing septic system which is already within 75' of a wetland. The Conservation Commission endorsed this application at their September 11 2023 meeting. Staff provided an updated memo with a condition removed as the applicant has indicated they will be working with the Engineering office on revising the culvert and the drainage issue.

Joseph Nichols, Nichols Environmental, LLC represented the application and explained following transfer of the property the system was determined to be in poor/ failing condition, so the updated system has been designed and proposed. There is a note from the original plan that the system did not and could not meet the 75' Dover regulations but did meet the 50' state regulations as this proposed system also does. He explained the water tables, soils, and drainage on site which all lead to meeting the NHDES 50' standard and not needing 75'.

He explained the reasoning for the long distance pump system on site.

Motion: F. Cullen moved to accept the application and declared no regional impact. Seconded by: T. Clark. Vote: U/A

Public hearing opened

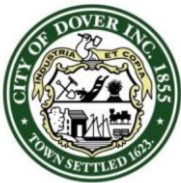
No one spoke

Public hearing closed.

STAFF RECOMMENDATION:

The Conservation District ordinance §170.27.1- G(2) states no septic systems can be placed within 75' of a wetland and §170.27.1-F provides for conditional use permits to be granted to allow impacts to wetlands and wetland buffers if standards related to demonstration that no practicable alternative exists, impact avoidance was considered, impacts were minimized, and mitigation has been sought.

Planning Staff feels that the applicant and property owner is replacing a failing septic system and has met the criteria of practical alternative, avoidance, minimization, and mitigation and propose to create minimal



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additional wetland disturbance to the extent possible and is working with NHDES on the new septic system.

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

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

1. Copies of state permits are provided to the Planning Department.

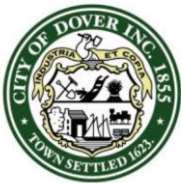
Motion: F. Cullen moved to grant the Conditional Use Permit with subsequent conditions and found the application to meet the required items for site plans. Seconded by: J. Elliard. Vote: U/A

5. STAFF COMMENTS

- Governor's Advisory Commission on Intermodal Transportation (*GACIT*) Hearing in Dover about 10 year plan this Thursday night across the hall in the auditorium.
- Route 108 meetings going on and online forum available for feedback for anyone who was unable to attend the 3 public meetings.
- Next PB meeting will be October 24th as the 10th was supposed to have one minor subdivision so the applicant agreed to being heard on October 24th instead to provide the PB a night off.
- TRCs since last meeting:
 - Site Review for TF Moran (Owners 256-264 Central Avenue, LLC), zoned Central Business District, located at 256 & 264 Central Avenue. (Proposal is to replace gravel parking with 10,595 sf of paved parking related to their renovation of the buildings). (SITE-2023-0013)
- TRCs coming up:
 - Site Review Horizons Engineering, Inc. (Owners: Hellenic Realty Partners, LLC), zoned Central Business District-General, located at 333 Central Avenue. (Proposal is to convert 3,155 sf on 2nd floor space into 2 residential units and retain 1,875 sf for commercial space). (SITE-2023-0014)
- Zoning Administrator Natasha Kypfer is resigning and going to be a Planner for the City of Portland. Thanked her for all of her time and efforts to Dover.

6. MEMBER COMMENTS

- Chair signed plans for Oak St. Subdivision, LLA for Central/Brick, and 239 Knox Marsh Rd.
- K. Pimental
 - Mike Gillis/ Made in Dover series is great and especially the Pythian Castle episode
 - Described ninja turtles sewer cap update on design and it's great
- M. Speidel
 - Any plan to add another permanent member to the board?
 - Yes, the plan is for J. Elliard to move to full board member and a few people have expressed interest in the alternate position
 - Recycling center on Mast Rd just installed jersey barriers and now the leaves and grass aren't making it to the right spot which is hard for residents and employees
 - K. Mavrogeorge believes it might be a temporary solution while more permanent plans are researched
- J. Elliard
 - EV infrastructure state-wide is under review and hopefully good solutions are coming soon.



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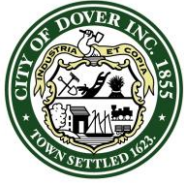
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7. ADJOURNMENT

Motion: M. Speidel moved to adjourn at 8:11. Seconded by J. Elliard. Vote: U/A

DRAFT



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBM-2023-0005

Application Type: Minor Subdivision
Applicant(s): Double Diamond Holdings North, LLC
Owner(s): Double Diamond Holdings North, LLC
Location: Locust (Assessor's Map 15, Lot 40-A)
Meeting Date: October 24, 2023

INTENT: To subdivide the existing 369,341± s.f. lot into two lots creating Lot 1 with 154,408± s.f, leaving the existing lot with 214,923± s.f.

LOTS PROPOSED: 2 (1 new lot)

AGENDA ITEM #: 4-A

ACREAGE: (Current) Lot 40-A, 369,388±

Proposed:

Lot 1-#: 154,408± sf / 3.55± ac

Lot 40-A: 214,923± sf / 4.93± ac

ZONING DISTRICT: Gateway*

EXISTING USE: Vacant

PROPOSED USE: N/A

SURROUNDING USES:

Residential, Commercial

ZBA ACTION: N/A

ATTACHMENTS: Application material, Subdivision Plan

APPLICATION IS COMPLETE:

Yes

REGIONAL IMPACT: No

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background:

The applicant is proposing to subdivide a vacant lot off Locust (and Fisher) into 2 lots. One would be approximately 3.55 acres and the other would be approximately 4.93 acres. All lots will retain adequate parcel size as required by zoning. The lots are to be serviced by public water and sewer. As a minor subdivision, this application did not appear before the TRC. The lot is encumbered by drainage and community trail easements and a right of way benefiting lot 15/46. There is also a proposed 50' wide drainage easement on parcel 15/40A-1 to benefit 15/40A.

Consistency with Land Use Regulations:

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

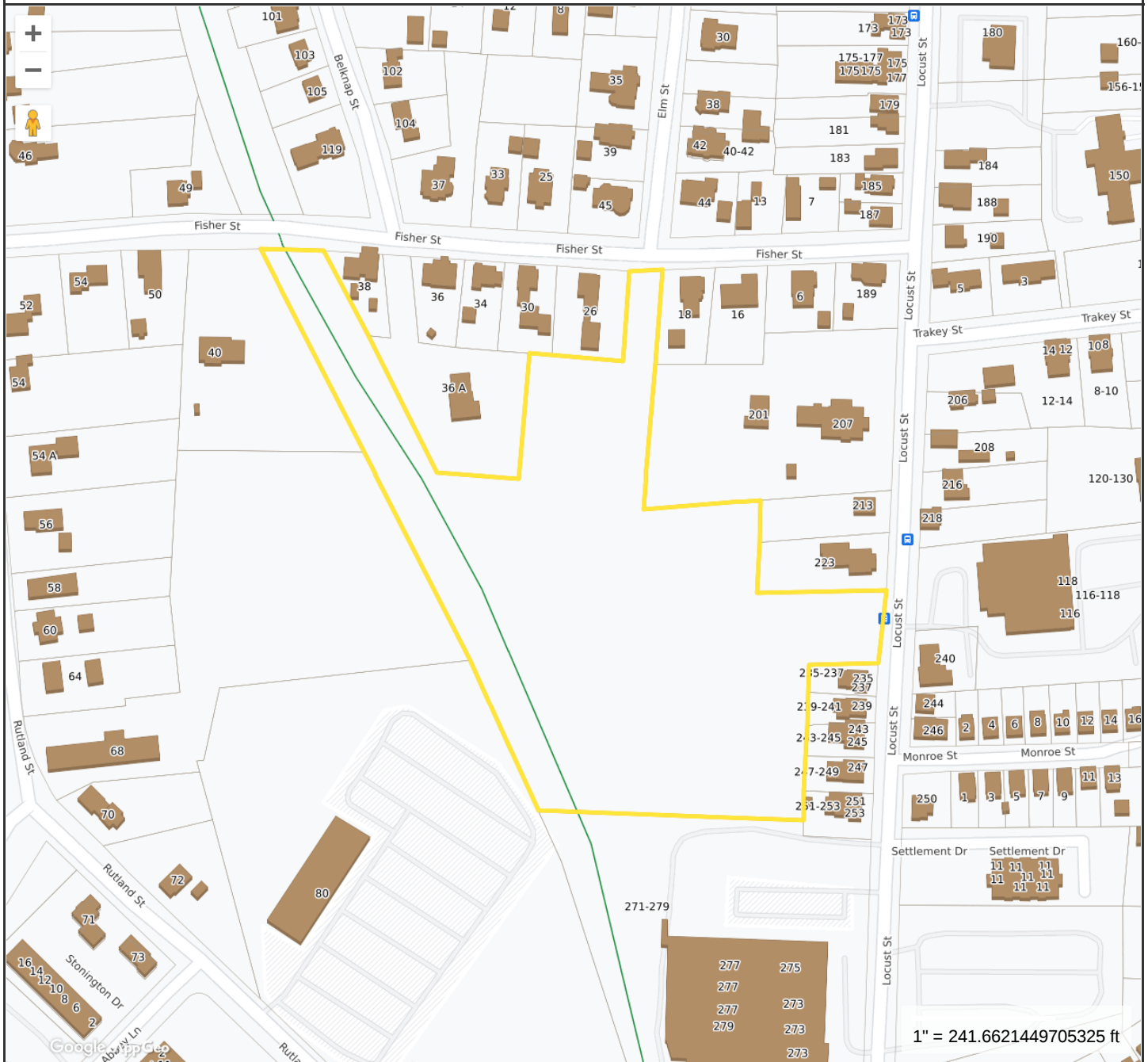
STAFF RECOMMENDATION:

Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the minor subdivision with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds, which additionally shall include:
 - 1.1. The owners' signatures;
 - 1.2. The Planning File # on bottom right of plan sheet: SUBM-2023-0005;
 - 1.3. The stamp and signature of the LLS and CWS on the final plans.
 - 1.4. Add building envelope on sheet 2 of the subdivision plat.
 - 1.5. Indicate wetland buffer placards every 50' along 50-ft wetland buffer.
 - 1.6. Add zoning district boundary to sheet 2 of the subdivision plat.
 - 1.7. Add location and size of water, sewer, stormwater, and electricity lines.
 - 1.8. Revise note 5 to indicate a 50% maximum lot coverage.
 - 1.9. Add common note 14 (underground electricity) and 15 (municipal water and sewer)

SUBM-2023-0005 Locust St

**Property Information**

Property ID 15040-A00000
Location LOCUST ST
Owner DOUBLE DIAMOND HOLDINGS NORTH LLC
Land Use 440
Zoning Code G*



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

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

Geometry updated 7/10/2023
Data updated Daily

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



PLAN SNAPSHOT REPORT SUBM-2023-0005 FOR CITY OF DOVER, N.H.

Plan Type: Subdivision Plan - Minor
Work Class: New Construction
Status: Fees Due
Valuation: \$582,000.00
Description: 2 LOT SUBDIVISION - ONE WITH FRONTAGE ON LOCUST STREET, ONE WITH FRONTAGE ON FISHER STREET

Project:
District: None
Square Feet: 369,041.00
Assigned To: Blonigen, Rachel

App Date: 09/18/2023
Exp Date: 11/22/2023
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: 15040-A00000	Main	Address: Locust St Dover, NH	Main	Zone: G(Gateway District) HR(Residential - Heritage)
-----------------------------	------	--	------	--

Owner
CHAD KAGILIERY
Business: (603) 749-2800

Applicant
McEneaney Survey
Associates
24 CHESTNUT ST
DOVER, 03820
Business: (603) 742-0911

Plan Custom Fields

Proposed Number of New Lots	1	Existing Number of Lots1		Parcel Map/Lot	15 / 40A
Parcel Zoning Overlay	NONE	Select Subdivision Type	Conventional	Parcel Zoning	G (GATEWAY)
Property Address	LOCUST & FISHER STREET	Existing Parcel Size (Ac)	8.48	Existing Parcel Size (sqft)	369389
Proposed Use Detail	N/A	Owner Name	DOUBLE DIAMOND HOLDINGS NORTH, LLC	Deed Page	773
Deed Book	3166	Owner Address	340 CENTRAL AVENUE, SUITE 202	Deed Date	4/4/2005
Refuse Removal	Public	Estimated Construction Value	0.00	Owner Phone	603-749-2800
Parcel Feedback		Owner EMail	CHAD@SUMMITLANDDE.COM	Existing Use Detail	VACANT
TDR Detail		subroadtype	Municipal	Water Source?	Municipal
Distance to City Water (ft)	10	Distance to City Sewer (ft)	10	Sewer Service?	Municipal
Subdivision Regulations section(s) to be waived	NONE	Justification for waiver request(s)			

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kevin_McEneaney_9/18/2023.jpg	09/18/2023 13:58	McEneaney, Kevin		Uploaded via CSS
1. SUBM-2023-0005 Snapshot Report.pdf	09/20/2023 11:13	Blonigen, Rachel		
2023.10.24_PlanningBoard.Agenda.pdf	10/12/2023 15:01	Blonigen, Rachel		
abutterSUBM-2023-0005.pdf	10/12/2023 15:01	Blonigen, Rachel		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005119	Planning Subdivision Application Fee	\$200.00	\$200.00
	Planning Subdivision Lot Fee	\$150.00	\$150.00
	Total for Invoice INV-00005119	\$350.00	\$350.00
INV-00005352	Planning Creation / Printing of Abutter Labels	\$60.00	\$0.00
	Planning Public Notice in Newspaper	\$120.00	\$0.00
	Planning Certified Mailing to Application Contacts	\$20.00	\$0.00
	Planning Certified Mailing to Abutters	\$460.00	\$0.00

PLAN SNAPSHOT REPORT (SUBM-2023-0005)

Planning First Class Mailing				\$3.00	\$0.00
			Total for Invoice INV-00005352	\$663.00	\$0.00
			Grand Total for Plan	\$1,013.00	\$350.00
Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Recommendation to Planning Board	RCMND-000090-2023		Planner Creates Staff Recommendations v.1.00	Rachel Blonigen	10/17/2023
Activity Custom Fields					
Agenda Item	4.A	Application Complete?	Yes	Attachments	Consistency with Land Use Regulations: The plan is consistent with §157-15 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots, if waivers are granted. STAFF RECOMMENDATION: Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the minor subdivision with the following subsequent conditions: Subsequent Conditions to be Met Prior to Signing of Plans: - Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include: - The owners' signatures; - The Planning File # on bottom right of plan sheet: SUBM-2023-0005; - The stamp and signature of the LLS and CWS on the final plans. - Add building envelope on sheet 2 of the subdivision plat. - Indicate wetland buffer placards every 50' along 50-ft wetland buffer. - Add zoning district boundary to sheet 2 of the subdivision plat. - Add location and size of water, sewer, stormwater, and electricity

PLAN SNAPSHOT REPORT (SUBM-2023-0005)

lines.	Summary Request & Background	The applicant is proposing to subdivide a vacant lot off Locust (and Fisher) into 2 lots. One would be approximately 3.55 acres and the other would be approximately 4.93 acres. All lots will retain adequate parcel size as required by zoning. The lots are to be serviced by public water and sewer. As a minor subdivision, this application did not appear before the TRC. The lot is encumbered by drainage and community trail easements and a right of way benefiting lot 15/46. There is also a proposed 50' wide drainage easement on parcel 15/40A-1 to benefit 15/40A.
1.8. Revise note 5 to indicate a 50% maximum lot coverage.		
1.9. Add common note 14 (underground electricity) and 15 (municipal water and sewer)		

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/18/2023 16:46	09/18/2023 16:46
Confirm application complete v.1	Generic Action		09/18/2023 16:46
Planning Board v.1		09/18/2023 16:46	
Planning Board Agenda v.1	Task	09/18/2023 16:46	10/10/2023 10:53
Invoice for Notices v.1	Task	10/10/2023 11:09	10/10/2023 11:09
Send Notices v.1	Task	10/11/2023 15:30	10/17/2023 11:19
Planner Creates Staff Recommendations v.1	Plan Activity	10/17/2023 11:17	10/17/2023 11:19
Distribute Planning Board Materials v.1	Task	10/17/2023 11:18	10/17/2023 11:19
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 Treneo v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Complex v.1	Create Sub Permit		



City of Dover, New Hampshire MINOR SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project#:

SUBM-2023-0005

Date Received:

Amount Paid:

Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Double Diamond Holdings North, LLC Telephone # 603-749-2800

Address of Applicant: 340 Central Avenue, Suite 202 Dover, NH 03820

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

Address of Property Owner:

E-Mail Address: chad@summitlanddev.com

PROPERTY INFORMATION

Address of Property: Locust & Fisher Streets

Assessor's Map # 15 Lot(s) # 40A

Zoning Districts) G - Gateway Overlay Districts) None

Size of Parcel: 8.48 acres Property Deed: Book 3166 Page: 773

Existing Use of Property: vacant

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 1

TDR Relief sought (Check All That Apply): ☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☐ Purchase units

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

N/A

Circle one for each category:

Water City Well (circle one) How far is city water from the property? 10 ft

Sewer: City Septic (circle one) How far is city sewer from the property? 10 ft

Highway Access At State Highway (circle one) | Roadway Public or Private Road (circle one)

Refuse removal Public Private (circle one) | Estimated Length of Proposed Road: N/A feet

Estimated value of construction: N/A New impervious area (in s.f.): N/A

WAIVER REQUESTSSubdivision Regulations section(s) to be waived: None RequestedJustification for waiver request(s) (*attach additional sheets as needed*): _____**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney, LLS - McEneaney Survey AssociatesAddress PO Box 681 Dover, NH 03821 Telephone #: 603-742-0911Professional License #: NH LLS #661 E-mail address: kevin@surveynh.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATIONName of Landscape Architect and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

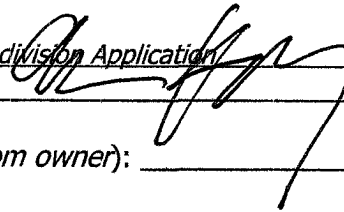
Wetland

SOIL SCIENTIST INFORMATIONName of Soil Scientist and Company (Licensed in N.H.) Bruce A. Gilday, CSS, CWS
BAG Land ConsultantsAddress 43 Rockingham Street Concord, NH 03301 Telephone #: 603-228-5775Professional License #: Bruce A. Gilday, CWS #88 E-mail address: bagilday@comcast.net**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.

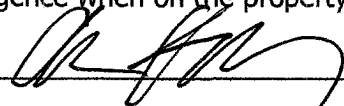
x Signature of Property Owner:  Date: 9/18/23

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

Signature of Agent: _____ Date: _____

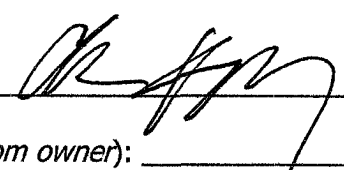
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

x Signature of Property Owner:  Date: 9/18/23

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

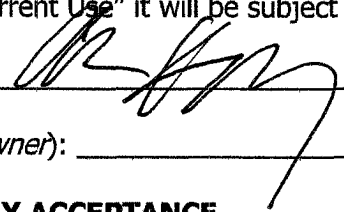
I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy,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

x Signature of Property Owner:  Date: 9/18/23

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.

x Signature of Property Owner:  Date: 9/18/23

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: N/A Date: _____

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

**CITY OF DOVER SUBDIVISION
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
15	40A	Double Diamond Holdings North, LLC	340 Central Avenue, Suite 202 Dover, NH 03821

Applicant (if different from owner):

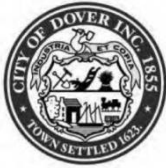
APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney, LLS	McEneaney Survey Associates	PO Box 681 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

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

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

APPLICANT: Double Diamond Holdings North, LLC File Number: P23-

PROJECT TITLE: Subdivision of Land

PROPERTY LOCATION: Locust & Fisher Streets Tax Map: 15 Lot: 40A

	Where/How Provided	Reviewed
1. Completed and signed Application form	✓	
2. Plan Review Fees are provided	✓	
3. Electronic copy of the surveyed plat layout	✓	
4. Electronic copy of supplementary materials and application	✓	
5. Waiver requests to the Subdivision Regulations, with written justification	None Requested	
6. Conditional Use Permit applications	N/A	
7. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	1 Full Size Sets & 3 Sets 11x17	
Location map at appropriate scale	✓	
Proposed subdivision name and title and Planning File #	✓	
Date, north arrow and scale	✓	
Names of all abutting property owners	✓	
Name and address of owners and/or applicants	✓	
Signature & stamp of NH licensed land surveyor and/or engineer	✓	
Zoning District boundaries, including any special or overlay districts	N/A	
Location of Conservation District areas	N/A	
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	N/A	
Location and widths of existing and proposed sidewalks	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	✓	
Existing and proposed lot areas in square feet	✓	
Existing and proposed topographic information at two foot intervals	✓	
Existing and proposed buildings and structure locations	N/A	
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	N/A	

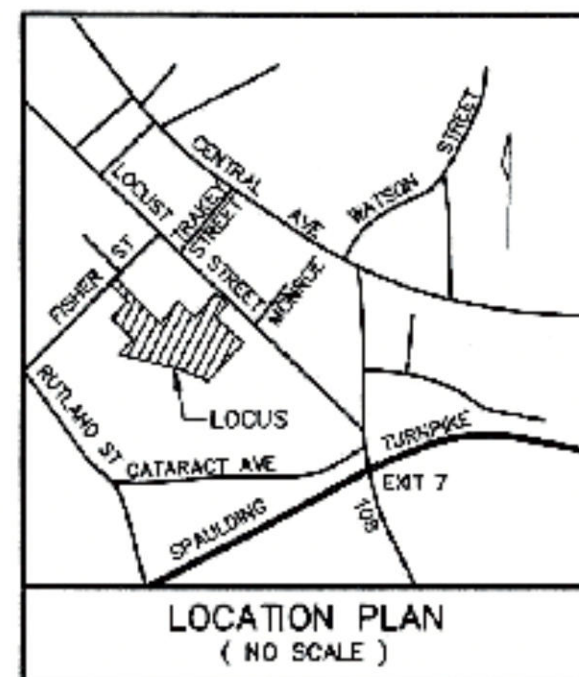
	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	N/A	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	N/A	
Existing and proposed stormwater lines and facilities	N/A	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	✓	
Existing natural features and/or significant vegetation on property	✓	
Soil types	N/A	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	✓	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	N/A	
Location, material and size of existing and proposed permanent monuments	✓	
Existing railroad lines	N/A	
Note regarding solid waste disposal	N/A	
All applicable Dover Common Subdivision notes	✓	
8. Construction Detail Sheets shall contain the following information (if appropriate):	N/A	
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets		
Profiles showing the locations & a typical cross-section detail of streets		
Location of street trees, street lighting poles and street signs		
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants		
Location and size of all water, gas and other underground utilities		
9. Additional Information if appropriate	N/A	
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis		
Stormwater Management System Operation and Maintenance Plan		
Letter to Serve from Public and Private Utilities		
Erosion and Sedimentation Control Plan		
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____

SUBM-2023-0005

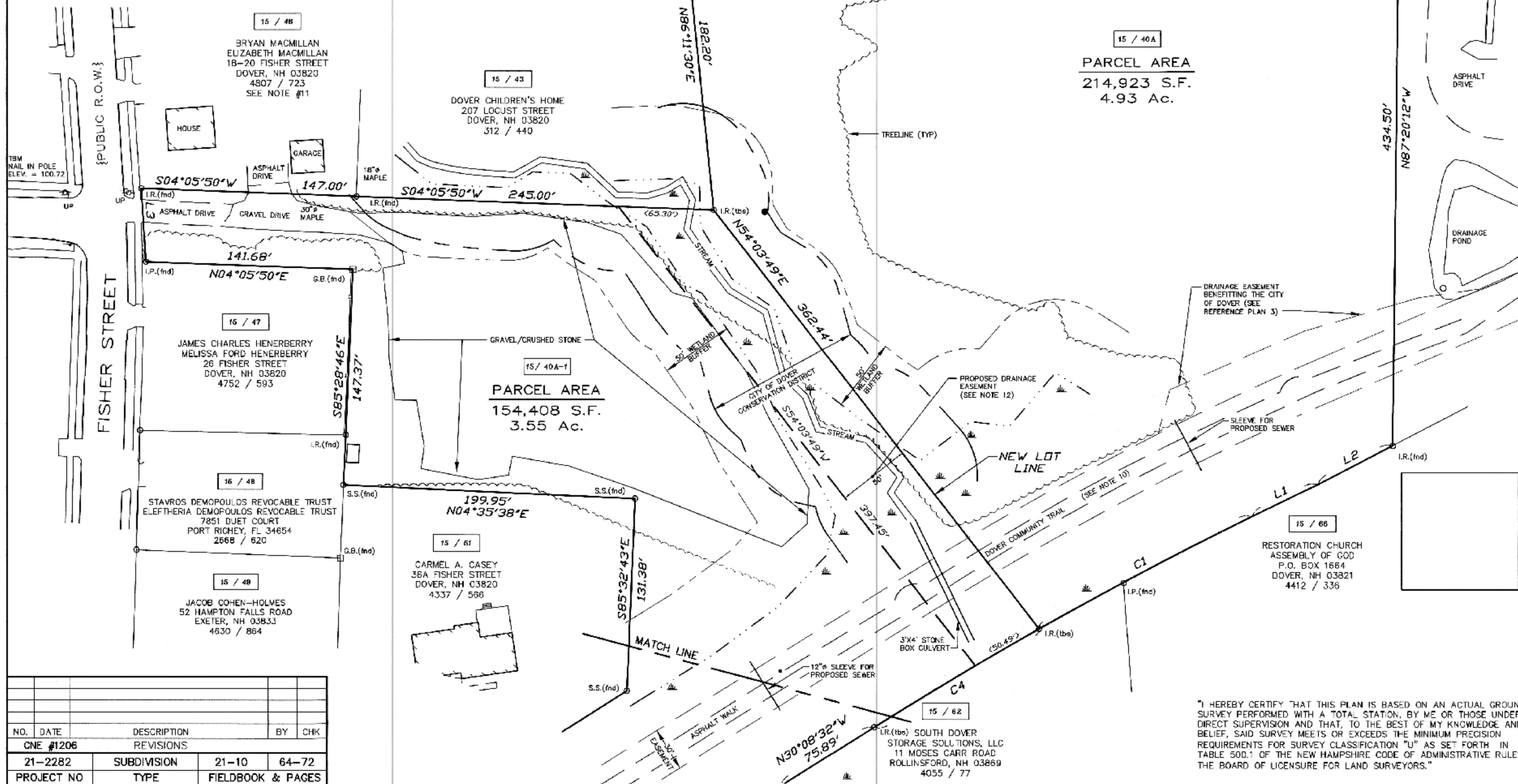
LOCUST STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
12055-000000	40 42 ELM ST	40 42 ELM ST CONDOMINIUM ASSOCIATION	C/O TYLER PELLETIER	12 FALCON LN	DOVER	NH	03820-5017
12055-000001	42 ELM ST	FOURNIER DEAN A TRUSTEE	FOURNIER DEAN A REVOCABLE LIVING TRUST	42 ELM ST	DOVER	NH	03820
12055-000002	40 ELM ST	LAHIRI TRIPTI		17 OYSTER RIVER RD	DURHAM	NH	03824
12055-000003	42 A ELM ST	CARROLL KAREN A		42 A ELM ST	DOVER	NH	03820
12056-000000	44 ELM ST	MOYNIHAN THOMAS J &	MOYNIHAN KAREN E	44 ELM STREET	DOVER	NH	03820
12057-000000	13 FISHER ST	SMITH LIANE &	HOLLAND JOHN R AND MICHAEL D	13 FISHER ST	DOVER	NH	03820
12058-000000	7 FISHER ST	MONE MARY E & HARDY COLLEEN M TRUSTEES	MARY E MONE REV TRUST	7 FISHER STREET	DOVER	NH	03820
12101-000000	37 FISHER ST	WALTERS SCOTT B		37 FISHER ST	DOVER	NH	03820
12102-000000	33 FISHER ST	COX MATTHEW B &	COX FINOLA H	33 FISHER ST	DOVER	NH	03820
12103-000000	25 31 FISHER ST	COX MATTHEW B &	COX FINOLA H	33 FISHER ST	DOVER	NH	03820
12104-000000	45 ELM ST	COOPER DARYLE D & MARY ANN CO-TRUSTEES	COOPER FAMILY REVOCABLE TRUST OF 2019	45 ELM STREET	DOVER	NH	03820
12105-000000	39 ELM ST	HARTMAN KATHY L	HARTMAN VAN MICHAEL	39 ELM STREET	DOVER	NH	03820
12112-A00000	104 BELKNAP ST	HORAN PATRICK J	HORAN LAURA A S	104 BELKNAP STREET	DOVER	NH	03820
12113-000000	119 121 BELKNAP ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	PO BOX 308	DOVER	NH	03821
12114-A00000	105 BELKNAP ST	DIDIO MARISA A TRUSTEE	DIDIO MARISA A REVOCABLE LIVING TRUST	105 BELKNAP STREET	DOVER	NH	03820
12126-000000	FISHER ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
12138-000000	46 RUTLAND ST	GLOVER JULIE E		46 RUTLAND STREET	DOVER	NH	03820
12139-000000	49 FISHER ST	GRIFFIN ELISABETH		49 FISHER ST	DOVER	NH	03820
15021-022000	271 279 LOCUST ST	DOUBLE DIAMOND HOLDINGS SOUTH LLC		340 CENTRAL AVE #202	DOVER	NH	03820
15035-000000	251 LOCUST ST	GARSTKA JEFFREY M &	GARSTKA STACI	PO BOX 154	PORTSMOUTH	NH	03802-0154
15036-000000	247 249 LOCUST ST	NOYES RYAN F		PO BOX 1152	DOVER	NH	03821-1152
15037-000000	243 LOCUST ST	DION JEREMY P &	DION AIMEE L	3 EARLE ST	DOVER	NH	03820-2118
15038-000000	239 LOCUST ST	RANALDI GENO		21 LOW ST	NEWBURYPORT	MA	01950
15039-000000	235 237 LOCUST ST	NOYES RYAN F		PO BOX 1152	DOVER	NH	03821-1152
15041-000000	223 LOCUST ST	HUGHES KEVIN R &	HUGHES MAXINE M	223 LOCUST ST	DOVER	NH	03820
15042-000000	213 LOCUST ST	BRUNSON DANA &	COOLEY MOLLY	213 LOCUST ST	DOVER	NH	03820
15043-000000	207 LOCUST ST	CHILDREN'S HOME		207 LOCUST STREET	DOVER	NH	03820
15045-000000	6 8 FISHER ST	CBA PROPERTIES LLC		PO BOX 801	NEW CASTLE	NH	03854
15046-000000	18 20 FISHER ST	MACMILLAN BRYAN &	MACMILLAN ELIZABETH	18- 20 FISHER STREET	DOVER	NH	03820
15046-A00000	16 FISHER ST	KUBIET CHRIS		16 FISHER ST	DOVER	NH	03820
15047-000000	26 FISHER ST	HENERBERRY JAMES CHARLES &	HENERBERRY MELISSA FORD	26 FISHER STREET	DOVER	NH	03820
15048-000000	30 FISHER ST	DEMOUPOULOS STAVROS REV TRUST 1/2 &	DEMOUPOULOS ELEFThERIA REV TRUST 1/2	7851 DUET COURT	NEW PORT RICHEY FL		34654
15049-000000	34 FISHER ST	COHEN-HOLMES JACOB		52 HAMPTON FALLS RD	EXETER	NH	03833-4713
15050-000000	36 FISHER ST	SMITH LAURIE A	SMITH T GREGORY	36 FISHER STREET	DOVER	NH	03820
15051-000000	36 A FISHER ST	CASEY CARMEL A		36A FISHER ST	DOVER	NH	03820-2526
15052-000000	38 FISHER ST	SMART DONALD W &	ACKLER SAUNDRA R	38 FISHER ST	DOVER	NH	03820
15054-000000	40 FISHER ST	MUNIZ LOUIS A & JOSEPHINE A CO-TRUSTEES	MUNIZ REVOCABLE TRUST OF 2017	40 FISHER ST	DOVER	NH	03820
15055-000000	50 52 FISHER ST	YORKE HELEN MARILYN TRUSTEE	YORKE HELEN MARILYN REVOCABLE TRUST OF 2	52 FISHER ST	DOVER	NH	03820
15058-A00000	54 RUTLAND ST	BEKKALA RONALD S &	BEKKALA ANGELA M	54 RUTLAND ST	DOVER	NH	03820
15062-000000	68 RUTLAND ST	SOUTH DOVER STORAGE SOLUTIONS LLC	C/O ROBERT FOSTER	11 MOSES CARR RD	ROLLINSFORD	NH	03869
15066-000000	80 RUTLAND ST	RESTORATION CHURCH ASSEMBLY OF GOD		PO BOX 1664	DOVER	NH	03821
15067-000000	11 SETTLEMENT DR	DRVP DEVELOPERS LLC		242 CENTRAL AVE	DOVER	NH	03820
15088-000000	250 LOCUST ST	HO SANDRA B TRUSTEE	HO SANDRA B REVOCABLE TRUST	250 LOCUST ST	DOVER	NH	03820
15089-000000	246 LOCUST ST	KIMBALL EDWARD M &	KIMBALL CYNTHIA M	246 LOCUST ST	DOVER	NH	03820
15090-000000	244 LOCUST ST	ZHENG YA XIAN		19 MILL RD	DURHAM	NH	03824
15091-000000	2 MONROE ST	HEINDSELMAN ERICA-JENEE		3546 N SOUTHPORT AVE APT 205	CHICAGO	IL	60657-1472
15092-000000	4 MONROE ST	WIESNER ANDREW C		4 MONROE ST	DOVER	NH	03820
15111-000000	208 LOCUST ST	RUTLAND BRYAN L &	PASCALE NICHOLAS W	208 LOCUST STREET	DOVER	NH	03820
15112-000000	218 LOCUST ST	RAHMANN ALEXANDRA C		218 LOCUST ST	DOVER	NH	03820
15112-A00000	216 LOCUST ST	JONES RICHARD W SR & MARTHA TRUSTEES	JONES RICHARD AND MARTHA FAMILY TRUST	216 LOCUST STREET	DOVER	NH	03820
15113-000000	118 CENTRAL AV	CENTRAL AVENUE MANAGEMENT LLC		601 CENTRAL AVE	DOVER	NH	03802
15113-A00000	240 LOCUST ST	PETERSON STEPHAN L		246 DOVER POINT RD	DOVER	NH	03820
15040-A00000	LOCUST ST	DOUBLE DIAMOND HOLDINGS NORTH LLC		340 CENTRAL AVE #202	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820



No.	Bearing	Distance
L1	N23°47'20"W	50.00'
L2	N25°29'48"W	57.96'
L3	N88°23'57"E	50.25'
L4	N12°41'05"W	50.00'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
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- NOTES:**
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340 CENTRAL AVENUE #202
DOVER, NH 03820
S.C.R.D. VOLUME 3166, PAGE 780
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 - PARCEL AREA = 369,341 S.F. / 8.48 Ac.
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) BUILDING LOTS.
 - ZONING DISTRICT: GATEWAY (G)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = N/A
MINIMUM LOT COVERAGE = 50 PERCENT
MINIMUM FRONTAGE BUILD-OUT = 80%
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 5-20 FEET
SIDE SETBACK = 10 FEET
REAR SETBACK = 15 FEET
MAXIMUM BUILDING HEIGHT = 4 STORY
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 3301700320E, EFFECTIVE DATE 9/30/2015.
 - BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED 12/10/2021.
VERTICAL DATUM IS NH STATE PLANE (NAVD88) BASED ON GPS OBSERVATION DATED 12/10/2021.
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 - THE SUBJECT PARCEL IS ENCUMBERED BY A RIGHT OF WAY BENEFITING LOT 15/46, S.C.R.D. BOOK 4807, PAGE 723.
 - A PROPOSED 50' WIDE DRAINAGE EASEMENT ON PARCEL 15/40A-1 TO BENEFIT PARCEL 15/40A.
- * SEE SHEET 2 FOR REFERENCE PLANS & LEGEND

SHEET 1 OF 2

SUBDIVISION PLAN
PREPARED FOR
DOUBLE DIAMOND HOLDINGS NORTH, LLC
TAX MAP 15, LOT No. 40A
LOCUST AND FISHER STREETS
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.
DRAWN BY: KJP FILE: MSA\2282\DWG\21-2282
SCALE: 1" = 40' DATE: SEPTEMBER 5, 2023



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

SURVEYING - PLANNING - CONSULTING

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

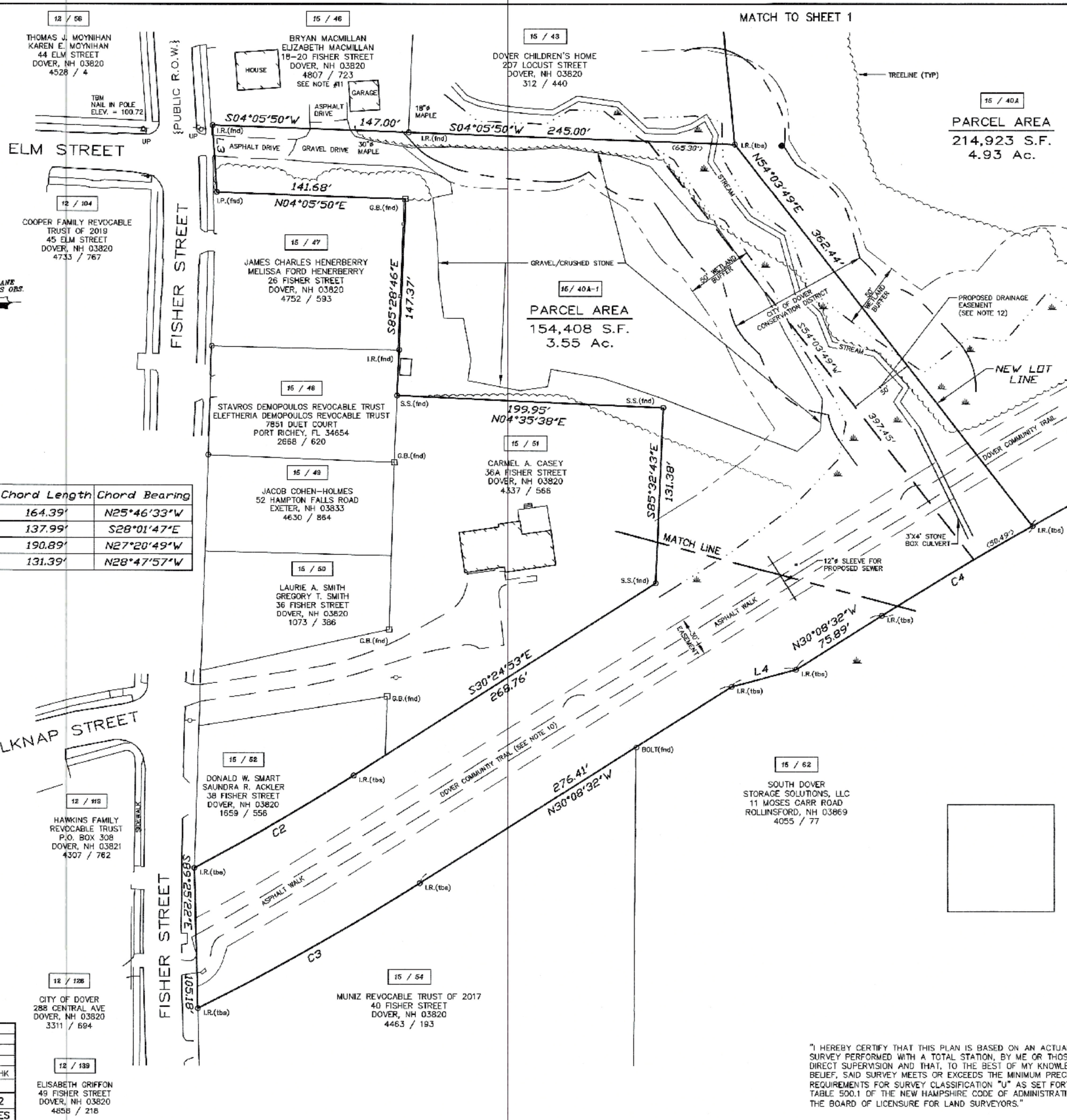


LOCATION PLAN
(NO SCALE)

No.	Bearing	Distance
L1	N23°47'20"W	50.00'
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NO.	DATE	DESCRIPTION	BY	CHK
CNE #1206 REVISIONS				
21-2282		EXIST.COND.	21-10	64-72
PROJECT NO		TYPE	FIELDBOOK & PAGES	



LEGEND

- I.R.(fnd) - IRON ROD FOUND
- I.P.(fnd) - IRON PIPE FOUND
- S.S.(fnd) - STEEL STAKE FOUND
- G.B.(fnd) - GRANITE BOUND FOUND
- UP - UTILITY POLE
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REFERENCE PLANS:

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OWNER SIGNATURES

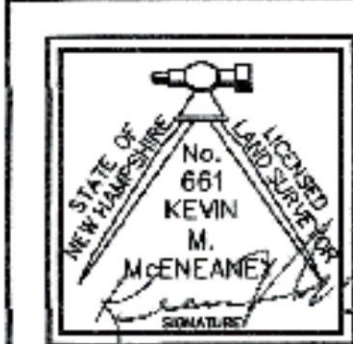
* SEE SHEET 1 FOR NOTES

SHEET 2 OF 2

SUBDIVISION PLAN
PREPARED FOR
DOUBLE DIAMOND HOLDINGS NORTH, LLC
TAX MAP 15, LOT No. 40A
LOCUST AND FISHER STREETS
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No.

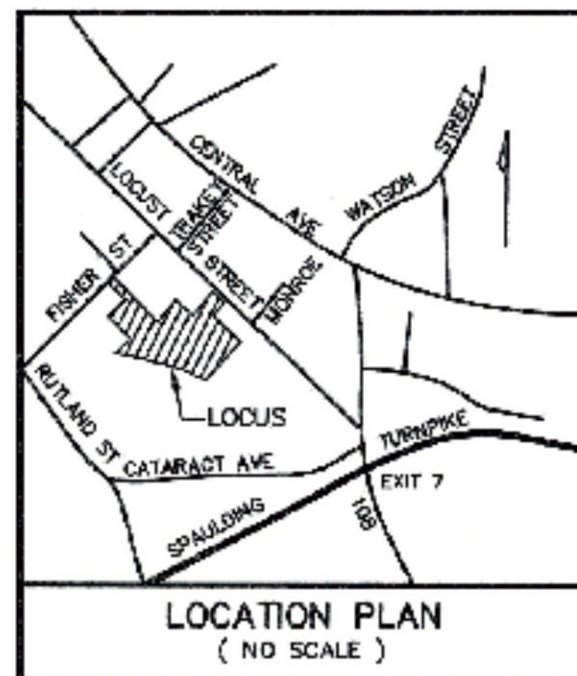
DRAWN BY: KJF FILE: MSA\2282\DWG\21-2282
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McEnaney
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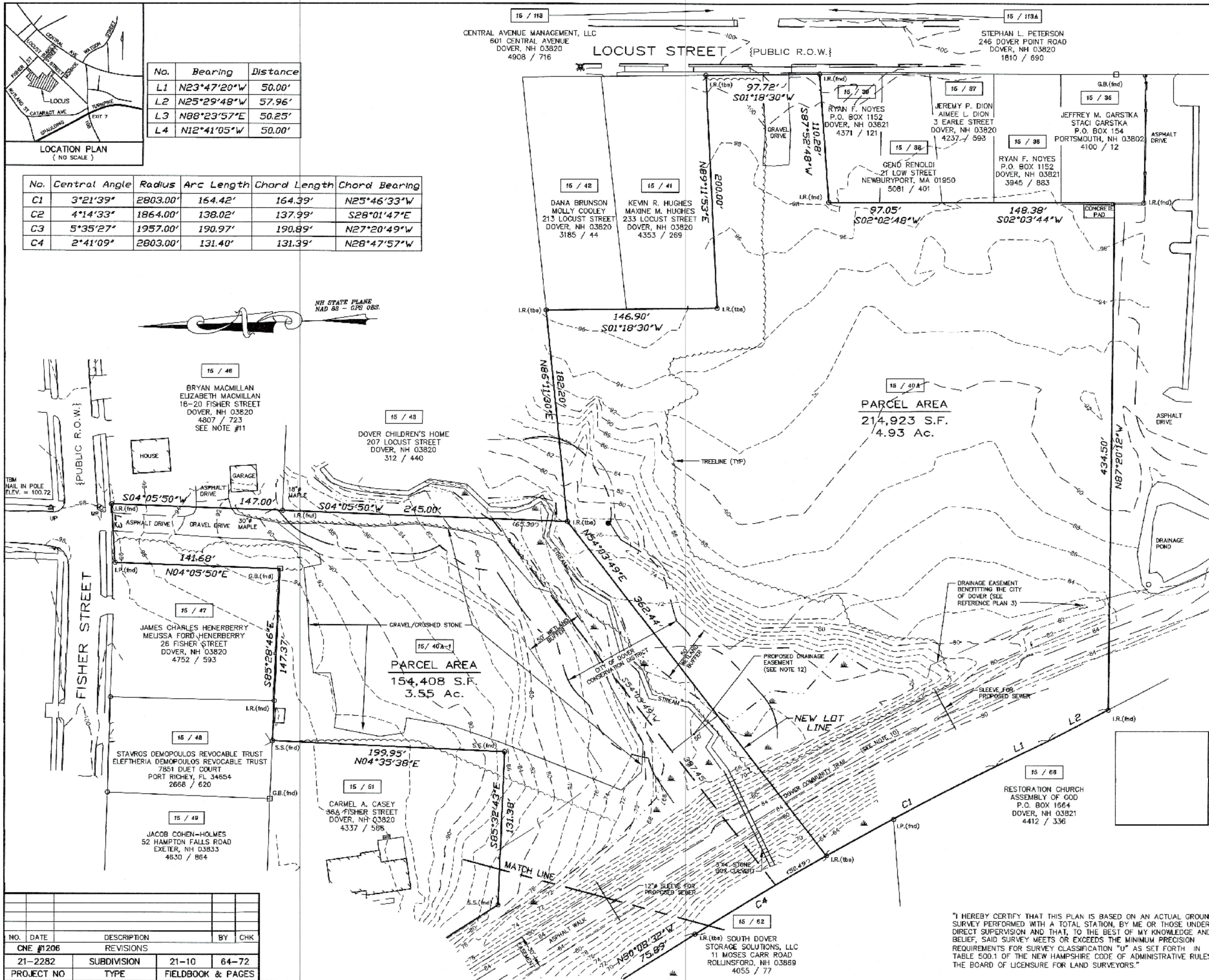
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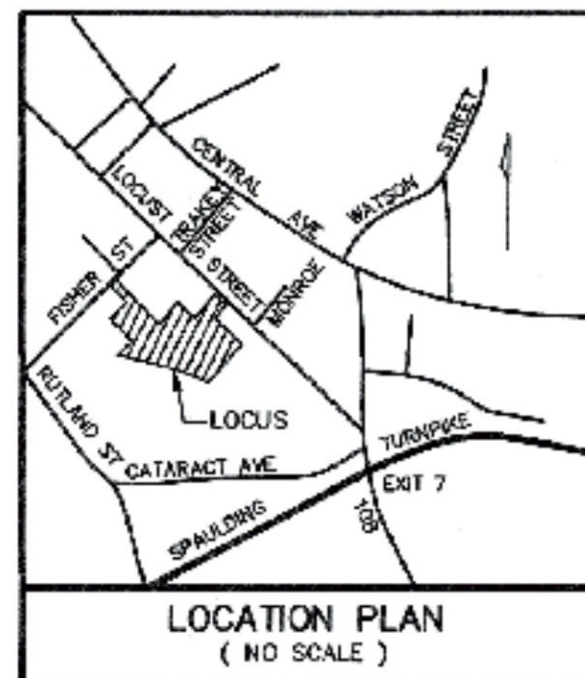
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TAX MAP 15, LOT No. 40A
LOCUST AND FISHER STREETS
CITY of DOVER
COUNTY of STRAFFORD
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DOVER PLANNING FILE No. _____

DRAWN BY: **KJF** FILE: **MSA\2282\DWG\21-2282**
SCALE: **1" = 40'** DATE: **SEPTEMBER 5, 2023**

McGneaney Survey Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
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SURVEYING - PLANNING - CONSULTING

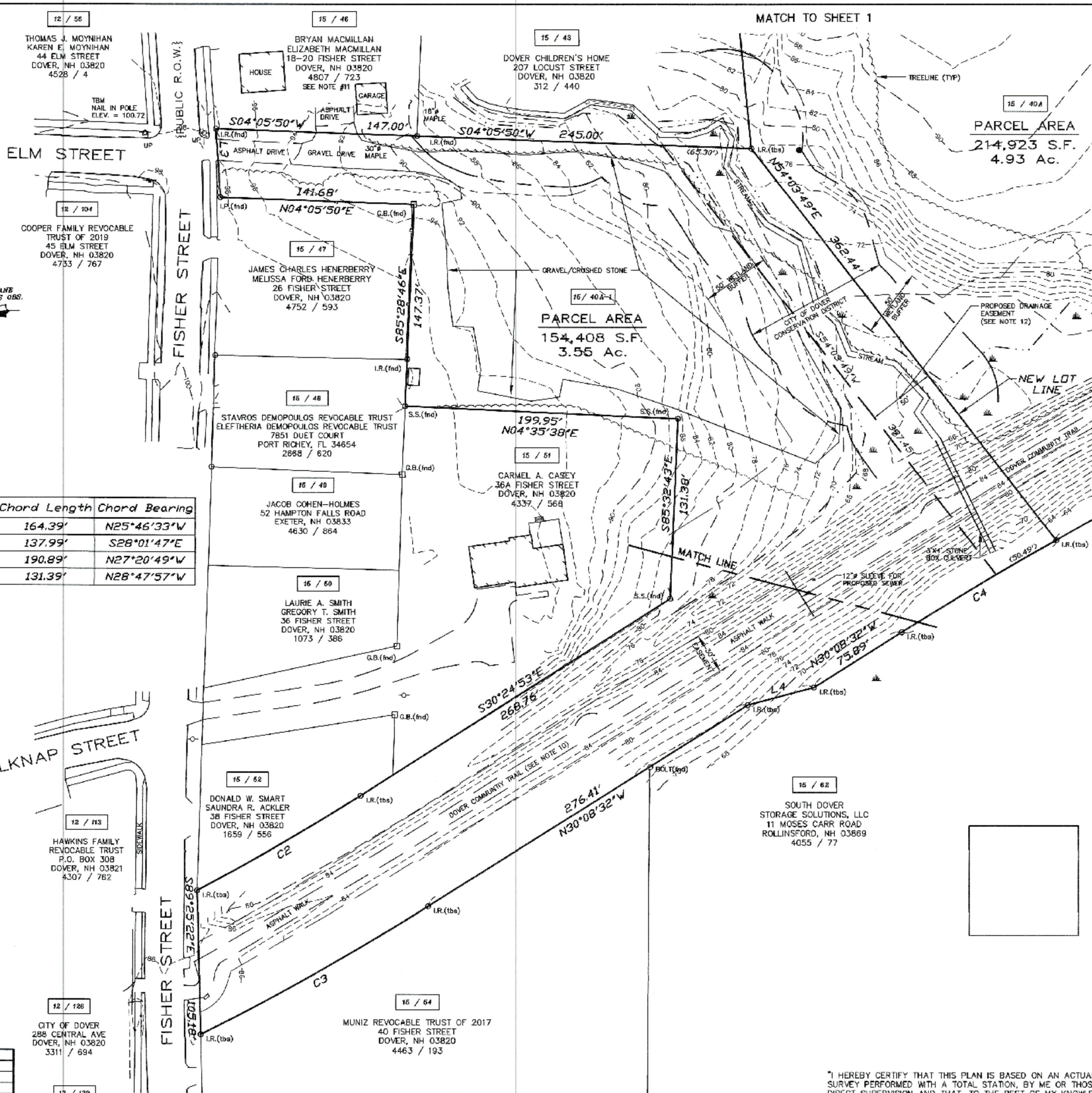
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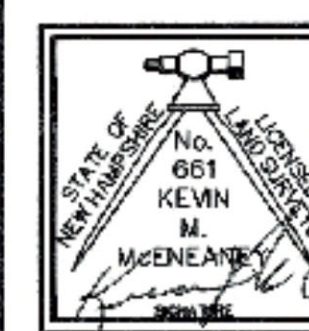
SHEET 2 OF 2

TOPOGRAPHIC SUBDIVISION PLAN
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TAX MAP 15, LOT No. 40A
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DOVER PLANNING FILE No.

DRAWN BY: RJP FILE: MSA\2282\DWG\21-2282

SCALE: 1" = 40' DATE: SEPTEMBER 5, 2023



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