

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, June 20, 2024**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: Transfer of Development Rights Site Review for Fergus & Jennifer Cullen,
Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal
is to construct 2 single family dwellings and 2 duplexes to total 7 units on
site, through purchasing TDR unit with associated access, parking and
stormwater). (SITE-2024-0005)



PLAN SNAPSHOT REPORT SITE-2024-0005 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major
Work Class: New Construction
Status: In Review
Valuation: \$0.00

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

App Date: 06/06/2024
Exp Date: 08/10/2024
Completed: NOT COMPLETED
Approval Expire Date:

Description: TDR Subdivision Site Plan: Parcel with existing single family unit to be divided into 3 TDR parcels; 2 duplexes will be added to the existing single family parcel, and 2 new lots will each have single family units.

Parcel: B0004-F00000	Main	Address: 566 Sixth St Dover, NH	Main	Zone:
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Owner
Fergus & Jennifer Cullen
Mobile: (603) 520-5450

Applicant
Civilworks New England
Steve Haight
181 Watson Road PO Box
1166
Dover, NH 03820
Business: (603) 749-0443
Mobile: (603) 817-6651

Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	0	Total6	0
Total7	0	Total8	0	Total9	0
Street Classification Type	Municipal	Net Change in # Parking Spaces (+/-)		Water Service	Municipal
Recording Number		Sewer Service	Municipal	Total Acres (GIS)	1.35
Deed Book	5152	Total SQFT	58806	Deed Page	7
Deed Date	11-29-23	Proposed Property Use	TDR 3 single family and 2 duplex buildings	Area of Parcel to be Developed (SQFT)	59002
Number of Parking Spaces Existing	2	Number of Parking Spaces Proposed	14	Distance to City Water	30
Distance to City Sewer	50	Type of Building to be Built	traditional single family and duplex buildings	Estimated Construction Value	950000.00
Refuse Removal	Private	Is there an existing Conservation Easement?	No	Existing Conservation Easement Details	
TotalImpactFeeSDTOD	0.00	TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00
TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00	TotalImpactFeeADUTO	0.00
TotalImpactFeeAONRT	0.00	TotalImpactFeeAR55TC	0.00	TotalImpactFeeAR62TC	0.00
Sub Total Residential	0.00	TotalImpactFeeRIRCTC	0.00	TotalImpactFeeOCSTC	0.00
TotalImpactFeeITWCTC	0.00	TotalImpactFeeNHALTC	0.00	TotalImpactFeeOIUTOD	0.00
TotalImpactFeeAFAOT	0.00	Sub Total	0.00	Total of Impact Fees to be Assessed	0.00
OD		Non-Residential			

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Steve_Haight_6/6/2024.jpg	06/06/2024 17:57	Haight, Steve		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008222	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-00008222		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

PLAN SNAPSHOT REPORT (SITE-2024-0005)

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	06/20/2024	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	In Review	06/10/2024	07/08/2024		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	06/10/2024	07/08/2024	
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	In Review	06/10/2024	07/08/2024	
IS Building Official	Fire / Inspection Services	Maxfield, Jim	In Review	06/10/2024	07/08/2024	
Planning	Planning	Bassegio, Erin	In Review	06/10/2024	07/08/2024	
Zoning Administrator	Planning	Crouser, Paul	In Review	06/10/2024	07/08/2024	
Traffic Bureau	Police	Speidel, Marn	In Review	06/10/2024	07/08/2024	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		06/10/2024 11:13	
Confirm application complete v.1	Generic Action		06/10/2024 11:14
Technical Review Committee Meeting Agenda v.1	Task	06/10/2024 11:13	06/10/2024 11:14
Land Use Plan Technical Review v.1	Receive Submittal	06/10/2024 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	06/10/2024 11:13	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		

PLAN SNAPSHOT REPORT (SITE-2024-0005)

[Create / Link to Permit - Site Work, Construction v.1](#)

[Create Sub Permit](#)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Fergus & Jennifer Cullen Telephone # 603-520-5450

Address of Applicant: 152 Boxwood Lane Dover, NH 03820

E-Mail Address: fergus@ferguscullen.com

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

Address of Property Owner: same

PROPERTY INFORMATION

Address of Property: 566 Sixth Street

Assessor's Map # B Lot(s) # 4-F

Zoning District(s) R-40 Overlay District(s) none

Size of Parcel: 59,002 sq. ft. 1.35 ac. Property Deed: Book 5152 Page: 7

Existing Use of Property: Single Family Residential

SITE PLAN INFORMATION

Describe Proposed Use: TDR Subdivision: 3 Lots (2 Single Family Lots, 1 Lot w/1 Single Family & 2 Duplexes)

Area of Parcel to be Developed: 1 existing single, 59,002 sq. ft.

If Multi-family Residential: Number of Units 2 new singles, 2 new duplexes & Buildings Proposed 5 (1 existing, 4 new)

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

Number of Parking Spaces: Existing 2 Proposed 14

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

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

Disposition of Parcel:

Building Setbacks:

1 existing single family 1440±
2 new single family 1300±
Building Footprint 2 new duplexes 1000± sq. ft.

Front Yard 40 ft.

Total Building Area 6040± sq. ft.
(4600 new, 1440 existing)

Rear Yard 30 ft.

Paved Area 5,218± sq. ft.

Side Yard: Right 25 ft. Left 25 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? in Sixth Street

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? in Sixth Street

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☒ Lot Size ☒ Frontage ☐ Setback ☐ 30' Buffer ☒ Increase by 5 units

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

To allow decreased lot frontages & lot sizes and increase number of allowed units
per TDR regulations.

BUILDING INFORMATION

N/A

Type of Building to be Built: _____

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

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

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Section 149-13.A (12) Landscape Architect
Section 149-14.E (1)(b) Outdoor Lighting Plan

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

See attached Waiver requests.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney, LLS
McEneaney Survey Associates

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-742-0911

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, PE
Civilworks New England

Address P.O. Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: NH PE # 7978 E-mail address: shaight@civilworksne.com

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Bruce A. Gilday, CSS, CWS
BAG Land Consultants

Address 43 Rockingham Street Concord, NH 03301 Telephone #: 603-228-5775

Professional License #: NH CSS#012, NH CWS#088 E-mail address: bagilday@comcast.net

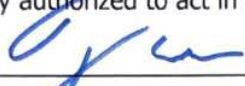
CONSERVATION EASEMENT HOLDER

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.

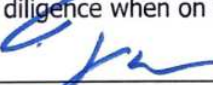
Signature of Property Owner:  FERRIS CULLEN Date: 6/6/24

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 6/6/24

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

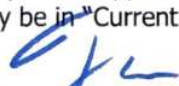
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner:  Date: 6/6/24

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

CERTIFICATION OF FEES

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

Signature of Property Owner:  Date: 6/6/24

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

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

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
B	4F	Fergus & Jennifer Cullen	152 Boxwood Lane Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, PE	Civilworks New England	P.O. Box 1166 Dover, NH 03821
Kevin McEneaney, LLS	McEneaney Survey Associates	P.O. Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: Fergus & Jennifer Cullen File Number: _____

PROJECT TITLE: Cullen TDR Site Plan Review

PROPERTY LOCATION: 566 Sixth Street Tax Map: B Lot: 4F

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

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

REVIEWED BY: _____ DATE _____ TRC DATE _____



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:

FERGUS CULLEN

Signature(s) of Property Owner(s):

[Signature]

Date: 6/6/24

Signature of Applicant:
if different from owner

[Signature]

Date:

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:

FERGUS CULLEN

Signature(s) of Property Owner(s):

[Signature]

Date: 6/6/24

Signature of Applicant:
if different from owner

[Signature]

Date:

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

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

DRAINAGE NARRATIVE

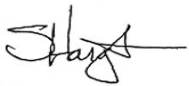
The subject parcel is approximately 1.35 acres in size, is identified as Map B / 4F, and is located at 566 Sixth Street. The site is located in the Rural Residential (R40) district. The property consists of a single-family home, driveway, paved walkway, and garden. The site is currently serviced with city water and sewer. The lot is bound by Sixth Street to the east and single family residences to the north, west, and south. On site soils are Windsor Loamy Sand and have published Ksat values of 6 to 20 in/hr. The lot is primarily covered in grass or woods with the exception of the existing impervious areas and the existing garden.

The project proposes the subdivision of the parcel to provide two (2) single family residential lots and a lot that includes a single family residence and two (2) 2-unit residences, for seven (7) total units. The project also includes two driveways to access the sites. One driveway services a single family residence and the other driveway services the remaining building/units. Drainage improvements proposed include the addition of six (6) raingardens to treat stormwater runoff and provide for the infiltration of stormwater into the ground. The raingardens shall be designed and planted in accordance with the NH DES "Soak up the Rain New Hampshire" (SOAKNH) program. The site's soil, with high infiltration rates, is ideal for incorporating the SOAKNH program raingarden designs to minimize impact from the proposed development.

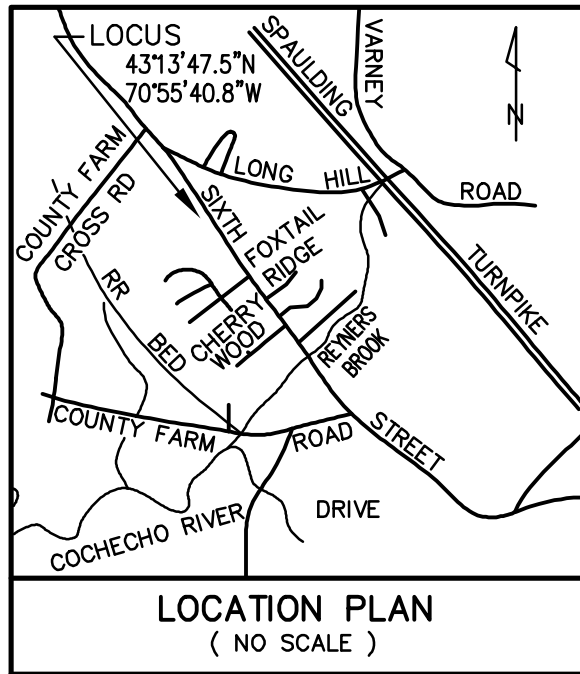
Incorporating the raingarden filtration/infiltration stormwater best management practices into the treatment of stormwater runoff from residential units and the small driveways will minimize the stormwater pollution, flow and volume of runoff from the site. The project will have negligible impact on the overall watershed.

CIVILWORKS NEW ENGLAND

Sincerely,



Stephen J Haight, PE



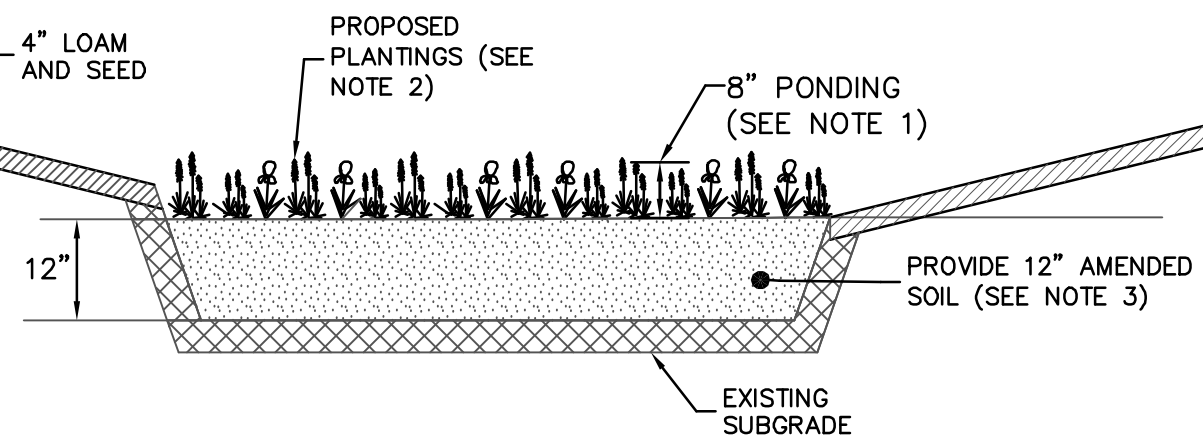
A / 67
NORMAN E. VANDINI
SHARON J. VANDINI
569 SIXTH STREET
DOVER, NH 03820
1452 / 241

A / 56
LEON A. DROUIN, TRUSTEE
LEON A. DROUIN REVOCABLE TRUST
565 SIXTH STREET
DOVER, NH 03820
4724 / 277

A / 66
RHONDA M. ZABIELSKI
MICHAEL P. ZABIELSKI
563 SIXTH STREET
RHONDA ZABIELSKI
1895 / 740

SMH
RIM = 209.70'
INV. IN = 203.17' 6"PVC
INV. OUT = 203.02' 8"PVC
BRICK SHELF = 203.64'

SMH
RIM = 209.81'
INV. IN = 198.47' 8"PVC NW
INV. IN = 201.57' 8"PVC SE
INV. OUT = 186.23' 10"PVC (SITE)
BRICK SHELF = 186.85'



- NOTES:
- 1) RAIN GARDEN DESIGN PER NH DES SOAK UP THE RAIN PROGRAM AT <https://www4.des.state.nh.us/soakNH/>
 - 2) RAIN GARDEN PLANTINGS AND SPACING SHALL BE IN ACCORDANCE WITH "NATIVE PLANTS FOR NEW ENGLAND RAIN GARDENS" PROVIDED BY THE NH DES SOAK UP THE RAIN PROGRAM.
 - 3) AMEND SOILS PER "RAIN GARDEN" FACT SHEET PROVIDED BY NH DES SOAK UP THE RAIN.

LEGEND

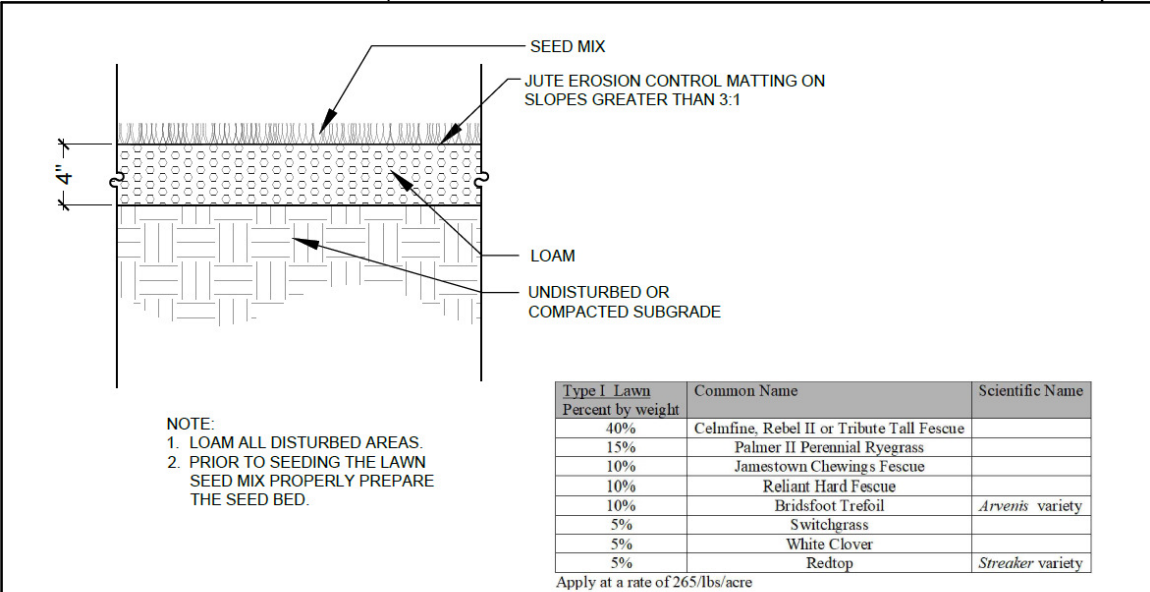
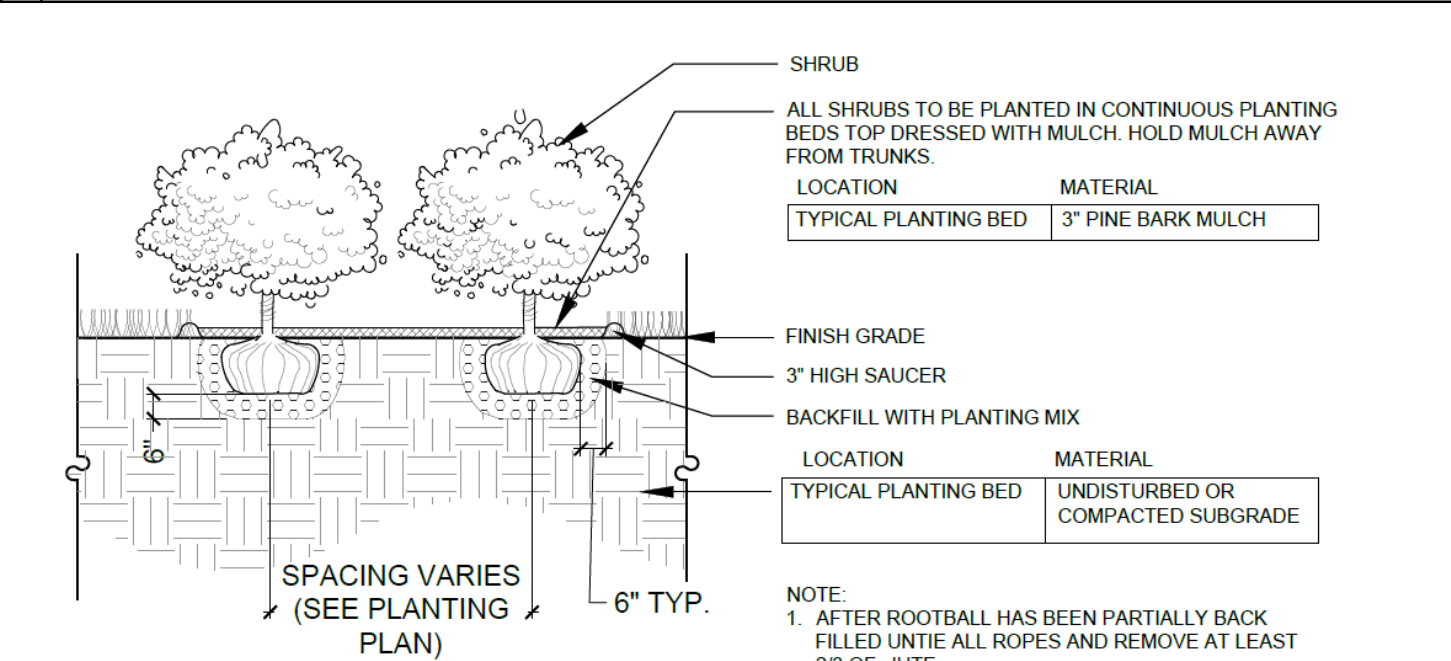
- HIGHBUSH BLUEBERRY
- CUTLEAF CONEFLOWER
- BLUE VERVAIN
- FOXGLOVE BEARDTONGUE
- PERENNIALS
 - BLUE IRIS
 - CARDINAL FLOWER
 - MEADOW BOTTLE GENTIAN
 - WHITE TURTLEHEAD
 - COMMON SNEEZEWEED

- IRON PIPE (FOUND)
- IRON ROD W/ I.D. CAP (TO BE SET)
- DOUBLE YELLOW LINE
- SINGLE WHITE LINE
- SEWER MANHOLE
- CATCH BASIN
- DRAIN MANHOLE
- WATER GATE VALVE
- SQUARE FEET
- ACRE
- TYPICAL
- MORE OR LESS
- DIAMETER
- STRAFFORD COUNTY REGISTRY OF DEEDS
- UTILITY POLE W/ I.D. Nos.

B / 4J
CAITLIN VERVILLE
RORY WILKIE
568 SIXTH STREET
DOVER, NH 03820
4613 / 638

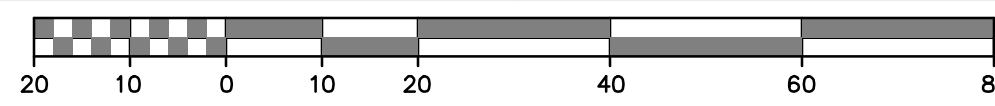
B / 4R
JAMES P. GOWEN
SHARON GOWEN
562 SIXTH STREET
DOVER, NH 03820
988 / 448

B / 4-53
EMILY S. DAVIE
TIMOTHY W. MALLARD
141 COTTONWOOD DRIVE
DOVER, NH 03820
4221 / 508



DRAINAGE & LANDSCAPE PLAN
PREPARED FOR
FERGUS & JENNIFER CULLEN
TAX MAP B, LOT No. 4F
566 SIXTH STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. TDR 24-
DRAWN BY: RJM/JPG FILE: P:\24081\DWG\23-2571_DL
SCALE: 1" = 20' DATE: APRIL 24, 2024



Mcneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
24-2571	TDR SUBDIV	23-12	37-42	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

Stormwater Management System Inspection & Maintenance Plan

Prepared for:

**FERGUS CULLEN RESIDENTIAL TDR DEVELOPMENT
Map B, Lot 4-F**

**Sixth Street
Dover, New Hampshire
Strafford County**

June 2024

Owner of Record:

FERGUS & JENNIFER CULLEN
152 Boxwood Lane
Dover, New Hampshire 03820

Prepared By:

CIVILWORKS NEW ENGLAND
P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03821

Introduction

Civilworks New England, has prepared the following Stormwater Management System Inspection & Maintenance Plan for **Fergus and Jennifer Cullen**. The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The inspection and maintenance requirements outlined in this document are required to be performed in perpetuity. In the event the property is sold, future owners will be responsible for implementing the responsibilities outlined in this document.

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the areas surrounding the developed site. By following the enclosed procedures, the property owners, and maintenance personnel will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, and where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure.

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NHDES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments).

Owner:

**Cullen Fergus, Cullen Jennifer
152 Boxwood Lane
Dover NH 03820**

In the event of a change in ownership, this Inspection and Maintenance Plan shall be transferred to the new party.

Contact / Responsible Party:

**Cullen Fergus, Cullen Jennifer
152 Boxwood Lane
Dover NH 03820**

**Fergus Cullen
Phone: (603) 520-5420
Email: fergus@ferguscullen.com**

The contact information for the Contact / Responsible Party shall be kept current.

Management Company:

**Cullen Fergus, Cullen Jennifer
152 Boxwood Lane
Dover, NH 03820**

The contact information for the Management Party shall be kept current.

Inspection Schedule / Record Retention

Inspection frequency should, at a minimum, be in accordance with New Hampshire Stormwater Manual, Volume 2, latest edition, as updated by NHDES. See the Inspection and Maintenance Plan for frequency requirements. A copy of the completed Stormwater Management System's Inspection & Maintenance Log and Deicing Salt Quantity Use Log shall be maintained, kept on-site, and be made available to local, state, or federal regulators as applicable by law. All Inspection and Maintenance records must be provided to the City of Dover Community Services Department annually before Dec 15th.

Stormwater Management System Components

The Stormwater Management System associated with the project is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, its design includes the following elements:

- Raingardens
- Pavement
- Litter / Trash Removal

Design elements are identified in the design plans, a copy of which shall be maintained with this Inspection and Maintenance Plan.

Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner. Invasive plants shall be controlled to prevent them from reproducing, spreading, or re-growing. See the University of New Hampshire – Cooperative Extension's "Method for Disposing Non-Native Invasive Plants", included at the end of this manual, for guidance on the removal and disposal of invasive species.

Inspection and Maintenance Plan

By implementing the following procedures, the owners will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff.

RAINGARDENS:

- Inspection, by a **qualified professional**, of the raingarden at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection. If the raingarden systems do not drain within 72-hours following a rainfall event, a qualified professional should assess the condition and determine measures required to restore filtration practice (as applicable).
- Embankments and spillways should be inspected by a **qualified professional** for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability for impounding water. Immediate corrective action should be implemented if any such conditions are found.
- Inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances should be inspected by a **qualified professional**, and corrective action implemented (e.g., maintenance, repairs, or replacement) as indicated by such inspection.
- The bottoms, interior and exterior side slopes, and crest of earthen detention basins should be mowed, and the vegetation maintained in healthy condition, as appropriate to the function of the facility and type of vegetation.
- Vegetated embankments that serve as "berms" or "dams" that impound water should be mowed at least once annually to prevent the establishment of woody vegetation.
- Trash and debris should be removed from the pond and any inlet or outlet structures whenever observed.
- Accumulated sediment should be removed when it significantly affects pond capacity.

PAVEMENT:

- Minimize sanding.
- Minimize application of salt for ice control.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick-up.

DE-ICING AGENTS:

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots and roadways. The plan should develop the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually. (See Deicing Salt Quantity Use Log).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions.
- Minimize the use of salt during the winter.
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.

- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

ANTI-ICING AND SALT MINIMIZATION:

- Owner to develop a Road Salt and Deicing Minimization Plan.
- Provide a written policy that the “Development” will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compiling salt use data annually

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Raingardens • Embankments • Pond Sediment • Trash/Debris • Vegetation (Veg.)	Bi-Annually “ “ Periodically “ “ “ “	• Check for erosion, settlement, seepage, etc. • Check for sediment accumulation in pond • Check for trash (in pond and structures) • Maintain 95% veg. (pond & slopes) • Maintain healthy stand of veg.	Repair immediately ≥ 2 in. sediment Remove all trash/debris Restore veg. in-kind Mow embankments when ≥ 6 in
Pavement: • Sanding • Salt Applications • Sweep/Vacuum • Trash/Debris	Limit use As required 1 - 2 x's Year Periodically	• Minimize use to prevent tracking issues • RECORD APPLICATION RATES • Sweep or vacuum to prevent tracking issues • Check for trash/debris	Sweep to prevent issues Minimize (as required) Sweep/Vac as needed Remove when noticed
Litter / Trash Removal	Periodically	• Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

The following pages contain a blank copy of the Stormwater Management System's Inspection & Maintenance Log and a Deicing Salt Quantity Use Log. These forms are provided to assist the owners with the inspection and maintenance of the aforementioned Stormwater Management System.

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance _____ Inspector: _____

[illegible]

Deicing Salt Quantity Use Log

[illegible]

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle

Lonicera tatarica

USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr. 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag “head first” at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can’t be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn’t be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don’t reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn’t used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don’t compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database /
Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Be diligent looking for seedlings for years in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple <i>(Acer platanoides)</i> European barberry <i>(Berberis vulgaris)</i> Japanese barberry <i>(Berberis thunbergii)</i> autumn olive <i>(Elaeagnus umbellata)</i> burning bush <i>(Euonymus alatus)</i> Morrow's honeysuckle <i>(Lonicera morrowii)</i> Tatarian honeysuckle <i>(Lonicera tatarica)</i> showy bush honeysuckle <i>(Lonicera x bella)</i> common buckthorn <i>(Rhamnus cathartica)</i> glossy buckthorn <i>(Frangula alnus)</i>	Fruit and Seeds 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet <i>(Celastrus orbiculatus)</i> multiflora rose <i>(Rosa multiflora)</i>	Fruits, Seeds, Plant Fragments 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard (<i>Alliaria petiolata</i>) spotted knapweed (<i>Centaurea maculosa</i>) ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort (<i>Cynanchum nigrum</i>) ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort (<i>Cynanchum rossicum</i>) giant hogweed (<i>Heracleum mantegazzianum</i>) ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket (<i>Hesperis matronalis</i>) perennial pepperweed (<i>Lepidium latifolium</i>) purple loosestrife (<i>Lythrum salicaria</i>) Japanese stilt grass (<i>Microstegium vimineum</i>) mile-a-minute weed (<i>Polygonum perfoliatum</i>)	Fruits and Seeds 	Prior to flowering Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (<i>Phragmites australis</i>) Japanese knotweed (<i>Polygonum cuspidatum</i>) Bohemian knotweed (<i>Polygonum x bohemicum</i>)	Fruits, Seeds, Plant Fragments Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	Small infestation ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. Large infestation ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

TRAFFIC ASSESSMENT MEMORANDUM

June 6, 2024

INTRODUCTION

Civilworks New England has prepared this traffic-assessment memorandum (TAM) regarding the residential development project proposed at Tax Map B, Lot No. 4F, otherwise known as 566 Sixth Street, in Dover, NH.

This TAM includes:

- existing site description
- proposed project description
- road description
- public transit
- sight distances at the proposed driveways.
- trip generation
- trip distribution/assignment
- potential traffic impacts

This TAM concludes that:

- relevant sight distances at the Sixth Street/proposed driveway intersections will be adequate.
- The proposed project is not anticipated to add significant new traffic to the area.

EXISTING SITE DESCRIPTION

The project site:

- is along the westerly side of the east side of Sixth Street.
- Is located approximately 1,200 feet northeast of Wildewood Lane
- has a lot area of 59,002 square feet (1.35 acres).
- contains an existing residential home.
- is adjacent to residential homes on either side and across the street.
- has an existing driveway.

PROPOSED PROJECT DESCRIPTION

The project will provide a total of six new single family housing units (2- duplexes and 2 single family homes)and one existing single family home. The one single family detached home already exists on the property so the net increase will be only six units. The existing driveway, which will remain unsignalized, will be the access to 5 units a new driveway cut will be added for the single family home north of the existing driveway. ee new buildings.

ROAD DESCRIPTION

Sixth Street:

- is under the jurisdiction of the City of Dover in the project area.
- is oriented north – south with a straight/linear horizontal alignment.
- has very limited vertical grade change.
- has bituminous concrete pavement in overall good condition.
- For travel lanes:
 - bound direction (project site side), with a pavement width of approximately 24 feet.
 - has two travel lanes in the south-bound direction with the pavement width being approximately 12 feet for each.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

- has no sidewalks on either side, but does contain relatively wide paved shoulders (approx. 2 feet in width).
- streetside parking is not allowed.
- has marked pavement (centerline striping, lane “fog” side lines).
- has a posted speed limit of 35 MPH in the vicinity of the property.
- includes existing utility services.

PUBLIC TRANSIT

Collaborative Alliance for Seacoast Transportation (COAST) Route 40 provides bus service along 6th street to the intersection of County Farm Road. There is no service in the area of project. A bus stop for southbound trips to downtown Dover and the Amtrak station is located on 6th street and County Farm Road at the intersection. Route 40 connects with:

- downtown Dover
- Dover Transportation Center = COAST Transit Center and Amtrak “Downeaster” train station

SIGHT DISTANCES

The project site is on the outside of a gradual curving alignment of Sixth Street that has limited elevation change so sight distance in both directions is optimized. Several residential driveways exist along this stretch of roadway; including those to the south and several to the north.

The American Association of State Highway and Transportation Officials (AASHTO) has established authoritative policy for appropriate sight distances in terms of stopping sight distance (SSD) for vehicles on the main road reacting to existing traffic, and intersection sight distance (ISD) for left turn movements from a stop. For a 35 mile per hour roadway, AASHTO has established the SSD to be 250 feet and ISD to be 390 feet. For a 40 mile per hour speed, SSD is established to be 305 feet and ISD to be 445 feet. The available sight distance to the north and south at the proposed project driveway are on the order of greater than 400 feet or more which is suitable for ISD at 45 miles per hour.

Therefore, ample stopping and intersection sight distances are provided and are adequate to provide a safe means of egress. Sight distance from the access drive will not be impeded by streetside parking and the unobstructed nature of the streetside, and wide paved shoulders, provide the opportunity to maintain these sightlines unhindered throughout the year.

CALCULATED TRIP GENERATION

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

TRIP DISTRIBUTION/ASSIGNMENT

All project-related trips will access the site from Sixth Street. The calculated vehicle trip generation for the development project is so low, especially at peak hours, that area traffic operations are not sensitive to trip distribution/assignment of project vehicle trips.

POTENTIAL TRAFFIC IMPACTS

The calculations show total increase in vehicle trips to be generated by the project as:

- Daily (weekday) = 50.6 total trips (25.3 in and 25.3 out) [6 unit project]
Less 14.6 existing trips (7.3 in and 7.3 out) [existing house on property]
Net Increase = 36 trips (18 in and 18 out)
- AM peak hour (weekday) = 3.5 total trips (1.0 in and 2.5 out)
Less 1.1 existing trips (0.3 in and 0.8 out)
Net Increase = 2.4 trips (0.7 in and 1.7 out)
- PM peak hour (weekday) = 4.2 total trips (2.4 in and 1.8 out)
Less 2.9 existing trips (1.6 in and 1.3 out)
Net Increase = 1.3 trips (0.8 in and 0.5 out)

Therefore, the proposed project is not anticipated to add significant new traffic to the surrounding area, nor impact such.

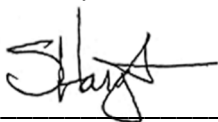
CONCLUSION

In conclusion:

- Sight distances at the Sixth Street/proposed driveway intersection will be adequate.
- The proposed project is not anticipated to add significant new traffic to the area.

CIVILWORKS NEW ENGLAND

Sincerely,



Stephen J. Haight, PE

Cc: Fergus Cullen

WAIVER REQUEST
for
SITE REVIEW APPLICATION
Fergus Cullen
Tax Map B, Lot 4F
Sixth Street

Dover Site Review Regulations: Section 149-13. A (12)

(12) A landscape plan that delineates the arrangement, species and dimensions of all existing and proposed landscaping materials. The landscape plan, in sufficient detail to indicate compliance with these regulations, shall be prepared by a Professional Landscape Architect who is licensed by the State of NH. The licensed Landscape Architect shall sign the plan. The landscape plan shall be certified by the licensed Landscape Architect and include their State of NH license number.

To waive the requirement for a landscape plan stamped by a Licensed Landscape Architect.

The landscape plan has been prepared in accordance with the NH DES “Soak up the Rain New Hampshire” program. Rain garden plantings have been selected from the “Native Plants for New England Rain Gardens” publication, as provided by “Soak up the Rain New Hampshire”, which was developed by the professionals at the UNH Cooperative Extension and the NH DES Soak up the Rain New Hampshire organizations.

WAIVER REQUEST
for
SITE REVIEW APPLICATION

Fergus Cullen
Tax Map B, Lot 4F
Sixth Street

Dover Site Review Regulations: Section 149-14. E (1) (b)

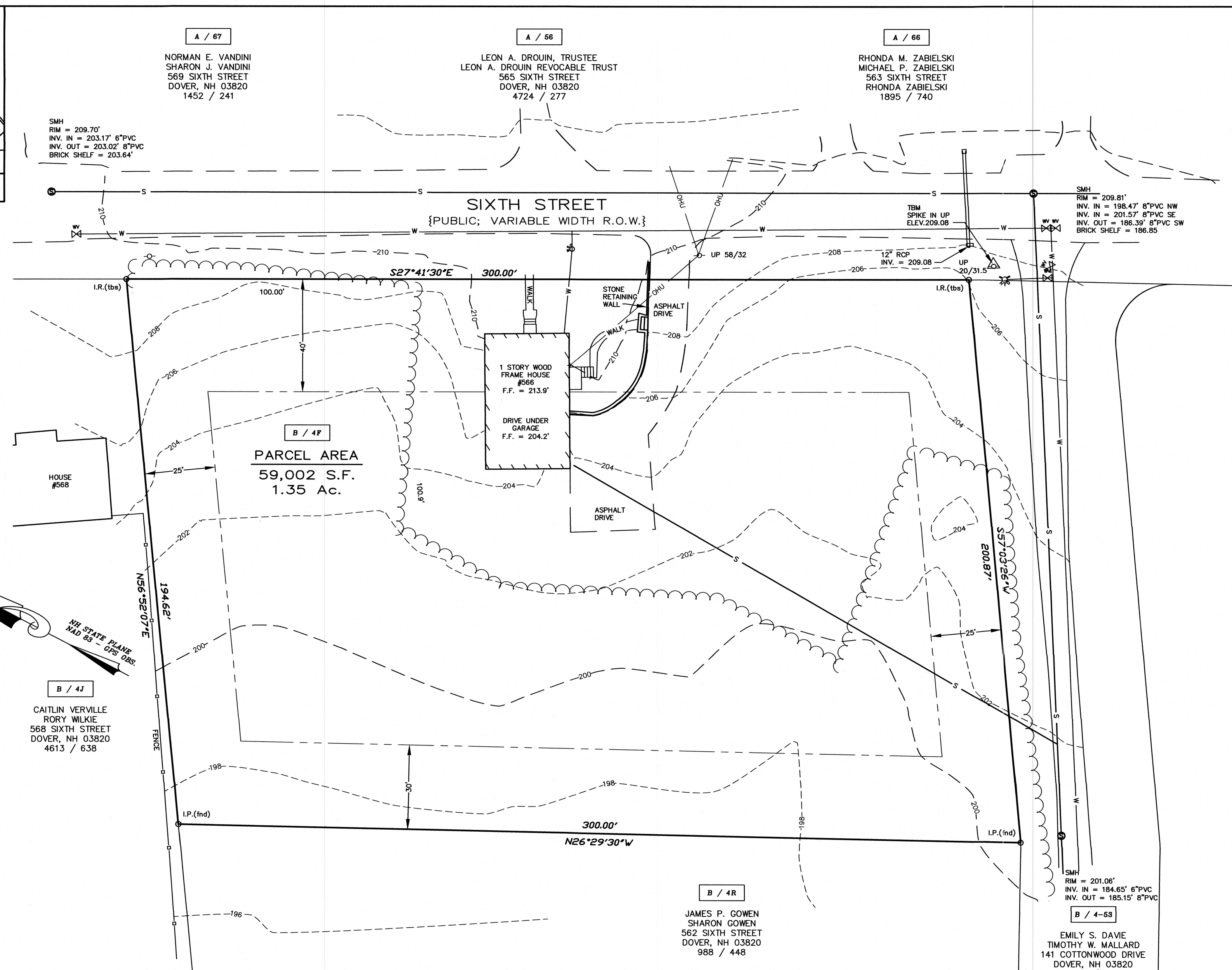
(1) General Requirements.

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

- (i) A site PLAN, drawn to scale, showing buildings, landscaping, parking areas, and all proposed outdoor lighting fixtures.*
- (ii) A photometric report that includes a numerical grid of lighting levels the fixtures will produce on the ground, measured in FOOT-CANDLES.*
- (iii) Specifications for all proposed light fixtures, including the type of lamp and the wattage of each lamp.*
- (iv) Proposed mounting height of all outdoor lighting fixtures. SITE REVIEW REGULATIONS P 149-34.*
- (v) Analyses showing that the proposed installation conforms to the lighting level standards in this section.*

To waive the requirement for an outdoor lighting plan.

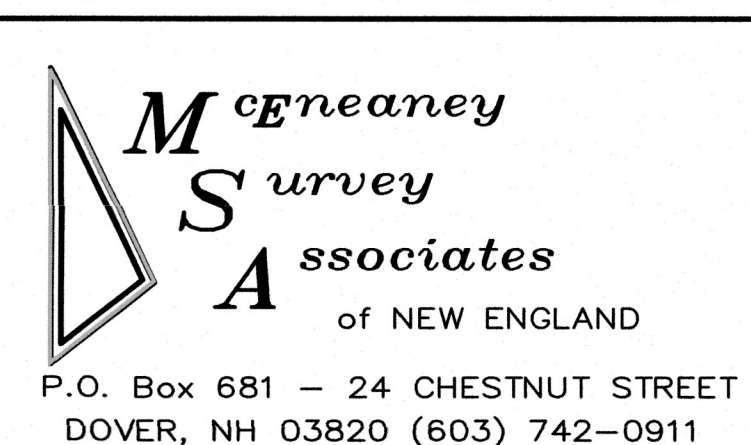
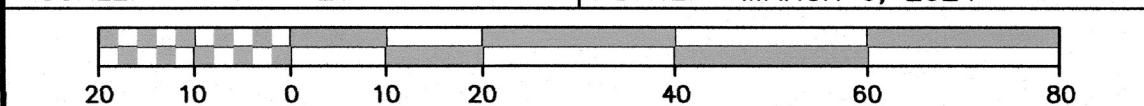
The proposed development consists of single and two family residences and does not require lighting for parking lots, common areas, or commercial buildings.



- 1.) OWNER OF RECORD:
FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LAND
DOVER, NEW HAMPSHIRE
S.C.R.D. VOLUME 5152, PAGE 7
- 2.)

B / 4 F

 – DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 59,002 S.F. / 1.35 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF MARCH 5, 2024.
- 5.) ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
WETLAND BUFFER = 50 FEET
- 6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
- 8.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- 9.) THE SOIL TYPES ON THE SITE ARE:
Wda – WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- 10.) NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GILDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.



SURVEYING – PLANNING – CONSULTING

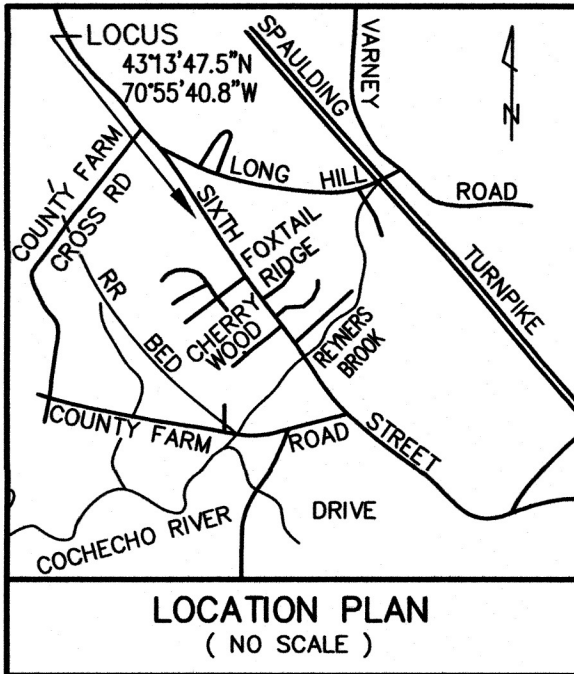
NO.	DATE		DESCRIPTION	BY	CHK
-			REVISIONS		
24-2571		EXIST COND		23-12	37-42
PROJECT NO		TYPE		FIELDBOOK & PAGES	

- 1.) ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE, SHEET 7 OF 26: SCALE: 1" = 60'; DATED: APRIL 27, 1998; BY: MCENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 54-34.
- 2.) SUBDIVISION OF LAND OF SCOTT L. WEEDEN, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: FEB., 1975; BY: RICHARD P. TOWLE; RECORDED S.C.R.D. PLAN 43, POCKET 15. FOLDER 43.

"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."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. McENEANEY LLS # 661



A / 67

NORMAN E. VANDINI
SHARON J. VANDINI
569 SIXTH STREET
DOVER, NH 03820
1452 / 241

A / 56

LEON A. DROUIN, TRUSTEE
LEON A. DROUIN REVOCABLE TRUST
565 SIXTH STREET
DOVER, NH 03820
4724 / 277

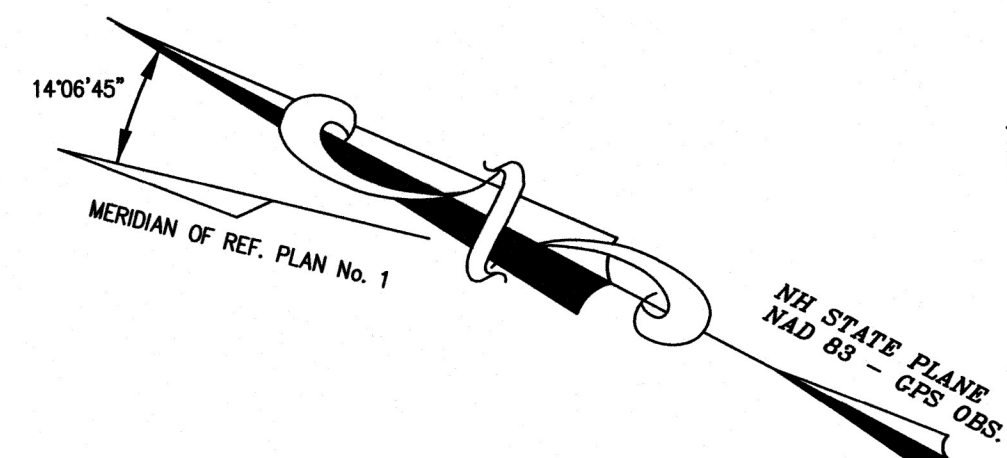
A / 66

RHONDA M. ZABIELSKI
MICHAEL P. ZABIELSKI
563 SIXTH STREET
RHONDA ZABIELSKI
1895 / 740

OWNER SIGNATURES

NOTES:

- OWNER OF RECORD:
FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LAND
DOVER, NEW HAMPSHIRE
S.C.R.D. VOLUME 5152, PAGE 7
- B / 4F - DENOTES TAX MAP AND PARCEL NUMBER.
- TOTAL PARCEL AREA = 59,002 S.F. / 1.35 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TDR SUBDIVISION CONSISTING OF THREE (3) LOTS, ONE LOT CONTAINING A SINGLE FAMILY DWELLING AND TWO DUPLEXES. TWO LOTS CONTAINING SINGLE FAMILY DWELLINGS.
- ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
WETLAND BUFFER = 50 FEET
TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS:
ABUTTING A ROAD SETBACK = 20 FEET
ABUTTING A LOT LINE SETBACK = 10 FEET
STREET SIDES OF UNITS = 20 FEET
ABUTTING STRUCTURES = 20 FEET
NO CUT BUFFER FROM EXTERIOR LOT LINE = 30 FEET
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- THE SOIL TYPES ON THE SITE ARE:
WdA - WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GILDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.
- TDR UNIT CALCULATIONS:
A) 59,002 S.F. - CONSERVATION (0 S.F.) = 59,002 S.F.
B) 59,002 * 0.85 = 50,150 S.F.
C) 50,150 * 0.85 = 42,628 S.F.
D) 42,628 / 40,000 = 1 UNIT
E) REMAINING 5 UNITS TO BE PURCHASED, THUS ALLOWING FOR 7 UNITS.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY AND MARCH, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.



B / 4J

CAITLIN VERVILLE
RORY WILKIE
568 SIXTH STREET
DOVER, NH 03820
4613 / 638

LEGEND

- I.P.(fnd) - IRON PIPE (FOUND)
I.R.(TBS) - IRON ROD W/ I.D. CAP (TO BE SET)
DYL - DOUBLE YELLOW LINE
SWL - SINGLE WHITE LINE
SMH - SEWER MANHOLE
CB - CATCH BASIN
DMH - DRAIN MANHOLE
W - WATER GATE VALVE
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
Ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
UP 410/5 - UTILITY POLE W/ I.D. Nos.

REFERENCE PLANS:

- ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE, SHEET 7 OF 26: SCALE: 1" = 60'; DATED: APRIL 27, 1998; BY: MCENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 54-34.
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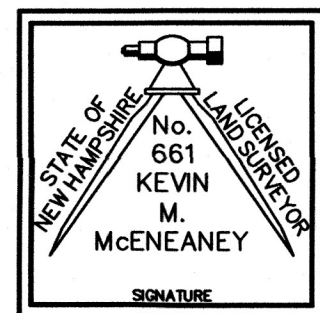
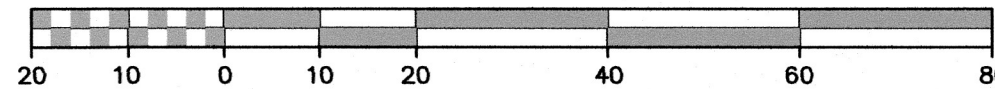
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
24-2571	TDR SUBDIV	23-12	37-42	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

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TDR SUBDIVISION PLAN
PREPARED FOR
FERGUS & JENNIFER CULLEN
TAX MAP B, LOT No. 4F
566 SIXTH STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. TDR 24-

DRAWN BY: R/JM FILE: MSA\2571\23-2571
SCALE: 1" = 20' DATE: APRIL 24, 2024



McEneaney
Survey
Associates
of NEW ENGLAND
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING