

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, July 18, 2024**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JUNE 20, 2024

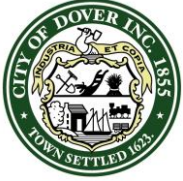
3. HEARINGS

- A. ***ZONE-2024-0028** Applicant: 17-19 Summer Street Properties, LLC, Locust Street, Tax Map 12, Lot 35-1, located in the Heritage Residential District (HR), requests a Variance from **Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion D**, where parking lots are required to be at least five (5) feet from a side property line.
- B. ***ZONE-2024-0031** Applicant: Mike Leary (Owner: Cocheco Mills Holdings, LLC), 100 and 51 Main Street, Tax Map 3, Lot 63 and Tax Map 2 Lot 37-A, located in Central Business District-General (CBD-G), requests a Variance from **Section 170-12, General Central Business District-specific sign regulations**, to install more than two (2) wall signs, whose area is greater than the permitted 40 sf. maximum.
- C. ***ZONE-2024-0032** Applicant: Steven Endsley (Owner: Marc Keith Gagnon), 48 Old Rochester Road, Tax Map D, Lot 9-B, located in Medium Density Residential District (R-12), requests a Variance for each proposed lot from **Section 170-12, R-12-specific lot size requirements** which mandates a minimum lot area of 12,000 sf. in order to subdivide the parent lot into two (2) ten-thousand (10,000) sf. lots.
- D. ***ZONE-2024-0033** Applicant: ALX Construction & Development, LLC (Owner: 239 Knox Marsh Realty, LLC), 239 Knox Marsh Road, Tax Map H, Lot 37-A, located in Commercial District (C), requests a Variance from **Section 170-12, Commercial District (C), Footnote #3 and the district's building height maximum**, to permit the 1/3rd requirement for commercial space to be located entirely within one (1) building with the proposed 2/3rds residential use to be in two (2) separate buildings, and to permit the three buildings within the C district to be greater than 40' in height.

4. OTHER BUSINESS

5. ADJOURN

*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 the Zoning Board of Adjustment, 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

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, June 20, 2024
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), Rich Onufry, and Jackson Brown (Alternate)

Members Absent (Excused): George Reagan (Alternate), Anthony Sillitta (Vice Chair)

Members Absent (Unexcused): Otis Perry, Nicholas Couturier

Staff Present: Paul R. Crouser (Zoning Administrator)

The Chair called the meeting to order at 7 PM

2. APPROVAL OF MEETING MINUTES OF MAY 16, 2024

Motion: Onufry moved to approve the minutes of May 16, 2024. Seconded by Brown. Vote: U/A

The Chair explained the hearing process noting that only three members are present tonight. He offered each applicant the chance to proceed with their application tonight or ask for a continuance to the next meeting. All three members will have to vote in favor for an approval to occur.

One applicant noted they would like to defer. Attorney John Lyons represented the applicant 17-19 Summer Street Properties, LLC (Item B) and requested to be rescheduled.

Motion: Onufry moved to reschedule item ZONE-2024-0028 to the July 18th ZBA meeting. Brown seconded. Vote: U/A

3. HEARINGS

- A. *ZONE-2024-0027** Applicant: Periklis & Abigail Karoutas Revocable Trust, 66 Stark Avenue, Tax Map 17, Lot 105, located in Medium Density Residential District (R-12), requests an Equitable Waiver from **Section 170-14(4)a**, to allow for a recent addition's encroachment on the side setback by two (2) inches.

Abigail Karoutas, owner, represented the application and explained the request for equitable waiver to allow for the unintentional encroachment of their addition into the side setback by two inches. She gave historical data and information about the planning process for the addition.

She addressed the four criteria for equitable waiver noting the encroachment was not discovered until well into the project, was due to a good-faith error- not ignorance of the setback, non-conformity does not constitute a public nuisance or diminish the value of other properties (encroachment is into the setback- not over property lines) and cost of correction outweighs any public benefit to be gained.

Public hearing opened
No one spoke

The chair noted a letter was received from the abutters in support of the applicant.

Planning Department input: Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the four Equitable Waiver criteria. Staff supports this Equitable Waiver request without any conditions. NH RSA 674:33-a(I) details a four-pronged test for evaluating the legitimacy of Equitable Waiver of Dimensional Requirement requests. Staff is of the opinion that the applicant has easily met every prong of the test, and recommends approving this Equitable Waiver request without conditions.

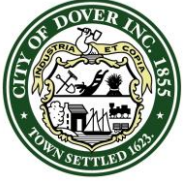
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Document Created by: Planning Department

Document Posted on: June 25, 2024

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CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, June 20, 2024
Meeting Time: 7:00 pm

Public hearing closed

Motion: Onufry moved to GRANT the equitable waiver with no conditions as the criteria have been met. Brown seconded. Vote: U/A

- B. *ZONE-2024-0028** Applicant: 17-19 Summer Street Properties, LLC, Locust Street, Tax Map 12, Lot 35-1, located in the Heritage Residential District (HR), requests a Variance from **Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion D**, where parking lots are required to be at least five (5) feet from a side property line.

Tabled to the next meeting.

- C. *ZONE-2024-0029** Applicant: 6-8 Atkinson Street, LLC, 6-8 Atkinson Street, Tax Map 1, Lot 22, located in Central Business District- General (CBD-G), requests a Variance from **Section 170-20(D).3.h**, which stipulates that new non-residential activities must make up at least 20% of the structure or be located on the ground floor.

Elizabeth Kish, Greenland, owner, represented the application explaining the purchase and renovation of the building and success renting the residential units, but high turnover for the one small commercial unit. Some issues include having to pass through the commercial unit to access the basement and inability to lock the front entrance so clients can get in, which causes safety issues for the residents.

She proposes to convert the commercial unit to residential to solve these issues. It is in line with the neighborhood which is all multi-families and will fit the need for affordable housing in downtown Dover.

She answered questions of the board relating to reconfiguring the proposed bathroom and kitchen, permitted renovation in 2020, reconfiguration of basement stairs, and square footage of residential units.

Public hearing opened
No one spoke

Planning Department input: While Staff does not advocate for or against this variance request, it is of particular importance to point out that out of all surrounding zoning districts around the subject parcel, including the HR, RM-U, and CBDMU zoning districts, the General Central Business District has the least restrictive residential density requirements of the four.

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Should the Board approve this variance request, Staff would remind the Applicant that they must abide by any applicable fire, life safety, and building code requirements, and encourages the implementation of the following conditions:

1. The newly converted dwelling unit shall be restricted to the applicable HUD Fair Market Rent in perpetuity; and
2. The Applicant shall provide the occupants of 6-8 Atkinson Street with adequate parking, per Site Review Regulations, §153- 14(D)(4)(b), equating to ten (10) parking spaces.

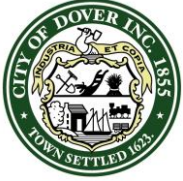
2024.06.20_ZoningBoardofAdjustment.Minutes.

Document Created by: Planning Department

draft

Document Posted on: June 25, 2024

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CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

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The board and staff discussed the conditions with the applicant, and she confirmed she would accept those conditions.

Public hearing closed

The Chair noted the applicant has made some good points about the property and the neighborhood. Staff has confirmed the zoning is carved out around this parcel. Health, safety and welfare of the residents would benefit from the proposed use and changes.

A third condition was discussed for the unit not to exceed one bedroom.

Onufry agreed and noted in that neighborhood it is hard to see commercial units- it is mostly residential. The safety factor is also an issue that will be solved.

Motion: Onufry moved to GRANT the variance with the two staff provided conditions and the additional condition that the unit not exceed one bedroom as the criteria have been met. Brown seconded.

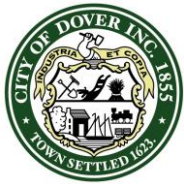
Vote: U/A

4. OTHER BUSINESS

Chair Prior commented to notify board members a week in advance of upcoming board meetings and receive confirmation by email or phone to be sure there is a quorum in attendance.

5. ADJOURN

Motion: Brown moved to adjourn at 7:40pm. Onufry seconded. Vote: U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	Thursday, June 18, 2024
Meeting Time:	7:00 pm

INTENT: The Applicant requests a Variance from Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion D, where parking lots are required to be at least five (5) feet from a side property line.

UNITS PROPOSED: N/A

AGENDA ITEM: 3-B

ZONING DISTRICT: Heritage Residential (HR)

FILE: ZONE-2024-0028

APPLICANT: 17-19 Summer Street Properties, LLC

OWNERS: Same

LOCATION: Locust Street (vacant lot). Lot 12, Map 35-1

ACREAGE: 0.22 acres. No requested change in acreage

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential, no change

SURROUNDING LAND USE: Residential, Mixed Use

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.: No, but a CUP will go before Planning Board for approval

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff supports this Variance request without conditions.

BACKGROUND INFORMATION

The property subject to this Variance request is a vacant lot on Locust Street between 17-19 Summer St., which the Applicant also owns, and 30 Silver St. The Applicant is in the process of developing the empty lot with plans to construct a 4-unit residential building. Since the Applicant also owns 17-19 Summer St. (directly to the South of the lot in question) they have opted to create a shared parking lot in between the existing 3-unit residential building on 17-19 Summer St. and the proposed 4-unit residential building on the subject lot. Shared parking lots and driveways are typically encouraged in our site plan regulations.

However, since the parcel in question resides within the Heritage Residential zoning district, the creation of 3 or 4 family dwelling structures are only obtainable through a Conditional Use Permit ("CUP"), a condition of which states that "[p]arking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line." Because the parking lot serves both parcels, its central location between the two structures violates the aforementioned condition of the CUP.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Staff supports this Variance request without any conditions.

As the parking lot serves the parcel whose boundary line it encroaches on, and since ownership is shared between both the vacant lot and 17-19 Summer St., staff recommends granting this Variance request without any imposed conditions.

ZONE-2024-0028 LOCUST STREET

**Property Information**

Location LOCUST ST
Owner 17-19 SUMMER STREET PROPERTIES LLC
Land Use
Zoning Code HR
Property Id 12035-001000



**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 10/30/2023
 Data updated Daily

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



PERMIT SNAPSHOT REPORT ZONE-2024-0028 FOR CITY OF DOVER, N.H.

Permit Type Zoning	Project:	App Date: 05/30/2024
Work Class: Variance	District: None	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval
Description: Proposal is to build a 2,400 square foot residential building consisting of 4, 2-bedroom units, improved driveway access, parking, utilities, and drainage improvements.		Expire Date:

Parcel: 12035-001000	Main	Address: Locust St Dover, 03820	Main	Zone: HR(Residential - Heritage)
Applicant Diane Buscemi One New Hampshire Avenue Suite 235 Suite 235 Portsmouth, NH 03801 Business: (603) 431-5144				
Applicant Ben Perez Mobile: (603) 944-0516				

Permit Custom Fields

ZoneVariAppealPhDisa No bility	Number of Variances 1 Requested:	ZoneVariPlanDirectionsProperty is on Locust St and abuts 17-19 Summer St
ZoneVariPlanSummary Proposal is to build a 2,400 square foot residential building consisting of 4, 2-bedroom units, improved driveway access, parking utilities, and drainage improvements.	ZoneVariAppealSect 170-20	ZoneVariAppealSectDe To allow a variance from tail HR District - Conditional Use Permit, Criteria-C, that requires parking to be at least 5 feet from a side property line. See the attached Exhibit A.
What is the parcel zoned? HR	ZoneVariAppeal1Public See the attached Exhibit Interest B.	ZoneVariAppeal2Ordin See the attached Exhibit anceSpirit B.
ZoneVariAppeal3Subst See the attached Exhibit antialJustice B.	ZoneVariAppeal4Prope See the attached Exhibit rtyValue B.	ZoneVariAppeal5A1Un See the attached Exhibit NecHardship B.
ZoneVariAppeal5A2No See the attached Exhibit FairRelate B.	ZoneVariAppeal5A3Re See the attached Exhibit asonableUse B.	ZoneVariAppeal5BNoR See the attached Exhibit easonableUse B.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Diane_Buscemi_5/30/2024.jp g	05/30/2024 11:19	Buscemi, Diane		Uploaded via CSS
Permit Snapshot Report.pdf	05/30/2024 11:19	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008126	Planning Zoning Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00008126		\$200.00	\$200.00
INV-00008130	Planning Public Notice in Newspaper	\$120.00	\$120.00
Total for Invoice INV-00008130		\$120.00	\$120.00
Grand Total for Permit		\$320.00	\$320.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	06/04/2024	07/02/2024	06/04/2024	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	06/04/2024	07/02/2024	06/04/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
June 04, 2024	City of Dover		

PERMIT SNAPSHOT REPORT (ZONE-2024-0028)

Review v.1		06/04/2024 10:13	06/04/2024 10:14
Confirm application complete v.1	Generic Action		06/04/2024 10:14
Planning Permit Application Review v.1	Receive Submittal	06/04/2024 0:00	06/04/2024 10:14
Zoning Board v.1		06/04/2024 10:14	
Zoning Board Agenda v.1	Task	06/04/2024 10:14	06/04/2024 10:14
Invoice for Notices v.1	Task	06/04/2024 10:14	
Send Notices v.1	Task		
Zoning Administrator Creates Staff Recommendations v.1	Task		
Distribute Zoning Board Materials v.1	Task		
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Document Archival v.1	Generic Action		
Internal Notification of Permit Completion v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		



288 Central Avenue
Dover, New Hampshire 03820-4169
Tel: (603) 516-6008
Fax: (603) 516-6049

Zoning Board of Adjustment City of Dover, New Hampshire

HOURS: Monday through Thursday 8:30 AM - 5:30 PM & Friday 8:30 AM to 4:00 PM

INSTRUCTIONS TO APPLICANTS APPEALING TO THE DOVER ZONING BOARD OF ADJUSTMENT

PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE FILLING OUT ATTACHED

Dear Applicant:

This will serve to briefly inform you as to what you must do to bring a petition before the Dover Zoning Board of Adjustment (ZBA). Please refer to the NH Statutes on Land Use and Regulation and the Dover Zoning Ordinance for more specific information. You must complete the application(s) applicable to you. There are four (4) purposes to petition the ZBA; they are:

1. Variances - where special conditions exist in the property warranting the use of that property in a manner which literally or technically is in violation of the ordinance. Variances can be sought to dimensional or use requirements.

There is a special type of variance allowed for persons having a recognized physical disability, which may be granted for as long as the particular person has a need to use the premises (see RSA 674:33-V). Any medical information submitted to substantiate a disability will remain confidential.

2. Special Exceptions - where the ordinance specifically permits a particular use provided the applicant can prove that whatever conditions attached to such use by the ordinance have or will be complied with.
3. Appeal from Administrative Decisions - where the applicant feels that the Administrative Official made an error in applying or interpreting the zoning ordinance in a particular case.
4. Equitable Waiver of Dimensional Requirements - where a lot or other division of land, or structure thereupon, is discovered to be in violation of a physical layout or dimensional requirement imposed by a zoning ordinance enacted pursuant to RSA:674:16.

The ZBA cannot and will not grant the relief sought unless the applicant proves the elements of his or her case. For example, variances may not be granted solely because the applicant is suffering from financial hardships or other personal hardships or whimsically would like to put his or her property to a non-conforming use.

YOU, THE APPLICANT, ARE RESPONSIBLE FOR PRESENTING SUFFICIENT INFORMATION TO SUPPORT AND PROVE YOUR CASE. WHEN FILLING OUT THE APPLICATION, PLEASE PRINT OR TYPE.

Familiarity with the particular provision of the Zoning Ordinance that affects your property is important, and any specific questions you may have relative to your particular case can be answered either by obtaining a copy of the Zoning Ordinance at the City Clerk's Office, or by inquiring at the Planning Office, Municipal Building, 288 Central Avenue, Dover, NH 03820. The Zoning Ordinance can also be viewed on the City web-site at www.dover.nh.gov.

You may represent yourself or authorize, in writing, someone else to represent you. Deliver or mail ten (10) copies of the completed application, with applicable attachments to the Planning Department at least twenty-one (21) days prior to the ZBA meeting date. The ZBA meets on the third Thursday of the month.

The attached application form must be properly completed. An application fee is charged to cover the cost of preparing and mailing the legally required certified letters to the abutters and to place a legal notice in the newspaper. We will notify you of the cost once your application has been submitted.

The ZBA will hold a public hearing on your application at its regularly scheduled monthly meeting. Public notice of the hearing will be posted at the City Clerk's office and the Planning Department office and printed in the newspaper. Certified letters will be mailed to you and to all abutters at least five days before the date of the hearing. You and all other parties will be invited to appear in person or by agent or counsel to state the reasons why the appeal should or should not be granted. Please be advised that a decision may not be made the same night of the hearing. You will be sent a notice of the decision.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only Case #: _____ Date Received: _____
Amount Paid: \$ _____ Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: 17-19 Summer Street Properties ^{LLC} Phone # 603-944-0516

Address of Applicant: 71 Lafayette Road, Hampton Falls, NH 03844

E-Mail Address: ben@bostonnorthdevelopment.com

PROPERTY OWNER (if different from applicant): Same as Applicant

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: Subject Property is a vacant lot on Locust Street

Brief Directions: Subject Property is located on Locust Street and abuts
17-19 Summer Street (Map 12, Lot 35) to the North.

Zoning District: HR Assessor's Map # 12 Lot(s) # 35-1

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section _____ of the Zoning Ordinance
☐ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
☐ Special Exception	per Section _____ of the Zoning Ordinance
☐ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
☐ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Proposal is to build a 2,400 square foot residential building consisting of
4, 2-bedroom units, improved driveway access, parking, utilities, and
drainage improvements.

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant) X
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.
- B. **5 Copies of Completed Zoning Board of Adjustment Application** X
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)).
- C. **5 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X
- D. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above). X
- E. **5 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. X
- F. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.
1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
 Certified letters fee # _____ of x \$10.00 =
 2. Certified letters fee: # of abutters _____ X \$10.00 = \$ _____
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
 4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____
- G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"
1. Application fee of:

\$200.00 VARIANCE (per Section requested)	\$ <u>200.00</u>
\$200.00 SPECIAL EXCEPTION	\$ _____
\$200.00 APPEAL FROM ADMINISTRATIVE DECISION	\$ _____
\$200.00 EQUITABLE WAIVER	\$ _____
 2. Foster's newspaper public notice \$ 120.00
- TOTAL FEE** \$ _____

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-20 of the Zoning Ordinance to permit:
To allow a variance from HR District - Conditional Use Permit, Criteria
-C, that requires parking to be at least five (5) feet from a side
property line. See the attached Exhibit A.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:
See the attached Exhibit B.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:
See the attached Exhibit B.

3. Granting the variance would do substantial justice because:
See the attached Exhibit B.

4. The value of surrounding property will not be diminished because:

See the attached Exhibit B.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

See the attached Exhibit B.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

See the attached Exhibit B.

and

(iii) The proposed use is a reasonable one because:

See the attached Exhibit B.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

See the attached Exhibit B.

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

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

IMPORTANT

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

Signature of Applicant*

Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:

Date:

5/29/2024

Heritage Residential (HR) District

Adopted: 08-19-2015 by Ord. No. O-2015.07.22-017, 08-22-2018 by Ord. No. 2018.08.22-009, 10-13-21 by O – 2021.09.08 - 006



Permitted Uses***

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE
- CHILD CARE HOME
- Conversion of Existing Dwelling to Accommodate not more than 2 units [5]
- CUSTOMARY HOME OCCUPATION
- Dwelling, 2 Family [5]
- DWELLING, SINGLE FAMILY
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [6]
- PUBLIC RECREATION
- Public Utility [7]
- ROADSIDE FARM STAND [8]

Dimensional Regulations* [1] [2]

LOT	
Minimum LOT Size	10,000 sf
Maximum LOT Coverage	40%
Minimum FRONTAGE	80 ft
PRINCIPAL BUILDING***	
Front BUILD TO LINE	[3]
Abut a Street BUILD TO LINE	[3]
Side SETBACK	15 ft
Rear SETBACK	30 ft
OUTBUILDING/ACCESSORY USE***	
Front SETBACK	[4]
Abut a Street SETBACK	[4]
Side SETBACK	10 ft
Rear SETBACK	10 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	24 ft min**, 40 ft max
OUTBUILDING	40 ft max

*Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable.

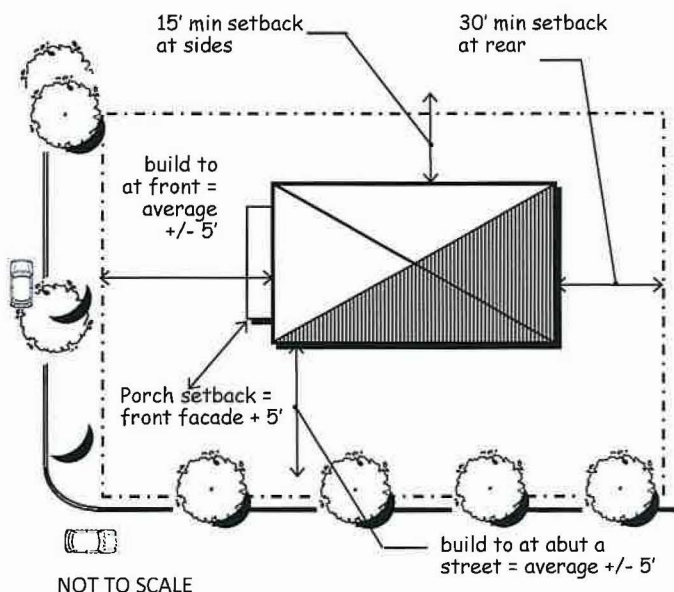
**The minimum principal building height shall not apply to additions constructed onto the rear of the PRINCIPAL BUILDING, provided that where the addition will be closer to either side lot line than the existing PRINCIPAL BUILDING, the addition shall be located no closer than 45 ft from the front lot line.

***See reverse side for architectural considerations.

Uses Permitted by Conditional Use Permit***

- BED AND BREAKFAST (permitted on Silver Street only)
- CHILD CARE FACILITY
- Conversion of Existing Dwelling to Accommodate not more than 4 units
- Dwelling, 3 to 4 Family
- ELDERLY ASSISTED CARE HOME
- GROUP HOME FOR MINORS
- OFFICE

Principal Building Placement



Sign Regulations

Size	HR District
Total signs permitted	1
Total area permitted	8 sf (CUSTOMARY HOME OCCUPATION SIGN 2 sf max)
Type	
FREESTANDING	permitted (10 ft setback required)
PROJECTING	permitted
WALL/ Awning	not permitted
Temporary	not permitted





Footnotes

- [1] Refer to 170-13, 170-14 and 170-27D for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40% of the min lot size required.
- [3] The property owner shall calculate the average front setbacks of all lots within the same zone located on the same side of the street, 250 ft in each direction from the center of the front lot line. This front setback dimension shall be considered to be a build to line. Structures may be constructed within five (5) ft plus or minus of the average. Porches or steps may be located an additional five (5) ft beyond the front façade of the structure. Expansions to existing structures shall be subject to a minimum setback equal to the calculated average setback minus five (5) feet.
- [4] Accessory structures must be setback at least 20 feet from the average front setback of all lots within the same zone located on the same side of the street, 250 feet in each direction from the center of the front lot line.
- [5] 2 family dwellings shall be designed to look like SINGLE FAMILY DWELLINGS (i.e. the 2 family dwelling should not look like it was designed to occupy more than one family). At a minimum, this shall mean that only one entrance shall be visible from a public street. Notwithstanding any other provision of Chapter 170, a legal or legal non-conforming accessory structure existing as of the effective date of these regulations may be converted into a second unit, provided that it shall not be enlarged, nor shall any exterior improvements be made to alter its appearance as an accessory structure.
- [6] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line.
- [7] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within.
- [8] ROADSIDE FARM STANDS shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than two hundred (200) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area, including the building, shall not exceed four hundred (400) square feet. Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 square feet of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases.

Architectural Considerations

The goal of the Heritage Residential District is to recognize, celebrate, and enhance the unique character of this area, in part by promoting architecture with a strong sense of place, fine detailing, quality materials, and designed with the site context and adjacent development in mind. To that end, applicants for new construction are encouraged to refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is available for viewing on the Planning Department webpage and at the offices of the Planning Department and Inspection Services, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.

Conditional Use Permit Criteria

The requirements of 170-20.B(2) and (3) shall apply to all uses permitted by Conditional Use Permit, in addition to the requirements set forth below.

CHILD CARE FACILITY: CHILD CARE FACILITIES shall be subject to the requirements set forth in the "CHILD CARE FACILITY" definition, Chapter 170-6.

Conversion to, or creation of Dwelling, 3-4 Family: Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:

- A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the HR District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
- B. Off-street parking, in accordance with Chapter 153, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.
- C. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
- D. Parking areas shall be screened from the street and from abutting lots.
- E. Structures shall be at least twenty (20) feet from a front property line, thirty (30) feet from a rear property line and fifteen (15) from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.
- F. For new construction, the building must be designed to look like a SINGLE FAMILY DWELLING. At a minimum, this shall mean that only one entrance shall be visible from a public street. For conversions, the building must retain its appearance as a SINGLE FAMILY DWELLING or a 2 family dwelling, whichever is the current use. Notwithstanding any other provision of Chapter 170, a legal or legal non-conforming accessory structure existing as of the effective date of these regulations may be converted into one or more residential units, provided that the building shall not be enlarged, nor shall any exterior improvements be made to alter its appearance as an accessory structure.

ELDERLY ASSISTED CARE HOME: ELDERLY ASSISTED CARE HOME is allowed in accordance with the densities and provisions stated below:

- A. ELDERLY ASSISTED CARE HOMES larger than 6 bedrooms are permitted at a density of one bedroom per 2,500 square feet
- B. Parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure.

GROUP HOME FOR MINORS: GROUP HOME FOR MINORS shall be subject to the following conditions:

- A. The group home site shall be compatible with abutting uses.
- B. The group home shall be located in areas of transitional land use or mixed land uses.
- C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want said screening.
- D. Open space shall be maintained on the property in an amount comparable to the neighborhood.
- E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.
- F. Hours of operation shall be limited to 6 am to 9 pm Sunday – Thursday, and 6 am to 10 pm Friday and Saturday.

EXHIBIT B

ATTACHMENT TO VARIANCE APPLICATION

17-19 Summer Street Properties LLC (the "**Applicant**") is submitting this Exhibit B as part of its Application for Variance as to property located on Locust Street, City of Dover, State of New Hampshire, and further identified as Assessor's Map # 12, Lot # 35-1.

A. Existing Conditions

On June 30, 2021, the Applicant by Warranty Deed took Title to the vacant property, which is the subject of this Application for Variance, and as shown as Assessor's Map # 12, Lot # 35-1 (the "**Lot 35-1**"). At the same time, Applicant took Title to the abutting property to the South and located at 17-19 Summer Street, shown as Assessor's Map # 12, Lot # 35 (the "**Lot 35**"). Both parcels were the subject of a Subdivision approved by the City of Dover Planning Board, on April 14, 2020.

Lot 35-1 has remained a vacant parcel since Subdivision Approval in April of 2020. There is an existing 3-unit multi-family dwelling on Lot 35.

B. Project Proposal

The Applicant proposes to build a 2,400 square foot residential building consisting of four (4) 2-bedroom units on Lot 35-1 (the "**Project**"). The Applicant proposes to access Lot 35-1 by Easement through a 24-foot-wide driveway located on Lot 35, and will utilize the existing driveway cut for both properties. The shared access driveway will provide the necessary parking for the proposed 4-unit multi-family dwelling as well as 2 of the units in the existing 3-unit multi-family dwelling and will prevent vehicles having to back out into Locust Street. The third unit in the existing 3-unit building on Lot 35 has separate off-street parking which is located on Summer Street. The Project will provide 12-combined parking spaces for the proposed 4-unit multi-family building and the existing 3-unit multi-family dwelling. Lot 35 will grant an easement to Lot 35-1 to allow for access and parking as is set out herein. See page 6 of the Site Plan, which is included as part of this Exhibit B.

C. Brief Procedural History

A Conditional Use Permit Application was filed with the City of Dover Planning Board on March 5, 2024. The Technical Review Committee ("**TRC**") issued preliminary comments on March 28, 2024. The Applicant, through Stephen Haight of Civilworks New England, then submitted additional materials for a second review by the TRC on April 25, 2024. At the request of the City of Dover Planning Department, the Project will include an Easement from Lot 35 to Lot 35-1 to provide for a common 24-foot-wide driveway and parking between the two lots. The City of Dover Planning Department then requested the Applicant to petition for a Variance to allow

parking on Lot 35-1 to be within five (5) feet of the side yard property line, consistent with the Easement to be granted to Lot 35-1 by Lot 35. This ZBA Application for Variance follows that request.

D. Relief Requested

The Applicant requests relief from Section 170-20 of the Zoning Ordinance to grant a Variance from HR District-Conditional Use Permit, Criteria-C, that requires parking to be at least five (5) feet from a side yard property line. See Exhibit A attached to the Application.

E. Statutory Variance Criteria

Pursuant to RSA 674:33, to obtain a Variance in Dover, an applicant must meet the five (5) variance criteria set out in Section B of the Application.

Because the Applicant's Project will not be inconsistent with the essential character of the surrounding area, will not compromise the public health in any way, will provide substantial justice, will not compromise the property values of surrounding properties, and because there is no rational connection between the intent of the underlying ordinance provisions and their application to the Property under the unique circumstances of this case, as outlined below, we respectfully request that the Variance be granted.

F. Analysis

1. The variance will not be contrary to the public interest.

The New Hampshire Supreme Court has indicated that the requirement that a variance not be "contrary to the public interest" is coextensive and related to the requirement that a variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club v. Town of Chester, 152 N.H. 577, 580 (2005); Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 105-06 (2007); and Farrar v. City of Keene, 158 N.H. 684, 691 (2009). A variance is contrary to the public interest only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. See also Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508, 514 (2011) ("[m]ere conflict with the terms of the ordinance is insufficient."). Moreover, these cases instruct boards of adjustment to make the determination as to whether a variance application "unduly" conflicts with the zoning objectives of the ordinance "to a marked degree" by analyzing whether granting the variance would "alter the essential character of the neighborhood" or "threaten the public health, safety or welfare" and to make that determination by examining, where possible, the language of the Zoning Ordinance.

Criteria-C of the Conditional Use Permit, that requires parking to be five (5) feet from a side yard property line, does not have an express purpose provision. However, the implied purpose of this Section should be consistent with the general purposes of the Dover Zoning Ordinance as set out in Section 170-3. Section 170-3 provides:

This Chapter is an element of the Dover Comprehensive Development Plan and is designed to promote the health, safety, and the general welfare of Dover's residents by serving to facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements; to encourage the maintenance of Dover's economic and aesthetic quality of life; and to encourage the most appropriate use of land throughout the City of Dover.

As a foundational point, the Applicant's Project does not conflict with the Zoning Ordinance, as a three-to-four family dwelling is specifically permitted by Conditional Use Permit in the HR District. As a result, the Project will preserve the aesthetic and character of the neighborhood and will promote the general health and welfare of the City by facilitating the reasonable investment in a vacant parcel of property. In other words, not only will the Project not unduly, or in a marked degree conflict with the Zoning Ordinance provision in question, it will advance those purposes beyond what exists on the Property today.

The Project also satisfies the applicable case law standards because the essential character of the neighborhood will not be affected by the development of this vacant lot into a four-unit dwelling as permitted by Conditional Use Permit. The new four-family dwelling will be aesthetically and architecturally consistent with the ongoing redevelopment of many of the properties on and will make the Property more consistent with the neighborhood and consistent with other properties in the area. The four-family dwelling will be consistent with several other multi-family dwellings in the immediate area.

The Applicant's Project will also not threaten the public health and safety. On the contrary, the vacant lot to be developed, Lot 35-1, has the same ownership as the abutting lot to the South, Lot 35. Lot 35 consists of a three-unit dwelling and the Applicant proposes to build a 2,400 square foot residential building consisting of four (4) 2-bedroom units (the "**Project**"). The Applicant proposes to access Lot 35-1 by Easement through a shared 24-foot-wide driveway located on Locust Street. The driveway location is on the abutting parcel, Lot 35, and will utilize the existing driveway cut for both properties. The shared access driveway will provide the necessary parking for the proposed 4-unit multi-family dwelling as well as 2 of the units in the existing 3-unit multi-family dwelling and will prevent vehicles having to back out into Locust Street. The third unit in the existing 3-unit building on Lot 35 has separate off-street parking which is located on Summer Street. The Project will provide 12-combined parking spaces for the proposed 4-unit multi-family building and the existing 3-unit multi-family dwelling. Lot 35 will grant an easement to Lot 35-1 to allow for access and parking as is set out herein. See page 6 of the Site Plan, which is included as part of this **Exhibit B**.

As the Applicant's Project will be consistent with the general intent of the Zoning Ordinance, and because the Project will not alter the essential character of the neighborhood or threaten the public health or safety, it would be reasonable and appropriate for the ZBA to conclude that granting the Applicant's Variance request will satisfy the public interest prong of the Variance criteria.

2. The spirit of the Ordinance is observed.

As referenced above, the requested Variance observe the spirit of the Zoning Ordinance and New Hampshire jurisprudence regarding the "public interest" prong of the variance criteria because the Applicant's Project will be consistent with the general and implied purposes of the Zoning Ordinances in this case. Further, the Project will not compromise the character of the neighborhood or threaten the public health, safety, or welfare. As the New Hampshire Supreme Court has indicated in both Chester Rod & Gun Club and in Malachy Glen, the requirement that the variance not be "contrary to the public interest" is coextensive and is related to the requirement that the variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club, 152 N.H. at 580. A variance is contrary to the spirit of the ordinance only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. As discussed above, the requested Variance is consistent with the general spirit of the Zoning Ordinance, and in support of the Conditional Use Permit, to develop a four-family dwelling as permitted in the HR District.

As a result, for the reasons stated above, the Applicant respectfully asserts that it would be reasonable and appropriate for the ZBA to conclude that the requested Variance will observe the spirit of the Zoning Ordinance.

3. Substantial justice is done.

As noted in Malachy Glen, *supra*, "perhaps the only guiding rule [on this factor] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." Malachy Glen, *supra*, citing 15 P. Loughlin, New Hampshire Practice. Land Use Planning and Zoning § 24.11, at 308 (2000) (quoting New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials (1997)). In short, there must be some gain to the general public from denying the variance that outweighs the loss to the applicant from its denial.

In this case, the public does not gain anything by denying the requested Variance because the Applicant's Project will not conflict with the basic zoning objectives implicated by this application, as discussed above. On the contrary, the Project will facilitate the reasonable use of both Lot 35-1 (and Lot 35), by providing access to both parcels through the existing 24-foot-wide driveway, providing parking both off-street and on street, and allow vehicles to enter Locust Street without backing out. The public benefits from the reasonable use of this vacant lot, and from the Applicant's investment in the Property, which redevelopment will generate additional tax revenue. On the contrary, the public does not benefit at all from the arbitrary Application of the Zoning Ordinance which would prohibit the Project under the circumstances of this case.

Certainly, the Applicant will benefit from the Variance as it will be able to reasonably use Lot 35-1 in a manner consistent with the neighborhood and does not practically conflict with the objectives of the underlying Zoning Ordinances.

The Application presents a true win/win whereby the neighborhood, the City, and the Applicant all benefit from granting the Variance.

As the requested Variance benefits the Applicant, it is not detriment the public, there is no gain to the general public from denying the request, denying the request would not outweigh the loss to the Applicant, this prong of the variance criteria is satisfied.

4. The proposal will not diminish surrounding property values.

Given the nature of the existing and proposed conditions of the neighborhood, the Applicant's Project will not diminish surrounding property values. On the contrary, the development of the vacant lot, Lot 35-1, and the development of the four-family dwelling permitted by Conditional Use Permit in the HR District, will enhance the value of surrounding properties.

By providing for the access to Lot 35-1 by Easement, through a shared 24-foot-wide driveway on Lot 35, along with the necessary off-street parking, only adds value to the surrounding properties.

Finally, common sense dictates that the Project will increase the value of Lot 35-1 and will similarly increase the value of surrounding properties. On such evidence, the Applicant submits that the fourth prong of the Variance criteria is satisfied.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

a. Legal Standard

As set forth in the provisions of RSA 674:33, I, there are two options by which the Board of Adjustment can find that an unnecessary hardship exists:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- (ii) The Proposed use is a reasonable one.

(the "First Hardship Test")

or,

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. (the "Section Hardship Test").

The Applicant respectfully remind the ZBA that the mere fact that the Applicant is seeking Variance from the express provisions of the Zoning Ordinance is not a valid reason for denying the variance. See Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 107 (2007); see also Harborside Associates, 162 N.H. at 2011 ("mere conflict with the terms of the ordinance is insufficient").

b. Summary of Applicable Legal Standard

The first prong of the First Hardship Test requires the Board to determine whether there are special conditions on the underlying property which is the subject of a variance request. This requirement finds its origins in the Standard State Zoning Enabling Act of the 1920s "since it is the existence of those 'special conditions' which causes the application of the zoning ordinance to apply unfairly to a particular property, requiring that variance relief be available to prevent a taking."³ The Supreme Court has determined that the physical improvements on a property can constitute the "special conditions" which are the subject of the first prong of the First Hardship Test. Harborside, 162 N.H. at 518 (the size and scale of the buildings on the lot could be considered special conditions); Cf Farrar, 158, N.H. 689 (where variance sought to convert large, historical single use residence to mixed use of two residence and office space, size of residence was relevant to determining whether property was unique in its environment).

The second prong of the First Hardship Test analysis, pertaining to the relationship between the public purpose of the ordinance provision in question, and its application to the specific property in question, is the codified vestige of a New Hampshire Supreme Court case called Simplex Technologies, Inc. v. City of Newington ("Simplex"). To summarize, the ZBA's obligation in this portion of its hardship analysis is to determine the purpose of the regulation from which relief is being sought and if there is no specific purpose identified in the regulation, then to consider the general-purpose statements of the ordinance as a whole, so that the ZBA can determine whether the purpose of said ordinance is advanced by applying it to the property in question.

The final prong of the First Hardship Test analysis is whether the proposed use is "reasonable."

The Applicant respectfully reminds the ZBA of the New Hampshire Supreme Court's substantive pivot in Simplex. The Simplex case constituted a "sharp change in the New Hampshire Supreme Court's treatment of the necessary hardship requirement." The Simplex Court noted that under the unnecessary hardship standard, as it had been developed by the Court up until that time, Variance were very difficult to obtain unless the evidence established that the property owner could not use his or her property in any reasonable manner." This standard is no longer the required standard in New Hampshire. The Applicant does not have an obligation to affirmatively prove that the underlying Property cannot be reasonably used without the requested variance modification. Rather, the critical question under the First Hardship Test is whether the purpose of the Zoning Ordinance is fairly and substantially advanced by applying it to the Applicant's Property considering the Property's unique setting and environment. This approach is consistent with the Supreme Court's pivot away from the overly restrictive pre-Simplex hardship analysis "to be more considerate of the constitutional right to enjoy property."

c. Analysis

The first prong of the First Hardship Test requires the Board to determine whether there are special conditions on the underlying Property which distinguish it from others in the area and the Board may consider the Property's existing conditions in this context. See Harborside. Here, Lot 35-1, is a vacant lot that does not currently have street access. The lot is unique in that it was created by Subdivision approved by the Planning Board on April 14, 2020, subdividing what was Lot 35, into Lots 35 and 35-1. The Subdivision provided a single 24-foot-wide driveway access off of Locust Street for both Lots 35-1 and 35. Additionally, both Lots 35 and 35-1 have common ownership. Finally, the Project provides for an Easement to allow a common driveway and off-street parking with rights to pass and repass between Lots 35 and 35-1. All of these characteristics make the Property unique.

As there are special conditions of the Property, the first prong of the First Hardship Test is satisfied.

The second prong of the First Hardship Test pertains to the relationship between the public purpose of the ordinance provisions in question, and their application to the specific property in question. To summarize, the ZBA must determine whether the purposes of the underlying ordinances are advanced by applying it to the property in question.

Here, as discussed above, the implied purpose of the Zoning Ordinance is to promote the health, safety, and general welfare of Dover residents, by serving to facilitate the adequate provision of transportation, and encourage the most appropriate use of land. See Zoning Ordinance, Section 170-3.

Accordingly, the relevant question is whether or not denying the Applicant's Variance request would advance the purpose of the Zoning Ordinance. As outlined above, it would not. Denying the Applicant's Variance request would not serve to promote the general health, safety, and welfare of Dover residents, and the appropriate use of the vacant lot identified as Lot 35-1.

The Project to develop a four-family dwelling permitting by Conditional Use Permit in the HR District, will enhance the neighborhood and surrounding property values. The Applicant's Project will ensure that the Property is substantially consistent and similar to other properties in the neighborhood. Similarly, denying the Variance will not safeguard the health or welfare of the City. Rather, a denial would prevent the reasonable development of Lot 35-1 in a way that protects and preserves the public health and safety by complying with all other Conditional Use Permit requirements except for the parking lot side setback requirement. However, because the parking lot side setback is an internal setback between Lot 35-1 and Lot 35, which are in common ownership, and will be the subject of an Easement between the properties, granting the Variance will advance the general and implied purposes of the Zoning Ordinance.

As explained above, far from conflicting with the implied purposes of the ordinances in question, the Applicant's proposal would advance the general and implied purposes of the Zoning

Ordinance for all the reasons detailed in this narrative. As such, the second prong of the hardship criteria is satisfied in this case.

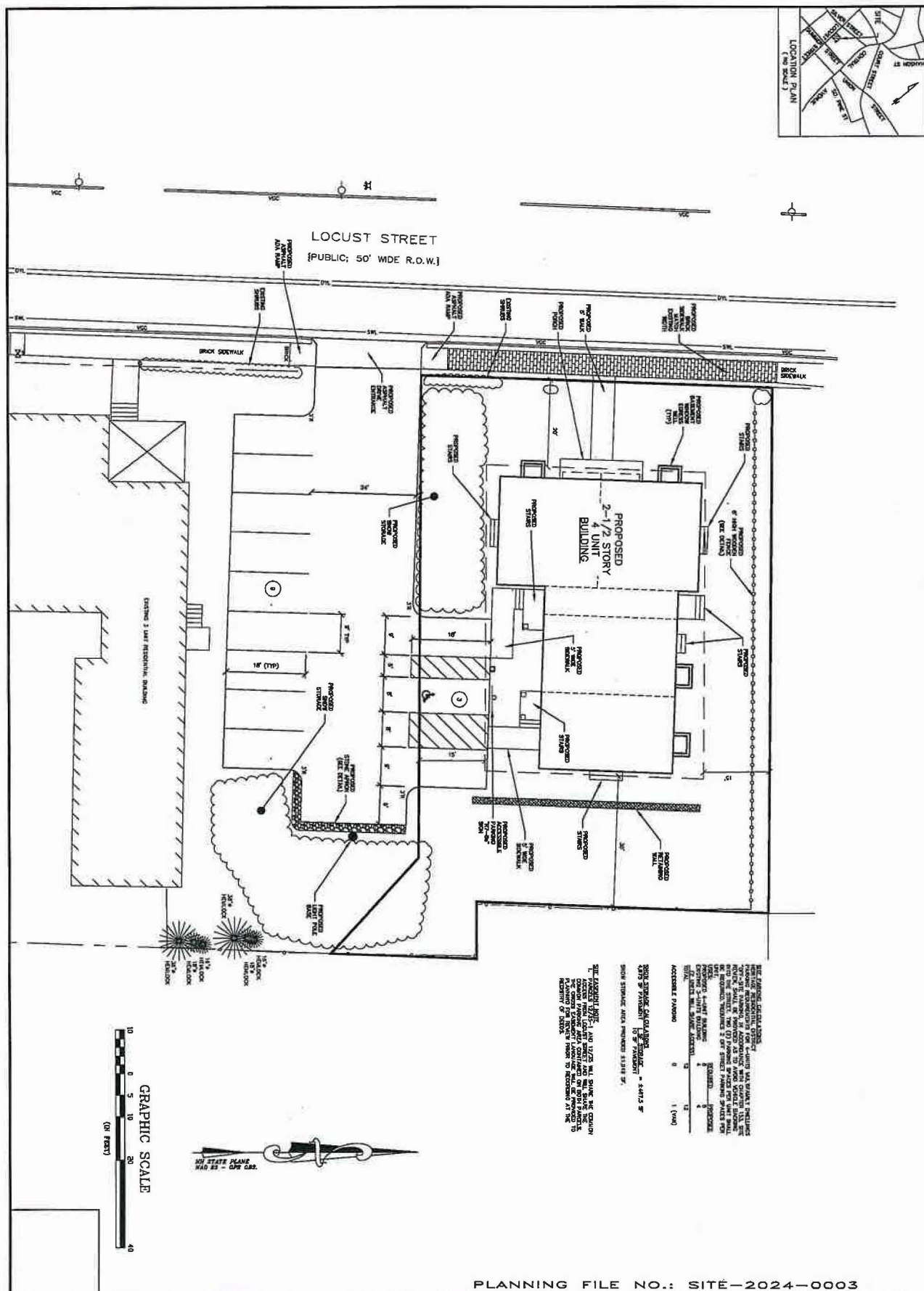
The final analysis under the First Hardship Test is to determine whether the proposed use is reasonable. Here the proposed use, for all the reasons set out above, and the development of Lot 35-1, consistent with the Conditional Use Permit, is more than reasonable. Moreover, the Easement to be granted by the abutting Lot 35, will provide for a single driveway access with parking is more than a reasonable request and benefits the surrounding properties.

On these facts, the Applicant respectfully submits that its Variance request satisfies the final prong of the statutory Variance criteria.

Because the Applicant has met the three prongs as required in Section 5(a) of the Application, the Applicant does not address the Second Hardship Test requirements of Section 5(b) of the Application.

G. Conclusion

The Applicant respectfully submits that it has satisfied the statutory Variance criteria in this matter and their Application should be approved.



PLANNING FILE NO.: SITE-2024-0003

SITE PLAN

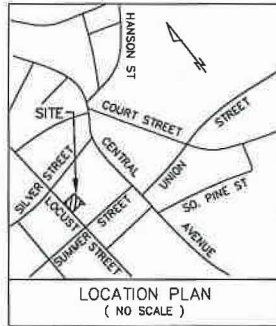
9

**LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH**

**17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844**

DATE: 2-29-24				
SCALE: 1"=10'				
DRAWN BY: SRD				
DESIGN BY: SRD				
APPROVED BY: JH				
PROJECT NO: 23229	1	REVISION FOR TRC COMMENTS	JH	4-25-24
FILE: SITE.DWG	NO.	REVISION	APP'D	DATE





SITE PLAN FOR LOCUST STREET RESIDENTIAL DEVELOPMENT

TAX MAP 12, LOT 35-1

LOCUST STREET

DOVER, NH

FEBRUARY 29, 2024

REV. APRIL 25, 2024

OWNER/APPLICANT

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

SITE CIVIL ENGINEER



181 Watson Road, PO Box 1180
Dover, New Hampshire 03821
603.749.9443

LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
181 WATSON ROAD
DOVER, NH 03821
(603) 742-0911

ARCHITECT

DISTINCTION BY DESIGN
49 OAK STREET
DOVER, NH 03820
(603) 401-7294

LANDSCAPE ARCHITECT

JEFFREY R. HYLAND, LANDSCAPE ARCHITECT #00026
IRONWOOD DESIGN GROUP, LLC
PO BOX 873
EXETER, NH 03822
(603) 772-0590

DATE

SHEET INDEX

COVER SHEET
NEIGHBORHOOD PLAN
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)
NOTE SHEET
DEMOLITION PLAN
SITE PLAN
GRADING, DRAINAGE & EROSION CONTROL PLAN
UTILITY PLAN
EROSION CONTROL NOTES
EROSION CONTROL DETAILS
DETAIL SHEETS
LIGHTING PLAN
LIGHTING DETAILS

SHEET

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ARCHITECTURAL PLANS

BASEMENT PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
ATTIC PLAN
EXTERIOR ELEVATIONS/ STREET VIEW
EXTERIOR ELEVATIONS
STREET SCAPE PLAN

A1.0
A1.1
A1.2
A1.3
A2.0
A2.1
A2.2

LANDSCAPE PLANS

LANDSCAPE PLAN
LANDSCAPE DETAILS

L1.0
L2.0

PLANNING FILE NO.: SITE-2024-00003

DOVER SITE PLAN REVIEW NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONSTRUCTION OF A 23,400 SQ. FT. UNIT RESIDENTIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS.
- OWNER(S) OF RECORD:
17-19 SUMMER STREET PROPERTIES, LLC
17 LAFAYETTE ROAD/HAMPTON FALLS, NH HAMPSHIRE 03844
SEE COVER SHEET FOR AUTHORIZED SIGNATURE
- THE PARCEL IS SHOWN ON CITY OF DOVER ASSESSOR'S MAP 12, LOT 35-1. THE SUBJECT PARCEL(S) CONTAIN(S) 0.22 ACRES (10,000 SQ. FT.) OF LAND. THERE ARE NO ADJACENT CURRENTLY IN CURRENT USE.
- TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRATFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4925, PAGE NO. 399.
- REFERENCE PLANS:
SUBDIVISION MAP OF LAND OF HEVIN P. MOLEAN & ANGELA M. LAZZARO, 17/19 SUMMER STREET, DOVER, N.H., TAX MAP 12, LOT 35; SCALE: 1"=20'; DATED: NOVEMBER 10, 2019, REVISED THROUGH 2-25-2020; BY: BERRY SURVEYING & ENGINEERING, RECORDED S.C.R.D. PLAN 13086.
- ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN. ACCESS EASEMENT TBD
- CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
ZONING DISTRICT: RESIDENTIAL
SUB-DISTRICT: N/A
ZONING OVERLAY DISTRICTS: N/A
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: 10,000 SF
MINIMUM LOT FRONTAGE: 100 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:
FRONT: 8.7'±5 FT.
SIDE: 15 FT.
REAR: 30 FT.
ABUT-A-STREET: 20 FT.
MINIMUM ADJACENT BLDG. HEIGHT: 40 FT.
MINIMUM/ADJACENT BLDG. HEIGHT: 24/40 FT.
DIMENSIONAL REQUIREMENTS -3-4 FAMILY:
MINIMUM LOT FRONTAGE: 10,000 SF
MINIMUM LOT FRONTAGE: 80 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:
FRONT: 20 FT.
SIDE: 15 FT.
REAR: 30 FT.
ABUT-A-STREET: 20 FT.
MINIMUM ADJACENT BLDG. HEIGHT: 56.78 FT.
MINIMUM/ADJACENT BLDG. HEIGHT: 24/37.8 FT.
PARKING SETBACKS:
FRONT: 10 FT.
SIDE: 5 FT.
EASEMENT PROVIDES A SHARED ACCESS AND PARKING LOT BETWEEN THE TWO PROPERTIES.
- OFF STREET PARKING REQUIREMENTS:
PARKING DIMENSIONS: MAXIMUM 9' X 18'
ASILE DIMENSIONS: 24' X 18'
SEE SITE PLAN FOR PARKING CALCULATION TABLE
- THE PROJECT INCLUDES THE FOLLOWING TWO WAIVER REQUESTS FROM THE BOARD:
153.14.B (2) RELIEF FROM INSTALLING UNDERGROUND UTILITIES.
153.14.E (2) RELIEF FROM PARKING LOT LIGHTING COVERAGE.
- THE PROJECT DOES NOT REQUIRE VARIANCES OR SPECIAL EXCEPTIONS TO BE GRANTED BY THE ZONING BOARD. SEE "PROJECT VARIANCE / PERMIT SUMMARY" SECTION IF APPLICABLE.
- THE PROJECT REQUIRES A CONDITIONAL USE PERMIT TO ALLOW 4 UNITS IN THE HR DISTRICT PER 17-20.B (2), (3). SEE "PROJECT VARIANCE / PERMIT SUMMARY" SECTION IF APPLICABLE.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 1.
- AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DWP OR EDR FORMAT TO THE CITY OF DOVER CITY ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA OR FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 33017C03306, EFFECTIVE DATE, SEPTEMBER 30, 2019.
- TOPOGRAPHIC SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON MAY 24, 2023.
- ELEVATIONS ARE BASED ON U.S.G.S. NAVD 1988 DATUM BASED ON GPS OBSERVATION DATED MAY 24, 2023.
- THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SEE WEAVER REQUEST TO ALLOW OVERHEAD UTILITIES.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- CONTRACTOR SHALL FOLLOW THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET, ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
- ERODION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.
- CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES SUCH AS LOAM SPRAY RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION AS NOTED WITHIN THE PLANNING BOARD APPROVED PLANS. EROSION CONTROL MEASUREMENT FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
- THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
- ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.
- A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SIGN PLACEMENT MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DEVELOPER.
- A PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- HOURS OF SITE WORK MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY 9 AM-4 PM. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.
- BUILDING ADDRESSES, INCLUDING APN AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE (STRUCTURE) IS MULTI-FAMILY.
- THE PROJECT DOES NOT REQUIRE FEDERAL OR STATE PERMITS/SEE "PROJECT VARIANCE / PERMIT SUMMARY" SECTION IF APPLICABLE.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNEE.
- ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

DOVER NOTES, CONTINUED:

- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
- APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRADING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRADING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. <https://extstsdonh.edu/stormwater-center/ptap>
- THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS, DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPAIRING.
- FIRE DEPARTMENT ACCESS (ROADS) SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ALL APPLICABLE CODES, TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE, A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
- APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM, AS REQUIRED BY CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY THE CITY OF DOVER INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
- FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS, THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IRC, ANS-117.1) AND NH RSA 155-A:3.
- APPLICANT SHALL SUBMIT A LETTER CERTIFYING THE TIE IN LOCATIONS OR DISCHARGE POINTS FOR ALL SUMP PUMPS AND ROOF LEADERS FOR EXISTING STRUCTURES ON THE PROPERTY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- DESIGN ENGINEER OF RECORD SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.
- THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDROMATS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DEMOLITION NOTES:

- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY "DO SAFE" PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES. (811).
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED FOR REMAIN.
- IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
- STONES FROM REMOVED STONEWALLS SHALL REMAIN ON-SITE. STONES SHALL BE REPURPOSED FOR USE AND SHALL NOT BE USED AS FILL.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.

SITE NOTES

- REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
- SEE DETAILS FOR SIGN LEGENDS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. EXISTING MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
- METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE, AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL, AND SILT BARRIERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURED TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
- THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
- REFUSE PICKUP WILL BE BY PRIVATE CONTRACTOR AND WILL BE VIA DUMPSTER ON-SITE.
- SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED. ON-SITE SNOW STORAGE SHALL OCCUR ALONG WITHIN AREAS AS INDICATED.
- ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.

GRADING NOTES:

- REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
- CONTRACTOR SHALL RETAIN A GEOLOGICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING.
- SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
- ALL DRAINAGE PIPES SHALL BE 10% OR APPROVED EQUIV. UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE "B" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
- ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA, SCS AND NHDPS.
- TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
- CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND POORING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
- PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN.
- MAINTAIN PROTECT FOR THE ELEVATION OF THE PROJECT UTIL. PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
- INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER.
- PROVIDE INLET PROTECTION TO PREVENT SEDIMENT FROM ENTERING THE FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
- KEEP THE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE CITY OF DOVER AND THE DESIGN ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF PERMANENT STORMWATER BMP'S TO PROVIDE THE CITY AND THE ENGINEER THE OPPORTUNITY TO WITNESS THE CONSTRUCTION AND MATERIALS.
- DENSITY REQUIREMENTS:
LOCATION MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS 85%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREA 90%
*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM STANDARD 160, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM STANDARD T-191, T-204, OR T-238 AND T-239.

PROJECT VARIANCE / PERMIT SUMMARY:

- FEDERAL AND STATE PERMITS ARE NOT APPLICABLE.
- LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.

SITE PLAN: SITE-2024-_____ - PENDING

CONDITIONAL USE PERMIT: CUP-2024-_____ - PENDING

LEGEND

S.F.	SQUARE FEET	Ø	EXISTING DRAINAGE MANHOLE	PS	PROPOSED SEWER
A.	ACRE	+	EXISTING CATCHBASIN	PW	PROPOSED WATER
±	MORE OR LESS	5'R	PAVEMENT RADIUS	PE	PROPOSED ELECTRIC
(TYP.)	TYPICAL	VC	VERTICAL GRANITE CURB	PD	PROPOSED DRAIN LINE
S.C.R.D.	STRATFORD REGISTRY OF DEEDS	x 74.00	EXISTING SPOT GRADE	FD	PROPOSED FOUNDATION DRAIN LINE
NH40	NEW HAMPSHIRE HIGHWAY DEPT.			FJD	PROPOSED YARD/RAIN/ OUTLET STRUCTURE
TBR	TO BE REMOVED	-----94-----	EXISTING GRADE		
ELEV.	ELEVATION	DHW	OVERHEAD UTILITIES		
INV.	INVERT	-	EXISTING ELECTRIC		
R.O.W.	RIGHT-OF-WAY	-	EXISTING WATER LINE		
U	EXISTING UTILITY POLE	-	EXISTING SEWER LINE		
U	EXISTING SIGN	-	EXISTING DRAINAGE LINE		
U	EXISTING WATER SHUT-OFF	-	EXISTING UNDERGROUND TELEPHONE		
U	EXISTING WATER VALVE	-			
U	EXISTING GAS VALVE	(72)	PROPOSED FINISH GRADE	TP+3	TEST PIT
U	EXISTING HYDRANT	x (72.00)	PROPOSED SPOT GRADE	TP+3	BORE HOLE
U	EXISTING LIGHT/SIGNAL POLE		PAVEMENT WITH CURB		
U	EXISTING SEWER MANHOLE		SILT BARRIER		

UTILITY NOTES

- REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
- THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER. SEE EXISTING CONDITIONS PLAN FOR DETAILED INFORMATION.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON FILL HOLES TO FACILITATE PULLING CABLES.
- SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
- ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE COLORIZATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.
- ALL SANITARY SEWER PIPE SHALL BE PVC SEER 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.
- EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- ALL ELECTRICAL MATERIAL, WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS AS NECESSARY AS DETAILED ON THESE PLANS TO REMOVAL INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL, AND CONNECTION FOR ALL NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY. A 10'-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTLET TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSINGS.
- THE CONTRACTOR SHALL CONTACT "DO-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DO-SAFE" NUMBER ON SITE AT ALL TIMES.
- SANITARY AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
- COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER. CONTRACTOR SHALL COORDINATE WITH THE CITY OF DOVER INSPECTION SERVICES TO CONDUCT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, EXCAVATION, AND TRANSPORTER CONSTRUCTION WITH POWER COMPANY.
- CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ADJUTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ADJUTING WITH THE UTILITY COMPANY AND AFFECTED ADJUTER. SITE SPECIFIC LAYOUT AND ORCLUTRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
- THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 81, ARTICLE IV, SECTION 81-27 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.
- FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
- SEWAGE LOADING (PER NHRS ENV-NO 1008.03)
APARTMENT 2 OR MORE BEDROOM
APARTMENT 2 BEDROOM/APARTMENT x 150 GPD/BEDROOM = 1,200 GPD.

UTILITY CONTACTS:

WATER & SEWER - CITY OF DOVER COMMUNITY SERVICES DEPARTMENT
PUBLIC WORKS & UTILITIES
KEN NAVROZECOR, PE
271 MAIN ROAD
DOVER, NH 03820
TEL (603)-516-6450
EMAIL: K.NAVROZECOR@DOVER.NH.GOV

ELECTRIC - EVERSOURCE
CONTACT: TREVOR EMANONS
4 OLD DOW ROAD
ROCHESTER, NH 03867
TEL (603)-332-7515
EMAIL: TREVOR.EMANONS@EVERSOURCE.COM

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PAPER USE ONLY



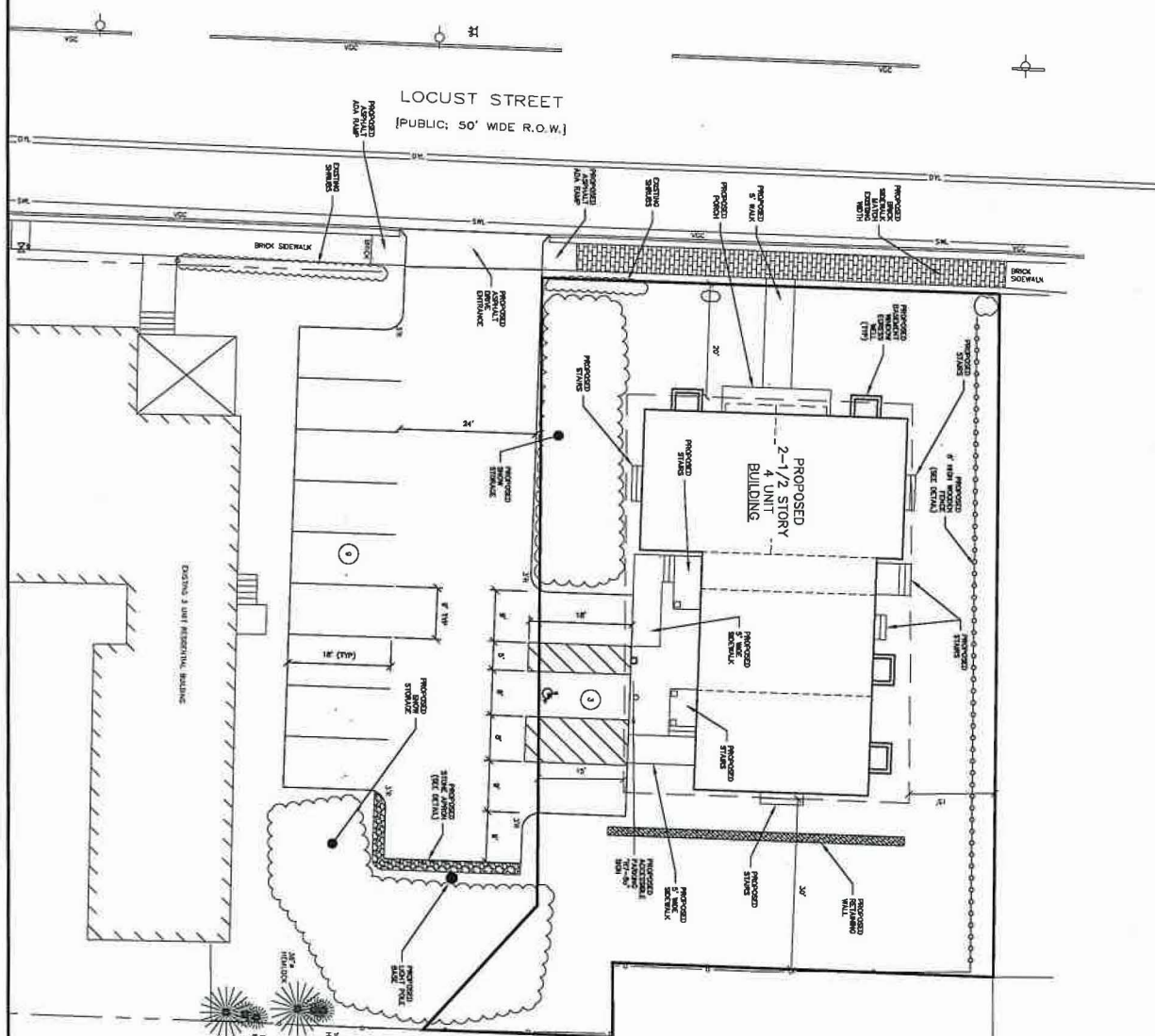
DATE	SCALE	DESIGN	APPROVED	PROJECT	FILE	NO.	REVISION	FOR THE COMMENTS	S&T	4-30-24	DATE
17-19 SUMMER STREET	AS SHOWN	DESIGN BY SPD	APPROVED BY SPD	17-19 SUMMER STREET	17-19 SUMMER STREET	1					

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

NOTE SHEET

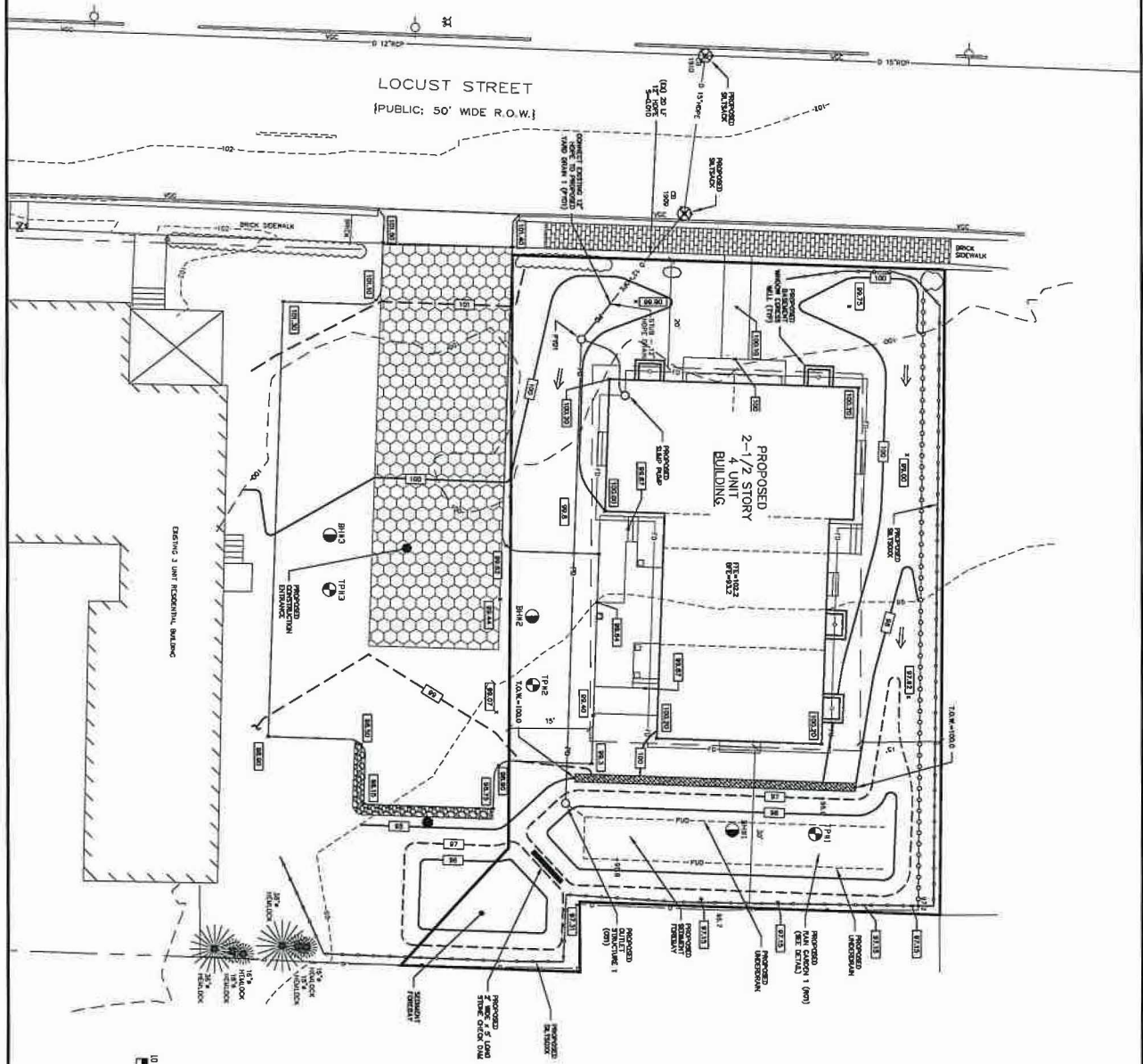
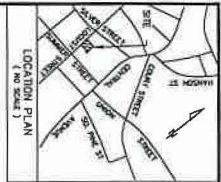
LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH



[illegible]

PLANNING FILE NO.: SITE-2024-0003

SITE PLAN			DATE: 2-29-24				NOT FOR CONSTRUCTION OR PERMIT USE ONLY	
			SCALE: 1"=10'				CNE	
LOCUST STREET RESIDENTIAL DEVELOPMENT DOVER, NH			DRAWN BY: SRD				CIVILWORKS NEW ENGLAND	
17-19 SUMMER STREET PROPERTIES, LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844			DESIGN BY: SRD				181 Veterans Road, PO Box 1188 Dover, New Hampshire 03821 603.749.0643	
			APPROVED BY: JSH					
			PROJECT NO: 23009		1 REVISION PER TRC COMMENTS		5-31 4-25-24	
			FILE: SITE.DWG		NO. REVISION		APPRO DATE	



2023 REINFORCE STRUCTURE SCHEDULE

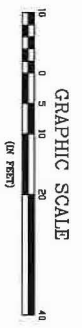
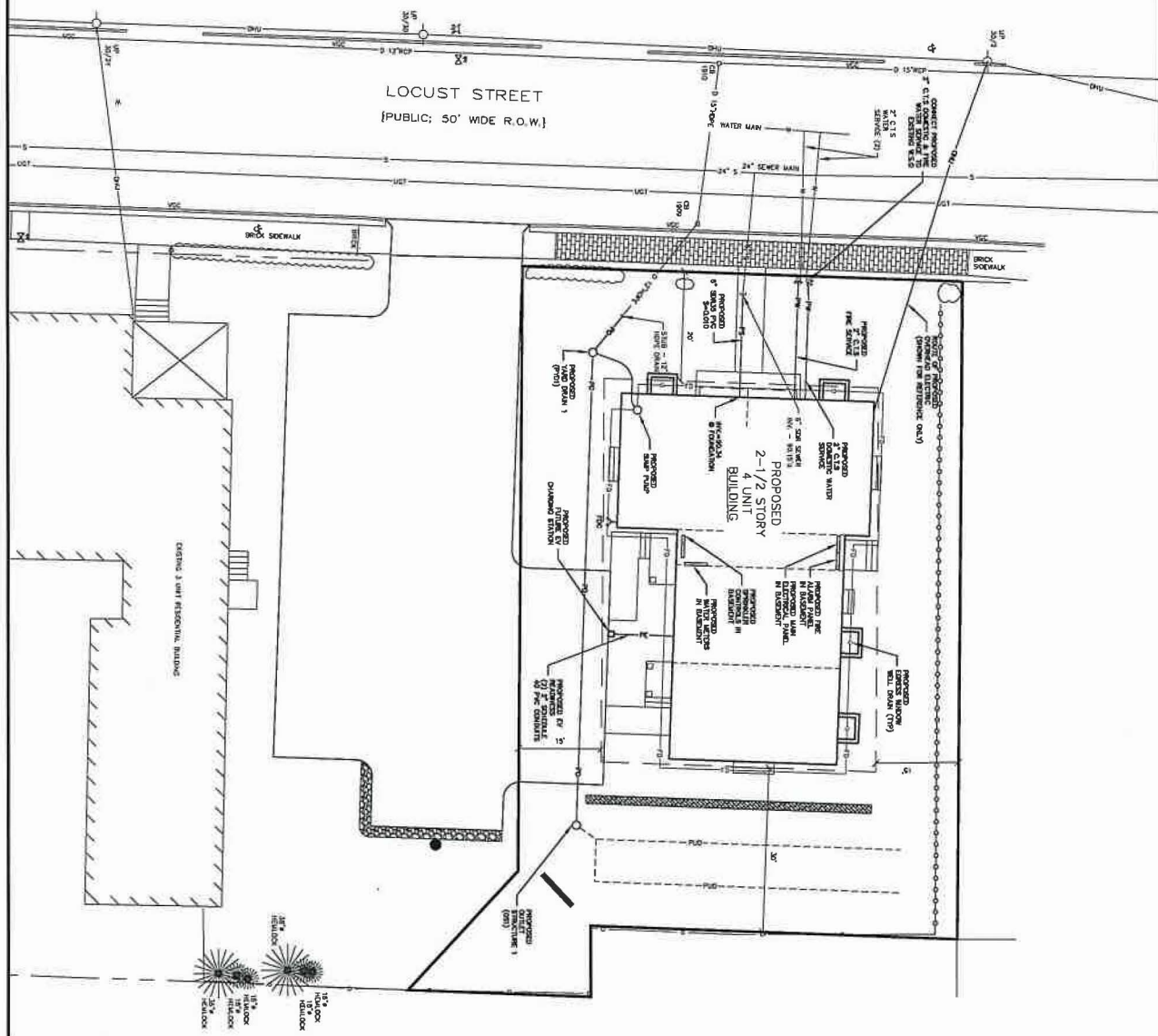
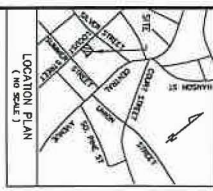
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PLANNING FILE NO.: SITE-2024-0003

GRADING, DRAINAGE & EROSION CONTROL PLAN											NOT FOR CONSTRUCTION FOR PERMIT USE ONLY	
2	LOCUST STREET RESIDENTIAL DEVELOPMENT DOVER, NH	17-19 SUMMER STREET PROPERTIES, LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844	DATE: 2-29-24									 181 Wilshire Road, PO Box 1168 Dover, New Hampshire 03821 (603) 428-0843
			SCALE: 1"=10'									
			DRAWN BY: SRD									
			DESIGN BY: SRD									
			APPROVED BY: SRD									
			PROJECT NO: 2024									
FILE: SITE.DWG	1	REVISION PER THE COMMENTS	SRD	4-25-24								

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

181 Whitman Road, PO Box 1158
Dover, New Hampshire 03821
603.748.9443

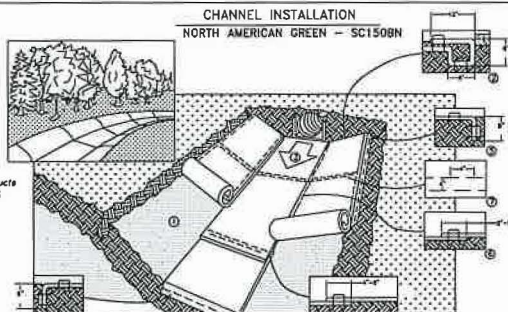


2023 DRAINAGE STRUCTURE SCHEDULE

CB 1909 (REPLACE CB 1909)
 RIM=100.37
 INLN 12' HOP=92.4' (S11)
 INLN 12' HOP=92.4' (CB 1910)
 SUMP=88.3'
 CB 1910 (REPLACE CB 1907)
 RIM=100.37
 INLN 12' HOP=92.4' (CB 1909)
 INLN 12' HOP=91.7'
 INLN 12' HOP=91.7'
 SUMP=88.3'
 P.O.I.
 RIM=89.90
 INLN 84.75 (1' 7")
 INLN 84.75 (1' 7")
 INV=OUT=92.68 (1' 7")
 OS1
 RIM=86.60
 INLN=83.42 (6")
 INV=OUT=83.42 (1' 7")

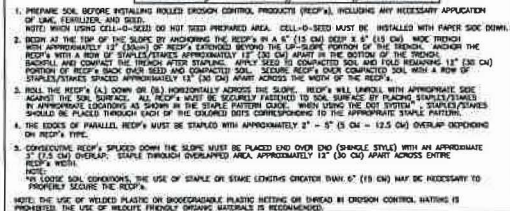
PLANNING FILE NO.: SITE-2024-0003

UTILITY PLAN											NOT FOR CONSTRUCTION FOR PERMIT USE ONLY	
8	LOCUST STREET RESIDENTIAL DEVELOPMENT DOVER, NH	17-19 SUMMER STREET PROPERTIES, LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844	DATE: 2-29-24								 181 Veterans Road, PO Box 1168 Dover, New Hampshire 03821 603.749.0443	
			SCALE: 1"=10'									
			DRAWN BY: SHD									
			DESIGN BY: SHD									
			APPROVED BY: SHD									
			PROJECT NO. 23009	1	REVISION PER TRC COMMENTS	5/4	4-25-24					
			FILE: SITE.DWG	NO.	REVISION	APPROD	DATE					



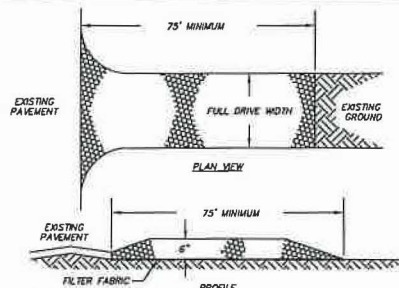
-

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ADJUSTED
IF NECESSARY TO ALLOW STAPLES TO SECURE THE
CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE
OR STAKE LENGTHS GREATER THAN 6" MAY
ONLY ANCHOR THE REEF.



- [illegible]

NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC HEATING OR THREAD IN CORROSION CONTROL BATHING IS PROHIBITED. THE USE OF HEAVY, FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.



附錄五

1. SEE EROSION CONTROL NOTES BELOW FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.
2. TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.

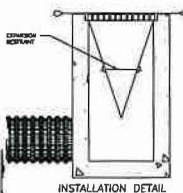
1. SPECIFICATIONS

- A. AGGREGATE SIZE: USE THREE (3) INCHES STONE, RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
C. WIDTH: TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTE WHERE INGRESS OR EGRESS OCCURS.
D. LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY-FIVE (75) FEET. PAVING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
F. DRAINAGE FOR GEOTEXTILE: THE TAPINGS SHALL BE TREMA SPUNBOND 1135, W84P 500Z OR EQUAL.

2. MAINTENANCE
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

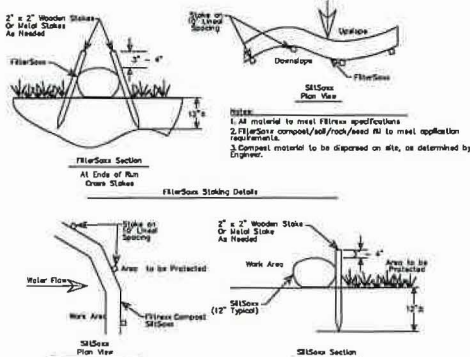


DIL-ABSORBANT SILTSACK •

OTHER AVERAGE 145336 THERE IS A CONFORMING COT. BUILT-UP ON BRICKS

DEPENDS ON YOUR PARTICULAR APPLICATION. THE ELTACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OR-ADSORBANT FILLING INSERT OR, MADE COMPLETELY FROM AN OR-ADSORBANT ELTACK, WITH A MOVEN FILLING INSERT.

DETAIL OF INLET SEDIMENT CONTROL DEVICE



Studies

1. All material to meet Fibrex specifications
2. STSocks composed of polypropylene or steel fill to meet application requirements
3. STSocks depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer

SILTSOXX DETAILS

NOT TO SCALE

SILT SACK ●

NOTE: THE SULTSACK WILL BE MANUFACTURED FROM A VOVEN POLYPROPYLENE
FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:
AS SUPPLIED BY AN HARROES OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK •

(OTR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAS TENSILE STRENGTH	ASTM D-1632	300 LBS
GRAS TENSILE ELONGATION	ASTM D-1632	25% EL
PUNCTURE	ASTM D-1557	125 LBS
HULLEN BURST	ASTM D-1786	800 PSI
THAMPODE TEAR	ASTM D-5522	125 LBS
UV RESISTANCE	ASTM D-2520	80 C
APPARENT OPENING SIZE	ASTM D-4955	40 MIC ELEV
CLOW RATE	ASTM D-4470	40 GAL/IN/50 FT
PERMITTIVITY	ASTM D-4490	825 SEC -1

HI-FLOW SILTSACK •

OTR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF.

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4622	265 LBSI
GRAB TENSILE ELONGATION	ASTM D-4622	20 %
PUNCTURE	ASTM D-4623	129 LBSI
PULL-UP BURST	ASTM D-7706	420 PSI
UNWEADED TEAR	ASTM D-5333	45 LBRS
WATER RESISTANCE	ASTM D-7022	90 %
APPARENT DENSITY	ASTM D-921	26.5 G/CM ³
FLOW RATE	ASTM D-4449	200 GAL/MIN/PSI
PERMEABILITY	ASTM D-4449	1.0 DEC -1

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND

181 Wilson Road, P.O. Box 1150
Dover, New Hampshire 03821
Dover 603 248 0433

PLANZING FILE NO.: SITE-2024-0003

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EROSION CONTROL DETAILS

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

**LOCUST STREET
RESIDENTIAL DEVELOPMENT**

NO.	REVISION	APPROVED	DATE
1	REVISION PER THE COMMENTS	S.H.	4-25-24

DATE 3-29-24

SCALE AS SHOWN

DESIGN BY S.D.

DRAWN BY S.D.

CHECKED BY S.D.

PROJECT NO. 2024

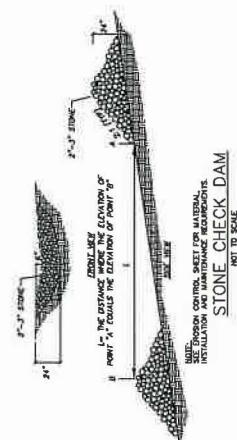
PROJECT SITE DWD

181 NANTUCKET RD BOX 1100
DORSET, MA 01922-1100
001/240424

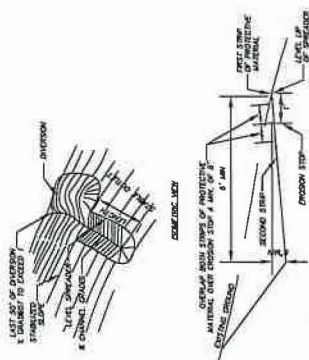
CIVILWORKS NEW ENGLAND

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DORSET, MA 01922-1100
001/240424

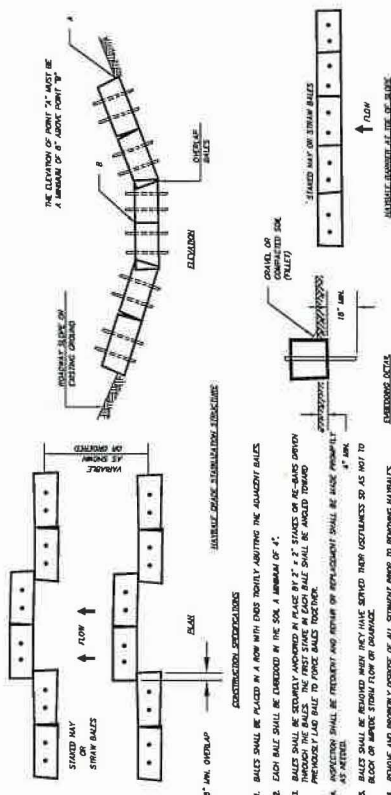
PLANNING FILE NO.: SITE-2024-0003



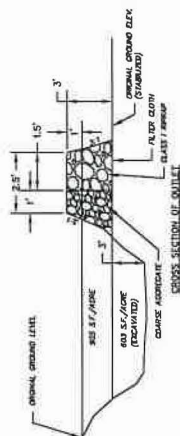
STONE CHECK DAM



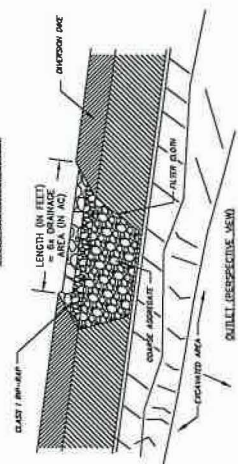
LEVEL SPREADER DETAIL



HAYBALE NOTES AND DETAILS



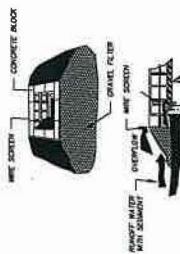
TRANSVERSE SECTION OF OUTLET



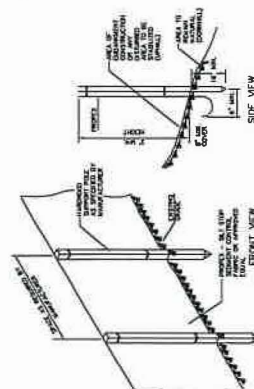
WASH. STATE DEPT. OF CORRECTIONS

1. COMPAVE AGGREGATE SHALL MEET MOST SOA'S SPECIFICATIONS AND SHALL NOT CONTAIN MORE THAN 5% FINE PASSING THE #200 SIEVE.
2. THE MAXIMUM PERCENT FINE PASSING THE #200 SIEVE ON APPROVED QUALITY TEST SHALL BE 5%.
3. CLASS 1 HMAW SHALL MEET MOST SOA'S SPECIFICATIONS.
4. THE MAXIMUM CORRESPONDING AREA TO THE TRAP SHALL BE LESS THAN 3 AC.
5. THE TRAP SHALL BE CLEANED WITHIN 30% OF THE ORIGINAL VOLUME IS FILLED.
6. MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

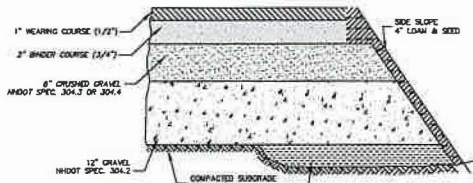
TEMPORARY SEDIMENT TRAP



WOMAN USE AROUND CATON RANCH

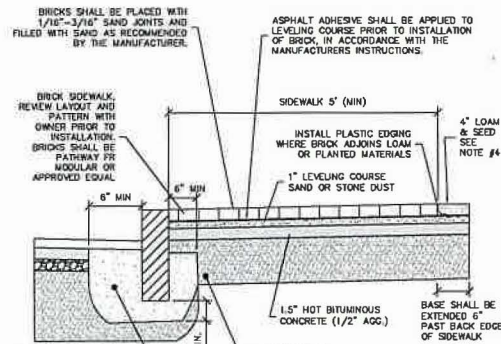


SUIT FENCE DETAIL



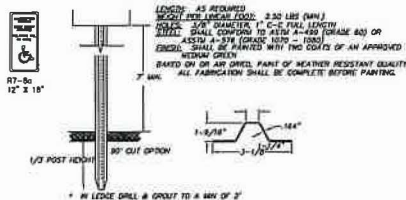
- NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 2. SEE DRAINAGE, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 3. GEOTECHNICAL FABRIC MAY BE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

TYPICAL PAVEMENT SECTION
NOT TO SCALE



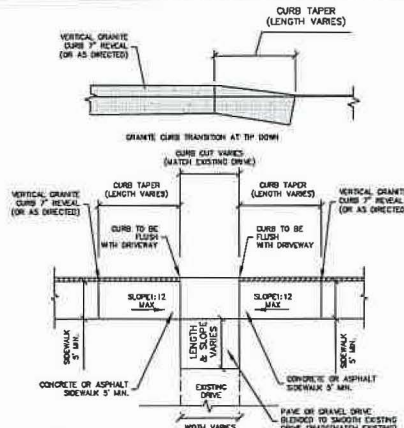
- NOTE:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
 2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
 3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.
 4. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

**CITY OF DOVER D-7
BRICK WALKWAY/SIDEWALK**
NOT TO SCALE

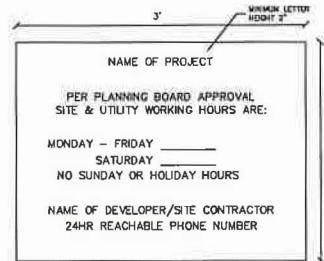


- NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

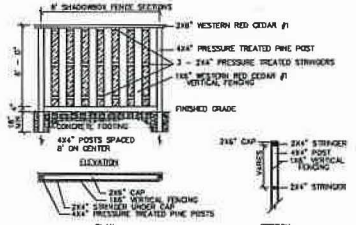
SIGN LEGEND & SIGN POST
NOT TO SCALE



**CITY OF DOVER D-9
SIDEWALK TIP DOWN AT DRIVEWAY**
NOT TO SCALE

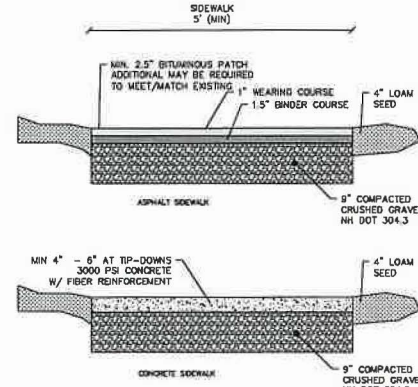


**CITY OF DOVER D-2
CONSTRUCTION SIGN**
NOT TO SCALE

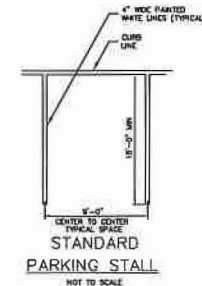


- NOTE:
1. THIS DRAWING IS THE PROPERTY OF CADDETAL.COM, LTD. AND HAS BEEN MADE AVAILABLE TO DESIGN PROFESSIONALS FOR INFORMATION PURPOSES ONLY.
 2. REPLICATION AND DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED.
 3. DO NOT SCALE DRAWINGS.
 4. DO NOT USE FOR CONSTRUCTION.

FENCE DETAIL
NOT TO SCALE



**CITY OF DOVER D-6
ASPHALT & CONCRETE SIDEWALK DETAIL**
NOT TO SCALE



CT4000 Family

ChargePoint Level 2 Commercial Charging Station

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.

The CT4000 full motion cable LCD display instructs drivers and supports dynamic updates of station (disabled cables and in-charging status). Intelligent power management optimizes double the number of parking spaces served by allowing two charging ports to share a single circuit. Sited with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772® Level 2 charging ports with locking handles, each port supplying up to 7.2kW. With the standard connector, ChargePoint Level 2 stations can charge any EV.

Stations are available in bolt-on and wall-mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6' and 8' tall models with 8' and 23' cables, respectively. With multiple options for size and cost, you can choose the station that best fits your parking space, with all car models regardless of parking structure or car type and remove the clutter of your EV spots.

Direct Friendly User Interface

- Intuitive touch screen shows how to use the station
- Multi-language: English, French, Spanish
- Touch button interface, works in rain, ice and with gloves
- Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's patented LCD screen makes it easy to reach EV drivers.

- Daylight readable, with auto brightness control
- 640 x 480 resolution active matrix
- Full motion 360° video support
- Up to 100% of 100+ hours of high quality video on a single LCD screen
- Individual stations can be set as desired
- Stream your charging station to communicate with drivers
- Instructional video in English, Spanish or French



EV CHARGING STATION
NOT TO SCALE

PLANNING FILE NO.: SITE-2024-0003



DATE	BY	FOR	REVISION	DATE
11-15-24	1	REVISION FOR THE COMMENTS	1	11-15-24
11-15-24	2	REVISION FOR THE COMMENTS	2	11-15-24
11-15-24	3	REVISION FOR THE COMMENTS	3	11-15-24
11-15-24	4	REVISION FOR THE COMMENTS	4	11-15-24
11-15-24	5	REVISION FOR THE COMMENTS	5	11-15-24
11-15-24	6	REVISION FOR THE COMMENTS	6	11-15-24
11-15-24	7	REVISION FOR THE COMMENTS	7	11-15-24
11-15-24	8	REVISION FOR THE COMMENTS	8	11-15-24
11-15-24	9	REVISION FOR THE COMMENTS	9	11-15-24
11-15-24	10	REVISION FOR THE COMMENTS	10	11-15-24

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

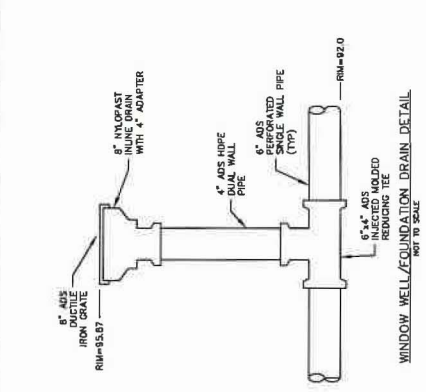
FILE SITE DWG	PROJECT NO	NO	REVISION	DATE
17-19 SUMMER STREET	17-19 SUMMER STREET	1	REVISION PER TBO COMMENTS	4-23-24
APPROVED BY	DATE			
DESIGN BY	DATE			
CHECKED BY	DATE			
SCALE AS SHOWN	DATE			
DATE: 3-29-24				

17-19 SUMMER STREET
HAMPTON FALLS, NH 03844

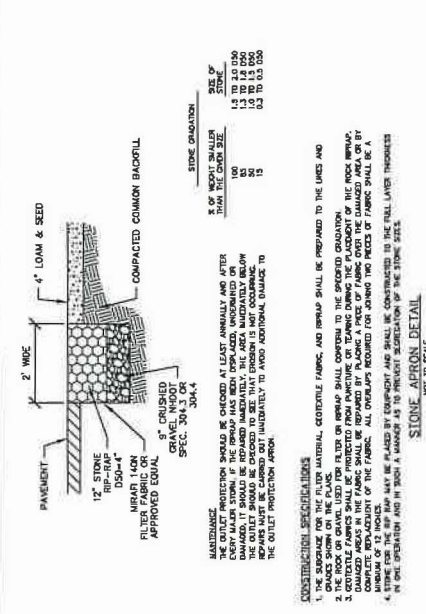
LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

DETAILS

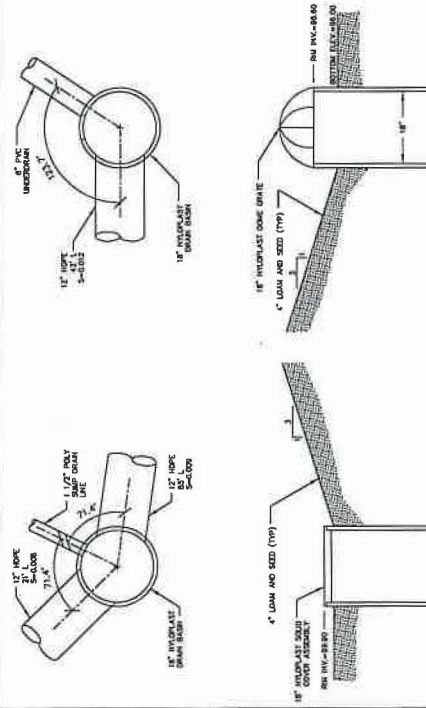
PLANNING FILE NO.: SITE-2024-0003



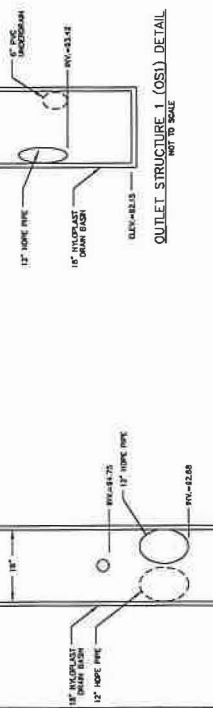
WINDOW WELL FOUNDATION DRAIN DETAIL
NOT TO SCALE



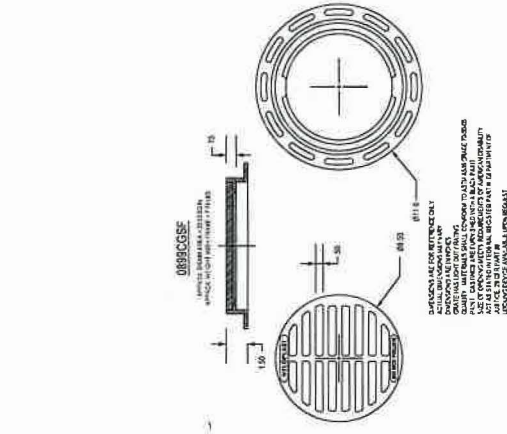
STONE APRON DETAIL
NOT TO SCALE



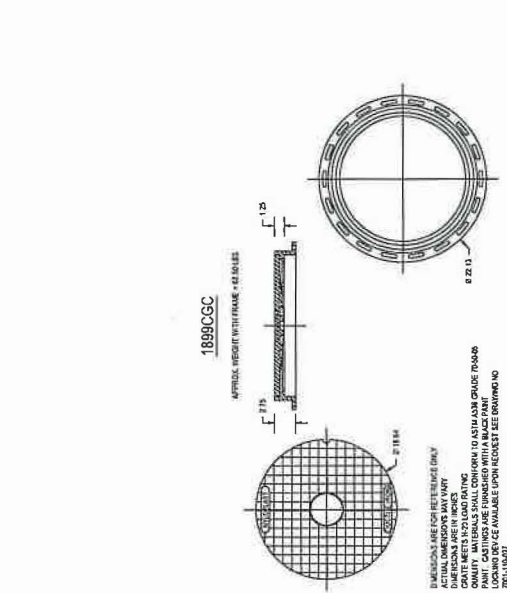
YARD DRAIN 1 (YD1) DETAIL
NOT TO SCALE



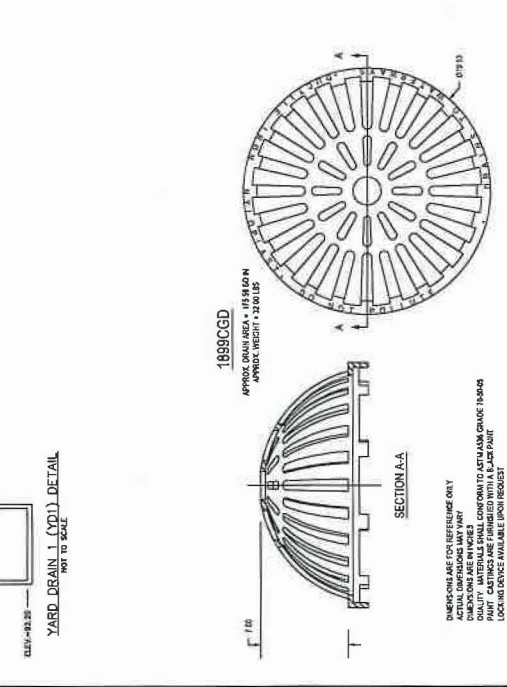
OUTLET STRUCTURE 1 (OS1) DETAIL
NOT TO SCALE



1899CCGF



1899CC



1899CGD

SECTION A-A

DATE	BY	CHKD	APPD	REV
4/23/24	JM	JM	JM	1

DATE	BY	CHKD	APPD	REV
4/23/24	JM	JM	JM	1

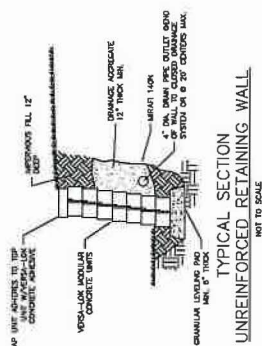
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4/23/24	JM	JM	JM	1

DATE	BY	CHKD	APPD	REV
4/23/24	JM	JM	JM	1

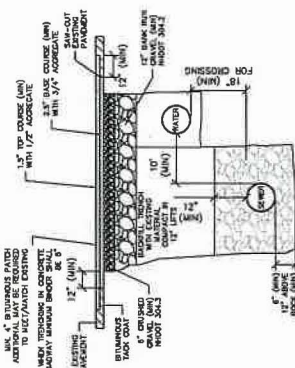
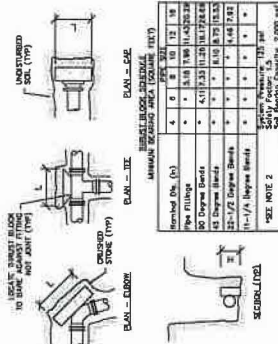
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4/23/24	JM	JM	JM	1

DATE	BY	CHKD	APPD	REV
4/23/24	JM	JM	JM	1

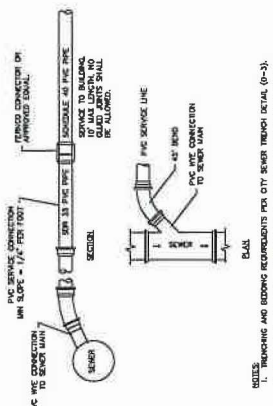
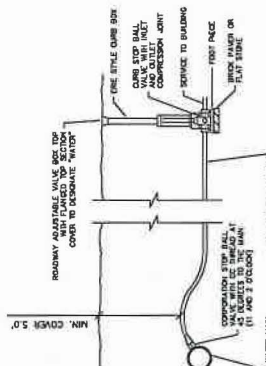
PLANNING FILE NO.: SITE-2024-0003



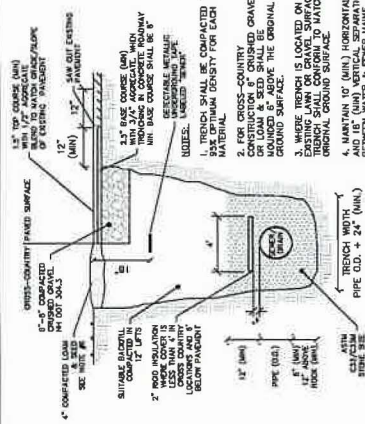
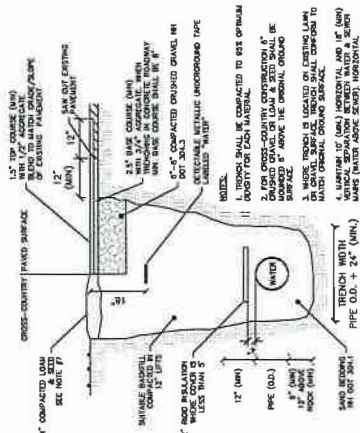
TYPICAL SECTION
UNREINFORCED RETAINING WALL

CITY OF DOVER
TYPICAL TRENCH DETAIL

1. ALL THREAT BLOODS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. EXTERIOR THREAT BLOODS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
3. EXTERIOR THREAT BLOODS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
4. FOR THREAT BLOODS OVER 4" THICK, THE LENGTH (L) OF THE BLOOD IS APPROXIMATELY TEN TIMES AS LONG AS ITS WIDTH (W).
5. PLACE CONCRETE THREAT BLOODS AGAINST EXISTING WALL.
6. THREAT BLOOD SHALL HAVE MINIMUM LENGTH OF THE FITTING TO MAXIMIZE BLOODING.
7. CONCRETE COMPRESSIVE STRENGTH: 4,000 PSI MINIMUM.
8. USE OF THREAT BLOODS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS.

CITY OF DOVER D-15
THRUST BLOCK DETAILCITY OF DOVER D-17
SEWER SERVICE DETAIL-

CITY OF DOVER D-13
WATER SERVICE CONNECTION DETAIL

CITY OF DOVER D-3
SEWER TRENCH DETAILCITY OF DOVER D-4
WATER TRENCH DETAIL

- NOTES:**
1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP, INCLUDING TEES AND OTHER CONNECTIONS.
 2. WATER SERVICE UNITS SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
 3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE (BLUE OR BLACK) CITY SUPPLY PLASTIC POLYETHYLENE RATED FOR 250 PSI.
- EXAM-LOOK REQUIRED FOR CITY OR 1/2" M.P. 1/4" ADAPTER REQUIRED FOR HOSES.

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
2. ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES
3. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN.) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 6" (MIN.) IF SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS FITTINGS.

- NOTES
1. TRENCHING AND BEDDING REQUIREMENTS PER CITY SEWER TRENCH DETAIL (0-3).
 2. SERVICE LATERAL DIAMETER VARIES PER APPLICATION, REVIEW SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION.
 3. SOE 35 SHALL NOT EXTEND INTO THE BUILDING.

5. BACKFILL MATERIAL SHALL BE THE SAME AS THAT USED DURING THE CONSTRUCTION OF THE COURSE OR DRAINAGE CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION.
6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 611, 642, 643, 644 AND 645.

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR LOAM MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 8" DE MINIMUM TRENCH SHALL BE CONSTRUCTED 6" ABOVE THE UNPAVED SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRASS, TRENCH SHALL BE COMPACTED TO MATCH ORIGINAL SURFACE.
4. MINIMUM 12" (MIN) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN TRENCH & SEWER.
5. TRENCH SHALL BE 18" MINIMUM DEPTH. IF TRENCH DISTANCE MAY BE REDUCED TO 5" (MAX) FOR EXISTING PAVEMENT, THIS MUST BE NOTED ON THE CONTRACT DOCUMENTS.
6. SUBGIRL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF THE PROJECT. EXISTING MATERIAL, TOP SOIL, MUCK, PEAT, AND ROCKS OVER 6" IN LARGEST DIMENSION SHALL BE REMOVED.
7. PROVIDE MINIMUM 5' OF COVER. ENGINEERING APPROVAL REQUIRED FOR LESS THAN 5' OF COVER.
8. LOAM AND SLOD SHOULD BE IN COMPLIANCE

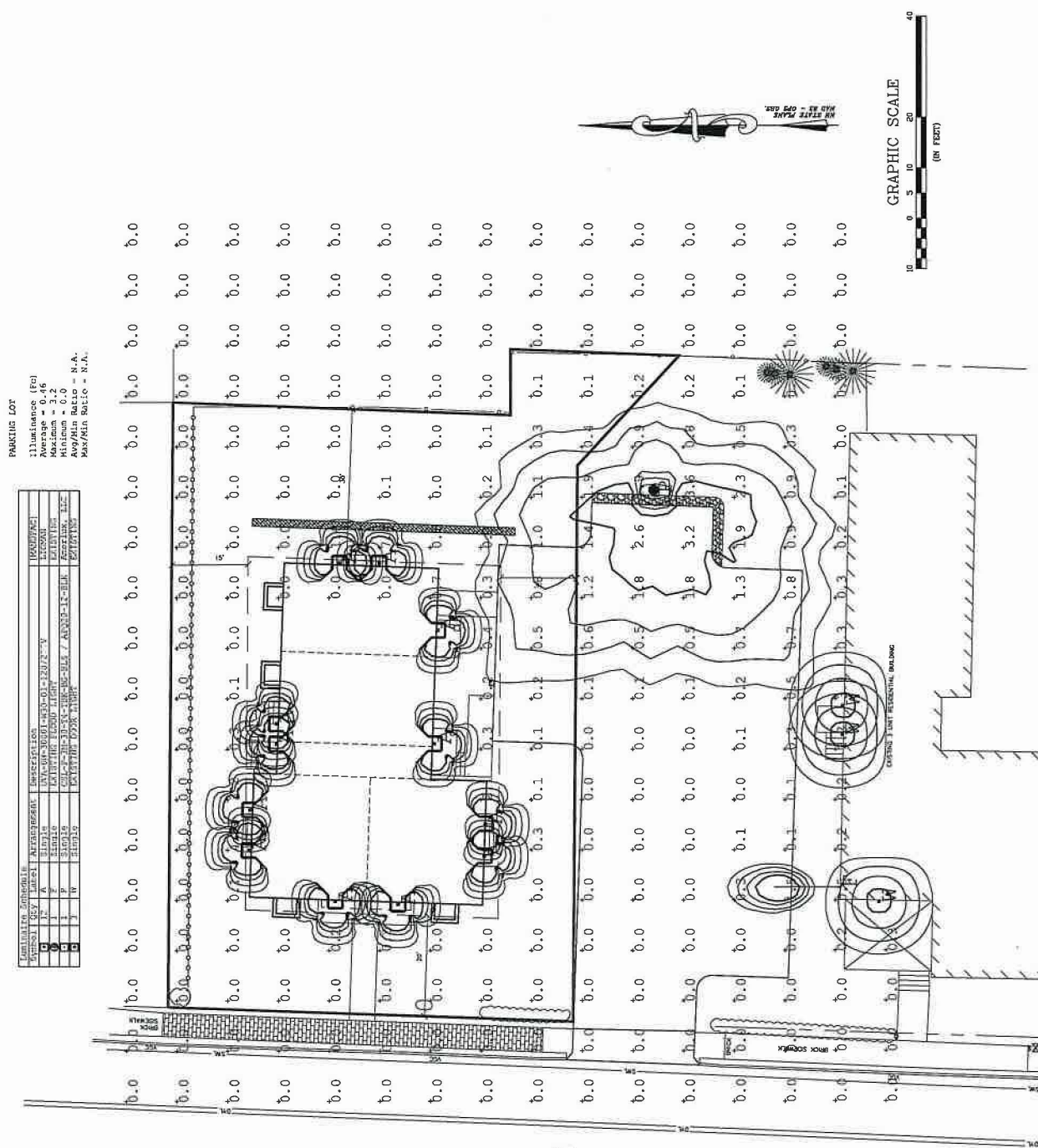
LIGHTING PLAN

FILE SITE DWG	NO.	REVISION	APPROD.	DATE
APPROVED PROJECT NO. EX-10	1	REVISION PER THE COMMENTS	SM	4-25-24
APPROVED BY SM				
DESIGN BY SM				
DRAWING BY SM				
SCALE: 1"=10'				
DATE: 3-29-24				

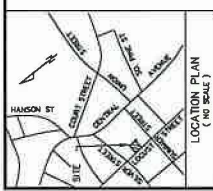
CIVILWORKS NEW ENGLAND
CNE

181 Winter Road, P.O. Box 1100
Dover, New Hampshire 03821
603.748.0444

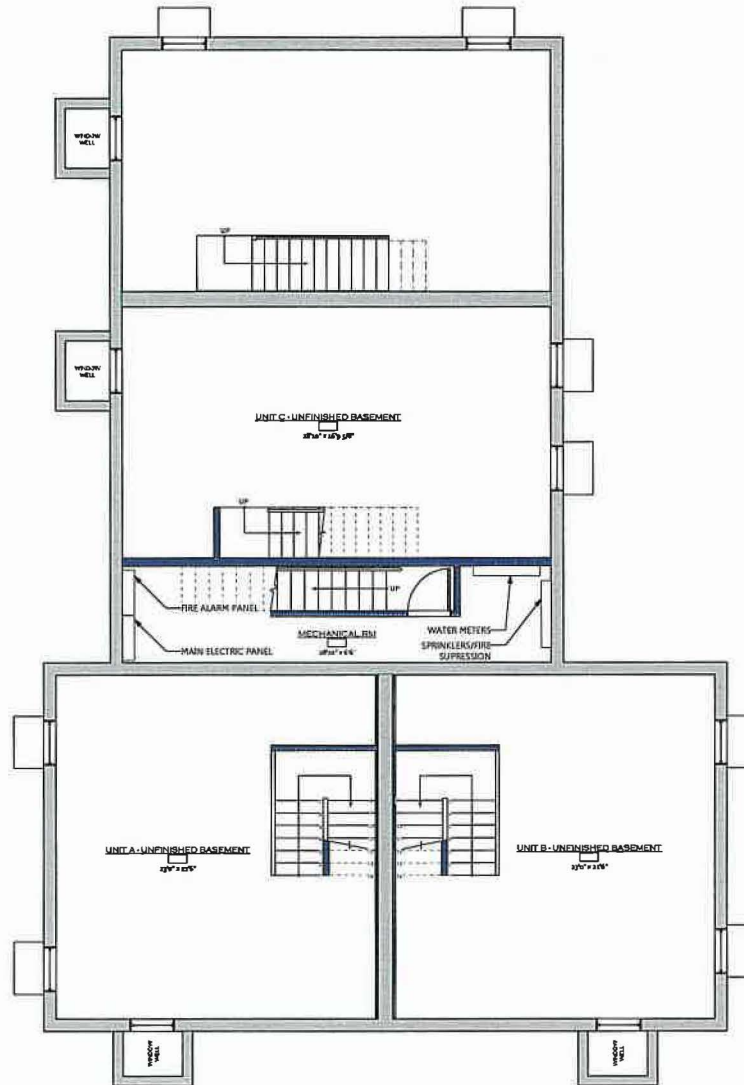
PLANNING FILE NO.: SITE-2024-0003

[illegible]

PARKING LOT	Illuminance (fc)
Average = 0.4	
Maximum = 3.2	
Minimum = 0.0	
Avg/Min Ratio	
Max/Min Ratio	



LOCATION PLAN



1 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ. FT.	547 SQ. FT.
2nd FLOOR GROSS SQ. FT.	581 SQ. FT.
ATTIC GROSS SQ. FT.	495 SQ. FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	1623 SQ. FT.
UNIT A - UNFINISHED BASEMENT	547 SQ. FT.
UNIT B	
1st FLOOR GROSS SQ. FT.	547 SQ. FT.
2nd FLOOR GROSS SQ. FT.	581 SQ. FT.
ATTIC GROSS SQ. FT.	479 SQ. FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	1607 SQ. FT.
UNIT B - UNFINISHED BASEMENT	547 SQ. FT.
UNIT C	
1st FLOOR GROSS SQ. FT.	534 SQ. FT.
2nd FLOOR GROSS SQ. FT.	743 SQ. FT.
ATTIC GROSS SQ. FT.	608 SQ. FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	1885 SQ. FT.
UNIT C - UNFINISHED BASEMENT	534 SQ. FT.
UNIT D	
1st FLOOR GROSS SQ. FT.	534 SQ. FT.
2nd FLOOR GROSS SQ. FT.	534 SQ. FT.
ATTIC GROSS SQ. FT.	418 SQ. FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	1515 SQ. FT.
UNIT D - UNFINISHED BASEMENT	534 SQ. FT.
COMMON CORRIDOR	385 SQ. FT.
MECHANICAL ROOM (BASEMENT)	147 SQ. FT.



DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES

No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS
RESIDENTIAL BUILDING
LOCUST ST., DOVER, NH 03820

Project Manager ST	Project # 2022-02	Date 05-13-2022
Scale: AS NOTED		

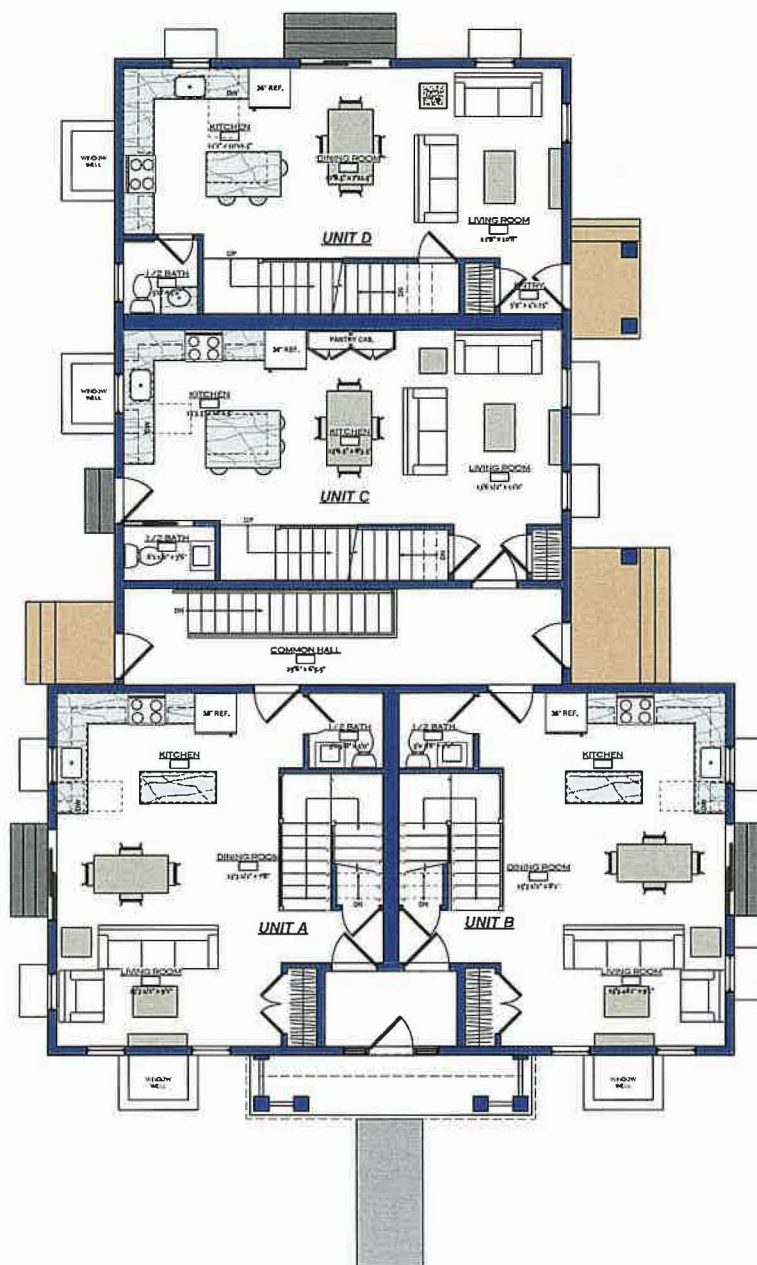
BASEMENT PLAN

A1.0



Project Manager	Project #	Date
ST	2022-02	05-13-2022
Scale:	AS NOTED	

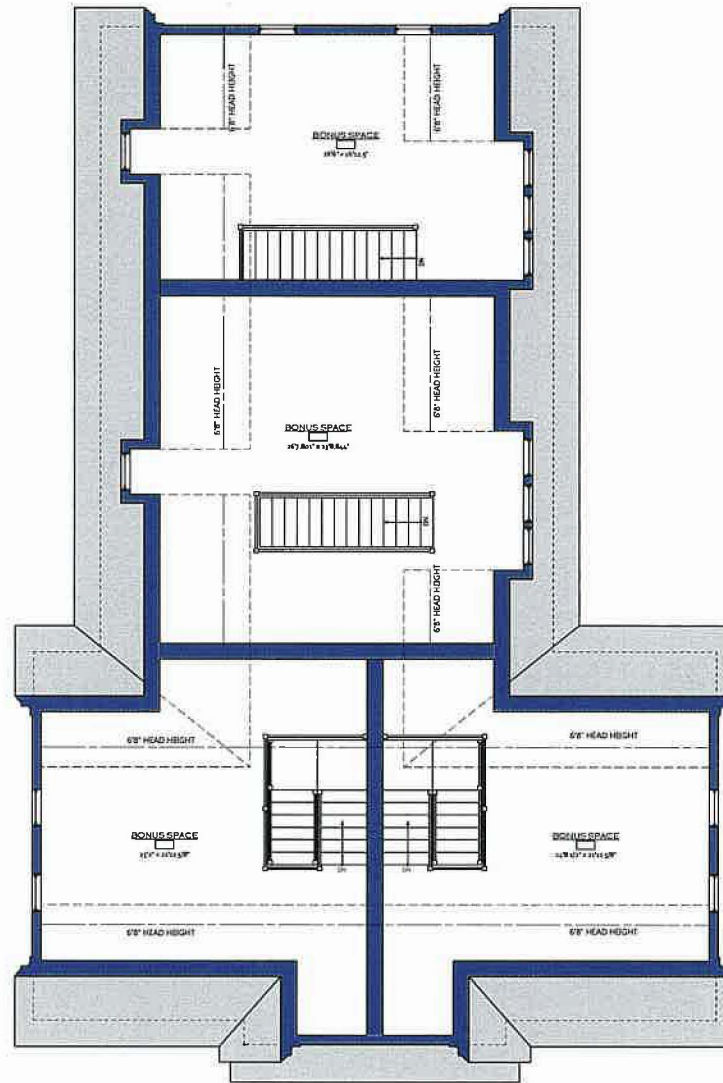
A1.1



SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ.FT.	547 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	499 SQ.FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	1647 SQ.FT.
UNIT A - UNFINISHED BASEMENT	547 SQ.FT.
UNIT B	
1st FLOOR GROSS SQ.FT.	547 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	479 SQ.FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	1638 SQ.FT.
UNIT B - UNFINISHED BASEMENT	547 SQ.FT.
UNIT C	
1st FLOOR GROSS SQ.FT.	536 SQ.FT.
2nd FLOOR GROSS SQ.FT.	742 SQ.FT.
ATTIC GROSS SQ.FT.	609 SQ.FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	1886 SQ.FT.
UNIT C - UNFINISHED BASEMENT	536 SQ.FT.
UNIT D	
1st FLOOR GROSS SQ.FT.	534 SQ.FT.
2nd FLOOR GROSS SQ.FT.	534 SQ.FT.
ATTIC GROSS SQ.FT.	456 SQ.FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	1525 SQ.FT.
UNIT D - UNFINISHED BASEMENT	536 SQ.FT.
COPYING CORRIDOR	
	285 SQ.FT.
MECHANICAL ROOM (BASEMENT)	
	147 SQ.FT.

REVISION & REISSUE NOTES		
No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

QUANT FOOTAGE		34.50 FT.
1/4" FLOOR GROSS SQ. FT.	34.50 FT.	
1/4" FLOOR GROSS SQ. FT.	34.50 FT.	
ATTIC GROSS SQ. FT.	447.50 FT.	
UNIT A - PROPOSED FINISHED SPACE TOTAL	447.50 FT.	
UNIT A - UNFINISHED BASEMENT		34.50 FT.
UNIT B		
1/4" FLOOR GROSS SQ. FT.	34.50 FT.	
1/4" FLOOR GROSS SQ. FT.	34.50 FT.	
ATTIC GROSS SQ. FT.	431.50 FT.	
UNIT B - PROPOSED FINISHED SPACE TOTAL	431.50 FT.	
UNIT B - UNFINISHED BASEMENT		34.50 FT.
UNIT C		
1/4" FLOOR GROSS SQ. FT.	34.50 FT.	
1/4" FLOOR GROSS SQ. FT.	34.50 FT.	
ATTIC GROSS SQ. FT.	434.50 FT.	
UNIT C - PROPOSED FINISHED SPACE TOTAL	434.50 FT.	
UNIT C - UNFINISHED BASEMENT		34.50 FT.
UNIT D		
1/4" FLOOR GROSS SQ. FT.	34.50 FT.	
1/4" FLOOR GROSS SQ. FT.	34.50 FT.	
ATTIC GROSS SQ. FT.	444.50 FT.	
UNIT D - PROPOSED FINISHED SPACE TOTAL	444.50 FT.	
UNIT D - UNFINISHED BASEMENT		34.50 FT.
COMMON CORRIDOR		395.50 FT.
MECHANICAL ROOM (BASEMENT)		147.50 FT.



1 PROPOSED ATTIC PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT A:	
1st FLOOR GROSS SQ. FT.	567 SQ. FT.
2nd FLOOR GROSS SQ. FT.	581 SQ. FT.
ATTIC GROSS SQ. FT.	489 SQ. FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	1647 SQ. FT.
UNIT A - UNFINISHED BASEMENT	
	587 SQ. FT.
UNIT B:	
1st FLOOR GROSS SQ. FT.	567 SQ. FT.
2nd FLOOR GROSS SQ. FT.	581 SQ. FT.
ATTIC GROSS SQ. FT.	489 SQ. FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	1616 SQ. FT.
UNIT B - UNFINISHED BASEMENT	
	567 SQ. FT.
UNIT C:	
1st FLOOR GROSS SQ. FT.	536 SQ. FT.
2nd FLOOR GROSS SQ. FT.	742 SQ. FT.
ATTIC GROSS SQ. FT.	608 SQ. FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	1886 SQ. FT.
UNIT C - UNFINISHED BASEMENT	
	536 SQ. FT.
UNIT D:	
1st FLOOR GROSS SQ. FT.	534 SQ. FT.
2nd FLOOR GROSS SQ. FT.	534 SQ. FT.
ATTIC GROSS SQ. FT.	456 SQ. FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	1525 SQ. FT.
UNIT D - UNFINISHED BASEMENT	
	536 SQ. FT.
COMMON CORRIDOR	
	385 SQ. FT.
MECHANICAL ROOM (BASEMENT)	
	147 SQ. FT.



DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES		
No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS
RESIDENTIAL BUILDING
LOCUST ST., DOVER, NH 03820

Project Manager:	Project #	Date
ST	2022-02	05-13-2022
Scale: AS NOTED		

ATTIC PLAN

A1.3



DISTINCTION
BY DESIGN
603-407-7294

REVISIONS & RESSUE NOTES
123. DATE: 05/15/2022
A. 4050204 REVISION BY TRC COMMENTS

4 UNITS
RESIDENTIAL BUILDING
LOCUST ST., DOVER, NH 03820

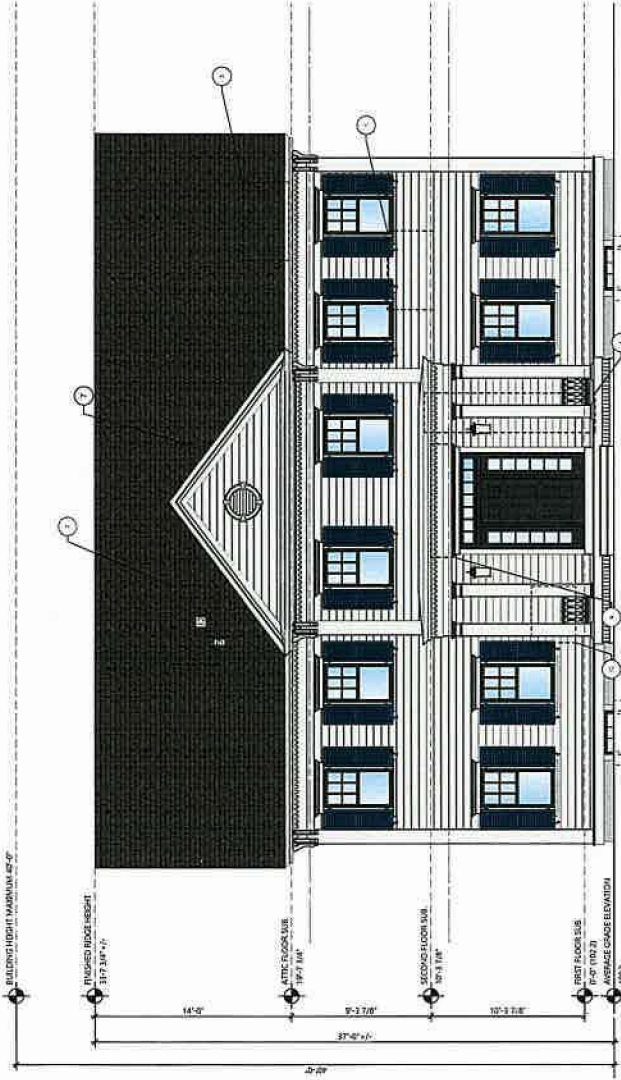
Project Manager: ST
Project #: 2022-02
Date: 05-15-2022
Scale: AS NOTED

EXTERIOR ELEVATIONS

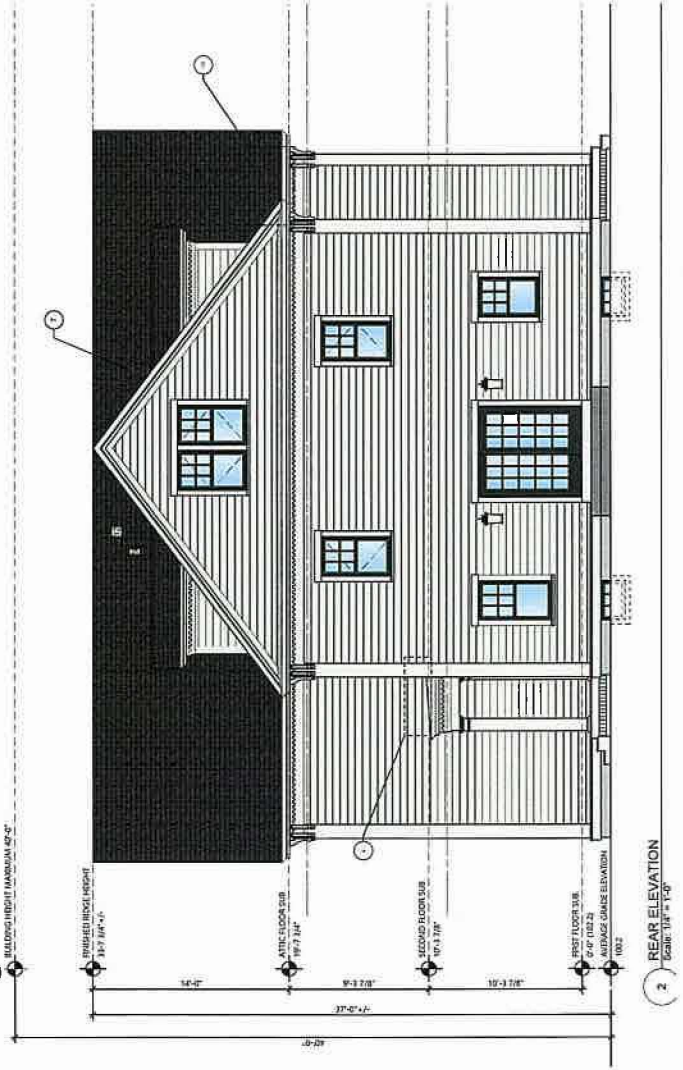
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HERITAGE DISTRICT
ARCHITECTURAL DESIGN ELEMENTS

1. CLAYBOARD SIDING
2. STEEP ROOF PITCH
3. DENTILS AT FREE BOARD
4. TURNED COLUMNS
5. DORMERS
6. SHUTTERED WINDOWS
7. GABLES
8. TYPICAL
9. PORTICO
10. DEEP EAVE OVERHANG
11. DOMINANT FRONT GABLE CANTILEVER ABOVE FLOOR BELOW
12. BALUSTINE



1 LOCUST STREET ELEVATION
Scale: 1/8" = 1'-0"



2 REAR ELEVATION
Scale: 1/8" = 1'-0"



DISTINCTION
BY DESIGN
603-401-7294

REVISION & RESOLVE NOTES

Rev. Date Notes

A 4/20/2024 REVIEW BY TRC COMMENTS

4 UNITS
RESIDENTIAL BUILDING

LOCUST ST., DOVER, NH 03820

Project # 2022-02
Project Manager ST
Date 05-10-2022
Scale AS NOTED

EXTERIOR ELEVATIONS

A2.1



1 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



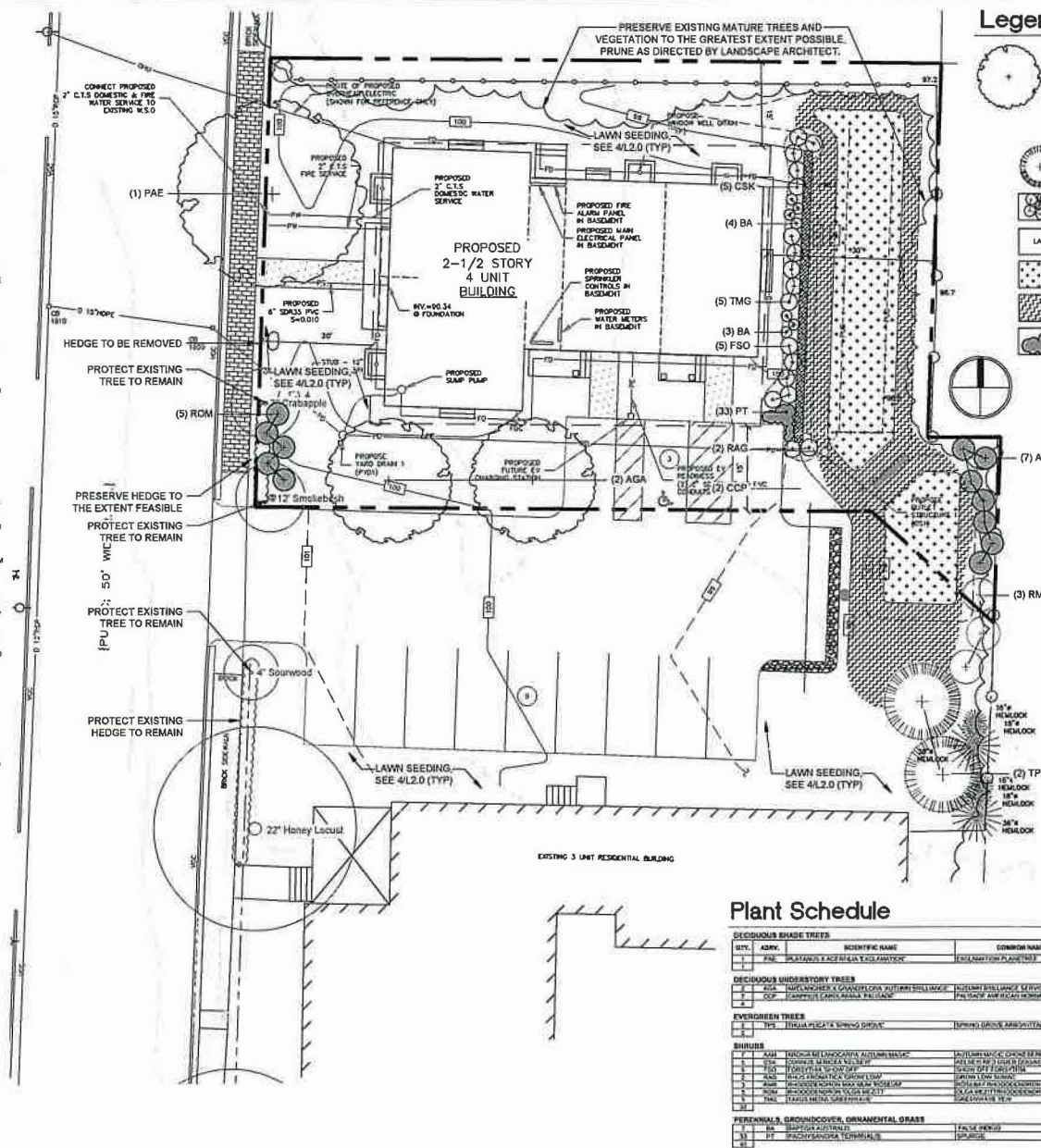
2 LEFT ELEVATION
Scale: 1/4" = 1'-0"

HERITAGE DISTRICT
ARCHITECTURAL DESIGN ELEMENTS

1	CLAPBOARD SIDING
2	STEEP ROOF PITCH
3	DETAILS AT FREEZE BOARD
4	TUSCAN COLUMNS
5	WOODEN DOOR
6	ENTRANCE PORCH
7	GABLES
8	TRANSOM
9	PORTICO
10	DEEP EAVE OVERHANG
11	DOWNWANT FRONT GABLE CANTELEVER ABOVE FLOOR BELOW
12	BALUSTRADE

PLANTING NOTES:

1. THE CONTRACTOR SHALL REVIEW AND BECOME FULLY AWARE OF THESE NOTES, CONSTRUCTION DETAILS, AND THE PLANTING PLAN.
2. LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING. REPORT ANY CONFLICT TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN SOCIETY OF HORTICULTURE, INC. LATEST EDITION.
4. THE LOCATION OF ALL THE PROPOSED PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. NO PLANTS SHALL BE PLANTED BEFORE THE ACCEPTANCE OF ROUGH GRADES.
5. THE BASE OF THE FLARE OF ALL TREE TRUNKS SHALL BE EXPOSED AND SET 1'-2" ABOVE FINISH GRADE. HOLD MULCH AWAY FROM THE TRUNK.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY THE LANDSCAPE ARCHITECT.
7. EXISTING LOAM: STOOPLING OF EXISTING LOAM IS SPECIFIED ELSEWHERE. REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY DEBRIS AND FOREIGN MATERIALS.
8. ADDITIONAL LOAM: IF STOOPLING LOAM QUANTITY IS INSUFFICIENT, PROVIDE LOAM THAT IS A "FINE SANDY LOAM", OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE U.S.D.A. CLASSIFICATION SYSTEM. IT SHALL BE OF UNIFORM COMPOSITION WITHOUT MIXTURE OF SUBSOIL. LOAM SHALL HAVE A PH 5.8 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 1% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVERHEATED SAMPLES. PROVIDE LOAM THAT IS FERTILE, FINE, NATURAL LOAM, FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY DEBRIS AND FOREIGN MATERIAL.
9. BARK MULCH: ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING. PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED FINE BARK MULCH OF A DARK BROWN COLOR AND FREE OF WEEDS. EXCESSIVE THE PARTICLES, STRIPPY MATERIAL, AND CHUNKS OF WOOD THICKER THAN 1/2". BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. ALL PLANTS SHALL BE PLANT VERTICALLY AFTER SETTING.
11. UNLESS OTHERWISE INDICATED, DICTATED BY CONDITIONS AT THE SITE, AND DIRECTED BY THE LANDSCAPE ARCHITECT, BACKFILL SHALL BE EXCAVATED TO AND CONSOLIDATE EACH LAYER WITH WATER TO ELIMINATE Voids AND AIR POCKETS BEFORE PLACING SUBSEQUENT LAYERS. CONTINUE UNTIL BACKFILL HAS REACHED FINISHED GRADE. WATER THOROUGHLY WHEN EXCAVATION IS BACKFILLED AND CONTINUE WATERING UNTIL SATURATED.
12. IF EXISTING UNAMENDED TOP SOIL IS POOR AND NOT ACCEPTED, PROVIDE PLANTING SOIL MIXTURE CONSISTING OF 7 PARTS LOAM AND 1 PART COMPOST. MIX QUANTITY OF FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED BY SOIL ANALYSIS AND APPROVED BY THE LANDSCAPE ARCHITECT.
13. WAITING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
14. LOAMING: LOOSEN SUBGRADE AND EXISTING LOAM AREAS BY EXCAVATING OR NOT FILLING TO MINIMUM DEPTH OF 4". REMOVE STONES GREATER THAN 1" AND ALL RUBBISH AND DEBRIS. PLACE LOAM IN TWO EQUAL LIFTS. MAKE FIRST APPLICATION INTO LOOSENED SUBGRADE THEN PLACE SECOND LIFT TO BRING LOAM AFTER SETTLING AND COMPACTING TO THE LINES AND GRADES SHOWN ON THE PLANS. DO NOT HANDLE LOAM OR SUBSOIL IF IT IS WET OR FROZEN.
15. AFTER LOAM HAS BEEN SPREAD, IT SHALL BE CAREFULLY PREPARED BY SCARPING AND HAND RAMPING. ALL LARGE STUMP CLUMPS, BRUSH, ROOTS, STUMPS, LITTER AND FOREIGN MATTER, AND STONES OVER 1/2" IN DIAMETER SHALL BE REMOVED FROM THE LOAM. LOAM SHALL ALSO BE FREE OF SMALLER STONES IN EXCESSIVE QUANTITIES AS DETERMINED BY THE LANDSCAPE ARCHITECT.
16. FINE GRADING: SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES. GRADES SHALL BE ESTABLISHED THAT ARE ACCURATE TO 1/4" WITHIN OF A FOOT. CORRECT CONTOURS AND SPOT ELEVATIONS WITH AN EVEN SLOPE. ALL GRADING WILL INSURE DRAINAGE AWAY FROM STRUCTURES.
17. FINE GRADE LAWN AREAS TO GROWTH, FINE GRADING, EVEN SURFACES WITH FINE TEXTURE, ROLL, RASE AND DRAW LAWN AREAS TO FLATTEN RIDGES AND FILL DEPRESSIONS. EXCEPT AT SELECT AREAS SHOWN ON THE DRAWINGS, CONTROL MOISTURE CONTENT TO MAINTAIN OPTIMUM CONDITIONS, BUT DO NOT CREATE A MUDDY CONDITION. APPLY TACKING MULCH TO ALL SEEDBED AREAS.
18. ROLLING - TYPICAL: ROLL THE ENTIRE AREA WITH A HAND ROLLER WEIGHING NOT MORE THAN 100 POUNDS. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM AND THE SURFACE SHALL BE RE-GRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE OR TO THE GRADES AND CORRELATIONS AS SHOWN ON THE DETAILS.
19. THE BELT FENCE SHALL BE LIMIT OF SEEDING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE SEEDDED AS INDICATED ON THE DRAWINGS.
20. IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.



Legend

- DECIDUOUS TREE PLANTING, SEE 1/L2.0
- DECIDUOUS MULTI-STEMMED TREE PLANTING, SEE 5/L2.0
- EVERGREEN TREE PLANTING, SEE 2/L2.0
- SHRUB PLANTING, SEE 3/L2.0
- LOAM AND LAWN SEEDING, SEE 4/L2.0
- WET SITE RESTORATION SEEDING, SEE 6/L2.0
- DRY SITE RESTORATION SEEDING, SEE 7/L2.0
- PERENNIAL, GROUNDCOVER, ORNAMENTAL GRASS PLANTING, SEE 6/L2.0

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
2. PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
3. ANY INVASIVE PLANT SPECIES ENCOUNTERED SHALL BE REMOVED FOLLOWING NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT BEST MANAGEMENT PRACTICES.
4. ALL DISTURBED AREAS NOT IDENTIFIED FOR A SPECIFIC LANDSCAPE TREATMENT, SHALL BE LOAMED AND SEEDDED WITH LAWN SEED MIX, SEE 4/L2.0.
5. SEE SHEET L2.0 FOR LANDSCAPE DETAILS.
6. CONTACT DCSAFE PRIOR TO BEGINNING WORK.

Plant Schedule

DECIDUOUS SHADE TREES						
QTY.	ADRY.	SCIENTIFIC NAME	COMMON NAME	SIZE	APPROX. DEPTH AT SET	REMARKS
1	PAE	PRUNUS AEROLEUCA EXAMINATA	PRUNELLA PLANTING	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	SEE
DECIDUOUS UNDERSTORY TREES						
2	AGA	AMELANCHIER ALABASTRA	AMELANCHIER	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	BARK BRUSH
2	CCP	CESTRUM LANCEOLATUM	CESTRUM	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	BARK BRUSH
EVERGREEN TREES						
1	TPS	TAXUS VIRGINICA	REDWOOD	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	SEE
SHRUBS						
1	BA	BACCHARIS HALIMIFOLIA	SEABLOOM	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	CONTAINER
1	BA	BACCHARIS HALIMIFOLIA	SEABLOOM	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	CONTAINER
1	BA	BACCHARIS HALIMIFOLIA	SEABLOOM	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	CONTAINER
1	BA	BACCHARIS HALIMIFOLIA	SEABLOOM	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	CONTAINER
1	BA	BACCHARIS HALIMIFOLIA	SEABLOOM	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	CONTAINER
1	BA	BACCHARIS HALIMIFOLIA	SEABLOOM	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	CONTAINER
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1	BA	BACCHARIS HALIMIFOLIA	SEABLOOM	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	CONTAINER
1	BA	BACCHARIS HALIMIFOLIA	SEABLOOM	2' 3/4" CAL.	40" SET 3' 3/4" DEPT.	CONTAINER
PERENNIALS, GROUNDCOVER, ORNAMENTAL GRASS						
1	PT	PRUNELLA TERRESTRIS	PRUNELLA	18" CAL. PLANT @ 18" SP.		CONTAINER



LOCUST STREET RESIDENTIAL DEVELOPMENT
Dover, NH 03820
17-19 Summer Street Properties, LLC
71 Lafayette Road
Hampton Falls, NH 03844

REVISION LOG	
1	ISSUED
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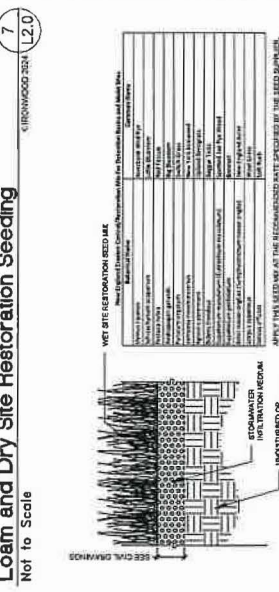
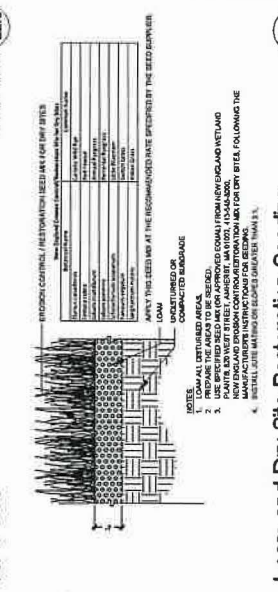
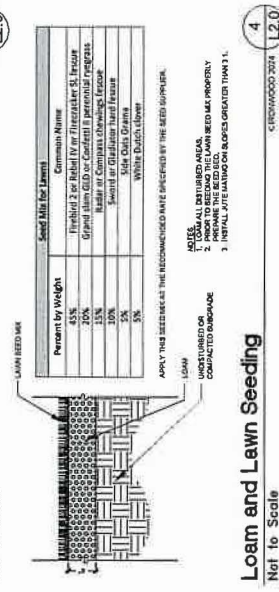
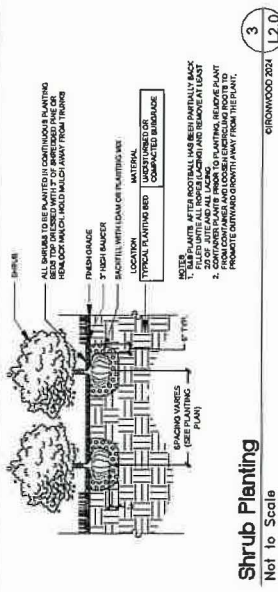


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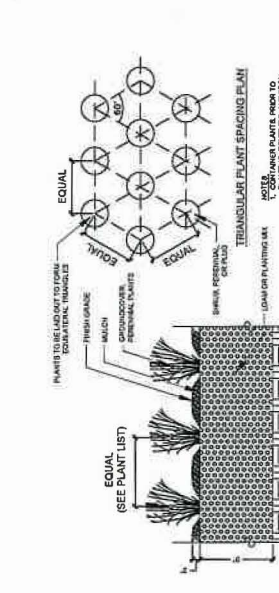
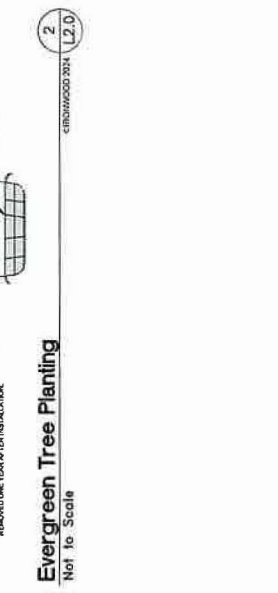
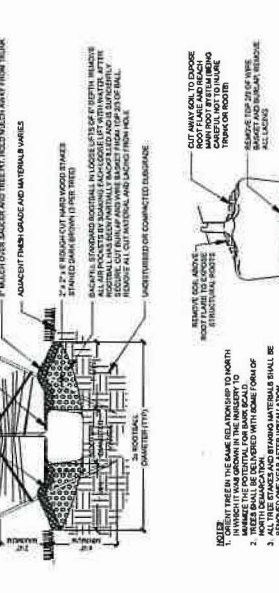
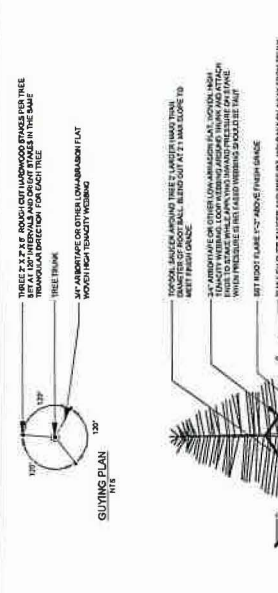
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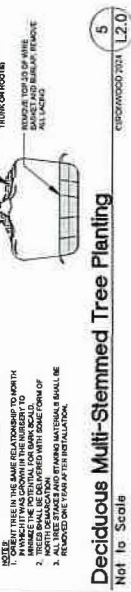
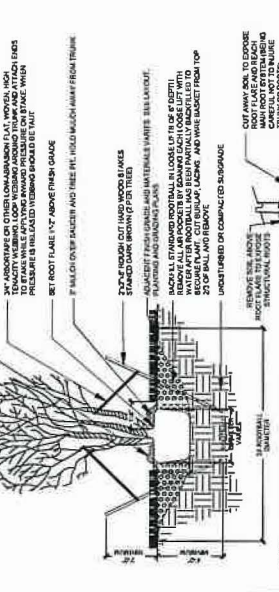
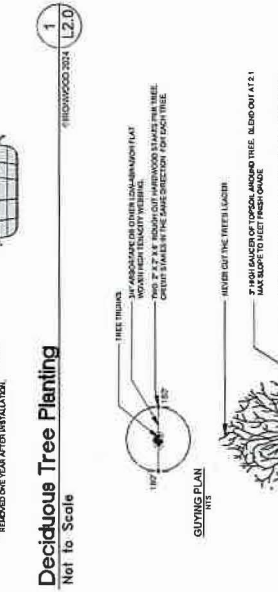
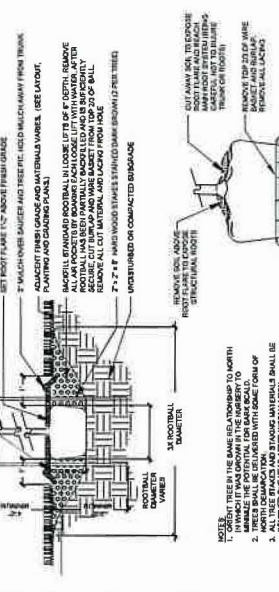
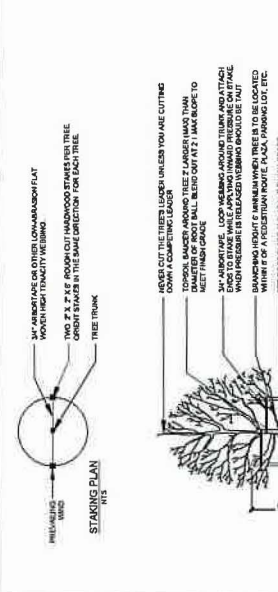
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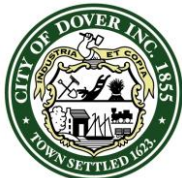
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ZONE-2024-0028**LOCUST STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
09047-000000	33 35 SILVER ST	CALAGUIRO JOSHUA MICHAEL TRUSTEE	CALAGUIRO JOSHUA M REVOCABLE LIV TRUST	33 35 SILVER ST	DOVER	NH	03820
09076-000000	29 31 SILVER ST	TNT SILVER STREET GROUP LLC		10 DURHAM RD	DOVER	NH	03820
09077-000000	25 SILVER ST	WOTTON KATHLEEN D		25 SILVER STREET	DOVER	NH	03820
12021-000000	176 178 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP	HOPKINS WILLIAM F JR TRUSTEE	130 CENTRAL AVE	DOVER	NH	03820
12022-000000	10 SUMMER ST	ALGO OPPORTUNITY ZONE FUND I LLC		8 MERRILL LN	HOLLIS	NH	03049-6594
12023-000000	16 SUMMER ST	LAPPOINT KEVIN &	MAZARAS TIFFANY	16 SUMMER ST	DOVER	NH	03820
12024-000000	148 LOCUST ST	TREACY HILL SARA G REVOCABLE TRUST	TREACY HILL SARA G TRUSTEE	148 LOCUST STREET	DOVER	NH	03820
12025-000000	182 CENTRAL AV	WOODMAN ANNIE E INSTITUTE		PO BOX 1916	DOVER	NH	03821-1916
12026-000000	196 CENTRAL AV	CENTRAL AVE OWNER LLC	C/O CONDOR PROPERTY MANAGEMENT	PO BOX 571	GREENLAND	NH	03840
12027-000000	202 CENTRAL AV	CENTRAL AVE OWNER LLC	C/O CONDOR PROPERTY MANAGEMENT	PO BOX 571	GREENLAND	NH	03840
12030-000000	12 14 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12030-000001	12 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12030-000002	14 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12031-000000	20 22 SILVER ST	20-22 SILVER ST LLC		862 FRANKLIN PIERCE HWY	BARRINGTON	NH	03825
12032-000000	24 26 SILVER ST	CURTIS SHANNON		24 26 SILVER ST	DOVER	NH	03820
12033-000000	30 SILVER ST	SANBORN JEFFREY MARTIN &	SANBORN MAUREEN	30 SILVER ST	DOVER	NH	03820
12035-000000	17 19 SUMMER ST	17-19 SUMMER STREET PROPERTIES LLC		71 LAFAYETTE RD	HAMPTON FALLS	NH	03844
12036-000000	15 SUMMER ST	WOODMAN ANNIE E INSTITUTE		PO BOX 1916	DOVER	NH	03821-1916
12037-000000	143 LOCUST ST	AL HOJERRY KEENAN & BASHITI ALIA	BASHITI ALAA	143 LOCUST STREET	DOVER	NH	03820
12038-000000	137 LOCUST ST	KUZIOMKO FROST VIRGINIA J &	KUZIOMKO HENRY C	310 DOVER POINT RD	DOVER	NH	03820-4666
12039-000000	36 SILVER ST	DUGDALE MARY &	SWIDER KEITH	36 SILVER ST	DOVER	NH	03820
12040-000000	38 SILVER ST	STENDER SARAH	STENDER NEIL	38 SILVER ST	DOVER	NH	03820
12041-000000	50 SILVER ST	BREWITT DARCY D		50 SILVER ST	DOVER	NH	03820-3950
12045-000000	31 SUMMER ST	WINTERS GARY & LOIS TRUSTEES	WINTERS FAMILY TRUST	31 SUMMER ST	DOVER	NH	03820
12046-000000	145 LOCUST ST	BRATT JUSTIN M	BRATT JASON L	4 GOVERNOR POWELL RD	HAMPTON FALLS	NH	03844
12071-000000	147 LOCUST ST	O BRIEN EDMUND J JR		147 LOCUST STREET	DOVER	NH	03820
12035-001000	LOCUST ST	17-19 SUMMER STREET PROPERTIES LLC		71 LAFAYETTE RD	HAMPTON FALLS	NH	03844
		LYONS LAW OFFICES PA	DIANE BUSCEMI	ONE NEW HAMPSHIRE AVE, PORTMSOUTH	NH		03801



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	Thursday, July 18, 2024
Meeting Time:	7:00 pm

INTENT: The Applicant requests a Variance from **Section 170-12, General Central Business District-specific sign regulations**, to install more than two (2) wall signs, whose area is greater than the permitted 40 sf. maximum.

UNITS PROPOSED: N/A

AGENDA ITEM: 3-B

ZONING DISTRICT: General Central Business District (CBD-G)

FILE: ZONE-2024-0031

APPLICANT: Mike Leary

OWNERS: Cocheco Mills Holdings, LLC

LOCATION: 100 and 51 Main Street, Tax Map 3, Lot 63 and Tax Map 2, Lot 37-A

ACREAGE: 3.12 acres (total). No requested change in acreage

EXISTING LAND USE: Mixed Use

PROPOSED LAND USE: Mixed Use, No Change

SURROUNDING LAND USE: Mixed Use

PREVIOUS ZBA ACTION: Variance granted on 10/26/2016 to allow for the replacement of existing freestanding signs where freestanding signs are prohibited and the replacement of nonconforming freestanding signs is permitted only when the support structure of the sign remains in place and the dimensions of the sign are the same or smaller.

PLANNING BOARD APPROVAL REQ.: No

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff supports this variance request.

BACKGROUND INFORMATION

The properties subject to this Variance request are the Cocheco Mills, 100 and 51 Main Street, which reside within the General Central Business District ("CBD-G").

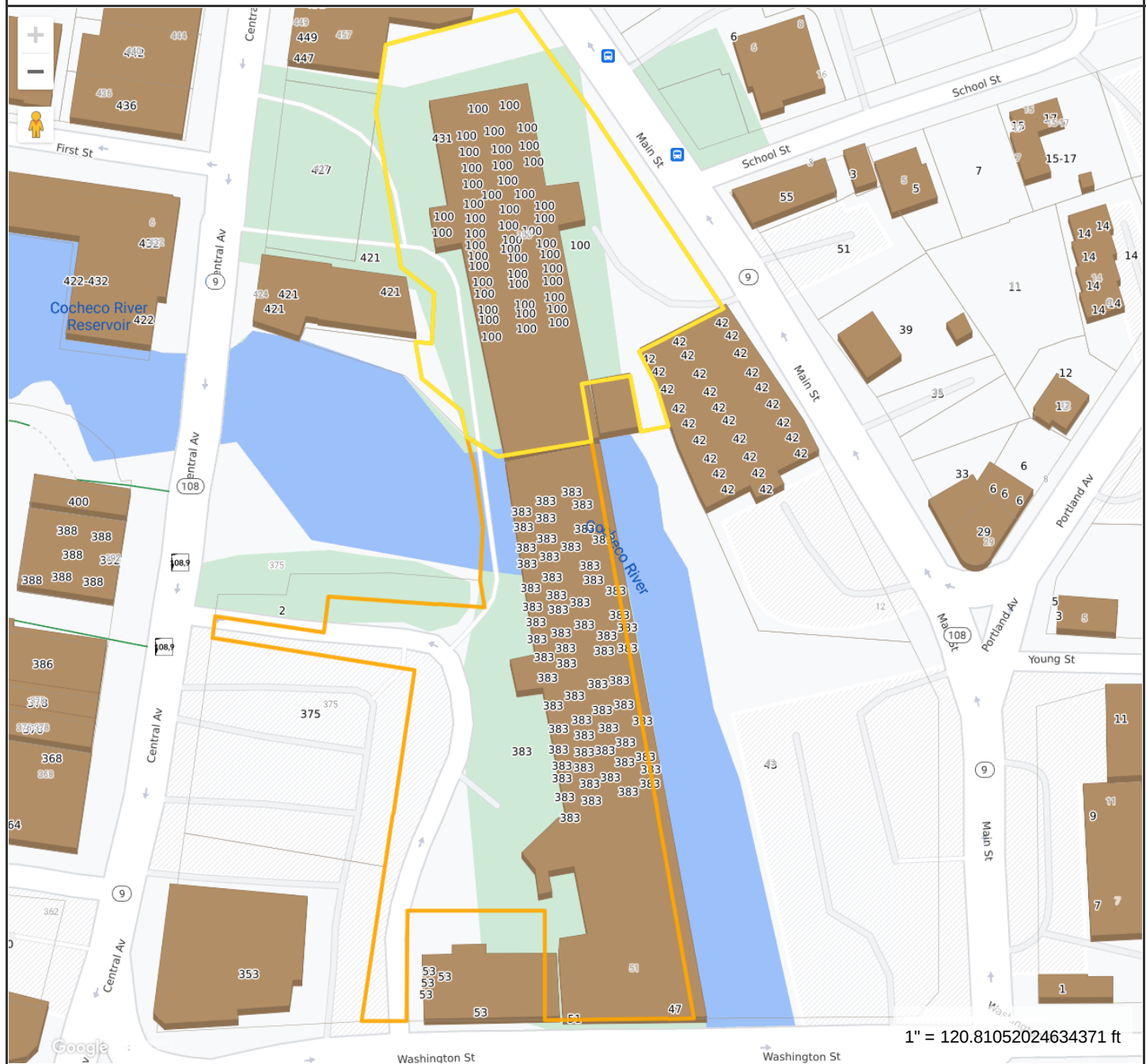
Per CBD-G-specific signage regulations, properties are permitted a maximum of two (2) wall signs, whose combined area may not exceed 40 sf. The applicant proposes the installation of four (4) wall signs (47 sf. each) to reflect the name "The Cocheco Mills" on each of the four towers comprising the mill campus. The Applicant also seeks an additional four (4) wall signs which will identify each of the entry way points to the buildings, two (2) of which will be 23 sf. in area, with the remaining two being 17.25 and 11.80 sf. respectively.

STAFF RECOMMENDATION

Staff recommends approval of this variance request without conditions. There is only one other property within the City which shares similar characteristics to the two properties in question – The Washington Street Mills located at 1 Washington Street. Due to the sheer size of the subject properties, Staff does not see the proposed variance request adversely affecting abutters or Dover's downtown area, nor does Staff feel that this request is in opposition to the spirit of the CBD-G's signage regulations.

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria and grant the Variance request without conditions.

ZONE-2024-0031 100 & 53 MAIN STREET

**Property Information**

Location 100 MAIN ST
Owner COCHECO MILLS HOLDINGS LLC
Land Use
Zoning Code CBD-G
Property Id 03063-000000

**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 10/30/2023
Data updated Daily

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



PERMIT SNAPSHOT REPORT ZONE-2024-0031 FOR CITY OF DOVER, N.H.

Permit Type: Zoning
Work Class: Variance
Status: In Review
Valuation: \$0.00

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

App Date: 06/26/2024
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: We would like to install the name "The Cocheco Mills" at the top of each tower to clearly identify the building as well as a second sign lower on the tower to identify the named entrance.

Parcel: 03063-000000 Main	Address: 100 Main St Main Dover, NH	Zone: CBD-G(Central Business District - General)
02037-000000	53 Washington St Ste 100 Dover, 03820	

Business Owner Brian Cheek 53 Washington St. LL100 Dover, NH 03820 Business: (603) 516-3500 Mobile: (603) 507-8000 Sign Installer Mike Leary Home: (603) 742-1517	Applicant Kelly Danner 89 Oak Street Dover, NH 03820 Business: (603) 742-1517 Owner Jennifer Chinburg Home: (603) 661-6114 Mobile: (603) 661-6114	Sign Builder Mike Leary Home: (603) 742-1517	Applicant Mike Leary Home: (603) 742-1517
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Permit Custom Fields

Number of Variances Requested: 1	ZoneVariPlanDirections	ZoneVariPlanSummary
ZoneVariAppealSect See narrative	ZoneVariAppealSectDe See narrative tail	What is the parcel zoned? CBD-G
ZoneVariAppeal1Public See narrative Interest	ZoneVariAppeal2Ordin See narrative anceSpirit	ZoneVariAppeal3Subst See narrative antialJustice
ZoneVariAppeal4Prope See narrative rtyValue	ZoneVariAppeal5A1Un See narrative NechHardship	ZoneVariAppeal5A2No See narrative FairRelate
ZoneVariAppeal5A3Re See narrative asonableUse	ZoneVariAppeal5BNoR See narrative easonableUse	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kelly_Danner_6/26/2024.jpg	06/26/2024 10:14	Danner, Kelly		Uploaded via CSS
Permit Snapshot Report.pdf	06/26/2024 10:15	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

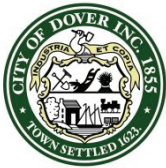
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008458	Planning Zoning Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00008458		\$200.00	\$200.00
Grand Total for Permit		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	06/27/2024	07/25/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	06/27/2024	07/25/2024	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		06/27/2024 14:06	
Confirm application complete v.1	Generic Action		06/27/2024 14:06

PERMIT SNAPSHOT REPORT (ZONE-2024-0031)

Planning Permit Application Review v.1	Receive Submittal	06/27/2024 0:00
Zoning Board v.1		
Zoning Board Agenda v.1	Task	
Invoice for Notices v.1	Task	
Send Notices v.1	Task	
Zoning Administrator Creates Staff Recommendations v.1	Task	
Distribute Zoning Board Materials v.1	Task	
Zoning Board Hearing v.1	Hold Hearing	
Zoning Board Decision v.1	Permit Activity	
NOD Sent to Applicant v.1	Create Report	
Final Plan v.1		
Document Archival v.1	Generic Action	
Internal Notification of Permit Completion v.1	Generic Action	
Create/Link to Records v.1		
Create / Link to Permit - Building Major v.1	Create Sub Permit	



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only Case #: _____ Date Received: _____
Amount Paid: \$ _____ Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Sundance Sign Company Phone # 603-742-1517

Address of Applicant: 89 Oak St Dover NH 03820

E-Mail Address: kelly@sundancesign.com, mike@sundancesign.com

PROPERTY OWNER (if different from applicant): Chinburg Cocheco Mills, LLC

Address: 3 Penstock Way, Newmarket, NH 03857 Phone # 603-661-6114

E-Mail Address: jenchinburg@chinburg.com

PROPERTY/PARCEL INFORMATION

Address: 100 Main Street

Brief Directions: _____

Zoning District: CBD-G Assessor's Map # 03063-000000 Lot(s) # _____

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section _____ of the Zoning Ordinance
☐ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
☐ Special Exception	per Section _____ of the Zoning Ordinance
☐ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
☐ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

We would like to install the name "The Cocheco Mills" at the top of each tower to clearly identify the building as well as a second sign lower on the tower to identify the named entrance.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit:

4 - building identifier signs 282" x 24" (47 sq ft each)

4 - entry way identifier signs 144" x 23" (23 sq ft), 144" x 23" (23 sq ft), 108" x 23" (17.25 sq ft),

74" x 23" (11.8 sq ft)

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

Granting of the requested variance would benefit the public interest. The general public would benefit by the grant of the variance in that identification of the location of each tower and entrance having properly located signage around this large downtown building with multiple entrances. Improperly located signage would only lead to confusion for motorists seeking to locate the proper entrance to the building. By allowing the signage location as requested, the Board would improve traffic safety in the area and benefit the public by creating safer conditions.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

The proposal before the board this evening is not excessive and is not contrary to the spirit and intent of the ordinance. Sign ordinance is to permit and to regulate signs in a manner that protects the public safety and enhances the economic advantages enjoyed by the property owners, advantages which rest to a great extent on the quality of the towns appearance. The spirit of the ordinance is observed by the size and the style fits within current sign ordinance provisions. The applicant believes that the signage location as proposed, is adequately placed to identify entrances to "The Cocheco Mills."

3. Granting the variance would do substantial justice because:

Granting the requested Variance would result in substantial justice being done. As Board members are well aware, the test for whether or not substantial justice is done, is whether or not the benefit to the general public in denying the Variance would outweigh the hardship upon the Owner/Applicant seeking the Variance. In this instance, there is no benefit to the general public in denying this requested Variance but to the contrary, the public is actually benefited by the granting of the Variance. Granting of the Variance will enhance public safety and will not, in any way, create an eye-sore or a more confusing situation. Since there is no benefit to the public in denying the Variance, substantial justice would be done by the granting of the Variance in order to alleviate the hardship upon the Owner/Applicant.

4. The value of surrounding property will not be diminished because:

No diminution in value of surrounding properties would result from the granting of the Variance. The property in question lies in the midst of Central Business District - General. The surrounding uses are of a both retail and hotel nature. There are no residences whatsoever in close proximity to the site. Signage above the allowed Ordinance would in no way diminish surrounding property values. As can be seen from the attached rendering the color, type, and illumination, of the sign is tastefully done and would, in no way, detract from the property values.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

This building is located in the heart of downtown Dover. It has various frontages on the three major roadways. It has multiple entrances to the building as well as multiple parking entrances.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

The size of the building. The general purposes of the ordinance does not take into account a building of this magnitude.

and

(iii) The proposed use is a reasonable one because:

It would increase safety of pedestrians in the area along with visibility of the entrances is a reasonable use to help this identification. The use of these signs would not be out of place. Nor would there be any imposition on other properties in the area. The placement of these signs would allow for a quicker glance of the desitnations and therefore take increasing the safety of pedestrians and drivers.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

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

IMPORTANT

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



Signature of Applicant*



Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Jennifer Chinburg Date: 6.25.24



Proof #1
6/25/24

OVERVIEW

P.1

Company: Chinburg
Job: The Cocheco Mills

Sign A: Building Identifiers

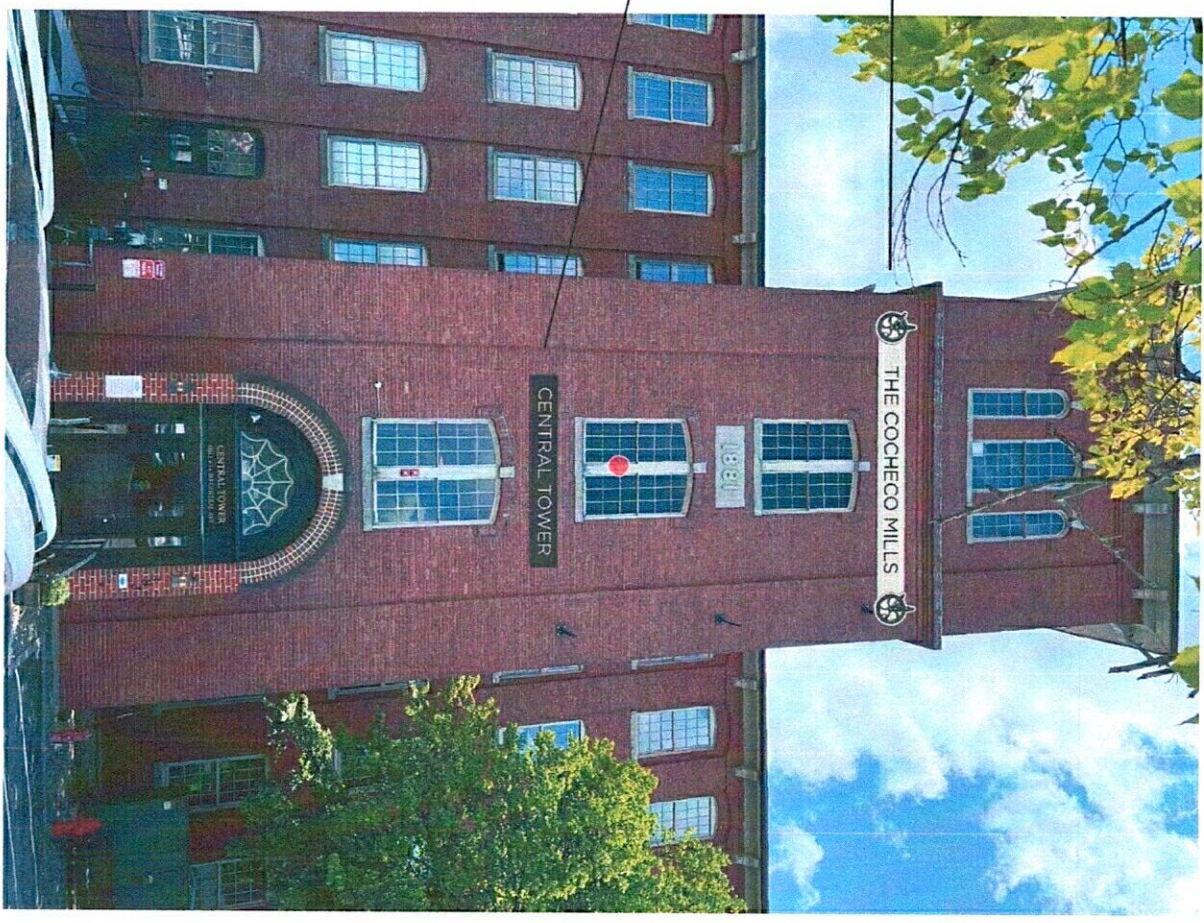
Quantity: 4 (1 Per Tower)
Size: 23'6" x 2' (47 sqft)

Sign B: Entryway Identifiers

Quantity: 4 (1 Per Tower)
Sizes:
B1: 144"w x 23"h (23 sqft)
B2: 144"w x 23"h (23 sqft)
B3: 108"w x 23"h (17.25 sqft)
B4: 74"w x 23"h (11.8 sqft)

Sides: 1
Style: KeenStyle Flat on 1"deep Frame
Power: NA
Substrate: Polymetal
Posts & Brackets: Aluminum Frame
Colors: TCM Branded
PMS 412
PMS Warm Gray 1C

INSTALL NOTES:



Prepared by: Sundance Sign Co • 603-742-1517 • 89 Oak St. Dover, NH 03820

***ARTWORK NOT TO EXACT SCALE**

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Customer Approval

Date:

OFFICE: ☐ SENT PROOF ☐ ART APPROVED ☐ ESTIMATED ☐ 50% DEP REC. ☐ CONTRACT ☐ PERMITS ☐ SITE SURVEY ☐ PLAN ☐ MATERIALS ORDERED ☐ APPROVED ARTICLES ☐ PROD. PACKAGE



Proof #1
6/25/24

Company: Chinburg

Job: The Cocheco Mills

Sign A: Building Identifiers

Quantity: 4 (1 Per Tower)

Size: 23'6" x 2' (47 sqft)

Sign B: Entryway Identifiers

Quantity: 4 (1 Per Tower)

Sizes:

B1: 144" w x 23" h (23 sqft)

B2: 144" w x 23" h (23 sqft)

B3: 108" w x 23" h (17.25 sqft)

B4: 74" w x 23" h (11.8 sqft)

Sides: 1

Style: KeenStyle Flat on 1" deep Frame

Power: NA

Substrate: Polymetal

Posts & Brackets: Aluminum Frame

Colors: TCM Branded

PMS 412

PMS Warm Gray 1C

INSTALL NOTES:

OVERVIEW

P.2

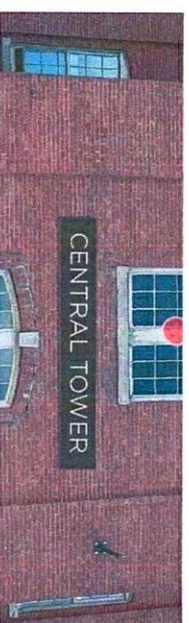
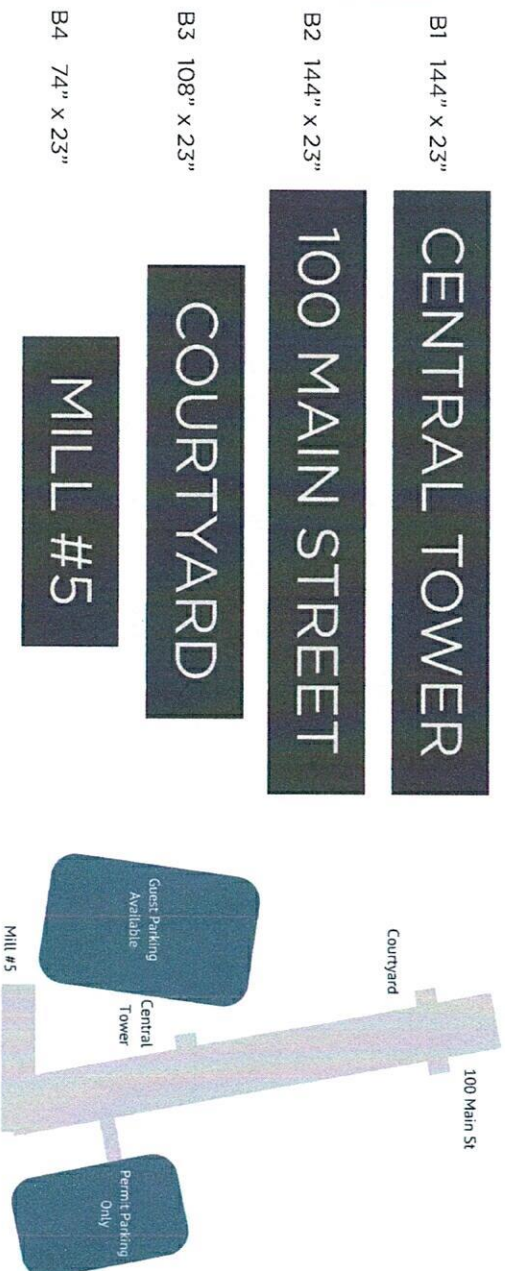


THE COCHECO MILLS



A: 282" x 24"

COCHECO CAMPUS



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Customer Approval _____

Date: _____

OFFICE: [] SENT PROOF [] ART APPROVED [] ESTIMATED [] 50% DEP REC. [] CONTRACT [] PERMITS [] SITESURVEY [] PLAN [] MATERIALS ORDERED [] APPROVED ARTFILES [] PROD. PACKAGE



Proof #1
6/25/24

Company: Chinburg

Job: The Cocheco Mills

Sign A: Building Identifiers

Quantity: 4 (1 Per Tower)

Size: 23'6" x 2' (47 sqft)

Sign B: Entryway Identifiers

Quantity: 4 (1 Per Tower)

Sizes:

B1: 144" w x 23" h (23 sqft)

B2: 144" w x 23" h (23 sqft)

B3: 108" w x 23" h (17.25 sqft)

B4: 74" w x 23" h (11.8 sqft)

Sides: 1

Style: KeenStyle Flat on 1" deep Frame

Power: NA

Substrate: Polymetal

Posts & Brackets: Aluminum Frame

Colors: TCM Branded

PMS 412

PMS Warm Gray 1C

INSTALL NOTES:

CENTRAL TOWER

P.3



THE COCHECO MILLS

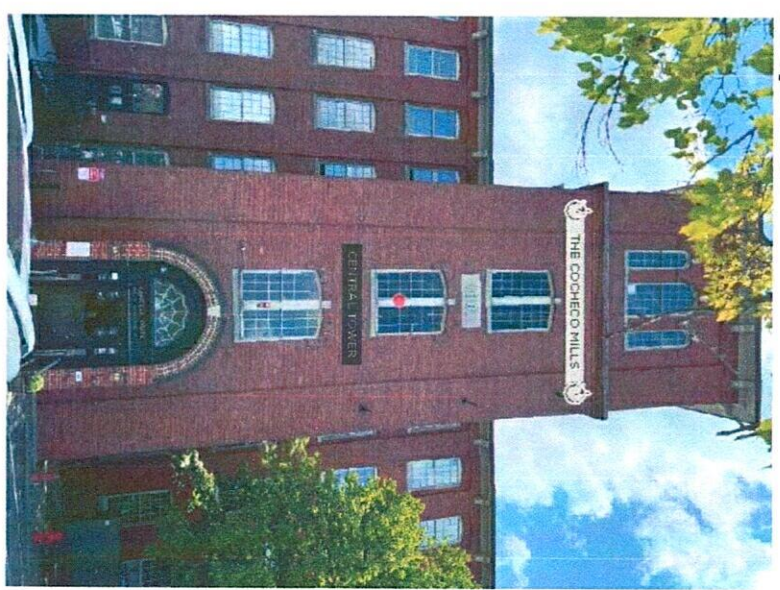


A1: 282" x 24"

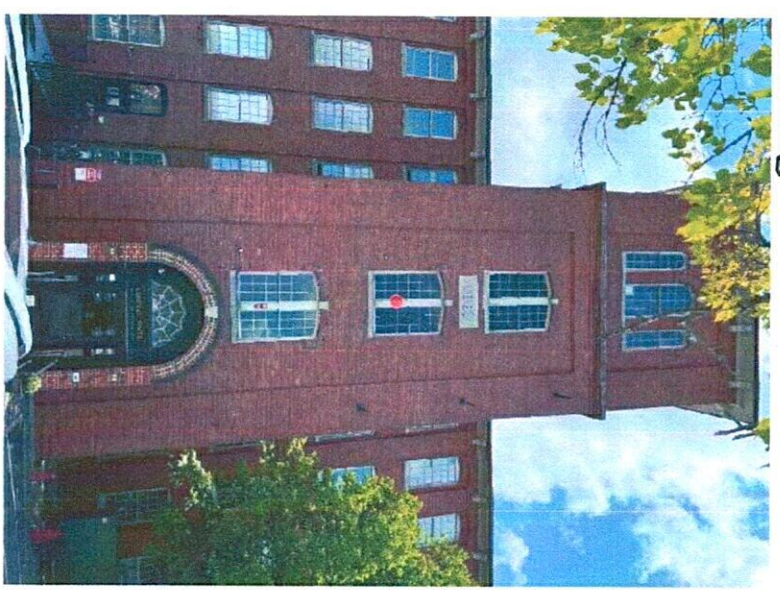
B1 144" x 23"

CENTRAL TOWER

Proposed



Existing



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Customer Approval

Date:

OFFICE: [] SENT PROOF [] ART APPROVED [] ESTIMATED [] 50% DEP REC. [] CONTRACT [] PERMITS [] SITE SURVEY [] PLAN [] MATERIALS ORDERED [] APPROVED ARTICLES [] PROD. PACKAGE



Proof #1
6/25/24

Company: Chinburg

Job: The Cocheco Mills

Sign A: Building Identifiers

Quantity: 4 (1 Per Tower)

Size: 23'6" x 2' (47 sqft)

Sign B: Entryway Identifiers

Quantity: 4 (1 Per Tower)

Sizes:

B1: 144" w x 23" h (23 sqft)

B2: 144" w x 23" h (23 sqft)

B3: 108" w x 23" h (17.25 sqft)

B4: 74" w x 23" h (11.8 sqft)

Sides: 1

Style: KeenStyle Flat on 1" deep Frame

Power: NA

Substrate: Polymetal

Posts & Brackets: Aluminum Frame

Colors: TCM Branded

PMS 412

PMS Warm Gray 1C

INSTALL NOTES:

100 MAIN STREET

P.4



THE COCHECO MILLS



A2:

282" x 24"

B2:

144" x 23"

100 MAIN STREET

Proposed



Existing



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Customer Approval

Date:

OFFICE: [] SENT PROOF [] ART APPROVED [] ESTIMATED [] 50% DDP REC. [] CONTRACT [] PERMITS [] SITE SURVEY [] PLAN [] MATERIALS ORDERED [] APPROVED ARTFILES [] PROD. PACKAGE



Proof #1
6/25/24

Company: Chinburg

Job: The Cocheco Mills

Sign A: Building Identifiers

Quantity: 4 (1 Per Tower)

Size: 23'6" x 2' (47 sqft)

Sign B: Entryway Identifiers

Quantity: 4 (1 Per Tower)

Sizes:

B1: 144" w x 23" h (23 sqft)

B2: 144" w x 23" h (23 sqft)

B3: 108" w x 23" h (17.25 sqft)

B4: 74" w x 23" h (11.8 sqft)

Sides: 1

Style: KeenStyle Flat on 1" deep Frame

Power: NA

Substrate: Polymetal

Posts & Brackets: Aluminum Frame

Colors: TCM Branded

PMS 412

PMS Warm Gray 1C

INSTALL NOTES:

COURTYARD

P.5



THE COCHECO MILLS



A3:

282" x 24"

B3

108" x 23"

COURTYARD

Proposed



Existing



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Proof #1
6/25/24

Company: Chinburg

Job: The Cocheco Mills

Sign A: Building Identifiers

Quantity: 4 (1 Per Tower)

Size: 23'6" x 2' (47 sqft)

Sign B: Entryway Identifiers

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Sizes:

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B3: 108" w x 23" h (17.25 sqft)

B4: 74" w x 23" h (11.8 sqft)

Sides: 1

Style: KeenStyle Flat on 1" deep Frame

Power: NA

Substrate: Polymetal

Posts & Brackets: Aluminum Frame

Colors: TCM Branded

PMS 412

PMS Warm Gray 1C

INSTALL NOTES:

@SundanceSignCo

MILL #5

P.6



THE COCHECO MILLS



A4:

282" x 24"

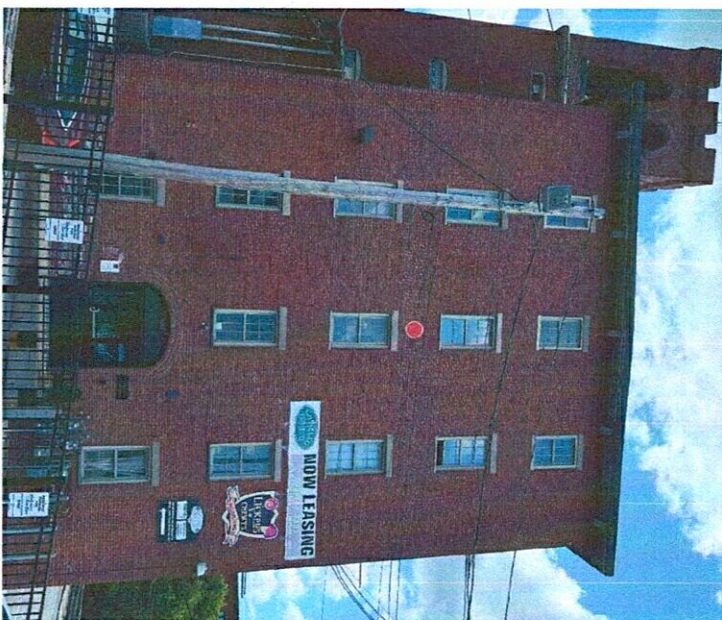
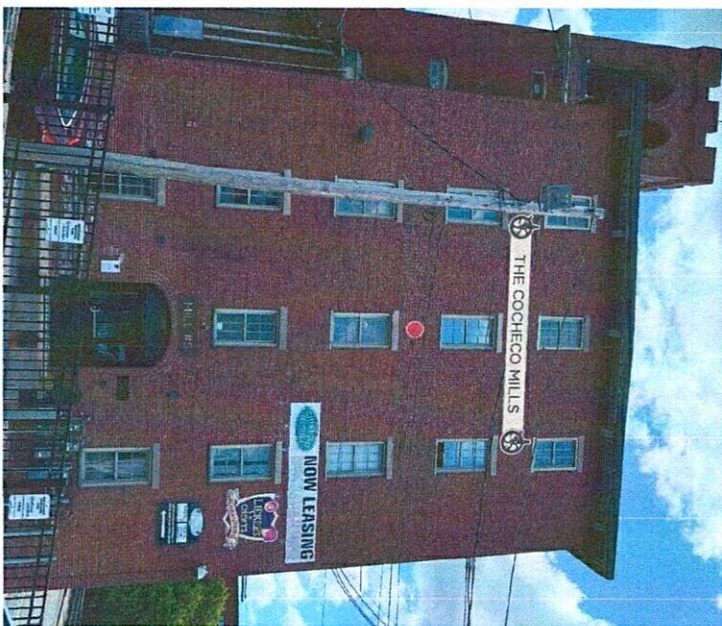
B4

74" x 23"

MILL #5

Proposed

Existing



Prepared by: Sundance Sign Co • 603-742-1517 • 89 Oak St. Dover, NH 03820

*ARTWORK NOT TO EXACT SCALE

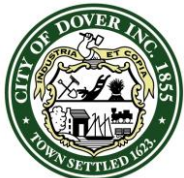
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Customer Approval

Date:

OFFICE: [] SENT PROOF - [] ART APPROVED - [] ESTIMATED - [] 50% DEP REC. - [] CONTRACT - [] PERMITS - [] SITESURVEY - [] PLAN - [] MATERIALS ORDERED - [] APPROVED ARTICLES - [] PROD. PACKAGE

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
02035-000000	353 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820
02035-A00000	375 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820
02036-000000	2 CENTRAL AV	COCHECO FALLS DAM		PO BOX 178	SOUTH BERWICK	ME	03908
02037-000000	51 WASHINGTON ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
02050-000000	388 CENTRAL AV	388 CENTRAL AVE CONDOS		388 CENTRAL AVE	DOVER	NH	03820
02079-000000	378 CENTRAL AV	GUILLEMETTE RAYMOND N 2005 TRUST	GUILLEMETTE RAYMOND N TRUSTEE	376 CENTRAL AVE	DOVER	NH	03820-3409
02080-000000	376 8 CENTRAL AV	GUILLEMETTE RAYMOND N 2005 TRUST	GUILLEMETTE RAYMOND N TRUSTEE	376 CENTRAL AVE	DOVER	NH	03820-3409
02081-000000	364 CENTRAL AV	364 CENTRAL AVENUE ASSOCIATES LLC	C/O AVISE PROPERTIES	80 NASHUA RD STE 24	LONDONDERRY	NH	03053
02083-001000	ORCHARD ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
03001-A00000	33 MAIN ST	29 33 35 MAIN STREET LLC		61 AIRPORT DRIVE #4	ROCHESTER	NH	03867
03012-000000	7 SCHOOL ST	79 SCHOOL ST LLC		42 J DOVER POINT RD	DOVER	NH	03820
03013-000000	5 SCHOOL ST	GATZOULIS NINA	GATZOULIS VASSILIOS A	25 ROGERS STREET	DOVER	NH	03820
03014-000000	3 SCHOOL ST	GRAY JOHN W REVOCABLE TRUST	GRAY JOHN W TRUSTEE	579 SAGAMORE AVE UNIT 100	PORTSMOUTH	NH	03801
03015-000000	55 MAIN ST	GRAY JOHN W REVOCABLE TRUST	GRAY JOHN W TRUSTEE	579 SAGAMORE AVE UNIT 100	PORTSMOUTH	NH	03801
03016-000000	51 MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416
03018-000000	11 SCHOOL ST	MCCRACKEN MICHAEL BRIAN		28 HOUGH ST	DOVER	NH	03820
03019-000000	39 43 MAIN ST	CARDILLO CASSANDRA M &	MCCRACKEN MICHAEL B	43 MAIN ST #1	DOVER	NH	03820
03022-000000	35 MAIN ST	29 33 35 MAIN STREET LLC		61 AIRPORT DR #4	ROCHESTER	NH	03867
03022-A00000	MAIN ST	29 33 35 MAIN STREET LLC		61 AIRPORT DRIVE #4	ROCHESTER	NH	03867
03023-000000	6 SCHOOL ST	THOMPSON BROOK LLC		65 MAIN ST STE 2	DOVER	NH	03820
03023-001000	MAIN ST	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820
03025-000000	8 SCHOOL ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
03031-000000	77 83 MAIN ST	BIG J REALTY INC		161 CLEMENT ROAD	ROLLINSFORD	NH	03869
03042-000000	459 CENTRAL AV	FRANKLIN SQUARE APARTMENTS LLC		100 POST RD	GREENLAND	NH	03840
03063-A00000	42 MAIN ST	PICKER HOUSE LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
03063-B00000	43 WASHINGTON ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416
03063-B00LSE	12 MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
03064-000000	451 457 CENTRAL AV	PILLAR INVESTMENT CORP		340 CENTRAL AVE #202	DOVER	NH	03820
03066-000000	427 CENTRAL AV	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416
03067-000000	421 CENTRAL AV	421 CENTRAL AVENUE LLC		113 BUNKER HILL AVENUE	STRATHAM	NH	03885
06001-000000	432 CENTRAL AV	432 CENTRAL AVE LLC		PO BOX 1384	HAMPTON	NH	03843
06021-001000	436 CENTRAL AV	BUILD UPON LLC		32 JOCO DR	TYNGSBORO	MA	01879
06021-002000	440 CENTRAL AV	MARKER 21 HOLDINGS LLC		130 CENTRAL AVE	DOVER	NH	03820
06021-003000	446 448 CENTRAL AV	CARTELLI'S LLC		15A MELISSA WY	LACONIA	NH	03246
06021-A00000	450 CENTRAL AV	HENRY PETER T &	HENRY JOAN	454 CENTRAL AVE	DOVER	NH	03820
23014-000000	1 WASHINGTON ST	WASHINGTON STREET MILL LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
23015-000000	6 WASHINGTON ST	CITY OF DOVER	C/O C/S RECREATION/GYM AND POOL	61 LOCUST ST #124	DOVER	NH	03820-3753
02037-A00000	MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416
03063-000000	100 MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
		SUNDANCE SIGNS CO	MIKE LEARY	89 OAK STREET	DOVER	NH	03820
		ACTON ACADEMY SEACOAST	BRIAN CHEEK	53 WASHINGTON ST, LL 100	DOVER	NH	03820



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	Thursday, July 18, 2024
Meeting Time:	7:00 pm

INTENT: The Applicant requests a Variance for each proposed lot from **Section 170-12, R-12-specific lot size requirements** which mandates a minimum lot area of 12,000 sf. in order to subdivide the parent lot into two (2) ten-thousand (10,000) sf. lots.

UNITS PROPOSED: N/A

AGENDA ITEM: 3-C

ZONING DISTRICT: Medium Density Residential District, (R-12)

FILE: ZONE-2024-0032

APPLICANT: Steven Endsley

OWNERS: Marc Keith Gagnon

LOCATION: 48 Old Rochester Road,
Tax Map D, Lot 9-B

ACREAGE: Parent Lot = 0.46 acres (~20,037 sf.)
Future minor subdivision proposes two (2) 10,000 sf. (approximate) lots.

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential, No Change

SURROUNDING LAND USE: Residential and Commercial

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.:
Required for Minor Subdivision of the Parent Lot.

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff supports this variance request.

BACKGROUND INFORMATION

The property subject to this Variance request is located at 48 Old Rochester Road. The parcel resides within the Medium Density Residential (R-12) District and contains one (1) single-family home on the premises.

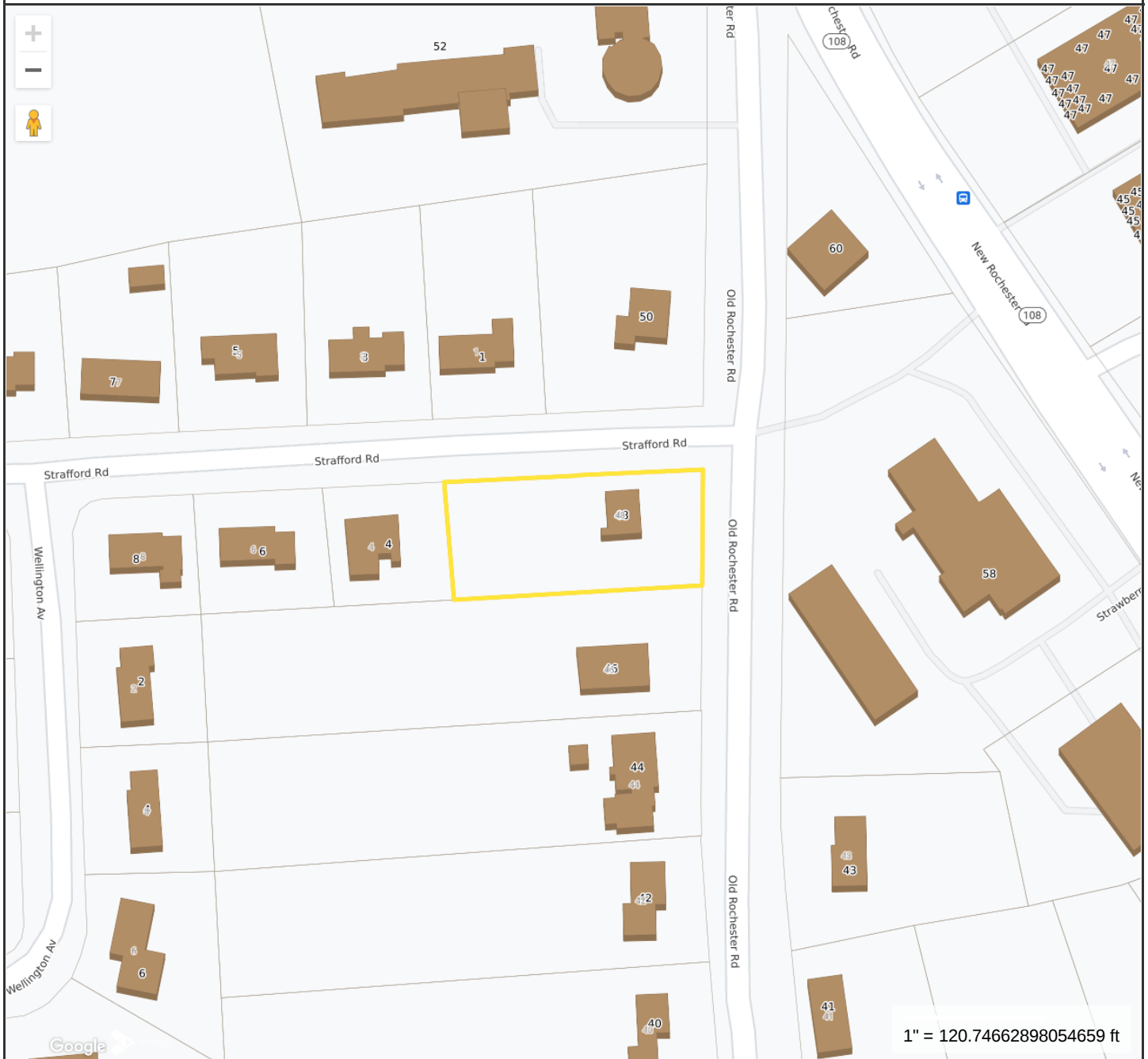
Per R-12 lot size requirements, any new lot within the R-12 District must be a minimum of 12,000 sf. in area and must have a minimum of 100 linear feet of frontage. The Applicant is seeking to subdivide the parcel in half, creating two (2) approximately ten-thousand (10,000) sf. lots, each of which would be non-conforming following the proposed subdivision, thus requiring a variance for each proposed lot. The parent parcel contains sufficient frontage to allow for subdivision, but lacks the requisite area to accommodate two (2) lots by right, hence the variance requests.

STAFF RECOMMENDATION

Staff recommends approval of this variance request without conditions. The vast majority of residential lots within the vicinity are non-conforming due to their size, and in fact, the majority are of similar size to the Applicant's proposed individual lot size of 10,000 sf. As the Applicant's proposed lot sizes are commensurate with surrounding residential properties, Staff feels as though this Variance request is reasonable in nature and will not negatively affect any abutter.

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria and grant the Variance request without conditions.

ZONE-2024-0032 48 OLD ROCHESTER ROAD

**Property Information**

Location 48 OLD ROCHESTER RD
Owner GAGNON MARC KEITH
Land Use
Zoning Code R-12
Property Id D0009-B00000

**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 10/30/2023
Data updated Daily

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



PERMIT SNAPSHOT REPORT ZONE-2024-0032 FOR CITY OF DOVER, N.H.

Permit Type: Zoning
Work Class: Variance
Status: In Review
Valuation: \$0.00
Description: Divide property in to two separate lots.

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

App Date: 06/26/2024
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: D0009-B00000	Main	Address: 48 Old Rochester Rd Dover, NH	Main	Zone: R-12(Residential - Medium Density)
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Applicant
Steven Endsley
18 Varney St
Lebanon, ME 04027
Business: (603) 834-3351
Mobile: (603) 834-3351

Permit Custom Fields

Number of Variances Requested: 2	ZoneVariPlanDirections48 Old Rochester Rd, corner lot	ZoneVariPlanSummary Divide in to two 100 x 100 lots
ZoneVariAppealSect RSA:674:16	ZoneVariAppealSectDe Lots will be just under the required sizing according to current code.	What is the parcel zoned? R-12
ZoneVariAppeal1Public More than half the current lot is empty for decades and has 100' road frontage unused.	ZoneVariAppeal2OrdinanceSpirit The lots sizes in this area vary in sizes. Some less than the 100' we are requesting.	ZoneVariAppeal3Subst antialJustice Another house lot will be available in Dover in a quiet and well maintained neighborhood.
ZoneVariAppeal4Prope It is a residential area and will allow for another home.	ZoneVariAppeal5A1Un NecHardship It is flat unused property between 2 existing houses and has been vacant for decades. Property is a waste of unused space.	ZoneVariAppeal5A2No FairRelate Most properties on this street are of the required size.
ZoneVariAppeal5A3Re asonableUse Dover has few areas where lots are available to build in the area.	ZoneVariAppeal5BNoR easonableUse	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Steven_Endsley_6/26/2024.jpg	06/26/2024 11:44	Endsley, Steven		Uploaded via CSS
Permit Snapshot Report.pdf	06/26/2024 11:44	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

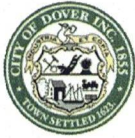
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008461	Planning Zoning Variance Application Fee	\$400.00	\$400.00
Total for Invoice INV-00008461		\$400.00	\$400.00
Grand Total for Permit		\$400.00	\$400.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	06/27/2024	07/25/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	06/27/2024	07/25/2024	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		06/27/2024 14:08	
Confirm application complete v.1	Generic Action		06/27/2024 14:08

PERMIT SNAPSHOT REPORT (ZONE-2024-0032)

Planning Permit Application Review v.1	Receive Submittal	06/27/2024 0:00
Zoning Board v.1		
Zoning Board Agenda v.1	Task	
Invoice for Notices v.1	Task	
Send Notices v.1	Task	
Zoning Administrator Creates Staff Recommendations v.1	Task	
Distribute Zoning Board Materials v.1	Task	
Zoning Board Hearing v.1	Hold Hearing	
Zoning Board Decision v.1	Permit Activity	
NOD Sent to Applicant v.1	Create Report	
Final Plan v.1		
Document Archival v.1	Generic Action	
Internal Notification of Permit Completion v.1	Generic Action	
Create/Link to Records v.1		
Create / Link to Permit - Building Major v.1	Create Sub Permit	



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: MK Gagnon/Steven Endsley

Signature(s) of Property Owner(s):

Steven Endsley

Date: 2024-06-25

Signature of Applicant:
if different from owner

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: MK Gagnon/Steven Endsley

Signature(s) of Property Owner(s):

Steven Endsley

Date: 2024-06-25

Signature of Applicant:
if different from owner

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

**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
NH CIRCUIT COURT**

7th Circuit - Probate Division - Dover
259 County Farm Road, Suite 203
Dover NH 03820

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<https://www.courts.nh.gov>

**CERTIFICATE OF APPOINTMENT
(Letter of Appointment)**

Case Name: **Estate of Marc K. Gagnon**

Case Number: **319-2024-ET-00025**

On April 02, 2024, the following person(s) was/were appointed to administer the estate of Marc K. Gagnon. The named administrator(s) accepted this responsibility.

Administrator(s)

Steven E. Endsley

18 Varney Street
Lebanon ME 04027

Home: 603-834-3351

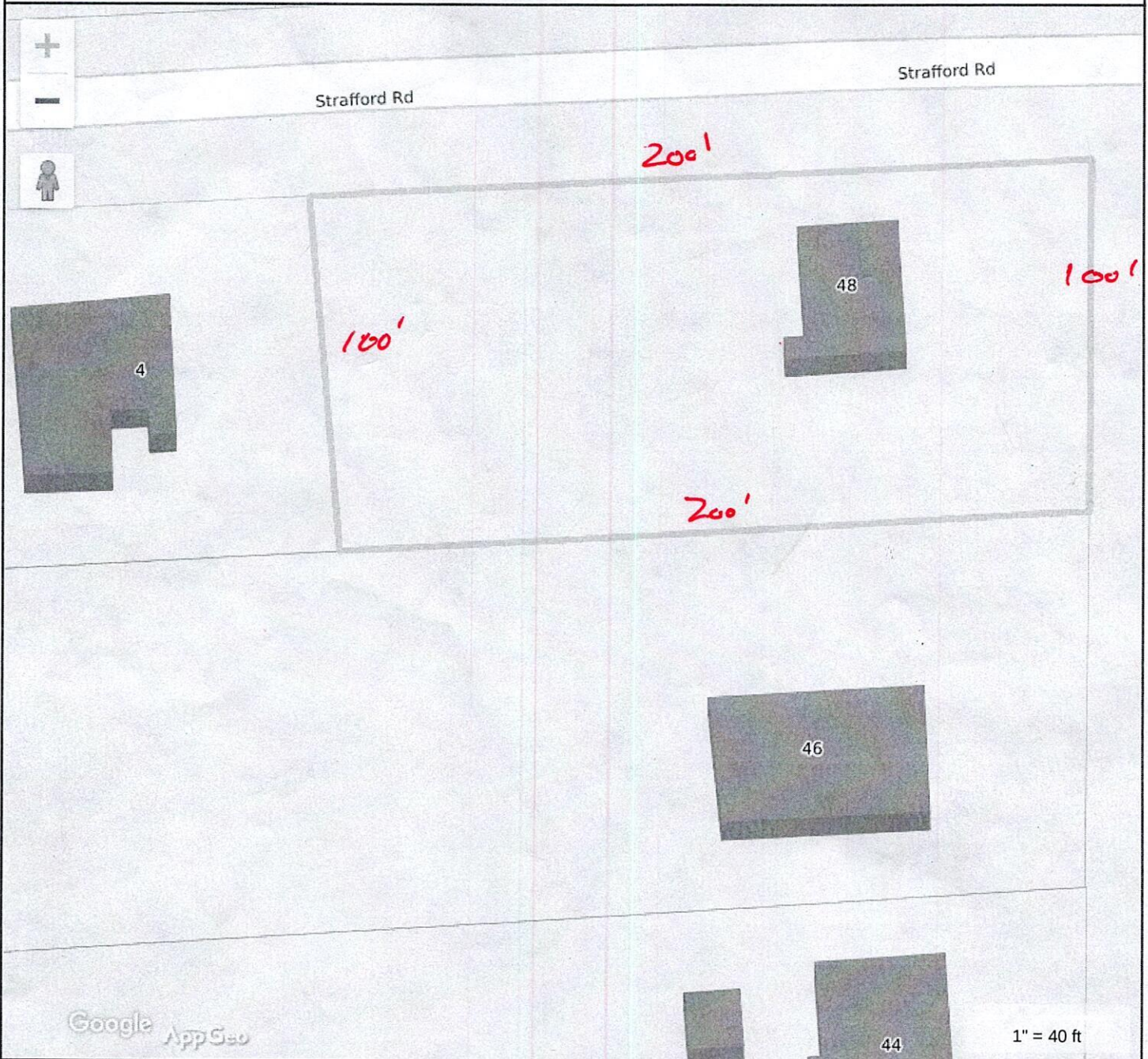
This document, when signed under seal, certifies that this appointment did occur as stated and remains in effect as dated below.

April 03, 2024

/s/ Cheryll-Ann Andrews
Clerk of Court
State of New Hampshire
Strafford County



SCALE: 1"=40'



Property Information

Property ID D0009-B00000
Location 48 OLD ROCHESTER RD
Owner GAGNON MARC KEITH
Land Use
Zoning Code R-12

12,000 min lot
for SF
18,000 min for
Duplex



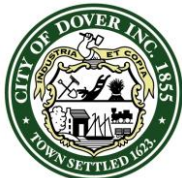
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 10/30/2023
Data updated Daily

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

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
40026-000000	46 OLD ROCHESTER RD	OUELLETTE LAWRENCE D JR &	FRENCH NICOLE	46 OLD ROCHESTER RD	DOVER	NH	03820
40027-000000	44 OLD ROCHESTER RD	EMERSON DAVID L &	EMERSON APRIL D	44 OLD ROCHESTER RD	DOVER	NH	03820
40028-000000	42 OLD ROCHESTER RD	BEATS ANDREW S & LISA T TRUSTEES	BEATS ANDREW AND LISA T REVOCABLE LIVING	42 OLD ROCHESTER RD	DOVER	NH	03820
40042-000000	43 OLD ROCHESTER RD	ALLEN PETER J &	ALLEN KATHLEEN C	43 OLD ROCHESTER RD	DOVER	NH	03820
40043-000000	58 NEW ROCHESTER RD	STRAFFORD FARMS RESTAURANT INC		58 NEW ROCHESTER ROAD	DOVER	NH	03820
40044-000000	60 NEW ROCHESTER RD	GSED PROPERTIES LLC		9 ROBIN LANE	PEPPERELL	MA	01463
D0009-000000	50 OLD ROCHESTER RD	BRILLARD RICKY A & MARY S REV LIV TRUST	BRILLARD RICKY A AND MARY S TRUSTEES	167 VARNEY RD	DOVER	NH	03820
D0009-B00001	6 STRAFFORD RD	BRITTON DENNIS		18646 BELLORITA ST	ROWLAND HEIGHTS	CA	91748-3705
D0009-B00002	4 STRAFFORD RD	ASHTEKAR MIKHIL		285B WEBSTER ST	HUDSON	NH	03051-3257
D0009-G00000	5 STRAFFORD RD	WATKINS HANNELORE E TRUSTEE	WATKINS HANNELORE E REVOCABLE TRUST	5 STRAFFORD ROAD	DOVER	NH	03820
D0009-J00000	8 STRAFFORD RD	MICHEL AUDRA L		8 STRAFFORD RD	DOVER	NH	03820
D0010-P00000	3 STRAFFORD RD	KELLEHER DANIEL T TRUSTEE	KELLEHER D AND L REV TRUST	3 STRAFFORD RD	DOVER	NH	03820
D0010-T00000	1 STRAFFORD RD	GAGNON MARK A 52% & RONALD J 30% &	GAGNON TIFFANY 6% & WILLIAM 6% & JACK 6%	1 STRAFFORD RD	DOVER	NH	03820
D0009-B00000	48 OLD ROCHESTER RD	GAGNON MARC KEITH		48 OLD ROCHESTER ROAD	DOVER	NH	03820
		STEVEN ENDSLEY		18 VARNEY STREET	LEBANON	ME	04027



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date: **Thursday, July 18, 2024**
Meeting Time: **7:00 pm**

INTENT: The Applicant requests a Variance from **Section 170-12, Commercial District (C), Footnote #3 and the district's building height maximum**, to permit the 1/3rd requirement for commercial space to be located entirely within one (1) building with the proposed 2/3rds residential use to be in two (2) separate buildings, and to permit the three buildings within the C district to be greater than 40' in height.

UNITS PROPOSED: 180 (all HUD rent-restricted)

AGENDA ITEM: 3-D

ZONING DISTRICT: Commercial District (C)

FILE: ZONE-2024-0033

APPLICANT: ALX Construction & Development, LLC

OWNERS: 239 Knox Marsh Realty, LLC

LOCATION: 239 Knox Marsh Road, Tax Map H, Lot 37-A

ACREAGE: 9.36 acres. No proposed change in acreage

EXISTING LAND USE: Vacant Lot

PROPOSED LAND USE: Mixed Use

SURROUNDING LAND USE: Mixed Use

PREVIOUS ZBA ACTION: Variance, with conditions, granted on 12/09/2019 to permit residential uses as part of a mixed-use development, where residential users were not permitted within the B-4 Zoning District.

PLANNING BOARD APPROVAL REQ.: Yes – proposed density is being achieved via Transfer of Development Rights (TDR), which has yet to be approved by the Planning Board. The Planning Board had previously approved a plan that will need to be amended.

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff supports this variance request with conditions.

BACKGROUND INFORMATION

The property subject to this Variance request is a vacant lot located at 239 Knox Marsh Road and resides within the Commercial (C) District.

Per footnote #3 of the Commercial District-specific zoning regulations, Residential Dwellings are permitted, provided the lot contains five thousand (5,000) sf. per each sought dwelling unit, with the stipulation that the proposed dwelling units are a part of a mixed-use building, where they do not occupy more than two-thirds (2/3rds) of the total square footage of the building.

The Applicant is proposing the construction of three (3) 13,608 sf. buildings, two (2) of which will house ninety (90) single occupancy, HUD-restricted studio apartments, while the third is proposed to be 100% commercial in nature, operating as a Hotel with eighty-four (84) lodging units.

The Applicant is not proposing a reduction in overall commercial use across all structures, but rather is proposing that the combined required commercial use for all three (3) buildings be located entirely within one (1) of the three (3) buildings, where the ordinance states that each building containing residential dwelling units must be a part of a mixed-use building.

In addition, the Applicant seeks relief from the Commercial District's maximum building height requirement of forty (40) feet for each of the three (3) buildings. The Applicant proposes a height of 44.5' for each building to allow for a gabled roofs to keep the architectural style congruent with surrounding properties.

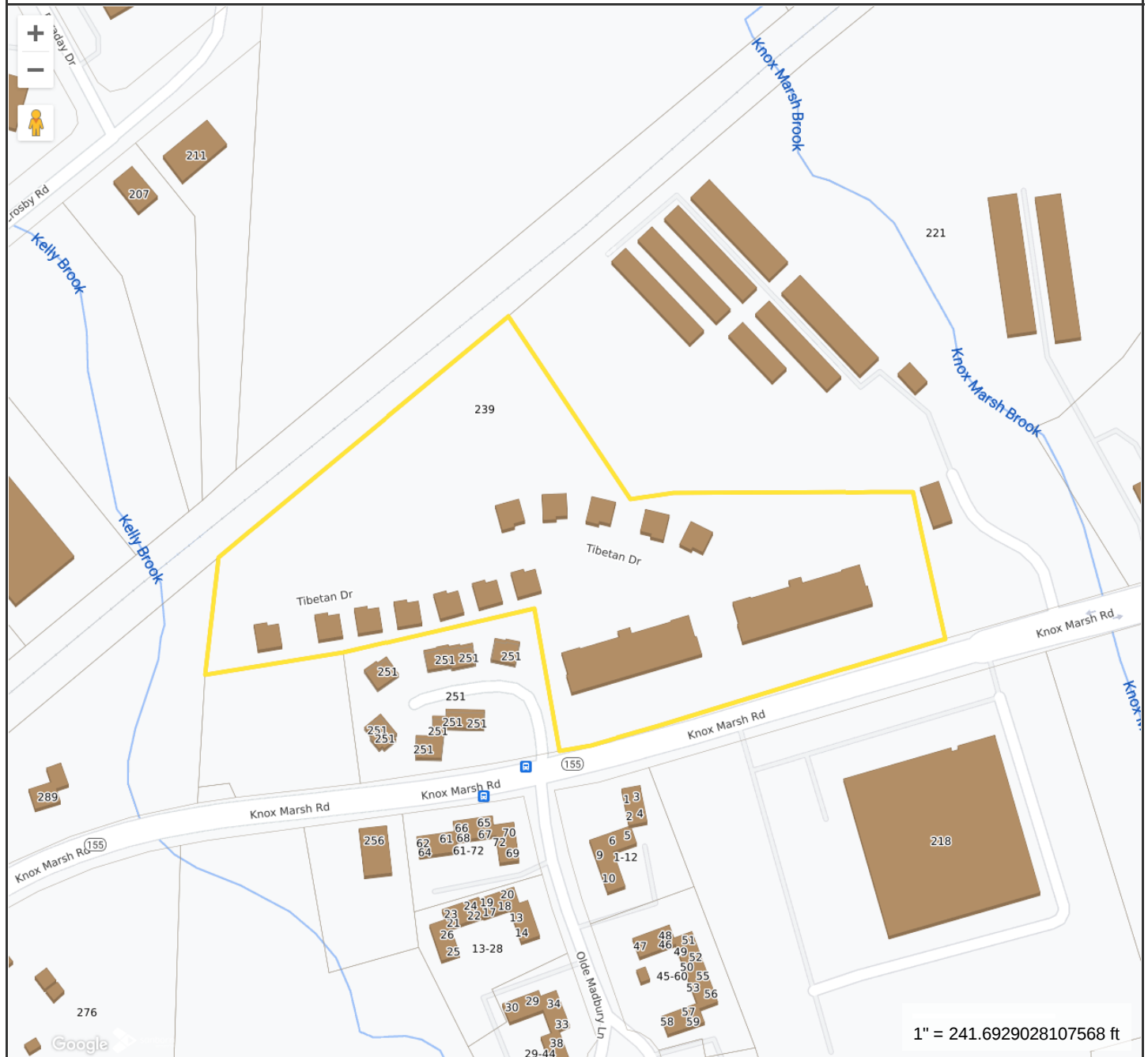
STAFF RECOMMENDATION

Staff recommends approval of this variance request with two conditions. While two of the three buildings fail the 1/3rd commercial requirement, the Applicant's project as a whole fulfills the commercial requirement in the aggregate, as one (1) of the three (3) equal-sized buildings will be entirely commercial in use. Regarding the relief for maximum building height, Staff greatly values adherence to neighborhood-specific architectural standards, and does not object to the negligible increase in building height in exchange for more aesthetically-pleasing architecture.

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria and grant the Variance request with the following conditions:

1. All three (3) buildings, in combination, must maintain the same, or greater, percentage of commercial use ($\geq 1/3^{\text{rd}}$) in perpetuity. Otherwise, an additional variance(s) would be required.
2. The commercial building (inn) be under construction (meaning Building Permits issued, foundation poured, walls being framed, etc.) prior to the Building Permits being issued for the residential buildings.

ZONE-2024-0033 239 KNOX MARSH ROAD

**Property Information**

Location 239 KNOX MARSH RD
Owner 239 KNOX MARSH REALTY LLC
Land Use
Zoning Code C
Property Id H0037-A00000

**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 10/30/2023
Data updated Daily

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



PERMIT SNAPSHOT REPORT ZONE-2024-0033 FOR CITY OF DOVER, N.H.

Permit Type Zoning	Project:	App Date: 06/27/2024
Work Class: Variance	District: None	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval Expire Date:

Description: Request to the Commercial District (C), Footnote #3 to permit the 1/3rd requirement for commercial space to be in one building with the proposed 2/3rds residential use to be in separate buildings, and to permit three buildings within the C district to be greater than 40' in height. See paper application & narrative.

Parcel: H0037-A00000	Main	Address: 239 Knox Marsh Rd Dover, NH	Main	Zone: CM(Non-Residential - Commercial Manuf. C(Non-Residential - Commercial)
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Applicant Gil Aleixo 41 Weare Rd. Hampton Falls, NH 03844 Business: (603) 349-0470	Plan Preparer Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403	Project Manager Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403	Applicant Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403
Engineer Kenneth Berry Home: (603) 332-2863 Business: (603) 332-2863 Mobile: (603) 332-2863	Surveyor Kenneth Berry Home: (603) 332-2863 Business: (603) 332-2863 Mobile: (603) 332-2863		

Permit Custom Fields

ZoneVariAppealPhDisa No bility	Number of Variances 2 Requested:	ZoneVariPlanDirectionsPlease find attached narrative.
ZoneVariPlanSummary Please find attached narrative.	ZoneVariAppealSect Please find attached narrative.	ZoneVariAppealSectDe Please find attached tail narrative.
What is the parcel C zoned?	ZoneVariAppeal1PublicPlease find attached Interest narrative.	ZoneVariAppeal2Ordin Please find attached anceSpirit narrative.
ZoneVariAppeal3Subst Please find attached antialJustice narrative.	ZoneVariAppeal4Prope Please find attached rtyValue narrative.	ZoneVariAppeal5A1Un Please find attached NechHardship narrative.
ZoneVariAppeal5A2No Please find attached FairRelate narrative.	ZoneVariAppeal5A3Re Please find attached asonableUse narrative.	ZoneVariAppeal5BNoR Please find attached easonableUse narrative.

Attachment File Name	Added On	Added By	Attachment Group	Notes
24-034 239 Knox Marsh Road Bound Variance Application.pdf	06/27/2024 11:29	Berry, Chris		Uploaded via Civic Access
24-034 239 Knox Marsh Road ZBA Plan.pdf	06/27/2024 11:29	Berry, Chris		Uploaded via Civic Access
24-034 Bound Archs.pdf	06/27/2024 11:29	Berry, Chris		Uploaded via Civic Access
Signature_Chris_Berry_6/27/2024.jpg	06/27/2024 11:29	Berry, Chris		Uploaded via CSS
Permit Snapshot Report.pdf	06/27/2024 11:29	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008483	Planning Zoning Variance Application Fee	\$400.00	\$0.00
Total for Invoice INV-00008483		\$400.00	\$0.00
Grand Total for Permit		\$400.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	06/27/2024	07/25/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date

PERMIT SNAPSHOT REPORT (ZONE-2024-0033)

Zoning Administrator	Planning	Crouser, Paul	In Review	06/27/2024	07/25/2024
Workflow Step / Action Name			Action Type	Start Date	End Date
Review v.1				06/27/2024	14:10
Confirm application complete v.1			Generic Action		06/27/2024 14:10
Planning Permit Application Review v.1			Receive Submittal	06/27/2024	0:00
Zoning Board v.1					
Zoning Board Agenda v.1			Task		
Invoice for Notices v.1			Task		
Send Notices v.1			Task		
Zoning Administrator Creates Staff Recommendations v.1			Task		
Distribute Zoning Board Materials v.1			Task		
Zoning Board Hearing v.1			Hold Hearing		
Zoning Board Decision v.1			Permit Activity		
NOD Sent to Applicant v.1			Create Report		
Final Plan v.1					
Document Archival v.1			Generic Action		
Internal Notification of Permit Completion v.1			Generic Action		
Create/Link to Records v.1					
Create / Link to Permit - Building Major v.1			Create Sub Permit		



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only Case #: _____ Date Received: _____
Amount Paid: \$ _____ Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: 239 Knox Marsh Realty LLC Phone # 603-349-0470

Address of Applicant: PO Box 720, Middleton, MA 01949

E-Mail Address: gilaleixo@gmail.com

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 239 Knox Marsh Road

Brief Directions: Across from FW Webb on NH Route 155 / Knox Marsh Road. Former Christmas Tree Farm

Zoning District: C Assessor's Map # H Lot(s) # 37A

TYPE OF APPEAL: (Please check one)

☒ (2) Variance

☐ Physical Disability Variance (RSA 674:33-V)

☐ Special Exception

☐ Appeal of Administrative Decision

☐ Equitable Waiver

Commercial District Table Footnote #3
& Height

from Section _____ of the Zoning Ordinance

from Section _____ of the Zoning Ordinance

per Section _____ of the Zoning Ordinance

regarding Section _____ of the Zoning Ordinance

per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Develop the site in a mixed use format with Lodging in one dedicated building, and 2/3rds residential in two dedicated buildings.

The proposed lodging building will contain 84 suites and amenities, while the residential buildings will contain 180 studio units that are proposed to be restricted to the published HUD rates.

Buildings will have first floor parking which allows for an increase in internal landscaping and allows for onsite creation and open space opportunities.

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant) X _____
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.
- B. **5 Copies of Completed Zoning Board of Adjustment Application** X _____
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)).
- C. **5 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X _____
- D. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above). X _____
- E. **5 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. X _____
- F. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.
1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # _____ of x \$10.00 =
 2. Certified letters fee: # of abutters _____ X \$10.00 = \$ _____
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
 4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____
- G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"
1. Application fee of:
 - \$200.00 VARIANCE (per Section requested) \$ _____
 - \$200.00 SPECIAL EXCEPTION \$ _____
 - \$200.00 APPEAL FROM ADMINISTRATIVE DECISION \$ _____
 - \$200.00 EQUITABLE WAIVER \$ _____
 2. Foster's newspaper public notice \$ **120.00**
- TOTAL FEE** \$ _____

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit:

See Narrative

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

See Narrative

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

See Narrative

3. Granting the variance would do substantial justice because:

See Narrative

4. The value of surrounding property will not be diminished because:

See Narrative

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

See Narrative

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

See Narrative

and

(iii) The proposed use is a reasonable one because:

See Narrative

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

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

IMPORTANT

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

Signature of Applicant*

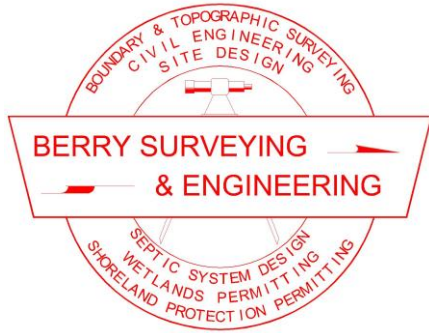
Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 6-27-24



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

June 26, 2024

City of Dover Zoning Board of Adjustment

Attention: Ms. Donna Benton AICP, Director of Planning and Community Development

RE: Variance Requests

Commercial District (C) Foot Note #3

Commercial District Height Requirement

Tax Map H, Lot 37A

239 Knox Marsh Road, Dover, NH

239 Knox Marsh Realty LLC

Chair and Members of the Dover Zoning Board of Adjustment,

On behalf of 239 Knox Marsh Realty LLC, Berry Surveying & Engineering (BS&E) is submitting for your review a variance requests to the Commercial District (C), Footnote #3 to permit the 1/3rd requirement for commercial space to be in one building with the proposed 2/3rds residential use to be in separate buildings, and to permit three buildings within the C district to be greater than 40' in height. The site is located in the secondary groundwater recharge zone and is along NH Route 155, a state-controlled highway.

The 239 Knox Marsh Road location was previously granted a variance to permit a mixed-use project site with an additional 12 single family units. The prior owner / applicant continued with the project design and finalized the approvals needed to start the project construction. The prior applicants subsequently sold the site to the current applicants who have completed the NHDOT offsite improvements for the minor widening needed and the required sidewalk per the approved plan. Additional improvements on the corridor are being reviewed in conjunction with the proposed site re-design.

The current owners have reviewed the site with a commercial lodging / hotel in mind. This is a permitted use in the zone, however would clearly require all of that use to be centrally located in one building. The building is proposed to house 84 rooms and provide first floor parking to reduce the amount of impervious surface required on site to meet the parking requirements. The building will be four total floors, with parking on the first floor and the hotel rooms on the second, third and fourth floor. The building contains reception area, common space and vending in various portions of the building. The building is 4 stories high with a shallow gable roof for a total height of 44.5' while 40' is permitted in the zone. A gable roof was chosen with a small variance request to keep the architecture as soft and congruent with the closest abutting land use located at 251 Knox Marsh Road. Similarly, the apartments at Old Madbury Lane have gable and gambrel roof lines. Other abutting land uses include FW Webb, with a flat roof steel structure and other abutting industrial uses with similar attributes.

To better utilize the space on the project site, and remove the single-family units behind the existing abutting condominiums at 251 Knox Marsh Road, the applicants are proposing to utilize

the TDR program to construct two residential buildings that are also four floors each of the same shape and size as the lodging / hotel building. This satisfies the 1/3rd – 2/3rd requirement of the Commercial Zone, however the zone requires the uses to be in the same building and therefore a variance is required to the footnote. Each of the buildings would house 90 studio apartments and would also provide first floor parking. Each of the 180 units will be restricted in pricing to the yearly published HUD rates for the unit type. As such every single unit will be offered at an affordable rate.

The site can support 65 total units pursuant to the underlying zoning requirement of 1 unit per 5,000 SF of area. (Assumed to be upland area). The applicants reviewed a mix of unit types and styles, utilizing the 65 units as unrestricted in requested rent, but have determined that with the proposed unit count 100% of the units can now be offered at the HUD rate.

In typical mixed-use development, the parking is a shared attribute of the project site, with both uses (commercial/residential) presumed to be off peak from each other, however in this case the commercial aspect of the parking overlaps the residential. To overcome this demand in the secondary aquifer overlay, the first-floor parking is proposed in each of the buildings. This creates over 95 total parking spaces onsite without the need for impervious cover and allows for less intense development on the entire project site. This opens up opportunities for onsite recreation and amenities for both the lodging units and the residential units. Additional landscaping and buffer can be achieved on all sides of the front facing buildings through this methodology.

To the merits of the five statutory criteria for the Zoning Board to grant a variance we offer the following with regards to the separation of the mixed-use elements and ratios into separate buildings:

1. *“Granting of the variance would not be contrary to the public interest.”*
 - The public interest, with respect to the footnote sections is to ensure that Dover contains a diverse use profile throughout the city. The commercial zone allows for a residential aspect to be incorporated so as to increase the availability of space afforded for housing while not removing the potential for commercial uses. In this case the permitted commercial use is a stand-alone entity and operates independently of any other uses. This site balances the in-demand commercial space and residential space in the ratio prescribed, providing a large opportunity for a needed housing type, and therefore the public interest is met.
2. *“Granting the variance would be consistent with the spirit of the Ordinance.”*
 - The spirit of the ordinance is to ensure the larger community as well as the site-specific community is preserved and created. The test of this is if the approval of the variance changes the area in a marked way. The proposed project is designed to be extremely similar to the existing approved project in layout and architectural design while providing an internal and external community feeling through landscaping, hardscaping and amenities. The happenings internal to the building will not appear to be any different than a standard mixed-use building, or the former project design and therefore does not alter the essential character of the area.



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3. *"Granting of the variance would do substantial justice."*

- The benefit to the applicant far outweighs any detriment through the development of a well-planned site and well-planned business model. Commercial space is needed to ensure that a variety of needs are met and a viable tax base is created. It is not essential for that commercial space to be within one mixed-use building type in order to meet the objectives of the underlying zone and therefore there is no undermining of the essential purpose.

4. *"Granting the variance will not result in diminution of surrounding property values."*

- The surrounding properties will not be diminished in value by the construction of one single commercial use with the residential uses being located in their own buildings. Due to the building design of all, there is no fundamental difference other than internal operation of each structure. There are no nuisances created by including the commercial use in one building. On the contrary, the stated commercial use is placed furthest from the abutting residential land use and is benign in the intensity of use compared to other potential commercial uses.

5. *"Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law."*

- In this case, the special conditions of the land include the fact that it is one of the last undeveloped parcels of significant size in a zone that has wildly varying abutting land uses. The project as designed attempts to create a transition between the industrial uses and large residential dormitory-style buildings to the east, with the medium scale residential uses to the west. The site is located along a major corridor that provides access to the Spaulding Turnpike as well as direct access to UNH, and therefore is in high demand for the stated commercial use. Denial of the variance poses an unnecessary hardship to the applicant where they would be forced to underutilize the site's potential by needlessly combining uses. The combination of the commercial use into one building while keeping the required ratio provides an opportunity for an increase in use on the project site without detriment to the core values of community. In fact, a comparison of the proposal to the approved site will find that this request creates more internal landscaping, better function, reduced footprint, an increase in onsite recreation areas, and less environmental impact. Denial of the variance removes this potential and is a clear and unnecessary hardship to the applicant.
- With respect to the occupation of the buildings on this project site, being all commercial in one building vs being commercial on one floor in three buildings, there is no fair and substantial relationship between the general purpose of the ordinance and the specific application. The general purpose is to provide a mix of land uses in the zone while allowing the opportunity for housing in a neighborhood setting. This allows for vibrancy and a diverse tax base. Based on the project and building design those design elements are satisfied and therefore there is no fair substantial relationship. All three buildings are designed in an architectural manner that will not distinguish one use from another on the outside



of the structure and due to that there is no relationship between the percentages of commercial use as they relate to the buildings themselves, on the overall site.

- The applicant is not looking to reduce the commercial use of the project and overpower the site with only residential uses. The balance between the two remains intact, only in separated buildings. This is a reasonable approach to the project while keeping separate business and operational models on the same project site.

To the merits of the five statutory criteria for the Zoning Board to grant a variance we offer the following with regards to the request for a height variance from 40' to 45' to the top of the gable:

1. *"Granting of the variance would not be contrary to the public interest."*

- The public interest, with respect to building heights, is ensuring they are generally not overpowering for the site or locale. In this case, the choice to go with a 45' building included a roof-line that is congruent with abutting residential land uses to the west as well as other softer residential attributes to the building. The request for a modest increase in height due to a better roof-line is in accord with the public interest. The contrast is a false parapet and a flat roof that complies with the height requirement which could be forced to look a certain way, but not provide the same constructed New England feel as a full roof-line.

2. *"Granting the variance would be consistent with the spirit of the Ordinance."*

- The spirit of the ordinance is to ensure that the site and architectural design is in context with the neighborhood in general and location within the city, and in so doing, to ensure that variations with the zoning document are done in a way that does not change the essential character of the area in a marked way. The increase in height on this site, with this site design allows the buildings to be further from Knox Marsh Road and further from abutting boundary lines. This opens up the opportunity for additional landscaping and separation, which offsets the visual appearance of additional 5' of height in the roof line. The architecture chosen and the additional separations, provided by the additional height, actually reduce the impact of the project and massing of the building. The site design, walkability, openness, and open spaces created increases the character of the project, and in turn retains the essential character of the area.

3. *"Granting of the variance would do substantial justice."*

- The benefit to the applicant far outweighs any loss to abutting land owners or the ordinance as a whole. Clearly, by adding 5' to the roof line the buildings fit within the context of the neighborhood far better than the alternative. The first-floor parking allows for a decreased project footprint, increase in open space and onsite recreation, decrease in environmental impact, and a reduction in visible surface parking. The gain to the site and applicant is designed to provide a gain to the community and not cause a detriment.



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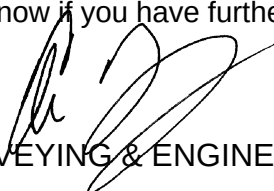
4. *"Granting the variance will not result in diminution of surrounding property values."*

- The surrounding property values are not affected by the modest difference in the height of the building. The uses onsite are congruent with the closest, most affected abutting land use, and much of the site design is focused on reducing impact to the same. Providing an attractive, walkable project with community attributes in close proximity to abutting land uses may increase the desirability and thus the value in the abutting lands as well as adding amenities in the area which currently do not exist.

5. *"Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law."*

- In this case, the special conditions of the land include the fact that it is one of the last undeveloped parcels of significant size in a zone that has wildly varying abutting land uses and is encumbered by a secondary ground water recharge overlay. Residential uses to the west, which overlook a portion of the property that previously had residential structures designed, will now have an open recreation area and dog park for potential use as well as a well-landscaped parking area that is setback from the boundary line by more than twice what was originally proposed for structures. Denial of the variance would require the applicant to review additional parking at the rear of the site, additional buildings, or an architectural style that is not desired, all of which is contrary to the intent of the entire project design and is unnecessary. Those potential revisions due to a denial of the variance of an additional 5' is a hardship to the applicant and is a direct result of the special character and location of this parcel.
- The height of a building is contextual in addition to structural. In this case with the fitting context of the buildings and the locations on the site being further from boundary lines and the major corridor, there will be no discernable difference between a 40' building and a 45' building. Based on these sites specific and design specific details there is no fair and substantial relationship between the requirement purpose of the ordinance and its application on this project site.
- The request from 40' to 45' is modest when reviewing it in the context of a sloping colonial roofline. Based on the increased setback from the abutting boundary lines and front corridor this is a reasonable use of the site, while providing all of the site improvements and impact reductions noted above.

Please let us know if you have further questions.


BERRY SURVEYING & ENGINEERING

Christopher R. Berry – Project Manager
Principal, President

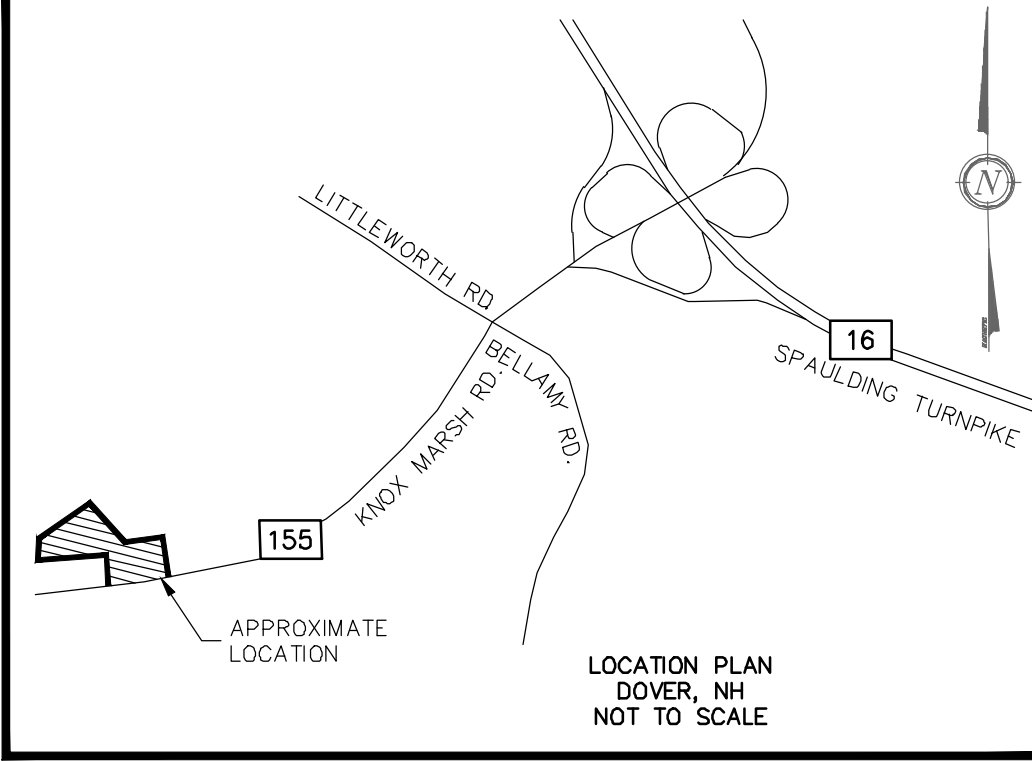
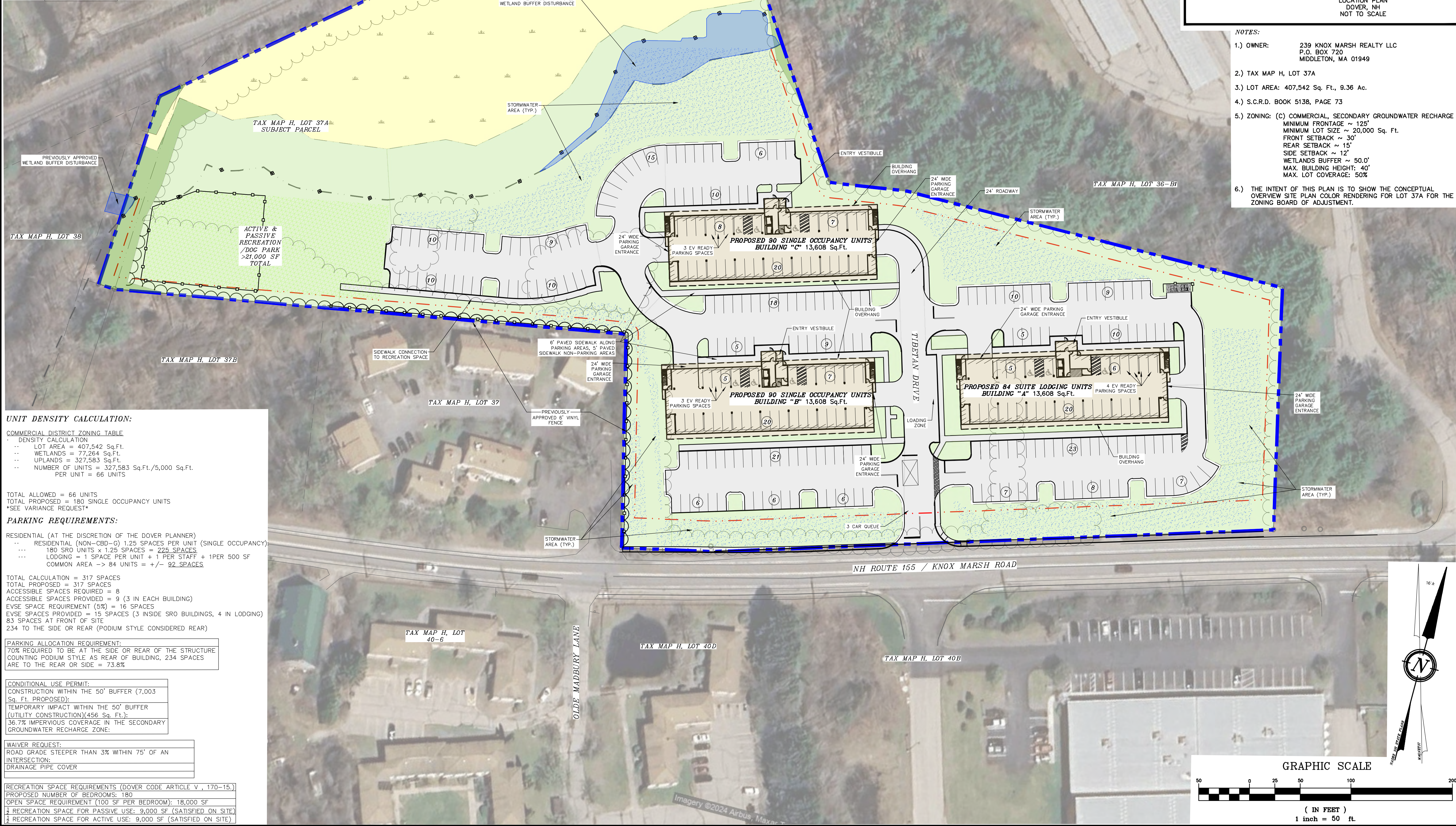


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LEGEND:

- IRON BOUND ~FND~
- UTILITY POLE / GUY WIRE
- POORLY DRAINED JURISDICTIONAL WETLAND
- PROPERTY LINE
- WETLAND BUFFER
- BUILDING SETBACK LINE
- WETLAND AREA
- WOODLAND AREA
- GRASS AREA
- PAVED AREA
- PROPOSED BUILDING
- STORMWATER MANAGEMENT AREA
- RECREATION AREA
- POORLY DRAINED JURISDICTIONAL WETLAND HATCH



- NOTES:**
- 1.) OWNER: 239 KNOX MARSH REALTY LLC
P.O. BOX 720
MIDDLETON, MA 01949
 - 2.) TAX MAP H, LOT 37A
 - 3.) LOT AREA: 407,542 Sq. Ft., 9.36 Ac.
 - 4.) S.C.R.D. BOOK 5138, PAGE 73
 - 5.) ZONING: (C) COMMERCIAL, SECONDARY GROUNDWATER RECHARGE
MINIMUM FRONTAGE ~ 125'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 30'
REAR SETBACK ~ 15'
SIDE SETBACK ~ 12'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 40'
MAX. LOT COVERAGE: 50%
 - 6.) THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL OVERVIEW SITE PLAN COLOR RENDERING FOR LOT 37A FOR THE ZONING BOARD OF ADJUSTMENT.

UNIT DENSITY CALCULATION:

COMMERCIAL DISTRICT ZONING TABLE

- .. DENSITY CALCULATION
- .. LOT AREA = 407,542 Sq.Ft.
- .. WETLANDS = 77,264 Sq.Ft.
- .. UPLANDS = 327,583 Sq.Ft.
- .. NUMBER OF UNITS = 327,583 Sq.Ft./5,000 Sq.Ft. PER UNIT = 66 UNITS

TOTAL ALLOWED = 66 UNITS
TOTAL PROPOSED = 180 SINGLE OCCUPANCY UNITS
*SEE VARIANCE REQUEST

PARKING REQUIREMENTS:

RESIDENTIAL (AT THE DISCRETION OF THE DOVER PLANNER)

- .. RESIDENTIAL (NON-CBD-G) 1.25 SPACES PER UNIT (SINGLE OCCUPANCY)
- .. 180 SRO UNITS x 1.25 SPACES = 225 SPACES
- .. LODGING = 1 SPACE PER UNIT + 1 PER STAFF + 1 PER 500 SF COMMON AREA -> 84 UNITS = +/- 92 SPACES

TOTAL CALCULATION = 317 SPACES
TOTAL PROPOSED = 317 SPACES
ACCESSIBLE SPACES REQUIRED = 8
ACCESSIBLE SPACES PROVIDED = 9 (3 IN EACH BUILDING)
EVSE SPACE REQUIREMENT (5%) = 16 SPACES
EVSE SPACES PROVIDED = 15 SPACES (3 INSIDE SRO BUILDINGS, 4 IN LODGING)
83 SPACES AT FRONT OF SITE
234 TO THE SIDE OR REAR (PODIUM STYLE CONSIDERED REAR)

PARKING ALLOCATION REQUIREMENT:

70% REQUIRED TO BE AT THE SIDE OR REAR OF THE STRUCTURE
COUNTING PODIUM STYLE AS REAR OF BUILDING, 234 SPACES ARE TO THE REAR OR SIDE = 73.8%

CONDITIONAL USE PERMIT:

CONSTRUCTION WITHIN THE 50' BUFFER (7,003 Sq. Ft. PROPOSED):

TEMPORARY IMPACT WITHIN THE 50' BUFFER (UTILITY CONSTRUCTION)(456 Sq. Ft.):

36.7% IMPERVIOUS COVERAGE IN THE SECONDARY GROUNDWATER RECHARGE ZONE:

WAIVER REQUEST:

ROAD GRADE STEEPER THAN 3% WITHIN 75' OF AN INTERSECTION:

DRAINAGE PIPE COVER

RECREATION SPACE REQUIREMENTS (DOVER CODE ARTICLE V, 170-15.)

PROPOSED NUMBER OF BEDROOMS: 180

OPEN SPACE REQUIREMENT (100 SF PER BEDROOM): 18,000 SF

RECREATION SPACE FOR PASSIVE USE: 9,000 SF (SATISFIED ON SITE)

RECREATION SPACE FOR ACTIVE USE: 9,000 SF (SATISFIED ON SITE)

PLANNING FILE #SITE-XXXX-XXXX

REVISION	DATE	DESCRIPTION

ZBA CONCEPTUAL OVERVIEW SITE PLAN COLOR RENDERING

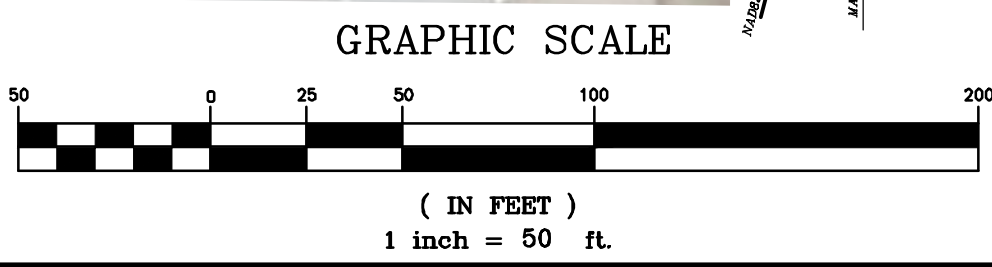
LAND OF
239 KNOX MARSH REALTY LLC
239 KNOX MARSH ROAD
DOVER, NH
TAX MAP H, LOT 37A

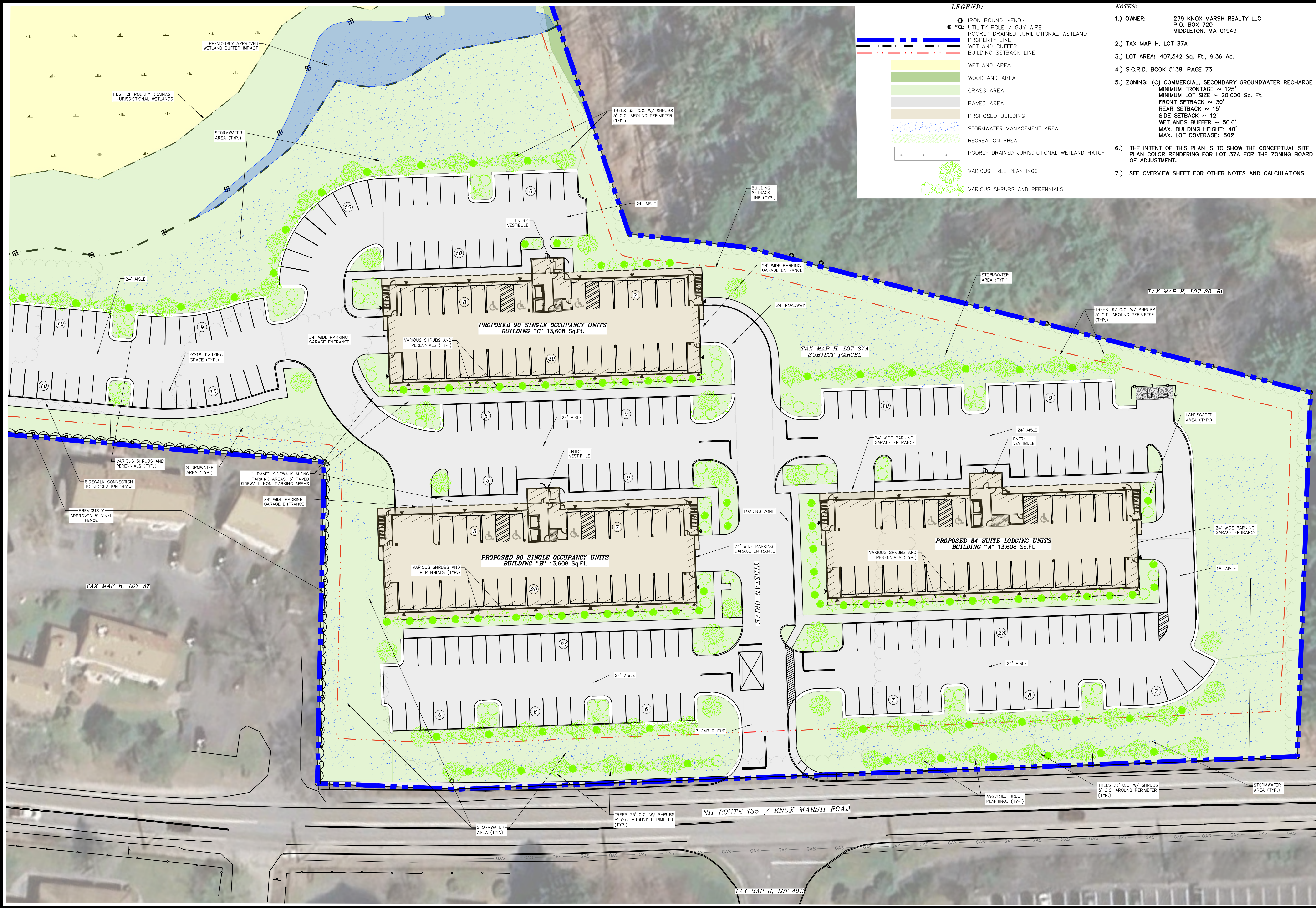
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 50 FT.

DATE : JUNE 27, 2024

FILE NO. : DB 2024 - 034





PLANNING FILE #SITE-XXXX-XXXX

ZBA CONCEPTUAL SITE PLAN COLOR RENDERING

LAND OF
239 KNOX MARSH REALTY LLC
239 KNOX MARSH ROAD
DOVER, N.H.
TAX MAP H, LOT 37A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 27, 2024
FILE NO. : DB 2024 - 034

REVISION	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

- 1.) OWNER: 239 KNOX MARSH REALTY LLC
P.O. BOX 720
MIDDLETON, MA 01949
- 2.) TAX MAP H, LOT 37A
- 3.) LOT AREA: 407,542 Sq. Ft., 9.36 Ac.
- 4.) S.C.R.D. BOOK 5138, PAGE 73
- 5.) ZONING: (C) COMMERCIAL, SECONDARY GROUNDWATER RECHARGE
MINIMUM FRONTAGE ~ 125'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 30'
REAR SETBACK ~ 15'
SIDE SETBACK ~ 12'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 40'
MAX. LOT COVERAGE: 50%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #301745, MAP #3017C0320C, DATED: SEPTEMBER 30, 2015.
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS. TOPSURF PERFORMED IN SPRING 2020, 1" CONTOURS PROVIDED.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2020, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL OVERVIEW SITE PLAN FOR LOT 37A FOR THE ZONING BOARD OF ADJUSTMENT APPLICATION.
- 10.) LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE: PENDING

COMMERCIAL DISTRICT ZONING TABLE
DENSITY CALCULATION
 .. LOT AREA = 407,542 Sq.Ft.
 .. WETLANDS = 77,264 Sq.Ft.
 .. UPLANDS = 327,583 Sq.Ft.
 .. NUMBER OF UNITS = 327,583 Sq.Ft./5,000 Sq.Ft. PER UNIT = 66 UNITS

TOTAL ALLOWED = 66 UNITS
TOTAL PROPOSED = 180 SINGLE OCCUPANCY UNITS
SEE VARIANCE REQUEST

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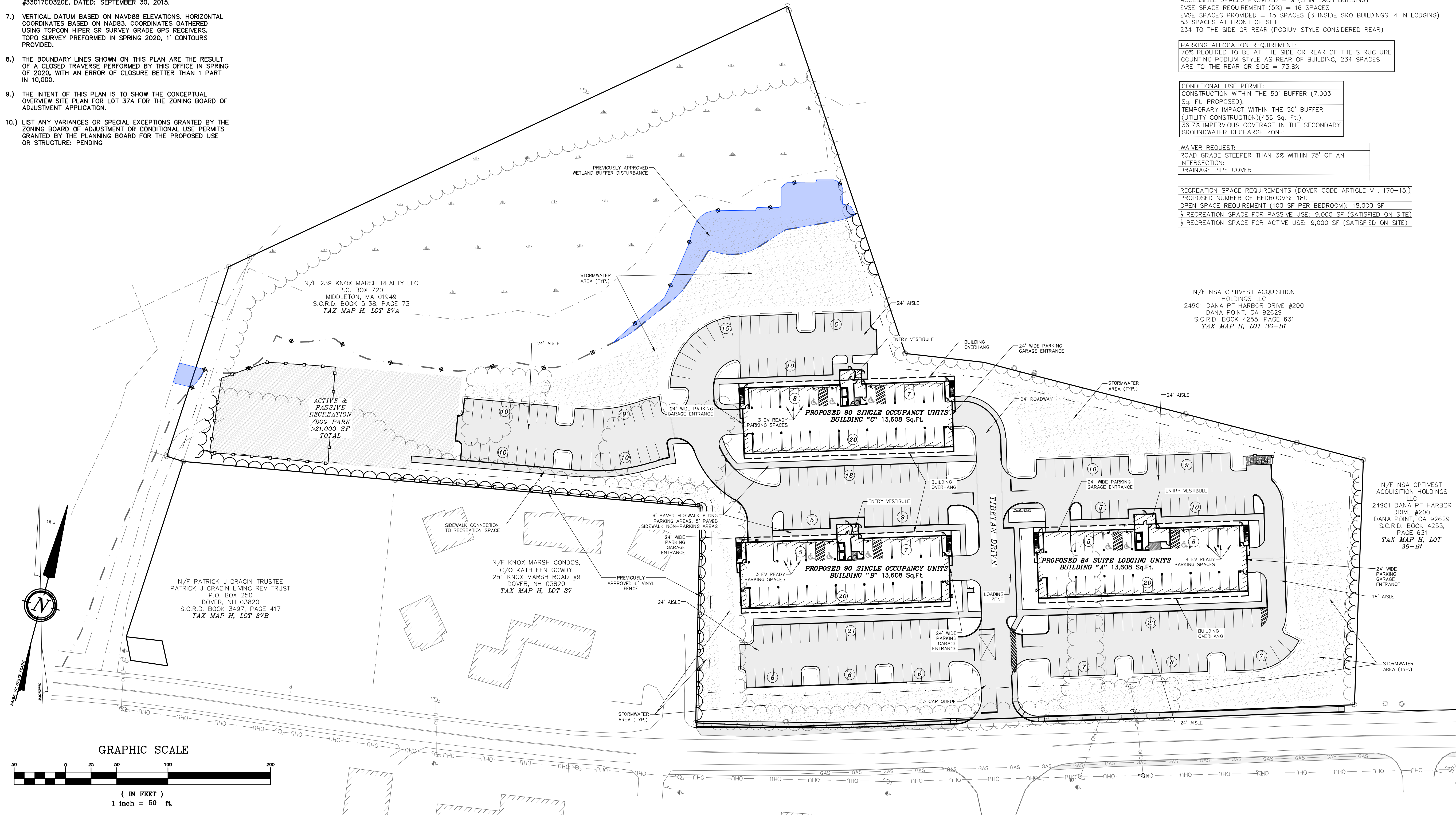
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CONDITIONAL USE PERMIT:
CONSTRUCTION WITHIN THE 50' BUFFER (7,003 Sq. Ft. PROPOSED):
TEMPORARY IMPACT WITHIN THE 50' BUFFER (UTILITY CONSTRUCTION)(456 Sq. Ft.):
36.7% IMPERVIOUS COVERAGE IN THE SECONDARY GROUNDWATER RECHARGE ZONE:

WAIVER REQUEST:
ROAD GRADE STEEPER THAN 3% WITHIN 75' OF AN
INTERSECTION:
DRAINAGE PIPE COVER

RECREATION SPACE REQUIREMENTS (DOVER CODE ARTICLE V, 170-15.)
PROPOSED NUMBER OF BEDROOMS: 180
OPEN SPACE REQUIREMENT (100 SF PER BEDROOM): 18,000 SF
½ RECREATION SPACE FOR PASSIVE USE: 9,000 SF (SATISFIED ON SITE)
½ RECREATION SPACE FOR ACTIVE USE: 9,000 SF (SATISFIED ON SITE)

N/F NSA OPTIVEST ACQUISITION
HOLDINGS LLC
24901 DANA PT HARBOR DRIVE #200
DANA POINT, CA 92629
S.C.R.D. BOOK 4255, PAGE 631
TAX MAP H, LOT 36-B1



REVISION	DATE	DESCRIPTION

CONCEPTUAL OVERVIEW SITE PLAN

LAND OF
239 KNOX MARSH REALTY LLC
239 KNOX MARSH ROAD
DOVER, N.H.
TAX MAP H, LOT 37A

BERTI & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

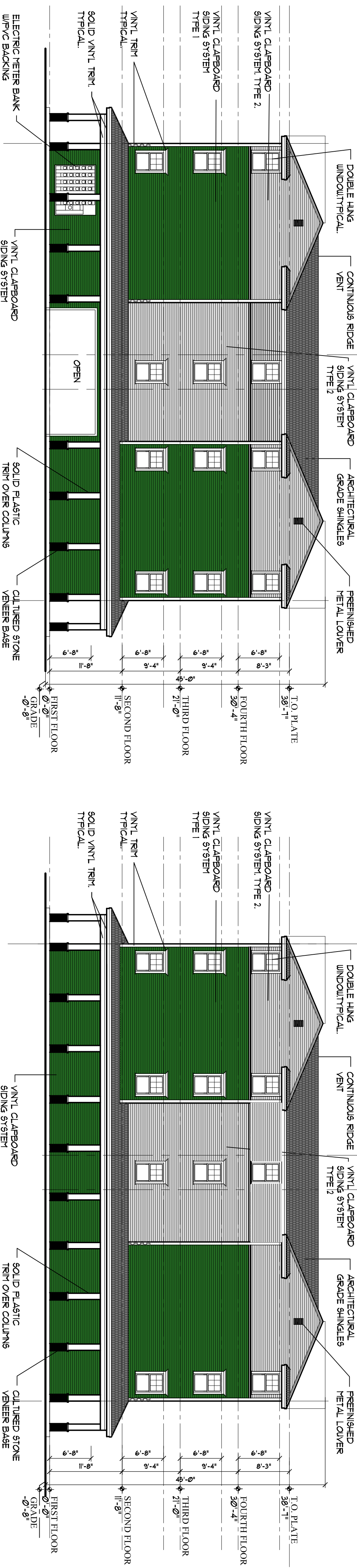
SCALE : 1 IN. EQUALS 50 FT.

DATE : JUNE 27, 2024

TITLE NO. : DB 2024 - 034



1 Rear Elevation
3/32\"=1'-0"



2 Left Elevation
3/32\"=1'-0"



4 Front Elevation
3/32\"=1'-0"

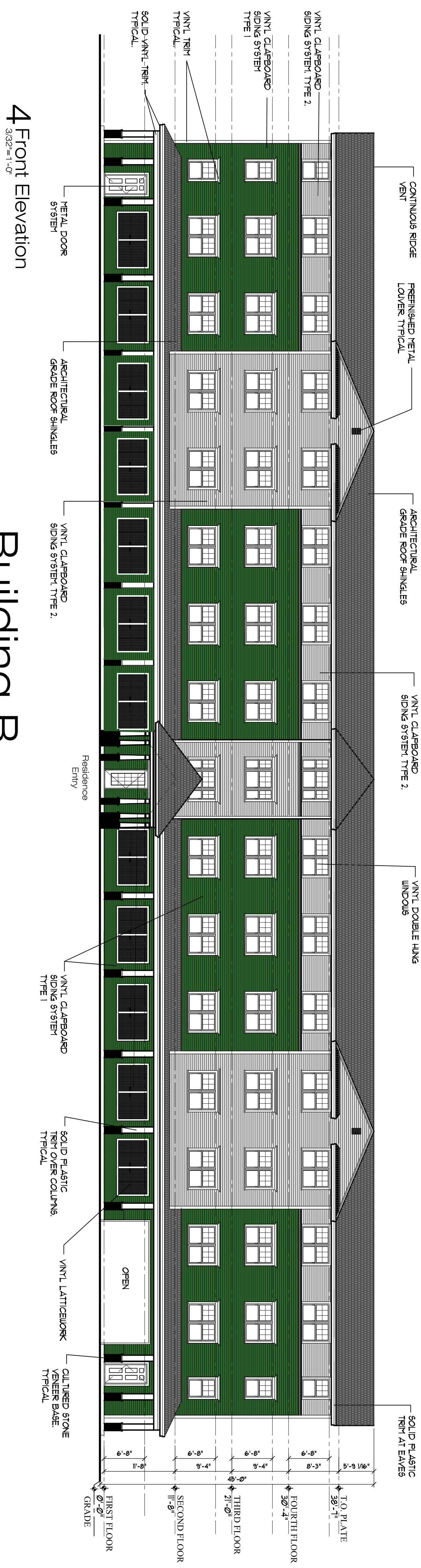
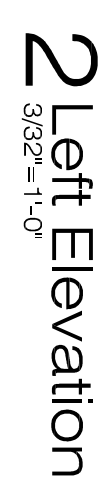
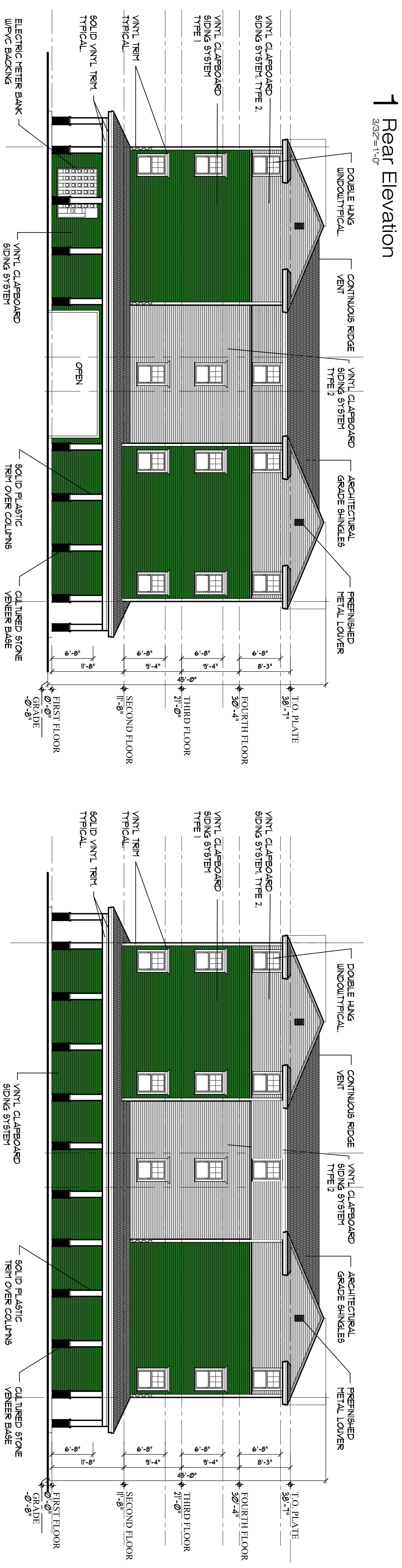
239 Knox Marsh Realty, LLC

Building A
239 Knox Marsh Road
Dover, NH
June 11, 2024



THA ARCHITECTS, LLC
ARCHITECTURE • PLANNING • CONSULTING • INTERIOR DESIGN
89 WILLOWBROOK AVENUE • STRATHAM, NH 03885
Tel: (603) 770-2491 • Fax: (603) 770-2491
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239 Knox Marsh Realty, LLC

Building B

239 Knox Marsh Road

Dover, NH
June 11, 2024

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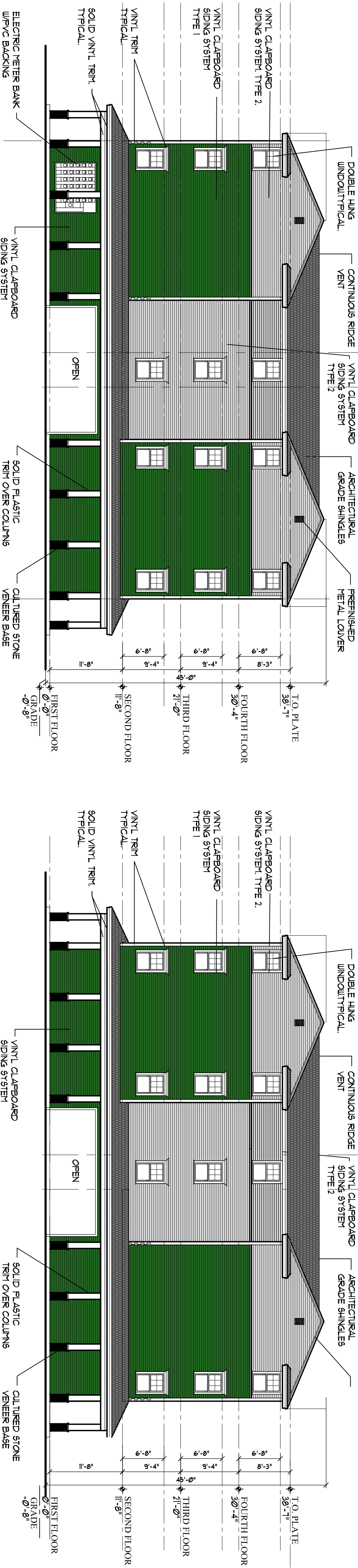
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1 Rear Elevation
3/32"=1'-0"



2 Left Elevation
3/32"=1'-0"

3 Right Elevation
3/32"=1'-0"



4 Front Elevation
3/32"=1'-0"

239 Knox Marsh Realty, LLC

Building C
239 Knox Marsh Road
Dover, NH
June 11, 2024



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Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
G0001-B00000	187 CROSBY RD	MCQUADE REALTY INC		PO BOX 1409	DOVER	NH	03820
G0001-C00001	CROSBY RD	AI SOLUTIONS INC		1735 FIFTH AVENUE	MCKEESPORT	PA	15132
G0001-C00002	207 CROSBY RD	AI SOLUTIONS INC		1735 FIFTH AVENUE	MCKEESPORT	PA	15132
G0001-C00003	211 CROSBY RD	COLBATH WILLIAM C TRUSTEE	COLBATH FAMILY REVOCABLE TRUST 2010	211 CROSBY RD	DOVER	NH	03820
G0002-001000	LITTLEWORTH RD	DEL SOL DOVER LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
G0005-000000	LITTLEWORTH RD	BOSTON & MAINE RR	IRON HORSE PARK	500 WATER STREET J-910	JACKSONVILLE	FL	32202
H0035-D00000	LILAC LN	LILAC GARDEN LLC		1 LILAC LN OFC	DOVER	NH	03820
H0036-B00001	221 KNOX MARSH RD	NSA OPTIVEST ACQUISITION HOLDINGS LLC		24901 DANA PT HARBOR DR #200	DANA POINT	CA	92629
H0037-000000	KNOX MARSH RD	KNOX MARSH CONDOS	C/O GOWDY KATHLEEN	251 KNOX MARSH RD #9	DOVER	NH	03820
H0037-000001	251 1 KNOX MARSH RD	JAMO TYLER	HINMAN ABRAM SIME	251 KNOX MARSH RD UNIT 1	DOVER	NH	03820
H0037-000002	251 2 KNOX MARSH RD	SAI REAL ESTATE LLC		12 LEE RD	MADBURY	NH	03823
H0037-000003	251 3 KNOX MARSH RD	MACLELLAN CASSANDRA JEANNE		251 KNOX MARSH RD UNIT 3	DOVER	NH	03820
H0037-000004	251 4 KNOX MARSH RD	KEAYS RICHARD		4 KNOX MARSH RD	DOVER	NH	03820
H0037-000005	251 5 KNOX MARSH RD	MADDEN JONATHAN C		PO BOX 896	DOVER	NH	03821
H0037-000006	251 6 KNOX MARSH RD	PETERS SETH		23 OLD MILL RD	LEE	NH	03861
H0037-000007	251 7 KNOX MARSH RD	ELLIOTT ALISE		251 KNOX MARSH RD UNIT 7	DOVER	NH	03820-5448
H0037-000008	251 8 KNOX MARSH RD	TADI GANESH VENKATA RAMA REDDY	VELAGALA ARCHANA	251 KNOX MARSH ROAD UNIT 8	DOVER	NH	03820
H0037-000009	251 9 KNOX MARSH RD	RIKER EMILY S		251 KNOX MARSH RD #9	DOVER	NH	03820
H0037-000010	251 10 KNOX MARSH RD	FRASER LIZ A		95250 GERALD CIRCLE	FENANDINA BEACH	FL	32034
H0037-000011	251 11 KNOX MARSH RD	CUSHING LAWRENCE K TRUSTEE	PENN CHARTER REALTY TRUST	251 KNOX MARSH RD UNIT 11	DOVER	NH	03820
H0037-000012	251 12 KNOX MARSH RD	NOEL GARY P		29 S HAMPTON RD	AMESBURY	MA	01913-1128
H0037-000013	251 13 KNOX MARSH RD	ONKARAM VENKATESWARLU &	BADABAGNI SUJATHA	12 LEE ROAD	MADBURY	NH	03823
H0037-000014	251 14 KNOX MARSH RD	HEBERT NATALIE TRUSTEE	HEBERT NATALIE REVOCABLE LIVING TRUST	462 SIXTH ST	DOVER	NH	03820
H0037-000015	251 15 KNOX MARSH RD	PARSHINA NATALIA	PARSHIN ALEKSANDR	251 KNOX MARSH RD UNIT 15	DOVER	NH	03820
H0037-000016	251 16 KNOX MARSH RD	LINDSAY TIMOTHY	LINDSAY CHERYL	4 BAYVIEW RD	DOVER	NH	03820
H0037-B00000	KNOX MARSH RD	CRAGIN PATRICK J TRUSTEE	CRAGIN PATRICK J LIVING REV TRUST	PO BOX 250	DOVER	NH	03820
H0037-C00000	KNOX MARSH RD	STATE OF NEW HAMPSHIRE	DEPARTMENT OF NATURAL AND CULTURAL RESOU	172 PEMBROKE ROAD	CONCORD	NH	03301
H0038-000000	289 KNOX MARSH RD	CRAGIN PATRICK J TRUSTEE	CRAGIN PATRICK J LIVING REV TRUST	PO BOX 250	DOVER	NH	03820
H0040-006000	KNOX MARSH RD	OLDE MADBURY LANE INC		PO BOX 250	DOVER	NH	03820
H0040-B00000	218 KNOX MARSH RD	237 ALBANY STREET INVESTMENTS LLC 85% &	ABEL AND BRUNELLE ASSOCIATES 15%	160 MIDDLESEX TURNPIKE	BEDFORD	MA	01730
H0040-D00000	KNOX MARSH RD	OLDE MADBURY LANE INC		PO BOX 250	DOVER	NH	03820
H0040-E00000	OLDE MADBURY LN	OLDE MADBURY LANE INC		PO BOX 250	DOVER	NH	03820
H035D-016000	1611 -38 LILAC LN	MONUMENT GARDEN LLC		1 LILAC LN OFC	DOVER	NH	03820-5413
H035D-018000	LILAC LN	MONUMENT GARDEN LLC		1 LILAC LN	DOVER	NH	03820
H0037-A00000	239 KNOX MARSH RD	239 KNOX MARSH REALTY LLC		PO BOX 720	MIDDLETON	MA	01949
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825
		ALX CONSTRUCTION & DEVELOPMENT, LLC	GIL ALEIXO	41 WEARE ROAD	HAMPTON FALLS	NH	03844