



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, December 10, 2024**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- November 12, 2024 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Site Plan for the City of Dover, Assessor's Map 9, Lot 57, zoned CBD-M, located at 73 Locust Street. (Proposal is for a 3,539 s.f. expansion to the library that includes accessibility improvements and a new elevator, stairway, and restrooms.) *(SITE-2024-0017)
- B. Consideration and acceptance of a Lot Line Adjustment for Robert S. Mairs Revocable Trust, George Maglaras & Robert S. Mairs Trustee, & George Maglaras, Assessor's Map 24, Lots 141, 140 & 139, zoned CWD, located at 5, 41, and 31 Cocheco Street. *(LOTA-2024-0013) This item has requested a continuation to the January 14, 2024 Planning Board meeting.
- C. Consideration and acceptance of a Lot Line Adjustment for Northam Survey, LLC (Owners: Gasses Farm Revocable Trust 2009 and Portsmouth Christian Academy), Assessor's Map J, Lots 1 & 1-C, zoned R-40, located at 120 Garrison Road and 20 Seaborne Drive. *(LOTA-2024-0014)
- D. Consideration and acceptance of a Lot Line Adjustment for The Roberts Family Revocable Living Trust and Philip H. & Brenda L. Bennett, Assessor's Map I, Lots 74-G & 1-B, zoned R-12, located at 81 and 87 Garrison Road. *(LOTA-2024-0015)
- E. Consideration and acceptance of an Amendment to the Conditions of Approval for 54 BRR, LLC, Assessor's Map I, Lot 6, zoned R-12, located at 54 Back River Road. (Proposal is a request to waive the condition of impact fees associated with previously approved plans, P20-60) *(WAIV-2024-0020)
- F. Consideration and acceptance of a Conditional Use Permit for Michael & Shelby Brewer, Assessor's Map 32, Lot 36-F, zoned R-12, located at 77 Fourth Street. (Proposal is to construct a garage and modify the paved areas to have 1,467 ±s.f. of permanent impacts to the 50-foot wetland buffer and 756± s.f. of temporary buffer impacts.) *(COND-2024-0031)
- G. Consideration and acceptance of Transfer of Development Rights for 5 Sherman Street, LLC, Assessor's Map 19, Lot 8, zoned R-12, located at 103 Court Street. (Proposal is to purchase four (4) units through TDR.) *(TRAN-2024-0011)
- H. Consideration and acceptance of Site Review for 5 Sherman Street, LLC, Assessor's Map 19, Lot 8, zoned R-12, located at 103 Court Street. (Proposal is to maintain an existing single-family dwelling, construct a two-family dwelling that is deed-restricted to Fair Market Rent, and construct four (4) new size-restricted single-family homes for a total of seven (7) dwelling units. *(SITE-2024-0012)
- I. Consideration and acceptance of Transfer of Development Rights for Fergus and Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is to purchase two (2) non-restricted units through TDR for a total of three (3) units.) *(TRAN-2024-0015)



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, December 10, 2024**
Meeting Time: **7:00 pm**

- J. Consideration and acceptance of a Minor Subdivision for Fergus and Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is for a minor subdivision creating two (2) new lots for a total of three (3) lots.) *(SUBM-2024-0006)
- K. Discussion and possible posting of a Citizens Petition for a Zoning Amendment to rezone a portion of Map K, lot 6 on Middle Road from R-40 to IT *(WAIV-2024-0021)
- L. Consideration and acceptance of a Conditional Use Permit for 210 Tolend Road, LLC, Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. (Proposal is for a 32-lot subdivision that includes an open space subdivision yield plan that would cause $700\pm$ s.f. of wetland impact and $6,400\pm$ s.f. of impacts to the 50-foot wetland buffer. In order for the yield plan to be considered realistic to calculate the density for an Open Space Subdivision plat, a conceptual CUP is required.) *(COND-2024-0028)
- M. Consideration and acceptance of a Waiver Request for 210 Tolend Road, LLC, Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. (Proposal is to request a waiver from Section 157-32.J, for proposed cul-de-sac of approximately 1,750 feet where 1,000 feet is the maximum required for the yield plan for an Open Space Subdivision.) *(WAIV-2024-0019)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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

From: Dan McGary <danmcgary@gmail.com>
Sent: Tuesday, November 26, 2024 9:47 AM
To: Planning Board - All <PlanningBoard-All@dover.nh.gov>
Cc: Carrier, Robert <R.Carrier@dover.nh.gov>
Subject: Preserve Dover's Charm: Urgent Review of TDR Practices

Security Notice: External sender. Use caution with hyperlinks or attachments.

To the Dover Planning Board,

As lifelong residents of Dover, my wife and I are deeply concerned about the growing density in our city and the negative consequences this trend is having on our community. The recent misuse of Transfer of Development Rights (TDR), as highlighted by the developments at 306 Dover Point Rd and 103 Court St, is particularly alarming.

Dover has always been a city of charm, a place with a strong sense of community and a high quality of life. However, the rapid increase in density threatens to erode these qualities. The stress on city services—such as emergency response, utilities, and maintenance—is already becoming evident. Additionally, our schools are under significant strain, struggling to accommodate the growing number of students.

Traffic and congestion are also worsening, making it more challenging to navigate and enjoy the city. These changes diminish the livability of Dover and risk turning it into an overdeveloped urban area, far removed from the character that has made it so special.

I urge you to critically review the misuse of TDR practices and ensure that all zoning rules, such as the required 30-foot buffer zone, are strictly enforced. These regulations exist to maintain balance and protect the interests of all residents, and they should not be compromised for the sake of unchecked development.

Please consider the long-term impact on Dover's charm, infrastructure, and community as you address this issue. My wife and I, along with many other residents, strongly believe that thoughtful, sustainable planning is essential for Dover's future.

Thank you for your attention to this matter.

Sincerely,
Dan McGary
Dover, NH Resident

From: dpi77@comcast.net <dpi77@comcast.net>
Sent: Monday, December 9, 2024 4:08 PM
To: Planning Board - All <PlanningBoard-All@doover.nh.gov>
Subject: TDR Development in The City of Dover

Security Notice: External sender. Use caution with hyperlinks or attachments.

We strongly disapprove of the Transfer of Development Rights due to the incompatible usage of land in Rural, Low and Medium Density communities in the City of Dover. Please review TDR misuse.

Thank you - Ken and Donna Durell

From: ed@far-uv.com <ed@far-uv.com>

Sent: Monday, December 9, 2024 8:04 PM

To: Planning Board - All

Cc: ed@far-uv.com

Subject: a personal letter against TDR's that increase neighborhood density

Security Notice: External sender. Use caution with hyperlinks or attachments.



Gentlemen and Ladies,

I submit my letter against the approval of the TDR's that would cost everyone involved and provide no meaningful benefit to Dover.

I will be present at December 10th meeting and would appreciate the opportunity to address the Board.

Best,

S. Edward Neister
574 Sixth Street
Dover NH 03820

December 10, 2024

Dover Planning Board
Council Chambers, City Hall
288 Central Avenue
Dover, NH 03820

Good evening:

From the National Trust for Historic Preservation*, there are three great uses for TDRs:

- TDRs as a Preservation Incentive: The first is the desire to create a financial incentive for owners of a historic property either to physically preserve or (where it is voluntary) to agree to designate their historic property locally.
- TDRs to Mitigate Economic Impact: Second, where historic designation is involuntary, the local government may wish to institute a TDR program to mitigate any economic impact of the designation. Often, historic designation raises or stabilizes property values along with numerous other economic benefits, but it also may downzone the property. Please read the paper for detailed information.
- TDRs as Growth Management: Finally, although TDRs have made their name in environmental protection, their ability to direct growth away from a historic urban core or from significant landmarks is a third and important reason to implement TDRs.

Focusing on historic preservation is the best use of TDRs for a city like Dover with its long history being one of the early developments in America. I believe that it is imperative that the Dover Planning Board *never use TDRs to increase the density of any neighborhood*. It can easily become a blight in Dover by having property owners unable to maintain their building quality with proper maintenance; thereby enticing renters who are not pleasant to live near and/or are constantly in violation of the law. Increasing the local density because of contractor interest in making money most likely will have a negative effect on abutting homeowners, traffic density, road maintenance, and water and sewage handling costing the city unforeseen money. It will also have a negative effect on the cost of transportation due to the increase of children from that area, increasing the city's cost of education.

Zoning laws are in print so that new buyers of property can feel confident that what they see is what they get. That has become a trust between the voters of this community and the public officials who represent them.

Please vote to maintain our current zoning laws and against these TDR's that are focused on increasing local property and home density with little value but much detriment to the community and a major cost (price) to all the affected people.

566 Sixth Street: Increasing from one home that is well positioned in the neighborhood with a nice lot to 3 or 5 units destroying a pleasing appearance and pleasant feature to the abutters living on all sides is just not right. I also believe that public officials cannot misuse information as is this case, which is trading on inside knowledge obtained through public office and which violates the public trust.

1 Cold Springs Road: The contractor wants to make a year's income most easily by increasing the density by 6.5 times from two dwellings to 13 and significantly reducing any existing buffer for the purpose of stuffing the maximum number of dwellings in as possible.

77-79th Sixth Street: The contractor's intent results in a disruption of a neighborhood by adding a second two-family residence that interferes and requires two waivers for the buffer and building setback. This is horrible for a family to have any space between their house and a new house that blocks views, requires shades to be drawn on most of the time, and affects about all aspects of living there. It will have a negative affect on the structure's appearance and value.

103 Court Street: This project violates a fundamental purpose of TDR's by eliminating a required buffer zone to protect abutters and the appearance of the neighborhood. The same comment made about 1 Cold Springs Road applies here to the contractor. There is no benefit to the neighborhood or the abutters, but there is a cost to all involved.

Please, never permit this blatant disregard of voter approved zoning laws without a beneficial (historic) purpose for all in Dover, which if permitted could become a precedent in the future.

I wish you good deliberations and doing the right thing for Dover abutters and citizenry.

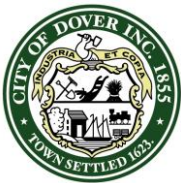
Best,



S. Edward Neister
574 Sixth Street
Dover, NH 03820

Past Chairman and founder of the Planning Board in the Town of Barnstead, NH

- <https://www.laconservancy.org/wp-content/uploads/2022/11/A-Preservationists-Guide-to-Urban-Transferable-Development-Rights-NTHP-2007.pdf>



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, November 12, 2024**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Ken Mavrogeorge, George DeBoer, Kyle Pimental, Mallory Strange (Alternate), Jeff Sanborn (Alternate)

Members Not Present (excused): Doug Glennon, Fergus Cullen (Councilor), Tom Clark, Melina Gambino

Staff Present: Donna Benton, Planning Director

Gina Cruikshank (Chair) called the meeting to order at 7 p.m. and noted that Mallory Strange will be Vice Chair and Jeff Sanborn will be sitting in for Melina Gambino.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- October 22, 2024 Regular Meeting Minutes

Motion: G. DeBoer moved to approve the regular meeting minutes of October 22, 2024 as amended.

Seconded by: M. Strange. Vote: All in favor with J. Sanborn abstaining

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of Transfer of Development Rights for True North Development, LLC, Assessor's Map 7, Lot 14, zoned R-20, located at 35 Boston Harbor Road. (Proposal is to purchase two (2) additional units through TDR for a total of three (3) non-restricted units.) *(TRAN-2024-0013)

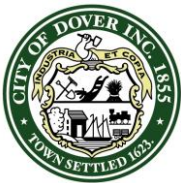
D. Benton explained that the applicant is proposing three residential units by purchasing two, unrestricted units through TDR. The proposal includes reconstruction of the existing single-family dwelling and the construction of two additional single-family dwellings.

It was determined by staff that one unit would be allowed by right on the subject property, requiring the remaining two, unrestricted units be purchased through TDR.

Per the applicant's submitted plan, the two additional single-family homes will each be 2,280 square feet and will be constructed outside of the City's Conservation District. The existing single-family home will be demolished, and in its place, the applicant proposes a 1,360 square foot single-family home that is within the Conservation District and will therefore require a Conditional Use Permit and review by the City's Conservation Commission.

Due to the project's scope, the Planning Board may seek the Technical Review Committee's review if there are concerns of drainage or other technical items. As previously noted, the applicant must submit their plan to the City's Conservation Commission and this Board for Conditional Use Permit review for the reconstruction of the existing single-family home.

Steve Haight, CivilWorks New England, represented the application and explained the request including location, utilities, driveway access, setbacks and buffers. The applicant is requesting to purchase 2 TDR units for single family homes and the existing home will be renovated at a future date.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, November 12, 2024**
Meeting Time: **7:00 pm**

He answered follow-up questions for the board members regarding the existing buildings.

Motion: G. DeBoer moved to accept the application and declared no regional impact. Seconded by: K. Mavrogeorge. Vote: U/A

Public hearing opened.

Sam Pollard, 33B Boston Harbor Rd sent in a letter to the board addressing drainage which he gave details about in person. He requests a surface drainage water plan. He also questioned whether the TDR request is in the spirit of the TDR regulations/ purpose. He doesn't believe it is. It has considerable conservation value. The existing structure is within the 50' buffer and questioned how the proposal is acceptable at that location. He questioned some notes on the plan relating to the allowance of a duplex on the primary site and how many units are additionally allowed.

He noted a mistake on the plan at 41 Boston Harbor Rd that there is a garage, when in fact it is a living unit which is occupied as a rental. He asked if there are plans proposed for the existing garage on the applicant's lot. He asked about the continuous visual buffer.

D. Benton noted two emails that came in from the Pollards and summarized emails from John and Jean Marie Fritz of 33A Boston Harbor and Susan Kennett of 31 Boston Harbor.

Public hearing closed.

S. Haight addressed public comment:

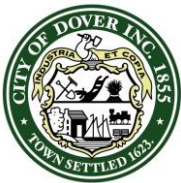
- Density/ Acreage on the lot is larger than most
- Drainage
- Garage doors will adjust to driveway side as part of renovation and remain a garage usage
- Size of proposed homes is shown on the plans with proposed footprint
- Duplexes are allowed by right. They are not creating a duplex. Keeping single-family home and creating two additional single-family homes
- No plans to change ownership or use of the easement access
- Wetland buffer- regulations state if you have an existing structure, you can't expand closer to the buffer than it is. They will have to go through the City and State processes for permits and approvals
- Nothing from back setbacks will be removed. If additional shrubbery is required they can add that
- Two proposed buildings were moved away from the water and closer to the paved road after the abutters received the plans

D. Benton asked the applicant if they will agree to an additional condition of revision of note 10E requiring future approval for additional units. The applicant agreed.

S. Haight addressed board questions relating to:

- Square foot requirements for lots
- TDR unit calculations
 - D. Benton further clarified if the applicant uses the duplex calculation to get TDR, duplexes have to be built. This applicant wants to have single-family homes, not duplexes, so they are purchasing 2 TDR units, not just 1.

The board discussed drainage and whether TRC review is necessary for this project, though not required by application.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, November 12, 2024**
Meeting Time: **7:00 pm**

STAFF RECOMMENDATION - TDR

§170-27.2 provides for additional density to be purchased through Transfer of Development Rights. This application meets the ordinance.

Section 170.27.2.G(8) states:

“Regardless of the method utilized, any other provision in this Chapter to the contrary, the density or intensity of development of a receiving parcel may be increased by the TRANSFER OF DEVELOPMENT RIGHTS so long as the increase in density or intensity meets the following criteria and a narrative is submitted indicating how those criteria are met:

- (a) Is consistent with the Master Plan*
- (b) Is compatible with the land uses on neighboring LOTs (eg a multifamily building fits in with in a single family neighborhood). The applicant shall provide in their narrative an explanation of their neighborhood analysis.*
- (c) Is created on property served by public water and sanitary sewer.*
- (d) Any relief sought should not be caused by the additional density.”*

Staff notes the appreciation for adherence to all buffer, setback, and lot coverage requirements in addition to the modest increase in density and lot coverage considering the subject parcel has the largest developable area along the entirety of Boston Harbor Road.

Staff has reviewed the proposal and supplied a TDR memo to the applicant.

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to find the criteria of the TDR ordinance has been met with the following subsequent conditions:

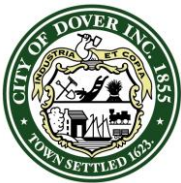
Subsequent Conditions to be Met Prior to Granting TDR:

1. Acknowledge the need for a Conditional Use Permit for the reconstruction of the single-family home within the Conservation District;
2. Payment of TDR fees;
3. Add note to plan: “This site plan uses the Transfer of Development Rights ordinance which allows for relief to the setbacks, lot area, frontage, density and intensity of the development. The Board granted TDR relief to purchase two (2) unrestricted units for a total of three (3) units within the existing lot of record. The single-family homes may not be converted to a duplex without further review and approval by the Planning Board;”
4. Add note indicating which units will be purchased as unrestricted units through the TDR ordinance.
5. Revise note 10E to include no additional units may be created without review and approval by the Planning Department and/or Planning Board, whichever is applicable.
6. Add landscaping to screen the lot line of 13-C

Motion: K. Pimental moved to approve the Transfer of Development Rights request with subsequent conditions set by staff as it meets criteria. Seconded by: G. DeBoer. Vote: U/A

- B. Consideration and acceptance of a TDR Site Review for Brian Slovenski, Assessor’s Map L, Lot 111, zoned R-20, located at 306 Dover Point Road. (Proposal is to construct two (2) two-family dwellings and a single-family dwelling.) *(SITE-2024-0008)

D. Benton explained the applicant is proposing to demolish two existing structures on the subject property and construct five residential units. The units will consist of two, two-family dwellings and one, single-family



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, November 12, 2024**
Meeting Time: **7:00 pm**

dwelling. The project also proposes a shared accessway for the units, walkways, grading and drainage, and public utilities improvements. The proposed development will utilize the existing shared driveway with the abutting parcel along the southerly property line.

The base density for the parcel was determined to be one unit and the additional four units were previously granted by Planning Board through Transfer of Development Rights (TDR) on January 23, 2024.

While a portion of the parcel is within the Conservation District, the proposed construction falls outside of it, therefore, a Conditional Use Permit and Conservation Commission review is not required.

The Technical Review Committee reviewed the application at their August 1, 2024 and October 3, 2024 meetings.

Steve Haight, CivilWorks New England, represented the application and explained the request noting the TDR was approved in January and they've been working on the design process with TRC. DOT has provided the driveway permit. The applicant has a fully engineered site design with utilities, grading, drainage, and a landscape plan. All concerns from TRC and staff have been addressed. Stormwater will be managed on site. The proposal is for two new duplexes and a new single-family house.

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

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION- Site Plan:

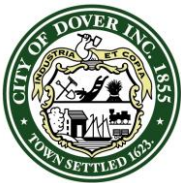
Chapter 153-13 outlines Site development plan requirements. This plan meets those standards outlined. Therefore, the Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the Site Plan with the following subsequent conditions:

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

1. Revise plan (and CAD) and resubmit for final Planning Board signature with the following:
 - 1.1. Add Owner's signatures;
 - 1.2. PE, LLS, CWS stamps and signatures;
 - 1.3. Include "no Saturday hours" to note on construction hours;
 - 1.4. Revise to include the selected private road name and appropriate addressing, as approved by the Building Official;
 - 1.5. Include note to say: "Owner acknowledges, agrees, and covenants that the City of Dover is not responsible or liable for any damage arising out of or in relation to use of this property's driveway for emergency access".
 - 1.6. HOA documents provided to the city for review in consultation with the City's Attorney to include common space ownership and maintenance, roadway and utility ownership and maintenance, landscaping maintenance and reserve amount calculation.
 - 1.7. Payment of TDR fees and any other conditions outlined in the TDR approval.

Subsequent Condition to Be Met Prior to Construction:

2. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, November 12, 2024**
Meeting Time: **7:00 pm**

Subsequent Condition to Be Met Prior to Building Permit:

3. Payment of Water and Sewer Investment Fees if applicable at time or request of service;

Subsequent Conditions to Be Met Prior to Occupancy:

4. Issuance of Certificate of Occupancy;
5. Surety or other form of security acceptable to the City is provided for any unfinished work;
6. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

Motion: K. Pimental moved to approve the Site Plan with subsequent conditions set by staff as it meets criteria. Seconded by: G. DeBoer. Vote: U/A

5. STAFF COMMENTS

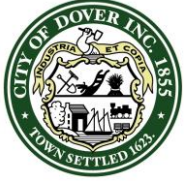
- Reminder that this is the only meeting in November.
- Reminder again about the NH Land Use Law Conference: Join your colleagues from around the state at the NHMA 2024 Land Use Law Conference from 9am to 3:15pm on Saturday, November 16th at Southern NH University, in Manchester NH.
- D. Benton shared that the Board will be reviewing and considering for adoption the updated Conservation and Open Space Chapter of the Master Plan at the December 10th meeting.
- TRCs since last meeting:
 - (Nov. 7th) Review of site plan for Dover Housing Authority at 3 Green St. Proposal is to construct 22 parking spaces at the rear of the building where there are four parking spaces currently.
- Upcoming TRCs:
 - (Nov. 14th) Review of site plan and TDR request for 1 Cold Springs Rd. Proposal is to construct eight single-family homes, a four-unit residential building, and maintain an existing single-family home for a total of 13 units. The project includes a TDR request to purchase the four multi-family units with HUD-restricted rental rates and the eight, 1,400 s.f. single family homes and a request for relief from TDR setbacks.
 - (Nov. 14th) Review of site plan and TDR request for 103 Court St. (*Third TRC meeting related to this project.*) Proposal is to convert the existing home into a two-family dwelling, construct a second two-family dwelling and construct five single-family homes for a total of nine dwelling units.

6. MEMBER COMMENTS

- K. Pimental
 - Waterfront update- making great progress
- Chair signed the following:
 - Re-signed the Minor Subdivision plan for 48 Old Rochester Road following the correction of a mislabeled property ID.

7. ADJOURNMENT

Motion: G. DeBoer moved to adjourn at 7:41pm. Seconded by K. Mavrogeorge. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2024-0017

Application Type: Site Plan
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 73 Locust St. (Assessor's Map 9, Lot 57)
Meeting Date: December 10, 2024

INTENT: Proposal is for a $\pm 3,539$ square foot expansion to the Dover Public Library that includes accessibility improvements and a new elevator, stairway, and restrooms. *RSA 674:54 applies.*

AGENDA ITEM #: 4-A

FILE: SITE-2023-0017

APPLICANT/OWNER: City of Dover

LOCATION: 73 Locust St. (Assessor's Map 9, Lot 57)

UNITS PROPOSED: N/A

ACREAGE: ± 3.4 acres

ZONING DISTRICT: CBD-M

EXISTING USE: Public Library

PROPOSED USE: Public Library

SURROUNDING USE: Public Library,
Government, Residential

PERMITS: None.

WAIVERS REQUESTED:

§153-13.A (12) Landscape plan
§153-13.A (16) Neighborhood plan
§153-14.E Outdoor lighting plan

APPLICATION IS COMPLETE?: Yes

REGIONAL IMPACT?: No

NOTICES SENT: Notices sent by certified mail to all abutters for a previous meeting

ZBA ACTION: None.

CONSERVATION COMMISSION: N/A

TRC: Reviewed by TRC on 12/5/24.

ATTACHMENTS: Application materials including site plan.

Summary of Request and Background

The City of Dover, as the applicant, is proposing a $\pm 3,539$ square foot expansion to the south side of the Dover Public Library that includes accessibility improvements and a new elevator, stairway, and restrooms. A new entry vestibule from the parking lot will be constructed as part of this expansion and a new meeting room will be constructed on the top floor. These alterations and additions have been identified as needed improvements to better serve patrons at the library. Three waivers have also been requested as part of this proposal.

The Technical Review Committee reviewed the application at their December 5, 2024 meeting. (*minutes attached*)

Summary of Waiver Requests:

The applicant is seeking three (3) waivers as part of this proposal. They include the following:

1. §153-13.A (12) Landscape plan
2. §153-13.A (16) Neighborhood plan
3. §153-14.E Outdoor lighting plan

The applicant notes that the proposed expansion is not expected to alter the outdoor lighting or cohesion with the neighborhood. The applicant also notes that any landscaping that is affected within the construction area will be moved to a different location on site.

Consistency with Land Use Regulations – Site Plan

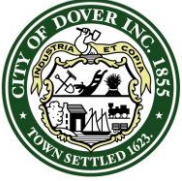
RSA 674:54 provides for Planning Board review of governmental land uses with nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations.

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

Consistency with Land Use Regulations –Waivers/Relief

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

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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2024-0017

Application Type: Site Plan
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 73 Locust St. (Assessor's Map 9, Lot 57)
Meeting Date: December 10, 2024

STAFF RECOMMENDATION - Waivers/Relief:

Planning Staff believes the applicant's rationale for the waivers meets criterion (2) and waiving such standards and requirements will properly carry out the spirit and intent of the regulations.

The Planning Department recommends that the Planning Board accept the application as complete, note it is not of regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote to grant the waiver with the following subsequent non-binding condition:

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

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:
 - §153-13.A (12) Landscape plan
 - §153-13.A (16) Neighborhood plan
 - §153-14.E Outdoor lighting plan

STAFF RECOMMENDATION- Site Plan:

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the Site Plan with the following subsequent non-binding conditions:

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

1. Add owner's signatures;
2. Add professional stamps and signature;
3. Submit final plans (including CAD) with owner's signature and all professional stamps and signatures;
4. Add note to display total number of parking spaces that will be removed;
5. Provide amended plans and response to Technical Review Committee comments.

Subsequent Conditions to Be Met Prior to Construction:

7. A site construction sign with the contact information for the general contractor be displayed in a location approved by the City Engineer or Planning Director;

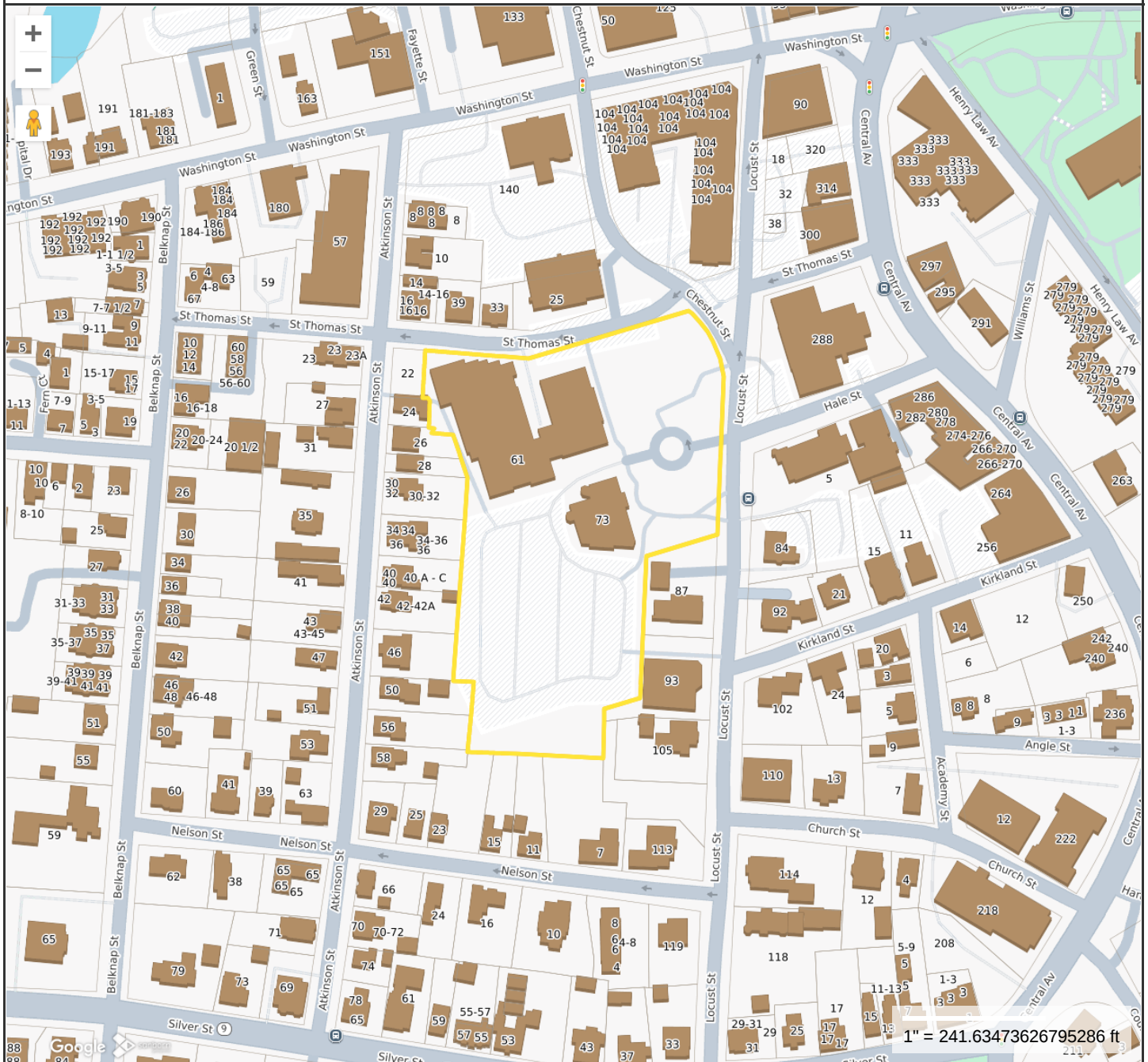
Subsequent Conditions to Be Met Prior to Building Permit:

8. Payment of Water and Sewer Investment Fees if applicable at time of request of service;

Subsequent Conditions to Be Met Prior to Occupancy:

9. Issuance of Certificate of Occupancy;
10. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

SITE-2024-0017 73 LOCUST STREET

**Property Information**

Location 61 73 LOCUST ST
Owner CITY OF DOVER
Land Use
Zoning Code CBD-M
Property Id 09057-000000

**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.



PLAN SNAPSHOT REPORT SITE-2024-0017 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major
Work Class: Alteration / Addition
Status: Submitted
Valuation: \$0.00

Project:
District: None
Square Feet: 0.00
Assigned To: Glidden, Jean

App Date: 11/19/2024
Exp Date: 01/23/2025
Completed: NOT COMPLETED
Approval Expire Date:

Description: 3,539 sf addition to south side of the building that will include a new elevator, stairway and restrooms on each floor.

Parcel: 09057-000000	Main	Address: 61 Locust St Dover, 03820	Main	Zone: RM-U(Residential - Urban Density)
-----------------------------	------	--	------	--

Applicant
City of Dover
Eric Sanderson
288 Central Ave.
Dover, NH 03820
Business: (603) 516-6042
Mobile: (603) 534-0367

Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	3539	Total6	0
Total7	0	Total8	0	Total9	0
Street Classification Type	Municipal	Net Change in # Parking Spaces (+/-)		Water Service	Municipal
Sewer Service	Municipal	Total Acres (GIS)	3.4	Deed Book	
Total SQFT	148104	Deed Page		Deed Date	0
Proposed Property Use	Public Library	Area of Parcel to be Developed (SQFT)	3539	Number of Parking Spaces Existing	108
Number of Parking Spaces Proposed	108	Type of Building to be Built	Addition to building	Estimated Construction Value	1.00
Refuse Removal	Public	TotalImpactFeeSDTOD	0.00	TotalImpactFeeTHTOD	0.00
TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00
TotalImpactFeeADUTO	0.00	TotalImpactFeeAONRT	0.00	TotalImpactFeeAR55TC	0.00
D		OD		D	
TotalImpactFeeAR62TC	0.00	Sub Total Residential	0.00	TotalImpactFeeRIRCTC	0.00
D				D	
TotalImpactFeeOCSTO	0.00	TotalImpactFeeITWCTC	0.00	TotalImpactFeeNHALTC	0.00
D		D		D	
TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOT	0.00	Sub Total	0.00
		OD		Non-Residential	
Total of Impact Fees to be Assessed					

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Planning General Application Fee	\$200.00	\$0.00
	Planning Non-Residential – Addition	\$353.90	\$0.00
Total for Invoice NOT INVOICED		\$553.90	\$0.00
Grand Total for Plan		\$553.90	\$0.00

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

PLAN SNAPSHOT REPORT (SITE-2024-0017)

Technical Review Committee Meeting v.1	Hold Meeting
Planning Board v.1	
Planning Board Agenda v.1	Task
Invoice for Notices v.1	Task
Send Notices v.1	Task
Planner Creates Staff Recommendations v.1	Plan Activity
Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Plan Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit

Narrative:

The Dover Public Library was built in 1905 using grant funds from the Andrew Carnegie Foundation to fund the construction. The original building served the community well, as the population grew and library programming evolved, the need for more space became apparent., in 1988 an addition was completed to add more space for the collection along with programming. Along with the addition, it was decided that the building needed to be more accessible, so an elevator was added to improve access to all three floors.

As time has passed, the evolution of the library has changed, and the current layout no longer serves patrons well Children's programming has increased, putting a strain on the children's area in the basement. Restrooms are limited to the basement level, making it difficult for some patrons to access the facilities. Additionally, the restrooms must be locked at all times due to proximity and misuse. The library's small meeting rooms have become popular for small meetings and tutoring. Currently, the library has two small meeting rooms that are frequently booked.

We are proposing a 3,539-square-foot addition to the south side of the building that will include a new elevator, stairway, and restrooms on each floor The new addition will extend to the edge of the existing parking lot. On the westerly side of the addition, a new entry vestibule will be constructed. All patrons will enter a common foyer where they can access the elevator, climb the stairs, or enter the children's room directly. Children's programs will be isolated to the ground floor, adult and teen collections will be housed on the main floor, and the top floor will house the existing meeting rooms along with the added room in the addition, which connects to the elevator and stairway.

Waivers:

Neighborhood Plan:

We are requesting a waiver for code 153-13A(16), which requires a neighborhood plan to be submitted with our application. The building will continue to function as a library, and the proposed addition will not impact the neighborhood.

Landscape Plan:

We are requesting a waiver for code 153-13(A12), which requires a landscaping plan to be submitted with our application. The area affected by the addition is currently a garden space. Any trees removed during construction will be replaced on-site.

Outdoor Lighting:

We are requesting a waiver for code 153-14(E), which requires an outdoor lighting plan to be submitted with our application. Currently, outdoor lighting is limited to the building itself. New lights will be added to the façade of the addition to illuminate the walkway.

SITE-2024-0017

73 LOCUST ST

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State
01003-000000	57 ST THOMAS ST	NORTHERN NEW ENGLAND TELEPHONE OPERATION	C/O FAIRPOINT COMMUNICATIONS INC TAX DEP	770 ELM ST	MANCHESTER	NH
01011-000000	14 16 ATKINSON ST	4-6 EVERETT STREET LLC		43 NELSON ST	DOVER	NH
01012-000000	39 41 ST THOMAS ST	CHELROSS LLC		500 OCEAN AVE UNIT 602	REVERE	MA
01013-000000	33 35 ST THOMAS ST	ARSENAULT MARK B& MELISSA A TRUSTEES	ARSENAULT FAMILY REVOCABLE TRUST	19 WHITEHORSE DRIVE	RYE	NH
01014-000000	25 ST THOMAS ST	STATE OF NH DEPT OF ADMIN SERVICES		25 CAPITOL ST	CONCORD	NH
01020-000000	140 WASHINGTON ST	MARKER 44 HOLDINGS LLC		130 CENTRAL AVE	DOVER	NH
01022-000000	6 8 ATKINSON ST	6-8 ATKINSON STREET LLC		100 POST RD	GREENLAND	NH
01023-000000	10 12 ATKINSON ST	1012 ATKINSON LLC		30 OSPREY LANE	YORK	ME
02001-000000	288 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH
02004-000000	104 WASHINGTON ST	104 WASH STREET LLC		126 JOHN ST STE 10	LOWELL	MA
02011-000000	300 CENTRAL AV	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	194 DOVER POINT RD	DOVER	NH
02016-000000	32 LOCUST ST	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH
02017-000000	38 LOCUST ST	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	192 DOVER POINT RD	DOVER	NH
09010-000000	51 ATKINSON ST	GOTTLLOB BRIAN	MAYER KAREN	51 ATKINSON ST	DOVER	NH
09011-000000	47 ATKINSON ST	STRONK JUSTIN &	STUTZ ALICIA	19 LAMPREY LN	LEE	NH
09012-000000	43 45 ATKINSON ST	43 45 ATKINSON ST CONDOMINIUM	C/O WHEELER ABIGAIL AND MILLS MATTHEW	605 NEW COUNTY RD	DAYTON	ME
09012-000001	43 ATKINSON ST	PICKERING TROY A		43 ATKINSON ST	DOVER	NH
09012-000002	45 ATKINSON ST	PARKS TIMOTHY B		45 ATKINSON ST	DOVER	NH
09013-000000	41 A-C ATKINSON ST	SMITH MARTIN F III		PO BOX 1144	DOVER	NH
09014-000000	35 ATKINSON ST	HINDLE THOMAS R		PO BOX 373	DOVER	NH
09015-000000	31 ATKINSON ST	GORDON ROBERT S &	LETELLIER KATHLEEN A	31 ATKINSON ST	DOVER	NH
09016-000000	27 29 ATKINSON ST	GOVONI TODD & JENNIFER TRUSTEES	GOVONI TODD AND JENNIFER FAMILY REV LIV	14 DIGBY LANE	DOVER	NH
09017-000000	23 ATKINSON ST	23 ATKINSON ST LLC		PO BOX 301	DOVER	NH
09053-000000	113 LOCUST ST	LINCOLN BUILDING LLC		273 LOCUST ST SUITE 207	DOVER	NH
09053-A00000	LOCUST ST	LINCOLN BUILDING LLC		PO BOX 1140	WOLFEBORO	NH
09054-000000	105 LOCUST ST	THREE POINT LLC		60 BOXWOOD LN	DOVER	NH
09055-000000	93 LOCUST ST	GREEK ORTHODOX CHURCH		93 LOCUST ST	DOVER	NH
09056-000000	87 89 LOCUST ST	LOW FAMILY REVOCABLE TRUST	LOW JODY BILLINGS & KIMBERLY ANNE TRUSTE	87 LOCUST STREET	DOVER	NH
09059-000000	22 ATKINSON ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH
09060-000000	24 ATKINSON ST	ARNDT GAIL D		104A CHARLES ST	ROCHESTER	NH
09061-000000	26 ATKINSON ST	MOSS JAMES B	MOSS ODILE B	PO BOX 1061	DOVER	NH
09061-A00000	28 ATKINSON ST	CLARK BRIDGET MARJORIE DENESHA &	BEACHARD SAMUEL EVAN	28 ATKINSON ST	DOVER	NH
09062-000000	30 32 ATKINSON ST	LLOYD WALSH LLC		435 F F W HARTFORD DR	PORTSMOUTH	NH
09063-000000	34 36 ATKINSON ST	HAWKINS MATTHEW A & ASHLEY TRUSTEES	THE HAWKINS FAMILY REVOCABLE TRUST	4 ROSS RD	ROLLINSFORD	NH
09064-000000	40 ATKINSON ST	KILTY KAYLA A		40 ATKINSON ST APT B	DOVER	NH
09065-000000	42 42A ATKINSON ST	COX MATTHEW B &	COX FINOLA H	33 FISHER ST	DOVER	NH
09066-000000	46 48 ATKINSON ST	RANEY RALPH K & ANGELINA L TRUSTEES	RANEY RALPH K & ANGELINA L REV TRUST	46 ATKINSON STREET	DOVER	NH
09067-000000	50 ATKINSON ST	MEYER ANNETTE V		50 ATKINSON ST	DOVER	NH
09068-000000	56 ATKINSON ST	WILHOUSKY PETER		56 ATKINSON ST	DOVER	NH
09069-000000	58 ATKINSON ST	MARTINEZ TERI LYNN		58 ATKINSON ST	DOVER	NH
09070-000000	29 31 NELSON ST	CANNON SCOTT M & PAULINE J CO-TRUSTEES	CANNON FAMILY REVOCABLE TRUST	298 A DOVER POINT RD	DOVER	NH
09071-000000	25 NELSON ST	DUNNINGTON KENNETH M		25 NELSON ST	DOVER	NH
09072-000000	23 NELSON ST	HENNINGER MICHAEL &	HENNINGER HEIDI	23 NELSON ST	DOVER	NH
09073-000000	15 NELSON ST	KELLEY ROBERT J JR &	KELLEY SAMANTHA	15 NELSON ST	DOVER	NH
09074-000000	11 NELSON ST	COTE JOSHUA J &	COTE KYLE V	11 NELSON ST	DOVER	NH
09075-000000	7 NELSON ST	7 NELSON STREET LLC		7 NELSON ST	DOVER	NH
09089-000000	110 LOCUST ST	ROMAN CATHOLIC BISHOP		153 ASH ST	MANCHESTER	NH
09097-000000	102 LOCUST ST	102 LOCUST STREET LLC		171 MIDDLE ST	PORTSMOUTH	NH
09107-000000	92 90 LOCUST ST	FLOROS PETER N TRUSTEE	THE PNF TRUST OF 2013	282 MIDDLE STREET	PORTSMOUTH	NH
09108-000000	21 KIRKLAND ST	WADE KIMBERLY L		21 KIRKLAND ST	DOVER	NH
09116-000000	5 HALE ST	ST THOMAS EPISCOPAL CHURCH	C/O PARISH ADMINISTRATOR	5 HALE ST	DOVER	NH
09117-000000	84 86 LOCUST ST	84 86 LOCUST STREET LLC		61 AIRPORT DR #4	ROCHESTER	NH
09057-000000	61 73 LOCUST ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0017

Application Type: Site Review
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 73 Locust St. (Assessor's Map 9, Lot 57)
Date: December 5, 2024

INTENT: Proposal is for a $\pm 3,539$ square foot expansion to the Dover Public Library that includes accessibility improvements and a new elevator, stairway, and restrooms. *RSA 674:54 applies*

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 3

ACREAGE: ± 3.4 acres

ZONING DISTRICT: CBD-M

EXISTING USE: Public Library

PROPOSED USE: Public Library

SURROUNDING USE: Public Library,
Government, Residential

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED:

§153-13.A (12) Landscape plan
§153-13.A (16) Neighborhood plan
§153-14.E Outdoor lighting plan

ATTENDANCE:

Erin Bassegio, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering
Craig Chabot, Fire Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Donna Benton, Planning Director

PLAN REVIEW:

Planning:

- Thank you for providing waiver requests, will there be any security lighting used? Will lighting for new entryway and walkway be comparable to current lighting?
- Will number of parking spaces be affected?
- Please clarify building materials proposed.
- Water and sewer investment fees will be assessed if applicable.

Engineering:

- Sheet 3 – EX-1:
 - Show the water service and provide confirmation that the water service is sufficiently sized for the existing building and expansion.
- Sheet 4- Demolition Plan:
 - There appears to be mature trees in the landscape areas that are not shown but will need to be removed.
 - Confirm if construction fencing around work limits is needed.
 - Note how traffic and public parking will be handled during construction.
- Sheet 5 – Site Layout, Grading, Drainage, and Utility Plan:
 - Confirm if the sign located by the new proposed ADA space need to be removed or relocated.
 - Confirm 2% cross slope in all directions for ADA parking space.
 - Request to have entrance paved after completion of project.
 - Confirm 4" PVC sewer service is adequate for addition.
 - Confirm current electrical is adequate for addition.
 - Confirm if the entire building, including addition, will have AC.
 - Show water service and indicate size. Confirm if water service needs to be larger for sprinkler system.
 - Show spot grade elevations on new concrete sidewalk to show positive drainage.
 - Confirm if retaining wall extension is needed. If so, show elevations for retaining wall extension.
 -



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0017

Application Type: Site Review
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 73 Locust St. (Assessor's Map 9, Lot 57)
Date: December 5, 2024

- Will the new concrete sidewalk have sloped or vertical granite curb?
- Remove duplicate 'CONSTRUCT CONCRETE SIDEWALK' label.
- Label striping the new single solid yellow line between arrow markings.
- Sheet 6 – Details Sheet
 - Review Roadway Cross Section detail and Granite Curb detail; unclear where vertical curb and sloped curb is to be used.
- Sheet 7 – Details Sheet
 - Duplicate sheet; remove.

Police:

- Is there any net loss of public parking spaces?
- Is the proposed new concrete sidewalk to be used by the public? The existing door appears to be currently used only by staff.

Inspection Services:

- Discuss rear walkway elevation relative to the rear exit threshold level.

Fire Department:

- Will there be a 2" or 4" tie in for fire suppression?

Business Development:

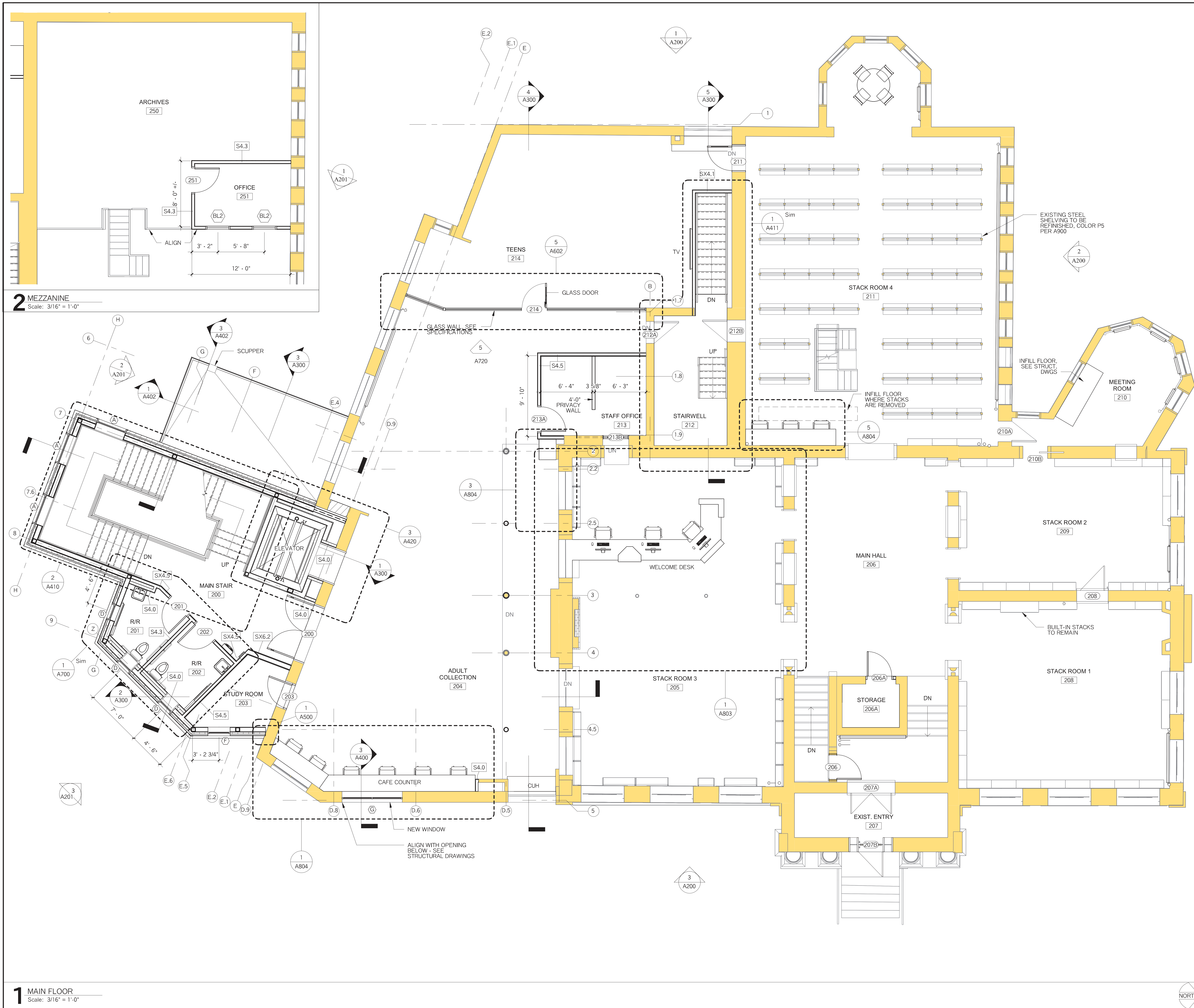
- No comments.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above and present to Planning Board on December 10.

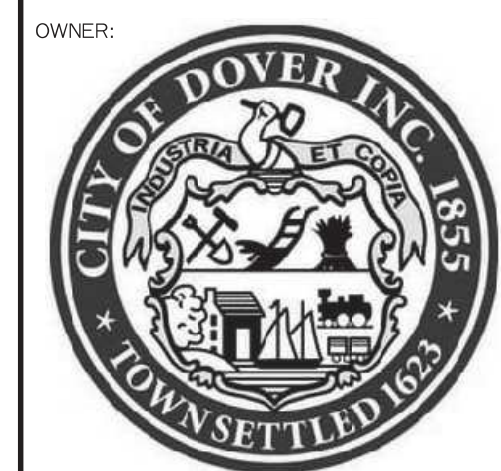
Adjournment: T. Clark moved to adjourn the meeting at 11:57 a.m.
Seconded by M. Speidel. Vote: U/A

**2** MEZZANINE
Scale: 3/16" = 1'-0"**1** MAIN FLOOR
Scale: 3/16" = 1'-0"**GENERAL PLAN NOTES:**

1. REFERENCE ELEVATION = 100'-0".
2. SEE CIVIL PLANS FOR SITE INFORMATION.
3. SEE STRUCTURAL PLANS FOR STRUCTURAL DETAILS, LINTEL SIZES & NOTES.
4. SEE MECHANICAL DRAWINGS FOR EQUIP. LOCATIONS AND DUCT SIZES.
5. SEE A002 FOR WALL TYPES.
6. ALL DIMENSIONS ARE GIVEN TO FACE OF EXISTING WALL FINISH, FACE OF STUDS, FACE OF MASONRY WALL OR MASONRY OPENING, CENTER OF STRUCT. STEEL.
7. ALL DOORS TO BE INSTALLED WITH HINGE SIDE 4" FROM NEAREST INSIDE CORNER, UNLESS OTHERWISE DIMENSIONED.
8. PROVIDE BLOCKING AS REQ. FOR TOILET ACCESSORIES, CABINETS, SHELVES, ETC.
9. PROVIDE FIRELOOKING/FIRESTOPPING AS REQ. AT PENETRATIONS IN RATED WALLS/CEILINGS, TYP.
10. PROVIDE LOW PRESSURE SPRAY FOAM INSULATION AROUND ALL DOORS, WINDOWS, ETC., WHERE NECESSARY IN EXTERIOR WALLS TO MEET AIR INFILTRATION REQUIREMENTS. SEE SPECIFICATIONS.
11. PROVIDE SEALANT AS REQUIRED AT TRIM, WINDOWS, ETC., TYP.
12. ALL PAINTS AND ADHESIVES TO BE LOW V.O.C.
13. PATCH TO MATCH EXISTING AS REQUIRED DUE TO NEW WORK.
14. ALL EXTERIOR GRADE MOUNTED MECHANICAL EQUIPMENT TO BE ON CONC. SLAB. SEE MECHANICAL, STRUCTURAL AND CIVIL DRAWINGS.
15. ALL EXTERIOR CONC. PADS SHALL PITCH AWAY FROM BUILDING 1/4" PER FT. UNLESS OTHERWISE NOTED.
16. CUT GWB FOR NEW ELEVATOR WHERE REQ. FOR NEW WORK. SEE ELEC. DWGS.
17. CONTRACTOR TO COORD. DOOR HARDWARE & LOCKS W/ OWNER.
18. PROVIDE ALUMIN. TRANSITION STRIP BETWEEN DISSIMILAR MATERIALS.
19. NOTIFY ARCHITECT IMMEDIATELY REGARDING ANY QUESTIONS/CLARIFICATIONS REGARDING NOTATIONS, DETAILS, ETC. PRIOR TO INSTALLATION.
20. PATCH PLASTER AS REQUIRED WHERE SHOWN.

PLAN LEGEND:

- MATCHLINE
- STRUCTURAL GRID LINE
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- NEW DOOR AND FRAME
- EXISTING DOOR TO REMAIN



MEP, FIRE PROTECTION ENGINEER
McFarland-Johnson, Inc.
STRUCTURAL ENGINEER
TF Moran, Inc.



DOVER PUBLIC LIBRARY

73 LOCUST ST, DOVER, NH 03820

MAIN FLOOR & MEZZANINE PLANS

PROJECT:

ISSUED: BID & CONSTRUCTION SET

JOB NO: 22002

DRAWN BY: RC

CHECKED BY: JL

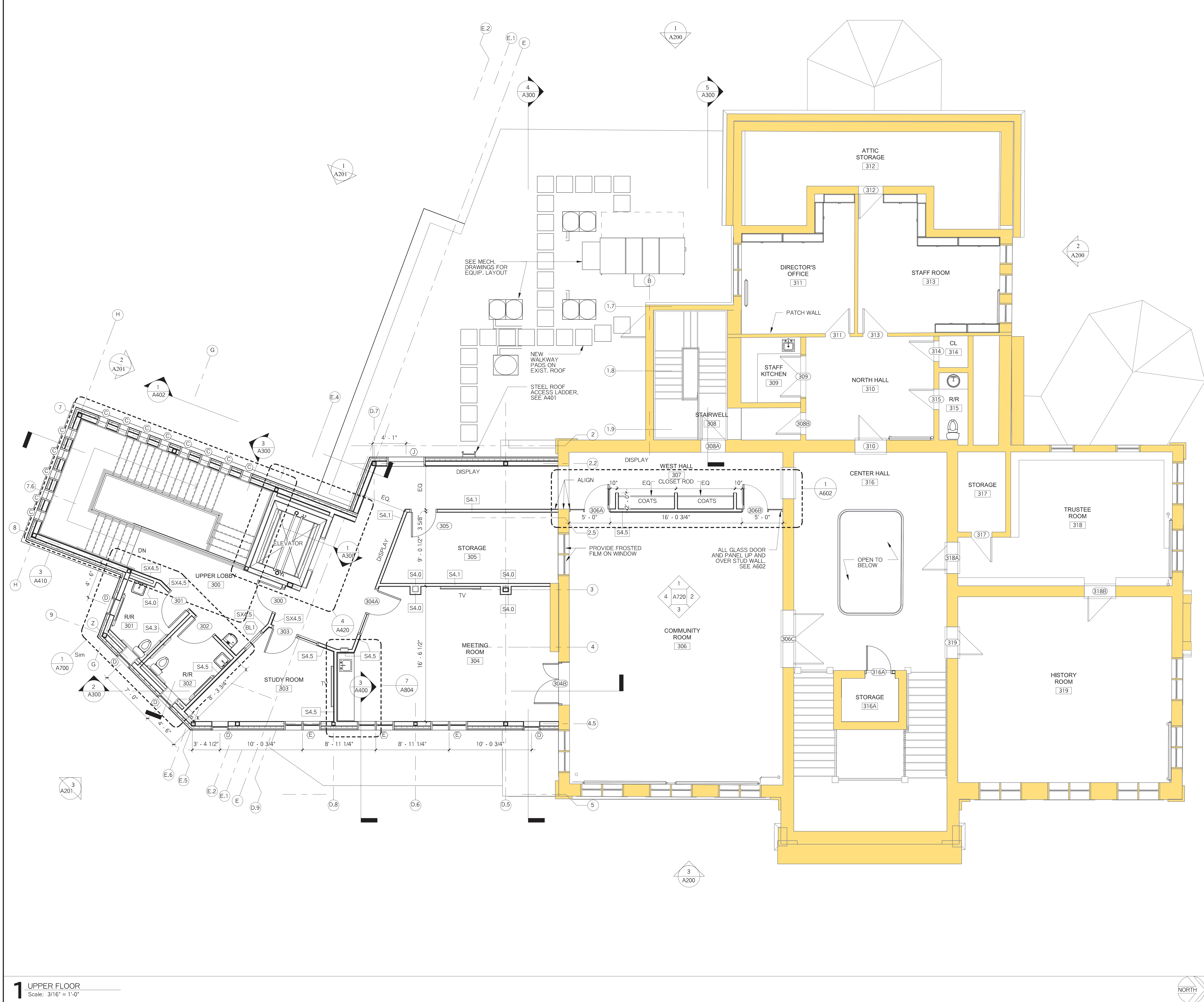
DATE: 9/20/2024

REVISION	DATE

SHEET NUMBER:

A101

© 2024 SMP ARCHITECTURE



1 UPPER FLOOR
Scale: 3/16" = 1'-0"

GENERAL PLAN NOTES:

1. REFERENCE ELEVATION = 100'-0".
2. SEE CIVIL PLANS FOR SITE INFORMATION.
3. SEE STRUCTURAL PLANS FOR STRUCTURAL DETAILS, LINTEL SIZES & NOTES.
4. SEE MECHANICAL DRAWINGS FOR EQUIP. LOCATIONS AND DUCT SIZES.
5. SEE A602 FOR WALL TYPES.
6. ALL DIMENSIONS ARE GIVEN TO FACE OF EXISTING WALL FINISH, FACE OF STUDS, FACE OF MASONRY WALL OR MASONRY OPENING, CENTER OF STRUCT. STEEL.
7. ALL DOORS TO BE INSTALLED WITH HINGE SIDE 4" FROM NEAREST INSIDE CORNER, UNLESS OTHERWISE DIMENSIONED.
8. PROVIDE BLOCKING AS REQ. FOR TOILET ACCESSORIES, CABINETS, SHELVES, ETC.
9. PROVIDE FIRELOOKING/FIRESTOPPING AS REQ. AT PENETRATIONS IN RATED WALLS/CEILINGS, TYP.
10. PROVIDE LOW PRESSURE SPRAY FOAM INSULATION AROUND ALL DOORS, WINDOWS, ETC., WHERE NECESSARY IN EXTERIOR WALLS TO MEET AIR INFILTRATION REQUIREMENTS. SEE SPECIFICATIONS.
11. PROVIDE SEALANT AS REQUIRED AT TRIM, WINDOWS, ETC., TYP.
12. ALL PAINTS AND ADHESIVES TO BE LOW V.O.C.
13. PATCH TO MATCH EXISTING AS REQUIRED DUE TO NEW WORK.
14. ALL EXTERIOR GRADE MOUNTED MECHANICAL EQUIPMENT TO BE ON CONC. SLAB. SEE MECHANICAL, STRUCTURAL AND CIVIL DRAWINGS.
15. ALL EXTERIOR CONC. PADS SHALL PITCH AWAY FROM BUILDING 1/4" PER FT. UNLESS OTHERWISE NOTED.
16. CUT GWS FOR NEW ELEVATORS WHERE REQ. FOR NEW WORK. SEE ELECT. DWGS.
17. CONTRACTOR TO COORD. DOOR HARDWARE & LOCKS W/ OWNER.
18. PROVIDE ALUMIN. TRANSITION STRIP BETWEEN DISSIMILAR MATERIALS.
19. NOTIFY ARCHITECT IMMEDIATELY REGARDING ANY QUESTIONS / CLARIFICATIONS REGARDING NOTATIONS, DETAILS, ETC. PRIOR TO INSTALLATION.
20. PATCH PLASTER AS REQUIRED WHERE SHOWN.

PLAN LEGEND:

- MATCHLINE
- STRUCTURAL GRID LINE
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- NEW DOOR AND FRAME
- EXISTING DOOR TO REMAIN

OWNER:


MEP, FIRE PROTECTION ENGINEER
STRUCTURAL ENGINEER

McFarland-Johnson, Inc.
Civil Engineer
TF Moran, Inc.
Mechanical Engineer



PROJECT:
DOVER PUBLIC LIBRARY

73 LOCUST ST, DOVER, NH 03820

DRAWING TITLE:
UPPER FLOOR PLAN

ISSUED: BID & CONSTRUCTION SET

JOB NO.: 22002

DRAWN BY: RC

CHECKED BY: JL

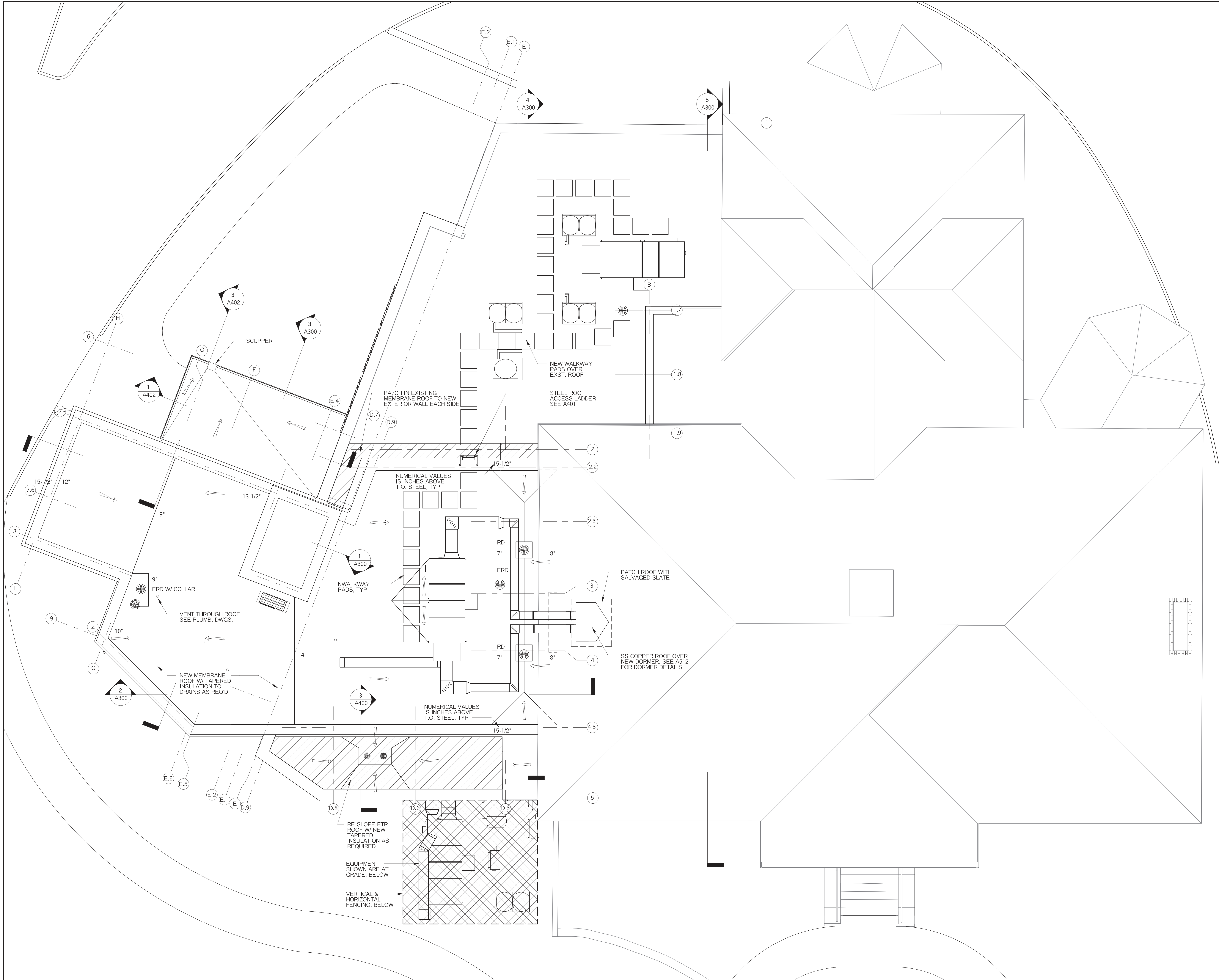
DATE: 9/20/2024

REVISION	DATE

SHEET NUMBER:
A102

© 2024 SMP ARCHITECTURE

10/11/2024 4:19:30 PM Autodesk Docs\\Dover Public Library\\Dover Public Library 2024.rvt



1 ROOF PLAN
Scale: 3/16" = 1'-0"

GENERAL PLAN NOTES:

1. PROVIDE BLACK ABS VENT PIPES FOR ALL PLUMBING VENTS. PROVIDE FLASHING KITS AS REQUIRED, TYP. FOR ALL VENTS.
2. VERIFY IN FIELD VENT LOCATIONS.
3. PROVIDE ALUM. FLASHING THROUGHOUT, COLOR TO BE SELECTED BY ARCHITECT.
4. PROVIDE ROOF ACCESSORIES AS REQ'D FOR MECHANICAL EXHAUST.
5. PROVIDE CORROSION RESISTANT WIRE CLOTH SCREENING TO PREVENT ENTRY OF BIRDS, RODENTS, SQUIRRELS, ETC. AT ALL VENT LOCATIONS.
6. PROVIDE TAPERED INSUL. CRICKETS TO BACK SIDE OF ALL ROOFTOP EQUIPMENT, AS REQ'D.

ROOF SYMBOL LEGEND:

- STRUCTURAL GRID LINE
- DIRECTION OF ROOF PITCH
- WALKWAY PAVERS
- SANITARY VENT THROUGH ROOF
SEE PLUMB. DWGS.

OWNER:



MEP, FIRE
PROTECTION
ENGINEER
McFarland-Johnson, Inc.
1000 Bridge
Dover, NH 03820
STRUCTURAL
ENGINEER
TF Moran, Inc.
1000 Bridge
Dover, NH 03820



PROJECT: DOVER PUBLIC LIBRARY

73 LOCUST ST, DOVER, NH 03820

ROOF PLAN

PROJECT:

ISSUED: BID & CONSTRUCTION SET

JOB NO: 22002

DRAWN BY: Author

CHECKED BY: Checker

DATE: 9/20/2024

REVISION	DATE

SHEET NUMBER:

A103

© 2024 SMP ARCHITECTURE



DOVER PUBLIC LIBRARY

RENOVATION/ADDITION





DOVER PUBLIC LIBRARY

RENOVATION/ADDITION





RENOVATION/ADDITION

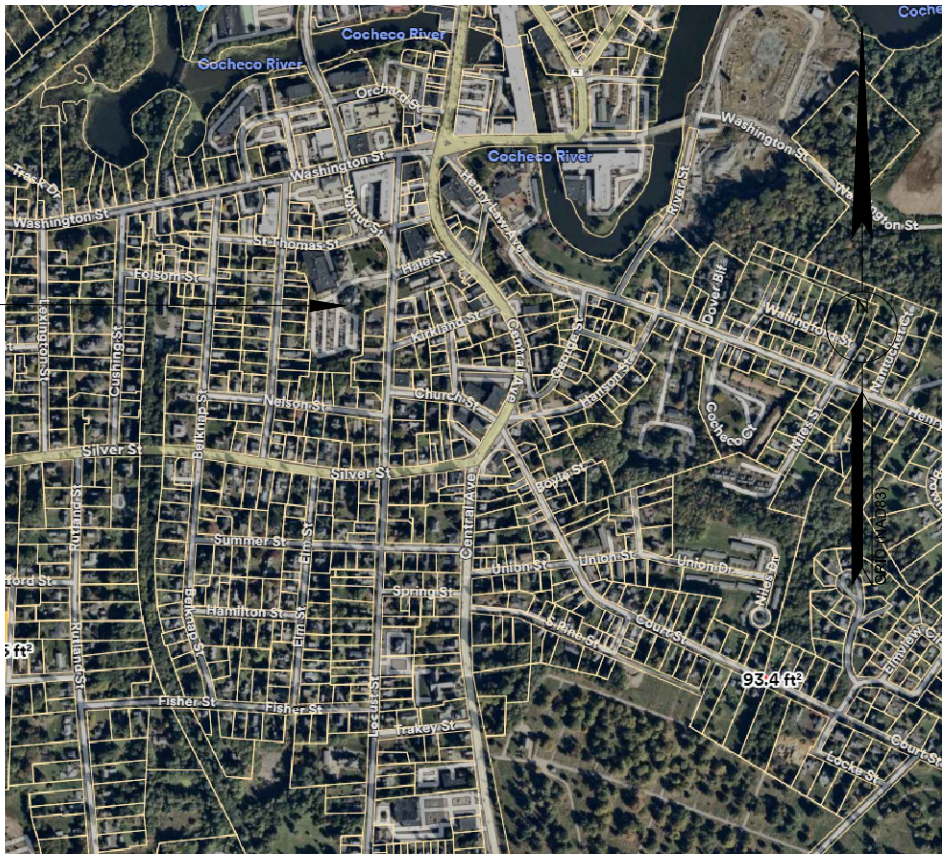


CITY OF DOVER, NH

DOVER PUBLIC LIBRARY EXPANSION

NOVEMBER 12, 2024
SITE-2024-####

PROJECT
SITE



SCALE: 1=1000'



DRAWING NAME	SHEET NO.
COVER SHEET	1 OF 7
GENERAL NOTES SHEET	2 OF 7
EXISTING CONDITIONS PLAN (EX-1)	4 OF 7
DEMOLITION PLAN	5 OF 7
SITE LAYOUT, GRADING, DRAINAGE, AND UTILITY PLAN	6 OF 7
DETAILS SHEET	7 OF 7

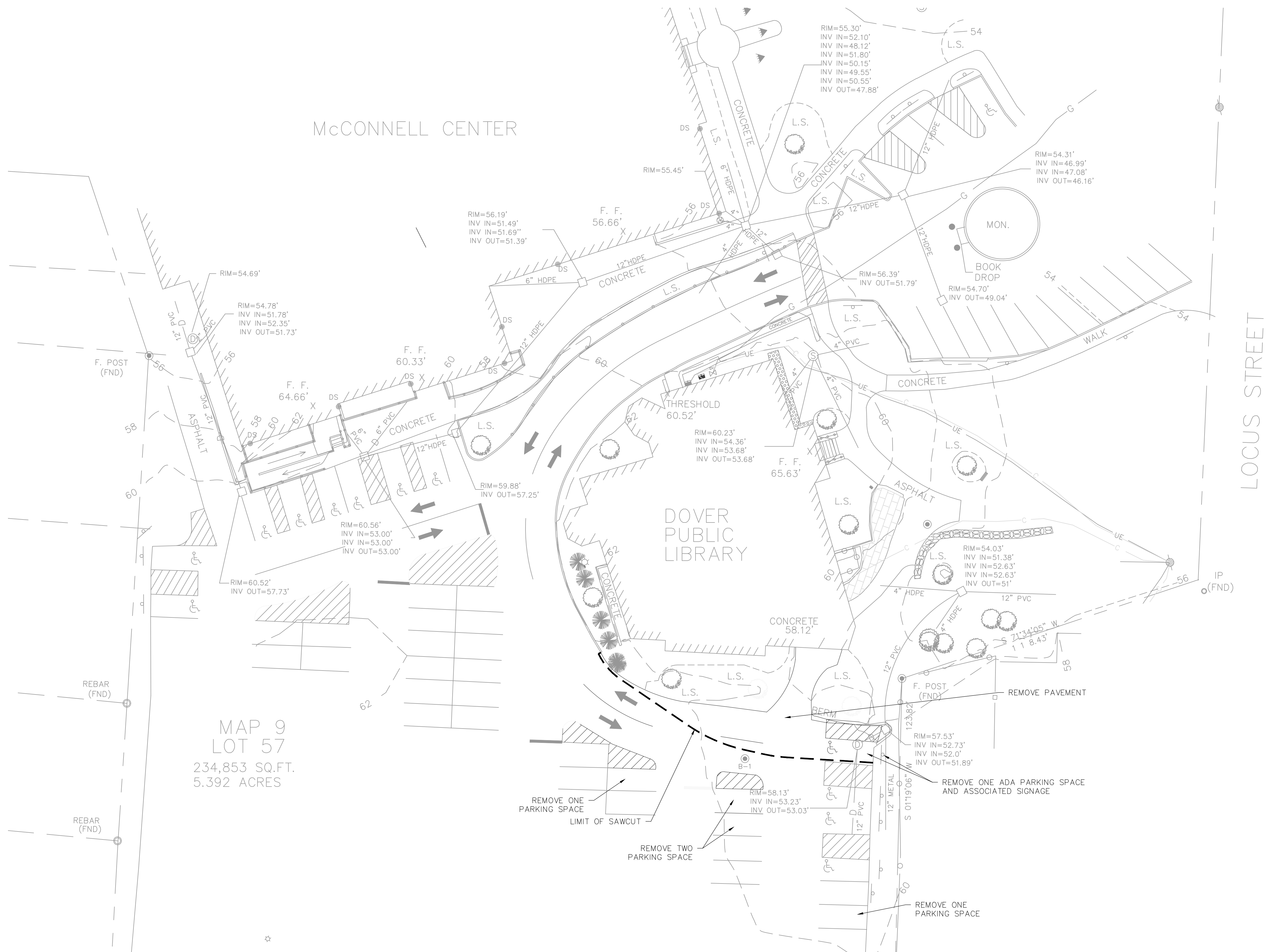
PROFESSIONAL ENGINEERING
STAMP

PLANNING BOARD CHAIR
SIGNATURE

OWNER SIGNATURE

SHEET 1 OF 7

Drawing: F2215_SITE.DWG



REVISION	DESCRIPTION	DATE
ENGINEERING DIVISION City of Dover, New Hampshire		
DEMOLITION PLAN		
Designed By: KAM		Scale: AS SHOWN
Drawn By: KAM	F2215	SHEET 4 OF 7
Checked By: ES	Date: 2024.11.12	Drawing: F2215_SITE



ENGINEERING DIVISION
City of Dover, New Hampshire

DEMOLITION PLAN

Designed By: KAM

Scale: AS SHOWN

Drawn By: KAM

F2215

SHEET 4 OF 7

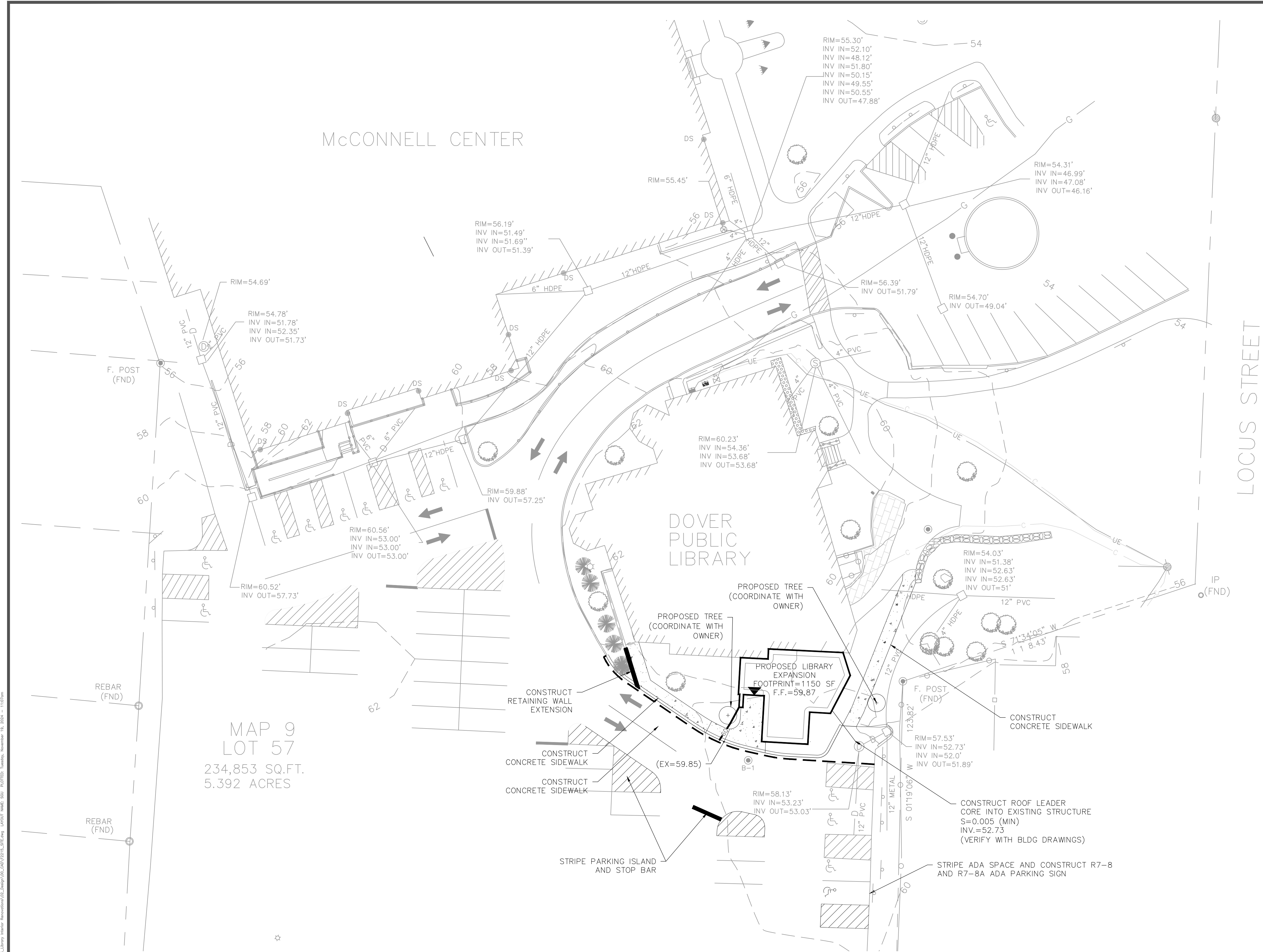
Checked By: ES

Date: 2024.11.12

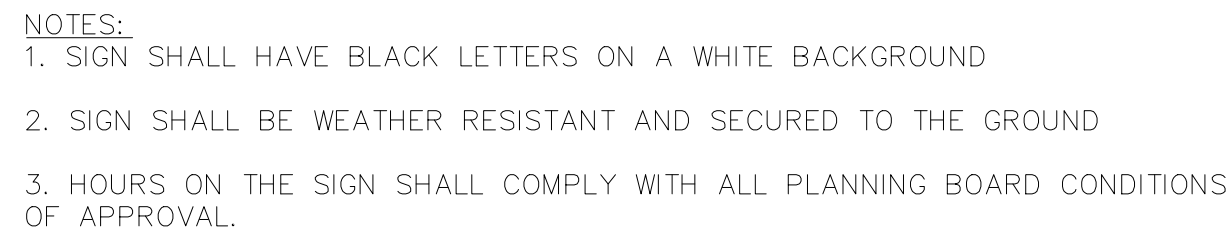
Drawing: F2215_SITE

FILE NAME: R:\Divisions\FacilitiesGrounds\Cemetery\02_Projects\F2215_Library Interior Renovations\02_Design\00_CAD\F2215_SITE.dwg LAYOUT NAME: DEMO PLOTTED: Tuesday, November 12, 2024 - 5:56pm

C:\Users\KAM\OneDrive\Documents\Projects\2024\2215\2215_Site\2215_Site.dwg
LAYOUT: KAM, 10/24/2024
REVISIONS: 10/24/2024
SCALE: 1"=20'
DATE: 10/24/2024



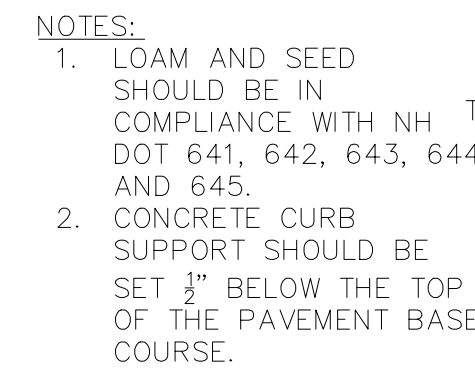
REVISION	DESCRIPTION	DATE
ENGINEERING DIVISION City of Dover, New Hampshire		
SITE LAYOUT, GRADING, DRAINAGE, AND UTILITY PLAN		
Designed By: KAM		Scale: AS SHOWN
Drawn By: KAM	F2215	SHEET 5 OF 7
Checked By: ES	Date: 2024.11.12	Drawing: F2215_SITE



NOT TO SCALE

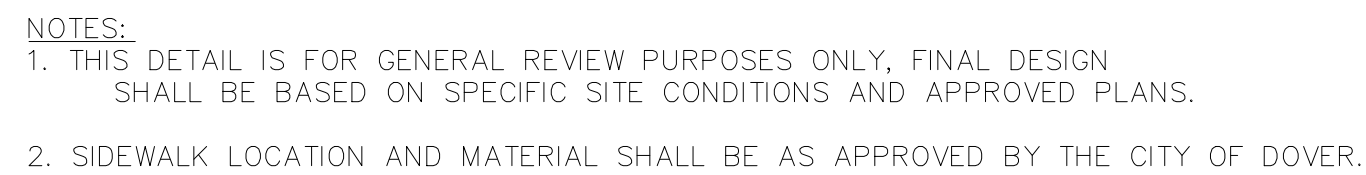


SLOPED GRANITE CURB

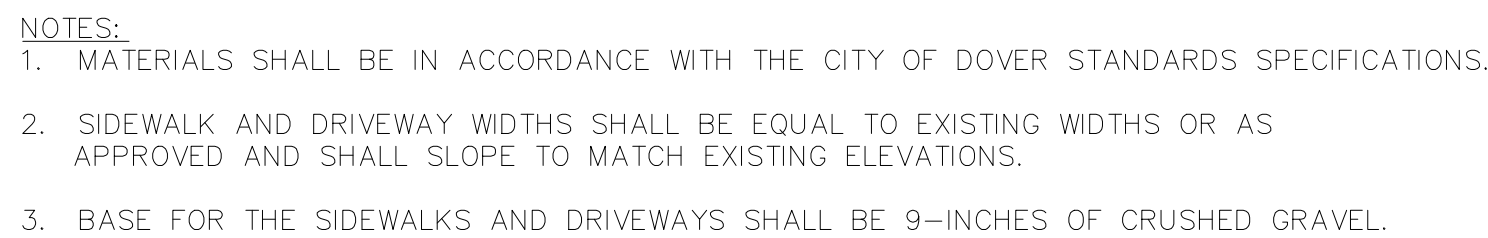


VERTICAL GRANITE CURB

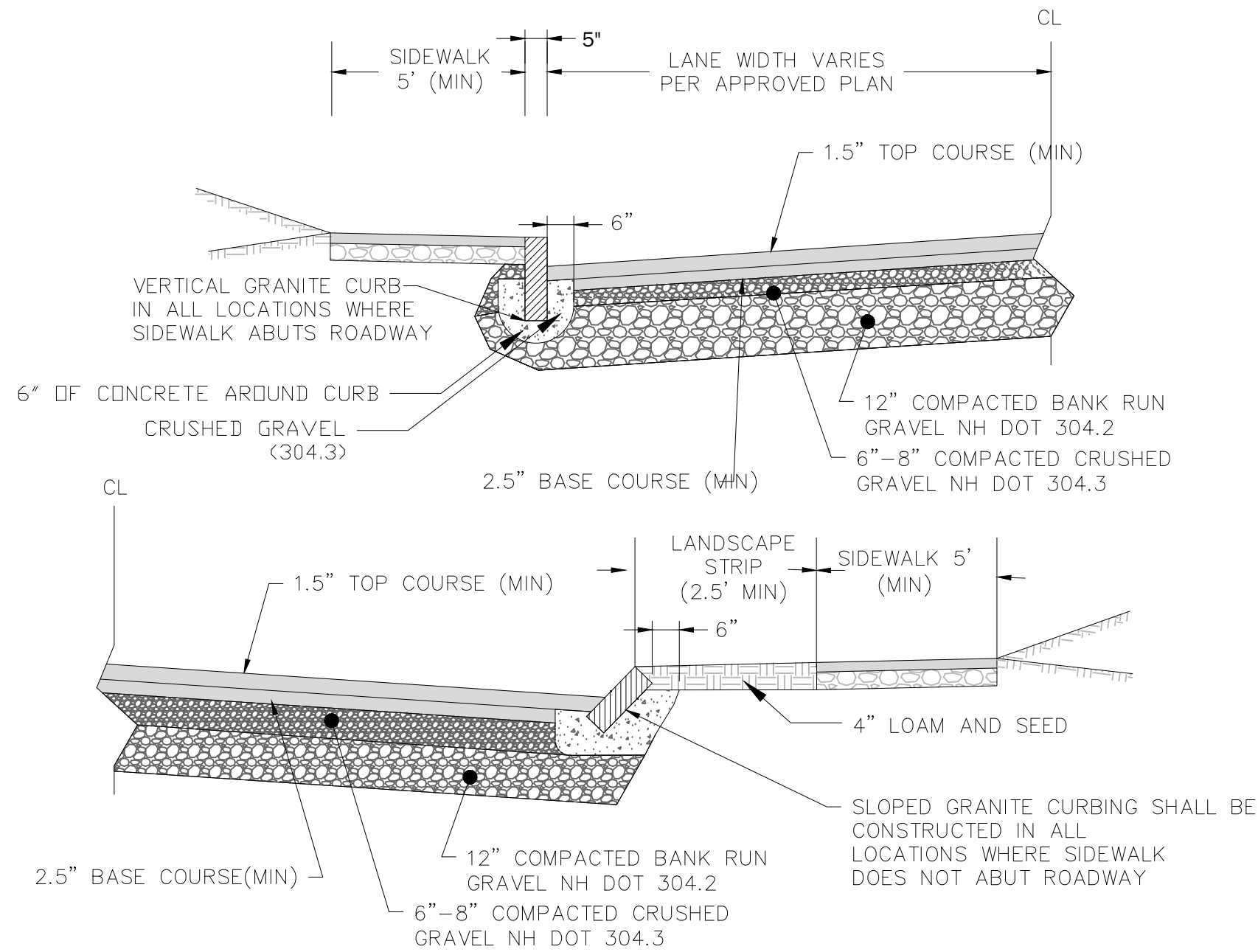
NOT TO SCALE



NOT TO SCALE



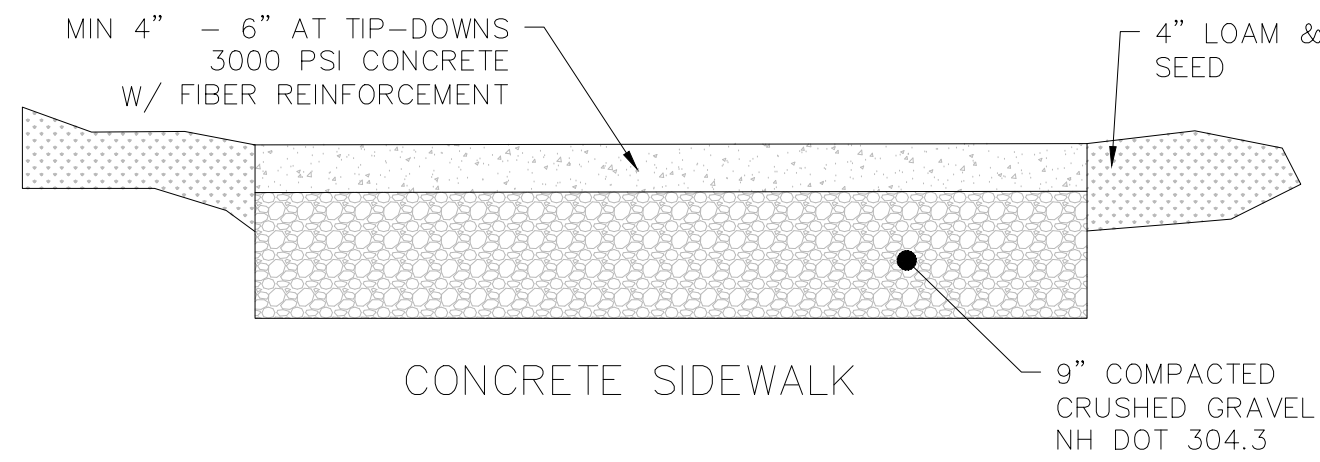
NOT TO SCALE



- NOTES:
1. THIS DETAIL IS FOR GENERAL REVIEW PURPOSES ONLY, FINAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS AND APPROVED PLANS.
 2. SIDEWALK LOCATION AND MATERIAL SHALL BE AS APPROVED BY THE CITY OF DOVER.

ROADWAY CROSS SECTION

NOT TO SCALE

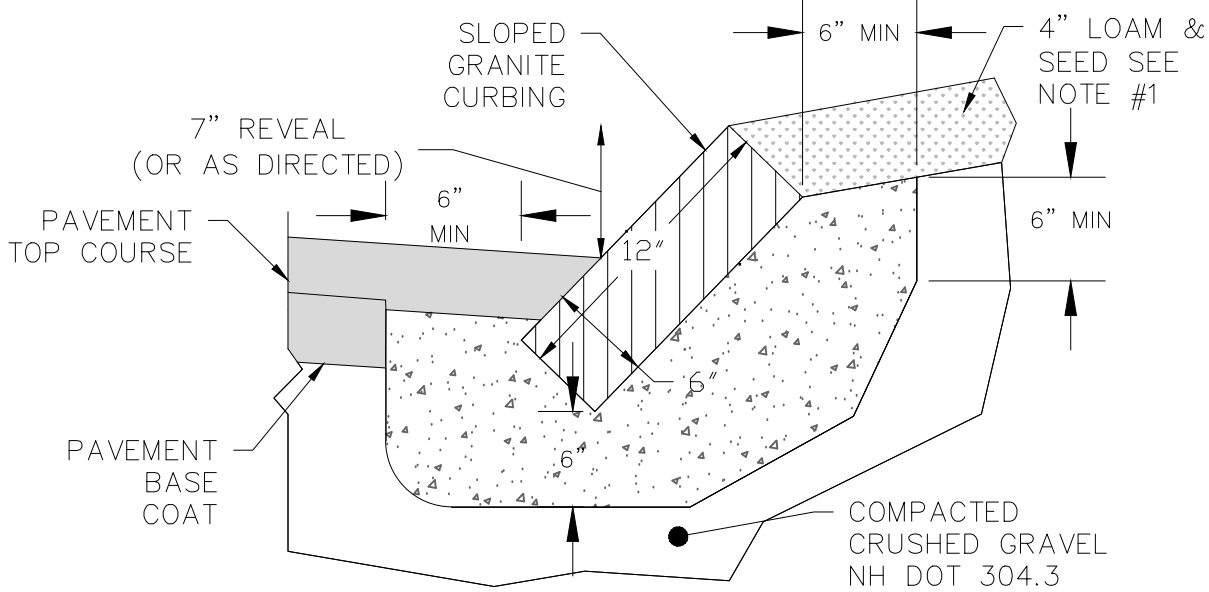


- NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
 2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
 3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.

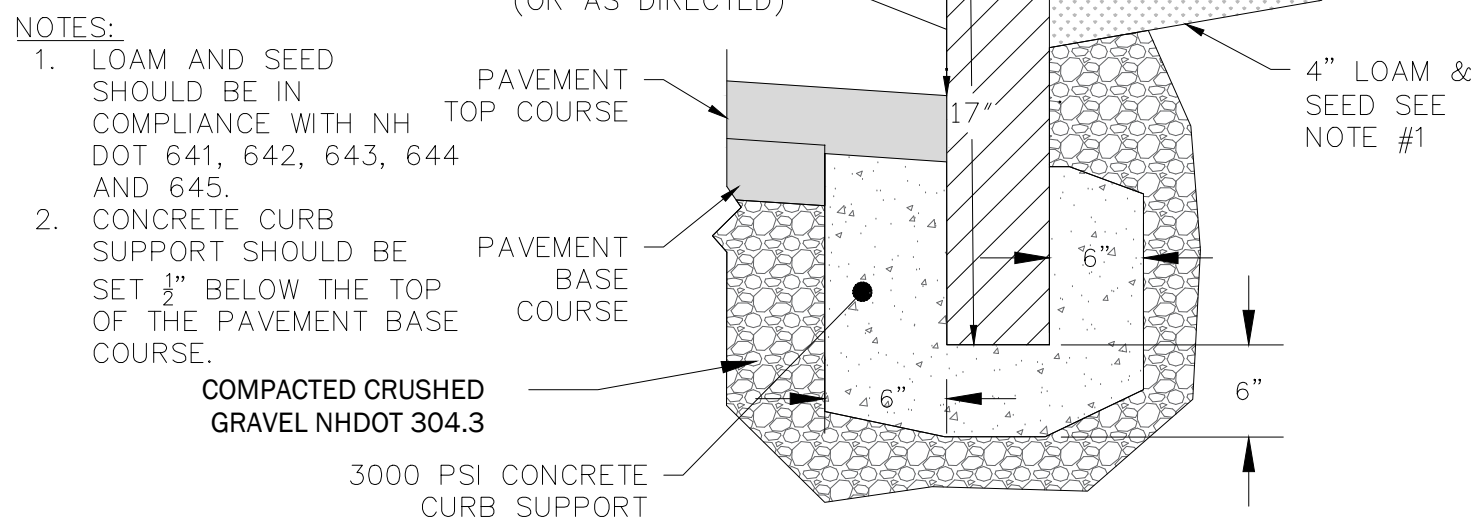
CONCRETE SIDEWALK

NOT TO SCALE

RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12'	3'
22' - 28'	4'
29' - 35'	5'
36' - 42'	6'
43' - 49'	7'
50' - 56'	8'
57' - 60'	9'
OVER 60'	10'



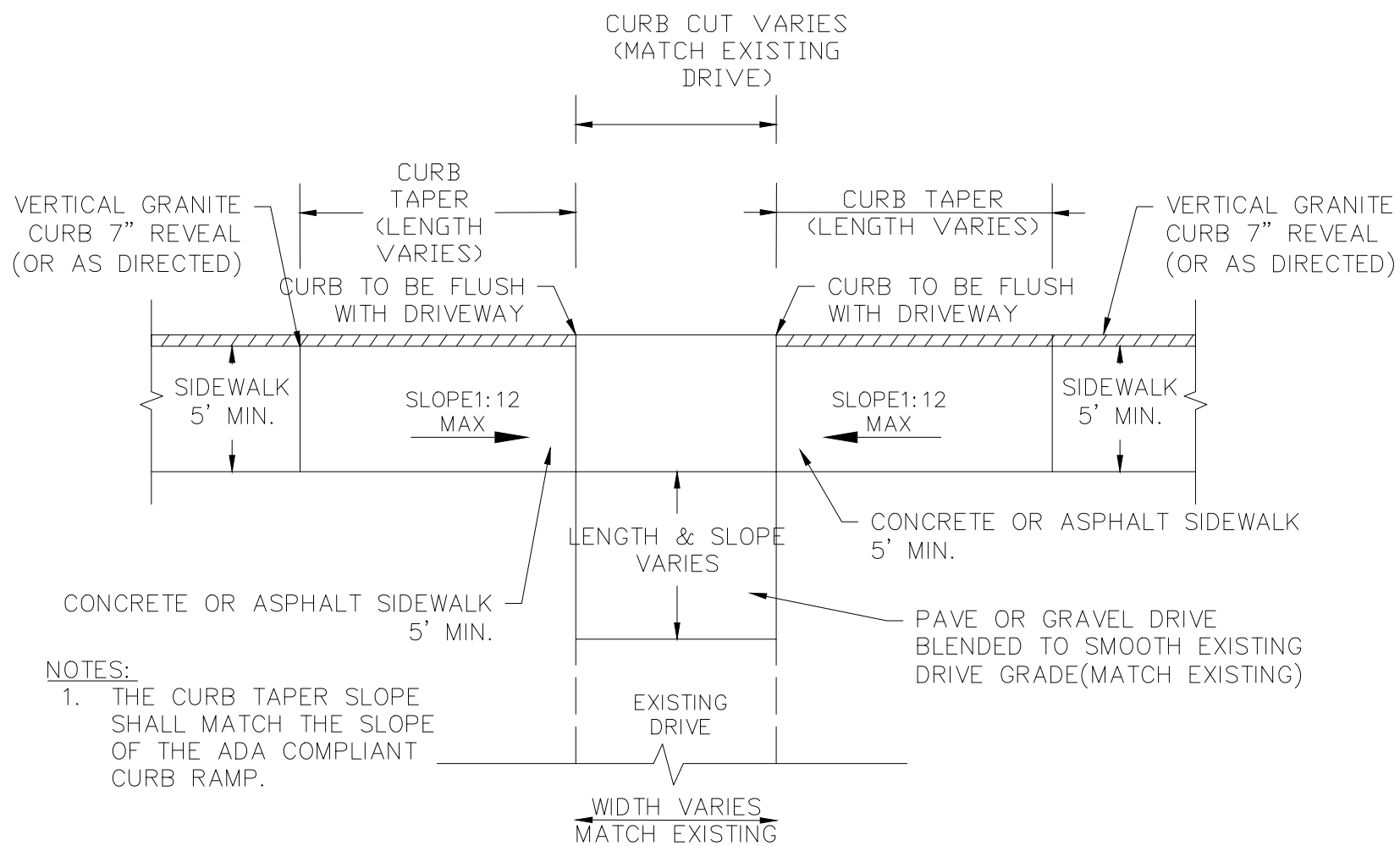
SLOPED GRANITE CURB



VERTICAL GRANITE CURB

GRANITE CURB

NOT TO SCALE

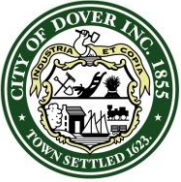


DRIVEWAY PLAN WITH SIDEWALK TIP DOWNS

TIP DOWN

NOT TO SCALE

REVISION	DESCRIPTION	DATE
ENGINEERING DIVISION City of Dover, New Hampshire		
DETAILS SHEET		
Designed By: KAM		Scale: AS SHOWN
Drawn By: KAM	Project No. F2215	SHEET 7 OF 7
Checked By: ES	Date: 2024.11.12	Drawing: F2215_SITE.DWG



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2024-0013

Application Type:	Lot Line Adjustment
Applicant(s):	Robert S. Mairs Revocable Trust, C/O Robert S. Mairs, Trustee
Owner(s):	Robert S. Mairs Revocable Trust, C/O Robert S. Mairs, Trustee
Location:	5 Cocheco St. (Map 24, Lot 141), 11 Cocheco St. (Map 24, Lot 140), and 31 Cocheco St. (Map 24, Lot 139)
Meeting Date:	Tuesday, December 10, 2024

**This item has requested to be continued to the Planning Board meeting on Tuesday, January 14, 2025.*

From: Kevin McEneaney <kevin@surveynh.com>

Sent: Wednesday, December 4, 2024 4:23 PM

To: Benton, Donna <d.benton@doover.nh.gov>

Cc: Glidden, Jean <J.Glidden@doover.nh.gov>; Cheryl Andreason <cheryl@surveynh.com>; Blonigen, Rachel <R.Blonigen@doover.nh.gov>

Subject: Mairs Lot Line Adjustment Cocheco Street LotA-2024-0013

Security Notice: External sender. Use caution with hyperlinks or attachments.

Donna

We would like to withdraw this application from the 12/10 Planning Board. We will resubmit a slightly revised plan for the January 14 meeting.

Kevin McEneaney

McEneaney Survey Associates

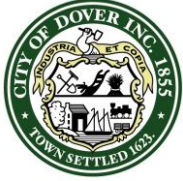
Civilworks New England

P.O. Box 1166

Dover , NH 03821

603-742-0911

603-749-0443



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2024-0014

Application Type:	Lot Line Adjustment
Applicant(s):	Paul & Alice Gasses, C/O Northam Survey, LLC
Owner(s):	Paul & Alice Gasses, C/O Northam Survey, LLC and Portsmouth Christian Academy
Location:	120 Garrison Rd. (Map J, Lot 1); and 20 Seaborne Dr. (Map J, Lot 1-C)
Meeting Date:	Tuesday, December 10, 2024

INTENT: Proposal is to revise the lot lines between abutting properties located at 120 Garrison Rd. (Map J, Lot 1) and 20 Seaborne Dr. (Map J, Lot 1-C) adding ± 11.4 ac. to 20 Seaborne Dr. from 120 Garrison Rd.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

FILE: LOTA-2024-0014

SQUARE FOOTAGE:

Existing/Proposed

120 Garrison Rd. = ± 20.81 ac./ ± 9.41 ac.
20 Seaborne Dr. = ± 60.41 ac. / 71.83 ac.

ZONING DISTRICT: R-40,
Conservation District

EXISTING USE: Residential, School

PROPOSED USE: Residential, School

SURROUNDING: Residential, Bellamy
River

ZBA ACTION: N/A

ATTACHMENTS: Application, Lot Line
Revision Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were
sent by certified mail for this meeting.

PERMITS / WAIVERS REQUIRED:
N/A

Summary of Request and Background

The applicant is submitting a proposed lot line adjustment to revise the lot lines between abutting properties located at 120 Garrison Rd. (Map J, Lot 1) and 20 Seaborne Dr. (Map J, Lot 1-C) adding ± 11.4 ac. to 20 Seaborne Dr. from 120 Garrison Rd.

Each lot's frontage and compliance with the underlying R-40 zoning regulations will remain the same.

As a Lot Line Adjustment, this application did not appear before the TRC.

The post-adjustment area of 120 Garrison Rd. would be ± 9.4 ac. and 20 Seaborne Dr. would be ± 71.83 ac. if the lot line adjustment is approved.

Consistency with Land Use Regulations

§157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - a. Planning File Number #LOTA-2024-0014
 - b. The owner's signatures
 - c. The LLS stamp and signature
 - d. Move Planning Board approval area to lower right hand corner.

LOTA-2024-0014 120 Garrison Road 20 Seaborne Drive



Property Information

Location 120 GARRISON RD
Owner GASSES PAUL & ALICE CO-TRUSTEES
Land Use
Zoning Code R-40
Property Id J0001-000000



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.



PLAN SNAPSHOT REPORT LOTA-2024-0014 FOR CITY OF DOVER, N.H.

Plan Type: Lot Adjustment **Project:** **App Date:** 11/12/2024
Work Class: Lot Line Adjustment **District:** None **Exp Date:** 01/16/2025
Status: Fees Paid **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Description: Transfer 496,266 s.f. from J-1 to J-1-C **Expire Date:**

Parcel: J0001-C00000	Address: 120 Garrison Rd Dover, 03820	Zone: RM-SU(Residential - Suburban Density)
J0001-000000 Main	20 Seaborne Dr Dover, 03820	R-40(Residential - Rural)

Surveyor Applicant
Northam Survey LLC Northam Survey LLC
239 LONG HILL RD 239 LONG HILL RD
DOVER, 03820 DOVER, 03820
Business: (603) 953-3164 Business: (603) 953-3164
Mobile: (603) 819-1092 Mobile: (603) 819-1092

Plan Custom Fields

Number of Parcels Involved	2	Parcel Map/Lot	J-1-0-0	Parcel Zoning	R-40
Existing Parcel Size (Ac)	20.81	Address of First Property	120 Garrison Road	Existing Parcel Size (sqft)	906484
Owner Name	Gasses Farm Revocable Trust of 2009	Deed Book	3747	Deed Page	926
Owner Address	116 Garrison Road Dover, NH 03820	Deed Date	20090612	Address of Second Property	20 Seaborne Drive
Parcel 2 Map/Lot	J/1-C	Second Property Owner Name	Portsmouth Christian Academy	Second Property Owner Address	20 Seaborne Drive

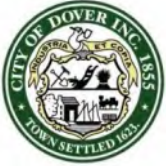
Attachment File Name	Added On	Added By	Attachment Group	Notes
2024.12.10_PlanningBoard.Agenda.pdf	11/26/2024 15:32	Blonigen, Rachel		PB Agenda
2. Abutter List.pdf	11/27/2024 13:18	Blonigen, Rachel		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010045	Planning Lot Line Adjustment Application Fee	\$200.00	\$200.00
	Planning Lot Line Adjustment Fee	\$200.00	\$200.00
	Total for Invoice INV-00010045	\$400.00	\$400.00
INV-00010114	Planning Public Notice in Newspaper	\$120.00	\$120.00
	Planning Certified Mailing to Abutters	\$130.00	\$130.00
	Planning Creation / Printing of Abutter Labels	\$30.00	\$30.00
	Planning First Class Mailing	\$25.00	\$25.00
	Total for Invoice INV-00010114	\$305.00	\$305.00
Grand Total for Plan		\$705.00	\$705.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		11/18/2024 13:01	11/18/2024 13:01
Confirm application complete v.1	Generic Action		11/18/2024 13:01
Planning Board v.1		11/26/2024 15:33	
Planning Board Agenda v.1	Task	11/26/2024 15:33	11/26/2024 15:34
Invoice for Notices v.1	Task	11/26/2024 15:33	11/26/2024 15:34
Send Notices v.1	Task	11/26/2024 15:34	11/26/2024 15:34
Planner Creates Staff Recommendations v.1	Plan Activity		

PLAN SNAPSHOT REPORT (LOTA-2024-0014)

Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Plan Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Land Use Plan Final Review v.1	Receive Submittal
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan 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
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT INFORMATION

Name of Applicant: Eric Salovitch - Northam Survey LLC Telephone # 603-953-3164

Address of Applicant: 750 Central Ave, Suite N, Dover NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): Paul & Alice Gasses Telephone # _____

Address of 1st Property Owner: 116 Garrison Road, Dover NH

Address of Property: 120 Garrison Road, Dover NH

Assessor's Map # J Lot(s) # 1

Property Deed: Book 3747 Page: 926

Zoning District(s) R-40 Overlay District(s) CD

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Portsmouth Christian Academy Telephone # 603-742-3617

Address of 2nd Property Owner: 20 Seaborne Drive, Dover NH

Address of Property: 20 Seaborne Drive, Dover NH

Assessor's Map # J Lot(s) # 1-C

Property Deed: Book 2077 Page: 595

Zoning District(s) R-40 Overlay District(s) CD

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (if different from applicant): _____ Telephone # _____

Address of 3rd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

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

Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Northam Survey LLCAddress 750 Central Ave, Suite N Dover NH Telephone #: 603-953-3164Professional License #: NH 1052 E-mail address: eric@northamsurvey.com

CONSERVATION EASEMENT HOLDER (s)

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: N/AName of 2nd Easement Holder: _____ Telephone # _____Address 2nd Easement Holder: _____

SIGNATURES

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

Signature of First Property Owner: SEE LETTER OF AUTHORIZATION Date: _____

Signature of Second Property Owner: _____ Date: _____

Signature of Applicant (if different from owner): Eric Salovitch Date: 11/5/24Signature of Agent: Eric Salovitch Date: 11/5/24

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: See Letter of Authorization Date: _____



City of Dover, New Hampshire

LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

APPLICANT: Eric Salovitch - Northam Survey LLC File Number: _____

PROPERTY LOCATION: 120 Garrison Rd, Dover NH Tax Map: J Lot: 1 and Lot: 1-C

	Where/How Provided	Reviewed
1. Completed and signed Application form	✓	
2. Plan Review Fees are provided	✓	
3. Electronic copy of the surveyed plat layout	✓	
4. Electronic copy of supplementary materials and application	✓	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	✓	
Location map at appropriate scale	✓	
Planning File #	Unknown	
Date, north arrow and scale	✓	
Names of all abutting property owners	✓	
Name and address of owners	✓	
Signature & stamp of NH licensed land surveyor	✓	
Zoning District boundaries, including any special or overlay districts	✓	
Location of Conservation District areas	✓	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	N/A	
Location and widths of existing & proposed easements & right of ways	✓	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	✓	
Existing and proposed lot areas in square feet	✓	
Existing and proposed buildings and structure locations	✓	
Minimum building setbacks or build to lines on all lots	✓	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	✓	
Location, material and size of existing and proposed permanent monuments	✓	
All applicable Dover Common Subdivision notes	✓	

REVIEWED BY: _____ DATE _____

CITY OF DOVER PLANNING DEPARTMENT
Created June 4, 2019

APPLICANT: _____ FILE NUMBER: _____

List of Common Lot Line Adjustment Plan Notes

The following list of commonly required notes is intended to be used as a guide to applicants and should not be construed as a comprehensive note requirement list for all projects. A preapplication conference with the Planning Department is suggested to help determine the actual notes that may be required.

1. The intent of this plan is to *(describe the purpose of the plan)*.
2. Owners of Record are: Name
Street address
Municipality, State, Zip Code

Authorized Signature
3. The parcels are shown as Lot Nos. _____, and _____ on Map ____ of the City of Dover Tax Assessor's Maps.
4. The subject parcels contains ____ acres or _____ sq. ft. area of land. *(existing and proposed)*
5. Title reference for the project parcels are the Strafford County Registry of Deeds, Book No. ____, Page No. ____ and Book No. ____, Page No. ____
6. Reference Plans: *(List all reference plans and their SCRD #)*
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note.
8. Zoning dimensional and density requirements are as follows:

Required:

Provided:

- a. Zoning district _____ sub-district _____
- b. Minimum lot size: _____ acres (sq. ft.)
- c. Minimum lot frontage: _____ ft.
- d. Minimum yard setbacks/build-to-lines:
Front _____ ft.
Side _____ ft.
Rear _____ ft.
Abut-a-street _____ ft.
- e. Maximum/minimum lot coverage _____ %
- f. Minimum/maximum bldg. height _____ ft./stories

These properties falls within the following zoning overlay districts: *(List districts)*

- 9. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the subject parcels, including the case number and date of decision and any conditions.
- 10. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from _____ Plan, prepared by (surveyor))*.
- 11. Subject parcels are *(are not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
- 12. The subject parcels are served by municipal water and sewer *(or are served by on-site well and septic system)*.
- 13. Basis of bearing is the City of Dover GIS system stations _____ and _____ which were used to determine location, orientation and vertical datum.

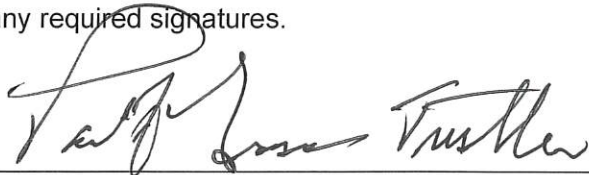
REMARKS:



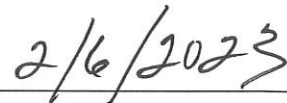
Letter of Authorization

I, Paul and Alice Gasses, of 116 Garrison Road, Dover, NH, hereby authorize Northam Survey LLC, 686 Central Ave Suite 100, Dover, NH, to act on my behalf concerning property owned by Gasses Farm Revocable Trust located on 116 Garrison Road, Dover, NH, known as Tax Map J, Lot 1.

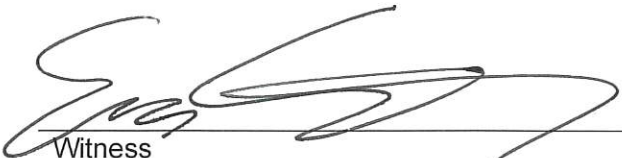
I hereby appoint Northam Survey LLC as my agent to act on my behalf in the review process, to include any required signatures.



Client Name



Date



Witness



Date





Letter of Authorization

I, Michael Runey, Head of School at Portsmouth Christian Academy, 20 Seaborne Drive, Dover NH, hereby authorize Northam Survey LLC, 686 Central Ave Suite 100, Dover, NH, to act on my behalf concerning property owned by Portsmouth Christian Academy, located on 20 Seaborne Drive, Dover NH, known as Tax Map J, Lot 1-C.

I hereby appoint Northam Survey LLC as my agent to act on my behalf in the review process, to include any required signatures.

Michael Runey
Michael Runey (Jul 28, 2022 16:31 EDT)

Jul 28, 2022

Client Name

Date

Witness

Date



LOTA-2024-0014

20 SEABORNE DRIVE & 120 GARRISON ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0001-N00000	GARRISON RD	BELLAMY WOODS CONDOS		17 COMMERCE DR STE 3	BEDFORD	NH	03110-6981
I0001-N00061	61 BELLAMY WOODS	PESCE MARGARET TRUSTEE	PESCE MARGARET REVOCABLE TRUST	168 WENTWORTH RD	NEW CASTLE	NH	03854
I0001-N00062	62 BELLAMY WOODS	MCATAVEY NANCY B TRUSTEE	MCATAVEY NANCY B 1986 TRUST	26 PROSPECT ST	DOVER	NH	03820
I0001-N00063	63 BELLAMY WOODS	ARTER JONATHAN C	ARTER JARED	63 BELLAMY WOODS	DOVER	NH	03820
I0001-N00064	64 BELLAMY WOODS	LIMOGES DEBORAH M		64 BELLAMY WOODS	DOVER	NH	03820
I0001-N00065	65 BELLAMY WOODS	MICHAUD CYNTHIA		65 BELLAMY WOODS	DOVER	NH	03820
I0001-N00081	81 BELLAMY WOODS	OLIVER MARILESA C TRUSTEE	OLIVER MARILESA C REVOCABLE TRUST	81 BELLAMY WOODS	DOVER	NH	03820
I0001-N00082	82 BELLAMY WOODS	ELISCU STEVEN R		82 BELLAMY WOODS	DOVER	NH	03820
I0001-N00083	83 BELLAMY WOODS	GODDU JOSHUA S &	GODDU EMILY C	55 BEAR PATH LANE	HUDSON	NH	03051
I0001-N00084	84 BELLAMY WOODS	DEMEULE JOSHUA RYAN &	DOUCET DANA GRACE	84 BELLAMY WOODS	DOVER	NH	03820
I0001-N00091	91 BELLAMY WOODS	BERNARD SENECA ADAM		91 BELLAMY WOODS	DOVER	NH	03820
I0001-N00092	92 BELLAMY WOODS	ANZMANN LAWRENCE & MARY TRUSTEES	ANZMANN FAMILY TRUST	92 BELLAMY WOODS	DOVER	NH	03820-9381
I0001-N00093	93 BELLAMY WOODS	KAY DIANE M		93 BELLAMY WOODS	DOVER	NH	03820
I0001-N00094	94 BELLAMY WOODS	COLE ROBERT T &	COLE ROBERT F	94 BELLAMY WOODS	DOVER	NH	03820
I0001-N00095	95 BELLAMY WOODS	POLYCHRONOPOULOS ZOE C		95 BELLAMY WOODS	DOVER	NH	03820
I0001-N00096	96 BELLAMY WOODS	BERRY SHANTELLE L		96 BELLAMY WOODS	DOVER	NH	03820
I0001-N00101	101 BELLAMY WOODS	LUCIUS SHERMAN R JR		101 BELLAMY WOODS	DOVER	NH	03820
I0001-N00102	102 BELLAMY WOODS	RIEDER EMILY ROSE		102 BELLAMY WOODS	DOVER	NH	03820
I0001-N00103	103 BELLAMY WOODS	DUVALL REBECCA E		103 BELLAMY WOODS	DOVER	NH	03820
I0001-N00104	104 BELLAMY WOODS	FORTUNE JAY S TRUSTEE	FORTUNE JAY S REVOCABLE TRUST 2018	32 ORANGE ST	FARMINGTON	NH	03835
I0001-N00111	111 BELLAMY WOODS	TELLES AMANDA		PO BOX 177	DOVER	NH	03821
I0001-N00112	112 BELLAMY WOODS	GAGNE TYLER		112 BELLAMY WOODS	DOVER	NH	03820
I0001-N00113	113 BELLAMY WOODS	O STEEN SAM GORDON		113 BELLAMY WOODS	DOVER	NH	03820
I0001-N00114	114 BELLAMY WOODS	KAUFFMAN HELEN KAYE		114 BELLAMY WOODS	DOVER	NH	03820
I0001-N00115	115 BELLAMY WOODS	BAILEY MICHAEL		115 BELLAMY WOODS	DOVER	NH	03820
J0001-B00000	122 GARRISON RD	GASSES PAUL & ALICE CO-TRUSTEES	GASSES FARM REVOCABLE TRUST OF 2009	116 GARRISON RD	DOVER	NH	03820
J0001-D00000	116 GARRISON RD	GASSES PAUL & LORRIE CO-TRUSTEES	GASSES FAMILY REVOCABLE TRUST OF 2008	116 GARRISON ROAD A	DOVER	NH	03820
J0001-E00000	114 GARRISON RD	COLBATH AIMEE C TRUSTEE	MARCIA J GASSES REV LIV TRUST	114 GARRISON RD	DOVER	NH	03820-4589
J0002-000000	146 GARRISON RD	STATE OF NH FISH & GAME		11 HAZEN DR	CONCORD	NH	03301
J0002-001000	150 GARRISON RD	SGI REALTY LLC		150 GARRISON RD	DOVER	NH	03820
J0002-003000	142 GARRISON RD	MONE STEPHEN C &	MONE JENNIFER D	142 GARRISON RD	DOVER	NH	03820-4589
J0002-004000	136 GARRISON RD	AVERILL DEBORAH L		136 GARRISON RD	DOVER	NH	03820
J0002-005000	130 GARRISON RD	BAIRSTOW JAMES A & MEGAN E TRUSTEES	BAIRSTOW JAMES AND MEGAN REVOCABLE LIVIN	130 GARRISON RD	DOVER	NH	03820
J0002-006000	3 SEABORNE DR	RUNEY MICHAEL D &	RUNEY CHRISTIANA C	3 SEABORNE DR	DOVER	NH	03820
J0002-007000	5 SEABORNE DR	BURGESS ROBERT WINFIELD &	BURGESS ANGELITA CARPIO	5 SEABORNE DR	DOVER	NH	03820
J0002-008000	7 SEABORNE DR	DRISCOLL ANN E & CICHON KAY D TRUSTEES	DRISCOLL-CICHON FAMILY REVOCABLE TRUST	7 SEABORNE DR	DOVER	NH	03820
J0002-009000	9 SEABORNE DR	BLOSSER GEOFFREY S &	BLOSSER JENNIFER R	9 SEABORNE DR	DOVER	NH	03820-4551
J0002-010000	11 SEABORNE DR	HYLAND JAMES W III & SUSAN J TRUSTEES	HYLAND FAMILY REVOCABLE TRUST	11 SEABORNE DR	DOVER	NH	03820
K0035-A00000	DOVER POINT RD	STATE OF NEW HAMPSHIRE		J.D. MORTON BLDG	CONCORD	NH	03301
M0015-000000	10 FINCH LN	LEAVER SHERRY L &	LEAVER ROBIN ALAN	10 FINCH LN	DOVER	NH	03820
M0015-A00000	14 FINCH LN	KENNEY RYLAND P		14 FINCH LN	DOVER	NH	03820-4707
M0017-000000	21 SPUR RD	GEORGAKILAS GEORGE	KATRALIS KOSTAS	64 SILVER ST APT A	DOVER	NH	03820
M0017-A00000	39 SPUR RD	CURTI FAMILY TRUST OF 1993	CURTI JANA E SUCCESSOR TRUSTEE	21 SPUR RD	DOVER	NH	03820
J0001-C00000	20 SEABORNE DR	PORTSMOUTH CHRISTIAN ACADEMY		20 SEABORNE DR	DOVER	NH	03820
J0001-000000	120 GARRISON RD	GASSES PAUL & ALICE CO-TRUSTEES	GASSES FARM REVOCABLE TRUST OF 2009	116 GARRISON RD	DOVER	NH	03820
		NORTHAM SURVEY LLC	ERIC SALOVITCH	750 CENTRAL AVENUE SL	DOVER	NH	03820

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand * Hundred 40 Dollars	
DATE 06/12/2009	AMOUNT ST815457 \$ *****40.00
VOID IF ALTERED	

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT WE, PAULA. GASSES, of 116 Garrison Road, Dover, County of Strafford and State of New Hampshire 03820, and ALICE GASSES (F/K/A ALICE MELLO), of 120 Garrison Road, Dover, County of Strafford and State of New Hampshire 03820, CO-TRUSTEES OF THE ARTHUR P. GASSES REVOCABLE TRUST OF APRIL 7, 1994, for consideration paid, grant all right, title and interest in the property herein below described to PAUL A. GASSES AND ALICE GASSES, AS CO-TRUSTEES OF "THE GASSES FARM REVOCABLE TRUST OF 2009" created under an Agreement dated June 5, 2009, as may be amended from time to time, with a mailing address of 116 Garrison Road, Dover, County of Strafford and State of New Hampshire 03820. Such transfer is made with QUITCLAIM COVENANTS, and the property so conveyed is more particularly described as follows:

All right, title and interest in and to a certain parcel of land, with any buildings thereon, located at 120 and 122 Garrison Road, Dover, County of Strafford and State of New Hampshire, and more particularly described in the following deeds:

122 Garrison Road, Dover, NH:

Deed dated November 19, 2002, recorded in the Strafford County Registry of Deeds at Book 2630, Page 0349.

99 JAN 29 PM 12:52

REGISTER OF DEEDS
STRAFFORD COUNTY

001741

BK2077PG0595

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION			REAL ESTATE TRANSFER TAX
xx25 THOUSAND XXX HUNDRED AND XXX DOLLARS			
MO.	DAY	Y.	
1	29	99	
355726			\$25,000.00
VOID IF ALTERED			

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Seaborne Hospital, Inc., a corporation organized and existing pursuant to the laws of the State of New Hampshire and having a principal place of business at 218 East Road, Hampstead, County of Rockingham, State of New Hampshire ("Grantor"), for consideration paid, grants to, Portsmouth Christian Academy, a nonprofit corporation organized and existing pursuant to the laws of the State of New Hampshire and having a principal place of business at 25 Granite Street, Portsmouth, County of Rockingham, State of New Hampshire, with WARRANTY COVENANTS, the following described real estate:

Parcel I

A certain tract or parcel of land with the buildings thereon, situate in Dover, County of Strafford, State of New Hampshire on the easterly side of Garrison Road, being depicted as Lot #3 on a plan entitled "Seaborne Hospital, Dover, New Hampshire, Subdivision Plan, Kimball Chase Company, Inc., Scale 1" = 100', dated 9/23/82, and revised 3/30/83" recorded in the Strafford County Registry of Deeds as Plan # 24-18 ("Plan"), and being bounded and described as follows:

Beginning at a point on the southerly sideline of a fifty (50) foot right of way, said point being a distance of four hundred (400) feet from the easterly sideline of Garrison Road on a compass direction of N 68 ° 18' 00" W; thence running along the cul de sac of said right of way along a curve to the left having a radius of sixty (60) feet, a distance of one hundred fifty (150) feet, more or less, to a point in the southerly sideline of Lot #2; thence turning and running S 68 ° 18' 00" E a distance of five hundred (500) feet, more or less, to a point thence turning and running S 77 ° 40' 00" E, a distance of six hundred seventy-six (676) feet, more or less, to a point; thence turning and running N 59 ° 05' 00" E a distance of six hundred forty-five (645) feet, more or less, to a point, at the high water line of the Bellamy River; thence easterly, southeasterly, southerly and southwesterly to a point at land now or formerly of Jensens Inc.; thence turning and running along said Jensens, Inc. land N 62 ° 01' 40" W, a distance of seven hundred sixty-nine and twenty-four hundredths (769.24) feet, more or less, to a point; thence turning and running N 63 ° 44' 45" W a distance of five hundred fifty and twenty-six hundredths (550.26) feet, more or less, to a point; thence turning and running N 61 ° 52' 50" W a distance of

one hundred sixty-six and forty-nine hundredths (166.49) feet, more or less, to a fence post; thence turning and running along a wire fence N 27 ° 02' 00" E a distance of five hundred fifty-four and fifty-seven hundredths (554.57) feet, more or less, to an iron pipe; thence turning and running N 48 ° 27' 15" W a distance of three hundred four and eighty hundredths (304.80) feet, more or less, to a point; thence turning and running N 58 ° 46' 40" W a distance of fifty and fifty-one hundredths (50.51) feet, more or less, to a point; thence turning and running N 68 ° 18' 00" W a distance of two hundred ninety-five and twenty-eight hundredths (295.28) feet, more or less, to the point of beginning. Said parcel contains forty-five (45) acres, more or less.

Excepting and reserving from the above tract of land the well house and an easement fifty (50) feet wide for the purpose of permitting Arthur Gasses and Alice Mello Gasses, their heirs, successors and assigns to draw water from the existing well, to pipe the said water to their land adjacent to Lot #3, to enter upon this easement for the purpose of erecting, constructing, reconstructing, maintaining, replacing or adding to the well, well house, pipes and appurtenant structures. (For reference see Strafford County Registry of Deeds Book 1106, Page 068.)

Parcel II

The grantors also hereby convey an easement as depicted on said Plan as a proposed road designated as Seaborne Road and being bounded and described as follows:

Beginning at a point on the easterly side of Garrison Road at the northwesterly corner of land now or formerly of Jensens, Inc.; thence running S 68 ° 18' 00" E a distance of four hundred (400) feet, more or less, to a point; thence turning and running along a curve to the left having a radius of sixty (60) feet, a distance of two hundred sixty-four and forty-six hundredths (264.46) feet, more or less, to a point; thence turning and running along a curve to the right having a radius of forty (40) feet, a distance of fifty and sixty-four hundredths (50.64) feet, more or less, to a point; thence turning and running N 68 ° 18' 00" W a distance of three hundred three and seventeen hundredths (303.17) feet, more or less, to a point; thence turning and running along a curve to the right having a radius of twenty-five (25) feet, a distance of thirty-one and twenty-six hundredths (31.26) feet, at a point in the easterly sideline of Garrison Road; thence turning and running along said Garrison Road S 3 ° 20' 00" W a distance of fifty-two and sixty-nine hundredths (52.69) feet, more or less, to the point of beginning. Said right of way is to be used for all purposes of ingress and egress and is to be used in common with others.

BK 2077 PG 0596

Parcel III

The grantors also convey to Portsmouth Christian Academy and High School, its successors and assigns, a drainage easement twenty (20) feet wide across the northwesterly portion of Lot #2 as depicted on the above-described plan.

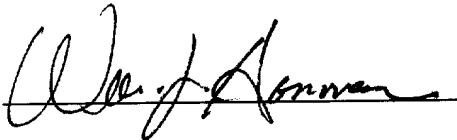
Reserving to the Gasses, their heirs, successors and assigns an easement twenty (20) feet in width across Lot #3 for the purpose of establishing, laying, maintaining, using and repairing a sewer line from Lot #2 to the City of Dover sewer main which crosses Lot #3. This twenty (20) foot easement reserved to the Gasses shall extend in a direct line from Lot #2 to the manhole in the sewer line which is closest to the property, now or formerly of Jensens, Inc. (For reference see Strafford County Registry of Deeds Book 1006, Page 27.)

Meaning and intending to convey the same premises conveyed to Seaborne Hospital, Inc. by Warranty Deed of Arthur Gasses, Alice Mello, and Josephine Connor dated June 5, 1983, and recorded in the Strafford County Registry of Deeds at Book 1106, Page 068.

This is not homestead property of the Grantor.

WITNESS my hand and seal this 28th day of January, 1999.

WITNESS:



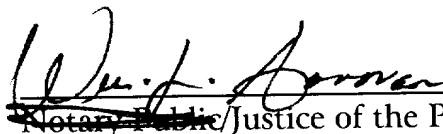
By: Seaborne Hospital, Inc.



Phil Kubiak, Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS

The foregoing instrument was acknowledged before me this 28th day of January, 1999 by Phil Kubiak, Secretary of Seaborne Hospital, Inc., on behalf of the corporation.



~~Notary Public~~ Justice of the Peace

BK2077PG0597

120 Garrison Road, Dover, NH:

Deed dated April 7, 1994 and recorded in the Strafford County Registry of Deeds at Book 1775, Page 0161.

Deed dated December 12, 2002 and recorded in the Strafford County Registry of Deeds at Book 2647, Page 0701.

Excepting and reserving from the foregoing conveyances the following:

Deed of Arthur Gasses, et als, Trustees of the Arthur P. Gasses Revocable Trust Dated April 7, 1994 to Portsmouth Christian Academy dated December 12, 2002, recorded in the Strafford County Registry of Deeds at Book 2647, Page 0703.

Reciprocal Easement Deed and Agreement between Arthur P. Gasses, Trustee of the Arthur P. Gasses Revocable Trust Dated April 7, 1994 and Portsmouth Christian Academy dated June 8, 2007 and recorded in the Strafford County Registry of Deeds at Book 3537, Page 0377. See also, Agreement recorded at Book 3537, Page 0376.

Grantors hereby release all rights of homestead and other interests herein.

This is a contractual transfer for which no consideration has been paid. Therefore, the minimum New Hampshire real estate transfer tax is due.

This deed was prepared from information supplied by the Grantors herein and no independent title examination has been conducted.

The undersigned Co-Trustees, as the remaining Co-Trustees under The Arthur P. Gasses Revocable Trust of April 7, 1994, created under Trust Agreement dated April 7, 1994 between Grantor Arthur P. Gasses (now deceased) and Arthur P. Gasses (now deceased), Paul A. Gasses and Alice Gasses (f/k/a Alice Mello) as Co-Trustees, have full and absolute power granted under said Trust Agreement to convey any interest in real estate, and improvements

thereon, held in said trust and no purchaser or third party shall be bound to inquire whether the Co-Trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Co-Trustee for a conveyance thereof. Said Trust is currently in full force and effect.

EXECUTED this 5th day of June, 2009.

THE ARTHUR GASSES REVOCABLE TRUST OF
APRIL 7, 1994



Paul A. Gasses, Co-Trustee

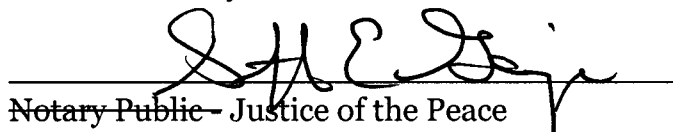


Alice Gasses (f/k/a Alice Mello), Co-Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this, the 5th day of June, 2009, before me, Stephen E. Gaige, the undersigned officer, personally appeared Paul A. Gasses and Alice Gasses (f/k/a Alice Mello), Co-Trustees of The Arthur Gasses Revocable Trust of April 7, 1994, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes contained therein.

In witness whereof I hereunto set my hand and official seal.



Notary Public - Justice of the Peace

Type/Print Name Stephen E. Gaige

My commission expires 07/13/2010



Abutters List

LOT LINE ADJUSTMENT FOR GASSES AND PCA SEABORNE DRIVE

November 11, 2024

SEABORNE DRIVE

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS J	1	PAUL & ALICE GASSES	116 GARRISON ROAD DOVER, NH 03820
LOCUS J	1-C	PORTSMOUTH CHRISTIAN ACADEMY	20 SEABORNE DRIVE DOVER, NH 03820
J	2-5	JAMES & MEGAN BAIRSTOW REVOCABLE LIVING TRUST	130 GARRISON ROAD DOVER, NH 03820
J	2-4	DEBORAH L. AVERILL	136 GARRISON ROAD DOVER, NH 03820
J	2-3	STEPHEN C. & JENNIFER D. MONE	142 GARRISON ROAD DOVER, NH 03820
J	2-1	SGI REALTY, LLC	150 GARRISON ROAD DOVER, NH 03820
J	2-0	STATE OF NH FISH & GAME	11 HAZEN DRIVE CONCORD, NH 03301
L	8	RICHARD & JACQUELYN WHITNEY REVOCABLE TRUST	15 NUTE ROAD DOVER, NH 03820
L	7	PATRICIA K. KUZIOMKO & MARC BLUMENTHAL	11 NUTE ROAD DOVER, NH 03820
L	6	DANIEL ROUX	4908 BEATTY MILL CIR VALDOSTA GA 31605
L	5	MAVRIKIS REVOCABLE TRUST	4367 PRESIDENTIAL AVENUE CIR BRADENTON, FL 34203
L	4-A	MELINDA MORGAN	5 NUTE ROAD DOVER, NH 03820
L	3	RAY PARADIS	2 NUTE ROAD DOVER, NH 03820
L	4	ANDREW J. KONCHEK	1 NUTE ROAD DOVER, NH 03820
M	17-A	CURTI FAMILY TRUST OF 1993	21 SPUR ROAD DOVER, NH 03820
M	17	GEORGE GEORGAKILAS & KOSTAS KOTRALIS	64 SILVER STREET APT A DOVER, NH 03820
M	15	SHERRY L. & ROBIN ALAN LEAVER	10 FINCH LANE DOVER, NH 03820

M	15-A	RYLAND P. KENNEY	14 FINCH LANE DOVER, NH 03820
J	2-10	HYLAND FAMILY REVOCABLE TRUST	11 SEABORNE DRIVE DOVER, NH 03820
K	35-A	STATE OF NEW HAMPSHIRE	J.D. MORTON BLDG CONCORD, NH 03301
I	1-N	BELLAMY WOODS CONDOS	17 COMMERCE DRIVE, SUITE 3 BEDFORD, NH 03110
J	1-D	GASSES FAMILY REVOCABLE TRUST	116 GARRISON ROAD A DOVER, NH 03820
J	1-B	GASSES FARM REVOCABLE TRUST	116 GARRISON ROAD DOVER, NH 03820
J	2-6	MICHAEL D. & CHRISTIANA C. RUNEY	3 SEABORNE DRIVE DOVER, NH 03820
J	2-7	ROBERT WINFIELD & ANGELITA CARPIO BURGESS	5 SEABORNE DRIVE DOVER, NH 03820
J	2-8	DRISCOLL-CICHON FAMILY REVOCABLE TRUST	7 SEABORNE DRIVE DOVER, NH 03820
J	2-9	GEOFFREY S. & JENNIFER R. BLOSSER	9 SEABORNE DRIVE DOVER, NH 03820
SURVEYOR		Northam Survey, LLC	750 Central Ave Suite N DOVER, NH 03820
Environmental / Wetlands Scientist			
Architect			



Abutters List - Belamy Woods Condos

LOT LINE ADJUSTMENT FOR GASSES AND PCA

SEABORNE DRIVE

November 11, 2024

SEABORNE DRIVE

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
I	1-N11	REBECCA MYERS	11 BELLAMY WOODS DOVER NH 03820
I	1-N12	CAROL E ADAMS TRUSTEES	12 BELLAMY WOODS DOVER NH 03820
I	1-N13	COLIN FINKE	71 SHIRLEY PARK RD GOFFSTON NH 03045
I	1-N14	NATHAN RILEY PROULX	14 BELLAMY WOODS DOVER NH 03820
I	1-N15	DANTE COPPOCK	45 SOUTH STREET CONCORD NH 03301
I	1-N16	LINDA TAYLOR REVOCABLE TRUST	16 BELLAMY WOODS DOVER NH 03820
I	1-N21	LINDA SAMUELS TRUSTEE	34 SIERRA HILL DR DOVER NH 03820
I	1-N22	COLCAN GROUP LLC	1465 WOODBURY AVE PMB#440 PORTSMOUTH NH 03801
I	1-N23	LAUREN BOWEN	23 BELLAMY WOODS DOVER NH 03820
I	1-N24	MARK GILDAY	34 BELLAMY WOODS DOVER NH 03820
I	1-N25	JANET GLAZIER	25 BELLAMY WOODS DOVER NH 03820
I	1-N26	CHERRIE NESMAN	26 BELLAMY WOODS DOVER NH 03820
I	1-N31	SARAH BARLOW	31 BELLAMY WOODS DOVER NH 03820
I	1-N32	SCOTT & TRACEY PORTER	32 BELLAMY WOODS DOVER NH 03820
I	1-N33	KEVIN WONG	33 BELLAMY WOODS DOVER NH 03820
I	1-N34	LAURA CHANDLER	34 BELLAMY WOODS DOVER NH 03820
I	1-N35	KAITLYN GILDAY	35 BELLAMY WOODS DOVER NH 03820

I	1-N41	ANQI LIU	15 CHARTER GRANT RD DOVER NH 03820
I	1-N42	MARCIA MAHAN TRUSTEE	14 BRIALLIA CIRCLE NEWMARKET NH 03857
I	1-N43	DEBORAH CARR TRUSTEE	43 BELLAMY WOODS DOVER NH 03820
I	1-N44	CRAIG & AMBER OLOFSON	44 BELLAMY WOODS DOVER NH 03820
I	1-N45	THOMAS & EVELYN WIGHT	45 BELLAMY WOODS DOVER NH 03820
I	1-N51	DAVID NELSON	51 BELLAMY WOODS DOVER NH 03820
I	1-N52	BARBARA PITCHER & MATTHEW GANEM	52 BELLAMY WOODS DOVER NH 03820
I	1-N53	ANTHONI RIVERA & JENNIFER LOMBARD	53 BELLAMY WOODS DOVER NH 03820
I	1-N54	SCOTT GREENWOOD	10 SALEM STREET EXETER NH 03833
I	1-N55	DANE DALRYMPLE & SISSI SAKINAH	55 BELLAMY WOODS DOVER NH 03820
I	1-N61	PESCE MARGARET TRUSTEE	168 WENTWORTH RD NEWCASTLE, NH 03854
I	1-N62	MCATAVEY NANCY B TRUSTEE	26 PROSPECT STREET DOVER, NH 03820
I	1-N63	JONATHAN C & JARED ARTER	63 BELLAMY WOODS DOVER, NH 03820
I	1-N64	DEBORAH M LIMOGES	64 BELLAMY WOODS DOVER, NH 03820
I	1-N65	CYNTHIA MICHAUD	65 BELLAMY WOODS DOVER, NH 03820
I	1-N81	OLIVER MARILESA C TRUSTEE	81 BELLAMY WOODS DOVER, NH 03820
I	1-N82	STEVEN R ELISCU	82 BELLAMY WOODS DOVER, NH 03820
I	1-N83	JOSHUA S & EMILY C GODDU	55 BEAR PATH LANE HUDSON, NH 03051
I	1-N84	JOSHUA RYAN DEMEULE & DANA GRACE DOUCET	84 BELLAMY WOODS DOVER, NH 03820
I	1-N91	ADAM BERNARD SENECA	91 BELLAMY WOODS DOVER, NH 03820
I	1-N92	LAWRENCE & MARY ANZMANN TRUSTEES	92 BELLAMY WOODS DOVER, NH 03820
I	1-N93	DIANE M KAY	93 BELLAMY WOODS DOVER, NH 03820
I	1-N94	ROBERT T & ROBERT F COLE	94 BELLAMY WOODS DOVER, NH 03820

I	1-N95	ZOE C POLYCHRONOPOULOS	95 BELLAMY WOODS DOVER, NH 03820
I	1-N96	SHANTELE L BERRY	96 BELLAMY WOODS DOVER, NH 03820
I	1-N101	SHERMAN R LUCIUS JR	101 BELLAMY WOODS DOVER, NH 03820
I	1-N102	EMILY ROSE RIEDER	102 BELLAMY WOODS DOVER, NH 03820
I	1-N102	REBECCA E DUVALL	103 BELLAMY WOODS DOVER, NH 03820
I	1-N104	JAY S FORTUNE TRUSTEE	32 ORNAGE STREET FARMINGTON, NH 03835
I	1-N111	AMANDA TELLES	PO BOX 177 DOVER, NH 03821
I	1-N112	TYLER GAGNE	112 BELLAMY WOODS DOVER, NH 03820
I	1-N113	SAM GORDON OSTEEN	113 BELLAMY WOODS DOVER, NH 03820
I	1-N114	HELEN KAYE KAUFFMAN	114 BELLAMY WOODS DOVER, NH 03820

MAP J LOT 2-5
JAMES & MEGAN BAIRSTOW
REVOCABLE LIVING TRUST
130 GARRISON ROAD
DOVER, NH 03820
SCRD 4879-977

MAP J LOT 2-4
DEBORAH L. AVERILL
136 GARRISON ROAD
DOVER, NH 03820
SCRD 3777-743

MAP J LOT 2-3
STEPHEN C. & JENNIFER D. MONE
142 GARRISON ROAD
DOVER, NH 03820
SCRD 3271-782

MAP J LOT 2-1
SGI REALTY, LLC
150 GARRISON ROAD
DOVER, NH 03820
SCRD 2989-28

MAP J LOT 2-0
STATE OF NH FISH & GAME
11 HAZEN DRIVE
CONCORD, NH 03301
SCRD 2728-622

MAP L LOT 8
RICHARD & JACQUELYN WHITNEY
REVOCABLE TRUST
15 NUTE ROAD
DOVER, NH 03820
SCRD 4410-841

MAP L LOT 7
PATRICIA K. KUZOMKO &
MARC BLUMENTHAL
11 NUTE ROAD
DOVER, NH 03820
SCRD 4156-140

MAP L LOT 6
DANIEL L. ROUX
4908 BEATTY MILL CIR
VALDOSTA, GA 31605
SCRD 1634-348

MAP L LOT 5
MAVRIKIS REVOCABLE TRUST
4367 PRESIDENTIAL AVENUE CIR E
BRADENTON, FL 34203
SCRD 3290-970

MAP L LOT 4-A
MELINDA MORGAN
5 NUTE ROAD
DOVER, NH 03820
SCRD 4161-800

MAP L LOT 3
RAY PARADIS
2 NUTE ROAD
DOVER, NH 03820
SCRD 3546-858

MAP L LOT 4
ANDREW J. KONCHEK
1 NUTE ROAD
DOVER, NH 03820
SCRD 4365-979

MAP M LOT 17-A
GEORGE GEORGEAKILAS &
KOSTAS KOTRALIS
64 SILVER STREET, APT A
DOVER NH 03820
SCRD 5140-771

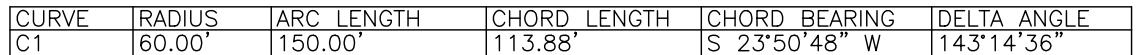
MAP M LOT 17
CURTI FAMILY TRUST
21 SPUR ROAD
DOVER, NH 03820
SCRD 1693-441

MAP M LOT 15
SHERRY L. & ROBIN ALAN LEAVER
10 FINCH LANE
DOVER, NH 03820
SCRD 3658-291

MAP M LOT 15-A
RYLAND P. KENNEY
14 FINCH LANE
DOVER, NH 03820
SCRD 4353-208

MAP K LOT 35A
STATE OF NEW HAMPSHIRE
J.D. MORTON BUILDING
CONCORD, NH 03301

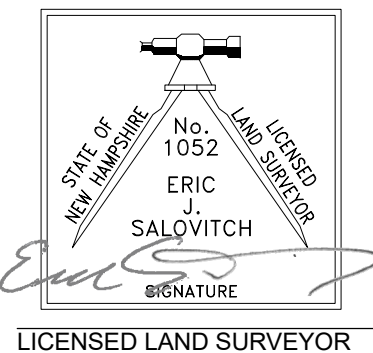
MAP I LOT 1-N
BELLAMY WOODS CONDOS
17 COMMERCE DRIVE, SUITE 3
BEDFORD, NH 03110



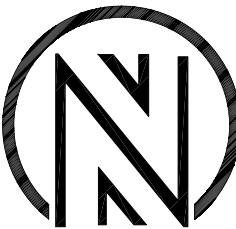
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL SURVEYORS.

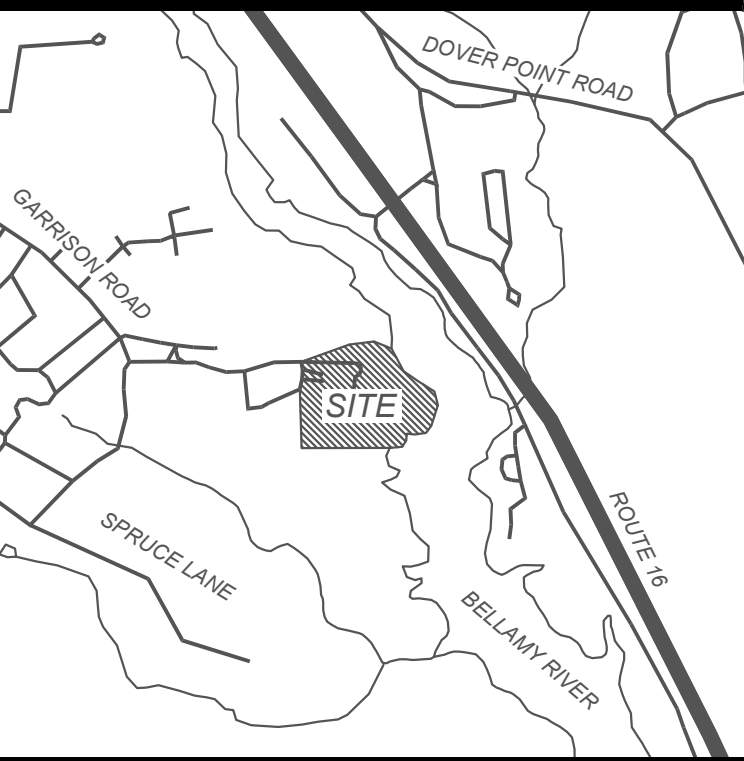
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH PRECISION GREATER THAN 1:15,000.



NOVEMBER 8, 2024
DATE



NORTHAM
SURVEY LLC
 239 Long Hill Road, Dover, NH 03820 | (603) 953-3164 www.northamsurvey.com



LOCUS

- | | | |
|---|---|---|
| 1. SUBJECT PARCEL: | TAX MAP J LOT 1
120 GARRISON ROAD
DOVER, NEW HAMPSHIRE
NS PROJECT # 270 | TAX MAP J LOT 1-C
20 SEABORNE DRIVE
DOVER, NEW HAMPSHIRE
SCRD BOOK 2077, PAGE 595 |
| 2. OWNER OF RECORD: | GASSES FARM REVOCABLE TRUST
PAUL & ALICE GASSES, CO-TTE
116 GARRISON ROAD
DOVER, NEW HAMPSHIRE
SCRD BOOK 3747, PAGE 926 | PORTSMOUTH CHRISTIAN ACADEMY

20 SEABORNE DRIVE
DOVER, NEW HAMPSHIRE
SCRD BOOK 2077, PAGE 595 |
| 3. PARCEL AREA: | <u>EXISTING</u>
MAP J LOT 1: ±906,288 S.F. OR ±20.81 AC.
MAP J LOT 1C: ±2,631,542 S.F. OR ±60.41 AC. | <u>PROPOSED</u>
±410,022 S.F. OR ±9.41 AC.
±3,128,812 S.F. ±71.83 AC. |
| 4. <u>DIMENSIONAL REQUIREMENTS:</u> | <u>ZONE: R-40</u>
MIN LOT AREA: 40,000 S.F.
MIN LOT FRONTAGE: 150'
MIN FRONT SETBACK: 40'
MIN SIDE SETBACK: 25'
MIN REAR SETBACK: 30'
MAX BUILDING HEIGHT: 35'
WETLAND SETBACKS: 50' | |
| <u>OVERLAY DISTRICTS:</u> | CONSERVATION DISTRICT (CD) SETBACK: 100' | |
| ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF DOVER, NEW HAMPSHIRE ZONING ORDINANCE ADOPTED MARCH 25, 1987. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS. | | |
| 5. FLOOD HAZARD ZONE: "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FIRM MAP #33017C0340E, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015. | | |
| 6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE. | | |
| 7. THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON BOUNDARY BETWEEN THE SUBJECT PARCELS. | | |
| 8. FIELD SURVEY COMPLETED BY NORTHAM SURVEY, LLC IN JUNE 2022 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL. | | |
| 9. HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS. | | |
| 10. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. | | |
| 11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE | | |
| 12. THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE PURSUIT OF OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE. | | |
| 13. THE BOUNDARY SHOWN HEREON FOR MAP J LOT 1C IS BASED ON A COMPILATION OF REFERENCE PLANS. | | |
| 14. MAP J LOT 1-C IS SERVED BY MUNICIPAL WATER AND SEWER. MAP J LOT 1 IS SERVED BY ON-SITE SEPTIC AND WELL. | | |
| 15. WETLANDS WERE NOT DELINEATED IN PART OF THIS SURVEY. NORTHAM SURVEY RECOMMENDS THAT WETLANDS ARE DELINEATED BY A CERTIFIED WETLAND SCIENTIST PRIOR TO ANY PROPOSED CONSTRUCTION. | | |
| 16. WHILE THE PARENT LOT, LOT J-1, PREVIOUSLY WAS SUBJECT OF A VARIANCE REQUEST IN 1984 (#184-51), FOR RELIEF FROM THE PUBLIC ROAD FRONTAGE REQUIREMENTS AT THE TIME, BOTH LOTS TODAY CONTAIN FRONTAGE OFF SEABORNE DRIVE, A PRIVATE RIGHT OF WAY. | | |

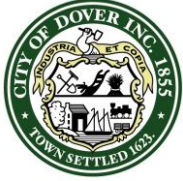
LOT LINE ADJUSTMENT PLAN
FOR
GASSES FARM REVOCABLE TRUST
TAX MAP J LOT 1
AND
PORTSMOUTH CHRISTIAN ACADEMY
TAX MAP J LOT 1-C
GARRISON ROAD & SEABORNE DRIVE
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

SCALE: 1"=100' (22x34) 1"=200' (11x17)

JOB NO.	270	DATE:	2024-11-08
DRAWN BY:	JIR	DRAWING:	270 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

DOVER PLANNING BOARD FILE NUMBER: #LOTA-2023-0003



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2024-0015

Application Type:	Lot Line Adjustment
Applicant(s):	The Roberts Family Revocable Living Trust, C/O TFMorgan, Inc.
Owner(s):	The Roberts Family Revocable Living Trust, C/O TFMorgan, Inc. and Phillipp & Brenda Bennett
Location:	81 Garrison Rd. (Map I, Lot 74-G) and 87 Garrison Rd. (Map I, Lot 1-B)
Meeting Date:	Tuesday, December 10, 2024

INTENT: Proposal is to revise the lot lines between abutting properties located at 81 Garrison Rd. (Map I, Lot 74-G) and 87 Garrison Rd. (Map I, Lot 1-B) adding $\pm 5,323$ s.f. to 81 Garrison Rd. from 87 Garrison Rd.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

FILE: LOTA-2024-0015

SQUARE FOOTAGE:

Existing/Proposed

81 Garrison Rd. = $\pm 24,642$ s.f. / $\pm 29,965$ s.f.

87 Garrison Rd. = $\pm 41,053$ s.f. / $\pm 35,730$ s.f.

ZONING DISTRICT: R-12

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING: Residential

ZBA ACTION: N/A

ATTACHMENTS: Application, Lot Line Revision Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail for this meeting.

PERMITS / WAIVERS REQUIRED:
N/A

Summary of Request and Background

The applicant is submitting a proposed lot line adjustment to revise the lot lines between abutting properties located at 81 Garrison Rd. (Map I, Lot 74-G) and 87 Garrison Rd. (Map I, Lot 1-B) adding $\pm 5,323$ s.f. to 81 Garrison Rd. from 87 Garrison Rd.

Each lot's frontage and compliance with the underlying R-12 zoning regulations will remain the same.

As a Lot Line Adjustment, this application did not appear before the TRC.

The post-adjustment area of 81 Garrison Rd. would be $\pm 29,965$ s.f. and 87 Garrison Rd. would be $\pm 35,730$ s.f. if the lot line adjustment is approved.

Consistency with Land Use Regulations

§157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and vote to approve the application with the following subsequent conditions:

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - a. Planning File Number #LOTA-2024-0015
 - b. The owner's signatures
 - c. The LLS stamp and signature
 - d. Remove City of Dover signature box and replace with 2x2" blank area in lower right corner.

LOTA-2024-0015 81 & 87 Garrison Road



Property Information

Location 81 GARRISON RD
Owner ROBERTS IAN M & CARISSA L TRUSTEES
Land Use
Zoning R-12
Code
Property Id I0074-G00000



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.



PLAN SNAPSHOT REPORT LOTA-2024-0015 FOR CITY OF DOVER, N.H.

Plan Type: Lot Adjustment **Project:** **App Date:** 11/19/2024
Work Class: Lot Line Adjustment **District:** None **Exp Date:** 01/23/2025
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:
Description: Lot Line Adjustment between Map I Lots 74-G & 1-B. Conveying 5,323 sf from Map I Lot 1-B to Map I Lot 74-G.

Parcel: I0001-B00000	Address: 81 Garrison Rd Main	Zone: R-12(Residential - Medium Density)
I0074-G00000 Main	Dover, NH	
	87 Garrison Rd	
	Dover, NH	

Applicant
Brenda Kolbow
170 Commerce Way Suite 102
Suite 102
Portsmouth, NH 03801
Business: (603) 431-2222

Plan Custom Fields

Number of Parcels Involved	2	Parcel Map/Lot	Map I Lot 74-G	Proposed Parcel Size (sqft)	29965
Parcel Zoning	R-12	Existing Parcel Size (Ac)	0.5657	Address of First Property	81 Garrison Road
Existing Parcel Size (sqft)	24641.9	Owner Name	The Roberts Family Revocable Trust	Deed Book	4985
Deed Page	85	Owner Address	81 Garrison Road, Dover, NH 03820	Deed Date	11/5/2021
Owner Phone	229-460-4310	Parcel Feedback	Proposed Lot Line Adjustment	Address of Second Property	87 Garrison Road
Address of Third Property		Parcel 2 Map/Lot	Map I Lot 1-B	Parcel 3 Map/Lot	
Second Property Owner Name	Philip & Brenda Bennett	Third Property Owner Name		Second Property Owner Address	87 Garrison Road, Dover, NH 03820
Third Property Owner Address		Second Property Owner Phone	603-892-6055	Third Property Owner Phone	
First Easement Holder Name		Second Easement Holder Name		First Easement Holder Address	
Second Easement Holder Address		First Easement Holder Phone		Second Easement Holder Phone	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Brenda_Kolbow_11/19/2024.jpg	11/19/2024 11:35	Kolbow, Brenda		Uploaded via CSS

Note	Created By	Date and Time Created
1. Applicant supplied Abutter Labels	Rachel Blonigen	11/20/2024 12:39

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010051	Planning Lot Line Adjustment Application Fee	\$200.00	\$200.00
	Planning Lot Line Adjustment Fee	\$200.00	\$200.00
Total for Invoice INV-00010051		\$400.00	\$400.00
Grand Total for Plan		\$400.00	\$400.00

PLAN SNAPSHOT REPORT (LOTA-2024-0015)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan 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

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #:

Date Received:

Amount Paid:

Time Received:

APPLICANT INFORMATION

Name of Applicant: TFMoran, Inc. c/o Brenda Kolbow Telephone # 603-431-2222

Address of Applicant: 170 Commerce Way, Suite 102 - Portsmouth, NH 03801

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): Ian & Carissa Roberts Telephone # 229-460-4310

Address of 1st Property Owner: 81 Garrison Road - Dover, NH 03820

Address of Property: 81 Garrison Road - Dover, NH 03820

Assessor's Map # 1 Lot(s) # 74-G

Property Deed: Book 4985 Page: 85

Zoning District(s) R-12 Overlay District(s) None

Size of Existing Parcel (sq. ft.): 24,642 Size of Proposed Parcel (sq. ft.): 29,965

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Philip & Brenda Bennett Telephone # (603) 892-6055

Address of 2nd Property Owner: 87 Garrison Road - Dover, NH 03820

Address of Property: 87 Garrison Road - Dover, NH 03820

Assessor's Map # 1 Lot(s) # 1-B

Property Deed: Book 1895 Page: 752

Zoning District(s) R-12 Overlay District(s) None

Size of Existing Parcel (sq. ft.): 41,053 Size of Proposed Parcel (sq. ft.): 35,730

THIRD PROPERTY OWNER AND PARCEL INFORMATION

Name of 3rd Property Owner (if different from applicant): N/A Telephone # _____

Address of 3rd Property Owner: _____

Address of Property: _____

Assessor's Map # _____ Lot(s) # _____

Property Deed: Book _____ Page: _____

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

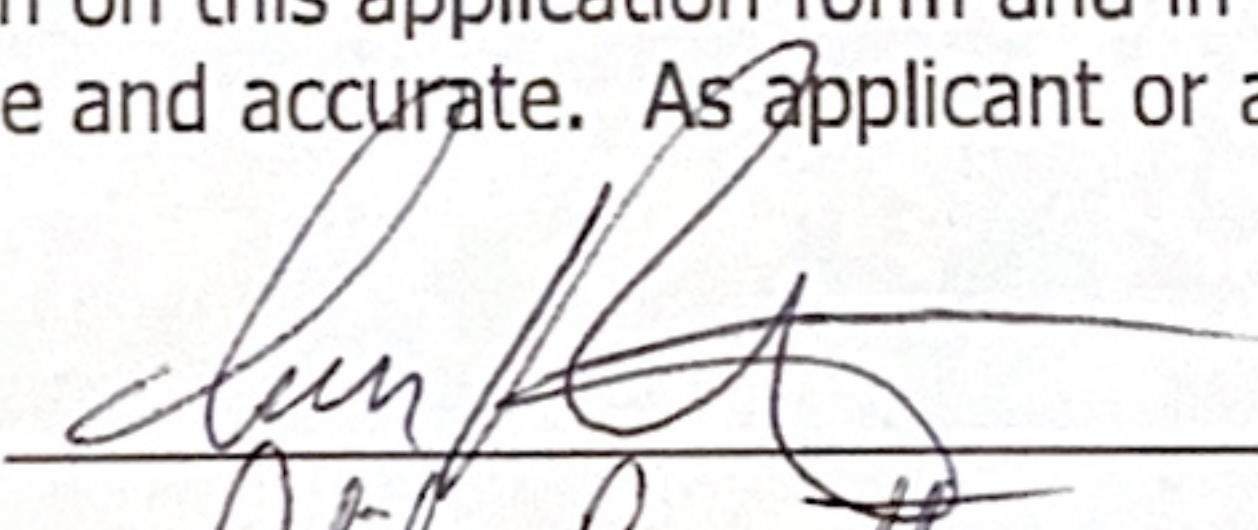
Size of Existing Parcel (sq. ft.): _____ Size of Proposed Parcel (sq. ft.): _____

[Use additional application form if more than two lots are being adjusted]**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Brenda Kolbow, TFMoran, Inc.Address 170 Commerce Way, Suite 102 - Portsmouth, NH 03801 Telephone #: 603-431-2222Professional License #: 1037 E-mail address: bkolbow@tfmoran.com**CONSERVATION EASEMENT HOLDER (s)**Name of Easement Holder: N/A Telephone # _____

Address Easement Holder: _____

Name of 2nd Easement Holder: _____ Telephone # _____Address 2nd Easement Holder: _____**SIGNATURES**

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

Signature of First Property Owner:  Date: 11/17/24Signature of Second Property Owner: Philip Bennett Date: 17 Nov 24

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Philip Bennett Date: 17 Nov 24

CITY OF DOVER MINOR LOT LINE ADJUSTMENT LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

*See Attached Abutters List

S:\Department\Planning\Planning_Share\forms



City of Dover, New Hampshire

LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

APPLICANT: TFMoran, Inc. File Number: _____

PROPERTY LOCATION: 81 & 87 Garrison Road Tax Map: I Lot: 74-G and Lot: 1-B

	Where/How Provided	Reviewed
1. Completed and signed Application form	Delivered & Emailed	
2. Plan Review Fees are provided	Check Delivered	
3. Electronic copy of the surveyed plat layout	Emailed	
4. Electronic copy of supplementary materials and application	Emailed	
5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate:	Delivered	
Location map at appropriate scale	Sheet S-1	
Planning File #	TBD	
Date, north arrow and scale	Sheet S-1	
Names of all abutting property owners	Sheet S-1	
Name and address of owners	Sheet S-1 / Note 3	
Signature & stamp of NH licensed land surveyor	Sheet S-1	
Zoning District boundaries, including any special or overlay districts	Sheet S-1 / Note 2	
Location of Conservation District areas	n/a	
Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks	Sheet S-1	
Location and widths of existing & proposed easements & right of ways	n/a	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Sheet S-1	
Existing and proposed lot areas in square feet	Sheet S-1 / Note 4	
Existing and proposed buildings and structure locations	Sheet S-1	
Minimum building setbacks or build to lines on all lots	Sheet S-1	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	Sheet S-1 / Note 1	
Location, material and size of existing and proposed permanent monuments	Sheet S-1	
All applicable Dover Common Subdivision notes	Sheet S-1	

REVIEWED BY: _____ DATE _____



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



November 19, 2024

Donna Benton, AICP
City of Dover, Planning Department
288 Central Avenue
Dover, NH 03820

Via: d.benton@doover.nh.gov

**RE: Minor Lot Line Adjustment Application
81 & 87 Garrison Road –
The Roberts Family Revocable Trust and Philip J. & Brenda L. Bennett –
Tax Map I Lots 74-G & 1-B
TFM Project #47265-10**

Dear Ms. Benton:

On behalf of our client, Ian Roberts, please find a Minor Lot Line Adjustment Application submission relative to the above-referenced project. The following materials are included in this submission:

- **Check for Planning Board Fee Paid to “City of Dover” (\$400);**
- **Minor Lot Line Adjustment Application with Checklist (15 copies);**
- **Abutter’s List (15 copies);**
- **Plan entitled “Tax Map I Lots 74-G & 1-B, Lot Line Adjustment Plan, 81 & 87 Garrison Road, Dover, New Hampshire, County of Strafford, Owned by The Roberts Family Revocable Trust & Philip J. & Brenda L. Bennett”, prepared by TFMoran, Inc., dated November 19, 2024, (3 copies at 22”x34”, 12 copies at 11”x17”).**

Project Description

The project includes relocating the common boundary line between Map I Lot 74-G and Map I Lot 1-B. The existing Tax Map I Lot 74-G is approximately 24,642 sf and currently contains one single-family dwelling. The existing Tax Map I Lot 1-B is approximately 41,053 sf and contains one single-family dwelling. The proposed lot line adjustment is to convey a 5,323 sf portion of Map I Lot 1-B to Map I Lot 74-G. This portion of land is mostly wooded. This lot line adjustment does not create any new non-conformity with the zoning ordinance.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222



Minor Lot Line Adjustment Application
81 & 87 Garrison Road – Tax Map I Lots 74-G & 1-B
TFM Project #47265-10

November 19, 2024

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

We respectfully request that we be placed on the upcoming agenda for the Planning Board meeting on December 10, 2024.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,
TFMoran, Inc.

Brenda Kolbow, LLS
Survey Department Manager

BMK/ghb

cc: Ian & Carissa Roberts
Philip & Brenda Bennett



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

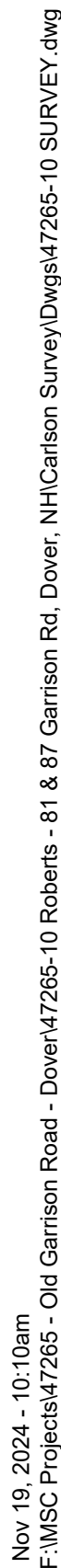
Abutters List

Roberts
81 & 87 Garrison Road

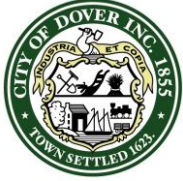
November 19, 2024
47265-10

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS I	74-G	IAN M. & CARISSA L. ROBERTS, TRUSTEES THE ROBERTS FAMILY	81 GARRISON ROAD DOVER, NH 03820
LOCUS I	1-B	PHILIP H. & BRENDA L. BENNETT	87 GARRISON ROAD DOVER, NH 03820
I	1-D	LISA M. CATALANI LINDA ANNE & JOHN EDWARD LELAND	76 GARRISON ROAD DOVER, NH 03820
I	1-E	JANA & RONALD ST. GERMAIN	80 GARRISON ROAD DOVER, NH 03820
I	1-G	JERE & MARTEE E. CROWLEY	1 MCKENNA STREET DOVER, NH 03820
I	1-Q	GREENFIELD COMMONS	GREENFIELD DR DOVER, NH 03820
I	74-F	MATTHEW R. & DIANA C. ARGALL	6 RIVERDALE AVE DOVER, NH 03820
I	74-H	MATTHEW JOY	4 ARBOR DRIVE DOVER, NH 03820
I	74-J	ELENA V. FORD	8 RIVERDALE AVE DOVER, NH 03820
I	77-V	SHARON M. & RAYMOND C. GAMBLE	4 RIVERDALE AVE DOVER, NH 03820
I	77-W	DONALD H. PELLETIER	2 ARBOR DRIVE DOVER, NH 03820
I	80-R	ROY BRAZEAU	95 GARRISON ROAD DOVER, NH 03820
Civil Engineers / Surveyor		TFMoran, Inc.	170 Commerce Way - Suite 102 Portsmouth, NH 03801

LOTA-2024-0015		81 & 87 GARRISON ROAD					
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0001-C00000	72 GARRISON RD	TALON RAYMOND J & LINDA J CO-TRUSTEES	THE RAYMOND J TALON & LINDA J TALON REV	72 GARRISON ROAD	DOVER	NH	03820
I0001-D00000	76 GARRISON RD	CATALANI LISA M	LELAND LINDA ANNE & JOHN EDWARD	76 GARRISON RD	DOVER	NH	03820
I0001-E00000	80 GARRISON RD	ST GERMAIN JANA	ST GERMAIN RONALD	80 GARRISON ROAD	DOVER	NH	03820
I0001-G00000	1 MCKENNA ST	CROWLEY JERE &	CROWLEY MARTEE E	1 MCKENNA ST	DOVER	NH	03820
I0001-H00000	3 MCKENNA ST	SYMINGTON JOHN W &	SYMINGTON DIANE F	3 MCKENNA ST	DOVER	NH	03820
I0001-K00000	12 MCKENNA ST	SAVLUK KEVIN M &	FREEMAN-SAVLUK POLLY B	12 MCKENNA ST	DOVER	NH	03820-4519
I0001-L00000	10 MCKENNA ST	SIMONEAU JOHN	SCANLON PATRICK SEAN	10 MCKENNA ST	DOVER	NH	03820-4519
I0001-M00000	8 MCKENNA ST	SULLIVAN TIMOTHY MICHAEL &	SULLIVAN LESLIE C	8 MCKENNA ST	DOVER	NH	03820
I0001-Q00000	GREENFIELD DR	GREENFIELD COMMONS		GREENFIELD DR	DOVER	NH	03820
I0001-Q00001	1 A GREENFIELD DR	KRUSPKI DAVID J &	KRUSPKI APRIL M	39 LITTLEWORTH RD	DOVER	NH	03820-4314
I0001-Q00002	1 B GREENFIELD DR	REPPE KIMBERLY S		1 B GREENFIELD DR	DOVER	NH	03820
I0001-Q00003	1 C GREENFIELD DR	MOORE JODI L &	MOORE CAMERON A	1 C GREENFIELD DR	DOVER	NH	03820
I0001-Q00004	1 D GREENFIELD DR	SCHWARTZ JULIA E AND CORY L CO-TRUSTEES	SCHWARTZ FAMILY REVOCABLE TRUST OF 2021	1 D GREENFIELD DRIVE	DOVER	NH	03820
I0001-Q00005	1 E GREENFIELD DR	CLANCY MICHAEL	CLANCY BETH	1 GREENFIELD DR UNIT E	DOVER	NH	03820
I0001-Q00006	1 F GREENFIELD DR	DOHERTY TIMOTHY F &	DOHERTY ANGELA C	1F GREENFIELD DR	DOVER	NH	03820
I0001-Q00007	2 A GREENFIELD DR	NOONIS DEREK MICHAEL	PODOLSKAYA MARIA	2 A GREENFIELD DR	DOVER	NH	03820
I0001-Q00008	2 B GREENFIELD DR	COLLINS JOHN W &	COLLINS KAREN I	2 GREENFIELD DRIVE B	DOVER	NH	03820
I0001-Q00009	2 C GREENFIELD DR	JOHNSON JANICE		2 C GREENFIELD DR	DOVER	NH	03820
I0001-Q00010	2 D GREENFIELD DR	MANNING JENNIFER M TRUSTEE	MANNING JENNIFER M REVOCABLE TRUST OF 20	2D GREENFIELD DR	DOVER	NH	03820
I0001-Q00011	2 E GREENFIELD DR	GAGNON CHRISTINE M		2E GREEBFIELD DRIVE	DOVER	NH	03820
I0001-Q00012	2 F GREENFIELD DR	SMITH SHANE		2F GREENFIELD DR	DOVER	NH	03820
I0074-F00000	6 RIVERDALE AV	ARGALL MATTHEW R &	ARGALL DIANA C	6 RIVERDALE AVE	DOVER	NH	03820
I0074-H00000	4 ARBOR DR	JOY MATTHEW		4 ARBOR DR	DOVER	NH	03820
I0074-J00000	8 RIVERDALE AV	FORD ELENA V		8 RIVERDALE AV	DOVER	NH	03820
I0077-V00000	4 RIVERDALE AV	GAMBLE RAYMOND C &	GAMBLE SHARON M	4 RIVERDALE AVENUE	DOVER	NH	03820
I0077-W00000	2 ARBOR DR	PELLETIER DONALD H		2 ARBOR DR	DOVER	NH	03820
I0080-R00000	95 GARRISON RD	BRAZEAU ROY	WHEELER ILENE	95 GARRISON RD	DOVER	NH	03820
I0080-W00000	20 LINDA AV	SULLIVAN COREY S	SULLIVAN SHANNON L	20 LINDA AVE	DOVER	NH	03820
I0080-Z00000	18 LINDA AV	CORNELL PAMELA SUCCESSOR TRUSTEE	MUDGETT ANTOINETTE LIVING TRUST	2150 SOUTH OCEAN BLVD APT 6B	DELRAY BEACH	FL	33483
I0082-C00000	16 LINDA AV	LAGASSE TYLER D		16 LINDA AVENUE	DOVER	NH	03820
I0082-K00000	12 LINDA AV	MACDONALD JOHN B & M GEORGIA CO-TRUSTEES	MACDONALD FAMILY REVOCABLE TRUST	12 LINDA AVENUE	DOVER	NH	03820
I0082-L00000	14 LINDA AV	WHITE RYAN D &	WHITE STACEY A	14 LINDA AVE	DOVER	NH	03820
I0001-B00000	87 GARRISON RD	BENNETT PHILIP H &	BENNETT BRENDA L	87 GARRISON ROAD	DOVER	NH	03820
I0074-G00000	81 GARRISON RD	ROBERTS IAN M & CARISSA L TRUSTEES	THE ROBERTS FAMILY REVOCABLE LIVING TRUS	81 GARRISON RD	DOVER	NH	03820
		TFMORAN, INC	BRENDA KOLBOW	107 COMMERCE WAY, SUITE 102	PORTSMOUTH	NH	03801



FILE	47265-10	DR	PJT	FB	558	S-1
		CK	BMK	CADFILE	SEE MARGIN	



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE # WAIV-2024-0020

Application Type: Site Plan Amendment
Applicant(s): 54 BRR, LLC
Owner(s): 54 BRR, LLC
Location: 54 Back River Road/Uncommon Dr. (Assessor's Map I, Lot 6)
Meeting Date: December 10, 2024

INTENT: The Board previously approved a Site Plan that was heard on March 9, 2021. The applicant is now requesting an amendment to the original conditions of approval to remove Condition 9, regarding impact fees.

AGENDA ITEM #: 4-E

FILE: WAIV-2024-0020

APPLICANT/OWNER: 54 BRR, LLC

LOCATION: 54 Back River Road/Uncommon Dr. (Assessor's Map I, Lot 6)

LOTS/UNITS PROPOSED: No changes proposed from approved plan.

ACREAGE: ± 7.6 ac.

ZONING DISTRICT: R-12, Conservation District

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USES: Residential, Bellamy River

PERMITS REQUIRED: N/A

WAIVERS REQUIRED: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail.

ZBA ACTION: N/A

CONSERVATION COMMISSION: N/A

TRC: N/A

ATTACHMENTS: Narrative, Original Site Plan

Summary of Request and Background

On March 9, 2021, the Board approved a TDR Site Plan (P20-60) for 44 single-family units, rent-restricted at the HUD Fair Market Rental Rate. The site has been under construction and many of the units occupied. The Applicant now requests the removal of Condition of Approval 9, to waive impact fees associated with the approved project.

Consistency with Land Use Regulations

Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The plan remains consistent with the regulations but is not in question tonight.

Planning staff had outlined a draft impact fee policy to the Board at its October 8, 2024 meeting and further clarification at the September 24, 2024 meeting. This approved site plan was submitted and signed approved on December 14, 2021. The conversation about possibly changing impact fees began in early 2024 and therefore this site plan project was not included as a project where impact fees would be waived or forgotten per the draft impact fee policy. Therefore, this amendment request requires a vote by the Planning Board to amend conditions of approval regarding not paying the impact fees or getting a reimbursement of any impact fees paid to date.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and vote on the request to amend the conditions of approval. Should the Board vote to approve the Site Plan Amendment, the Planning Department recommends the Planning Board do so with the following subsequent conditions:

Subsequent Conditions of Approval Prior to Signing of the Plans:

1. Same conditions of the original approval (P20-60) still apply and have been satisfied.

Subsequent Conditions to be Met Prior to Construction Activities:

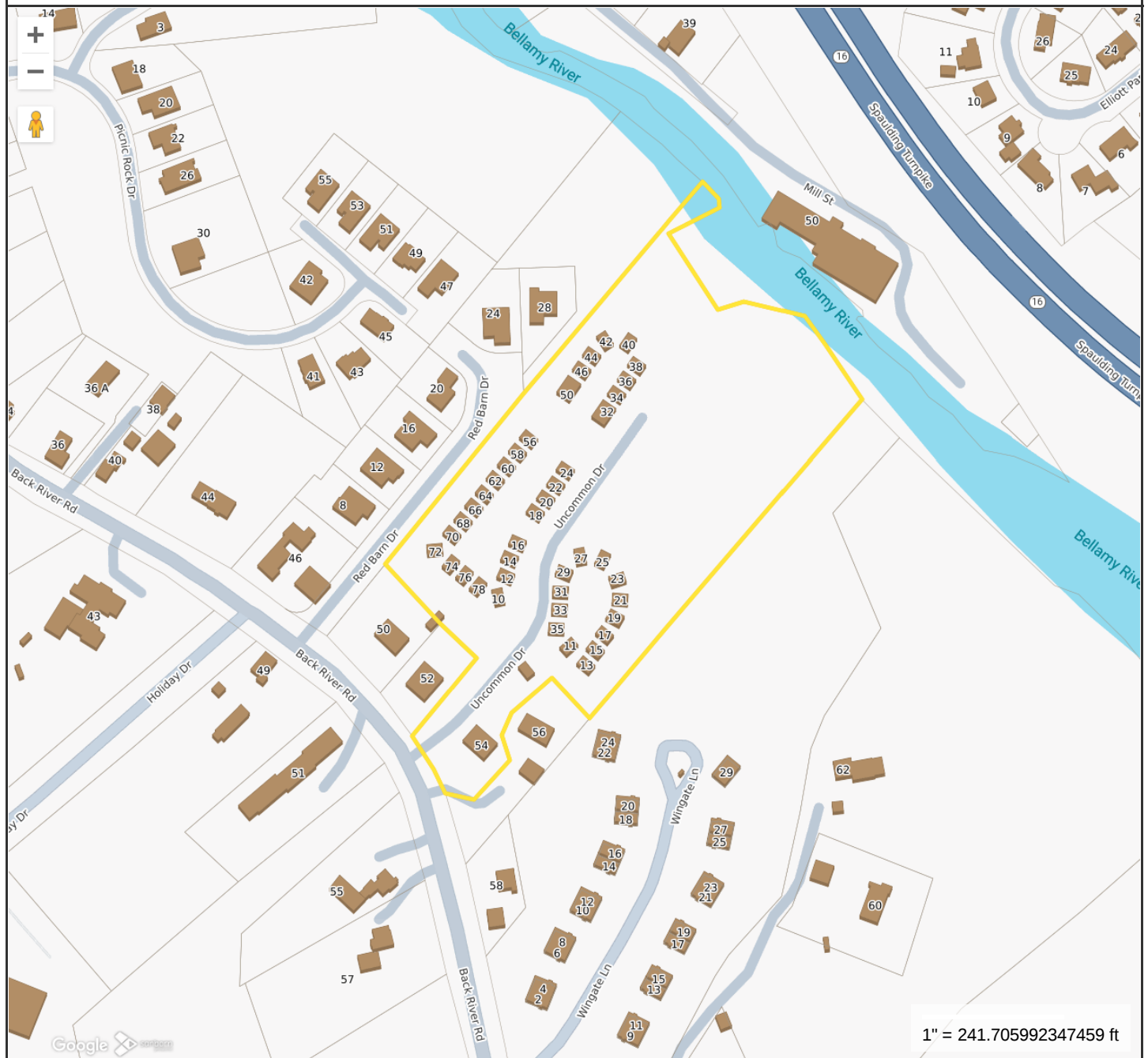
2. All other conditions per P20-60 still apply and have been satisfied.

Subsequent Conditions to be Met Prior to Building Permit:

3. All conditions per P20-60 still apply and most have been satisfied.

Subsequent Conditions to Be Met Prior to Occupancy:

4. Same conditions of the original approval (P20-60) still apply, sans Condition 9. Condition 10 is renumbered to condition 10.

**Property Information**

Location 10 78 UNCOMMON DR
Owner 54 BRR LLC
Land Use
Zoning Code R-12
Property Id I0006-000000

**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.



PLAN SNAPSHOT REPORT WAIV-2024-0020 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment **Project:** **App Date:** 11/25/2024
Work Class: Plan **District:** None **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Description: to request that the condition of impact fees be waived for an already approved plan **Expire Date:**

Parcel: I0006-000000	Main	Address: 54 Back River Rd Dover, 03820	Main	Zone: R-12(Residential - Medium Density)
-----------------------------	------	--	------	---

Applicant 54 BRR LLC John Randolph 1 Stagecoach Road Durham, NH 03824 Business: (603) 834-2317	Owner 54 BRR LLC John Randolph 1 Stagecoach Road Durham, NH 03824 Business: (603) 834-2317	Engineer Horizons Engineering Michael Sievert PO Box 359 Newmarket, NH 03857
--	--	---

Plan Custom Fields

Project Location	Uncommon Drive	Waiver Request Type	Waiver	Project Name	The Cottages @ Back River Road
Owner Phone	603-834-2317	Owner Name	John Randolph/54 BRR LLC	Original Plan Approval Date	Mar 9 2021 12:00AM
Owner Address	55 Briggs Hwy. Durham NH	Owner EMail		Original Plan End Date	Mar 9 2026 12:00AM
Plan Type	Site Plan	Waiver Request Detail	see attached narrative		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010109	Planning Waiver / Extension /Amend Application Fee	\$200.00	\$0.00
Total for Invoice INV-00010109		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
-----------------------------	-------------	------------	----------

Review v.1

Confirm application complete v.1	Generic Action
Technical Review Committee Meeting Agenda v.1	Task
Land Use Plan Technical Review v.1	Receive Submittal
Technical Review Committee Meeting v.1	Hold Meeting

Planning Board v.1

Planning Board Agenda v.1	Task
Invoice for Notices v.1	Task
Send Notices v.1	Task
Planner Creates Staff Recommendations v.1	Plan Activity
Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Plan Activity
NOD Sent to Applicant v.1	Create Report

Final Plan v.1

Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action

PLAN SNAPSHOT REPORT (WAIV-2024-0020)

Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit



City of Dover, New Hampshire
APPLICATION FOR EXTENSION OF/ AMENDMENT TO
OR WAIVER FOR PLAN/ DRIVEWAY

[Revised August 20, 2020]

Office Use Only Amount Paid: _____ Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: 54 BRR LLC (JOHN RANDOLPH) Telephone # 603-834-2317
Address of Applicant: 55 BRIWAS WAY, UNIT 0, DURHAM, NH E-Mail JOHN@CSDNH.ORG
Project Name: THE COTTAGES AT BACK RIVER RD. Project Location: 54 BACK RIVER RD, DOVER, NH
Planning File Number: P20-60 Date of Original Approval MARCH 10, 2021
File Type: Conditional Use _____ Site Plan Review ☒ Subdivision _____

EXTENSION INFORMATION (Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 157-23.B only)

Extension type requested (check one): _____ Sec. 153-8.A _____ Sec. 153-9.B _____ Sec. 157-13.A _____ Sec. 157-23.B
Current deadline date: _____ Number of Extensions Previously granted by Board _____
Reason(s) for extension/comments (attach additional sheets as needed): _____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____
Reason(s) for amendment/comments (attach additional sheets as needed): _____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: 170-23 IMPACT FEES
Justification for waiver request(s) (attach additional sheets as needed): PLEASE SEE ATTACHED LETTER

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 4/19/24
Signature of Applicant (if different from owner): _____ Date: _____
Signature of Agent: _____ Date: _____

APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
I	6	54 BRR, LLC	1 STANWELDON RD, DURHAM, NH 03824

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
MICHAEL J. SIEVERT	HORIZONS ENGINEERING	PO BOX 359, NEW MARKET, NH 03857

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

WAIV-2024-0020

54 BACK RIVER ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
16020-0000PN	PICNIC ROCK DR	PICNIC RIVERS PARTNERS OF DOVER LLC	TIMOTHY RAYMOND MEMBER	3 WALT COLBY DR	DOVER	NH	03820
16020-017000	47 PICNIC ROCK DR	GIDDINGE LAWRENCE M	GIDDINGE DIANNE E	24 HEMLOCK LANE	GRAY	ME	04039
16020-018000	45 PICNIC ROCK DR	WU ZIWEI		45 PICNIC ROCK DR	DOVER	NH	03820
16020-019000	43 PICNIC ROCK DR	HOFFMAN AARON MICHAEL &	HOFFMAN RUBY GONZALES	43 PICNIC ROCK DR	DOVER	NH	03820
16020-020000	41 PICNIC ROCK DR	HATFIELD DANIEL P &	HATFIELD ALISON L	41 PICNIC ROCK DR	DOVER	NH	03820-4709
16030-000000	50 MILL ST	GREAT BRIDGE DOVER LIMITED PARTNERSHIP	C/O STEWART PROPERTY MGMT INC	P O BOX 10540	BEDFORD	NH	03110-0540
16032-000000	39 40 MILL ST	GROSSMAN KENNETH W & HOLLY TRUSTEES	GROSSMAN FAMILY 2003 REVOCABLE TRUST	385 6TH ST	DOVER	NH	03820
I0005-000000	BACK RIVER RD	CAMPBELL WAYNE P TRUSTEE	CAMPBELL REALTY TRUST	64C HORNETOWN RD	FARMINGTON	NH	03835
I0005-000016	24 WINGATE LN	RINE STACY LEE	RINE ANNETTE	24 WINGATE LANE	DOVER	NH	03820
I0005-000017	22 WINGATE LN	FLETCHER ROBIN G TRUSTEE	ROBIN G FLETCHER TRUST	22 WINGATE LN	DOVER	NH	03820
I0005-000018	20 WINGATE LN	HALPERN JUDITH ANN TRUSTEE	HALPERN JUDITH ANN LIVING TRUST	20 WINGATE LN	DOVER	NH	03820
I0005-000019	18 WINGATE LN	WARD THOMAS M Q	ALLEY TIFFANY	18 WINGATE LN	DOVER	NH	03820
I0006-A00000	50 BACK RIVER RD	PHALAK SUMIT	ANDERSON SARAH R	50 BACK RIVER RD	DOVER	NH	03820
I0006-B00000	44 BACK RIVER RD	PELCHAT WILLIAM H &	SAUCIER LINDA M	44 BACK RIVER RD	DOVER	NH	03820
I0006-C00000	46 BACK RIVER RD	TSAKIRIS NATHAN 95% &	TSAKIRIS TINA 5%	16 SNELL RD	LEE	NH	03861
I0006-C00001	8 RED BARN DR	LEBEL MCGUANE LAURALEE		8 RED BARN DR	DOVER	NH	03820
I0006-C00002	12 RED BARN DR	MOELLMAN MATTHEW DAN	MOELLMAN BRITTANY SUSANNE	12 RED BARN DR	DOVER	NH	03820-4698
I0006-C00003	16 RED BARN DR	ROBINSON SHARI &	ROBINSON TERRY	16 RED BARN DR	DOVER	NH	03820
I0006-C00004	20 RED BARN DR	DEOLIVEIRA SEBASTIAO H &	MERRETT-DEOLIVEIRA DEBRA A	20 RED BARN DR	DOVER	NH	03820
I0006-C00005	24 RED BARN DR	BLEVINS KATHERINE		24 RED BARN DR	DOVER	NH	03820
I0006-C00006	28 RED BARN DR	HARBON WILLIAM R &	HARBON MARILYN	28 RED BARN DR	DOVER	NH	03820
I0006-C00DRV	RED BARN DR	RIDGESTONE BUILDERS & DEVELOPERS LLC	C/O JAMES GAURON	15 STARFISH DR	WELLS	ME	04090
I0006-C00OPN	RED BARN DR	RIDGESTONE BUILDERS & DEVELOPERS LLC	C/O JAMES GAURON	15 STARFISH DR	WELLS	ME	04090
I0006-D00000	BACK RIVER RD	HELLMAN LANCE W TRUSTEE	HELLMAN LANCE W REVOCABLE TRUST	228 HIGHLAND AVENUE	PORTSMOUTH	NH	03801
I0006-I00000	56 BACK RIVER RD	SWEATT ARTHUR		54 BACK RIVER ROAD	DOVER	NH	03820
I0057-000000	49 BACK RIVER RD	STEVENS WALLACE B		49 BACK RIVER RD	DOVER	NH	03820
I0058-000000	51 BACK RIVER RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
I0059-000000	53 BACK RIVER RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
I0060-000000	55 55A BACK RIVER RD	TURGEON KEVIN &	TURGEON LISA	225 GREEN ST	SOMERSWORTH	NH	03878
I0061-000000	57 BACK RIVER RD	SMITH MATTHEW J & FLEISCHMANN AMANDA A T	FLEISCHSMITH FAMILY REVOCABLE TRUST OF 2	57 BACK RIVER ROAD	DOVER	NH	03820
I0062-000000	58 BACK RIVER RD	MARTEL CHARLES WILLIAM		58 BACK RIVER RD	DOVER	NH	03820
I0067-B00000	62 BACK RIVER RD	TOWLE JONATHAN P TRUSTEE	TOWLE JONATHAN P 2008 TRUST	62 BACK RIVER RD	DOVER	NH	03820
I0006-000000	10 78 UNCOMMON DR	54 BRR LLC		1 STAGECOACH RD	DURHAM	NH	03824
		HORIZONS ENGINEERING	MICHAEL SIEVERT	PO BOX 359	NEWMARKET	NH	03857



November 19, 2024

Donna Benton, Director of Planning and Community Development

City of Dover Planning Board

288 Central Ave

Dover, NH 03820

RE: Section 170-23 Waiver Request for Approved Plan P20-60, The Cottages at Back River Road

On September 24, 2024, the Planning Board unanimously voted to eliminate impact fees in the City of Dover. One of the reasons highlighted was the "concerns about the effect of impact fees on housing prices, especially highlighted by the City Council's Ad-hoc Committee to Address Community Housing Needs." Those housing needs have been identified to include affordable, attainable, and workforce housing, something that has been noted to be a crisis across the state and country.

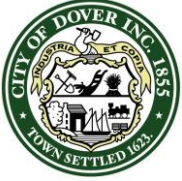
The Cottages at Back River Road is a 100% affordable project, with the rental rates capped in perpetuity at the Fair Market Rental Rate. These rental rates have benefited the residents of the 44 units, and the project has attracted an incredible group of people that are an asset to the City and region, including several teachers, firefighters, healthcare workers, and postal carriers. Since the project's approval, we have seen building costs rise dramatically, with budgets skyrocketing more than \$1.7million over our original budget. As a part of those costs, we have already paid over \$267,000 in fees to the City of Dover. Additionally, this project to date has not received any State or Federal funding; all of the additional expenses have had to come from private and outside funding sources. Due to the strain of budget overruns, the City graciously suspended the impact fees while we continued to receive our Certificates of Occupancy, pending the decision of the Planning Board.

With the Planning Board's decision to eliminate the burden of impact fees due in part to the effect on housing prices, we are requesting that the remaining impact fees be waived for this 100% affordable housing project.

Thank you,

A handwritten signature in black ink, appearing to read "John Randolph", is written over a horizontal line.

John Randolph, Owner, 54 BRR LLC



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2024-0031

Application Type: Conditional Use Permit
Applicant(s): Martin Jaffe
Owner(s): Michael & Shelby Brewer
Location: 77 Fourth Street, (Tax Map 32, Lot 36-F)
Meeting Date: December 10, 2024

INTENT: Proposal is for modifications to the existing single-family dwelling that includes the construction of a deck, garage, and breezeway and modifications to the driveway pavement resulting in 1,467± square feet of permanent impacts to the 50-foot wetland buffer and 756± square feet of temporary buffer impacts.

AGENDA ITEM #: 4-F

FILE: COND-2024-0031

LOTS/UNITS PROPOSED: N/A

APPLICANT: Martin Jaffe

OWNER: Michael & Shelby Brewer

LOCATION: 77 Fourth Street, (Tax Map 32, Lot 36-F)

ACREAGE: 4.20± ac.

ZONING DISTRICT: R-12, Wetland Protection District

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential, Cochecho River

WAIVERS REQUESTED: None.

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover CUP for wetland buffer impacts.

CONSERVATION COMMISSION:
To be reviewed on December 9, 2024.

ATTACHMENTS: Site Plan

Summary of Request and Background

Proposal is for modifications to the existing single-family dwelling that includes the construction of a deck, garage, and breezeway and modifications to the driveway pavement resulting in 1,467 square feet of permanent impacts to the 50-foot wetland buffer and 756 square feet of temporary buffer impacts. There are no direct wetland impacts.

The project is scheduled for Conservation Commission review on December 9, 2024. (*minutes to be provided*)

Consistency with Land Use Regulations – CUP 170.27.1.F

The Wetlands Protection District ordinance §170.27.1.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170-27.1.F per their narrative. The proposal minimizes wetland buffer impacts and avoids direct wetland impacts. The proposed project does not require state mitigation or NHDES review, and the project is scheduled for Conservation Commission review on December 9, 2024.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application as complete, note it is not of regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent condition:

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

1. Endorsement from the Conservation Commission.

COND-2024-0031 77 Fourth Street



Property Information

Location 77 FOURTH ST
Owner BREWER MICHAEL &
Land Use
Zoning Code R-12
Property Id 32036-F00000



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 COND-2024-0031 FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	Project:		App Date:	09/27/2024
Work Class:	Environmental	District:	None	Exp Date:	NOT AVAILABLE
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Edgecomb, Makayla	Approval Expire Date:	

Description: The current property has a garage that is going to be converted into a in-law suite. We want to build a new garage off the existing house. The property overall property shown on the first attachment. The second attachment shows a close-up of the side of the property next to the wetlands. The third attachment shows the garage that is to be added. The distance of the new garage ranges from 51' at its furthest from the garage. The wetland map shows it then coming toward the middle of the garage to about 22'. The wetlands then go outward from the new garage to about 32' at the end of the garage.

Parcel:	32036-F00000	Main	Address:	77 Fourth St Dover, 03820	Main	Zone:	R-12(Residential - Medium Density)
----------------	--------------	------	-----------------	------------------------------	------	--------------	------------------------------------

Applicant	Surveyor	Plan Preparer	Applicant
McEneaney Survey Associates	McEneaney Survey Associates	Martin J Jaffe	Martin J Jaffe
P.O. Box 1166	P.O. Box 1166	77 Fourth St	77 Fourth St
DOVER, NH 03821	DOVER, NH 03821	dover, NH 03820	dover, NH 03820
Business: (603) 742-0911	Business: (603) 742-0911	Business: (603) 617-8478	Business: (603) 617-8478
		Mobile: (603) 617-8478	Mobile: (603) 617-8478
Owner			
Michael Brewer			
Home: (603) 617-6242			
Mobile: (603) 617-6242			

Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	R-12	New Change in Impervious/Paved Area (sq ft)	1000	Work	The current property has a garage that is going to be converted into a in-law suite. We want to build a new garage off the existing house. The property overall property shown on the first attachment. The second attachment shows a close-up of the side of the property next to the wetlands. The third attachment shows the garage that is to be added. The distance of the new garage ranges from 51' at its furthest from the garage. The wetland map shows it then coming toward the middle of the garage to about 22'. The wetlands then go outward from the new garage to about 32' at the end of the garage.

permitstatefed

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	09/27/2024 14:59	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

PERMIT SNAPSHOT REPORT (COND-2024-0031)

Signature_Martin_Jaffe_9/27/2024.jpg	09/27/2024 14:59	Jaffe, Martin	Uploaded via CSS
2024.11.12_ConservationCommission.A genda.pdf	11/06/2024 9:46	Blonigen, Rachel	ConCom Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009455	Planning General Application Fee	\$200.00	\$200.00
	Planning Impervious Paved Area Fee	\$70.00	\$70.00
Total for Invoice INV-00009455		\$270.00	\$270.00
Grand Total for Permit		\$270.00	\$270.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	10/01/2024	10/29/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	10/01/2024	10/29/2024	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/01/2024 10:13	
Confirm application complete v.1	Generic Action		10/01/2024 10:13
Conditional Use Review v.1	Receive Submittal	10/01/2024 0:00	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		



City of Dover, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only	Project #: _____	Date Received: _____
	Amount Paid: _____	Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Michael & Shelby Brewer Telephone # 603-617-6242

Address of Applicant: 77 Fourth Street Dover, NH 03820

E-Mail Address: snbrewer98@gmail.com

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

Address of Property Owner: same

PROPERTY INFORMATION

Assessor's Map # 32 Lot(s) # 36F

Address of Property: 77 Fourth Street

Zoning District(s) R-12 Overlay District(s) none

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

To allow construction of a garage addition and deck within the 50 foot wetland buffer.

No wetlands will be impacted by this activity.

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

Name of Professional That Prepared Plans: Kevin McEneaney - McEneaney Survey Associates

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

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

SIGNATURES

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

Signature of Property Owner:   Date: 11/1/2024

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:   Date: 11/1/2024

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>
32	36F	Michael & Shelby Brewer	77 Fourth Street Dover, NH 03820

Applicant (if different from owner):

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

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Kevin McEneaney, LLS	McEneaney Survey Associates	P.O. Box 1166 Dover, NH 03821

Conservation Easement Holder:

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

CONDITIONAL USE NARRATIVE
§170-27.1
WETLAND PROTECTION DISTRICT
for
Brewer Residence
77 Fourth Street
Tax Map 32, Lot 36F

F. Conditional use approval.

(1) Conditional use approval may be granted by the PLANNING BOARD (RSA 674:21II) after proper public notice and public hearing, for construction within the Wetland Protection District or buffer. Said construction may include but is not limited to a road or other accessway, utility right-of-way, communication lines, power lines and pipelines, STRUCTUREs, and parking LOTs provided that the proposed construction complies with the following standards:

- (a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area.

When jurisdictional setbacks are applied, this 4+ acre parcel has a limited buildable area. The proposed addition, deck, and pavement modifications are located towards the driveway side of the parcel, further from the Cocheco River than the existing house. The rear of the proposed garage is closest to the wetland, 25.9 feet away. There are no impacts or disturbances proposed to the wetlands.

- (b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative.

The layout of these improvements is the most favorable alternative, being closest to the driveway side of the parcel while still being able to properly connect to the existing house and also without interfering with the existing driveway. It should be noted that the 50-foot buffer surrounding the existing house on both sides, making the buildable area for this parcel limited. Therefore, buffer impacts would be necessary for the proposed addition, deck, pavement modifications and grading.

- (c) Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland, or which has less detrimental impact on a wetland. Design, construction, and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.

There are no impact or disturbance proposed to the wetlands. This proposal is for 2,480 s.f. of impact to the wetland buffer. The design of this project has been minimized to the greatest extent possible. During and following construction activity, care will be taken to restore any disturbed grading as much as practicable to its original state within the buffer.

- (d) Mitigation: If the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review.

Mitigation is not required for this project.

- (e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.

Wetlands will not be impacted by this project.

- (f) To assess and summarize the wetland's functions and values as denoted in the NH Method and Section 170.27.1 (B)(2).

This wetland is associated with the Cocheco River and provides a naturally occurring runoff from the surrounding area to the river. The proposed project does not pose any destruction, or cause any significant changes, to the natural filtration and flow towards the river. It is our opinion that this project complies with Section 170.27.1(B)(2)



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:

Shelby Brewer & Michael Brewer

Signature(s) of Property Owner(s):

Date:

9/26/24

Signature of Applicant:
if different from owner

Date:

9/26/24

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:

Shelby Brewer & Michael Brewer

Signature(s) of Property Owner(s):

Date:

9/26/24

Signature of Applicant:
if different from owner

Date:

9/26/24

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:

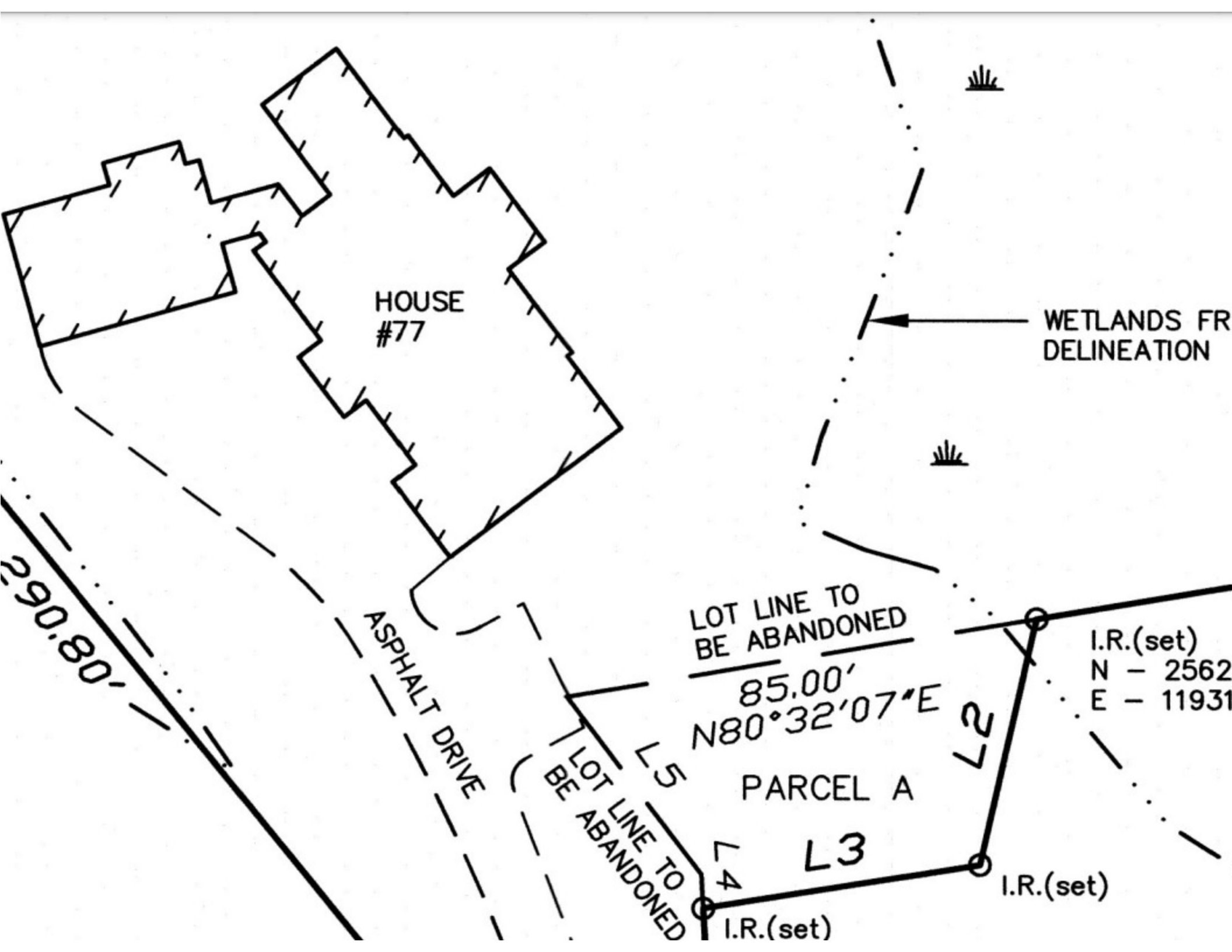
77 Fourth St Dover NH 03820

Sign Permit Application Type:
(check one)

- ☒ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

COND-2024-0031**77 FOURTH STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
31103-000000	76 SIXTH ST	SIXTH STREET STATION CONDOMINIUM	OWNERS' ASSOCIATION	385 SIXTH ST	DOVER	NH	03820
32001-000000	72 FOURTH ST	LAW GERORGE JR & GLENNA TRUSTEES	LAW GEORGE JR AND GLENNA TRUSTS	72 FOURTH ST	DOVER	NH	03820
32002-000000	FOURTH ST	LUTSK DEBORAH & DELORES M SILVA &	GEORGE TIMOTHY & LISA M MULCAHY	245 N BEND DR	MANCHESTER	NH	03104
32003-000000	78 80 FOURTH ST	EIGHTY FOURTH STREET LLC	C/O REYNOLDS	PO BOX 396	DOVER	NH	03821
32004-000000	84 FOURTH ST	REYNOLDS EVELYN B REV TRUST	REYNOLDS EVELYN B TRUSTEE	84 FOURTH STREET	DOVER	NH	03820
32005-000000	86 FOURTH ST	REYNOLDS CHARLES D REV TRUST	REYNOLDS CHARLES D TRUSTEE	84 FOURTH STREET	DOVER	NH	03820
32035-000000	68 FOURTH ST	ARRIGONI SCOTT A &	ARRIGONI ELLEN A	400 SLIGO RD	ROLLINSFORD	NH	03869-5812
32036-000000	85 FOURTH ST	WHITEHEAD GEORGE R	WHITEHEAD HOLLY L	85 FOURTH STREET	DOVER	NH	03820
32036-A00000	97 FOURTH ST	FOURTH STREET 97 LLC		13 BOSTON HARBOR ROAD	DOVER	NH	03820
32036-B00000	95 FOURTH ST	AUGER KALE DAVID &	BANKER LAUREN ELIZABETH	95 FOURTH ST	DOVER	NH	03820
32036-C00000	95 A FOURTH ST	HOBSON CHRISTOPHER L & MARY CYNTHIA TRUS	HOBSON FAMILY REVOCABLE LIVING TRUST	95 A FOURTH ST	DOVER	NH	03820
32036-D00000	73 FOURTH ST	DIEMER GARRETT C	MUGGERIDGE JACQUELINE S	84 DOVER POINT ROAD	DOVER	NH	03820
32037-000000	103 FOURTH ST	FIRST HOMELY HOUSE LLC		18 HAMPTON RD STE 3	EXETER	NH	03833
32036-F00000	77 FOURTH ST	BREWER MICHAEL &	BREWER SHELBY	73 FOURTH ST	DOVER	NH	03820
		MARTIN JAFFE		77 FOURTH STREET	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	PO BOX 1166	DOVER	NH	03821

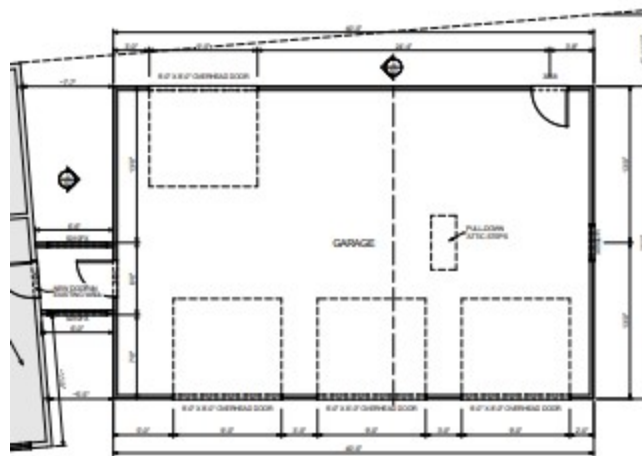


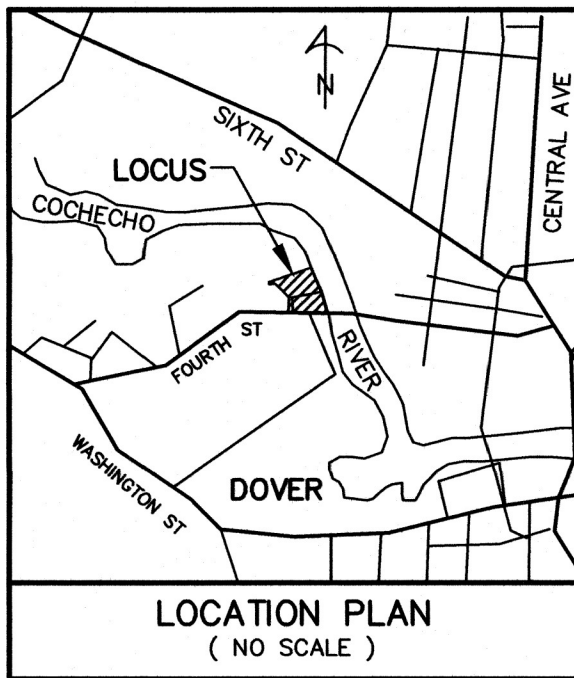
HOUSE
#77

ASPHALT

OT LINE TO
ABANDONED

85.00'
N180°32'07"E





No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	86°42'28"	25.00'	37.83'	34.33'	S46°36'12"E

No.	Bearing	Distance
L1	N10°42'43"W	52.72'
L2	S12°53'26"W	45.00'
L3	S80°57'57"W	50.00'

LEGEND
I.R.(fnd) - IRON ROD (FOUND)
S.S.(fnd) - STEEL STAKE (FOUND)
I.R.(tbs) - IRON ROD WITH ID CAP #661 (SET)
⊗ - FIRE HYDRANT
⊕ - UTILITY POLE
S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
≡ - WETLANDS

NOTES:

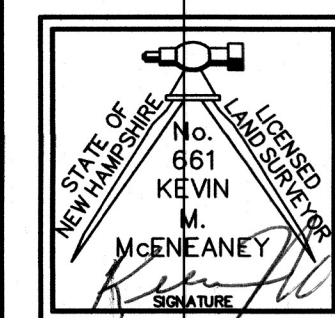
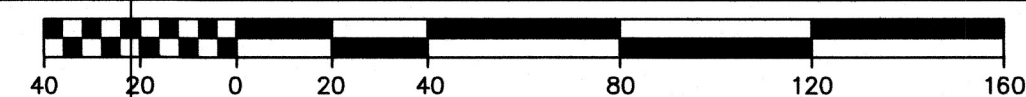
- OWNER OF RECORD:
MICHAEL BREWER
SHELBY BREWER
77 FOURTH STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3314, PAGE 748
S.C.R.D. VOLUME 4008, PAGE 875
- 32 / 36F - DENOTES TAX MAP AND PARCEL NUMBER.
- THE INTENT OF THIS PLAN IS TO DEPICT WETLAND BUFFER IMPACT ASSOCIATED WITH A PROPOSED 26' X 40' GARAGE WITH BREEZEWAY AND A 20' X 25' DECK. NONE OF THE DISTURBANCE IS WITHIN THE SHORELAND WATER QUALITY PROTECTION ACT.
- ZONING DISTRICT IS R12:
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MINIMUM LOT COVERAGE = 30 PERCENT
MINIMUM FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT BUILD-TO = 15-25 FEET
SIDE YARD = 15 FEET
FRONT YARD = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- A PORTION OF THE SUBJECT PARCEL IS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; MAP NUMBER 33017C0310E; EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED MARCH 27, 2024.
- A PORTION OF THE PARCEL IS SUBJECT TO THE RULES OF THE SHORELAND WATER QUALITY PROTECTION ACT (NH RSA 483-B), THOSE AREAS WITHIN TWO HUNDRED AND FIFTY (250) FEET OF COCHECHO RIVER REFERENCE LINE.
- THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.
- ON FEBRUARY 28, 2012 THE DOVER PLANNING BOARD APPROVED A CONDITIONAL USE PERMIT FOR PARCEL 32/36F. SEE DOVER PLANNING BOARD FILE P11-61.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES, INC. ON DURING WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- PARCEL 32/36F IS SUBJECT TO AN EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC, S.C.R.D. VOLUME 4115, PAGE 45.
- PROPOSED WETLAND BUFFER IMPACT:

CONSTRUCTION OF GARAGE:	
TEMPORARY (CONSTRUCTION)	= 443 S.F.
PERMANENT	= 932 S.F.
ADDITIONAL PAVEMENT AT GARAGE ENTRANCE	= 287 S.F.
CONSTRUCTION OF DECK:	
TEMPORARY	= 313 S.F.
PERMANENT	= 505 S.F.
TOTAL PROPOSED WETLAND BUFFER DISTURBANCE	
TEMPORARY	= 756 S.F.
PERMANENT	= 1,724 S.F.
TOTAL IMPACT	= 2,480 S.F.

WETLAND BUFFER IMPACT PLAN FOR A CONDITIONAL USE PERMIT PREPARED FOR MICHAEL & SHELBY BREWER TAX MAP 32, LOT No. 36F 77 FOURTH STREET CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. COND-2024-0031

DRAWN BY: KJF FILE: MSA\1933\0\24-1933 ADDTN
SCALE: 1" = 40' DATE: OCTOBER 18, 2024



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

SURVEYING - PLANNING - CONSULTING

REFERENCE PLANS:

- LOT LINE ADJUSTMENT PLAN PREPARED FOR MICHAEL & SHELBY BREWER AND JAFFE FAMILY REVOCABLE TRUST, TAX MAP 32, LOT Nos. 36F & 36D, 77 & 73 FOURTH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: APRIL 24, 2024, REVISED THROUGH 6/10/24; BY: MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND; RECORDED S.C.R.D. PLAN 13248.

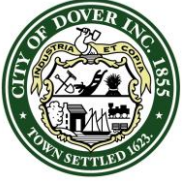
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
24-1933	COND. USE	24-03	8-10	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

32 / 3
EIGHTY FOURTH STREET LLC
P.O. BOX 396
DOVER, NH 03821
4296 / 485

32 / 2
DEBORAH LUTSK, DELORES SILVA,
GEORGE TIMOTHY, LISA MULCAHY
245 N BEND DRIVE
MANCHESTER, NH 03804
4918 / 158

32 / 1
GEORGE, JR. & GLEENNA LAW TRUSTS
GEORGE, JR. & GLEENNA LAW, TR
72 FOURTH STREET
DOVER, NH 03820
3376 / 252

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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2024-0011

Application Type: Transfer of Development Rights
Applicant(s): 5 Sherman Street, LLC
Owner(s): 5 Sherman Street, LLC
Location: 103 Court St. (Assessor's Map 19, Lot 8)
Meeting Date: December 10, 2024

INTENT: To request the purchase of four (4) units through the Transfer of Development Rights (TDR) for a total of seven (7) units, where three (3) units are allowed by right.

AGENDA ITEM #: 4-G

APPLICANT/OWNER: 5 Sherman Street, LLC

LOCATION: 103 Court St. (Assessor's Map 19, Lot 8)

LOT/UNITS PROPOSED: Four (4) TDR units, Seven (7) units total

ACREAGE: ± 1.20 ac.

ZONING DISTRICT: R-12

EXISTING/PROPOSED USE: Residential

SURROUNDING USE: Residential, Cemetery

ZBA ACTION: None

PERMITS: None

WAIVERS REQUESTED: §153-14.D.6(a) and §153-14.D.6(b), requiring an aisle width of 22' or 24', where an aisle width of 20' is being proposed.

(Note the applicant is also requesting partial relief of the 30' buffer)

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail.

TRC: 09/06/2024, 09/26/2024, 11/14/2024

ATTACHMENTS: Site Plan, TDR Application, Narrative

Summary of Request and Background

The applicant is proposing a residential project consisting of seven (7) residential units by purchasing four (4) units through TDR. The proposal includes reconstruction of the existing single-family dwelling and the construction of a duplex and four (4) size-restricted, single-family cottages.

The existing lot, Assessor's Map 19, Lot 8, contains one single-family dwelling. The current Zoning Ordinance permits the use of the Transfer of Development Rights ordinance (TDR) in the R-12 zone, but specifies that applicants must utilize the single-family yield plan method, or otherwise construct *only* duplexes if the two-family yield calculation is used. As the applicant proposes a mixture of unit counts, the single-family yield calculation is used, which given the subject lot's physical characteristics, results in a base density calculation of three (3) units. This, therefore, means that the remaining four (4) sought units could be granted if the Planning Board votes to approve the use of TDR.

Per the applicant's plan, both units within the duplex, although not required, are proposed to be restricted to the applicable HUD Fair Market Rental rate, with the four (4) cottages being size-restricted to no more than 1,400 s.f. The units purchased through TDR include the two duplex units, and two of the size-restricted cottages.

Consistency with Land Use Regulations - TDR

§170-27.2 provides for additional density to be purchased through Transfer of Development Rights. This application meets all provisions of the TDR Ordinance, with the exception of the required 30' buffer which the applicant seeks partial relief from. To elaborate, all newly proposed structures on the lot comply with the 30' buffer requirements. The applicant seeks relief for mild encroachment of driveway access pavement to the East of the parcel. Also noteworthy is the parcel's proximity to cemetery to the South, which, per state law, requires a mandatory 25' buffer which the applicant complies with.

Staff has reviewed the proposal and supplied a TDR memo to the applicant.

STAFF RECOMMENDATION - TDR:

The Planning Department understands changes to the plan may still be needed and could be subsequent conditions of approval or made before the Board votes on the TDR request. The Planning Department also recognizes the public comments received so far and recommends the Planning Board accept the application, open the public hearing, and provide the applicant any feedback based on the application, presentation, and public hearing and then table the item to a date certain.

103 Court Street TRAN-2024-0011



Property Information

Location 103 COURT ST
Owner 5 SHERMAN STREET LLC
Land Use
Zoning Code R-12
Property Id 19008-000000



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.

To: 5 Sherman Street, LLC, Applicant
From: Donna Benton, AICP
Cc: Trittech Engineering Corp.
Date: December 4, 2024
Re: TDR 103 Court Street

ISSUE:

In February 2020, the Board recommended amendments to the Transfer of Development Rights (TDR) Ordinance. In June 2020, the Planning Board approved the amendments and on July 22, 2020, the City Council ratified them. One element is the requirement for staff to draft a review statement on the need for a sketch plan. Since then the criteria for TDR has also been amended.

INTENT:

This memo will serve as part of the staff report.

GOALS:

Provide background on balancing development vs. conservation needs and current housing shortage, and describe the TDR applications in Dover.

Background

On behalf of your client, you submitted a TDR plan for a project to purchase four (4) residential units, two (2) HUD-restricted units, and two (2) 1,400 s.f. size-restricted, single-family cottage units. The project also calls for the reconstruction of the existing single-family home on the subject parcel.

The existing lot, Assessor's Map 19, Lot 8, contains one single-family dwelling. The current Zoning Ordinance permits TDR in the R-12, but specifies that the applicant must either use single-family density for the creation of additional single-family homes, or, if using two-family density, any TDR-purchased unit must be a duplex. Therefore, since the applicant seeks to construct a mixture thereof, it was determined by staff, per the applicant's yield plan, that three (3) units would be allowed by right, requiring that the remaining four units be purchased through TDR.

Staff performed this review based upon the information below, and is now providing the required staff report (Chapter 170-27.2 E.(4)a).

Project Information

Project:	103 Court Street, TDR
Where:	103 Court St. (Assessor's Map 19, Lot 8)
What:	Seven (7) units total. Four (4) of which are requested to be purchased through TDR, two (2) HUD-restricted units, and two (2) 1,400 s.f. size-restricted, single-family cottage units. The density calculation per R-12 specific zoning regulations, as stated above, was used to determine a base density calculation of three (3) units, requiring the purchase of the four (4) proposed units.
Acres:	±1.20 acres (no change in acreage) Assessor's Map 19, Lot 8 = 52,241± s.f. (1.20± ac.)
Zone:	R-12
Public Water:	Lot is serviced by municipal water.
Public Sewer:	Lot is serviced by municipal sewer.
Units:	Seven (7) total units are proposed, staff considers three (3) of the units to be the base density as the applicant proposes a mixture of 2-family and single-family structures, therefore requiring the applicant to purchase four (4) TDR units.
CUP:	Not applicable to this proposal.

Staff Comment

When reviewing projects, review the context, discuss options with the applicant, and advise on the feasibility of requesting the purchase or exchange before or after designing a fully laid out plan.

In reviewing this project, we note:

- Traffic
 - Court Street is a moderate-traffic thoroughfare connecting Central Ave. to Back and Middle Roads.
- Layout/topography
 - There is currently an existing residence onsite.
 - The cumulative lot coverage of all proposed structures is approximately 15.3%, which is roughly half of the R-12's underlying maximum lot coverage requirement.

- Environmental
 - The property boundary is currently moderately wooded. Per the applicant's proposal, the majority of the existing trees will be removed, although per the plan, will include both fencing and a vegetative buffer around the lot's perimeter.
 - The R-12 District is characterized by its medium density, requiring a minimum lot size of 12,000 square feet, 100 feet of frontage, and a maximum underlying density of 2 units per lot, with varying lot size requirements for 2-family structures, depending on whether they're newly constructed, or converted from an existing single-family home.

Staff Recommendation

While the applicant is seeking a waiver for the required 30' perimeter buffer, per the TDR ordinance, staff notes that this project is not proposing new lot lines but encourages the applicant to provide as much buffer and screening as possible to the neighbors. Staff would also like to see more assurance that the 25' cemetery buffer is maintained per RSA 289:3.



PLAN SNAPSHOT REPORT TRAN-2024-0011 FOR CITY OF DOVER, N.H.

Plan Type:	Transfer	Project:		App Date:	08/15/2024
Work Class:	Transfer of Development Rights	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: The applicant proposes utilizing the City of Dover Transfer Development Rights (TDR) regulations to redevelop Map 19 Lot 8. The proposal calls for the conversion of the existing home into a duplex, the construction of an additional duplex and the construction of five (5) new single-family homes for a total of nine (9) units. The TDR Base Density Calculation provide for a Base Density of three (3)units, therefore, six (6) of these units will be obtained under the TDR regulations. The four (4) units located in the two (2) duplex buildings will be deed restricted to a Fair Market Rent (FMR) set by Housing Urban Development (HUD). The five (5) new single-family homes with be size restricted to maximum of 1400 square feet of total living space per unit. The TDR application also request relief from the thirty (30) foot buffer requirement and relief from the thirty (30) foot rear setback requirement. The Landscape Design provides for new screening as mitigation for this relief.

Parcel:	19008-000000	Main	Address:	103 Court St Dover, NH	Main	Zone:	R-12(Residential - Medium Density)
----------------	--------------	------	-----------------	---------------------------	------	--------------	------------------------------------

Applicant	Surveyor	Applicant	Engineer
Robert Baldwin	Tritech Engineering Corp.	Tritech Engineering Corp.	Tritech Engineering Corp.
242 CENTRAL AV	755 Central Avenue	755 Central Avenue	755 Central Avenue
DOVER, 03820	Dover, NH 03820	Dover, NH 03820	Dover, NH 03820
Home: (603) 986-2373	Business: (603) 742-8107	Business: (603) 742-8107	Business: (603) 742-8107
Business: (603) 986-2373			
Mobile: (603) 986-2373			

Plan Custom Fields

Parcel Map/Lot	19/8	Parcel Zoning Overlay	N/A	Parcel Zoning	R-12
trandevdetail	The applicant proposes utilizing the City of Dover Transfer Development Rights (TDR) regulations to redevelop Map 19 Lot 8. The proposal calls for the conversion of the existing home into a duplex, the construction of an additional duplex and the construction of five (5) new single-family homes for a total of nine (9) units. The TDR Base Density Calculation provide for a Base Density of three (3)units, therefore, six (6) of these units will be obtained under the TDR regulations. The four (4) units located in the two (2) duplex buildings will be deed restricted to a Fair Market Rent (FMR) set by Housing Urban Development (HUD). The five (5) new single-family homes with be size restricted to maximum of 1400 square feet of total		living space per unit. The TDR application also request relief from the thirty (30) foot buffer requirement and relief from the thirty (30) foot rear setback requirement. The Landscape Design provides for new screening as mitigation for this relief.	Deed Book	5172

PLAN SNAPSHOT REPORT (TRAN-2024-0011)

Deed Page	55	Property Address	103 Court Street	Deed Date	03/15/2024
Owner Name	5 Sherman Street LLC	Existing Parcel Size (Ac)	1.19	Owner Address	242 Central Avenue, Dover NH 03820
Owner Phone		Existing Parcel Size (sqft)	51836.4	Owner EMail	robert@centralfallsrealty.com
Parcel Feedback		Reference Plan ID Number:		Request Type	Purchase, Residential (reduced size)
trandeveloper	NHDES Sewer Discharge - Not yet applied for NPDES CGP Notice of Intent - Not yet applied for	Project Zone	Residential	New Change in Impervious/Paved Area (sq ft)	22000
Quantity of 1,400 sq ft Units	2	Relief Sought	Setback, Unit increase	Quantity of HUD Restricted Units	4

Attachment File Name	Added On	Added By	Attachment Group	Notes
103 Court TDR Application.pdf	08/15/2024 11:58	Stowell, Robert		Uploaded via Dover, NH - Permits Plans Licensing
Signature_Robert_Stowell_8/15/2024.jpg	08/15/2024 11:58	Stowell, Robert		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008996	Planning Transfer of Dev Rights Application Fee	\$200.00	\$200.00
Total for Invoice INV-00008996		\$200.00	\$200.00
NOT INVOICED	Planning Impervious Paved Area Fee	\$1,540.00	\$0.00
	Transfer of Dev Rights Fee - 1,400 sq ft	\$22,000.00	\$0.00
Total for Invoice NOT INVOICED		\$23,540.00	\$0.00
Grand Total for Plan		\$23,740.00	\$200.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/16/2024 10:58	
Confirm application complete v.1	Generic Action		08/16/2024 11:01
Technical Review Committee Meeting Agenda v.1	Task	08/16/2024 10:58	
Land Use Plan Technical Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		



City of Dover, New Hampshire

TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: October 1, 2020]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: 5 Sherman Street, LLC Telephone # 603 986 2373

Address of Applicant: 242 Central Ave. Dover, NH 03820

E-Mail Address: robert@centralfallsrealty.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 19 Lot(s) # 8

Address of Property: 103 Court Street Dover, NH 03820

Zoning District(s) R-12 Overlay District(s) N/A

Existing Use of Property: Single Family Residence

New impervious area (in s.f.): 16,750

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☒ Setback ☒ Increase by 4 units

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

See Project Narrative

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Sewer Discharged - Not Yet Approved

NPDES CGP Notice of Intent - Not Yet Applied For

Name of Professional That Prepared TDR Plans: Robert J. Stowell - Trittech Engineering Corp.

Address 755 Central Ave. Dover, NH 03820 Telephone #: 603 742 8107

Professional License #: 884 & 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

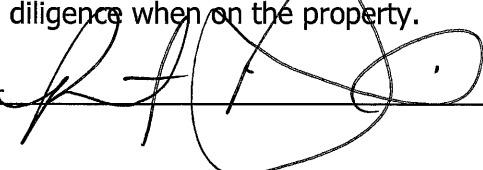
Signature of Property Owner:  Date: _____

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

Signature of Agent:  Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: _____

CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>
		5 Sherman Street, LLC	242 Central Ave. Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>
Robert Baldwin	5 Sherman Street, LLC	242 Central Ave. Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Robert J. Stowell	Tritech Engineering Corp.	755 Central Ave. Dover, NH
Michael Mariano	Highland Soil Services	75 Prospect St. Somersworth, NH
Romy N Maurer	Terrain Planning & Design	311 Kost Hill Rd. Hopkinton, NH

Conservation Easement Holder:

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



City of Dover, New Hampshire TDR REVIEW SUBMISSION CHECKLIST

[Revision Date: January 5, 2021]

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

If staff indicates the scope of the project requires Technical Review Committee Review, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

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

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

APPLICANT: 5 Sherman Street, LLC File Number: _____

PROJECT TITLE: 103 Court Street

PROPERTY LOCATION: 103 Court St. Tax Map: 19 Lot: 8

	Where/How Provided	Reviewed
1. Completed and signed Application form	Attached	
2. Plan Review Fees are provided	Hand Delivered	
3. Electronic copy of the engineered/surveyed plan layout	Via Portal	
4. Electronic copy of supplementary materials and application	Via Portal	
5. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	Hand Delivered	
Location map at appropriate scale	Sheet Ex-1 Locus Map	
Proposed Project name and title and Planning File #	Title Block	
Date and scale	Shown	
Name and address of owners and/or applicants	Shown	
Location and widths of existing & proposed easements & right of ways	Shown	
Location and width of existing and proposed access/egress ways	Shown	
Existing and proposed buildings and structure locations and access	Shown	
Minimum building setbacks or build to lines on all lots	Shown	
Existing and proposed stormwater infrastructure/direction	Shown	
Neighborhood plan with unit counts	Sheet T-2	
Proposed landscaping	Sheet LA-1	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	Sheet SP-1	
Location, material and size of existing and proposed pavement area	Sheet SP-1	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	Private Pickup	
All applicable Dover Common Site Plan/Subdivision notes	Sheet SN-1	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	N/A	

REVIEWED BY: _____ DATE _____ TRC DATE _____

TRAN-2024-0011**103 COURT STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
19006-000000	7 LOCKE ST	GALKOWSKI PAIGE HARTMAN		7 LOCKE ST	DOVER	NH	03820
19007-000000	109 COURT ST	MCENEANEY KEVIN		109 COURT ST	DOVER	NH	03820
19007-001000	COURT ST	CHINBURG DEVELOPMENT LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
19007-002000	LOCKE ST	CHINBURG DEVELOPMENT LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
19007-004000	LOCKE ST	CHINBURG DEVELOPMENT LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
19009-000000	89 COURT ST	MAMIGONIAN CYNTHIA L		89 COURT ST	DOVER	NH	03820
19009-A00000	91 COURT ST	HAMER HILARY ANN		91 COURT ST	DOVER	NH	03820
19052-001000	131 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
20096-000000	31 82 UNION ST	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
20112-000000	92 COURT ST	ERDMANN RICHARD		92 COURT ST	DOVER	NH	03820
20112-A00000	100 COURT ST	O GRADY LISA		100 COURT STREET	DOVER	NH	03820
20113-000000	104 COURT ST	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820
20113-001000	102 COURT ST	CARPENTER CONSTANCE ANN		102 COURT ST	DOVER	NH	03820
20113-002000	106 COURT ST	WEIR ROBERT C &	WEIR DIANE	106 COURT ST	DOVER	NH	03820
21001-000000	108 COURT ST	MILLER SYLVIA P		108 COURT STREET	DOVER	NH	03820
19008-000000	103 COURT ST	5 SHERMAN STREET LLC		242 CENTRAL AVE	DOVER	NH	03820
		TRITECH ENGINEERING CORP.	ROBERT STOWELL	755 CENTRAL AVE	DOVER	NH	03820
		TERRIAN PLANNING & DESIGN	ROMY N. MAURER	311 KOST HILL ROAD	HOPKINTON	NH	03229
		HIGHLAND SOIL SERVICES	MICHAEL MARIANO	75 PROSPECT STREET	SOMERSWORTH	NH	03878

November 19, 2024

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

Subject: Planning Board Submittal
103 COURT STREET
Dover Tax Map 19 Lot 8
103 Court Street
Dover, New Hampshire
Job No. 24101
City of Dover Planning # Site-2024-0012

Dear Donna:

On behalf of our client, 5 Sherman Street LLC, we submitted this Application for Transfer Development Rights (TDR) and Site Review Application for the development of 103 Court Street on August 15, 2024. The property is shown as City of Dover Tax Map 19 Lot 8, is located at 103 Court Street, currently contains a single-family home, is located in the R-12 Zoning District, contains 1.199 acres and is serviced by municipal water & sewer.

Since our original submittal the project has been reviewed by the Technical Review Committee (TRC); on September 5th, September 26th and November 14th. These reviews ultimately resulted in significant revisions to the project. The project redesign has resulted in two less units and a reduction of proposed impervious of over 25 percent. Ultimately, working with planning staff and the TRC, the applicant has created a project more respectful of the surrounding land owners.

UPDATED TDR REQUEST

The applicant proposes utilizing the City of Dover Transfer Development Rights (TDR) regulations to redevelop Map 19 Lot 8. The proposal calls for the existing home to remain, the construction of a duplex and the construction of four (4) new single-family homes for a total of seven (7) units. The TDR Base Density Calculation provide for a Base Density of three (3) units, therefore, four (4) of these units will be obtained under the TDR regulations. The existing house is proposed to remain and will be an unrestricted unit. The two (2) units located in the duplex building will be deed restricted to a Fair Market Rent (FMR) set by Housing Urban Development (HUD). The four (4) new single-family homes will be size restricted to maximum of 1400 square feet of total living space per unit. The TDR application still requests relief from the thirty (30) foot buffer requirement. The Landscape Design provides for new screening as mitigation for this relief.

PROJECT SUBMITTAL

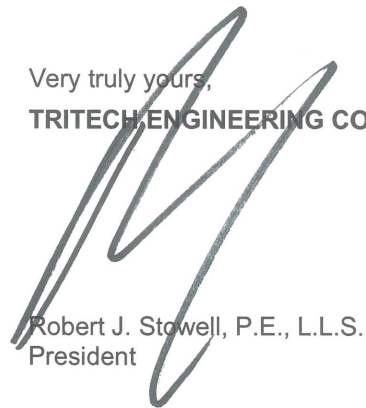
Attached please find the supporting documentation:

- Six (6) Copies of this Planning Board Submittal Letter.
- Six (6) Copies of the Revised Site Review Application.
- Six (6) Copies of the Revised TDR Application.
- Six (6) Copies of the TRC response letter.
- Six (6) Copies of the Site Development Plan set.
- Six (6) Copies of the Color Renderings and Streetscape.
- Six (6) Copies of the Waiver Request (driveway width).
- Six (6) Copies of the Traffic Assessment Memorandum.
- Six (6) Copies of the Water & Sewer Demand.
- Six (6) Copies of the Landscaping O & M Plan.
- Six (6) Copies of the Home Owners Association (HOA) documents.
- Six (6) Copies of the Updated Transfer Development Rights (TDR) Narrative.
- Six (6) Copies of the Updated Trash Management Protocol.

We look forward to discussing this project with the Planning Board at their December 10th board meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS / cmp

Enclosures

[024101_CourtStSubmittaltrpb.docx](#)

NARRATIVE

TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPLICATION

The subject property at 103 Court Street is located in the R-12 zone, adjacent to the RMU zone at the rear and bordered by the Residential Multi Use Zone (RM-U). While long ago the property was once maintained and contributed positively to the neighborhood, it has since fallen into disrepair. The house and outbuildings are in poor condition, and the landscaping has become overgrown, obscuring the structures on the site.

Our design proposal seeks to transform this neglected property into a vibrant backyard cottage oasis, enhancing both the neighborhood and housing availability. From Court Street, the development will appear as a traditional New England home with a barn, maintaining the aesthetic charm common in towns like Dover. The barn will serve as an innovative space for additional HUD Restricted units while helping to screen the backyard cottages from street view.

Design and Community Focus

The cottages are designed to meet the needs of a diverse group of residents, including those looking to downsize, new families, and recently married couples. Each cottage is approximately 1,400 square feet, featuring a first-floor primary bedroom, two additional bedrooms upstairs, a private back deck, and integrated community spaces. Close proximity to the urban core and associated community services will help promote vibrant participation in the community.

Addressing Housing Needs

This project aligns with Dover's Master Plan, particularly the vision of "facilitating a balanced supply of safe and attractive housing for individuals and families of all incomes." Our intent is to redevelop the site using the Transfer of Development Rights (TDR) mechanism, which allows us to create a housing solution that meets the city's goals while respecting the site's characteristics.

Dover, like many municipalities, is facing a shortage of housing across all affordability levels, especially in what is commonly referred to as the "Missing Middle"—smaller-scale, higher-density housing. Our proposal for a pocket neighborhood offers a solution by increasing density on a smaller footprint, prioritizing walkability, low-impact development, and affordability. This type of development is explicitly encouraged in the city's Master Plan.

Supporting Dover's Master Plan

The proposed development aligns with the following key elements of Dover's Master Plan:

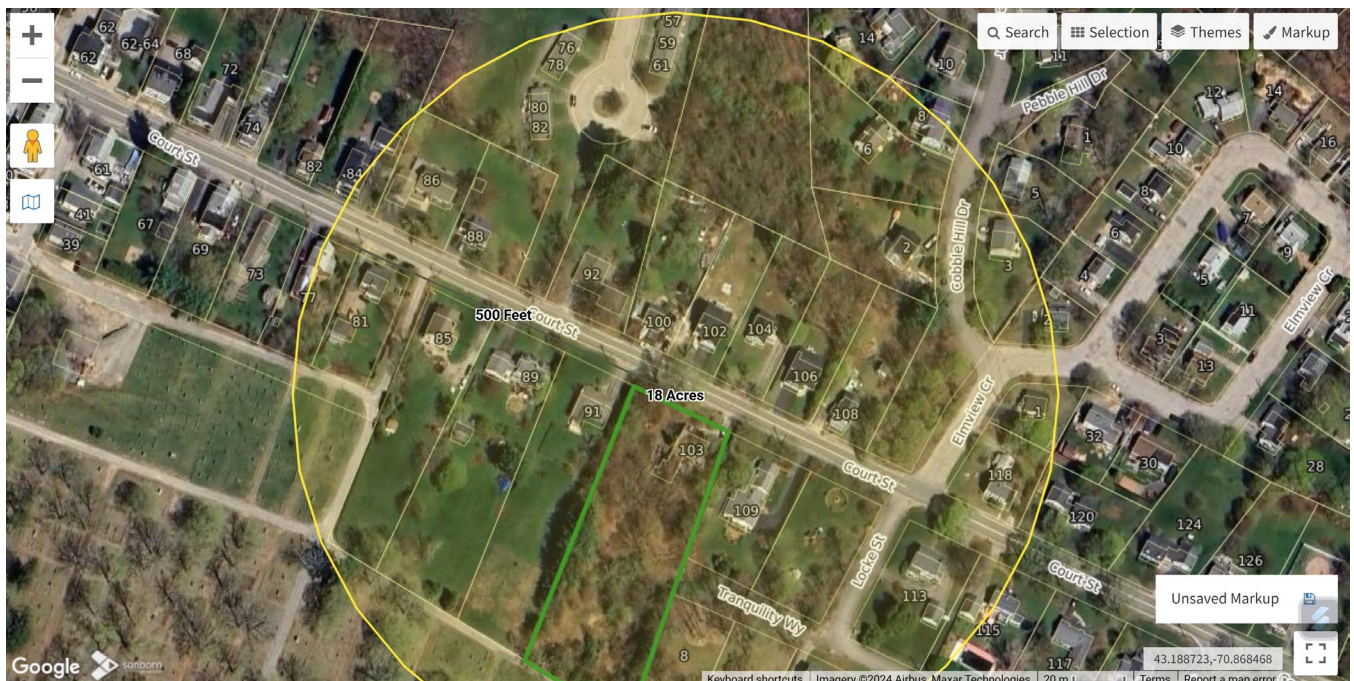
- **High quality, low impact growth:** This project supports responsible development, preserving the city's rural areas while concentrating residential and commercial activity near the urban core.
- **Downtown vibrancy:** By creating a walkable, family- and pet-friendly neighborhood, this project contributes to Dover's vision of an inviting and lively downtown area.
- **Diversity of housing options:** Our proposal supports the city's goal of providing housing for people of various ages, incomes, and backgrounds.

Zoning Compatibility

The Backyard Cottage Concept fits within zoning intent, maintains the neighborhood's aesthetic, and provides compatible housing that supports the broader community's goals.

- **Zoning Transition:** The property borders the RMU zone along its 160-foot rear property line, where higher density (one unit per 2,500 sq. ft.) is permitted. This project respects the transition between the higher-density RMU zone and the medium-density residential R-12 zone by incorporating smaller scale single-family homes and duplexes, both of which are permitted uses in the R-12 zone.
- **Compatible Land Use:** The proposed single-family homes and duplexes are fully compatible with the neighboring land uses and align with the existing character of the area. These housing types are typical in the R-12 zone and provide a smooth transition between the adjacent zones.
- **Preservation of Streetscape Aesthetics:** The development will maintain the aesthetic character along the Court Street corridor, ensuring consistency with the existing R-12 streetscape. The streetscape mirrors the scale and visual qualities of neighboring lots, preserving the traditional look and feel of the area.
- **Observations of Surrounding Parcels:** As is typical of areas transitioning from one zone to another, we find characteristics of both the RMU zone and R-12 zone within the immediate vicinity of the subject parcel. These characteristics provide a denser streetscape than what is found further down Court Street. Observations of these characteristics include:
 - Majority of the homes within the immediate vicinity just meet the minimum setback requirements of 15ft for the zone. Several have less than the 15ft.
 - Homes immediately across the street have less than the required frontage requirement for the zone.
 - A parcel within 165' has 59 units on 6 acres. Units consist of a mix of duplexes and 4 unit buildings.

- 17 Homes deeper into the R12 Zone off Elm View Circle all have lot sizes less than 6,000sqft.



Affordable Housing and TDR Benefits

We propose that 3 out of the 7 units be deed-restricted to HUD Fair Market Rent (FMR) levels in perpetuity, making them affordable to a range of income levels. The TDR ordinance not only helps conserve land in ecologically sensitive areas but also enables developers to offer more attainable housing through increased density. The cottages will be restricted to 1400sqft with the intent of limiting their value relative to the market. This limitation encourages a reduced price point in the new housing stock that wouldn't exist otherwise. This backyard cottage concept exemplifies the advantages of the TDR ordinance. For instance, a neighboring development without TDR is building three homes priced over a million dollars each, whereas our proposal, with TDR, allows for a more affordable and diverse housing option.

Conclusion

I believe that developing smaller, cottage-style single-family homes with a 42% affordable housing component will create a more appealing and cohesive neighborhood—one that provides a balanced supply of safe and attractive housing for individuals and families across a range of incomes.

While the economics of this model necessitate an increase in density, I am hopeful that the thoughtful design and the strong community benefits it offers fully justify the additional cottages.

We appreciate the board's consideration of our proposal and trust that you will agree that the location and design merit the use of Transfer of Development Rights to realize this vision for 103 Court Street.

Thank you for your time and consideration.

Regards,

Robert Baldwin

(603) 986-2373

NARRATIVE KEY POINTS

Aesthetic and Design Intent:

- The property is currently in disrepair, and the project aims to transform it into an asset for the community.
- The design mimics the appearance of a traditional New England home with a barn, which disguises the backyard cottage community from street view.
- The cottage houses will be designed to cater to diverse owners, including those downsizing, new families, and recently married couples. Each house is about 1,400 square feet, with a primary floor and additional bedrooms upstairs.

Community and Social Intent:

- The development is designed with a community-focused layout, where the cottages face a central court.
- The court will serve as a communal gathering space, with features such as a large outdoor fireplace, creating a space that fosters social interaction and family activities.

Addressing Housing Needs:

- The proposal directly addresses the "Missing Middle" housing issue by creating a pocket neighborhood that promotes increased density on a smaller footprint.
- By incorporating walkability and low-impact development principles, this proposal supports Dover's Master Plan themes of high-quality growth and preserving rural areas while focusing on urban development.

Use of TDR and Affordability:

- The Transfer of Development Rights (TDR) is used to increase density and provide affordable housing. Specifically, 4 of the 9 units will be deed-restricted to HUD Fair Market Rent (FMR) levels in perpetuity.

- Each of the Cottages will be limited to 1400sqft to encourage a lower price point in relation to other new housing stock.
- The proposal supports the city's goal to provide housing diversity by offering a range of affordable options in contrast to more expensive developments nearby.

Alignment with Dover's Master Plan:

- The project aligns with the city's goals, as outlined in its Master Plan, which includes promoting walkable, family-friendly, and diverse neighborhoods.
- The design supports the city's vision of vibrant downtown areas and balanced growth by focusing commercial and residential activity near the urban core.

Zoning Compatibility

- **Zoning Transition:** The property borders the RMU zone along its rear 160-foot line, which allows higher density (one unit per 2,500 sq. ft.). The proposed use respects the zoning transition by offering single-family homes and duplexes, consistent with the R-12 zone.
- **Compatible Land Use:** Single-family homes and duplexes are compatible with neighboring land uses and typical in the R-12 zone, ensuring smooth integration with adjacent properties.
- **Preservation of Streetscape:** The development will maintain the existing streetscape aesthetic along Court Street, mirroring the architectural scale and traditional feel of other lots in the R-12 zone.









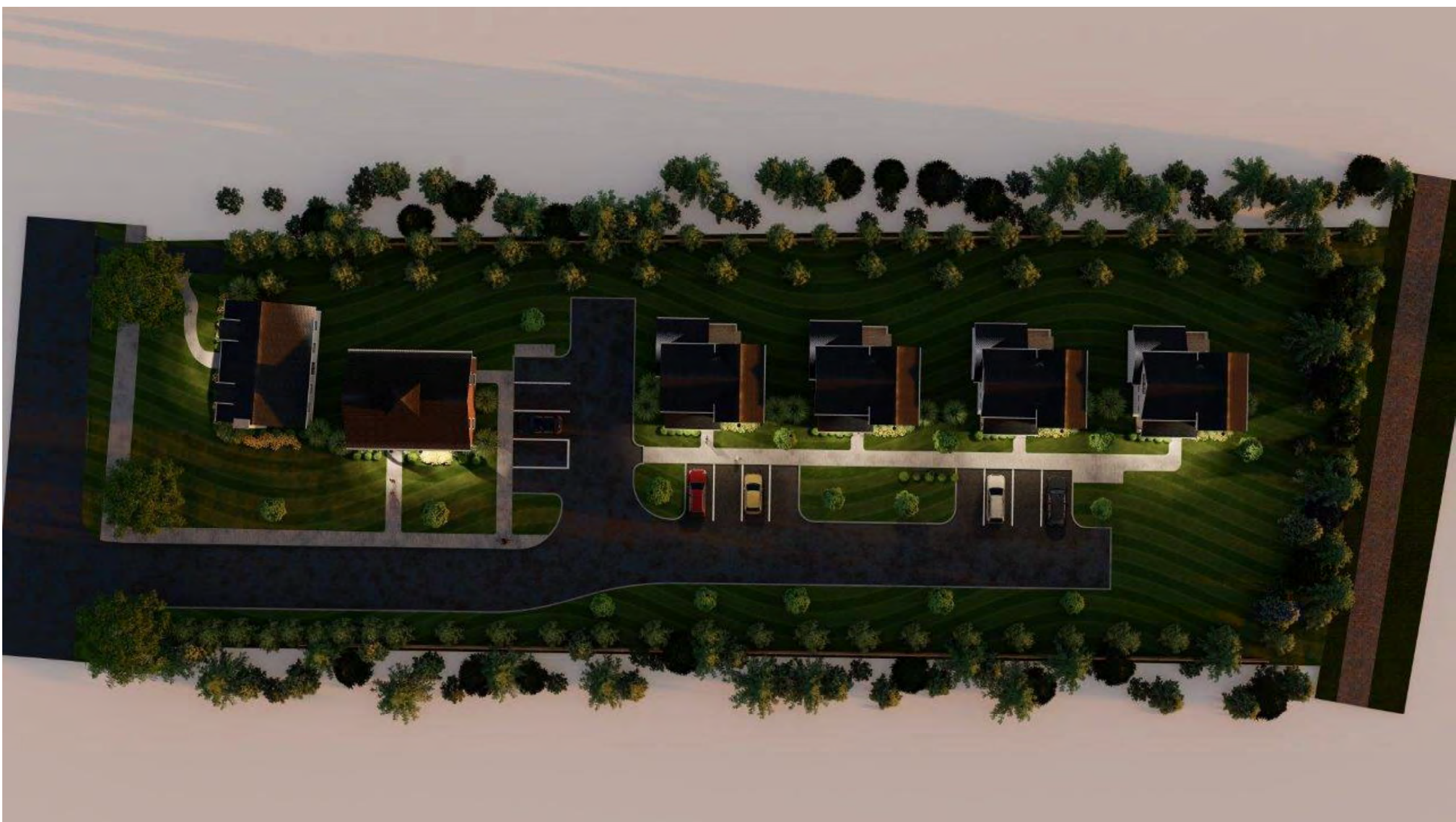












SITE DEVELOPMENT PLANS

103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE

LIST OF PLANS

- | | |
|---|--------------------------------|
| T-1 - TITLE SHEET | SP-5 - BIORETENSION DETAILS |
| T-2 - NEIGHBORHOOD PLAN | SP-6 - STORMTECH PLAN |
| EX-1 - EXISTING CONDITIONS PLAN (1"=30') | SP-7 - DRAINAGE DETAILS |
| SSS-1 - SITE SPECIFIC SOILS PLAN (1"=30') | SP-8 - CONSTRUCTION DETAILS |
| SN-1 - STANDARDS NOTES PLAN | SP-9 - CONSTRUCTION DETAILS |
| C-1 - ROADWAY PLAN AND PROFILE (1"=20') | SP-10 - CONSTRUCTION DETAILS |
| C-2 - ROADWAY PLAN AND PROFILE (1"=20') | SP-11 - SEWER DETAILS |
| C-3 - CROSS-COUNTRY UTILITY PLAN AND PROFILE (1"=20') | SP-12 - SEWER DETAILS |
| SP-1 - GENERAL SITE PLAN (1"=30') | Li-1 - LIGHTING PLAN |
| SP-2 - SITE CONSTRUCTION PLAN (1"=20') | La-1 - LANDSCAPE PLAN |
| SP-3 - UTILITY PLAN (1"=20') | La-2 - LANDSCAPE DETAILS |
| SP-4 - GRADING AND DRAINAGE PLAN (1"=20') | TR-1 - FIRE TRUCK TURNING PLAN |

PREPARED FOR:
5 SHERMAN STREET, LLC
242 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

OWNER:
5 SHERMAN STREET, LLC
242 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

PREPARED BY

TRITECH
ENGINEERING CORPORATION

TRITECH
ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3500

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS	
10-24-24	REVISED PER TRC COMMENTS	

NEW HAMPSHIRE
STATE OF
ROBERT J. STYLL
NO. 9903
PROFESSIONAL ENGINEER

NEW HAMPSHIRE
STATE OF
ROBERT J. STYLL
NO. 9903
PROFESSIONAL ENGINEER

TITLE SHEET
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

SHEET No.

T-1



TRITECH
ENGINEERING CORPORATION

N

SHEET No.

T-2

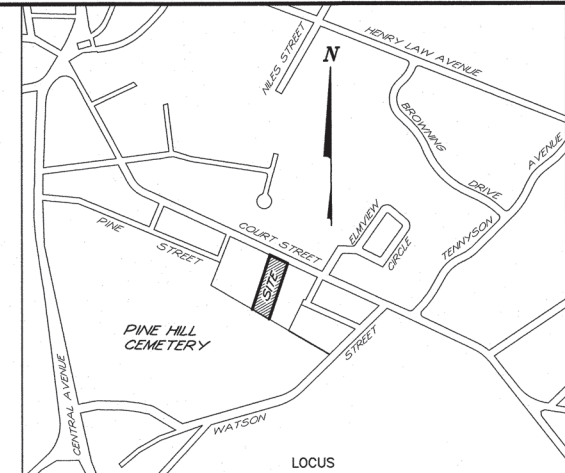
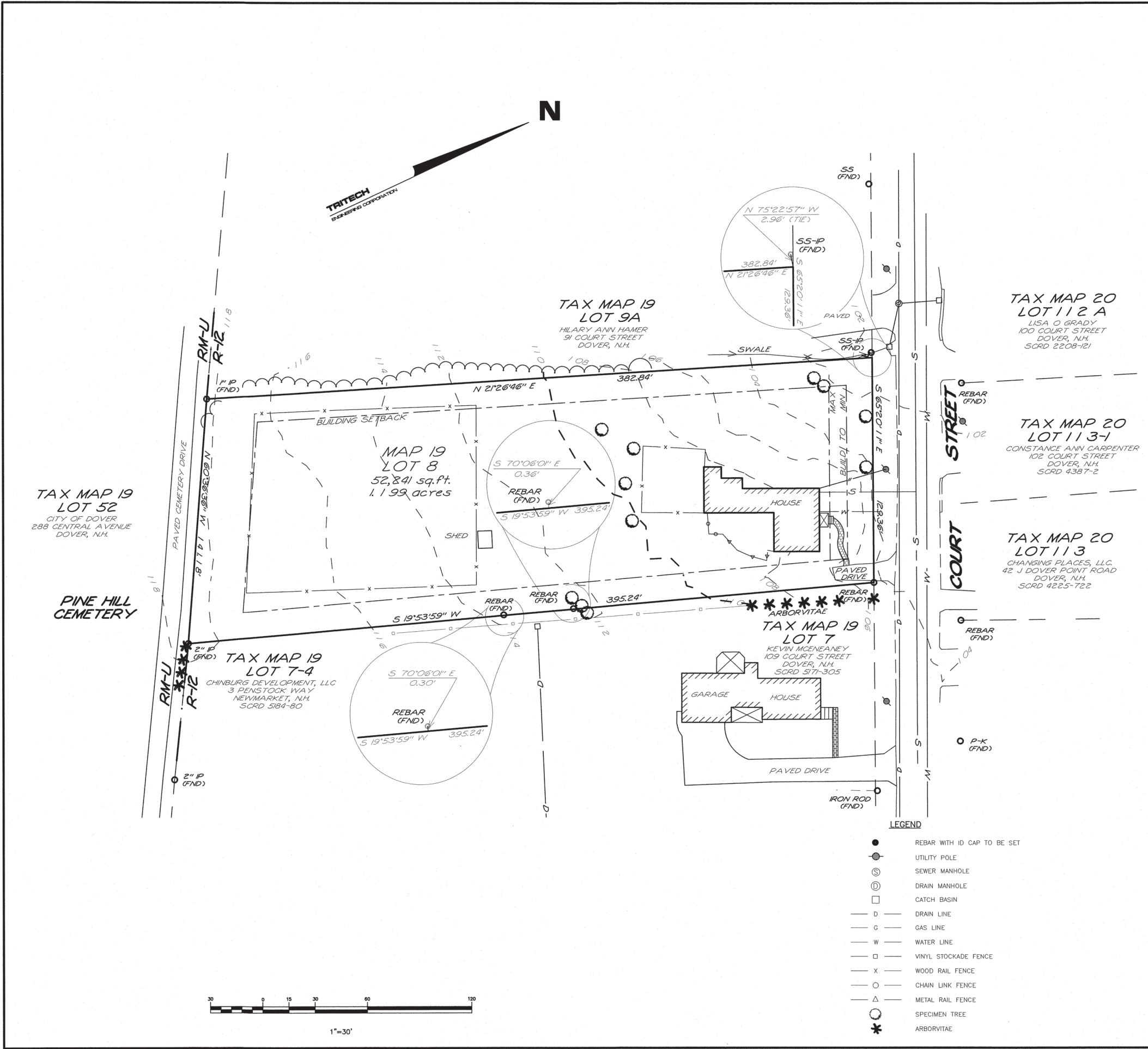
NEIGHBORHOOD PLAN
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
OCTOBER 24, 2024 JOB No. 24101

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	
DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS
10-24-24	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 748 9107
FAX 603 748 9690



- NOTES**
- INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER TAX MAP 19 LOT 8.
 - CURRENT OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, N.H.
 - TAX MAP 19 LOT 8.
 - TOTAL LOT AREA: 52,241 SQ.FT. - 1.199 ACRES
 - PROJECT DEED REFERENCE: BOOK 5172 PAGE 55
 - PROJECT PLAN REFERENCE: SURVEYED MAY 1935
W.S. WHEELER, CE
DOVER, N.H.
SCRD POCKET #10, FOLDER #2, PLAN #11 & 12
LIMITED SUBDIVISION
CECIL TAYLOR
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
JULY 1977
PROPERTY SURVEY
109 COURT STREET, DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE
JOANNE RICHARD LIVING REVOCABLE TRUST
STONEWALL SURVEYING
AUGUST 1, 2023 SCRD #13011
 - ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS HAVE BEEN REFERENCED IN A NOTE.
 - ZONING: R-12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT TO 25 FT
SIDE: 15 FT
REAR: 30 FT
MAX. COVERAGE: 30 %
 - VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE
 - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF FEBRUARY, 2024.
 - SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP No. 33017C0340E, DATE: 9-30-2015).
 - DURING THE MONTH OF MARCH, 2024 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO WETLANDS WERE FOUND.
 - BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON FEBRUARY 16, 2024 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON FEBRUARY 19, 2024. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).
 - LOCKE STREET (NOW KNOWN AS TRANQUILITY WAY) WAS CREATED BY "LAY OUT", BY THE DOVER CITY COUNSEL ON JULY 9, 1935 AND SHOWN ON SUBDIVISION PLAN BY W.S. WHEELER. THIS PART OF LOCKE STREET WAS NOT BUILT AND ABUTTING OWNERS OWN TO THE CENTER. NO FORMAL DISCONTINUANCE IS NEEDED PER LETTER OF THE CITY OF DOVER, DATED JUNE 12, 2001.

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 9890

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS
DATE: DESCRIPTION:
9-12-24 REVISED PER TRC COMMENTS

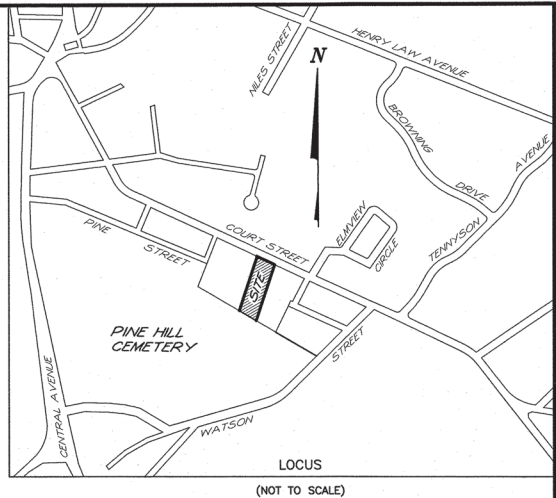
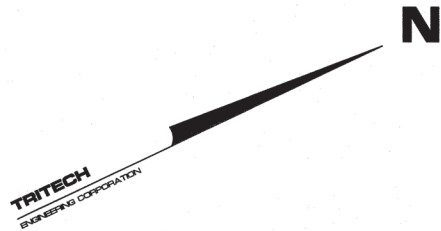
EXISTING CONDITIONS PLAN

5 SHERMAN STREET LLC
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 30'

SHEET No.

EX-1



SOILS NOTES

- 1.) SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SSSNINE SPECIAL PUBLICATION NO. 3, VERSION 7.0, JULY 2021. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PRODUCT, INTENDED FOR THE SUBMISSION TO NH DES ALTERATION OF TERRAIN. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE.
- 2.) WETLANDS WERE INVESTIGATED IN FEBRUARY 2024 BY MICHAEL MARIANO, NH CERTIFIED WETLAND SCIENTIST #183 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. HYDRIC SOILS WERE IDENTIFIED BY FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017. A ROUTINE DETERMINATION, AS DESCRIBED IN THE MANUAL, WAS FOLLOWED. NO WETLAND WERE FOUND.
- TEST PITS WERE OBSERVED AND DESCRIBED IN FEBRUARY OF 2024.

LEGEND

26	WINDSOR
32	BOXFORD (MWD)
38	ELDRIDGE
695	BOXFORD (MWD)
953	URBAN LAND COMPLEX
	BOXFORD (SWPD)

SLOPE CLASS

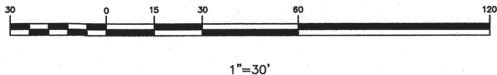
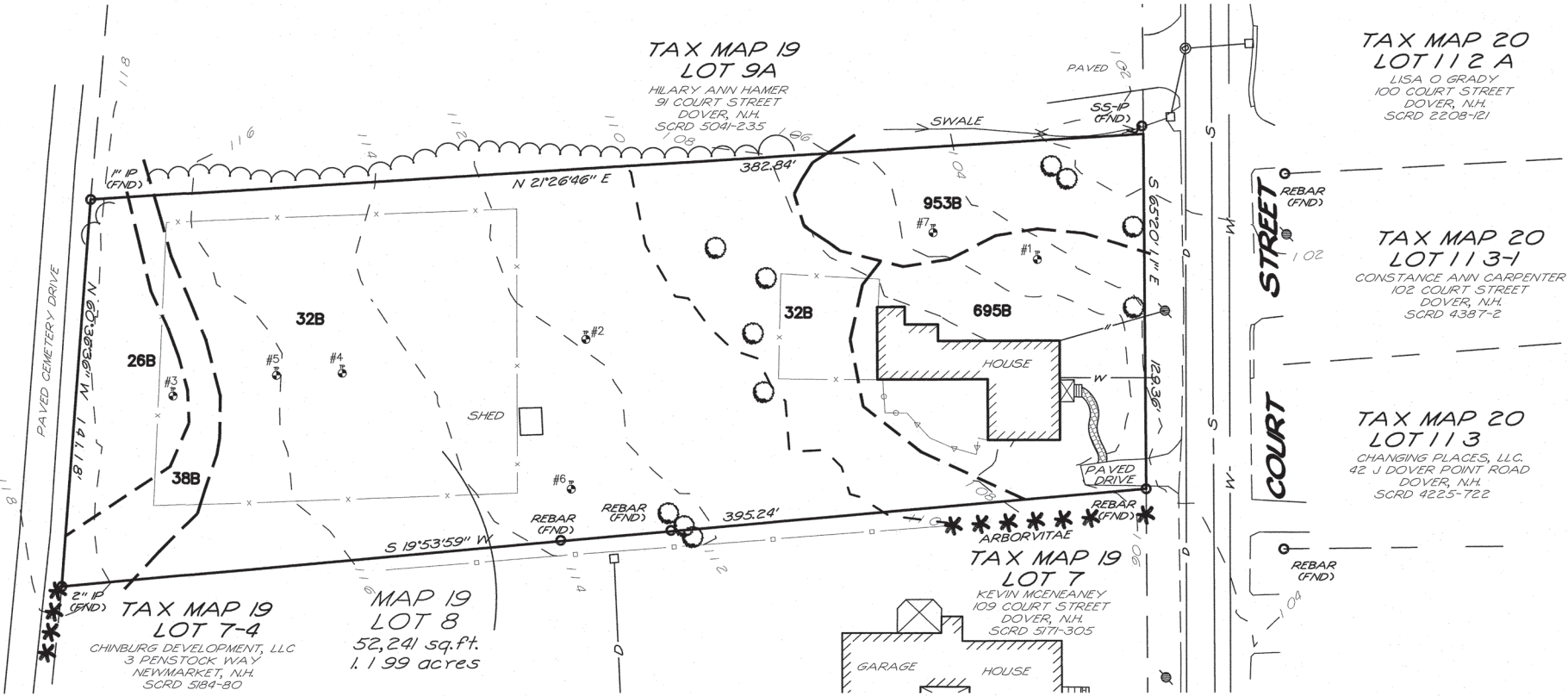
A	0 - 3%
B	3 - 8%
C	8 - 15%

LEGEND

●	REBAR WITH ID CAP TO BE SET
○	UTILITY POLE
⊙	SEWER MANHOLE
⊕	DRAIN MANHOLE
□	CATCH BASIN
— D —	DRAIN LINE
— G —	GAS LINE
— W —	WATER LINE
— □ —	VINYL STOCKADE FENCE
— X —	WOOD RAIL FENCE
— ○ —	CHAIN LINK FENCE
— Δ —	METAL RAIL FENCE
○	SPECIMEN TREE
*	ARBORVITAE

TAX MAP 19
LOT 52
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH.

PINE HILL CEMETERY



TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3930

ISSUED FOR TRC REVIEW
October 24, 2024



SITE SPECIFIC SOILS PLAN
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 30'

SHEET No.

555-1

DOVER SITE PLAN REVIEW NOTES:

INTENT: TO FURTHER DEVELOP TAX MAP 19 LOT 8. THIS DEVELOPMENT WILL INCLUDE THE CONVERSION OF THE EXISTING SINGLE FAMILY HOUSE INTO A DUPLEX AS WELL AS THE CONSTRUCTION OF AN ADDITIONAL DUPLEX STRUCTURE. BOTH OF THESE DUPLEXES (4 UNITS) WILL BE HUD RENT RESTRICTED AND WILL BE OBTAINED UNDER THE TRANSFER DEVELOPMENT RIGHTS (TDR) ORDINANCE. THE DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF 5 SINGLE FAMILY SIZE RESTRICTED HOMES. THESE HOMES WILL BE CONSTRUCTED UNDER THE TDR ORDINANCE. 3 BASE UNIT AND THE PURCHASE OF 2 SIZE RESTRICTED UNITS.

2.OWNERS OF RECORD: 5 SHERMAN STREET, LLC.
242 CENTRAL AVENUE
DOVER, N.H. 03820

3.THE PARCEL(S) IS (ARE) SHOWN AS:
LOT 8, MAP 19 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

4.THE SUBJECT PARCEL(S) CONTAIN(S) 1.199 ACRES (52,241 SQ. FT.) OF LAND. 0 ACRES ARE CURRENTLY IN CURRENT USE.

5.TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5172, PAGE NO. 55.

6.REFERENCE PLANS:
SURVEYED MAY 1935, W.S.WHEELER, CE., DOVER, N.H., SCRD PO #10 FO #2 PLAN 11 & 12
LIMITED SUBDIVISION, CECIL TAYLOR, DOVER, N.H., FREDERICK E. DREW ASSOCIATES, JULY 1977, SCRD 17-112
PROPERTY SURVEY, 109 COURT STREET, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, JOANNE RICHARD LIVING REVOCABLE TRUST, STONEWALL SURVEYING, AUGUST 1, 2023, SCRD #13011

7.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.

8.CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

ZONING DISTRICT:	R-12
SUB-DISTRICT:	NONE
ZONING OVERLAY DISTRICTS:	NONE
DIMENSIONAL REQUIREMENTS:	
	REQUIRED: PROVIDED:
MINIMUM LOT SIZE:	12,000 ACRES (SQ. FT.) 52,241 SQ.FT. 1.199 ACRES (SQ. FT.)
MINIMUM LOT FRONTAGE:	100 FT. 129.36 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:	
FRONT	15 TO 25 FT. 15 TO 25 FT.
SIDE	15 FT. 15 FT.
REAR	30 FT. 30 FT.
ABUT-A-STREET	15 TO 25 FT. 15 TO 25 FT.
MAXIMUM/MINIMUM LOT COVERAGE	30 % 10 %
MINIMUM/MAXIMUM BLDG. HEIGHT	35 FT./STORIES 35 FT./STORIES

9.OFF STREET PARKING REQUIREMENTS:
PARKING DIMENSIONS: MAXIMUM: 9 x18 FT PROVIDED:9x18 FT
AISLE DIMENSIONS: 24 FT 20FT

MAXIMUM PARKING ALLOWED	17	17
ACCESSIBLE PARKING:	1	1

10.SEE SHEET SP-1 FOR TDR BASE DENSITY CALCULATIONS THAT DETERMINE A BASE DENSITY OF 3 UNITS. THE PROJECT CONTAINS A TOTAL OF 9 UNITS. THE 2 DUPLEX STRUCTURES (4 UNITS) WILL BE OBTAINED BY TDR AND WILL BE FMR SET BY HUD. THE 5 SINGLE FAMILY HOMES WILL BE SIZE RESTRICTED TO 1,400 SQ.FT. OF GROSS LIVING AREA PER UNIT. 3 OF THESE UNITS ARE THE BASE UNITS AND 2 UNITS WILL BE OBTAINED BY TDR.

11.VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS: NONE GRANTED

12.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 ARE AS FOLLOWS: NONE GRANTED

13.PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION ON AUGUST 8, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000 .

14.AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI 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.

15.SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA COMMUNITY PANEL 33017C0340E, EFFECTIVE DATE: 9-30-2015.

16.TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION IN FEBRUARY, 2024.

17.ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.

18.WETLANDS WERE DELINEATED BY MICHAEL MARIANO, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 183, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, MARCH, 2024. NO WETLANDS WERE OBSERVED.

19.THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

20.THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.

21.ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT)'S 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.

22.CONTRACTOR SHALL FOLLOW TO THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.

23.EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.

24.CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES SUCH AS LOAM SPREAD 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. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.

25.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.

26.ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

27.A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.

28.A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.

29.A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

30.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, NO SATURDAY OR SUNDAY HOURS. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.

31.BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

32.THE PROPOSED USE FOR THE SITE IS RESIDENTIAL.

33.THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE

34.COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.

35.ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

36.ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

37.APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. [HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP](https://extension.unh.edu/stormwater-center/ptap)

38.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 REPORTING.

39.FIRE DEPARTMENT ACCESS ROAD(S) 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.

40.EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

41.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. (SECURITY SYSTEM IS NOT APPLICABLE FOR THIS PROJECT).

42.APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

43.THE EXISTING AND 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.

44.SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S 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.

45.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.

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

47.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.

48.DESIGN ENGINEER OF RECORD OR SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.

49.THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDRANTS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND

	WETLAND
	WETLAND BOUNDARY
	IRON PIPE
	UTILITY POLE
	TEST PIT
	EXISTING STREET LIGHT
	EXISTING STONE WALL
	EXISTING 2 FOOT CONTOUR
	EXISTING 10 FT CONTOUR
	EXISTING GAS LINE
	EXISTING WATER LINE OR SERVICE
	EXISTING WATER SHUTOFF
	EXISTING WATER GATE VALVE
	PROPOSED PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF GRAVEL
	PROPOSED CONTOUR
	PROPOSED HYDRANT
	PROPOSED END CAP WITH THRUST BLOCK
	PROPOSED WATER GATE VALVE
	PROPOSED WATER SHUT-OFF
	PROPOSED WATER LINE OR SERVICE
	PROPOSED VINYL STOCKADE FENCE
	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED ELECTRICAL JUNCTION BOX
	PROPOSED STREET LIGHT
	PROPOSED UTILITY POLE
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED DMH
	PROPOSED UNDERDRAIN LINE
	PROPOSED FLARED END SECTION
	PROPOSED RIP RAP
	PROPOSED EASEMENT
	PROPOSED GUARDRAIL
	PROPOSED SILT FENCE OR SILT SOCK
	PROPOSED CONSTRUCTION FENCE
	PROPOSED SILT SOCK WITH ORANGE CONSTRUCTION FENCE OR ORANGE SILT FENCE
	PROPOSED STREET SIGN
	PROPOSED STOP SIGN
	PROPOSED STOP BAR
	PROPOSED STREET TREE
	PROPOSED TREELINE

TRITECH

ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS

DATE: DESCRIPTION:

9-12-24 REVISED PER TRC COMMENTS

STANDARD NOTES PLAN

103 COURT STREET

103 COURT STREET

DOVER, NEW HAMPSHIRE

STRAFFORD COUNTY

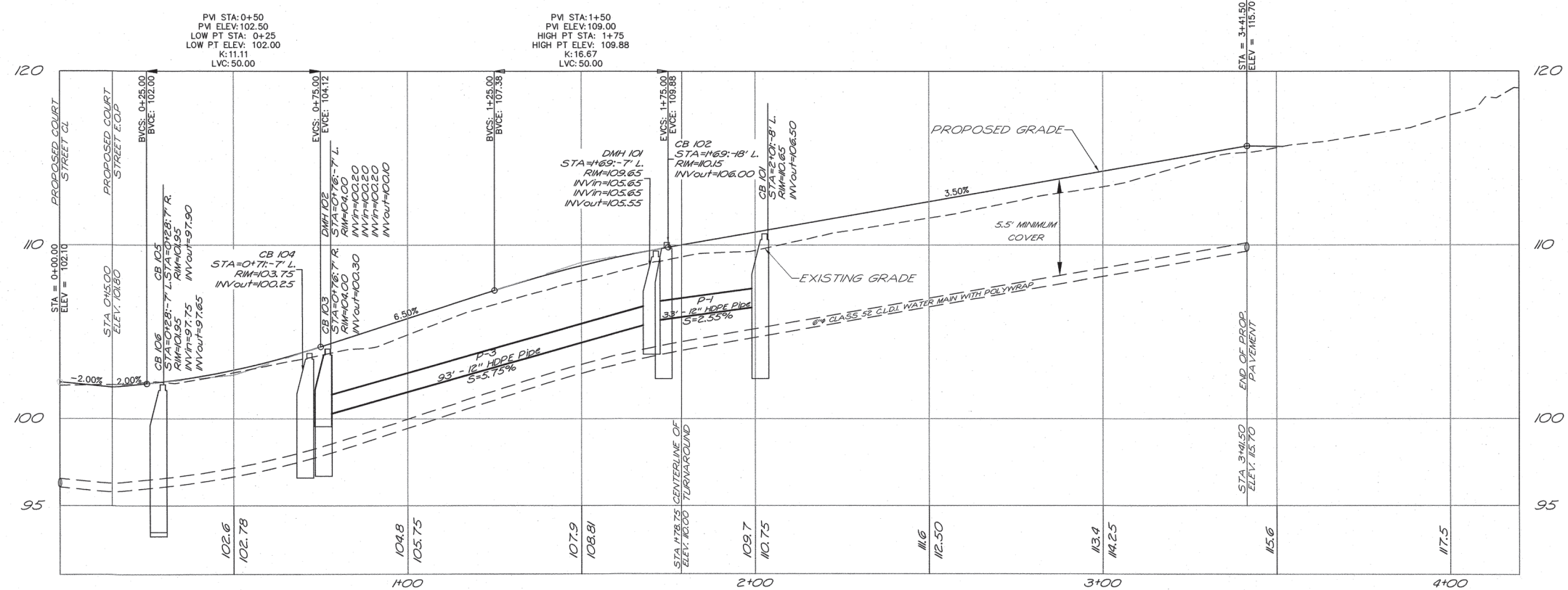
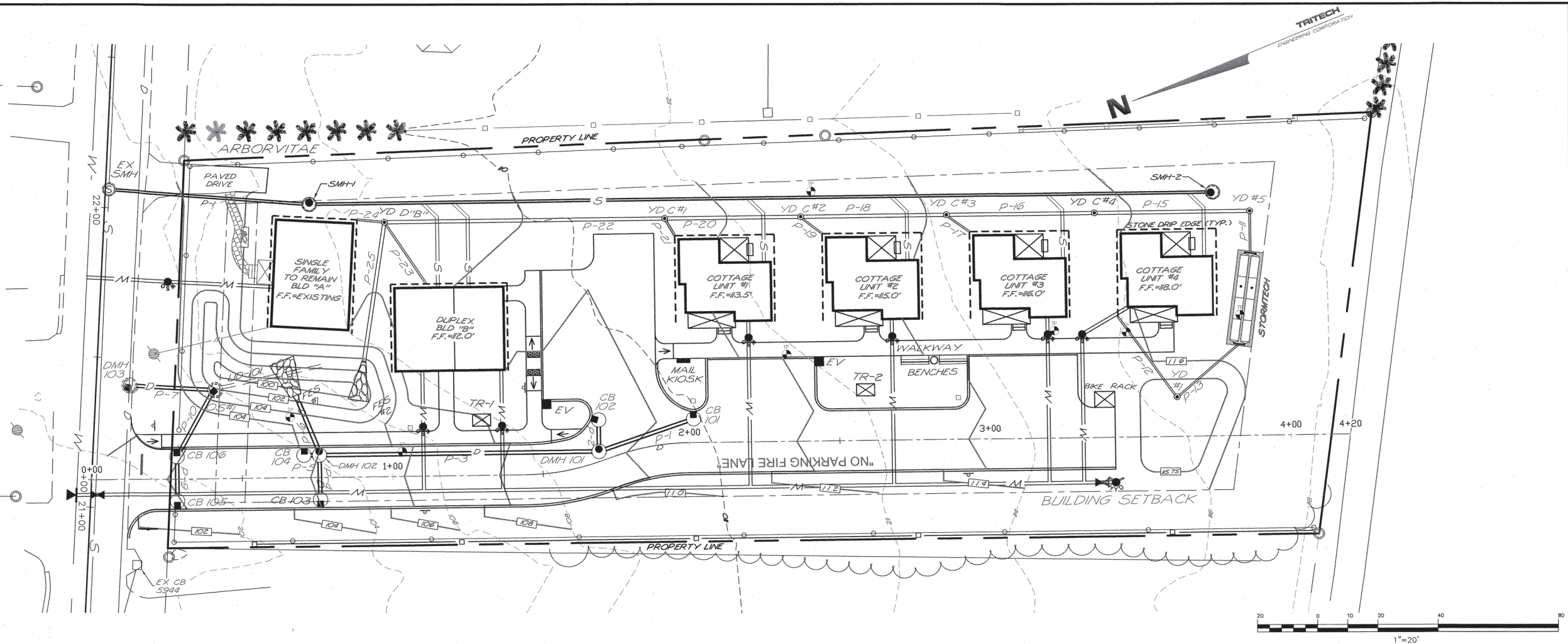
AUGUST 15, 2024 JOB No. 24101

SHEET No.

SN-1

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830



ISSUED FOR TRC REVIEW
October 24, 2024

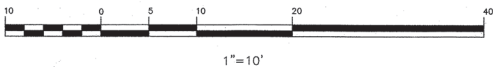
ROADWAY PLAN & PROFILE
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
JOB No. 2410
OBER 11, 2024

HEET No. **C-1**

TRITECH
ENGINEERING CORPORATION

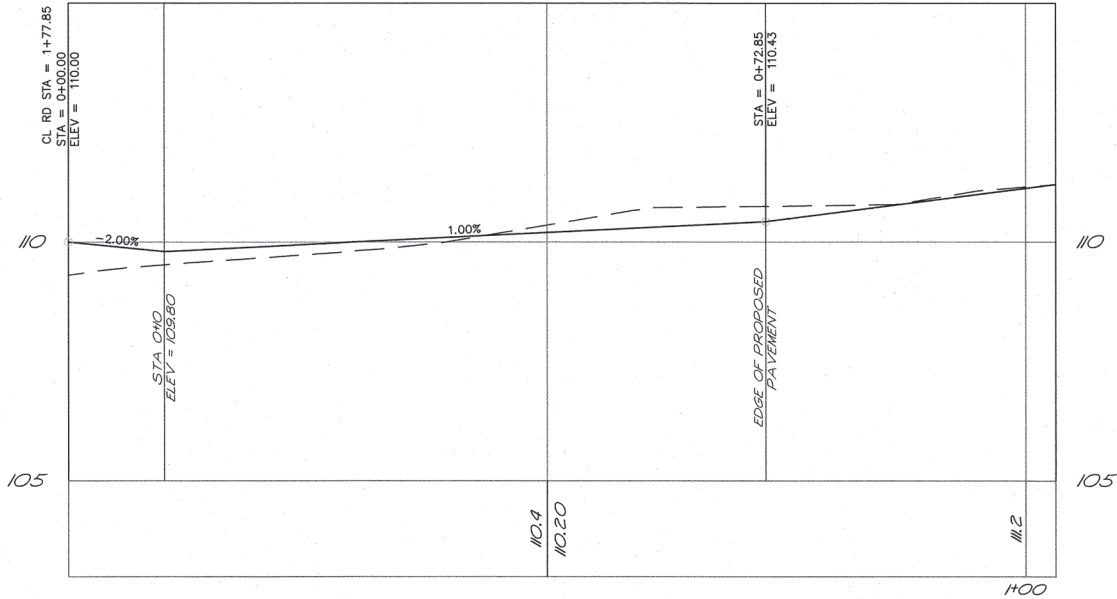
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3930

(P24-0012)

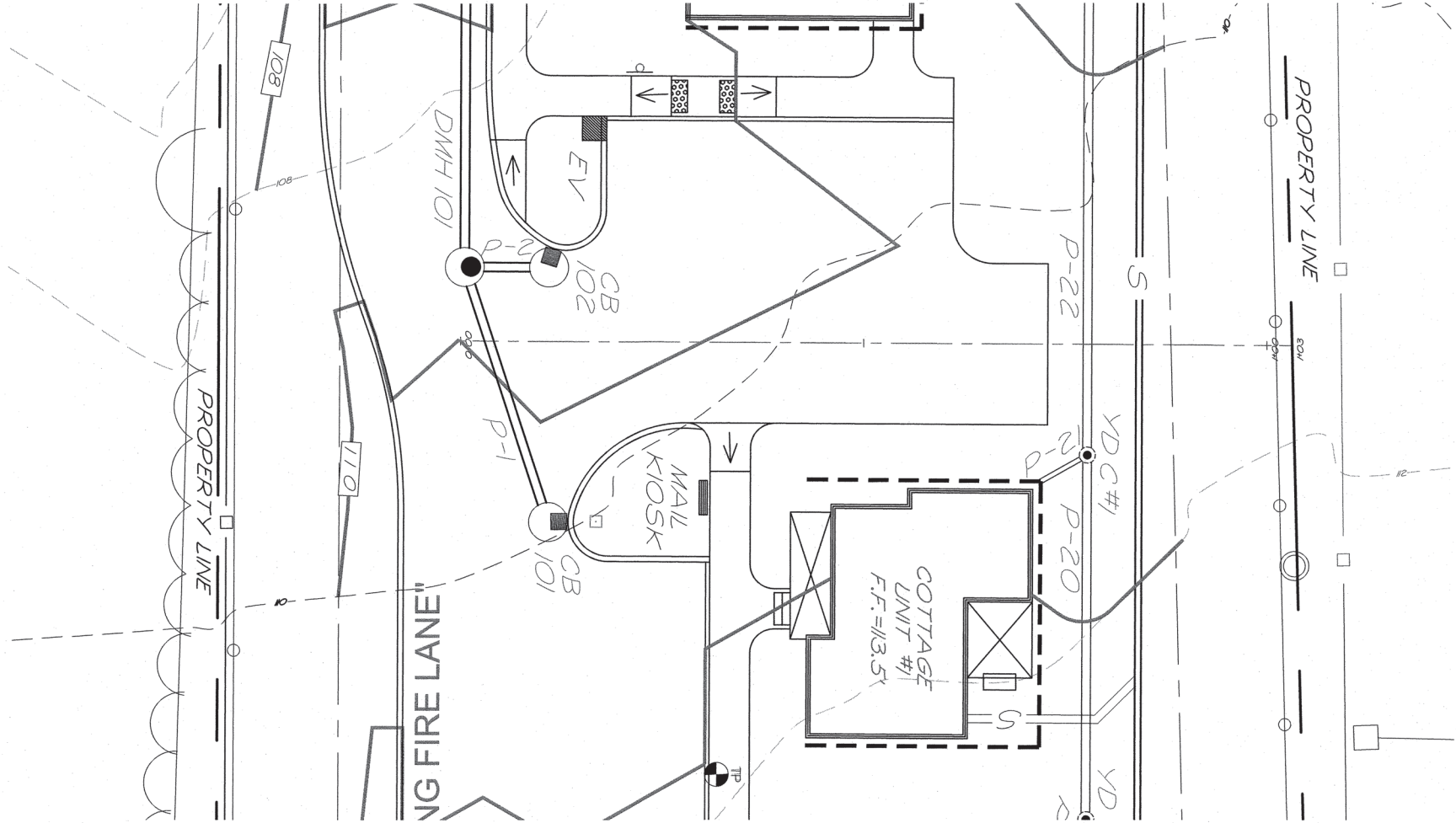


N

TRITECH
ENGINEERING CORPORATION



HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 2'



SHEET No.

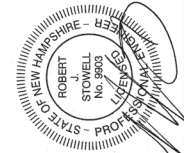
C-2

ROADWAY PLAN & PROFILE
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

ISSUED FOR TRC REVIEW
October 24, 2024



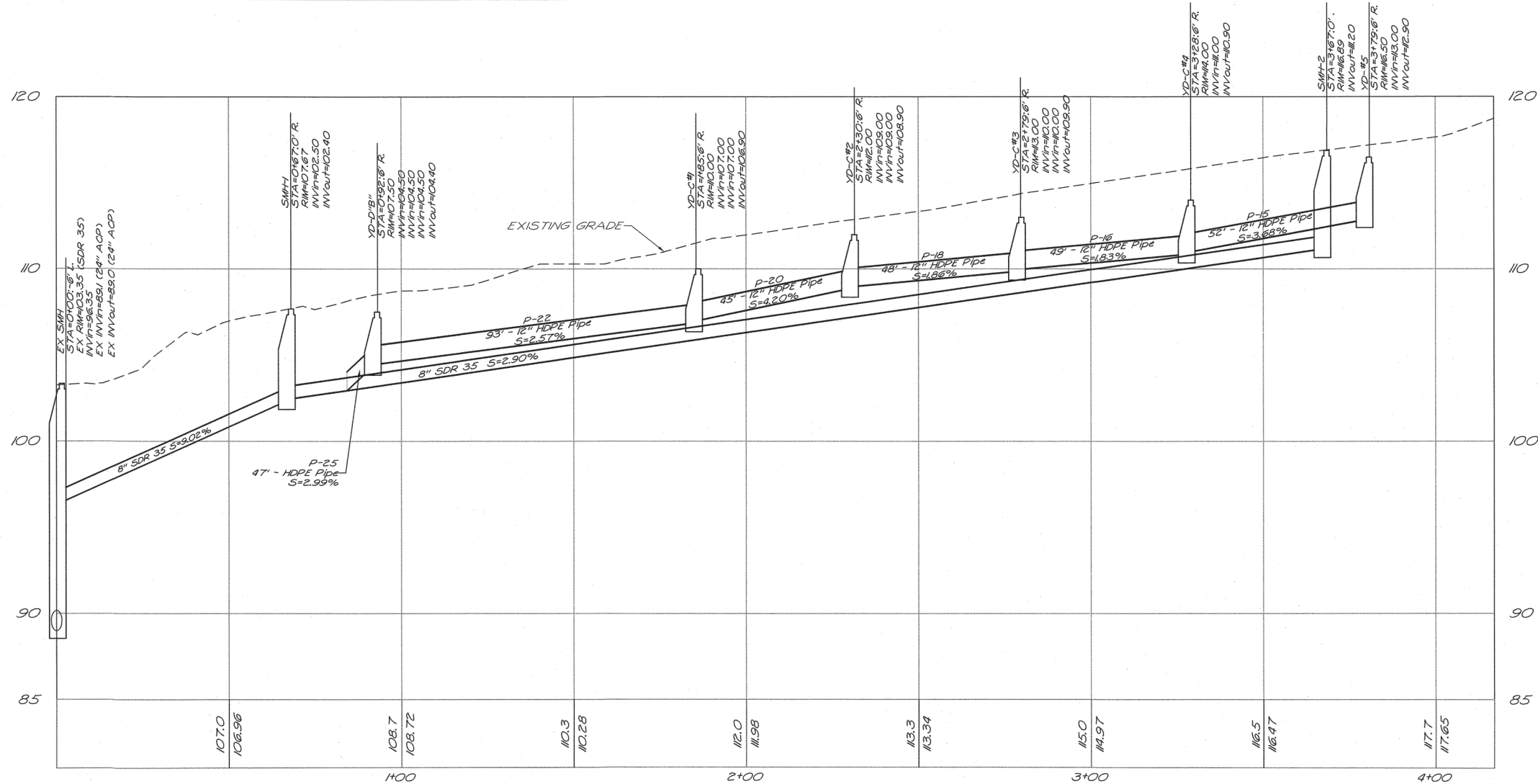
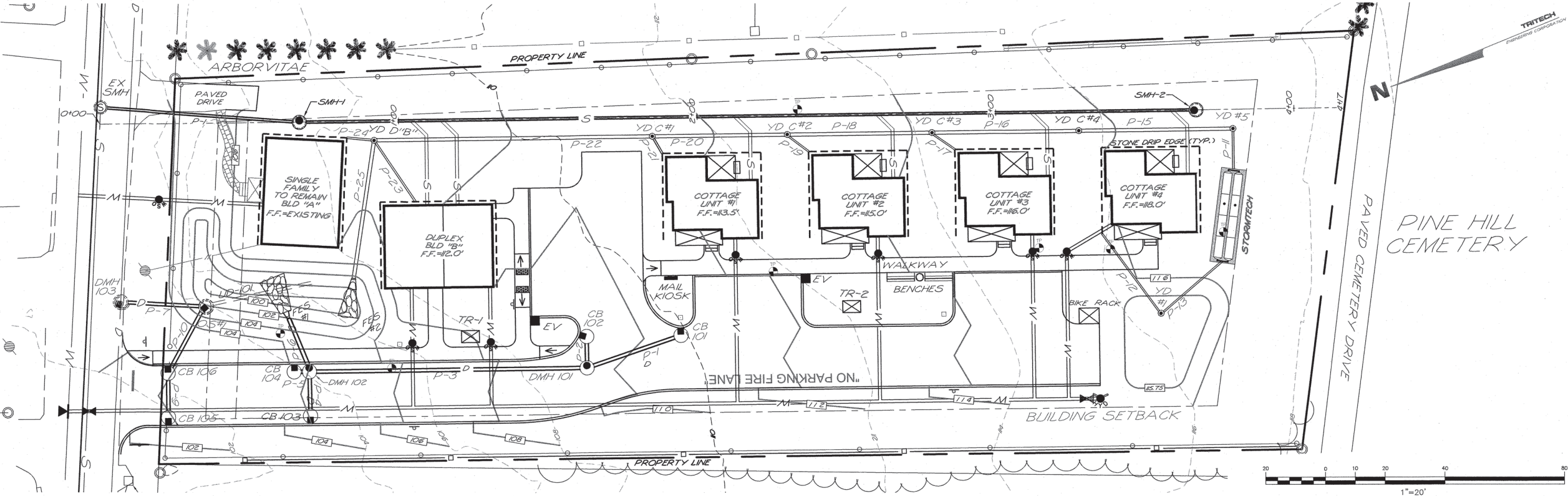
REVISIONS

DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS
10-21-24	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3890

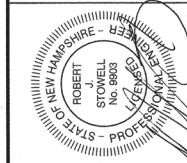
COURT STREET



CROSS COUNTRY UTILITIES PLAN & PROFILE
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101

SHEET No.
C-3

ISSUED FOR TRC REVIEW
October 24, 2024

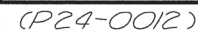


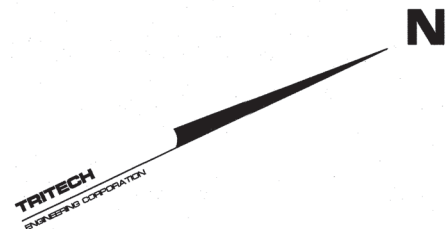
REVISIONS
DATE: DESCRIPTION:
9-12-24 REVISED PER TRC COMMENTS
10-21-24 REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3690

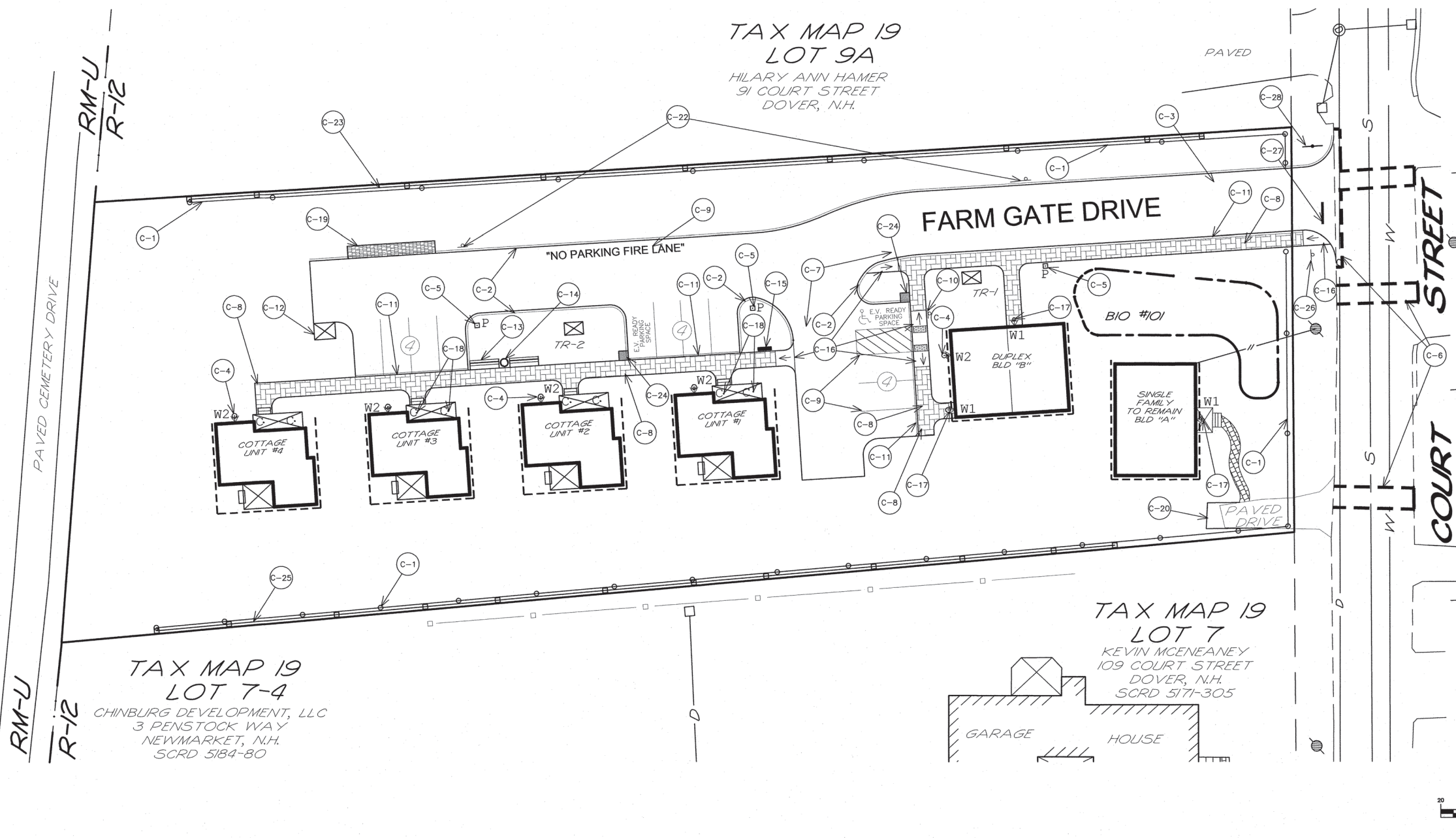
(P24-0012)





1. INSTALL EROSION CONTROL MEASURE, "SILT FENCE" PER DETAIL 1, SHEET SP-9 OR "SILT SOXX" PER DETAIL 9, SHEET SP-9 OR "EROSION CONTROL BERM" PER DETAIL 11, SHEET SP-9, MAY BE USED AT THE SITE WORK OPERATOR DISCRETION. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
2. INSTALL SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-8.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5, SHEET SP-9.
4. INSTALL BUILDING MOUNTED LIGHT (W2). SEE SHEET LI-1 FOR SPECIFICATIONS.
5. INSTALL CONCRETE POLE BASE AND LIGHTS (P), PER DETAIL 11, SHEET SP-10. SEE SHEET LI-1 FOR SPECIFICATIONS.
6. SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 1, SHEET SP-10.
7. INSTALL ASPHALT PAVEMENT PER DETAIL 1, SHEET SP-8.
8. INSTALL 5' WIDE CONCRETE PAVER SIDEWALK PER DETAIL 6, SHEET SP-8.
9. WHITE PAVEMENT MARKINGS, SEE DETAIL 9, SHEET SP-8 FOR ACCESSIBLE SYMBOL.
10. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5, SHEET SP-10.
11. INSTALL VERTICAL GRANITE CURB PER DETAIL 4, SHEET SP-8.
12. INSTALL 5.25' x 6.75' CONCRETE PAD PER DETAIL 10, SHEET SP-10, WITH LOCKABLE STORAGE FOR THREE BICYCLES, ALLEN INDUSTRIAL GRADE MODEL 204S, OR APPROVED
13. INSTALL (2) PARK BENCH PER DETAIL 7, SHEET SP-8.
14. INSTALL (1) TRASH BIN PER DETAIL 8, SHEET SP-8.
15. INSTALL MAIL KIOSK.
16. INSTALL ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE: 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 11, SHEET SP-8.
17. INSTALL BUILDING MOUNTED LIGHT (W1). SEE SHEET LI-1 FOR SPECIFICATIONS.
18. INSTALL BUILDING MOUNTED LIGHT (C). SEE SHEET LI-1 FOR SPECIFICATIONS.

19. INSTALL 4.0' x 28' CONCRETE PAD PER DETAIL 10, SHEET SP-10, WITH STOCKADE FENCE ENCLOSURE FOR DESIGNATED COLLECTION AREA.
20. EXTEND AND REBUILD EXISTING PAVED DRIVE.
21. NOT USED.
22. INSTALL "NO PARKING FIRE LANE" SIGN (2) PER DETAIL 5, SHEET SP-10.
23. INSTALL 324" OF 6" VINYL STOCKADE FENCE PER DETAIL 3, SHEET SP-10.
24. FUTURE ELECTRIC VEHICLE CHARGING STATION (2). PROVIDE ELECTRIC CONDUIT FOR FUTURE CONNECTION.
25. INSTALL 318" OF 6" VINYL STOCKADE FENCE PER DETAIL 3, SHEET SP-10.
26. INSTALL "STOP" SIGN PER DETAIL 10, SHEET SP-8.
27. INSTALL STOP BAR.
28. INSTALL STREET NAME SIGN PER DETAIL 2, SHEET SP-8.

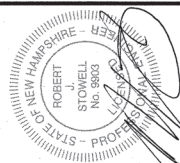


TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE:	DESCRIPTION:
	9-12-24	REVISED PER TRC COMMENTS
	10-24-24	REVISED PER TRC COMMENTS



SITE CONSTRUCTION PLAN

103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 20'

SCALE: 1" = 20'

SHEET No.

SP-2

(P24-0012)

W-1 WATER NOTES:

1. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA, STATE AND LOCAL REGULATIONS.
3. INSTALL CONCRETE THRUST BLOCKS WHERE SHOWN PER DETAIL 7, SHEET SP-6
4. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
5. CONNECT TO EXISTING 6" C.I. WATER MAIN. INSTALL A STAINLESS STEEL TAPPING SLEEVE WITH 6" GATE VALVE AND THRUST BLOCK.
6. INSTALL 350' - 6" CONCRETE LINED DUCTILE IRON CLASS 52 (C.L.D.I.) WATER MAIN WITH POLYWRAP. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
7. INSTALL 1" PLASTIC WATER SERVICE FROM WATER MAIN TO BUILDING.
8. INSTALL 6" WATER GATE VALVE.
9. DOMESTIC WATER AND LANDSCAPING WATER SHALL BE METERED SEPARATELY.
10. INSTALL 6" HYDRANT PER DETAIL 2, SHEET SP-10.
11. EXISTING WATER MAIN TO BE REMOVED AND REPLACED. (BY OTHERS) PER "COURT STREET RECONSTRUCTION" DESIGN PLANS.

S-1 SEWER NOTES:

1. CONNECT TO EXISTING SMH #1239 EXISTING RIM EL=103.35' INVERT IN EL=89.05' (24" ACP) INVERT OUT EL=89.00' (24" ACP) CORE AND BOOT FOR NEW INVERT IN EL=96.35' (8" SDR 35) INSTALL INSIDE DROP INLET PER DETAIL DOVER STD. D-18 ON SHEET SP-11 AND REBRICK INVERT.
2. INSTALL SEWER SERVICE FROM SEWER MAIN TO BUILDING.
3. INSTALL SMH AT LOCATIONS AND ELEVATIONS ON SHEET C-3. INSTALLATION TO BE IN ACCORDANCE WITH DETAIL SHEETS SP-11 & SP-12. INSTALL DROP INLET AS DIRECTED BY THE CITY OF DOVER
4. SEWER MANHOLE COVER SHALL BE NEENAH LIFTMATE R-1743-LM.
5. ALL SEWER PIPE SHALL BE SRD 35.

U-1 UTILITY NOTES:

1. CONNECT TO EXISTING UTILITY POLE IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-4.
2. INSTALL 120 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-4 FROM EXISTING UTILITY POLE TO TRANSFORMER (TR-1). (PRIMARY POWER)
3. INSTALL TRANSFORMER (TR-1) IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B").
4. INSTALL 125 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B"), SHEET SP-4 FROM TRANSFORMER (TR-1) TO TRANSFORMER (TR-2). (PRIMARY POWER)
5. INSTALL TRANSFORMER (TR-2) IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B").

TRITECH
ENGINEERING CORPORATION

N

TAX MAP 19
LOT 9A
HILARY ANN HAMER
91 COURT STREET
DOVER, N.H.

FARM GATE DRIVE

"NO PARKING FIRE LANE"

COTTAGE UNIT #4
COTTAGE UNIT #3
COTTAGE UNIT #2
COTTAGE UNIT #1

DUPLEX BLD "B"

SINGLE FAMILY TO REMAIN BLD "A"

TAX MAP 19
LOT 7
KEVIN MCNEANEY
109 COURT STREET
DOVER, N.H.
SCRD 5171-305

GARAGE
HOUSE

TAX MAP 19
LOT 7-4
CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, N.H.
SCRD 5184-80

MAP 19
LOT 8
52,241 sq.ft.
1.199 acres

- LEGEND
- EXISTING UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING HYDRANT
 - EXISTING WATER GATE VALVE
 - PROPOSED CATCH BASIN (CB)
 - PROPOSED 6" CLDI WATER MAIN
 - PROPOSED UNDERGROUND ELECTRICAL, TELEPHONE & CATV
 - PROPOSED TRANSFORMER PAD
 - PROPOSED DRAIN LINE
 - PROPOSED WATER GATE VALVE
 - PROPOSED THRUST BLOCK
 - PROPOSED HYDRANT
 - PROPOSED FINISH CONTOUR
 - PROPOSED FINISH GRADE
 - STOP SIGN & STOP BAR
 - PROPOSED STONE DRIP EDGE

20 0 10 20 40 60
1"=20'

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS	
10-24-24	REVISED PER TRC COMMENTS	



UTILITIES PLAN
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 20'

SHEET No.

SP-3

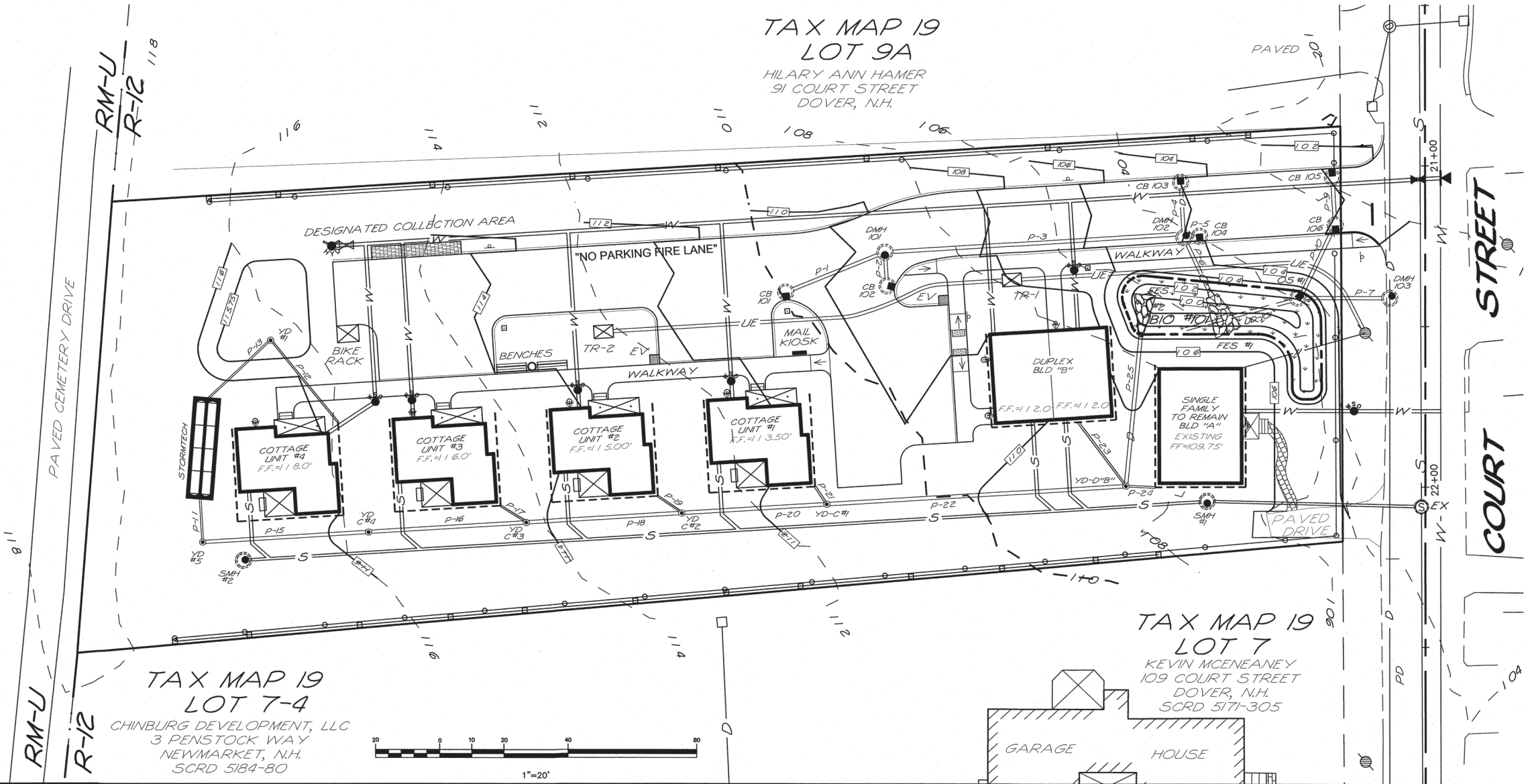
(P24-0012)

DRAINAGE STRUCTURE TABLE					
STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT	SUMP	NOTES
CB 101	110.65		106.50	102.50	HOODED, DEEP SUMP, SEE
CB 102	110.15		106.00	102.00	DETAIL 8, SHEET SP-7
CB 103	104.00		100.30	96.30	
CB 104	103.75		100.25	96.25	
DMH 101	109.65	105.65 (P-1) 105.65 (P-2)	105.55		
DMH 102	104.00	100.20 (P-3) 100.20 (P-4) 100.20 (P-5)	100.10		
DMH 103	102.50	95.80 (P-7) 90.85 (EX 18" VCP)	* 90.80 (EX 18" VCP)		
OS #1	103.45		96.35		
FE-#1		(97.45) (P-10)			
FE-#2		100.00 (P-6)			
FE-#2		103.00 (P-25)			
YD-#1	115.75	114.20 (P-12)	114.10 (P-13)		NYOPLAST YARD DRAIN
YD-C#1	110.00	107.00 (P-20) 107.00 (P-21)	106.90		STRUCTURE WITH FRAME AND GRATE
YD-C#2	112.00	109.00 (P-18) 109.00 (P-19)	108.90		
YD-C#3	113.00	110.00 (P-16) 110.00 (P-17)	109.90		
YD-C#4	114.00	111.00 (P-15)	110.90		
YD-#5	116.50	113.00 (P-11)	112.90		
YD-D"B"	107.50	104.50 (P-23) 104.50 (P-24) 104.50 (P-25)	104.40		

DRAIN PIPE TABLE								
PIPE	START	INV.	END	INV.	SIZE	LF	SLOPE	
P-1	CB 101	106.50	DMH 101	105.65	12"	33'	2.55%	
P-2	CB 102	106.00	DMH 101	105.65	12"	10'	3.50%	
P-3	DMH 101	105.55	DMH 102	100.20	12"	93'	5.75%	
P-4	CB 103	100.30	DMH 102	100.20	12"	15'	0.67%	
P-5	CB 104	100.25	DMH 102	100.20	12"	5'	1.00%	
P-6	DMH 102	100.10	FES #1	100.00	15"	16'	0.63%	
P-7	OS #1	96.35	DMH #103	95.80	12"	24'	2.29%	
P-9	CB 105	97.90	CB 106	97.75	12"	15'	1.00%	
P-10	CB 106	97.65	OS #1	97.45	12"	20'	1.00%	
P-11	STORMTECH	114.50	YD #5	113.00	6"	14'	10.79%	
P-12	De-#4	115.10	YD #1	114.20	6"	32'	2.80%	
P-13	YD-#1	114.10	ST	114.00	6"	25'	0.40%	
P-15	YD-#5	112.90	YD-C#4	111.00	12"	52'	3.68%	
P-16	YD-C#4	110.90	YD-C#3	110.00	12"	49'	1.83%	
P-17	De #3	113.10	YD-C#3	110.00	6"	9'	34.40%	
P-18	YD-C#3	109.90	YD-C#2	109.00	12"	48'	1.86%	
P-19	De #2	112.10	YD-C#2	109.00	6"	9'	34.40%	
P-20	YD-C#2	108.90	YD-C#1	107.00	12"	45'	4.20%	
P-21	De #1	110.60	YD-C#1	107.00	6"	5'	72.00%	
P-22	YD-C#1	106.90	YD-D"B"	104.50	12"	93'	2.57%	
P-23	De-DUPLEX	106.10	YD-D"B"	104.50	6"	24'	6.67%	
P-24	DE-EX	105.60	YD-D"B"	104.50	6"	8'	13.75%	
P-25	YD-D "B"	104.40	FES #2	103.00	12"	47'	2.99%	

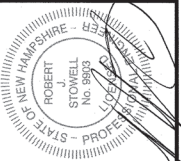
TRITECH
ENGINEERING CORPORATION

N



ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
9-12-24		REVISED PER TRC COMMENTS
10-24-24		REVISED PER TRC COMMENTS



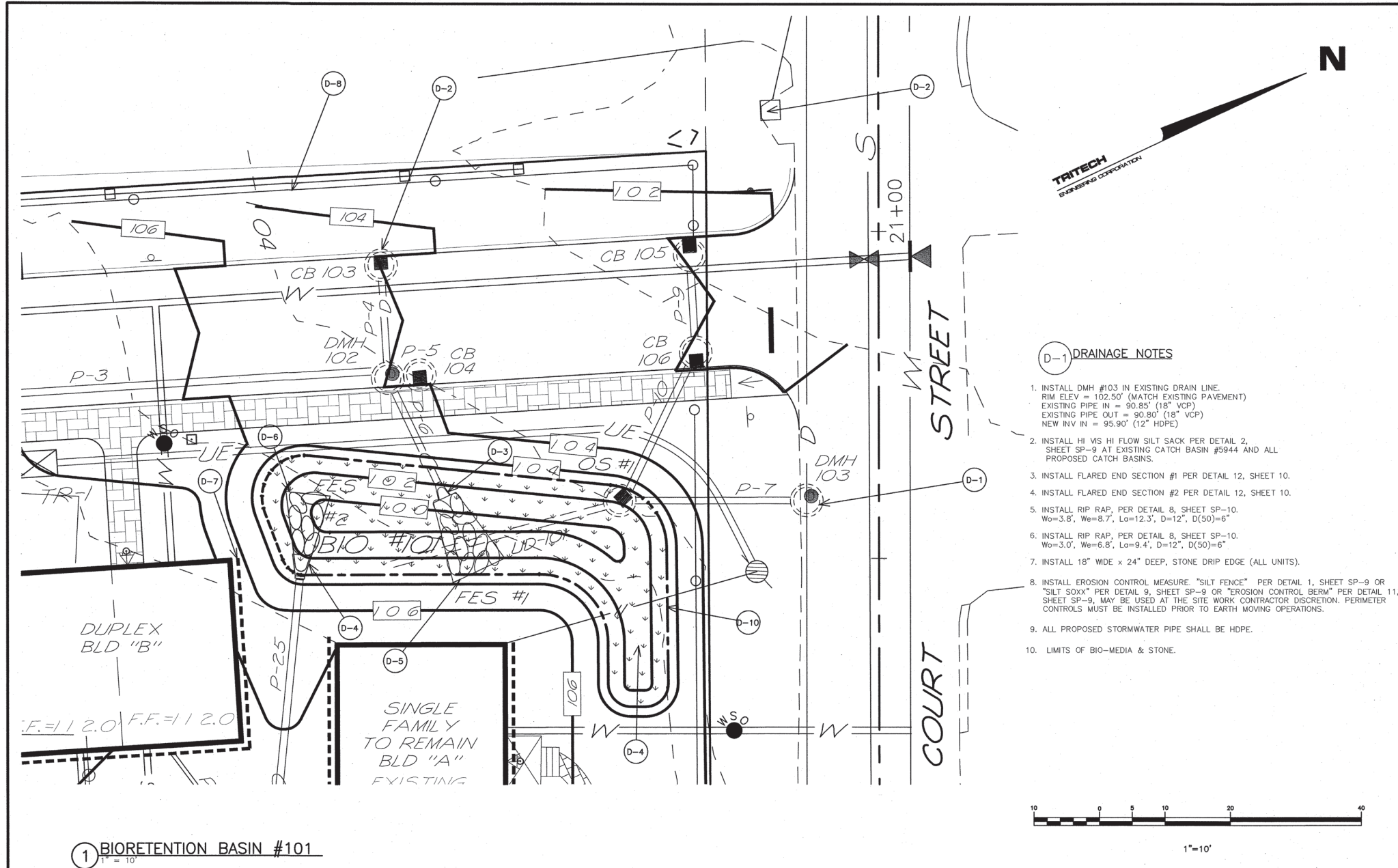
GRADING AND DRAINAGE PLAN
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024
JOB No. 24101
SCALE: 1" = 20'

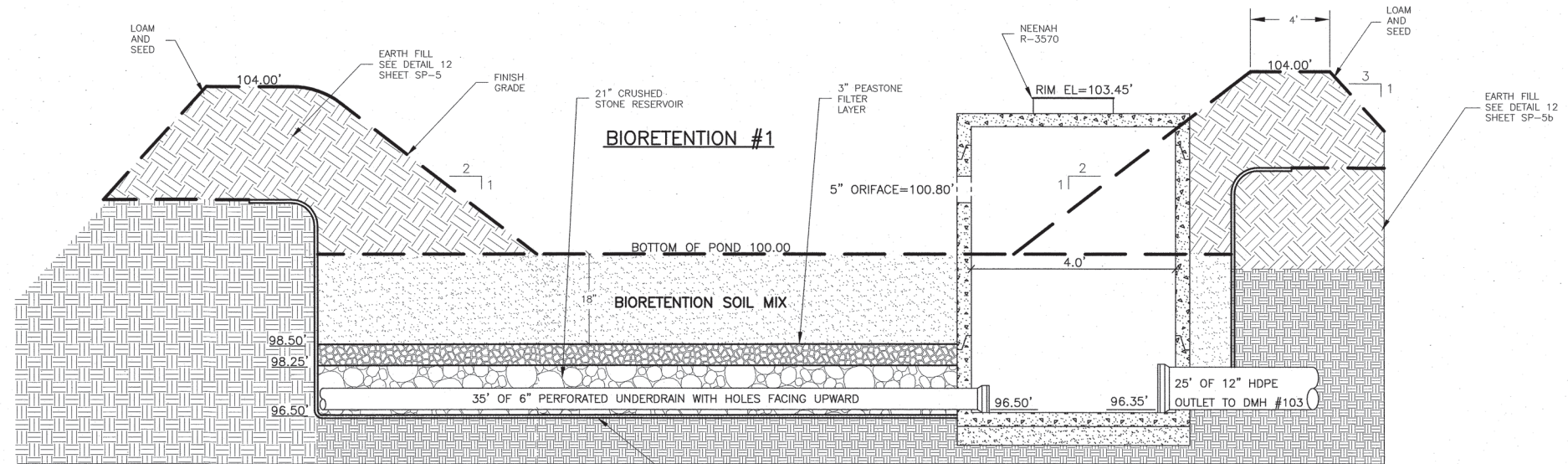
SHEET No.

SP-4

(P24-0012)



1 BIORETENTION BASIN #101
1" = 10'



9 BIORETENTION #101 CROSS SECTION WITH OUTLET STRUCTURE
NOT TO SCALE

1. PARTICLE SIZE DISTRIBUTION BY SEPARATES:
- EXCLUDE ANY MATERIAL $>4.75\text{mm} = 0\%$
 - VERY COARSE SAND/GRAVEL: GRAVEL (2.0 TO 4.75 mm) 5% MAXIMUM (% BY DRY WEIGHT)
 - SAND (0.42 TO 2.0 mm) 60% MAX (% BY DRY WEIGHT)
 - SILT (0.075 TO 0.42 mm) 20% MAXIMUM (% BY DRY WEIGHT)
 - CLAY (LESS THAN 0.075mm) 5% MAXIMUM (% BY DRY WEIGHT)
 - BARK MULCH (LESS THAN 5% PASSING #200) 15% MAX (% BY DRY WEIGHT)
 - LOAM (LESS THAN 5% PASSING #200) 20% TO 40% (% BY DRY WEIGHT)
- ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX:
- | SIEVE | % PASSING |
|-------|-----------|
| #4 | 100 |
| #10 | 95 |
| #40 | 40 - 15 |
| #200 | 10 - 20 |
| #200 | 0 - 5 |
2. FRAGMENT SIZE DISTRIBUTION:
- STICKS AND ROOTS: SHOULD BE MINIMIZED AND PREFERABLY LIMITED TO NOTHING LARGER THAN 4.76mm
 - DEBRIS AND OTHER FOREIGN MATERIALS: SHOULD BE MINIMIZED
 - PERCENTAGE ORGANIC MATTER: MINIMUM 3% BY VOLUME AND MAXIMUM 8% BY VOLUME
 - SOIL REACTION: pH OF 6 TO 7
 - CEC OF TOTAL SOIL: MINIMUM 10 meq/100mL AT pH OF 7.0
 - BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS
 - BASIC PROPERTIES: MANUFACTURED SOIL SHALL NOT CONTAIN THE FOLLOWING:
 - UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
 - UNACCEPTABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND THAT EXCEED A COMBINED MAXIMUM OF 5% BY DRY WEIGHT OF THE MANUFACTURED SOIL.
 - LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76mm) IN ANY DIMENSION
- ACCEPTABLE SOIL AMENDMENTS
- NO COMPOST SHOULD BE USED IN THE PLANTING MIX
 - SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100% PASSING THROUGH THE 1/2-INCH (13mm) SIEVE, A pH OF 3.4 TO 4.8
 - WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS.
 - MEDIA AMENDMENTS SUCH AS ZERO-VALENT IRON AND/OR DRINKING WATER TREATMENT RESIDUALS (ALUM) TO ENHANCE PHOSPHORUS SORPTION AS SPECIFIED BY ENGINEER.

4 BIORETENTION SOIL MIX
NOT TO SCALE

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL, OR CULTIPACK TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES MAY BE APPLIED BY HYDRO SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BASE IS NECESSARY FOR OPTIMAL RESULTS.

ANYWHERE ON THE SITE THAT EXISTING VEGETATION IS TO BE REMOVED WILL REQUIRE IMMEDIATE EROSION CONTROL TREATMENT. SPECIAL CARE SHOULD BE TAKEN WHERE RUNOFF ENTERS WETLANDS. ALL STORM WATER AREAS SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER TO THEM; SPECIFICALLY ALL BIORETENTION BASINS AND ALL INFILTRATION AREAS.

SEEDING LEGEND

- 50/50 BLEND OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.
- BOTH MIXES FROM NEW ENGLAND WETLAND PLANTS INC. APPLY: 35 LBS/ACRE : 1250 SQ FT/LB
- LIMITS OF BIORETENTION SOIL MIX

8 BIORETENTION SEEDING
NOT TO SCALE

FILL MATERIAL SHOULD BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA. IT SHOULD BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, AND FROZEN OR OTHER OBJECTIONABLE MATERIALS.

AREAS ON WHICH FILL IS TO BE PLACED SHOULD BE SCARIFIED BEFORE PLACEMENT. FILL MATERIAL SHOULD BE PLACED IN LAYERS A MAXIMUM OF 8 INCHES THICK (BEFORE COMPACTION), WHICH SHOULD BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.

FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS SHEEPSFOOT, RUBBER-TIRED, OR VIBRATORY ROLLER.

A MINIMUM REQUIRED DENSITY IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2 % OF THE OPTIMUM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY.

12 EARTH FILL
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS
DATE: DESCRIPTION:
9-12-24 REVISED PER TRC COMMENTS
10-24-24 REVISED PER TRC COMMENTS

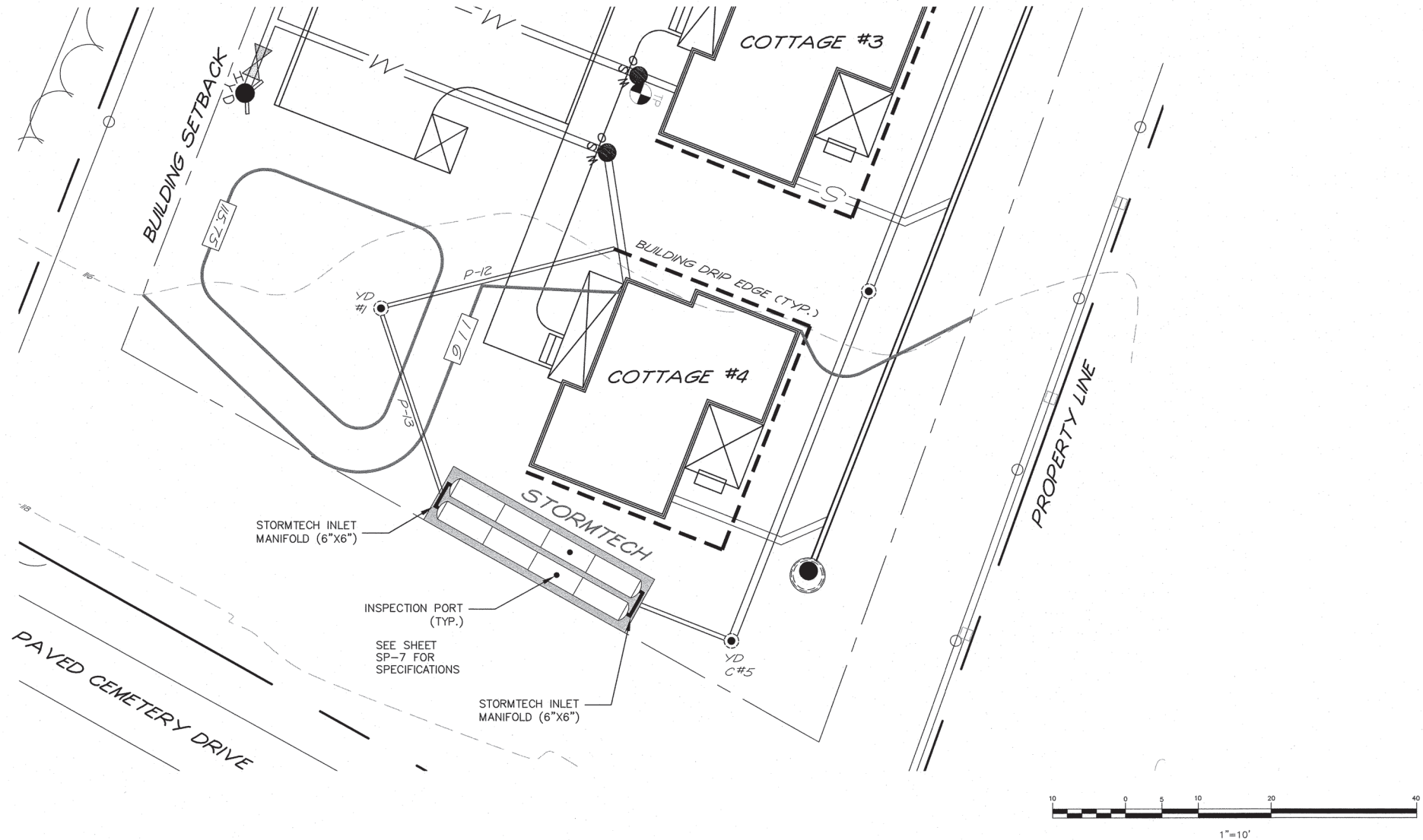
STATE OF NEW HAMPSHIRE
ROBERT STOWELL
No. 9803
Professional Seal

BIORETENTION DETAILS
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 10'

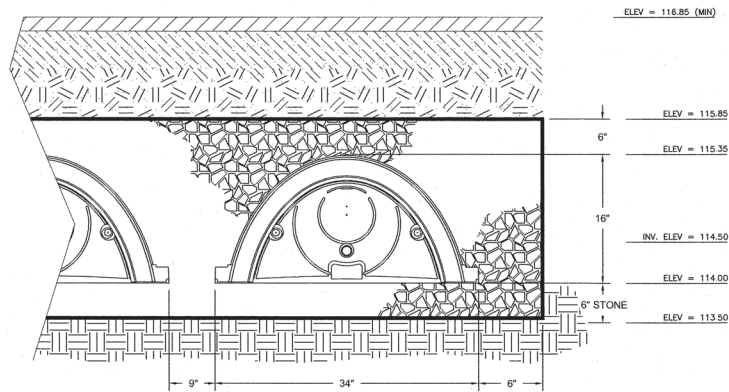
SHEET No.
SP-5

786 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 746 8907
FAX 603 742 3850

1 STORMTECH PLAN
1" = 10'



1 STORMTECH SECTION
NOT TO SCALE



SEE SHEET SP-7 FOR STORMTECH
STANDARD DETAILS

SHEET No.

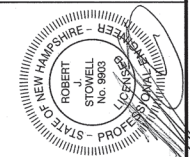
SP-6

STORMTECH DETAIL SHEET
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

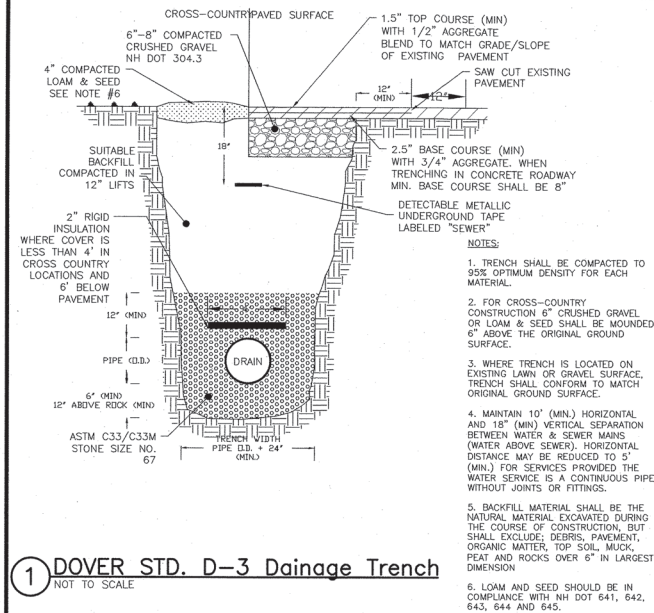
ISSUED FOR TRC REVIEW
October 24, 2024



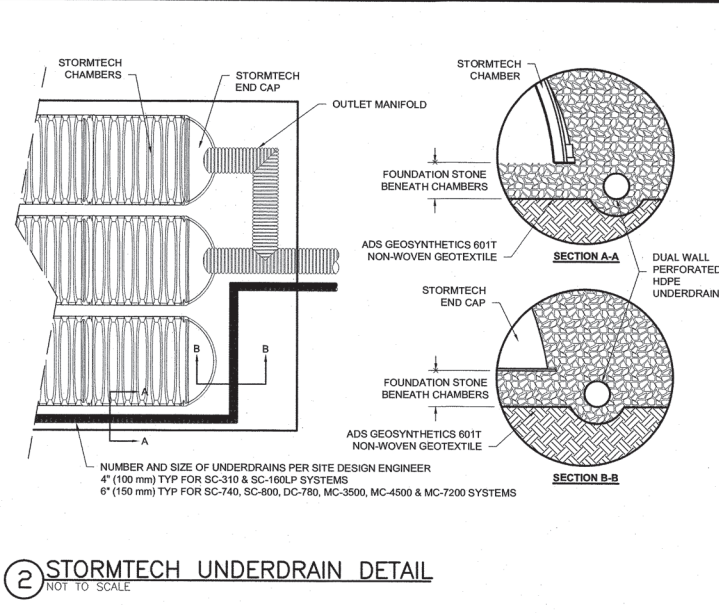
REVISIONS	DATE	DESCRIPTION
	9-12-24	REVISED PER TRC COMMENTS
	10-24-24	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

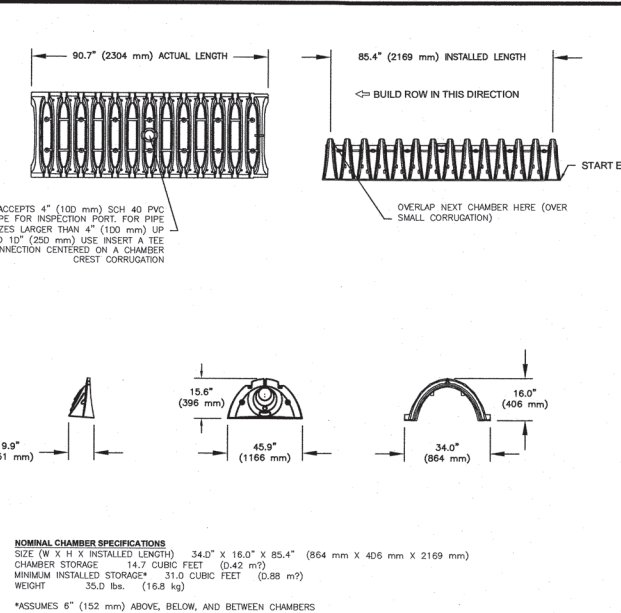
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630



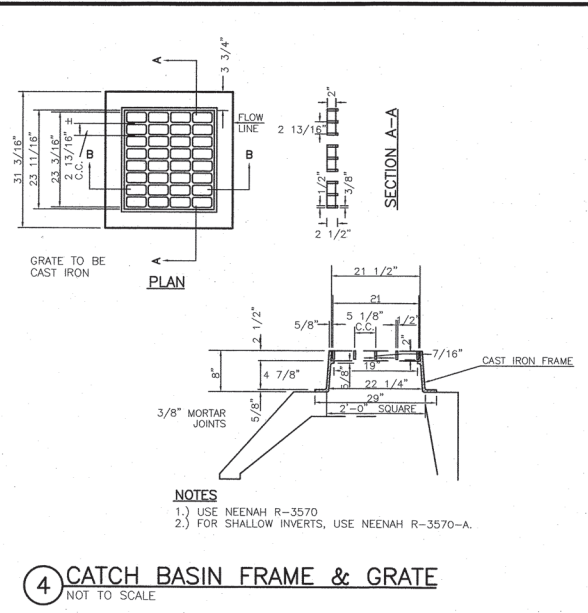
1 DOVER STD. D-3 Drainage Trench
NOT TO SCALE



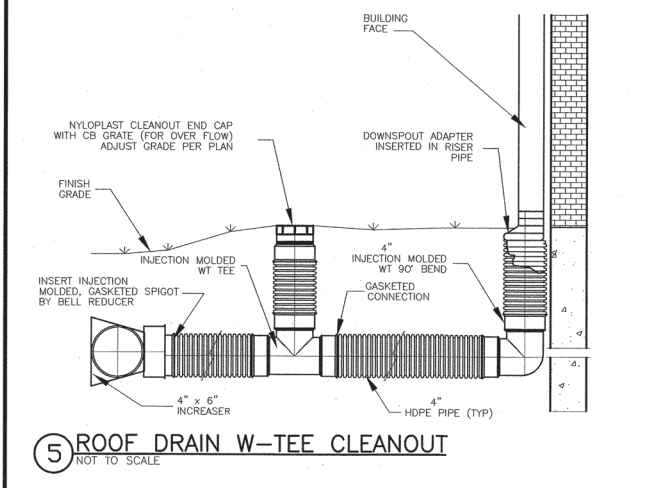
2 STORMTECH UNDERDRAIN DETAIL
NOT TO SCALE



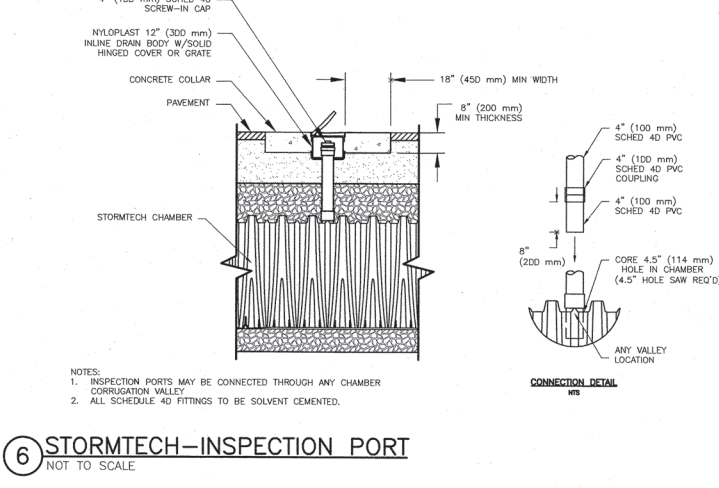
3 STORMTECH SC-310
NOT TO SCALE



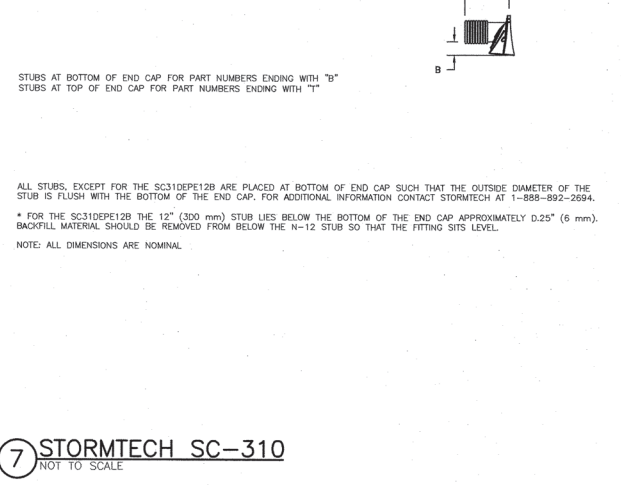
4 CATCH BASIN FRAME & GRATE
NOT TO SCALE



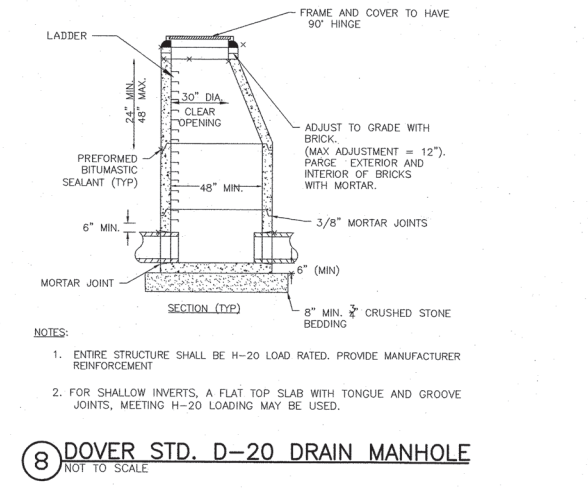
5 ROOF DRAIN W-TEE CLEANOUT
NOT TO SCALE



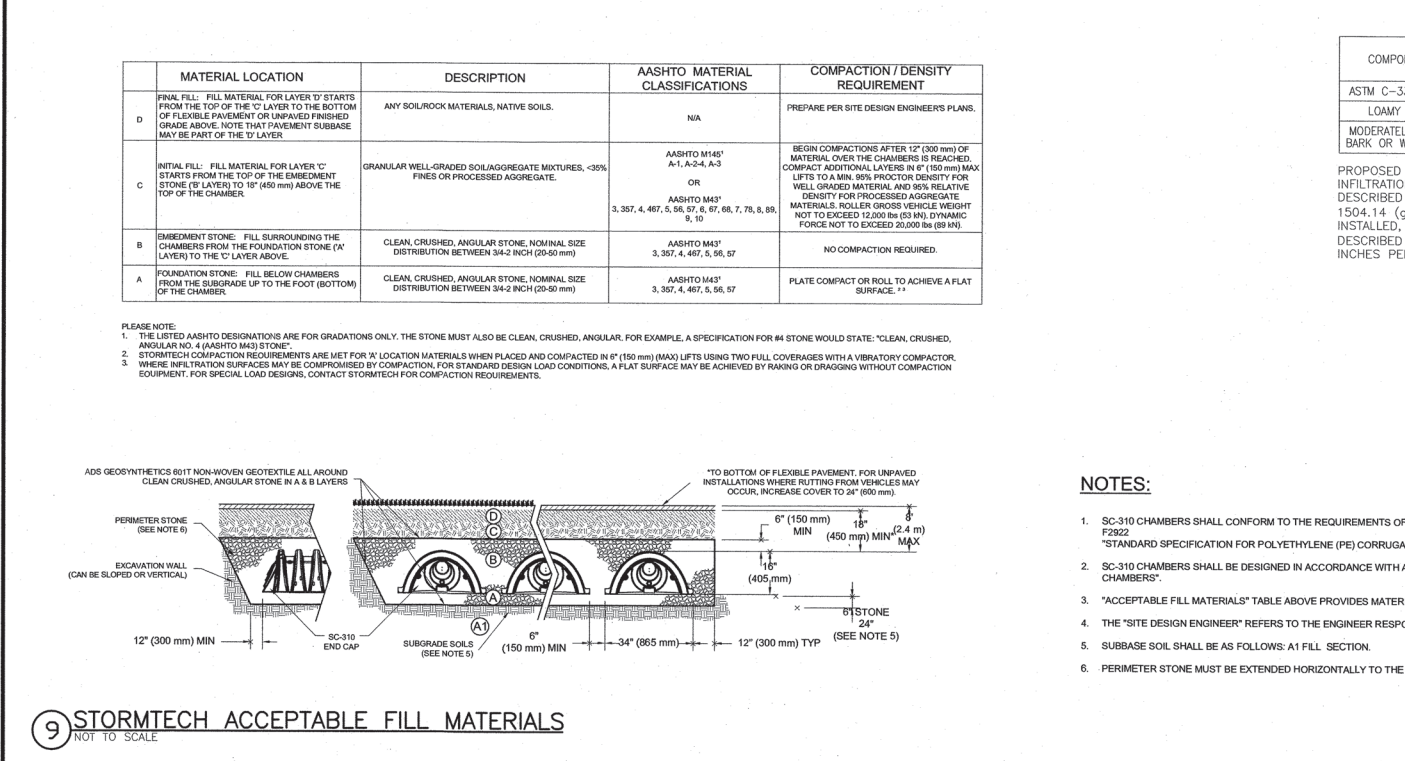
6 STORMTECH-INSPECTION PORT
NOT TO SCALE



7 STORMTECH SC-310
NOT TO SCALE



8 DOVER STD. D-20 DRAIN MANHOLE
NOT TO SCALE



9 STORMTECH ACCEPTABLE FILL MATERIALS
NOT TO SCALE

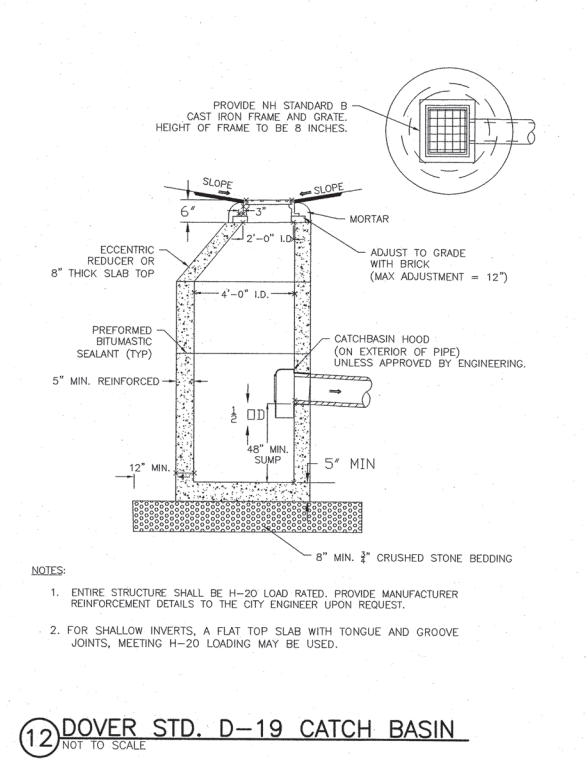
FILL SPECIFICATION A1

COMPONENT MATERIAL	PERCENT BY VOLUME	GRADATION OF MATERIAL
		SIEVE No. % PASSING BY WEIGHT
ASTM C-33 CONCRETE SAND	50-55%	200 15-25%
LOAMY SAND TOPSOIL	20-30%	200 <5%
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30%	200 <5%

PROPOSED FILL UNDER INFILTRATION SYSTEM SHALL BE TESTED FOR INFILTRATION RATE PRIOR TO INSTALLATION BY THE LABORATORY METHOD DESCRIBED IN NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES Env-Wq 1504.14 (g). AFTER FILL IS PLACED BUT BEFORE THE PRACTICE IS INSTALLED, FILL SHALL BE TESTED BY FIELD MEASUREMENT METHOD DESCRIBED IN Env-Wq 1504.14 (b). A MINIMUM INFILTRATION RATE OF 4 INCHES PER HOUR MUST BE ACHIEVED IN BOTH TESTS.

NOTES:

- SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBODIMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- SUBBASE SOIL SHALL BE AS FOLLOWS: A1 FILL SECTION.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.



10 DOVER STD. D-19 CATCH BASIN
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS

DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS
10-24-24	REVISED PER TRC COMMENTS

STATE OF NEW HAMPSHIRE
ROBERT STOVELL
No. 8903
PROFESSIONAL SEAL

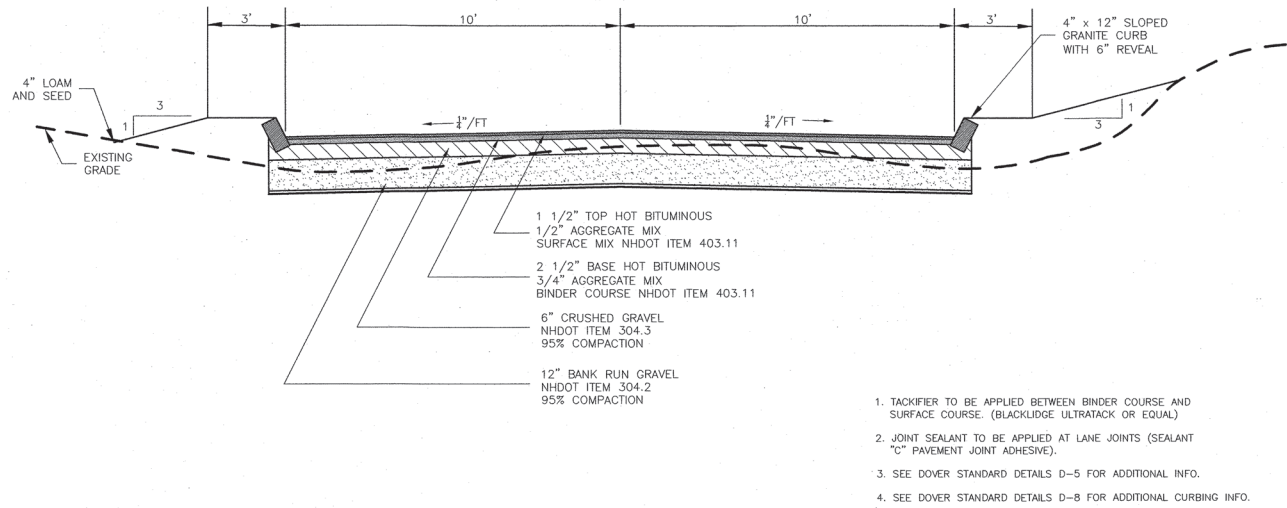
CONSTRUCTION DETAILS

103 COURT STREET

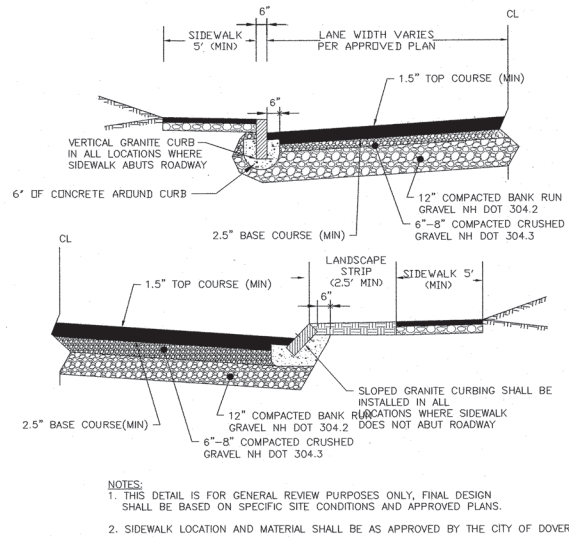
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024
JOB No. 24101

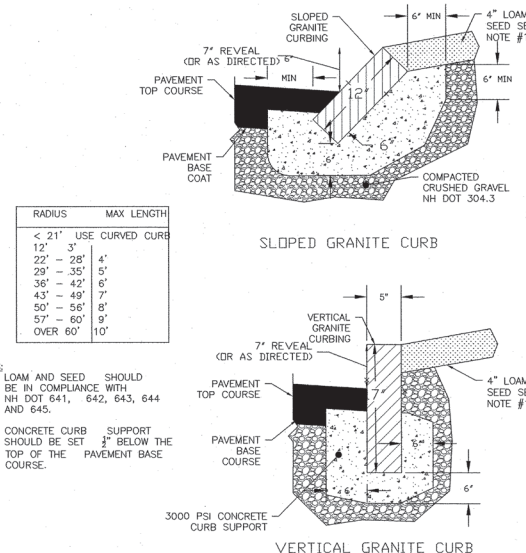
SHEET No. **SP-7**



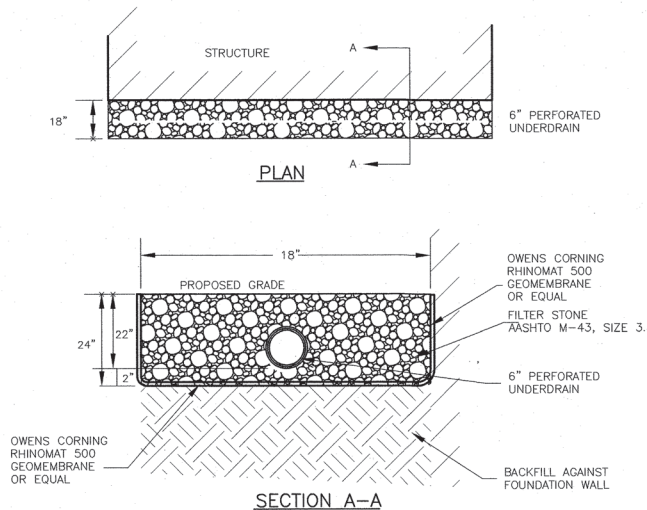
1 TYPICAL DRIVEWAY CROSS SECTION
NOT TO SCALE



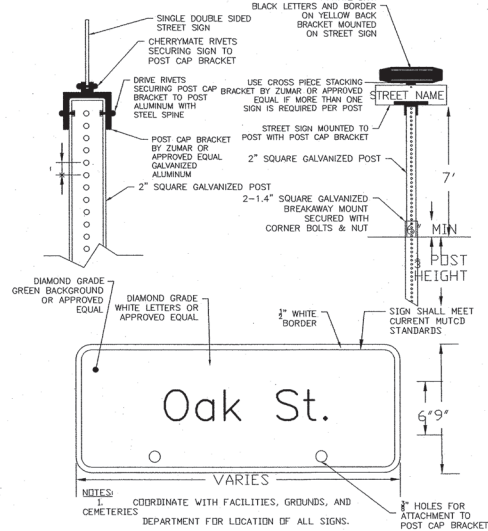
3 DOVER STD. D-5 Roadway Cross Section
NOT TO SCALE



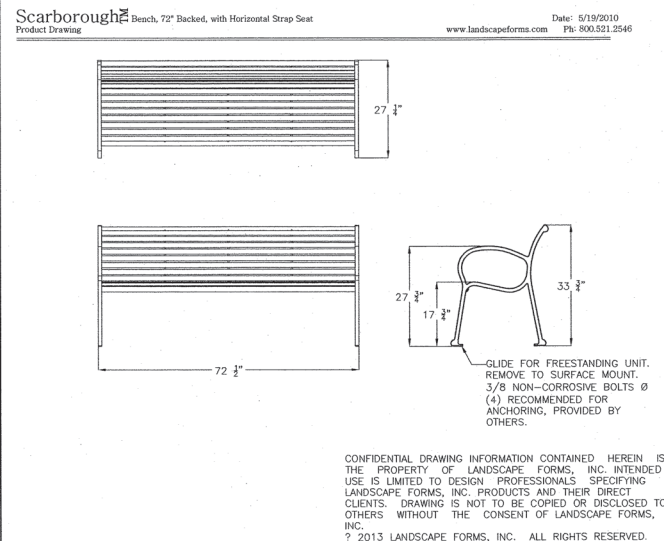
4 DOVER STD. D-8 Granite Curb
NOT TO SCALE



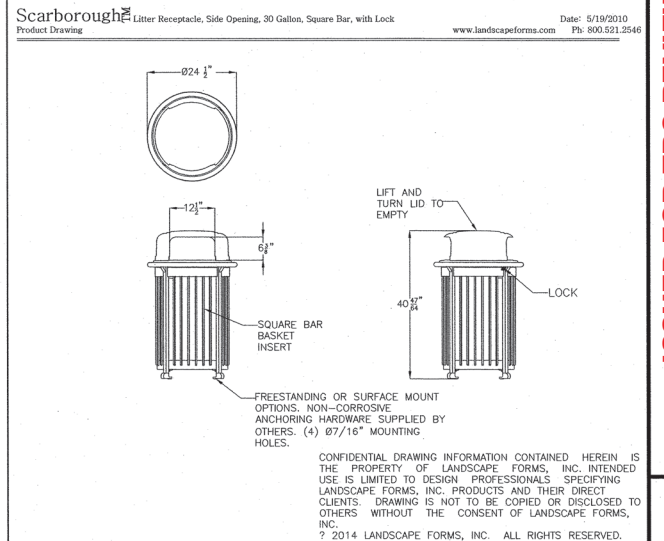
5 BUILDING DRIP EDGE
NOT TO SCALE



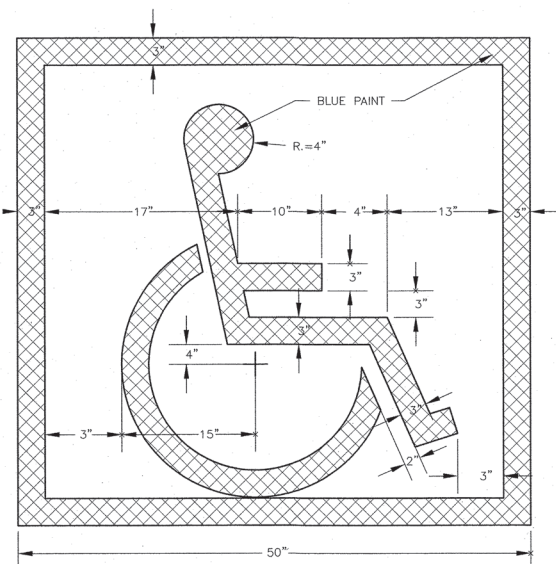
6 DOVER STD. D-1 Street Sign
NOT TO SCALE



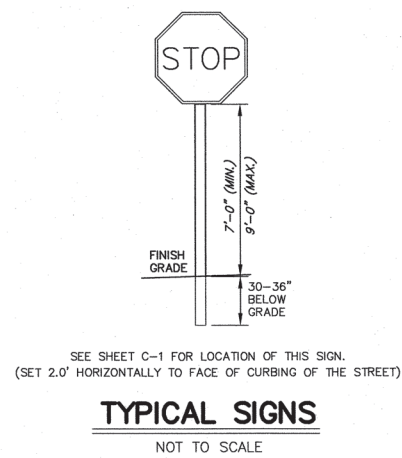
7 PARK BENCH DETAIL
NOT TO SCALE



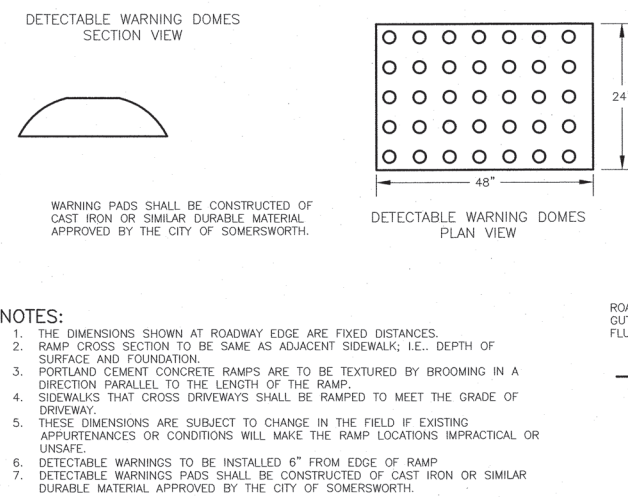
8 TRASH BIN DETAIL
NOT TO SCALE



9 HANDICAP SYMBOL DETAIL
NOT TO SCALE



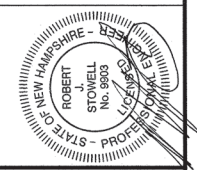
10 STOP SIGN
NOT TO SCALE



11 WHEEL CHAIR RAMP
NOT TO SCALE

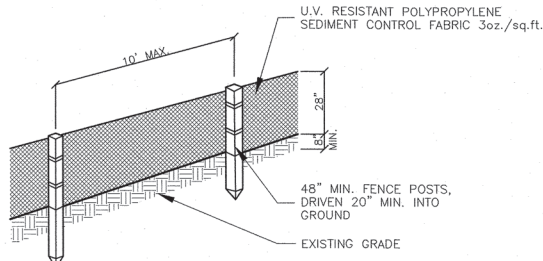
TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
October 24, 2024



CONSTRUCTION DETAILS
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY
AUGUST 15, 2024
JOB No. 24101

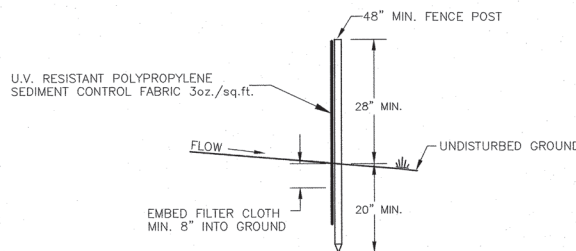
SHEET No.
SP-8



PERSPECTIVE VIEW

NOTES

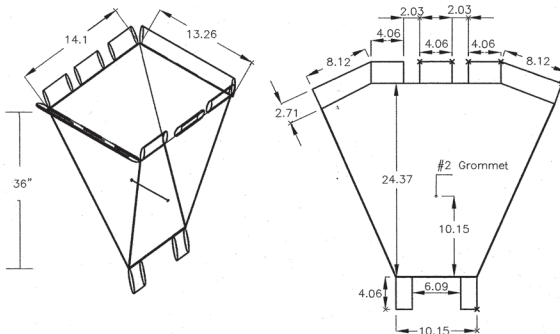
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.



SECTION

1 SILT FENCE

NOT TO SCALE



* INSTALL IN CB #101, #102, #103, #104 & EX CB #5944

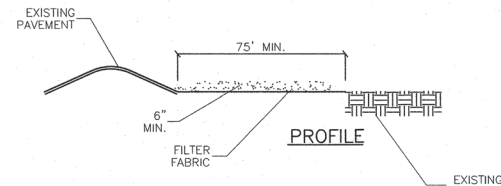
Specifications:

- a) Fabric used should not be laminated.
- b) Silt sack to have two #2 grommets, one on each of the two sides, 15" from the bottom of the silt sack
- c) Tie 1/4" wide yellow rope 19" long through the grommets on two sides of the silt sack.

2 Hi Vis Hi Flow Silt Sack

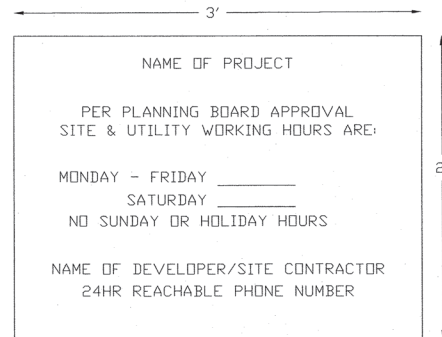
NOT TO SCALE

1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY. PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 1" - 2" STONE TO MATCH SLOPE OF EXISTING ROAD.
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT SIDE TO TRAP ANY SILT WASHED FROM THE STONE.
4. HAYBALES OR SILT FENCE SHALL BE PLACED ON THE DOWN GRADIENT SIDE AS SHOWN ON THE EROSION CONTROL PLAN.



5 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

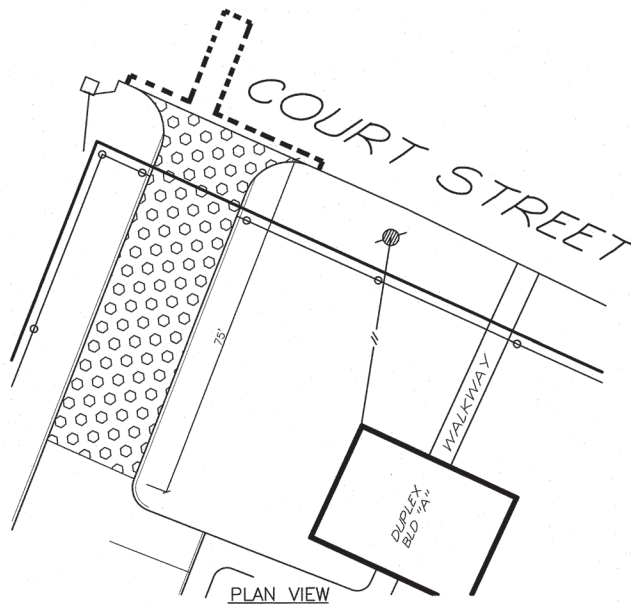


NOTES:

1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND
3. HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL.

3 DOVER STD. D-2 Construction Sign

NOT TO SCALE



PLAN VIEW

1. THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
 2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.
- CRITICAL AREAS**
Anywhere on the site that existing vegetation is to be removed will require immediate erosion control treatment. Special care should be taken where runoff enters wetlands. All storm water practices areas shall be stabilized prior to directing storm water to them; specifically all bioretention basins and all infiltration practices.

EROSION AND SEDIMENT CONTROL PRACTICES

Erosion and sediment control practices will include the use of rip-rap, and silt fence check dams. All erosion and sediment control practices will be constructed and maintained according to the minimum standards and specifications contained in the "New Hampshire Stormwater Manual, Volume 2".

A. Erosion and Sediment Control Measures

1. The erosion control procedures shall conform to Section 645 of the "Standard Specifications for Road and Bridge Construction" of the NH DOT, and the "New Hampshire Stormwater Manual."
2. During Construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of land should be exposed at any one time during development. The amount of exposed areas which are temporarily stabilized without permanent stabilization shall be limited to 5 acres.
3. During grading operations, install stone check dams at 50 foot intervals in drainage swales and at drain inlets where shown. Barriers are to be maintained and cleaned until disturbed areas are stabilized.
4. Any disturbed areas which are to be left temporarily, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass to prevent erosion.
5. Silt fences and other erosion control measures shall be inspected weekly and after every 0.25" rainfall event during the life of the project. All damaged silt fences shall be repaired. Sediment deposits shall periodically be removed.
6. Avoid the use of future open spaces (loam and seed areas) wherever possible during the construction. Construction traffic shall use the roadbeds of future roads and parking areas.
7. Topsoil required for the establishment of vegetation shall be stock piled in amounts necessary to complete finished grading of all exposed areas.
8. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in an approved facility.
9. All fills shall be placed and compacted to reduce erosion, slippage settlement, subsidence or other related problems.
10. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
11. Frozen material or soft, mucky or highly compressible material shall not be incorporated into fills.
12. Fill material shall not be placed on a frozen foundation subgrade.
13. Disturbed areas shall be seeded immediately following finished grading.
14. Limit of exposed area that is temporarily stabilized without permanent stabilization is 5 acres or less.
15. All areas not stabilized by Nov. 1st must be protected by Erosion Control Blankets or equivalent and mulched/seeded with winter rye or oats.
16. All disturbed areas must be seed and mulched within 3 days of final grading, permanently stabilized within 15 days of final grading or temporarily stabilized within 45 days of initial disturbance.
17. All ditches and swales are to be stabilized prior to directing runoff to these features.
18. All cut and fill slopes shall be seeded immediately.
19. An area shall be considered stable if one of the following has occurred:
 - a.) Base course gravels are installed in areas to be paved
 - b.) A minimum of 85% vegetated growth has been established
 - c.) A minimum of 3" of non-erosive material such as stone or riprap has been installed
 - d.) Erosion control blankets have been properly installed.

B. Vegetative Practice

All ground areas opened up for construction will be regraded, loamed, seeded and mulched in the shortest practical time. All Temporary and Permanent Seeding must be applied prior to October 1st. Employ temporary erosion and sedimentation control devices as detailed in this plan as necessary until adequate stabilization has been assured.

A. Temporary Seeding & Hay Mulching

1. At no time shall any disturbed area remain unstabilized for longer than 30 days. All areas where construction is not completed within 30 days of the initial disturbance shall receive temporary seeding measures.
2. Fertilizer shall be spread on the top layer of loam and worked into the surface. Fertilizer application rate shall be 300 pounds per acre of 10-10-10 fertilizer.
3. Seed shall be Winter Rye, 112 LBS. per acre.
4. Remove stones and trash that will interfere with seeding the area. Where feasible, till the soil to a depth of about 3 inches to prepare a seedbed and mix fertilizer into the soil. The seedbed should be left in a firm and smooth condition. The last tillage operation should be performed across the slope whenever practical.
5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook.
6. The surface shall be watered and kept moist with a fine spray as required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds are removed.

B. Permanent Seeding & Hay Mulching

1. All disturbed areas shall be loamed (4") and limed. Lime shall be thoroughly incorporated into the loam layer at a rate of 2 tons per acre.
2. Fertilizer shall be spread on the top layer of loam and worked into then surface. Fertilizer application rate shall be 500 pounds per acre of 10-20-20 fertilizer.
3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil = 48 lbs total.) The soil shall be lightly raked immediately before seeding. One half the seed shall be sown in one direction and the other half at right angles to the original direction. It shall be lightly raked in to the soil to a depth not over 1/4 inch and rolled with hand roller weighing not over 100 points per linear foot to width.
4. Hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook. The surface shall be watered and kept moist with a fine spray as required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds removed.

CONSTRUCTION SEQUENCE

1. Do not begin construction until all local, state and federal permits have been applied for and received.
2. Install silt fences filterexx sock as necessary to control erosion and prevent sediment contamination prior to any earth moving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as specified for construction.
4. Care shall be taken to preserve the infiltration capacity of the infiltrating soil. See the New Hampshire Stormwater Manual for additional information.
5. Construct stormwater Filtration Practice (Bio #1). Do not direct runoff to these practices until the practice and contributing areas are fully stabilized.
6. Building construction may begin.
7. Construct driveways, parking and utilities.
8. Cut and fill slopes shall be seeded immediately after their construction.
9. All areas receiving runoff, including but not limited to the stormwater infiltration shall be stabilized prior to directing runoff to them.
10. All soils that are finish graded must be stabilized within 72 hours of disturbance.
11. Maintain disturbed areas as necessary.

MAINTENANCE

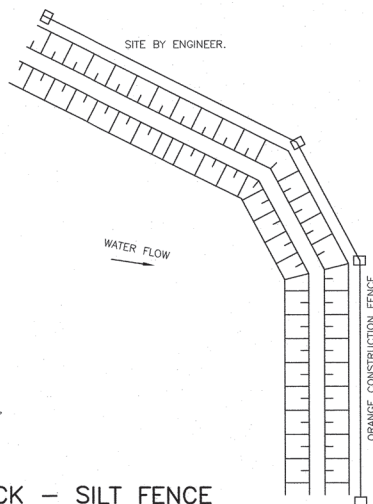
During the period of construction and/or until long term vegetation is established:

1. Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.
2. The side slopes will be checked after each significant rainfall.
3. The side slopes will be checked weekly and repaired when necessary until adequate vegetation is established.
4. The silt fence barriers will be checked regularly. Necessary repairs will be made to correct undermining or deterioration of the structures.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melts.
2. All ditches or swales which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions.
3. After November 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.

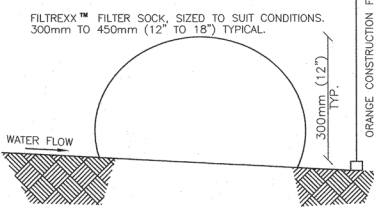
12 EROSION AND SEDIMENT CONTROL NOTES



9 FILTREXX SOCK - SILT FENCE

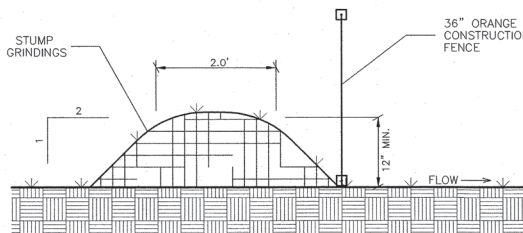
NOT TO SCALE

TYPICAL BERM FOR MINIMAL GRADES SHOWN. FOR STEEPER GRADES, I.E. 2:1 SLOPES INCREASE BERM SIZE AS DETERMINED ON



FILTER COMPOST MATERIAL AS PER SPECIFICATIONS.

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE WILL BE NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSE AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES OF LESS THAN 5%.
4. THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY MASS WEIGHT BASIS, AND BE FIBEROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIALS.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.



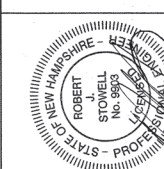
11 EROSION CONTROL MULCH BERM

NOT TO SCALE

ISSUED FOR TRC REVIEW
October 24, 2024

TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 8830

REVISIONS	DATE:	DESCRIPTION:
	9-12-24	REVISED PER TRC COMMENTS



CONSTRUCTION DETAILS

103 COURT STREET

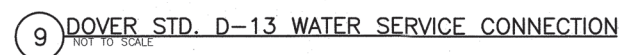
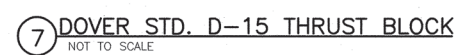
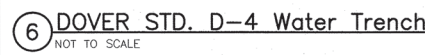
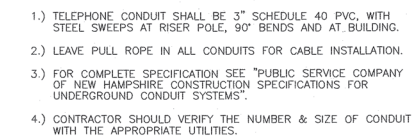
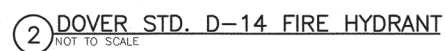
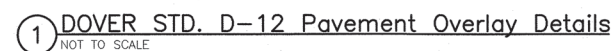
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

JOB No. 24101
AUGUST 15, 2024

SHEET No.

SP-9

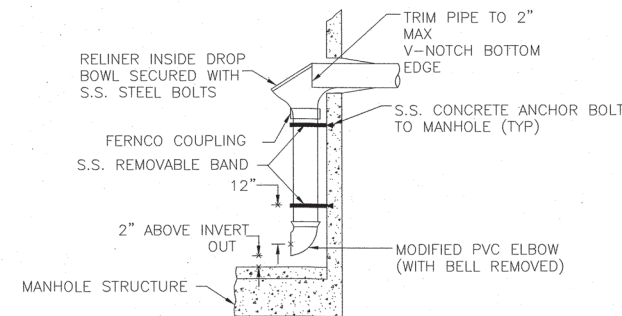
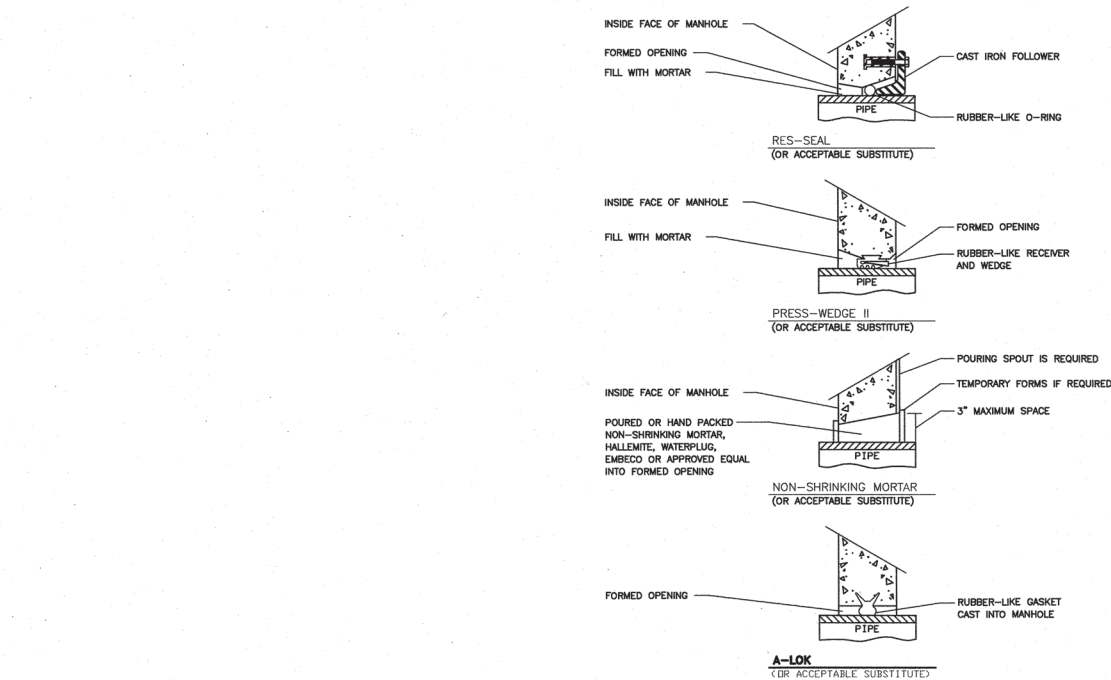
(P24-0012)



SP-10

755 CENTRAL AVENUE
COOVER, NEW HAMPSHIRE 03820

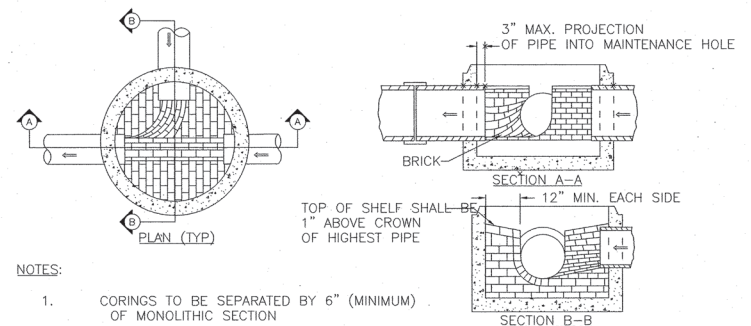
TELEPHONE 603 742 8107
FAX 603 742 3830



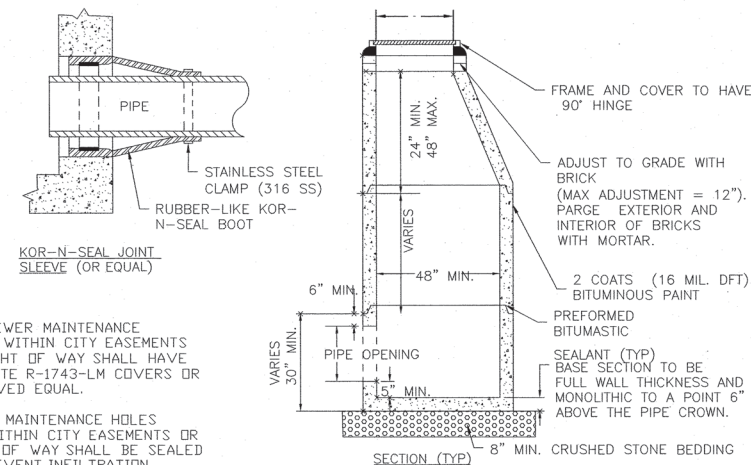
INTERNAL DROP

- NOTES:
- INTERNAL DROPS ARE PROHIBITED UNLESS APPROVED BY THE CITY ENGINEER.
 - IF DROP IS FOR AN EXISTING MANHOLE, REWORK SHELF TO FORM NEW CHANNEL FOR NEW DROP CONNECTIONS.
 - BRICK INVERT NOT SHOWN ON DETAIL.

DOVER STD. D-18 MH DROP INLET



- NOTES:
- CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION



- NOTES:
- ALL SEWER MAINTENANCE HOLES WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL HAVE LIFTMATE R-1743-LM COVERS OR APPROVED EQUAL.
 - SEWER MAINTENANCE HOLES NOT WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL BE SEALED TO PREVENT INFILTRATION.

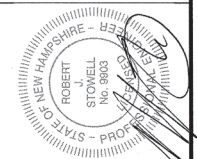
DOVER STD. D-16 SEWER MANHOLE

GENERAL NOTES

- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS(H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE.
- PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
- LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY OR PRECAST CONCRETE.
- FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER
- BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, SIZE NUMBER 67.
100% PASSING 1 INCH SCREEN 0-10% PASSING #4 SIEVE
90-100% PASSING 1/2 INCH SCREEN 0-5% PASSING #8 SIEVE
20-55% PASSING 3/4 INCH SCREEN
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 INCH SHALL BE USED.
- FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES: RCP & CI PIPE - ALL SIZES - 48"
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
- MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:
1. THE STEPS SHALL BE MANUFACTURED OF PLASTIC.
THEY SHALL BE SHAPED SO THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
2. THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
3. THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD. APPROXIMATELY 14"x10" IN DIMENSION.
- HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK
KENT SEAL NO.2
EZ
- PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
October 24, 2024



SEWER DETAILS
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

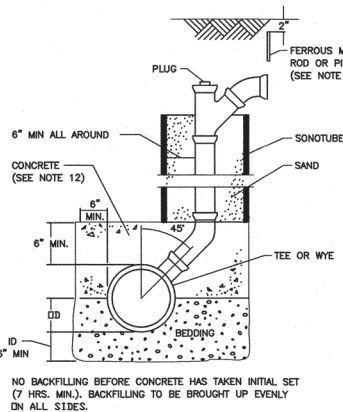
AUGUST 15, 2024 JOB No. 24101

SHEET No.

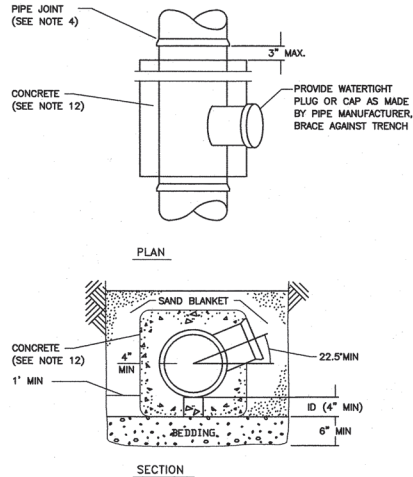
SP-11

(P24-0012)

766 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630



CHIMNEY (SEE NOTE 13)
NOT TO SCALE



CONCRETE FULL ENCASEMENT
NOT TO SCALE

GENERAL NOTES

1) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE

*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE: A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.

A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO: A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.

6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4" PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.

C. DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

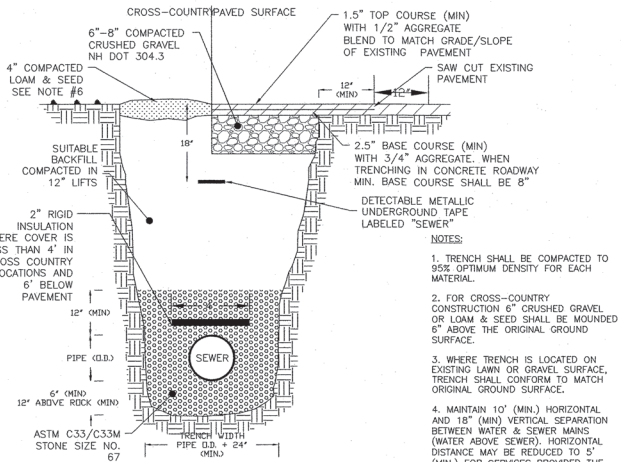
11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12) CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS AS FOLLOWS:

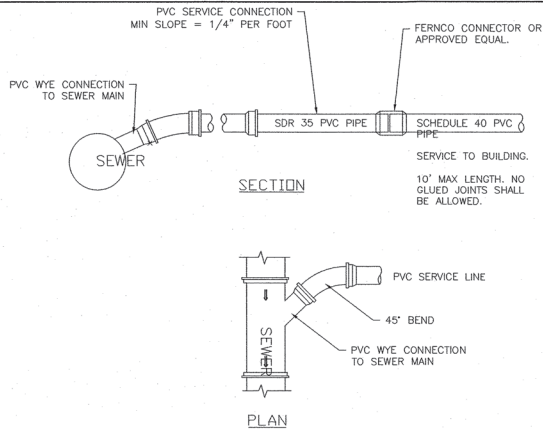
CEMENT:	6.0 BAGS PER CUBIC YARD
WATER:	5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE:	1 INCH

13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

14) MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SEWER LINES AND WATER LINES. AND AN 18" VERTICAL SEPARATION AT SEWER AND WATER CROSSINGS, WITH WATER OVER SEWER.



DOVER STD. D-3 Sewer Trench



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

DOVER STD. D-17 SEWER SERVICE

GENERAL NOTES

1) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL FOR TRENCH WIDTH SEE NOTE 7.

2) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

3) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90%-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

4) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED.

5) BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

6) WOOD SHEETING, IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

7) W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

8) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

9) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 LB) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS PER CUBIC YARD WATER: 5.75 GALLONS PER BAG CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH

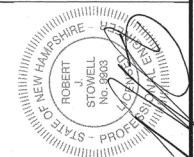
10) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

TRITECH

ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS
DATE: DESCRIPTION:
9-12-24 REVISED PER TRC COMMENTS
10-24-24 REVISED PER TRC COMMENTS



SEWER DETAILS

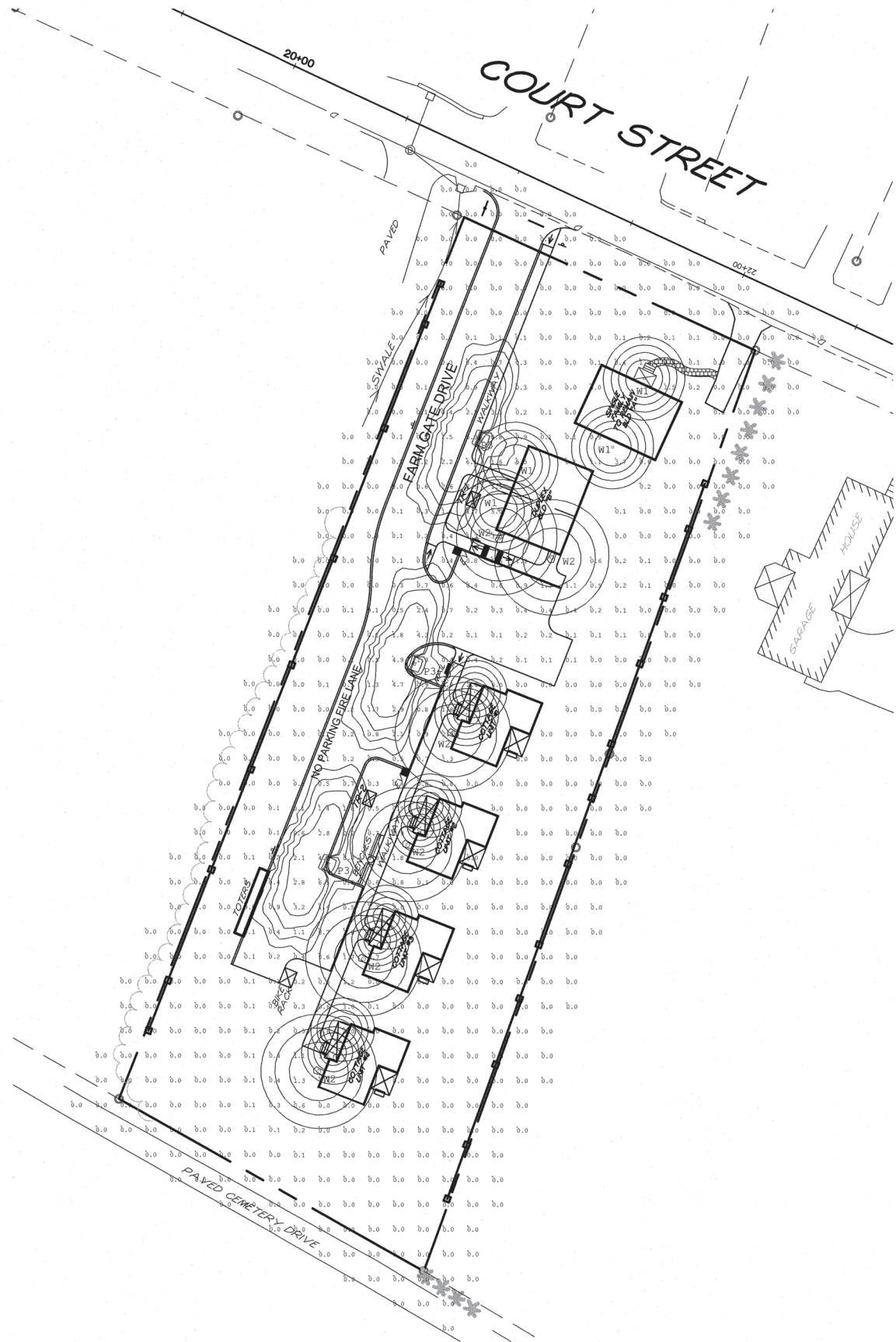
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

SHEET No.

SP-12



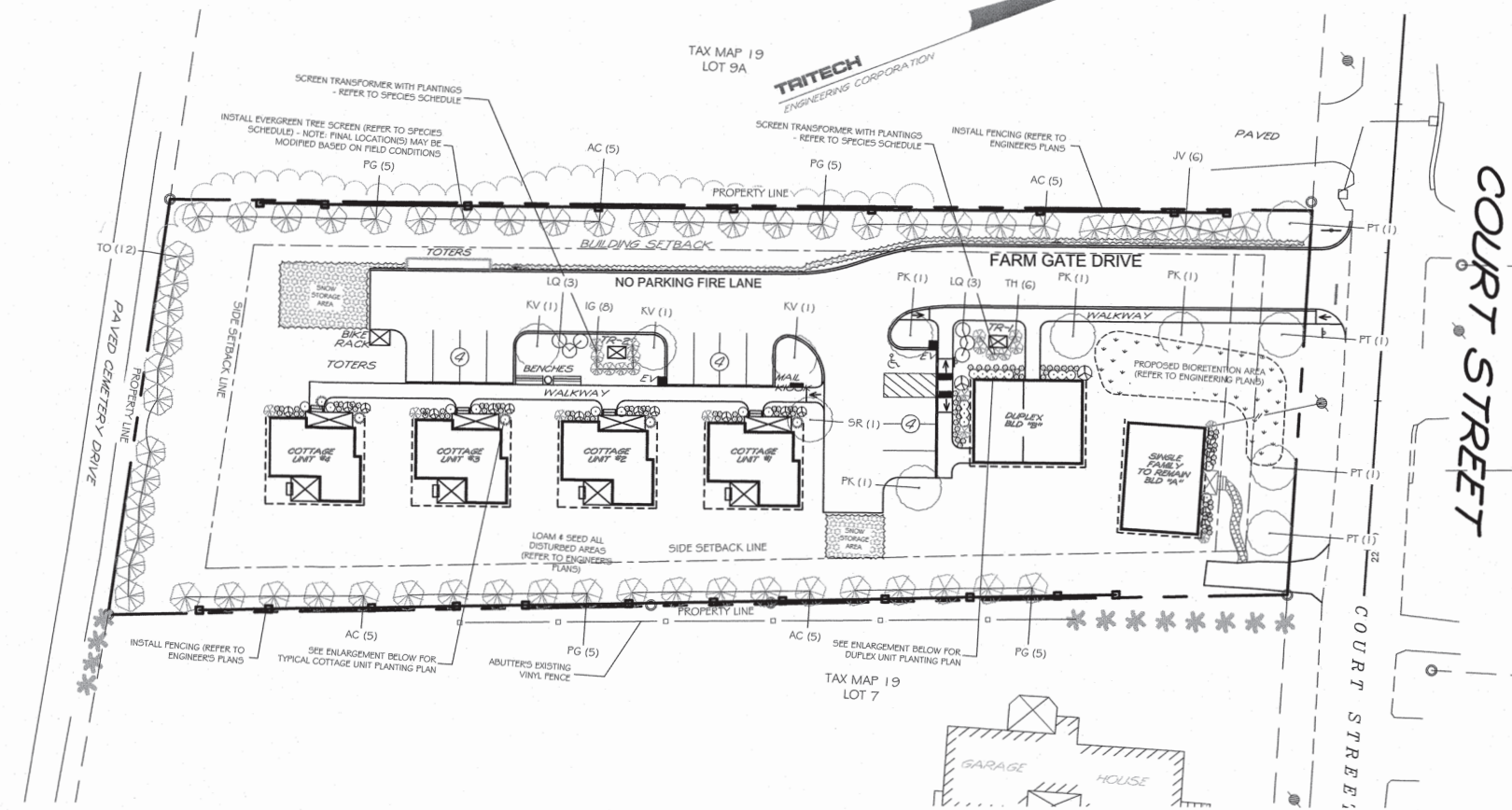
LIGHTING NOTES

1. EXTERIOR LIGHTING SHALL BE DOWN LIT AND FULLY SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND ROADWAYS.
2. ALL PARKING AREA POLE LIGHTING SHALL BE EQUIPPED WITH A TIMER AND SHALL SHUT OFF NO LATER THAN 10 PM EACH DAY AND REMAIN OFF UNTIL THE FOLLOWING EVENING. IN THE EVENT THAT THE BUSINESS REMAINS OPEN AFTER 10 PM, THE PARKING LOT LIGHTING SHALL SHUT OFF NO LATER THAN ONE HOUR AFTER CLOSING.
3. PHOTOMETRICS CONTAINED ON THIS PLAN PROVIDED BY EXPOSURE LIGHTING.

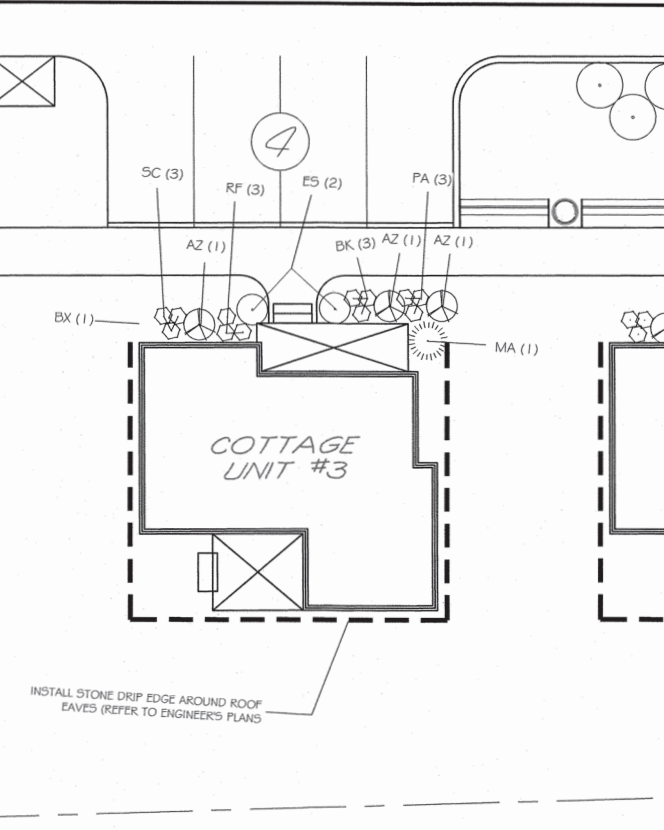
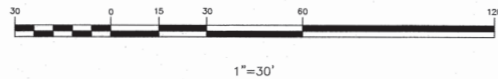
ALL DRIVES AND PARKING				PARKING AT DUPLEX BLDG B				PARKING IN FRONT OF COTTAGE 1				PARKING IN FRONT OF COTTAGE 3			
Illuminance (Fc)				Illuminance (Fc)				Illuminance (Fc)				Illuminance (Fc)			
Average = 0.99				Average = 0.64				Average = 1.18				Average = 0.77			
Maximum = 6.5				Maximum = 1.3				Maximum = 2.9				Maximum = 1.4			
Minimum = 0.0				Minimum = 0.3				Minimum = 0.5				Minimum = 0.4			
Avg/Min Ratio = N/A.				Avg/Min Ratio = 2.13				Avg/Min Ratio = 2.36				Avg/Min Ratio = 1.93			
Max/Min Ratio = N/A.				Max/Min Ratio = 4.33				Max/Min Ratio = 5.80				Max/Min Ratio = 3.50			

Luminaire Schedule	Symbol	Qty	Label	Arrangement	Description	Tag	(MANUFAC)
0	0	0	0	Single	REL41120SRWH (3000K)	RECESSED PORCH LIGHT	ELCOS, INC.
1	1	1	1	Single	CS-P-20W-30-13-BLP-TRE / AP00-13-TRE	12" POLE	Amelink, LLC
2	2	2	2	Single	RE100-12L-UVY-30-F006-CXK-LG596WL / GB A 3 CXK	WALL MOUNTED 9.5' AFU	LST INDUSTRIES, INC.
3	3	3	3	Single	RE200-17L-UVY-30-F006-CXK-LG596WL / GB A 3 CXK	WALL MOUNTED 18' AFU	LST INDUSTRIES, INC.

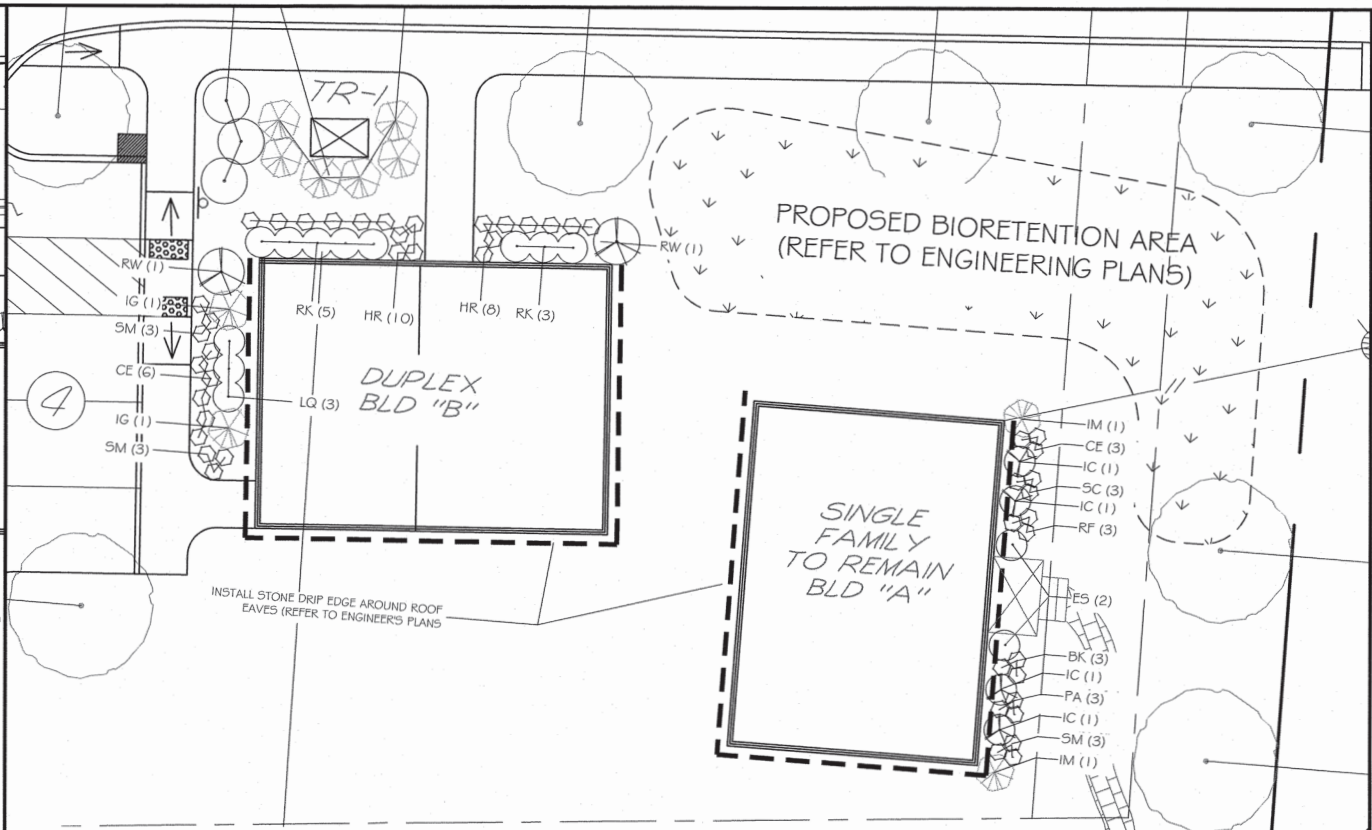
REVISIONS	
DATE	DESCRIPTION
9-12-24	REV. PER TRC COMMENTS
10-24-24	REV. PER TRC COMMENTS



PLANTING SCHEDULE			
TREES	SIZE	SYMBOL	QTY
<i>Abies concolor</i> / White Fir	6-8' B&B	AC	20
<i>Juniperus virginiana</i> 'Emerald Sentinel' / Emerald Sentinel Eastern Red Cedar	6-8' B&B	JV	6
<i>Picea glauca</i> / White Spruce	6-8' B&B	PG	20
<i>Prunus cerasifera</i> 'Krauter Vesuvius' / Krauter Vesuvius Flowering Plum	3-3.5" CAL	KV	3
<i>Prunus serrulata</i> 'Kwanzan' / Kwanzan Flowering Cherry	3-3.5" CAL	PK	4
<i>Platanus x acerifolia</i> 'Exclamation' / Exclamation Planetree	3-3.5" CAL	PT	4
<i>Syringa reticulata</i> 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	3-3.5" CAL	SR	1
<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae	6-8' B&B	TO	12
SHRUBS			
<i>Azalea</i> 'Bloom A Thon Double Pink' / Bloom A Thon Double Pink Azalea	2-2.5' B&B	AZ	12
<i>Buxus</i> 'Green Mountain' / Green Mountain Boxwood	2-2.5' B&B	BX	4
<i>drangea macrophylla</i> 'Endless Summer' / Endless Summer Bigleaf Hydrangea	24-36"	ES	10
<i>hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	24-36"	LQ	9
<i>Ilex crenata</i> 'Hetzii' / Hetzi Japanese Holly	24-36"	IC	4
<i>Ilex glabra</i> 'Compacta' / Compact Inkberry	2-2.5' B&B	IG	16
<i>Ilex meservae</i> 'Blue Maid' / Blue Maid Holly	2-2.5' B&B	IM	2
<i>Rhododendron</i> 'Wilsoni' / Wilson Rhododendron	2.5'-3' B&B	RW	2
<i>Rosa</i> 'Knockout Double' / Knockout Double Rose	24-36"	RK	5
GRASSES			
<i>Miscanthus sinensis</i> 'Adagio' / Dwarf Maiden Grass	#3	MA	4
PERENNIALS			
<i>Coreopsis</i> 'Enchanted Eve' / Enchanted Eve Tickseed	#1	CE	9
<i>Echinacea</i> 'Butterfly Kisses' / Butterfly Kisses Coneflower	#1	BK	15
<i>Hemerocallis</i> 'Happy Returns' / Happy Returns Daylily	#1	HR	18
<i>Pervoskia atriplicifolia</i> / Russian Sage	#1	PA	15
<i>Rudbeckia flugida</i> 'Goldstrum' / Goldstrum Black-Eyed Susan	#1	RF	15
<i>Salvia</i> 'Caradonna' / Caradonna Sage	#1	SC	15
<i>Salvia</i> 'Marcus' / Marcus Sage	#1	SM	9



TYPICAL COTTAGE UNIT PLANTING PLAN - 1" = 10'



DUPLEX UNIT PLANTING PLAN - 1" = 10'

LANDSCAPE CALCULATIONS:
INTERIOR PARKING LOT LANDSCAPING:
 NOT REQUIRED FOR PARKING LOTS WITH 0-20 SPACES
STREETSCAPE LANDSCAPING:
 REQUIRED: 1 STREET TREE / 35' LINEAR FEET OF ADJACENT ROADWAY
 130 L.F. OF ADJACENT ROADWAY (COURT STREET) / 35 = 3.71 = 4 TREES REQUIRED
 PROVIDED: 4 TREES PROPOSED ALONG COURT STREET

- PLANTING NOTES**
- CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
 - CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
 - LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
 - CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR TWO (2) YEARS FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
 - ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE REGULAR MAINTENANCE AND UPKEEP. SEVERELY INJURED, DISEASED, OR DEAD PLANT MATERIAL SHALL BE REPLACED IN KIND IN PERPETUITY (AVOID REPLACING LANDSCAPE MATERIALS IN THE PERIOD FROM NOVEMBER TO MARCH).
 - BEST PRACTICES TO MINIMIZE ENVIRONMENTAL IMPACTS SUCH AS THE USE OF LOW PHOSPHOROUS FERTILIZER AND SLOW RELEASE NITROGEN, SHALL BE IMPLEMENTED.
 - IF OWNERSHIP OF A SITE IS CONVEYED TO A NEW PROPERTY OWNER, THE NEW OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPING PLAN.



terrain
 planning & design llc
 311 kast hill road
 hopkinton nh 03229
 603. 746. 3512
 terrainplanning.com

TRITECH
 ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
 October 24, 2024

103 COURT STREET

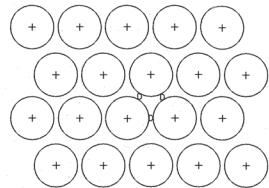
103 COURT STREET
 DOVER, NEW HAMPSHIRE
 STRAFFORD COUNTY

JOB No. 24101
 AUGUST 15, 2024

SHEET No.

La-1

(P24-0012)

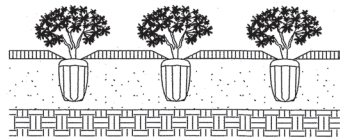


TYPICAL BED PLANT SPACING

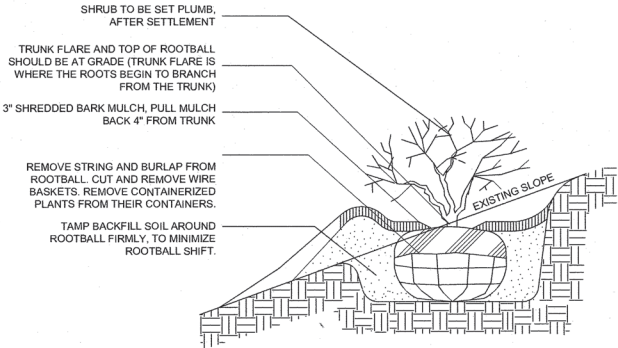
NOTE:
D = DIMENSION OF PLANT SPACING (SHRUB OR
GROUND COVER AS INDICATED ON PLANS)

12" LOAM BACKFILL (CONTINUOUS
THROUGHOUT BED AREA)

3" DEEP SHREDDED
BARK MULCH

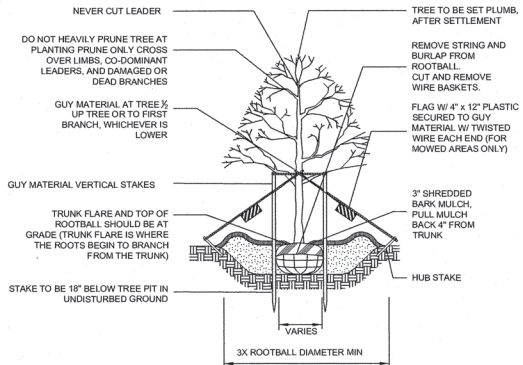


1 TYPICAL PERENNIAL PLANTING
NO SCALE



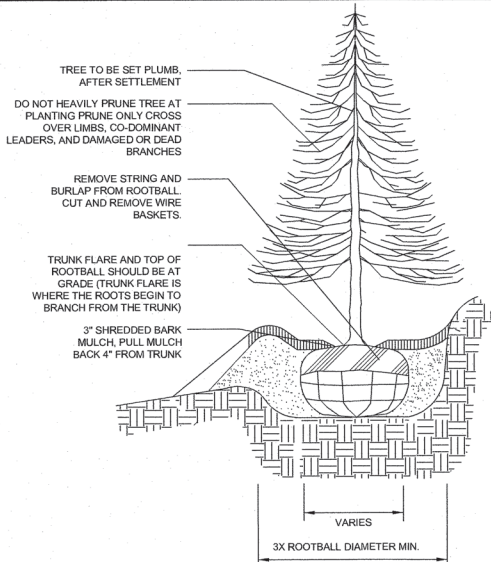
NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD
BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUND COVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS,
AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCR OACH INTO THE CITY'S SIDEWALK.

2 TYPICAL SHRUB PLANTING
NO SCALE



NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD
CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND
STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3"
CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE
PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

3 DECIDIOUS TREE PLANTING
NO SCALE



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY
LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE
ROOTBALL SHIFT.

4 EVERGREEN TREE PLANTING
NO SCALE

SHEET No.

La-2

LANDSCAPE DETAIL SHEET
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

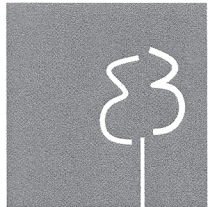
AUGUST 15, 2024 JOB No. 24101

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS		DESCRIPTION:
DATE:	9-12-24	REVISED PER TRC COMMENTS

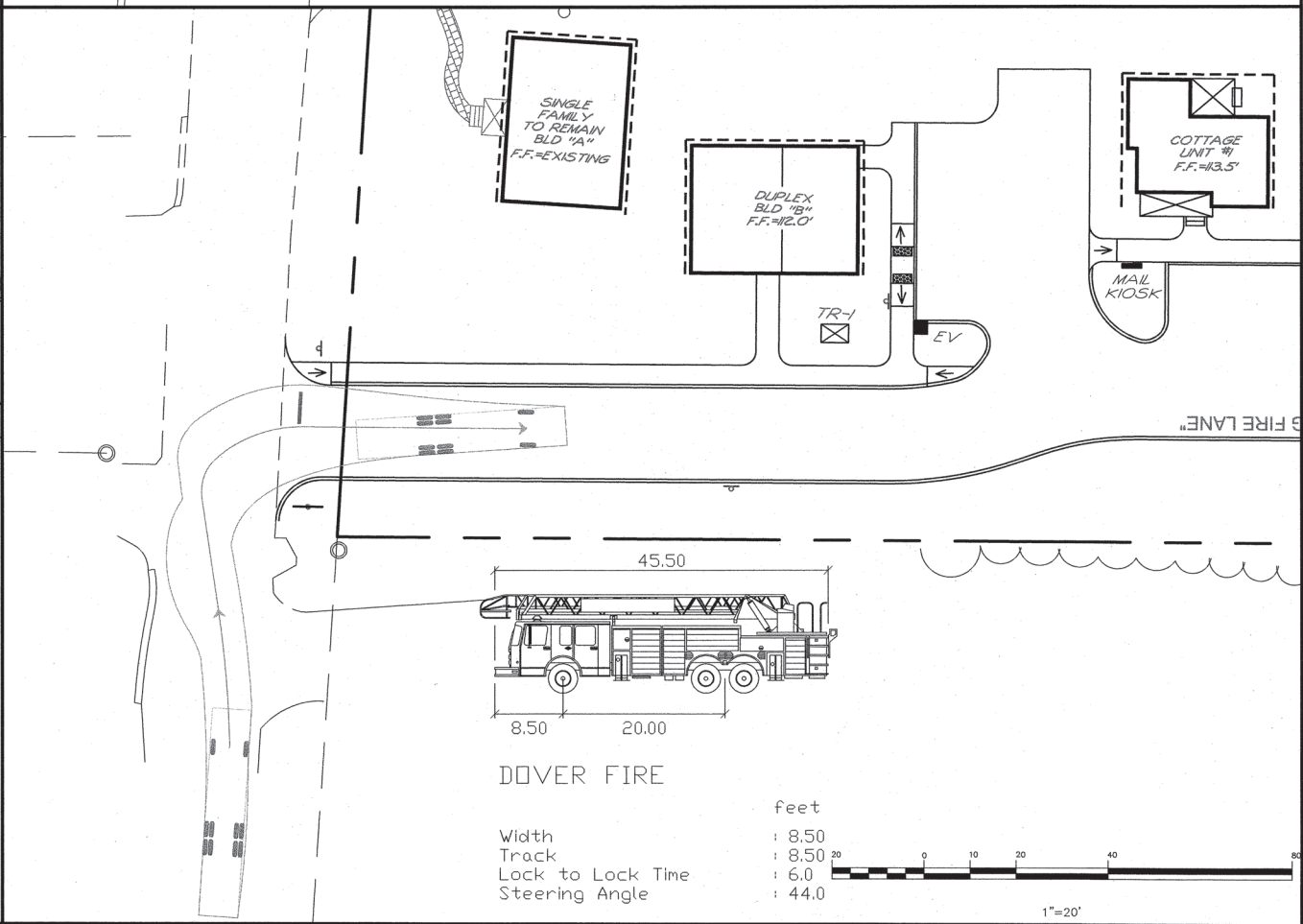
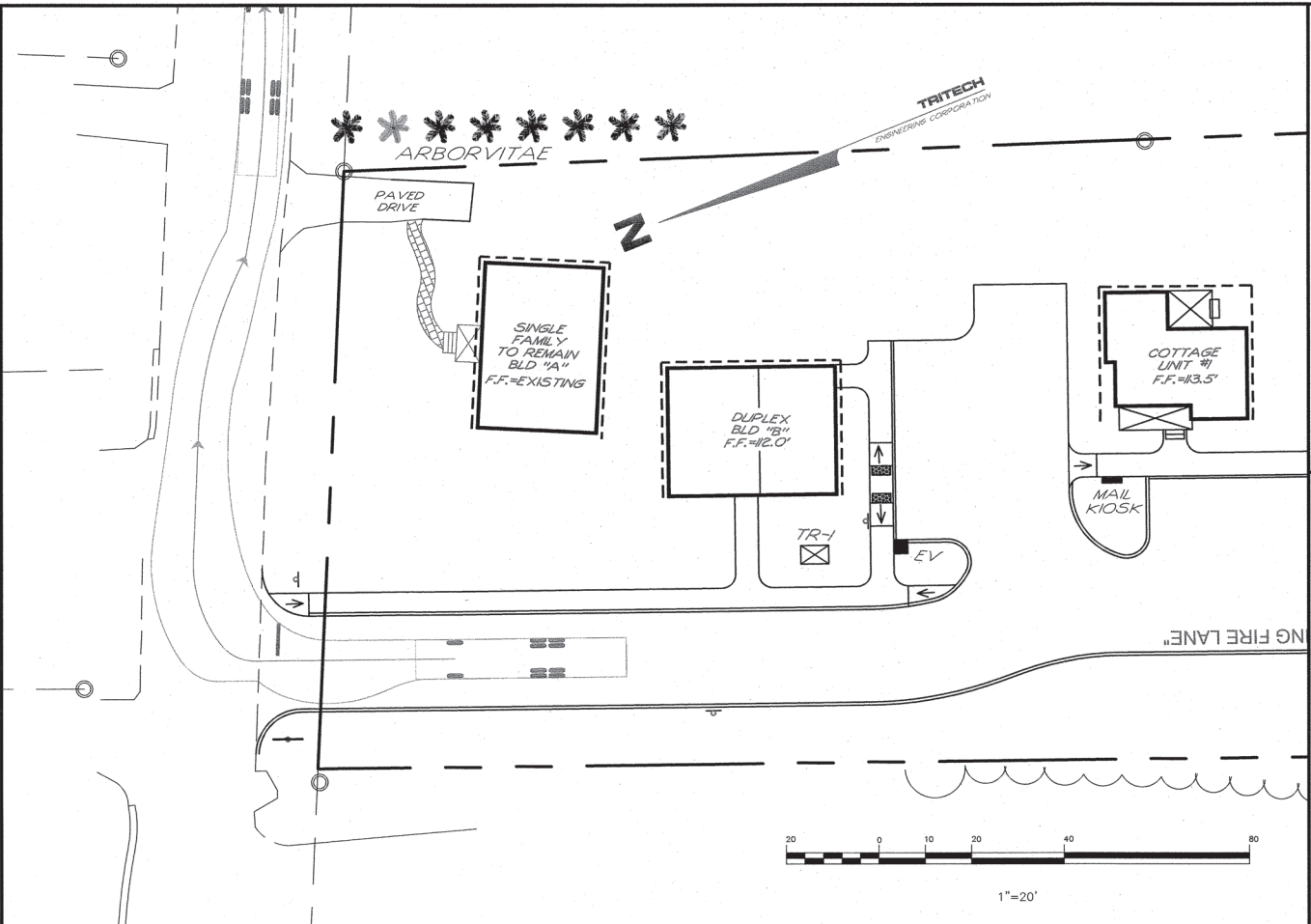
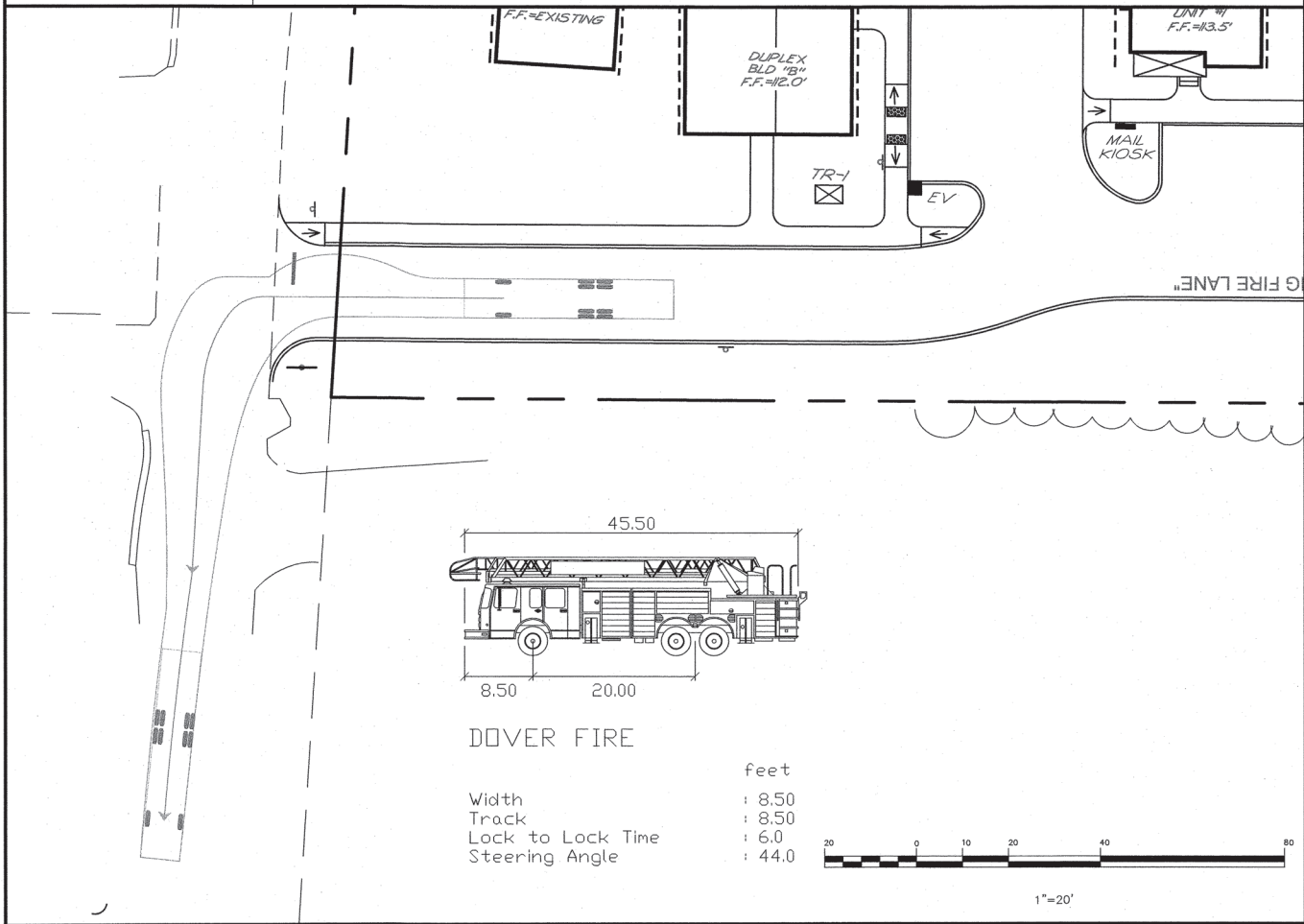
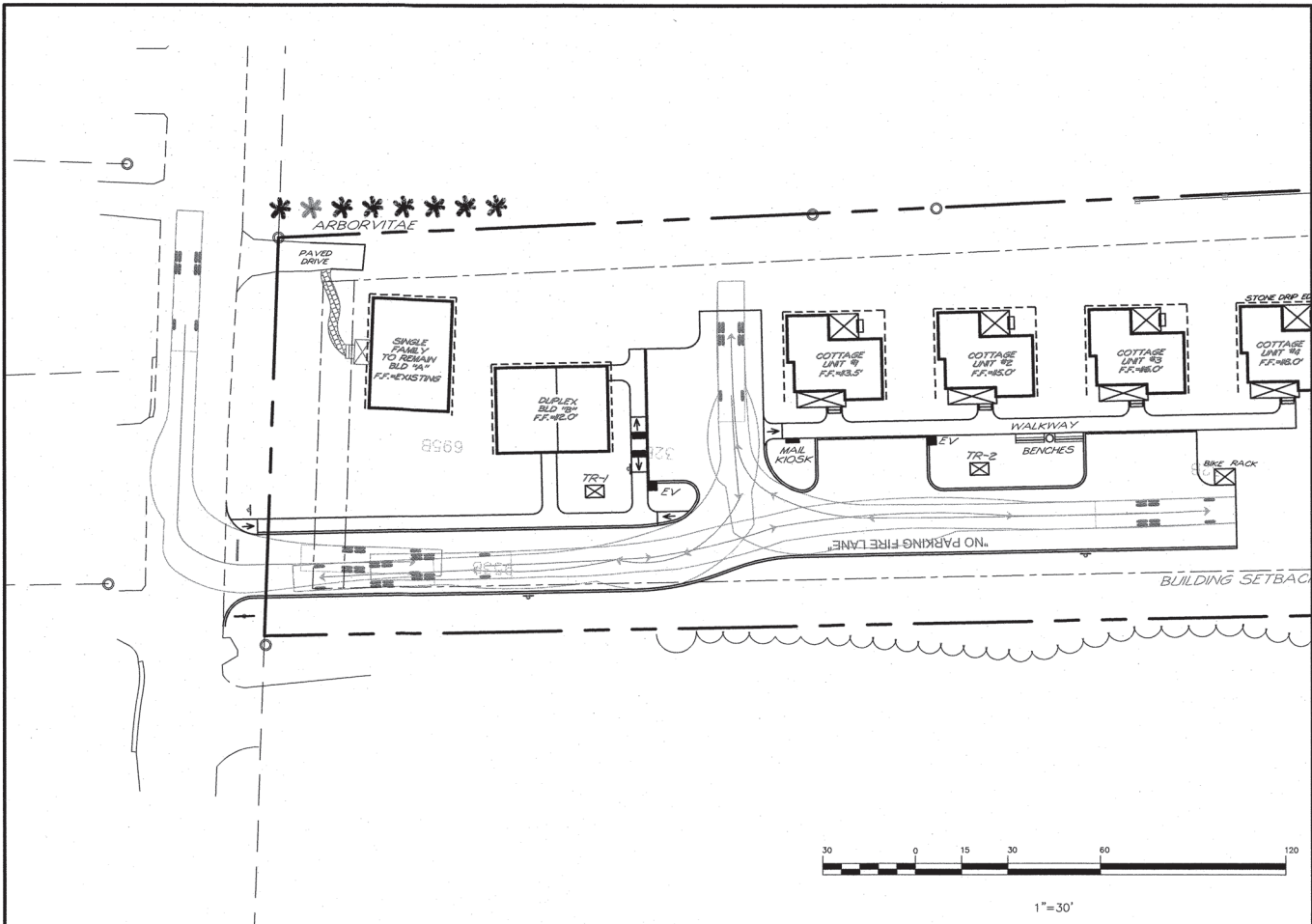
TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830



terrain
planning & design llc

311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com



TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
10-24-24	REVISED PER TRC COMMENTS	

FIRE TRUCK TURN EXHIBITS
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101

TR-1

Hilary Hamer, OD, MA, MS
Abutter, 91 Court St
Dover, NH 03820
Tel: (603) 361-9428

City of Dover, Planning
288 Central Ave
Dover, NH 03820

Subject: 103 Court St, TDR Proposal

To the Planning Board:

I urge you to thoroughly review the following information before considering accepting the TDR proposal at 103 Court St. TDR serves a purpose, but as so many expressed at the 566 Sixth Street project hearing on October 22nd, is this the correct use of it? While there may be a housing shortage right now, is it fair to homeowners like me to approve TDR that permanently changes our streets while admitting it is not the intended use of TDR? TDR is not required for this lot to be developed.

Consider the implications of 103 Court St for Dover but also for yourselves. This site will open a floodgate to additional TDR proposals as the densest and smallest residential TDR ever, except for one little past site next to Walgreens off Central Ave. I urge you to look at Court St and then scan the Dover map and see just how many long, skinny lots like this there are across the city.

I especially urge you to look at the applicability of code G(7) regarding a buffer and G(8d). The lack of any semblance of a 30-foot buffer provides an easy reason to dismiss this project. Deny this project due to lack of the required buffer as well as the overreaching density request.

My husband and I have poured our hearts into this home since moving here in 2022. The idea of nine new units on the mostly wooded single-family lot next to us when it first came out in September was shocking. The slightly revised proposal still represents an enormous increase in density and would fundamentally change the character of our street. This is a unique area. We are next to the Pine Hill cemetery. It does not have an urban feel to it. Our backyard creates a lovely field continuous with two neighbors' backyards by the cemetery. Many people both recreate and reflect there, a lovely and peaceful historic space.

We understand the need for housing, but this type of overdevelopment in our neighborhood is not the solution. It is not compatible with the neighborhood. Develop the lot under normal zoning which allows for three units. Four more housing units using TDR will do nothing to fix the larger housing problems of this city.

Thank you,



Contents

TDR Density.....	3
The densest proposed residential TDR to date.....	3
This small lot sets an example for any residential lot in Dover	4
Neighborhood Analysis	5
Arguing a transition between RMU and R12	5
Detailed Analysis.....	5
Existing Density and Building Coverage within 300-feet.....	5
Presence of duplexes	6
Spacing of Existing Homes	6
Home Sizes and Diversity	7
The parcel “within 165’ has 59 units on 6 acres”	8
The Buffer Ordinance	9
There is no buffer in the plan	9
The buffer applies under all interpretations of TDR code	11
There are no similar examples of waiving the buffer.....	12
No argument for waiving a buffer at 103 Court St.....	15
Section 8d does not allow waiving a buffer	18

TDR Density

This is the densest proposed residential TDR to date, except for one previous site next to Walgreens.

Right-to-Know provided this list of approved and pending TDR projects since 2021 which I then researched to add the acres and final number of approved units:

Approved TDR Projects

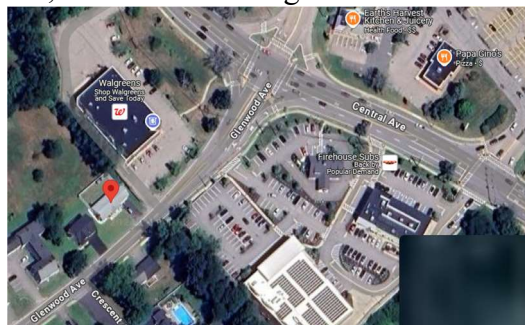
8/4/21	51-65 Bellamy	R40	7.79 acres	17 units	2.2 units/acre
8/4/21	725 Central	G			
7/26/22	757 Central	G			
5/20/22	16 Prospect	R12	1.56 acres	3 units	1.9 units/acre
10/18/22	Little Bay Road	LBW			
6/30/23	5 Glenwood	R12	0.36 acres	2 units	5.6 units/acre
10/27/23	Cielo Drive	IT			
12/23/23	105 Durham	R20	1.28 acres	9 units	4.1 units/acre
3/26/24	30 Grapevine	C			

I did not include further details for TDR examples located in non-residential zones, as surely these are not relevant to 103 Court St.

Pending TDR Projects

6/27/22	77 Sixth	R12	0.26 acres	4 units	No action? Abandoned?
3/8/23	41 Long Hill	R12	11 acres	34 units	3.1 units/acre In TRC
11/21/23	306 Dover Point	R20	1.64 acres	5 units	3.0 units/acre
5/2/24	512 Sixth	R12	1.87 acres	5 units	2.7 units/acre
5/22/24	131 Littleworth	R40	Withdrew – not relevant		
6/4/24	101 Back Rd	R40	Village Theme – not relevant		
6/6/24	566 Sixth	R40	1.35 acres	5 units	3.7 units/acre Denied
7/15/24	52 Old Rochester	C			
8/15/24	103 Court	R12	1.19 acres	7 units	5.9 units/acre

This represents the densest residential TDR ever, and the second smallest TDR lot ever except for one located at 5 Glenwood Ave, a site next to Walgreens:



This lot is small and sets an example by which almost any residential lot in Dover would be a candidate for TDR development.

Minimum frontage by residential zone:

R12: 100-feet

R20: 125-feet

R40: 150-feet

103 Court St frontage is 129.36 feet, and it is 141.18 feet in the rear. By this example, every single R40 lot, almost every R20 lot in town, and an awful lot of R12 are candidates for TDR. Dover is littered with long skinny lots like this in residential neighborhoods. This project is a floodgate for more TDR proposals.

Neighborhood Analysis

Arguing 103 is a transition between RMU and R12

From the developer: “The property borders the RMU zone along its 160-foot rear property line... This project respects the transition between the higher-density RMU zone and the medium-density residential R-12 zone”

Pine Hill Cemetery does border 103 Court St in the back. It is technically RMU zone. It is a cemetery. It will never be developed. This is not a transition.

Detailed Analysis

Existing Density and Building Coverage within 300-feet

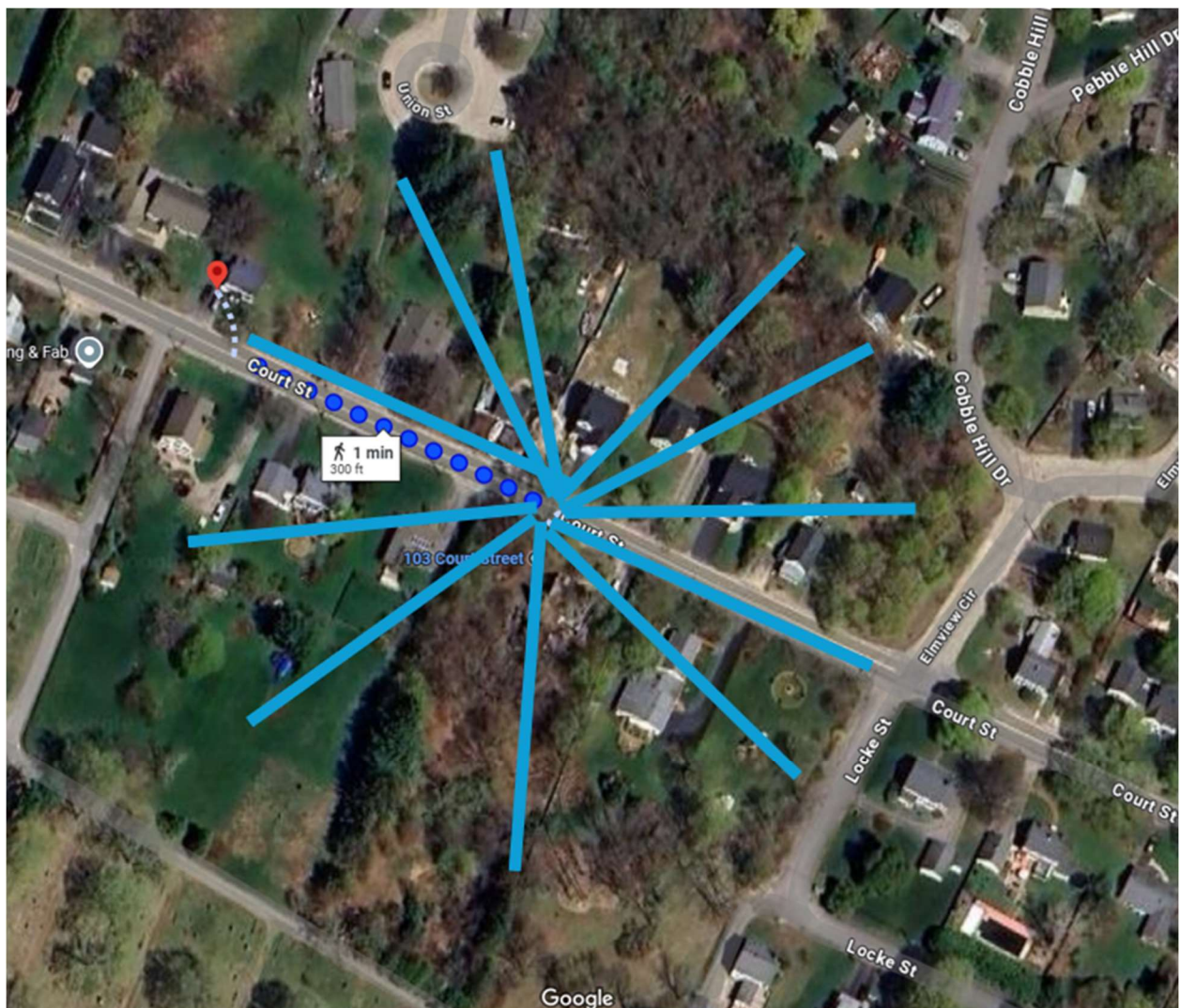


Figure 1: 300-foot circle around the existing home on 103 Court St (the recommended range from TRC #2 9/26/24)

In the 300' circle centered on the current single-family home at 103 Court St, these are the residences:

Address	Lot Size (acres)	Type	Existing Home ground floor (sqft)	Unit /Acre	Existing Building Coverage*
85 Court St	0.687	1 family	1065	1.45	3.56%
89 Court St	0.904	1 family	864	1.11	2.19%
91 Court St	0.865	1 family	1008	1.16	2.67%
103 Court St	1.19	1 family	936	0.84	1.81%
109 Court St	0.439	1 family	741	2.28	3.87%
111 Court St	0.39	1 family	Unsure- new	2.56	
Tranquility Way	0.36	1 family	Unsure- new	2.78	
Tranquility Way	0.408	1 family	Unsure- new	2.45	
108 Court St	0.367	1 family	580	2.72	3.63%
106 Court St	0.33	1 family	918	3.03	6.39%
104 Court St	0.32	1 family	576	3.13	4.13%
102 Court St	0.31	1 family	737	3.23	5.46%
100 Court St	0.38	1 family	480	2.63	2.90%
92 Court St	0.698	1 family	768	1.43	2.53%
			AVERAGE:	2.2 units/acre	3.56%

**I was unable to calculate proper lot coverage as I cannot readily access the impermeable area per lot. The houses along Court St are all located towards the front of the properties, so the impermeable areas (driveways) reflect the building sizes, so I feel this is still a very valid assessment to use.*

Versus proposal at 103 Court St:

Unit Density = 7 units/1.19 acres = 5.88 units/acre – **This is 2.7X higher than the average**

4 cottages at ~20x30' + current single family (936sqft) + barn (estimate 1000sqft) = 8.36% building coverage – **This is 2.3X higher than the average**

Presence of duplexes

There are no duplexes in a 300-foot radius of 103 Court St currently.

Spacing of Existing Homes

If a buffer is not enforced, then the cottages in the rear of the lot will be visible and should be therefore considered relative to their consistency to the neighborhood as well as the front buildings.

Houses are an average of 36-feet spaced apart on the North of Court St and 40-feet from each other on the South of Court St in the immediate area. The proposal meanwhile places a row of identical cottages each spaced 20-feet apart.



Figure 2: Developer diagram of existing houses.

Home Sizes and Diversity

The homes on Court St are diverse, built over many years. Every single house is unique. I will not include a photo of every home in the immediate area, but I invite you to travel down Court St. There is no example of a row of identical houses anywhere. Our homes also cover a wide range of sizes but are all larger than the ~20'x30' cottages proposed. These cottages are not visually consistent to the local street in size, nor in their spacing and uniformity.



Figure 3: All of the sizes of houses along Court St in immediate area from the street

The parcel “within 165’ has 59 units on 6 acres”

The developer alludes to a “parcel within 165’ has 59 units on 6 acres.” I assume they are referring to the property at the end of Union Street based on the maps. However, the corner of that parcel is 300-feet from 103 Court St. Furthermore, topographically this parcel exists at an entirely different elevation to Court St and is not even visible from the paved walkway that connects it to Court St.



Figure 4: This is the view to that parcel from Court St

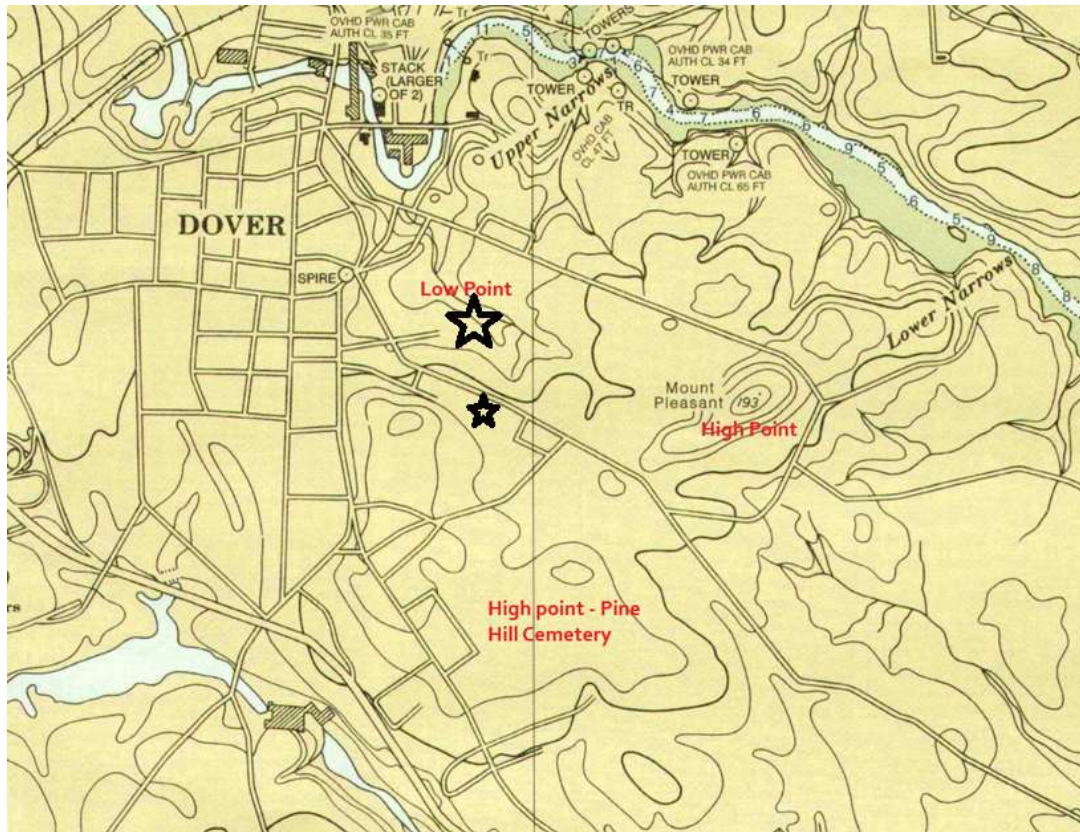
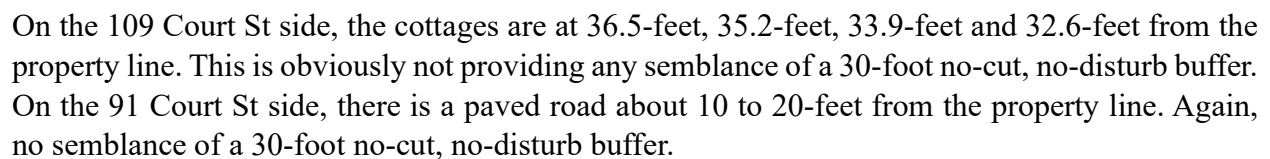


Figure 5: USGS Survey Topographical Map of Dover showing the significantly lower topographical elevation to the Union St area residences relative to 103 Court St.

170-27.2(G)7: "A continuous visual buffer shall be created along the perimeter of the parent parcel, which shall include a thirty (30) foot no cut, no disturb buffer."

I apologize for my poor rendering skills. There was no buffer drawn onto the submitted plans, so I did my best:



From the online recording under Meeting Minutes from 9/26/2024 second TRC at:
[https://publicrecords.dover.nh.gov/Tabs/Index/21116/public/1/deptnum/0/cab/Public Meetings](https://publicrecords.dover.nh.gov/Tabs/Index/21116/public/1/deptnum/0/cab/Public%20Meetings)

Transcribed with minute references:

- 1:30 Director Benton, “I know we chatted last time about trying to add more than the existing 10-foot visual buffer so if we can still look to make the 30 that is technically required.”
- 7:17 Dir. Benton, “The issue is the TDR ordinance is clear that if you're asking for relief because of the extra density, then you shouldn't be getting the extra density. So, we're just trying to make sure that you're meeting the buffer requirements.”
 - [Developer asks for clarification]
- So the ordinance is clear that you can't be asking for relief if it's caused by the extra density. So you really shouldn't be getting extra density if you can't meet the buffer requirements, and the setbacks. So you may need to lose units or figure out a redesign.”

The buffer comes up repeatedly in the meeting as a requirement. When the slightly modified proposal you are now viewing was approved at the third TRC meeting on November 14, 2024, it was an utter shock to myself and neighbors.

I inquired with my City Council representative for ward 3, Anthony Retrosi, on how this could possibly be happening. He procured this explanation from Director Benton on November 18, 2024:

“Hi Councilor Retrosi,

Thanks for reaching out for more information. As you're likely aware the Transfer of Development Ordinance allows for housing density to occur in excess of the underlying zoning allowances providing the Planning Board grant the request. Ms. Hamer raises two main questions I want to address. The first being the 30' visual buffer on the parent parcel. The parcel is not seeking a subdivision and therefore "parent" is a key word. There have been other instances where the Planning Board has not required the 30' visual buffer depending on the site, proximity to urban core, lack of subdivision or new lot lines, etc.

The other is the criteria of no additional relief being sought. This was added about 2 years ago to the Zoning Ordinance and the intention was in terms of wetland or wetland buffer impacts and not to parts of the TDR ordinance itself. The 30' buffer is a part of the TDR ordinance not underlying zoning like an environmental conditional use permit would be. Relief from wetlands impacts due to additional development is a different level of relief than providing or not providing a 30' visual buffer. Due to discussion during the TRC process, the applicant is proposing fencing and additional landscaping to try to meet the same intent and help screen the project from abutting properties.

Certainly this zoning ordinance could use clearer word smithing which staff plans to discuss with the Planning Board during its annual goal setting in January.

Please let me know if you or Ms. Hamer have any additional questions.

Thanks,

Donna Benton, AICP

Director of Planning and Community Development”

This is entirely inconsistent with every single part of the past TRC discussions and none of us can understand what changed between 9/26 and 11/18. It is extremely upsetting to see this complete reversal in language and utterly confusing.

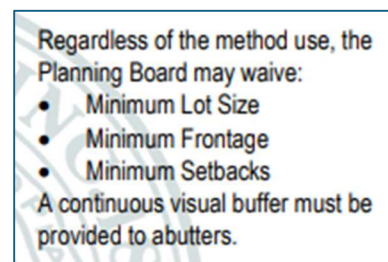
The buffer applies under all interpretations of TDR code.

Imagine my and my neighbors' utter shock at these statements which are in contradiction with the TRC meetings, TDR code and prior discussions at Planning Board meetings relative to TDR. It's pretty obvious that ordinance G(7) located under the section of residential TDR code would apply to a residential TDR project. It makes sense because the buffer is to protect neighbors from the increased density that would never occur under regular zoning.

The parent parcel is the lot of 103 Court St. I have asked a licensed surveyor with frequent business in Dover, a zoning lawyer in Dover, civil engineers and others what they consider a "parent parcel" to be for TDR. The answer is unanimous that the "parent parcel" for the TDR application is the original lot.

Whether the TDR functions as a subdivision or a site plan is immaterial for residential TDR projects, as both fall under the hierarchy of the full section G. Look at (E)4 in the TDR code which states that a TDR proposal is subject to all of section F or all of section G. 103 Court St as a residential TDR application is subject under this language to all of section G, including the buffer.

170-27.2(G)7: "A continuous visual buffer shall be created along the perimeter of the parent parcel, which shall include a thirty (30) foot no cut, no disturb buffer."



Furthermore, the City of Dover Transfer of Development Rights Fact sheet for Residential Development Rights specifically promises a "continuous visual buffer" (to the left here) without any restriction to a subdivision or site plan format.

It does not spell out thirty feet of buffer. However, it clearly implies that a buffer is a requirement for all residential TDR projects. The "continuous visual buffer" and the 30-foot distance is specified in the full clause of G(7). There is no separation of a visual buffer and a 30-foot buffer in the written ordinance. You cannot say a visual buffer is a requirement here while not the 30-foot no cut, no disturb zone.

Additionally, in the Planning Board Submittal letter from the developer, the developer asks for relief from the "buffer requirement". Therefore, they understand it as a requirement.

of 1400 square feet of total living space per unit. The TDR application still requests relief from the thirty (30) foot buffer requirement. The Landscape Design provides for new screening as mitigation for this relief.

In the Plan Snapshot Report, the comments from the TRC committee include mentioning the "TDR 30' no-cut-no-disturb area":

Comments: • The narrative says that the design is context-sensitive with the neighborhood and consistent with the master plan, but doesn't provide much analysis to support the claims. The following information would make it easier to evaluate compatible density vs. overdevelopment:

- o Define the "surrounding area" for the purposes of evaluating density and visual character
- o Provide density comparisons between the proposed development and surrounding area (units/acre, building massing, lot coverage, presence of duplexes, prevailing setbacks and/or separation of buildings, etc.)
- o The narrative states goals to increase housing supply, but has limited discussion of the Master Plan's vision for the future of this area in Dover.
- Many structures/areas of disturbance are within the TDR 30' no-cut-no-disturb area/still do not appear to have a visual buffer in place. If requesting a waiver, data suggestions above would also be important for evaluating waiver.
- o Is there an opportunity to adapt the rear wing of the existing house or build the new duplex within the same footprint? If that is a viable solution it may improve both the architectural consistency and free up space to lessen buffer impacts.
- Review RSA 289:3 III for compliance – "no new construction, excavation, or building" within 25' of the boundary of an established cemetery.
- Plan orientation is not consistent across all sheets (e.g. both Court Street and the Cemetery appear on plan left on different sheets) – it is confusing the way it flips.

The 30-foot no cut, no disturb buffer requirement does apply to 103 Court St, and all TDR for that matter, for the perimeter of the existing lot. Under section 8d, as Director Benton so clearly said at the 9/26 TRC meeting, this buffer cannot be waived to achieve the extra TDR density.

There are no similar examples of residential TDR waiving the buffer in an R-12, R-20 or R-40 project.

Let's look at all the other residential TDR projects since 2021 and the very well-defined buffers on their plans.



Figure 6: Approved at 51-65 Bellamy Road

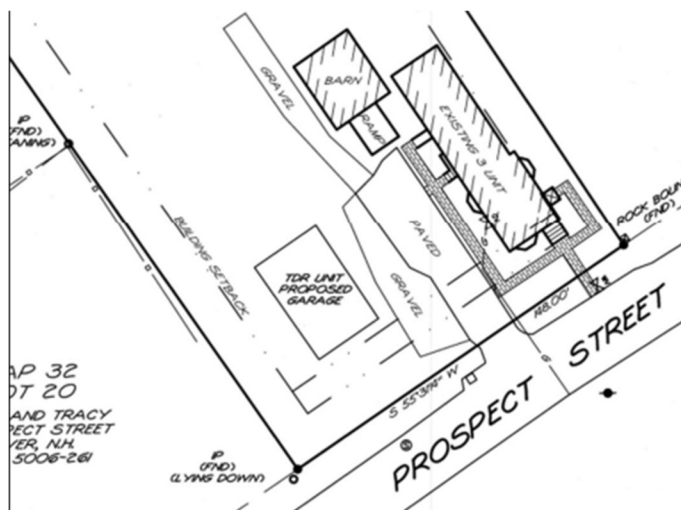
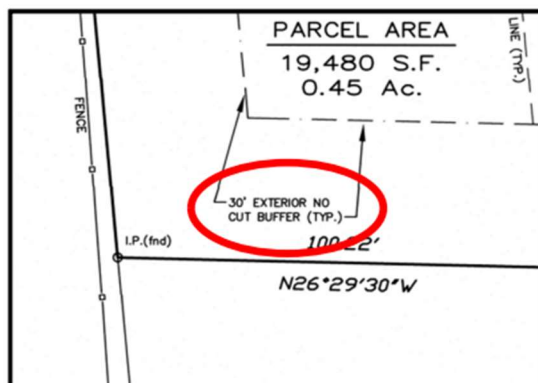
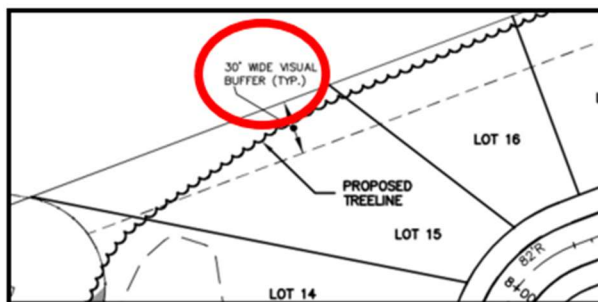
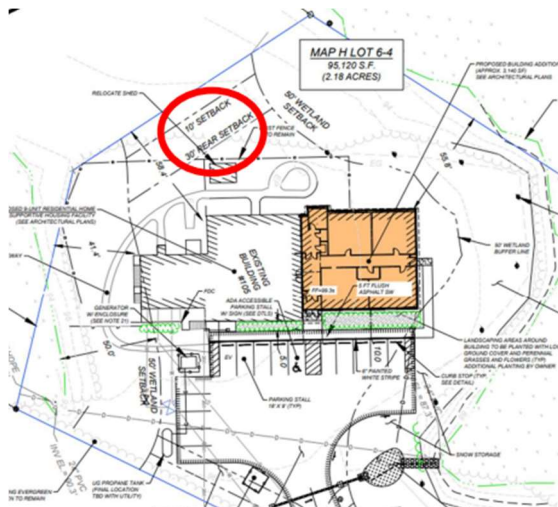


Figure 7: Approved at 16 Prospect St - buffer not drawn, but clearly obeys 30-feet by scale on plan



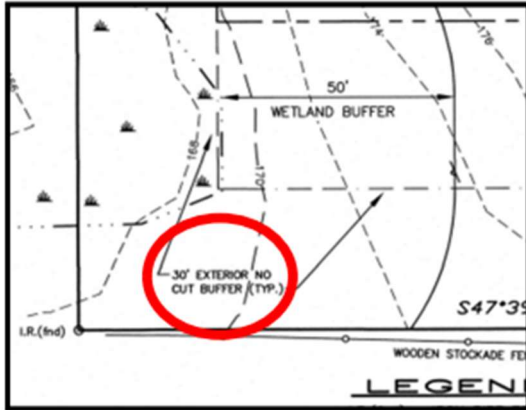


Figure 11: Proposal at 512 Sixth St

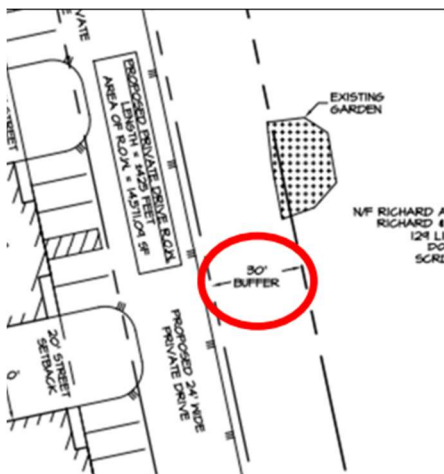


Figure 12: Proposal at 131 Littleworth Road - even though they withdrew

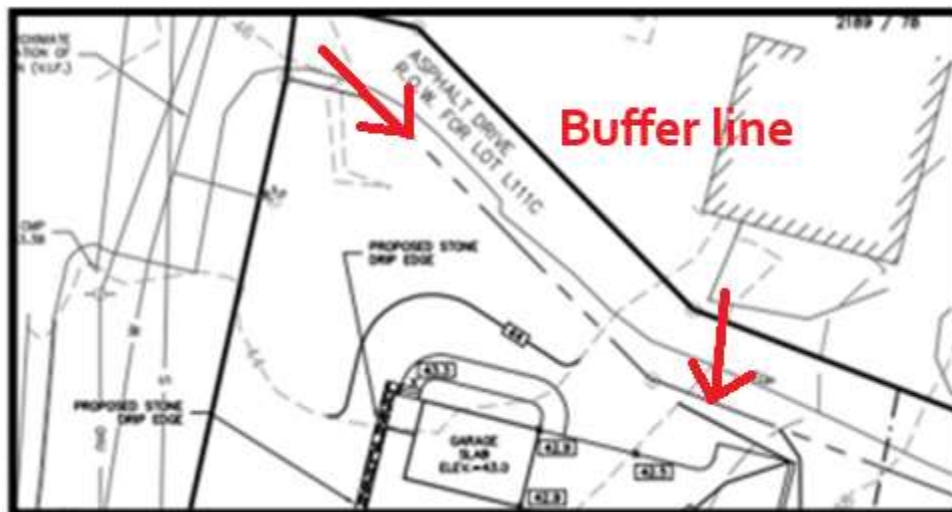


Figure 13 306 Dover Point Rd, even though it's bordered by driveways to lower coastal lots, still maintained a buffer.

Acknowledging the single example of residential TDR without a buffer, for fairness.

5 Glenwood Ave (a site next to Walgreens off Central Ave) is the one example that waived a buffer. It provided a very clear explanation and requested only one unit. It was also approved on 6/30/23, prior to the amendment creating 8d in the TDR ordinance which disallows buffer relief.

There is no attempt at a valid argument for waiving a buffer at 103 Court St.

The project narrative literally includes no argument for waiving the buffer at all. It is not mentioned in the current material (as of 11/25/2024). The only comment from the developer is in the “TRC Response Letter #2”:

- *Shrink common area or unit count to gain more than the 10' visual buffer. Narrative would be needed for TDR relief being sought from setback and buffer. However, seeing the density being sought is double what the base calculates out to be would indicate the buffers and setbacks should be met or unit request reduced.*

- This comment has not been adequately addressed. Still seems to have too many units and not enough buffer area.

The revised Site Plan provides a radical revision to the site layout. The unit count has been reduced by 2 units. The existing house will remain as a single-family home, which will utilize its existing utilities, trash collection and driveway. The new duplex has been moved slightly to more closely coincide with the existing barn foot print and will provide additional buffer to the east. These units will remain HUD restricted. Cottage #5 has been removed. The remaining cottages have been pushed to the west another 15 feet and completely out side of the 30-foot buffer.

The aerial photographs from the City of Dover GIS shows that in 2005, 2010 and as recently as 2018 much of the property was maintained as field and much of the growth on site does not provide effective screening. The proposal still requests a waiver from the 30-foot perimeter buffer which will allow for clearing of the existing undergrowth and the installation of stockade fence with an additional vegetative screen.

As previously highlighted in my diagram, the cottages are not within 30-feet of the property line. However, a backyard is not a buffer. This also fails to acknowledge that the pavement on the other side of the lot is 10-feet from that property line.

Furthermore, what does the past aerial photography have to do with this? The lot is currently wooded. In fact, the current single-family home is barely visible from any view except from the front. Here's some photos from this November for you – when there's not even full leaves on the trees. There is currently a very good visual buffer surrounding the entirety of the 103 Court St lot.



Figure 14: Small orange flag in the middle is rear property marker for 103 Court St. The house is just barely visible.



Figure 15: View of the 103 Court St from the West.



Figure 16: View of 103 Court St from Court St



Figure 17: View of 103 Court St from Locke St/Tranquility Way

Landscaping has been proposed to provide a continuous visual buffer without a 30-foot no-cut, no-disturb zone. How is sufficiently dense landscaping going to screen this property from all of these angles within the 10-foot strip remaining unpaved on the East and in the 30-foot backyards on the West? As previously mentioned, if the cottages in the rear are visible at all, then they must be consistent with the neighborhood context which, as I argued, they are not.

What about section 8d – is seeking relief for the buffer allowed?

170-27.2(G)7: "A continuous visual buffer shall be created along the perimeter of the parent parcel, which shall include a thirty (30) foot no cut, no disturb buffer."

170-27.2(G)8d reads, "Any relief sought should not be caused by the additional density."

Transcribed from the online recording under Meeting Minutes from 9/26/2024 second TRC meeting for 103 Court St with minute references, again:

7:17 Director Benton, "The issue is the TDR ordinance is clear that if you're asking for relief because of the extra density, then you shouldn't be getting the extra density. So, we're just trying to make sure that you're meeting the buffer requirements."

[Developer asks for clarification]

So the ordinance is clear that you can't be asking for relief if it's caused by the extra density. So you really shouldn't be getting extra density if you can't meet the buffer requirements, and the setbacks. So you may need to lose units or figure out a redesign."

If you agree that the buffer is a requirement, as I argue every single discussion and prior example demonstrates for TDR, then the buffer cannot be waived for 103 Court St just to get the extra TDR density under ordinance 8d.

In conclusion, deny this project on the basis that it overreaches even under TDR, is not compatible with the existing neighborhood in density and appearance, and fails to meet the buffer requirement for TDR.

From: Sean Hoeing <shoeing4003@gmail.com>
Sent: Friday, November 29, 2024 4:41 PM
To: Planning Board - All <PlanningBoard-All@dover.nh.gov>
Subject: TDR Critical Review Request - 1 Cold Spring Road and 103 Court Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear City of Dover Planning Board,
Today, I received a mailing informing me of TDR developments at 1 Cold Spring Road and 103 Court Street that disregard a law requiring a 30-foot perimeter buffer around the lot that is required in order to reduce the impact on neighbors. Please critically review these development proposals for TDR misuse. I am all for the development of affordable housing in Dover, but please also protect our environment. Bellamy Road is zoned R20 (low density residential zone) and 7 mini-homes plus 4 multifamily units would far exceed the intended use of this land. If approved, this appears to be an extreme deviation from the approved zoning.

Thank you for your service to the City of Dover.

Sean Hoeing
25 Lisa Beth Circle
Dover, NH

-

Sean Hoeing
603.969.7529
shoeing4003@gmail.com

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy/delete all copies of the original message. Thank you for your cooperation.

Dorna Hamer
18 Tuttle Ln
Dover, NH, 03820

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

Subject: 103 Court St. TDR/ Site Plan Proposal

Dear Planning Board Department and Members ~

I am writing to express my concerns regarding the proposed development at 103 Court Street. While I understand the desire for development in our city, I believe that the proposed project will have significant implications for the historic Pine Hill Cemetery and surrounding residential area. Pine Hill Cemetery is an important part of Dover's History as evidenced by the 'Voices from the Cemetery' annual event put on by the Woodman Museum. Gravestones in the area of 103 Court St. date to the mid-1800s and several prior owners of 103 Court Street are buried in this cemetery as well.

NH RSA 289:3 - Cemetery Buffer

From experience as a design engineer on a NH state project in Rochester involving a cemetery, I am aware that there is a state law requiring a 25-foot no dig/ no build buffer along cemetery property lines. I spoke with Paul Crouser in September about this buffer and was assured it would be enforced. However, there is no sign of the buffer on any of the plans submitted to date. The current plans also show activities that seem contrary to the law. I reached out to the State of NH to see if I could get clarification on what is and isn't allowed in this area. Please see the email below from a State of NH archeologist.

State law RSA 289:3, III clearly mandates a 25-foot no dig/ no build buffer zone along a cemetery's property lines on abutting property. This law pertains to all properties abutting cemeteries. It is crucial to adhere to this law to protect the sanctity of the cemetery and its historical significance as well as possible unknown burials.

The proposed development encroaches on the 25-foot no dig/ no build buffer zone along the cemetery where ground disturbance is prohibited by state law. Any activities like construction, excavation, stump removal, grubbing, and planting would disturb the ground. Since this development is not an essential service, no waiver for disturbing this area can be given by the planning board.

Cutting of vegetation above the ground may be allowed as long as the ground isn't disturbed. However, this will leave the site with NO visual buffer between it and the cemetery, negatively impacting the cemetery's environment and

aesthetics. Implementing the TDR requirement for a 30' no cut, no disturb buffer will go a long way in protecting the cemetery and this buffer area.

Email concerning NH State law RSA 289:3, III

From: Doperalski, Mark <Mark.W.Doperalski@dn-cr.nh.gov>
Sent: Wednesday, November 27, 2024 10:49 AM
To: [REDACTED]@gmail.com <dorna.hamer@gmail.com>
Cc: Wilson, Benjamin <benjamin.h.wilson@dn-cr.nh.gov>; Labash, Marika <Marika.S.Labash@dn-cr.nh.gov>; Miller, Nadine <Nadine.M.Miller@dn-cr.nh.gov>; Spoerl, Robert <robert.f.spoerl@dn-cr.nh.gov>
Subject: RE: Cemetery Buffer Zone

Hi Dorna,

You are correct regarding the state law, if the City of Dover has not established local zoning regulations concerning cemeteries that allow for construction within 25 feet of said burial resources, then as RSA 289:3, III states, "New construction, excavation, or building in the area of a known burial site or within the boundaries of an established burial ground or cemetery shall comply with local zoning regulations concerning burial sites, burial grounds or cemeteries, whether or not such burial site or burial ground was properly recorded in the deed to the property. In the absence of such regulations, no new construction, excavation, or building shall be conducted within 25 feet of a known burial site or within 25 feet of the boundaries of an established burial ground or cemetery, whether or not such burial site or burial ground was properly recorded in the deed to the property, except when such construction, excavation, or building is necessary for the construction of an essential service, as approved by the governing body of a municipality in concurrence with the cemetery trustees, or in the case of a state highway, by the commissioner of the department of transportation in concurrence with the cemetery trustees.

So as the law states, the governing body of the municipality in concurrence with the cemetery trustees can waive that setback when the construction is deemed necessary for an essential service. In such a case we would still recommend that an archaeologist be on site to monitor the ground disturbing activities to ensure no unmarked burials are inadvertently disturbed. You could contact the City of Dover and check to see if they have deemed the tree clearing and development of this area as necessary for an essential service. If so, they may have issued a waiver for the project. Regarding your daughter and her husband, any work they propose to do on their property within 25' of the cemetery that would require ground disturbance would be prohibited without a waiver from the City.

Technically trees could be cut down without a waiver so long as they were cut down without disturbing the ground surface; however, the stumps would have to be left in place as their removal would obviously cause ground disturbance. Removal of the stumps, planting new trees, and other ground disturbing activities would require a waiver from the City of Dover.

I hope this helps answer your questions.

Sincerely,

Mark

Mark Doperalski
State Archaeologist
Division of Historical Resources
NH Department of Natural and Cultural Resources
172 Pembroke Road
Concord, NH 03301
www.nh.gov/nhdhr

Additional Concerns Regarding the Cemetery Buffer:

The mandatory cemetery buffer is missing from all site plans, despite multiple requests for its inclusion by the Planning Department. The alignment of the end of the proposed fence with the buffer's proposed location suggests this omission may be intentional. Additionally, the buffer zone is not referenced in the landscaping or condominium documents. While not required in the documents, including this information would be beneficial in a development with a potentially high turnover rate to ensure all parties are aware of the buffer zone.

The base density units for the TDR proposal should be calculated as 2 units, not the 3 units currently listed on Sheet SP-1 in the plan set. According to Dover Zoning Ordinance Ch 170-29, Sec G(3(a)[1][a], "The square footage of the parent lot minus unsuitable areas is the base lot size." The 25-foot cemetery buffer zone is considered unsuitable for development and therefore, is removed from the total area, similar to the treatment of wetlands or other undevelopable land.

The original parcel is 52,241sf based on the site plans. The buffer zone is approximately 3,525 sf. After further reductions of 15% for the roadway and 15% unsuitable areas, the developable area is 35,197 sf. Dividing that by the minimum lot size of 12,000 sf results in 2.9 units. Since rounding up is not permitted, the correct number of base density units is 2.

Transfer of Development Rights

The use of Transfer of Development Rights (TDR) for this lot raises concerns. This area of Dover is characterized by single-family homes on small parcels, interspersed with open spaces and mature trees and vegetation. It is a beautiful, unique residential area adjacent to the Historic Pine Hill Cemetery. Many residents have lived in this area for a long time, with the majority of homes over 50 years in age. Notably, the house at 103 Court Street was built in 1830, and the neighboring house dates back to 1790.

The proposed design significantly increases density by placing a 7- unit design with 6 buildings on a 1.2 - acre parcel, whereas zoning regulations would allow 3 units and up to 3 buildings. This more than doubles the density the zoning regulations allow and represents a sevenfold increase to the single-family home. The proposed density is excessive for this area. Although the developer has slightly reduced the project from the original 9-unit, 7-building proposal, the current proposal still relies on waiving the required 30-foot no-cut, no-build visual buffer to achieve its increased density. (Chapter 170-29, Section G(7)) This buffer is intended to protect nearby homeowners and abutters (Pine Hill Cemetery) from the potential negative impacts of such development. Maintaining this buffer will offer additional protection to the cemetery and its required buffer zone.

A project of this scale, located in a residential area of single-family homes, should either have to adhere to all current TDR requirements, including the 30-foot no cut, no build buffer, or be denied any relief, as relief is clearly due to the increased density. (Chapter 170-29, Section G(8d).) Waivers and relief for development projects of this nature should be granted judiciously to ensure the best possible outcome for the community and to maintain the public trust in the process.

I strongly urge the Planning Board to:

- Enforce state law RSA 289:3, III, ensuring the 25-foot buffer zone is strictly maintained, consulting with state archaeologists, if necessary, to guarantee full compliance with all laws and regulations.
- Thoroughly evaluate the implications of utilizing TDR for this parcel including granting any waiver or relief when it is clearly due to the increase in density.
- Carefully review the proposed plans and documents for adherence to all regulations and laws and for accuracy including but not limited to the 25-foot no dig/ no build buffer zone. What else is missing or incorrect?

Preserving the unique character of this area and ensuring that any development respects its history and environment are paramount.

Sincerely,

Dorna W Hamer

Dorna W Hamer

From: Cynthia Mamigonian <clkmamigonian@gmail.com>

Sent: Monday, December 2, 2024 1:06 PM

To: City of Dover - Planning <Dover-Planning@doover.nh.gov>

Subject: Site Review for 5 Sherman Street, LLC, Assessor's Map 19, Lot 8, zoned R-12, located at 103 Court Street.

Security Notice: External sender. Use caution with hyperlinks or attachments.

To Whom it May Concern:

I live at 89 Court Street and can not believe the town of Dover is trying to pass yet another non qualifying TDR zoning law.

There is absolutely nothing on Court Street that constitutes that parcel of land being a transition between RMU and Residential.

The proposed size of said "cottages" have no consistency with any surrounding neighborhoods.

The project proposed is 2.7x higher in density than current homes in a 300 ft radius. (That being the criterion recommended by the Planning Board.)

There is definitely not enough room for these 20x30' buildings and remain within the 30 foot "no-cut, no-disturb" buffer law.

Please don't let another developer "pay their way" into overlooking the TDR laws. If so, then the old saying is, "Build and they will come." And come, and come, and come. We will no longer be a medium density residential zone but a very packed Urban area.

Sincerely,
Cindy Mamigonian

From: Kevin Hamer <kevin.hamer@gmail.com>
Sent: Sunday, December 1, 2024 9:44 PM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>
Subject: 103 Court St Proposal

Security Notice: External sender. Use caution with hyperlinks or attachments.

I am a Dover resident (11 Birch Drive) and just voicing opposition to the proposal at 103 Court St. While I'm sympathetic to the need to grow and add housing, buying a dilapidated property at 450,000 and flipping it into 5 buildings / 7 units is excessive. I don't think the city would benefit from the proposed development. This kind of plan seem to be testing the waters on what Dover will tolerate - which no doubt is common nowadays. Please stand up for our town.

Thanks,
--Kevin

From: jrvachon-1@comcast.net <jrvachon-1@comcast.net>
Sent: Wednesday, November 27, 2024 2:44 PM
To: City of Dover - Planning <Dover-Planning@doover.nh.gov>
Subject: 103 Court St

Security Notice: External sender. Use caution with hyperlinks or attachments.

Writing to express my concern over the proposed development at 103 Court St, which if I am understanding correctly, under TDR, would completely bypass the perimeter 30 -foot buffer law .

Why should this be allowed?

If we're already bypassing zoning laws and using TDR, shouldn't strict adherence to the TDR regulations that are in place be paramount?

Sincerely, concerned taxpayer

James Vachon
12 Browning Drive
Dover

From: Matt Prugger <mattprugger@gmail.com>

Sent: Thursday, December 5, 2024 9:38 AM

To: Planning Board - All

Subject: TDR for 103 Court street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Good Morning sir, ma'am;

I am reaching out to show my disapproval of the proposed construction on 103 Court Street. A development of this size on a lot this small is outrageous and unnecessary. That one lot will not be sustainable if a single family home transforms into a duplex with 5 additional mini-homes. This is not consistent with our neighborhood and this could spark a domino effect that leads to multiple lots transforming into this catastrophe. Only causing more congestion and overpopulation in the area. Also, there is a 30 foot buffer law that should be followed. If laws are being manipulated by some then why must the rest of us be governed by them? There has already been plenty of overdevelopment in Dover, especially on this street. I will not be in favor of more construction just for profit and not necessity. The proposed construction on 103 Court Street should be denied and TDR misuse should be critically reviewed by the planning board. This is coming from the owner and resident of 81 Court street.

Respectfully,

Matthew Prugger

From: Rob Weir <rob@robweir.com>
Sent: Thursday, December 5, 2024 2:15 PM
To: Planning Board - All <PlanningBoard-All@dover.nh.gov>
Subject: Concerns regarding TDR at 103 Court St.

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Dover Planning Board,

I live here in Dover, at 106 Court St. It will probably not surprise you entirely to read that I have some concerns regarding the proposed TDR development at 103 Court St. which is coming to the Planning Board for your December 10th meeting.

I am aware that TDRs, in general, are currently a heated topic in our city, and I don't want to waste your time reciting generalities. Personally, I appreciate attempts to increase the housing stock in Dover. But, like most things, it is a balancing act.

The Zoning Ordinance at section 170-29 (B) talks about the purpose of the TDR as protecting lands that "possess significant conservation features, including but not limited to unsuitable development areas, groundwater recharge zones, forested areas, wildlife habitat, farmland, scenic view sheds, historic landmarks, and linkages to other such areas," while promoting "intensive development on the developable land possessing the least conservation value."

I'd draw your attention to that last part. Although any land east of the Spaulding is called out in 170-29 (C) as defining the "receiving area," TDRs are still intended for that subset of land that has "the least conservation value."

OK, I'll be the first to admit that we're not Silver Street. But consider:

- The subject parcel itself, #103, is nearly 200 years old, built in 1830.
- The neighboring parcel, #109, the residence of the late Ray and Joanne Richard, was built in 1790, the year of Washington's first term as president.
- Abutting the rear is Pine Hill Cemetery, which you know is an absolute jewel and the site of many civic ceremonies. It was established in 1731.

So, far from having the "least conservation value," I'd argue that this part of Court St. more aligns with the values of parcels that should be protected as having, among other conservation values, "scenic view sheds, historic landmarks, and linkages to other such areas."

The applicant, in their narrative to support their 170-29 (G)(8)(b) claim that the proposed development is "compatible with the land uses on neighboring lots," observes that "The property borders the RMU zone along its rear 160-foot line, which allows higher density (one unit per 2,500 sq. ft.)." It should be noted that the RM-U parcel referred to there is, in fact, Pine Hill Cemetery. I think this fact hurts, more than helps, their argument.

I'll draw your attention as well to the precise language in 170-29 (G)(8)(b): "compatible with the land uses on neighboring lots." It does not say, "compatible with the furthest extent of what zoning allows on neighboring lots." It speaks of actual use. In fact, if you review the actual use of residences on Court St., both the RM-U portion and the RD-12 portion (where #103 is), you find that the street is almost entirely single family and duplexes.

By my count, of the 30 parcels in the RD-12 portion of Court St., all but two are single family. And within the RM-U portion (ignoring #11 which is an empty lot, sometimes used for gardening), there are 37 parcels, of which 30 of them (81%) are single family or duplexes. So, in terms of "land uses on neighboring lots," the proposed development is far out of character for Court Street, where land use, both in the RD-12 as well as in the RM-U portion, is almost entirely single family and duplexes (and an early eighteenth-century cemetery, previously mentioned).

I could go on, but I want to be respectful of your time. I'm hoping you will find these arguments at least somewhat persuasive and agree that the proposed development does not meet the purpose of a TDR, to increase density in areas that have "the least conservation value," nor is a development of this density "compatible with the land uses on neighboring lots."

Per 170-29 (C), "Upon request by an applicant for development approval and at the discretion of the Planning Board, the provisions of this section may apply to the district(s) defined in Subsection D below." Words matter. "Discretion" means discretion and "may" does not mean "shall." It is in your power to deny this TDR or at least send it back to the drawing board.

Regards,

Rob Weir, 106 Court St.



What will our neighborhood look like after 103 Court St is approved for 900% development, and then developers start on any of these other similar size lots? Green spaces will be eliminated. Traffic will increase. Parking will become a battle. Our "medium density" residential zone will be urban next. *1/3 of the lot will be paved. "cottages" will be spaced 20ft apart.*

It's not about development.
It's about tripling the legal zoning density using TDR.

And when TDR bypasses zoning laws, projects should strictly adhere to the remaining TDR regulations. Holding Dover accountable ensures that development is responsible and respects the character of our neighborhoods. A 30-foot buffer is a TDR law. 103 Court St is 129-feet wide, and the entire project relies on ignoring that law.

What kind of example are we setting for our children if we allow the city to break its own rules?

It's time to speak up and demand better.

Join a concerted effort to tell Dover enough now by writing the Planning Board before they vote on 103 Court St.

PlanningBoard-All@dover.nh.gov

Let's ensure a sustainable future for Dover.

*Before
December
10th*

From: merlinmason <merlinmason@comcast.net>

Sent: Friday, December 6, 2024 8:00 AM

To: Planning Board - All <PlanningBoard-All@dover.nh.gov>; City of Dover - Planning <Dover-Planning@dover.nh.gov>

Subject: 103 Court St projects

Security Notice: External sender. Use caution with hyperlinks or attachments.

To Dover Planning -

I request that you deny the TDR project at 103 Court St because it overreaches for TDR at triple the existing density, offers no consistency with the neighborhood, offers no buffer to neighbors, and also, perhaps most importantly, **it simply makes no sense for housing**. It does NOT provide 'missing middle' housing but instead creates a bizarre mix of HUD and restricted 'cottages' trapped under high HOA fees that will inevitably result in high turnover.

There is a very run-down single-family house at 103 Court St presently. The gutters have been falling off for years, and I expect there are serious structural issues from any external view. **Has anyone offered an honest inspection on the status of this home?** The TDR proposal leaves the existing single-family house as-is. There is no mention of any major improvements here. This unit - to become HUD - will cost the developer nothing in TDR fees. *Is the motivation to provide decent affordable housing, or to get a free TDR unit?*

In the future, how are major repairs to this falling-apart house going to be funded? When the window sills inevitably rot - given there are fabric curtains hanging out of the upper stories at all times already - how will this repair be funded? By the HOA - of course - which currently plans for up to \$185,000 infrastructure replacement at year 30. Personally, I know new windows alone will cost about \$40-50,000. The crack in the foundation of this old home? That's another \$10k- and how's the heating system? Won't arguably almost all of the infrastructure costs sink into this one single HUD structure - since all of the other construction will be new? So all of the new properties will pay equal HOA fees to maintain this one HUD unit.... is that sustainable or desirable for the cottage owners?

Let's consider the condominium association budget of \$333/unit - which is based on 7 units. Are the 3 HUD units going to be chipping in with the \$500k cottages in the back equally? I'd like to understand how that works and where that money comes from - certainly not the tenants. Or are the HOA fees going to be really paid by the cottages - and therefore actually split four ways and starting at **\$583/unit** monthly (assuredly to increase over time)?

This project has taken a single-family home at 103 Court St assessed at \$422k - an attainable fixer-upper project to be sure - turns it into HUD which will burden the HOA with repairs and maintenance that is inevitable given its current state already - and throws onto the back of this property overcrowded \$500k+ permanently restricted cottage homes that may be "attainable" at initial listing but then will trap residents under \$333 monthly *or is it \$583 monthly* HOA fees forever.

The developer narrative says "these cottages are designed to meet the needs of a diverse group of residents, including those looking to downsize, new families, and recently married couples." Has anyone asked a retired couple how they feel about \$333/month HOA fees on social security income? Or a new family, or a recently married couple? As part of a recently married couple myself, I cannot imagine the

burden of a mortgage combined with this type of HOA fee. At least the mortgage is an investment, but the HOA fees are just money lost. This HOA fee covers what I do for my own property, and what my friends and coworkers do for theirs - it's part of the great challenge and joy of homeownership to maintain your own property.

What could be done using normal zoning without pushing the existing density under TDR? Maybe leave a \$422k attainable fixer-upper in the existing single-family home, and add a second single-family home to the back of the lot, much like Chinburg did next door. The second home may be more expensive initially, but it would have no HOA and no restrictions so could actually be invested in and become a true family home.

My wife and I have friends and coworkers who have left Dover due to housing, but they don't qualify for HUD - they make too much money for HUD but not enough for \$500+k new homes with HOA fees on top. They would have loved an opportunity for a \$422k fixer-upper project that has been effectively removed from the market by this TDR project. This is the "**missing middle**" - not served by HOA-restricted \$500k new constructions and not served by HUD. Are they able to buy a new \$1mil home? Maybe not - but as someone else moves there, it opens up a smaller, less expensive home in town. And mortgages are investments - property eventually owned, not HOA money lost forever. What about the community created by neighbors' teenagers helping mow lawns, or hiring the guy down the street for that small job - not possible with a HOA.

On a final note, TDR has to be looked at in the context of the growth already underway in Dover as well as the troubles with existing infrastructure - we have over 1500 new units coming already in the large-scale developments across Dover. These alone provide over 10% growth for Dover. How much more growth do we need? Do we really need to push unwanted extra density into this neighborhood to get a few more units in here? Is our infrastructure really prepared for the extra TDR density on top of these new projects, when we've seen almost weekly water main breaks across town?

Regards,
Merlin Mason, 91 Court St

From: Amber Bebeau <arbocko@gmail.com>
Sent: Saturday, December 7, 2024 6:02 PM
To: Planning Board - All <PlanningBoard-All@doover.nh.gov>
Subject: 103 Court Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

I am writing today to inform you of my disappointment in the potential development at 103 Court Street. I walk in this area daily and was already disappointed to see three oversized, overpriced houses being stuffed into a formerly one property lot.

Now I see that this new development next to it is not in line with local residences, defies the buffer law for neighbors, and knocks out nature in favor of a paved parking lot. It will no doubt retract from the peaceful beauty of the abutting cemetery, and continue to take away the natural habitat of the area.

This is a beautiful area of Dover, and I am dismayed to see it rapidly becoming another overdeveloped, nature-less area of an increasingly overdeveloped city.

Thank you,
Amber Bebeau
22 Samuel Hanson Ave.

From: Rachel Cookson <rachel.e.cookson@gmail.com>
Sent: Tuesday, December 10, 2024 9:58 AM
To: Planning Board - All <PlanningBoard-All@doover.nh.gov>
Subject: 103 Court street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Please reject the plans for 103 court street. Putting 2 duplexes and 5 mini homes on that tiny lot is absolutely insane. If you allow this you totally negate any zoning laws and my backyard could become a development. Stop the madness.

From: Kerry <sankalpa0820@gmail.com>
Sent: Tuesday, December 10, 2024 1:19 PM
To: Planning Board - All <PlanningBoard-All@doover.nh.gov>
Subject: 103 Court St

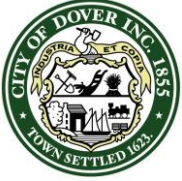
Security Notice: External sender. Use caution with hyperlinks or attachments.

To whom it may concern,

The 30 foot buffer law must be applied. It is a TDR law. Under 30 feet is not consistent with our neighborhood.

Please don't turn Dover into Portsmouth. Dover is a wonderful city with charm and character.

Kerry Wolf
72 Court St



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2024-0012

Application Type: Site Review
Applicant(s): 5 Sherman Street, LLC
Owner(s): 5 Sherman Street, LLC
Location: 103 Court St. (Assessor's Map 19, Lot 8)
Meeting Date: December 10, 2024

INTENT: Project proposes the purchase of four (4) units through the Transfer of Development Rights (TDR) for a total of seven (7) units, where three (3) units are allowed by right, to include the renovation of the existing single-family home and the construction of a duplex and four (4) size-restricted, single-family cottages.

AGENDA ITEM #: 4-H

FILE: SITE-2024-0012

APPLICANT/OWNER: 5 Sherman Street, LLC

LOCATION: 103 Court St. (Assessor's Map 19, Lot 8)

LOTS/UNITS PROPOSED: Four (4) TDR units, Seven (7) units total (the TDR application being heard during this same meeting)

ACREAGE: ±1.20 ac.

ZONING DISTRICT: R-12

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential, Cemetery

PERMITS: None

WAIVERS REQUESTED: §153-14.D.6(a) and §153-14.D.6(b), requiring an aisle width of 22' or 24', where an aisle width of 20' is being proposed.

(Note the applicant is also requesting partial relief of the 30' buffer)

ZBA ACTION: None

CONSERVATION COMMISSION:
N/A

TRC: Reviewed on 09/06/2024, 09/26/2024 and 11/14/2024

ATTACHMENTS: Application materials including site plan.

Summary of Request and Background

The applicant is proposing a residential project consisting of seven (7) residential units by purchasing four (4) units through TDR. The proposal includes reconstruction of the existing single-family dwelling and the construction of a duplex and four (4) size-restricted, single-family cottages.

The base density for the parcel was determined to be three units and the additional four units are to be ruled on at the same meeting by the Planning Board.

The Technical Review Committee reviewed the application at their September 6 and 26, 2024 and November 7, 2024. meetings. (*minutes attached*)

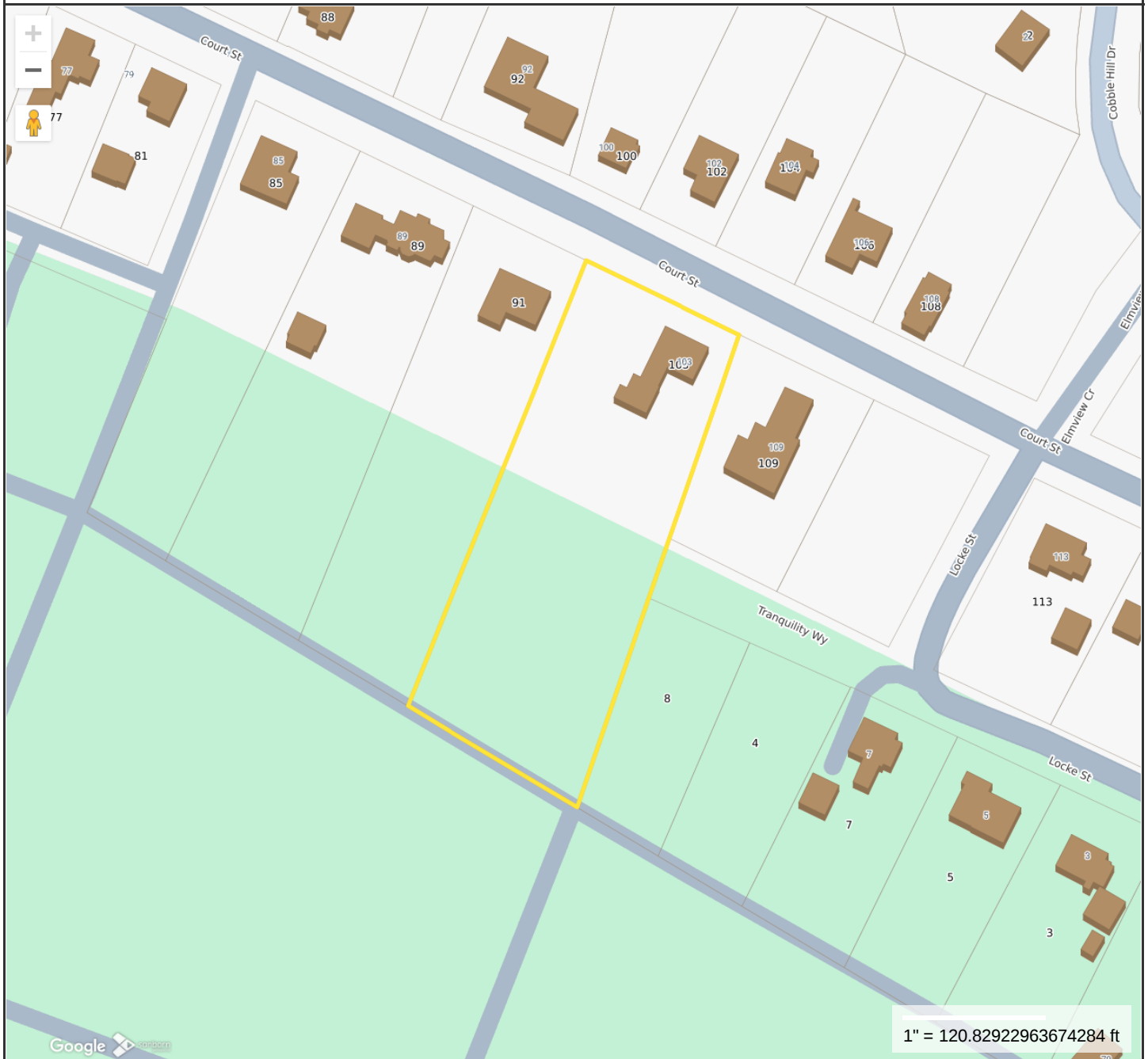
Consistency with Land Use Regulations – Site Plan

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

STAFF RECOMMENDATION- Site Plan:

The Planning Department understands changes to the plan may still be needed and could be subsequent conditions of approval or made before the Board votes on the TDR request. The Planning Department also recognizes the public comments received so far and recommends the Planning Board accept the application, open the public hearing, and provide the applicant any feedback based on the application, presentation, and public hearing and then table the item to a date certain.

103 Court Street SITE-2024-0012

**Property Information**

Location 103 COURT ST
Owner 5 SHERMAN STREET LLC
Land Use
Zoning Code R-12
Property Id 19008-000000

**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.



PLAN SNAPSHOT REPORT SITE-2024-0012 FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	Project:		App Date:	08/15/2024
Work Class:	New Construction	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: The applicant proposes utilizing the City of Dover Transfer of Development Rights (TDR) regulations to redevelop Map 19 Lot 8. The proposal calls for the existing home to remain, the construction of a duplex and the construction of four (4) new single-family homes for a total of seven (7) units. The TDR Base Density Calculation provide for Base Density of three (3) units, therefore, four (4) of these units will be obtained under the TDR regulations. The existing house is proposed to remain and will be an unrestricted unit. The (2) two units located in the duplex building will be dead restricted to a Fair Market Rent (FMR) set by Housing Urban Development (HUD). The four (4) new single-family homes will be size restricted to a maximum of 1400 squarefeet of total living space per unit. The TDR application still requests relief from thirty (30) foot buffer requirement. The Landscape Design provides for new screening as mitigation for this relief.

Parcel:	19008-000000	Main	Address:	103 Court St Dover, NH	Main	Zone:	R-12(Residential - Medium Density)
----------------	--------------	------	-----------------	---------------------------	------	--------------	------------------------------------

Engineer Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107	Surveyor Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107	Applicant Robert Baldwin 242 CENTRAL AV DOVER, 03820 Home: (603) 986-2373 Business: (603) 986-2373 Mobile: (603) 986-2373	Applicant Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107
--	--	---	---

Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	0	Total6	9
Total7	0	Total8	0	Total9	0
Street Classification Type	Municipal	Net Change in # Parking ¹ Spaces (+/-)	16	Water Service	Municipal
Recording Number		Sewer Service	Municipal	Total Acres (GIS)	1.19
Deed Book	5172	Total SQFT	51836.4	Deed Page	55
Deed Date	03/15/2024	Proposed Property Use	The applicant proposes utilizing the City of Dover Transfer Development Rights (TDR) regulations to redevelop Map 19 Lot 8. The proposal calls for the conversion of the existing home into a duplex, the construction of an additional duplex and the construction of five (5) new single-family homes for a total of nine (9) units. The TDR Base Density Calculation provide for a Base Density of three (3)units, therefore, six (6) of these units will be obtained under the TDR regulations. The four (4) units located in the two (2) duplex buildings will be deed restricted to a		
			Fair Market Rent (FMR) set by Housing Urban Development (HUD). The five (5) new single-family homes with be size restricted to maximum of 1400 square feet of total living space per unit. The TDR application also request relief from the thirty (30) foot buffer requirement and relief from the thirty (30) foot rear setback requirement. The Landscape Design provides for new screening as mitigation for this relief.		

PLAN SNAPSHOT REPORT (SITE-2024-0012)

Area of Parcel to be Developed (SQFT) 52000	Number of Parking Spaces Existing 2	Number of Parking Spaces Proposed 18
Number of Employees 0 Total	Number of Employees 0 in Max Shift	Distance to City Water 20
Distance to City Sewer 20	Type of Building to be Built Wood Frame	Estimated Construction Value 1600000.00
Refuse Removal Private	Is there an existing Conservation Easement? No	Existing Conservation Easement Details
TotalImpactFeeSDTOD 0.00	TotalImpactFeeTHTOD 0.00	TotalImpactFee23FTOD 0.00
TotalImpactFeeA4TOD 0.00	TotalImpactFeeMHTOD 0.00	TotalImpactFeeADUTO 0.00
TotalImpactFeeAONRT 0.00	TotalImpactFeeAR55TOD 0.00	TotalImpactFeeAR62TOD 0.00
Sub Total Residential 0.00	TotalImpactFeeRIRCTOD 0.00	TotalImpactFeeOCSTOD 0.00
TotalImpactFeeITWCTOD 0.00	TotalImpactFeeNHALTOD 0.00	TotalImpactFeeOIUTOD 0.00
TotalImpactFeeAFAOT 0.00	Sub Total 0.00	Total of Impact Fees to be Assessed 0.00
OD	Non-Residential	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Stowell_8/15/2024.jpg	08/15/2024 11:52	Stowell, Robert		Uploaded via CSS
2024.09.05_PlanningTechnicalReviewCommittee.Agenda.pdf	08/27/2024 11:29	Blonigen, Rachel		TRC Agenda
2024.09.26_PlanningTechnicalReviewCommittee.Agenda.pdf	09/12/2024 16:14	Blonigen, Rachel		TRC Agenda
2024.09.26_PlanningTechnicalReviewCommittee.103Court_SITE-2024-0012.pdf	10/04/2024 12:06	Blonigen, Rachel		Approved TRC Minutes
2024.11.14_PlanningTechnicalReviewCommittee.Agenda.pdf	11/01/2024 11:51	Blonigen, Rachel		TRC Agenda
2024.09.05_PlanningTechnicalReviewCommittee.103Court_SITE-2024-0012.pdf	11/01/2024 11:54	Blonigen, Rachel		Approved TRC Minutes

Note	Created By	Date and Time Created
1. Applicant Emailed TRC Agenda- RLB	Rachel Blonigen	11/01/2024 12:01
2. Impervious Paved Area found in TRAN-2024-0011	Rachel Blonigen	11/07/2024 10:27

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008987	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-00008987		\$200.00	\$200.00
NOT INVOICED	Planning Residential Fee	\$900.00	\$0.00
Total for Invoice NOT INVOICED		\$900.00	\$0.00
Grand Total for Plan		\$1,100.00	\$200.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	09/05/2024	Technical Review Committee Meeting
Comments: Requires 2nd TRC			

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	08/27/2024	09/05/2024	09/06/2024	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	08/27/2024	09/24/2024	09/06/2024

Comments: -Should duplex "B" units be relabeled as 3 & 4?
 -The combination of architectural styles and use of the cottage court layout add visual interest to the site and maintain the look and feel of traditional New England development.
 -Proximity of this site to RM-U zoning district mitigates the impacts of the extra density.

PLAN SNAPSHOT REPORT (SITE-2024-0012)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	08/27/2024	09/05/2024	09/06/2024
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	08/27/2024	09/24/2024	09/06/2024
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	08/27/2024	09/05/2024	09/06/2024
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	08/27/2024	09/05/2024	08/28/2024
Comments: Provide street name for the proposed private roadway						
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Requires Re-submit	08/27/2024	09/05/2024	09/06/2024
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	Requires Re-submit	09/12/2024	09/25/2024	11/01/2024	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	09/12/2024	10/10/2024	09/26/2024
Comments: - The narrative says that the design is context-sensitive with the neighborhood and consistent with the master plan, but doesn't provide much analysis to support the claims. The following information would make it easier to evaluate compatible density vs. overdevelopment: - Define the "surrounding area" for the purposes of evaluating density and visual character - Provide density comparisons between the proposed development and surrounding area (units/acre, building massing, lot coverage, presence of duplexes, prevailing setbacks and/or separation of buildings, etc.) - The narrative cites goals to increase housing supply, but has limited discussion of the Master Plan's vision for the future of this area in Dover. - Many structures/areas of disturbance are within the TDR 30' no-cut-no-disturb area/still do not appear to have a visual buffer in place. If requesting a waiver, data suggestions above would also be important for evaluating waiver. - Is there an opportunity to adapt the rear wing of the existing house or build the new duplex within the same footprint? If that is a viable solution it may improve both the architectural consistency and free up space to lessen buffer impacts. - Review RSA 289:3 III for compliance – "no new construction, excavation, or building" within 25' of the boundary of an established cemetery. - Plan orientation is not consistent across all sheets (e.g. both Court Street and the Cemetery appear on plan left on different sheets) – it is confusing the way it flips.						
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	09/12/2024	09/25/2024	11/01/2024
Comments: Project: SITE-2024-0012 TRC Meeting: 2024.09.20 Reviewer: Kenneth Mavrogeorge, PE – City Engineer Checked by: Engineering Staff General Comment: - Condo Docs are provided. Please revise to include maintenance of private sewer and water systems. - HOA fee breakdown: - Show cost of routine pavement maintenance (crack sealing, striping, etc.). - Is \$1800 per year in maintenance for catch basin cleanings and basin O&M too low? \$15000 for fence repair in year 30 seems low. SP-7: - Drainage trench does not meet City standards. Stone bedding and backfill are required. SP-11: - Sewer manhole detail is not consistent with the City standard. City of Dover uses plastic steps in SMHs. SP-12: - Sewer trench details need to show stone bedding and backfill above pipe to match the City standard. TR-1: - Fire truck movement into the site crosses over the curbing. Please revise.						

PLAN SNAPSHOT REPORT (SITE-2024-0012)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	09/12/2024	10/10/2024	11/01/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	09/12/2024	09/25/2024	11/01/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	09/12/2024	09/25/2024	11/01/2024

Comments: Farm Gate Drive is an acceptable private Drive name

Fire Department Comments:

TRC Fire Department Comments: 103 Court St.

Yard hydrant is no longer an issue as it has been changed to a fire service hydrant on a 6" main.

Truck 1 turning template is not within the confines of the curbed area in two locations and appears to get into a walkway in another.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Requires Re-submit	09/12/2024	09/25/2024	11/01/2024

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.3	Approved	11/01/2024	11/14/2024		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Approved	11/01/2024	11/29/2024	11/18/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Approved	11/01/2024	11/14/2024	11/18/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Approved	11/01/2024	11/29/2024	11/18/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	11/01/2024	11/14/2024	11/18/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Approved	11/01/2024	11/14/2024	11/05/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Approved	11/01/2024	11/14/2024	11/18/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/16/2024 9:52	
Confirm application complete v.1	Generic Action		08/16/2024 9:52
Technical Review Committee Meeting Agenda v.1	Task	08/16/2024 9:52	08/27/2024 11:29
Land Use Plan Technical Review v.1	Receive Submittal	08/27/2024 0:00	09/06/2024 13:17
Land Use Plan Technical Review v.2	Receive Submittal	09/12/2024 0:00	11/01/2024 11:37
Land Use Plan Technical Review v.3	Receive Submittal	11/01/2024 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	08/27/2024 11:29	09/06/2024 13:17

Planning Board v.1	
Planning Board Agenda v.1	Task

PLAN SNAPSHOT REPORT (SITE-2024-0012)

Invoice for Notices v.1	Task
Send Notices v.1	Task
Planner Creates Staff Recommendations v.1	Plan Activity
Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Plan Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: 5 Sherman Street, LLC Telephone # _____

Address of Applicant: 242 Central Ave. Dover, NH 03820

E-Mail Address: robert@centralfallsrealty.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 103 Court Street Dover, NH 03820

Assessor's Map # 19 Lot(s) # 8

Zoning District(s) R-12 Overlay District(s) N/A

Size of Parcel: 52,241 sq. ft. 1.199 ac. Property Deed: Book 5172 Page: 55

Existing Use of Property: Single Family Residence

SITE PLAN INFORMATION

Describe Proposed Use: (2) Two Duplexes (4 Units) & 5 Single Family

Area of Parcel to be Developed: 52,000 sq. ft.

If Multi-family Residential: Number of Units 7 & Buildings Proposed 6

If lodging: Number of Units _____ & number of Buildings _____

Number of Parking Spaces: Existing 2 Proposed 14

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

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

Disposition of Parcel:

Building Setbacks:

Building Footprint Varies sq. ft.

Front Yard 15 ft.

Total Building Area Varies sq. ft.

Rear Yard 30 ft.

Paved Area 11,000 sq. ft.

Side Yard: Right 15 ft. Left 15 ft.

City Water? X Yes ___ No How far is city water from the property? At Property

City Sewer? X Yes ___ No How far is city sewer from the property? At Property

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☒ 30' Buffer ☒ Increase by 4 units

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

See Project Narrative

BUILDING INFORMATION

Type of Building to be Built: Wood Frame

Height of Building: Varies Finished Floor Elevation: Varies

Number of Seats (where applicable) N/A

Estimated value of construction: \$1,300,000 Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert Stowell; Trittech Engineering Corp.

Address 755 Central Ave. Dover, NH Telephone #: 603 742 8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert Stowell; Trittech Engineering Corp.

Address 755 Central Ave. Dover, NH Telephone #: 603 742 8107

Professional License #: 884 E-mail address: rjs@tritecheng.com

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Romy N. Maurer; Terrain Planning & Design

Address 311 Kost Hill Rd. Hopkinton, NH 03229 Telephone #: 603 746 3512

Professional License #: 086 E-mail address: romy@terrainplanning.com

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Michael Mariano; Highland Soil Services

Address 75 Prospect St. Somersworth, NH Telephone #: 609 692 4457

Professional License #: 76 E-mail address: highlandsoilservices@comcast.net

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

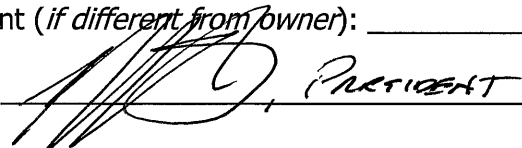
Address Easement Holder: _____

SIGNATURES

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

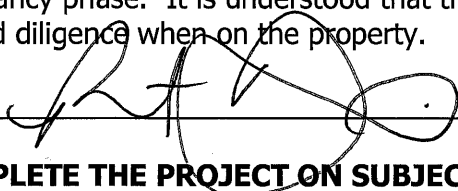
Signature of Property Owner: _____ Date: _____

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

Signature of Agent:  PRESIDENT Date: 08/15/24

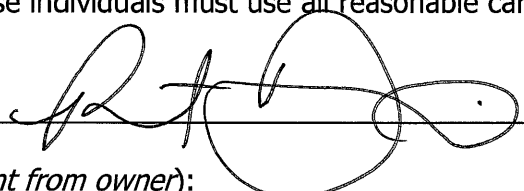
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner:  Date: _____

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: _____

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

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

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
19	8	5 Sherman Street, LLC	242 Central Ave. Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Robert Baldwin	5 Sherman Street, LLC	242 Central Ave. Dover, NH 03820

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corp.	755 Central Ave. Dover, NH 03820
Michael Mariano	Highland Soil Services	75 Prospect St. Somersworth, NH 03878
Romy N. Maurer	Terrain Planning & Design	311 Kost Hill Rd. Hopkinton, NH 03229

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: 5 Sherman Street, LLC File Number: _____

PROJECT TITLE: 103 Court Street

PROPERTY LOCATION: 103 Court St. Dover, NH Tax Map: 19 Lot: 8

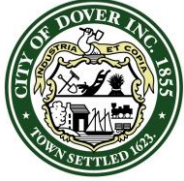
	Where/How Provided	Reviewed
1. Completed and signed Application form	Attached	
2. Plan Review Fees are provided	Hand Delivered	
3. Electronic copy of the engineered/surveyed plan layout	Via Portal	
4. Electronic copy of supplementary materials and application	Via Portal	
5. Traffic Impact Assessment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

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	Sheet SP-1	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	Shown All Plans	
Existing and proposed topographic information at two foot intervals	Shown All Plans	
Existing and proposed buildings and structure locations	Sheet SP-1	
Minimum building setbacks or build to lines on all lots	Sheet SP-1	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	Sheet SP-3	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	Sheet SP-3	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	Sheet L-3	
Existing and proposed stormwater lines and facilities	Sheet L-1 & SP-5	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Sheet L-1	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	Sheet T-2	
Existing natural features and/or significant vegetation on property	Sheet EX-1	
Depict existing contours up to 100 ft. beyond project limits	Sheet EX-1	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	Sheet LA-1	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	Sheet SP-1	
Location, material and size of existing and proposed pavement area	Sheet SP-1	
Location of proposed fire lanes	Sheet SP-2	
Specify finished floor elevations of buildings	Sheet SP-4	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	N/A - Private Pickup	
Depict all service, storage, loading bays and utility areas	N/A	
All applicable Dover Common Site Plan notes	Sheet SN-1	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	Drainage Report	
Stormwater Management System Operation and Maintenance Plan	Stormwater Mgmt., Maintenance & Insp. Plan	
Letter to Serve from Public and Private Utilities	Pending	
Erosion and Sedimentation Control Plan	Drainage Report	
Landscape Operation and Maintenance Plan	Sheet LA-1	
Proposed restrictive covenants or homeowners association documents	Pending	
Dates and permit numbers of all required state and federal permits	Pending	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	Sheet SSS-1	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	N/A	

REVIEWED BY: _____ DATE _____ TRC DATE _____

SITE-2024-0012**103 COURT STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
19006-000000	7 LOCKE ST	GALKOWSKI PAIGE HARTMAN		7 LOCKE ST	DOVER	NH	03820
19007-000000	109 COURT ST	MCENEANEY KEVIN		109 COURT ST	DOVER	NH	03820
19007-001000	COURT ST	CHINBURG DEVELOPMENT LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
19007-002000	LOCKE ST	CHINBURG DEVELOPMENT LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
19007-004000	LOCKE ST	CHINBURG DEVELOPMENT LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
19009-000000	89 COURT ST	MAMIGONIAN CYNTHIA L		89 COURT ST	DOVER	NH	03820
19009-A00000	91 COURT ST	HAMER HILARY ANN		91 COURT ST	DOVER	NH	03820
19052-001000	131 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
20096-000000	31 82 UNION ST	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
20112-000000	92 COURT ST	ERDMANN RICHARD		92 COURT ST	DOVER	NH	03820
20112-A00000	100 COURT ST	O GRADY LISA		100 COURT STREET	DOVER	NH	03820
20113-000000	104 COURT ST	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820
20113-001000	102 COURT ST	CARPENTER CONSTANCE ANN		102 COURT ST	DOVER	NH	03820
20113-002000	106 COURT ST	WEIR ROBERT C &	WEIR DIANE	106 COURT ST	DOVER	NH	03820
21001-000000	108 COURT ST	MILLER SYLVIA P		108 COURT STREET	DOVER	NH	03820
19008-000000	103 COURT ST	5 SHERMAN STREET LLC		242 CENTRAL AVE	DOVER	NH	03820
		TRITECH ENGINEERING CORP.	ROBERT STOWELL	755 CENTRAL AVE	DOVER	NH	03820
		TERRIAN PLANNING & DESIGN	ROMY N. MAURER	311 KOST HILL ROAD	HOPKINTON	NH	03229
		HIGHLAND SOIL SERVICES	MICHAEL MARIANO	75 PROSPECT STREET	SOMERSWORTH	NH	03878



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0012

Application Type: Site Review
Applicant(s): 5 Sherman Street, LLC
Owner(s): 5 Sherman Street, LLC
Location: 103 Court St. (Assessor's Map 19, Lot 8)
Date: November 14, 2024

INTENT: Maintain an existing single-family home, construct an additional two-family dwelling and four (4) new single-family homes for a total of seven (7) dwelling units. *[This item was previously heard on September 5, 2024 and September 26, 2024]*

UNITS PROPOSED: Seven (7) units including one (1) existing unit, two (2) additional units allowed per base density, and four (4) TDR units

AGENDA ITEM #: 2

ACREAGE: 1.20± ac.

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Cemetery

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: §153-14.D.6(a) and §153-14.D.6(b), requiring an aisle width of 22' or 24', where an aisle width of 20' is being proposed.

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Ken Mavrogeorge, Engineering
Marn Speidel, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Erin Bassegio, Assistant City Planner
Rob Baldwin, Applicant/Owner
Bob Stowell, Trittech Engineering

Approval of minutes from November 7, 2024:

K. Mavrogeorge moved to approve the November 7, 2024 minutes. Seconded by P. Crouser. Vote: U/A.

PLAN REVIEW:

Planning:

- *Reminder: Water and sewer investment fees*
- *Provide City of Dover letter to serve when received.*
- Thank you for revising the design to provide more buffer with the exception of the pavement. Please label a bit more clearly on the plan. Thank you for providing a thorough narrative regarding the neighborhood context.
- If possible, please update portal application to current unit count request.
- Planning and City Attorney's staff will review HOA/condo documents.
- Thanks for providing reserve calculation.
- Revise wording for rear setback line.
- Add leader note about distance from cemetery meeting RSA 289:3.III.
- Snow storage areas still seem a bit inadequate.

Engineering:

- General Comment:
 - Update HOA documents to talk about private sewer and water maintenance and how that will be accounted for.
- SP-11:
 - Sewer manhole detail is not consistent with the City standard. City of Dover uses plastic steps in SMHs.

Police:

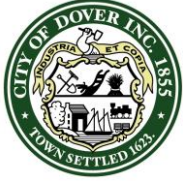
- Update unit count on sheet SN-1.

Inspection Services:

- Previous comments addressed.

Fire Department:

- *Yard hydrant is no longer an issue as it has been changed to a fire service hydrant on a 6" main.*
- *Truck 1 turning template is not within the confines of the curbed area in two locations and appears to get into a walkway in another. See attached.*



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0012

Application Type: Site Review
Applicant(s): 5 Sherman Street, LLC
Owner(s): 5 Sherman Street, LLC
Location: 103 Court St. (Assessor's Map 19, Lot 8)
Date: November 14, 2024

Business Development:

- Previous comments addressed.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above and resubmit for Planning Board.

Adjournment: P. Crouser moved to adjourn the meeting at 11:26 a.m. Seconded by K. Mavrogeorge. Vote: U/A.

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

October 24, 2024

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

Subject: Technical Review Committee Response Letter #2
103 COURT STREET
Dover Tax Map 19 Lot 8
103 Court Street
Dover, New Hampshire
Job No. 24101
City of Dover Planning # Site-2024-0012

Dear Donna:

At their meeting on September 26, 2024 the Dover Technical Review Committee (TRC) offered the following comments. Our response to each of their comments are identified in blue text.

PLANNING

- *Reminder: Water and sewer investment fees.*
The Applicant is aware of this requirement.
- *Provide City of Dover letter to serve when received.*
The City Engineer indicated at the TRC meeting that he was preparing a letter to serve regarding city services.
- *Shrink common area or unit count to gain more than the 10' visual buffer. Narrative would be needed for TDR relief being sought from setback and buffer. However, seeing the density being sought is double what the base calculates out to be would indicate the buffers and setbacks should be met or unit request reduced.*

- This comment has not been adequately addressed. Still seems to have too many units and not enough buffer area.

The revised Site Plan provides a radical revision to the site layout. The unit count has been reduced by 2 units. The existing house will remain as a single-family home, which will utilize its existing utilities, trash collection and driveway. The new duplex has been moved slightly to more closely coincide with the existing barn foot print and will provide additional buffer to the east. These units will remain HUD restricted. Cottage #5 has been removed. The remaining cottages have been pushed to the west another 15 feet and completely out side of the 30-foot buffer.

The aerial photographs from the City of Dover GIS shows that in 2005, 2010 and as recently as 2018 much of the property was maintained as field and much of the growth on site does not provide effective screening. The proposal still requests a waiver from the 30-foot perimeter buffer which will allow for clearing of the existing undergrowth and the installation of stockade fence with an additional vegetative screen.

- *Internal parking aiseways w/ one entrance/exit must be 24' wide*
 - TRC response indicates a waiver has been submitted. Could not locate in materials.
Attached please find our waiver request for relief to this requirement.
- *Any additional screening planned behind cottage units?*
 - Visual buffer is needed behind cottage units in addition to existing fencing.
The landscape plan has been revised with extra attention given to the area behind the cottages.
 - Provide more robust landscaping plan.
The landscape plan has been revised with significantly more plantings.
- How do you ensure critters don't get into or attracted to the totes stored outside?
The Applicant has updated the Trash Management Protocol (see attached).
- Sight distance photo looking northwest should be taken from a ~1ft back. The photo seems to be taken from a spot where the front of the car would already be in the street.
The sight distance photographs were taken slightly closer to the travel way than normal due to existing vegetation on the site. We are comfortable that the photographs correctly demonstrates the sight distance.
- How do you ensure snow storage does not get pushed up against abutter's fence?
This revised layout has moved the pavement / snow storage farther way from the lot line.
- The streetscape rendering doesn't seem to accurately show how tall the barn building is compared to the front dwelling.
The applicant has revised the streetscape to be consistent with the site design.
- Show 25' cemetery line setback per RSA 289:3 III. No excavation can occur with that 25' buffer so stormwater and utilities will need to be adjusted.
The revised layout complies with this statute. We have limited activity in this area to landscaping.

ENGINEERING

- General Comment:
 - Condo Docs are provided. Please revise to include maintenance of private sewer and water systems.
The Applicant has updated the Home Owners Association (HOA) documents (see attached) to address the private sewer and water systems maintenance.
 - HOA fee breakdown:
 - Show cost of routine pavement maintenance (crack sealing, striping, etc.).
The Applicant has updated the Home Owners Association (HOA) documents (see attached) to include these maintenance items.
 - Is \$1800 per year in maintenance for catch basin cleanings and basin O&M too low?
The Applicant has updated the Home Owners Association (HOA) documents (see attached) which adjusts this value.

- \$15000 for fence repair in year 30 seems low.

The Applicant has updated the Home Owners Association (HOA) documents (see attached) which adjusts this value.

- SP-7:
 - Drainage trench does not meet City standards. Stone bedding and backfill are required.
This detail has been revised as requested.
- SP-11:
 - Sewer manhole detail is not consistent with the city standard. City of Dover uses plastic steps in SMHs.
This detail has been revised as requested.
- SP-12:
 - Sewer trench details need to show stone bedding and backfill above pipe to match the city standard.
This detail has been revised as requested.
- TR-1:
 - Fire truck movement into the site crosses over the curbing. Please revise.
The revised layout address this concern.

POLICE

- Sheet SP-2, notes C-19 and C-20: do these 2 pads serve the entire lot? Access to C-19 appears mostly obstructed by adjacent parking space.
The totor pads have been combined and relocated the rear of the site.
- Label the "designated collection area" per the Trash Management Protocol - particularly if out at Court Street - or indicate if toters would simply be collected straight from the storage pads.
The totor pad has been identified on the plans as the "designated collection area".
- RE: Sheet LI-1, Lighting Note 2: regarding the reference to timers and 10pm shutoff, is there any site lighting that this pertains to? Wall packs seem likely to be controlled by individual unit owners; would this impact any lighting of community space and/or parking areas?
The lighting note has been revised to indicated that the pole lights only will be controlled by the timers / 10 pm shutoff.

INSPECTION SERVICES

- Farm Gate Drive is an acceptable private drive name.
The revised plan have noted Farm Gate Drive as the name of the proposed driveway.

FIRE DEPARTMENT

- Yard hydrant is no longer an issue as it has been changed to a fire service hydrant on a 6" main.
Addressed, thank you.
- Truck 1 turning template is not within the confines of the curbed area in two locations and appears to get into a walkway in another. See attached.
The revised layout address this concern.

BUSINESS DEVELOPMENT

- The narrative says that the design is context-sensitive with the neighborhood and consistent with the master plan, but doesn't provide much analysis to support the claim. The following information would make it easier to evaluate compatible density vs. overdevelopment:

- Define the "surrounding area" for the purposes of evaluating density and visual character

The applicant has updated the TDR Narrative to address this comment (see attached).

- Provide density comparisons between the proposed development and surrounding area (units/acre, building massing, lot coverage, presence of duplexes, prevailing setbacks and/or separation of buildings, etc.)

The applicant has updated the TDR Narrative to address this comment (see attached).

- The narrative cites goals to increase housing supply, but has limited discussion of the Master Plan's vision for the future of this area in Dover.

The applicant has updated the TDR Narrative to address this comment (see attached).

- Many structures/areas of disturbance are within the TDR 30' no-cut-no-disturb area/still do not appear to have a visual buffer in place. If requesting a waiver, data suggestions above would also be important for evaluating waiver.

The unit count has been reduced by 2 units. The new duplex has been moved slightly to more closely coincide with the existing barn foot print and will provide additional buffer to the east. Cottage #5 has been removed. The remaining cottages have been pushed to the west another 15 feet and completely out side of the 30-foot buffer.

The aerial photographs from the City of Dover GIS shows that in 2005, 2010 and as recently as 2018 much of the property was maintained as field and much of the growth on site does not provide effective screening. The proposal still requests a waiver from the 30-foot perimeter buffer which will allow for clearing of the existing undergrowth and the installation of stockade fence with an additional vegetative screen.

- Is there an opportunity to adapt the rear wing of the existing house or build the new duplex within the same footprint? If that is a viable solution it may improve both the architectural consistency and free up space to lessen buffer impacts.

The new duplex has been moved slightly to more closely coincide with the existing barn foot print and will provide additional buffer to the east.

- Review RSA 289:3 III for compliance – "no new construction, excavation, or building" within 25' of the boundary of an established cemetery.

The revised layout comply with this statue. We have limited activity in this area to landscaping.

- Plan orientation is not consistent across all sheets (e.g., both Court Street and the Cemetery appear on plan left on different sheets) – it is confusing the way it flips.

The site plans (designated as SP-) follow conventional drafting standard with North pointing up the page or to the right of the page.

The construction plans (designated as C-) follow conventional road design standard with the roadway stationing increasing from left to right.

UPDATED TDR REQUEST

The applicant proposes utilizing the City of Dover Transfer Development Rights (TDR) regulations to redevelop Map 19 Lot 8. The proposal calls for the existing home to remain, the construction of a duplex and the construction of four (4) new single-family homes for a total of seven (7) units. The TDR Base Density Calculation provide for a Base Density of three (3) units, therefore, four (4) of these units will be obtained under the TDR regulations. The existing house is proposed to remain and will be an unrestricted unit. The two (2) units located in the duplex building will be deed restricted to a Fair Market Rent (FMR) set by Housing Urban Development (HUD). The four (4) new single-family homes will be size restricted to maximum of 1400 square feet of total living space per unit. The TDR application still requests relief from the thirty (30) foot buffer requirement. The Landscape Design provides for new screening as mitigation for this relief.

PROJECT SUBMITTAL

Attached please find the supporting documentation:

- Five (5) Copies of this TRC Response Letter.
- Five (5) Copies of the Revised Site Development Plan set.
- Five (5) Copies of the Revised Color Renderings and Streetscape.
- Five (5) Copies of the Waiver Request (driveway width).
- Five (5) Copies of the Updated Home Owners Association (HOA) documents.
- Five (5) Copies of the Updated Transfer Development Rights (TDR) Narrative.
- Five (5) Copies of the Updated Trash Management Protocol.
- One (1) Copy of the Revised Stormwater Analysis.

We look forward to meeting with the Technical Review Committee (TRC) at their next available meeting and discussing these revised development plans.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

Robert J. Stowell, P.E., L.L.S.
President

RJS / cmp
Enclosures

[\\24101_CourtStSubmittaltr3.docx](#)

November 19, 2024

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

Subject: Planning Board Submittal
103 COURT STREET
Dover Tax Map 19 Lot 8
103 Court Street
Dover, New Hampshire
Job No. 24101
City of Dover Planning # Site-2024-0012

Dear Donna:

On behalf of our client, 5 Sherman Street LLC, we submitted this Application for Transfer Development Rights (TDR) and Site Review Application for the development of 103 Court Street on August 15, 2024. The property is shown as City of Dover Tax Map 19 Lot 8, is located at 103 Court Street, currently contains a single-family home, is located in the R-12 Zoning District, contains 1.199 acres and is serviced by municipal water & sewer.

Since our original submittal the project has been reviewed by the Technical Review Committee (TRC); on September 5th, September 26th and November 14th. These reviews ultimately resulted in significant revisions to the project. The project redesign has resulted in two less units and a reduction of proposed impervious of over 25 percent. Ultimately, working with planning staff and the TRC, the applicant has created a project more respectful of the surrounding land owners.

UPDATED TDR REQUEST

The applicant proposes utilizing the City of Dover Transfer Development Rights (TDR) regulations to redevelop Map 19 Lot 8. The proposal calls for the existing home to remain, the construction of a duplex and the construction of four (4) new single-family homes for a total of seven (7) units. The TDR Base Density Calculation provide for a Base Density of three (3) units, therefore, four (4) of these units will be obtained under the TDR regulations. The existing house is proposed to remain and will be an unrestricted unit. The two (2) units located in the duplex building will be deed restricted to a Fair Market Rent (FMR) set by Housing Urban Development (HUD). The four (4) new single-family homes will be size restricted to maximum of 1400 square feet of total living space per unit. The TDR application still requests relief from the thirty (30) foot buffer requirement. The Landscape Design provides for new screening as mitigation for this relief.

PROJECT SUBMITTAL

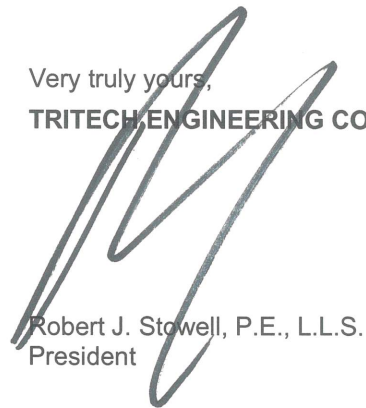
Attached please find the supporting documentation:

- Six (6) Copies of this Planning Board Submittal Letter.
- Six (6) Copies of the Revised Site Review Application.
- Six (6) Copies of the Revised TDR Application.
- Six (6) Copies of the TRC response letter.
- Six (6) Copies of the Site Development Plan set.
- Six (6) Copies of the Color Renderings and Streetscape.
- Six (6) Copies of the Waiver Request (driveway width).
- Six (6) Copies of the Traffic Assessment Memorandum.
- Six (6) Copies of the Water & Sewer Demand.
- Six (6) Copies of the Landscaping O & M Plan.
- Six (6) Copies of the Home Owners Association (HOA) documents.
- Six (6) Copies of the Updated Transfer Development Rights (TDR) Narrative.
- Six (6) Copies of the Updated Trash Management Protocol.

We look forward to discussing this project with the Planning Board at their December 10th board meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS / cmp

Enclosures

[024101_CourtStSubmittaltrpb.docx](#)

WAIVER REQUEST
Site Review Regulations §153-14.D.6(a) &(c)
Parking Lot Design Standards

for

103 COURT STREET

103 Court Street
Dover, New Hampshire
September 2024

In accordance with Site Review Regulations Article 153.21.A, Waiver, the applicant formally requests a waiver from Section 153-14.D.6 (a) & (c) regarding the parking lot design standards for aisle width.

The 103 COURT STREET development project consists of driveways for access & parking for the proposed 9-unit development. We have proposed 20-foot-wide travel ways / aisle ways where 153-14.D.6(a) requires an aisle width of 22 feet and 153-14.D.6(b) requires an aisle width of 24 feet.

153.21 Waivers

- A. The PLANNING BOARD may waive specific provisions of this Chapter. The PLANNING BOARD may only grant a waiver if the PLANNING BOARD finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the APPLICANT and the waiver would not be contrary to the spirit and intent of the regulations; or

The spirit and intent of the regulation is to provide safe access the residents and guest of the proposed project. We respectfully submit that the 20-foot-wide pavement width with an adjacent 5-foot-wide sidewalk will achieve this intent. Our Traffic-Assessment Memorandum calculated weekday vehicle-trips due to the project as:

- *daily, 67 (total of in and out)*
- *AM-street-peak hour, 6 (1 in and 5 out)*
- *PM-street-peak hour, 6 (3 in and 3 out)*

A 20-foot-wide travel way is more than adequate for the 6 peak hour trip generated by the proposed development. American Association of State Highway and Transportation Officials (AASHTO), A Policy on Geometric Design of Highways and Street, 7th Edition (Washington, DC, 2018) allows for Urban Local Street to have a lane width of Nine (9) feet. The project proposal is for a “Pocket Neighborhood” has an emphasis on pedestrians. We have provided sidewalks for internal walking as well as connection to the new sidewalks that will be constructed on Court Street next year.

- (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The spirit and intent of the regulation is to provide safe access the residents and guest of the proposed project. We respectfully submit that the 20-foot-wide pavement width with an adjacent 5-foot-wide sidewalk will achieve this intent. A 20-foot-wide travel way is more than adequate for the 6 peak hour trip generated by the proposed development. American Association of State Highway and Transportation Officials (AASHTO), A Policy on Geometric Design of Highways and Street, 7th Edition (Washington, DC, 2018) allows for Urban Local Street to have a lane width of Nine (9) feet. The project proposal is for a “Pocket Neighborhood” has an emphasis on pedestrians. We have provided sidewalks for internal walking as well as connection to the new sidewalks that will be constructed on Court Street next year.

TRASH MANAGEMENT PROTOCOL

BACKYARD COTTAGE CONDOMINIUM ASSOCIATION

Introduction

The following protocol outlines the procedures and guidelines for trash management within the Backyard Cottage Condominium Association. Each unit will be provided with one designated trash bin (toter), and a private trash collection service will pick up the bins on a weekly basis. This protocol is intended to maintain cleanliness, ensure timely trash collection, and minimize disruption to residents while preventing critter-related issues.

1. Trash Bins

1. Designated Bins:

Each unit will be provided with one trash bin. The bins are the property of the HOA and are to be used exclusively for the disposal of household waste.

2. Bin Identification:

All bins will be clearly marked with unit numbers or addresses to ensure they remain associated with the correct unit. Unit owners are responsible for keeping their bins in good condition and free from graffiti or damage.

3. Replacement of Bins:

If a trash bin is lost, stolen, or damaged beyond normal wear and tear, the unit owner must report this to the HOA. The HOA will coordinate with the trash collection service to provide a replacement bin. Any replacement cost due to negligence or improper care may be charged to the unit owner.

2. Trash Pickup Schedule

1. Pickup Day:

The designated trash collection service will pick up trash bins once a week. The specific day of the week for pickup will be determined by the HOA and communicated to all unit owners.

2. Time for Placement of Bins:

Bins should be placed at the curb or in the designated pickup area no earlier than 6:00 PM the evening before the scheduled collection day, and no later than 7:00 AM on the day of collection.

3. Bin Retrieval:

After collection, bins must be returned to each unit's designated storage area by 8:00 PM on the day of pickup. Bins left on the curb or in common areas beyond this time may result in fines or penalties as outlined in the HOA rules.

3. Trash Bin Storage and Placement

1. **Designated Storage Areas:**

When not in use, trash bins must be stored in each unit's designated storage area, or designated exterior area.

2. **Proper Placement for Pickup:**

On pickup days, bins must be placed in the designated collection area (curb or driveway entrance) in a way that does not obstruct pedestrian pathways, driveways, or roadways. Ensure that lids are closed to prevent spillage.

3. **Overflow Trash:**

Trash should fit within the bin with the lid closed. Overflow trash, extra bags, or large items placed beside the bin will not be collected unless special arrangements have been made with the trash collection service. Unit owners are responsible for arranging bulk trash pickup if needed.

4. Preventing Critter Access to Trash Bins

1. **Securing Lids:**

To prevent critters such as raccoons, rodents, and other animals from accessing the trash, lids must be tightly secured after each use. Ensure the lid is closed completely, especially when bins are stored outside.

2. **Using Critter-Proof Bins or Latches:**

If critter activity is an issue, the HOA may suggest or require the use of critter-proof bins or latches to secure the lids. Unit owners should consider purchasing clips or other mechanisms to make their bins more secure if necessary.

3. **Smell Reduction:**

To reduce odors that may attract animals, trash should be placed in sealed bags before being put into the bin. Avoid placing food waste directly into the bin without being properly bagged.

4. **Location of Storage:**

Bins stored outside should be placed in a location that is less visible or accessible to critters, such as a side yard or an enclosed area. If possible, bins should be kept in a garage or other secure structure.

5. Acceptable and Non-Acceptable Waste

1. **Acceptable Waste:**

- General household waste.
- Non-hazardous materials.
- Bagged waste to prevent spillage.

2. Non-Acceptable Waste:

- Hazardous materials (chemicals, batteries, paint, etc.).
- Construction debris or large bulk items (e.g., furniture, appliances).
- Yard waste or recyclables (if not covered by the trash collection service).
- Sharp objects or medical waste not properly contained.

Unit owners must adhere to the guidelines provided by the trash collection service regarding the types of waste that are permitted for collection. Improper disposal of hazardous or restricted materials will result in fines and may lead to a suspension of trash services for the responsible unit.

BACKYARD COTTAGE CONDOMINIUM ASSOCIATION BUDGET

Yearly Operating Budget (Sample Year 1)

Category	Annual Amount
----------	---------------

Income

Monthly HOA Fees (7 units x \$333.33 x 12) \$28,400.00

Total Income \$28,400.00

Expenses

Maintenance & Operations |

Landscaping (mowing, trimming, etc.) | \$5,000.00

Snow Removal | \$3,500.00

Trash Collection | \$3,000.00

Stormwater System Maintenance | \$3,200.00

Minor Repairs & Maintenance | \$1,800.00

Routine Pavement Maintenance (Striping, Crack Sealing, etc.) | \$1,000.00

Insurance (common areas) | \$3,000.00

Administrative Costs (accounting, etc.) | \$1,000.00

Legal/Professional Services | \$1,000.00

Reserve Fund Contribution | \$5,900.00

Total Expenses | \$28,400.00

Reserve Fund for Infrastructure Replacement

Assumptions:

- Infrastructure components (roofing, roads, stormwater system, major landscaping) will need major replacement at Year 30.
- Estimated total cost of infrastructure replacement in Year 30: \$185,000.00.
- Reserve contributions increase at a 2% inflation rate annually to adjust for rising costs.
- Interest earned on the reserve fund is not considered in this basic budget.

Year 1 Contribution to Reserve Fund

The Reserve Fund begins with an initial contribution of \$5,900 annually (due to the 7 units contributing), growing over time with contributions increasing to match the projected total replacement costs.

Annual Reserve Contribution:

Year	Annual Contribution	Cumulative Reserve Fund Balance
------	---------------------	---------------------------------

Year 1	\$5,900.00	\$5,900.00
--------	------------	------------

Year	Annual Contribution	Cumulative Reserve Fund Balance
------	---------------------	---------------------------------

Year 2	\$6,018.00	\$11,918.00
Year 3	\$6,138.36	\$18,056.36
Year 4	\$6,261.13	\$24,317.49
Year 5	\$6,386.35	\$30,703.84
Year 6	\$6,514.08	\$37,217.92
Year 7	\$6,644.37	\$43,862.29
Year 8	\$6,777.26	\$50,639.55
Year 9	\$6,912.81	\$57,552.36
Year 10	\$7,051.07	\$64,603.43
Year 11	\$7,192.09	\$71,795.52
Year 12	\$7,335.93	\$79,131.45
Year 13	\$7,482.64	\$86,614.08
Year 14	\$7,632.29	\$94,246.37
Year 15	\$7,784.93	\$102,031.30
Year 16	\$7,940.63	\$109,971.93
Year 17	\$8,099.44	\$118,071.37
Year 18	\$8,261.43	\$126,332.80
Year 19	\$8,426.66	\$134,759.46
Year 20	\$8,595.19	\$143,354.65
Year 21	\$8,767.10	\$152,121.74
Year 22	\$8,942.44	\$161,064.18
Year 23	\$9,121.29	\$170,185.47
Year 24	\$9,303.71	\$179,489.19
Year 25	\$9,489.78	\$188,978.97

Year	Annual Contribution	Cumulative Reserve Fund Balance
------	---------------------	---------------------------------

Year 26	\$9,679.58	\$198,658.55
Year 27	\$9,873.17	\$208,531.71
Year 28	\$10,070.63	\$218,602.34
Year 29	\$10,272.04	\$228,874.38
Year 30	\$10,477.48	\$239,351.86

By Year 30, the reserve fund will have accumulated approximately \$239,351.86, which exceeds the estimated infrastructure replacement cost of \$185,000. This allows for additional flexibility in case of cost overruns or unanticipated repairs.

Infrastructure Components Requiring Replacement at Year 30:

1. Roofing for Duplexes and Common Buildings
Estimated replacement cost: \$40,000.00
2. Roads and Pathways
Estimated resurfacing and repair cost: \$50,000.00
3. Stormwater Management Systems
Includes repair or replacement of drainage systems, stormwater ponds, and bioswales. Estimated replacement cost: \$30,000.00
4. Major Landscaping Renovation
Includes replacement of trees, shrubs, and repair of common green areas. Estimated replacement cost: \$15,000.00
5. Other Infrastructure (e.g., fencing, lighting, sidewalks)
Estimated replacement cost: \$50,000.00

Summary of Budget Key Points:

- The monthly HOA fee of \$333.33 per unit generates enough revenue to cover ongoing expenses and contribute to the reserve fund.
- The reserve fund is set up to accumulate over 30 years to cover major infrastructure replacement costs.
- The annual reserve fund contribution increases by 2% each year to account for inflation and rising costs.
- The budget allows for flexibility and ensures long-term financial sustainability for the Backyard Cottage Condominium Association.

LANDSCAPE OPERATION & MAINTENANCE PLAN

for

103 COURT STREET

103 Court Street
Dover, New Hampshire
August 2024

Weekly Tasks

1. Mow and edge lawns if needed. Lawns to be cut to 3.5" height.
2. Prune back any shrubs overhanging curbs or sidewalks.
3. Prune back any groundcover overhanging curbs or sidewalks.
4. Remove litter and leaves from plants, planters, and parking lots.
5. Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
6. Remove any weeds larger than 2 inches (5 cm) high or wide from planters. Weeds 2 inches (5 cm) and larger must be removed, not just killed.
7. Replace bark mulch which has been knocked or washed out of planters. Smooth mulch layer if it has been disturbed.
8. Replace decorative rock which has been knocked or washed out of drip strips. Smooth decorative rock surface if it has been disturbed.
9. Check plants for signs of stress, pests or disease. Request authorization to replace other dead or missing plants. Note: Maintenance contractor must request authorization to make replacements within one week of the damage becoming evident.
10. Sweep or blow clean all walkways, curbs, and gutters.
11. Treat for any signs of disease or pest infestation.
12. Complete any items required on the Monthly Checklist.
13. Hand water any plants that are dry and stressed.
14. Check the irrigation system (if there is a system). Make emergency repairs as needed or request authorization to make major repairs. Note: Maintenance contractor must request authorization for repairs within one week of the damage becoming evident.
15. Adjust the irrigation controllers for current water needs of plants.
16. **Gently prune shrubs at appropriate time of year based on species, for shape and form. DO NOT shear.**

Yearly Tasks

Early Spring

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.
2. Apply granular fertilizer to shrubs beds and lawns. Be sure to make application prior to a moderate rainfall in drip-irrigated planters so the rain will wash the fertilizer in.
3. Submit receipts to owner's authorized representative as proof of fertilizer purchase.
4. Trim any perennial foliage left in the fall for winter interest to within six inches of the ground.

LANDSCAPE OPERATION & MAINTENANCE PLAN

for

103 COURT STREET

103 Court Street
Dover, New Hampshire
August 2024

5. Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch depth shall not exceed 2". Additional mulch not required where shrubs or groundcover completely hide the soil surface from view.
6. Where there is irrigation and after threat of frost is gone, flush out irrigation systems as needed and check for proper operation of each valve zone. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
7. Replace irrigation controller program back-up batteries.

June:

No additional items

July:

No additional items

August:

No additional items

September:

1. Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees, itemized by planter. Replace any dead or missing plants.

October:

1. Prepare irrigation system for winter. Make sure backflow preventer is well insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage.
2. Mow field areas.

November:

1. "WILT-PRUF" broadleaf evergreens when temperature permits.

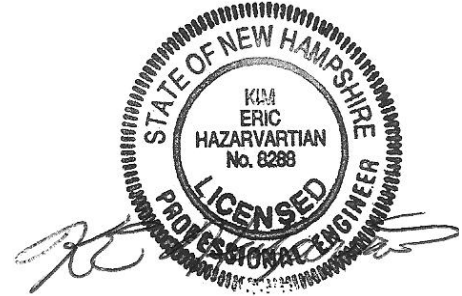
December:

1. Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly to encourage strong growth.

MEMORANDUM

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1711
Subject: Traffic-Assessment Memorandum
103 Court Street
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
keh@teppllc.com
Date: August 15, 2024

**INTRODUCTION**

Tritech Engineering Corporation has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed redevelopment at 103 Court Street in the City of Dover, New Hampshire.

This TAM includes:

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

This TAM concludes that:

- relevant sight distances at the Court Street/proposed driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

EXISTING SITE DESCRIPTION

The site:

- is along the south side of Court Street
- has an area of about 1.19 acres
- includes one single-family-detached house
- has one driveway along the south side of Court Street
- is bounded on the north by Court Street
- is bounded on the south by a cemetery
- is bounded on the east and west by residential development

PROPOSED PROJECT DESCRIPTION

The project will:

- renovate the existing house
- remove the existing driveway
- provide five cottage dwelling units
- result in four duplex housing units
- provide a relocated driveway

ROAD DESCRIPTION

Court Street:

- is an east-west collector street under the jurisdiction of the City of Dover
- provides connections, to and from the west with Central Avenue, an arterial street, and with central Dover
- provides connections, to and from the east, with Middle Road, a collector street, and with eastern and southern Dover
- has a horizontal alignment with minor-to-moderate curvature
- has a vertical alignment with minor grades
- has a speed limit of 30 miles per hour
- has asphalt-cement-concrete pavement in overall good condition
- has one travel lane per direction
- has pavement markings including double-yellow lines, separating traffic directions, and single-white edge lines

- near the site, has utility poles on the south side, including one pole with a luminaire along the site frontage

PUBLIC TRANSIT

Scheduled public transit is not available within one-quarter mile of the project site.

SIGHT DISTANCES

Tritech Engineering Corporation states that relevant sight distances at the Court Street/proposed driveway intersection will be over 400 feet in both directions along Court Street. These sight distances are appropriate.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) publishes trip-generation information in the authoritative *Trip Generation Manual*.¹ This information is based on empirical data for a variety of land uses including:

- land use 210, single-family-detached housing, based on dwelling units²
- land use 215, single-family-attached housing, based on dwelling units³

Table 1 shows changes in calculated weekday vehicle-trips due to the project as:

- daily, 67 (total of in and out)
- AM-street-peak hour, 6 (1 in and 5 out)
- PM-street-peak hour, 6 (3 in and 3 out)

TRIP DISTRIBUTION/ASSIGNMENT

Calculated trip generation is so low that area traffic operations will not be sensitive to trip distribution/assignment. Trips will be split along Court Street to/from the east and west and further split beyond the eastern and western termini of Court Street.

¹ ITE, *Trip Generation Manual*, 11th Edition (Washington DC, September 2021).

² ITE, *Trip Generation Manual*, Volume 3, pages 218 to 236.

³ ITE, *Trip Generation Manual*, Volume 3, pages 237 to 251.

Table 1. Calculated trip generation.

	Weekday Vehicle-Trips						
	Daily	AM-Street-Peak Hour			PM-Street-Peak Hour		
		Total	In	Out	Total	In	Out
Existing							
<u>Detached^a (1 Dwelling Unit)</u>	<u>9</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>0</u>
Total	9	1	0	1	1	1	0
Proposed							
Detached ^a (5 Dwelling Units)	47	5	1	4	5	3	2
<u>Attached^b (4 Dwelling Units)</u>	<u>29</u>	<u>2</u>	<u>0</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>
Total	76	7	1	6	7	4	3
Differences Due to Project	67	6	1	5	6	3	3

^a Based on ITE, *Trip Generation Manual*, land use 210, single-family-detached housing.

^b Based on ITE, *Trip Generation Manual*, land use 215, single-family-attached housing.

POTENTIAL TRAFFIC IMPACTS

ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.⁴ Tabulated peak-hour trip generation of the project is well below this national ITE threshold. The project is not anticipated to add significant new traffic to the area.

CONCLUSION

This TAM concludes that.

- relevant sight distances at the Court Street/proposed driveway intersection will be adequate
- the proposed project is not anticipated to add significant new traffic to the area

⁴ ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.

Water and Sewer Demand

for

103 COURT STREET

103 Court Street
Dover, New Hampshire
August 2024

Water and Sewer Demand for 103 Court Street Dover, NH

5 Proposed 3 Bedroom Cottages:

5 Cottages X 3 Bedrooms each x 150 gal/day per BDR =
2250 gal/day

Existing single family house to be converted to duplex:

2 Units X 2 Bedrooms each x 150 gal/day per BDR =
600 gal/day

Proposed Duplex:

2 Units x 2 Bedrooms each x 150 gal/day per BDR =
600 gal/day

Total estimated Design Flow = 3450 gal/day

**This design flow rate is based on NHDES Env.Wq 1008.03 Table 1008-1 Unit Design Flow Figures*

SITE DEVELOPMENT PLANS

103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE

LIST OF PLANS

- | | |
|---|--------------------------------|
| T-1 - TITLE SHEET | SP-5 - BIORETENSION DETAILS |
| T-2 - NEIGHBORHOOD PLAN | SP-6 - STORMTECH PLAN |
| EX-1 - EXISTING CONDITIONS PLAN (1"=30') | SP-7 - DRAINAGE DETAILS |
| SSS-1 - SITE SPECIFIC SOILS PLAN (1"=30') | SP-8 - CONSTRUCTION DETAILS |
| SN-1 - STANDARDS NOTES PLAN | SP-9 - CONSTRUCTION DETAILS |
| C-1 - ROADWAY PLAN AND PROFILE (1"=20') | SP-10 - CONSTRUCTION DETAILS |
| C-2 - ROADWAY PLAN AND PROFILE (1"=20') | SP-11 - SEWER DETAILS |
| C-3 - CROSS-COUNTRY UTILITY PLAN AND PROFILE (1"=20') | SP-12 - SEWER DETAILS |
| SP-1 - GENERAL SITE PLAN (1"=30') | Li-1 - LIGHTING PLAN |
| SP-2 - SITE CONSTRUCTION PLAN (1"=20') | La-1 - LANDSCAPE PLAN |
| SP-3 - UTILITY PLAN (1"=20') | La-2 - LANDSCAPE DETAILS |
| SP-4 - GRADING AND DRAINAGE PLAN (1"=20') | TR-1 - FIRE TRUCK TURNING PLAN |

PREPARED FOR:
5 SHERMAN STREET, LLC
242 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

OWNER:
5 SHERMAN STREET, LLC
242 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

PREPARED BY

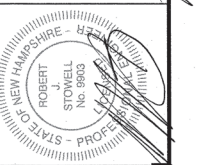
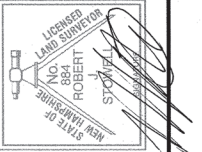
TRITECH
ENGINEERING CORPORATION

TRITECH
ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3500

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS	
10-24-24	REVISED PER TRC COMMENTS	



TITLE SHEET
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

SHEET No.

T-1



TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
October 24, 2024

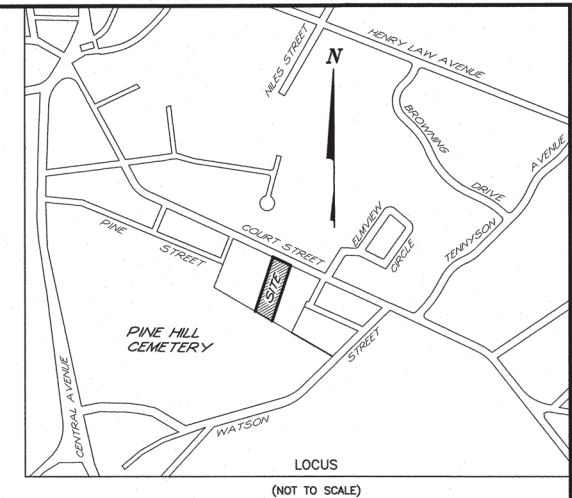
REVISIONS	
DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS
10-24-24	REVISED PER TRC COMMENTS

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 748 9107
FAX 603 748 9690

NEIGHBORHOOD PLAN
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
OCTOBER 24, 2024 JOB No. 24101

SHEET No.

T-2



14. LOCKE STREET (NOW KNOWN AS TRANQUILITY WAY) WAS CREATED BY "LAY OUT", BY THE DOVER CITY COUNSEL ON JULY 9, 1935 AND SHOWN ON SUBDIVISION PLAN BY W.S. WHEELER. THIS PART OF LOCKE STREET WAS NOT BUILT AND ABUTTING OWNERS OWN TO THE CENTER. NO FORMAL DISCONTINUANCE IS NEEDED PER LETTER OF THE CITY OF DOVER, DATED JUNE 12, 2001.

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830

ISSUED FOR TRC REVIEW
October 24, 2024

EXISTING CONDITIONS PLAN

5 SHERMAN STREET LLC

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

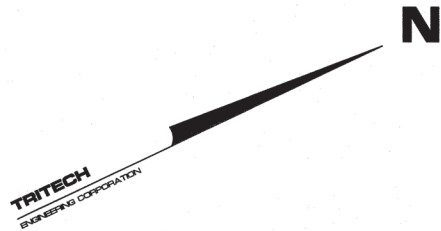
AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 30'

SCALE: 1" = 30'

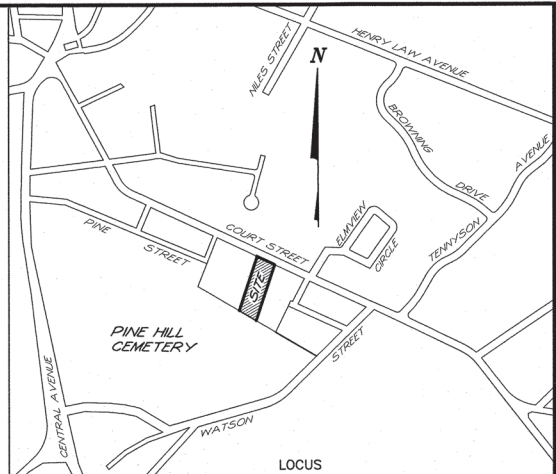
SHEET NO.

EX-1

(P24-0012)



TRITECH
ENGINEERING CORPORATION



LOCUS
(NOT TO SCALE)

SOILS NOTES

- 1.) SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SSSNINE SPECIAL PUBLICATION NO. 3, VERSION 7.0, JULY 2021. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PRODUCT, INTENDED FOR THE SUBMISSION TO NH DES ALTERATION OF TERRAIN. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE.
- 2.) WETLANDS WERE INVESTIGATED IN FEBRUARY 2024 BY MICHAEL MARIANO, NH CERTIFIED WETLAND SCIENTIST #183 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. HYDRIC SOILS WERE IDENTIFIED BY FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017. A ROUTINE DETERMINATION, AS DESCRIBED IN THE MANUAL, WAS FOLLOWED. NO WETLAND WERE FOUND.

TEST PITS WERE OBSERVED AND DESCRIBED IN FEBRUARY OF 2024.

LEGEND

26	WINDSOR
32	BOXFORD (MWD)
38	ELDRIDGE
695	BOXFORD (MWD)
953	URBAN LAND COMPLEX
	BOXFORD (SWPD)

SLOPE CLASS

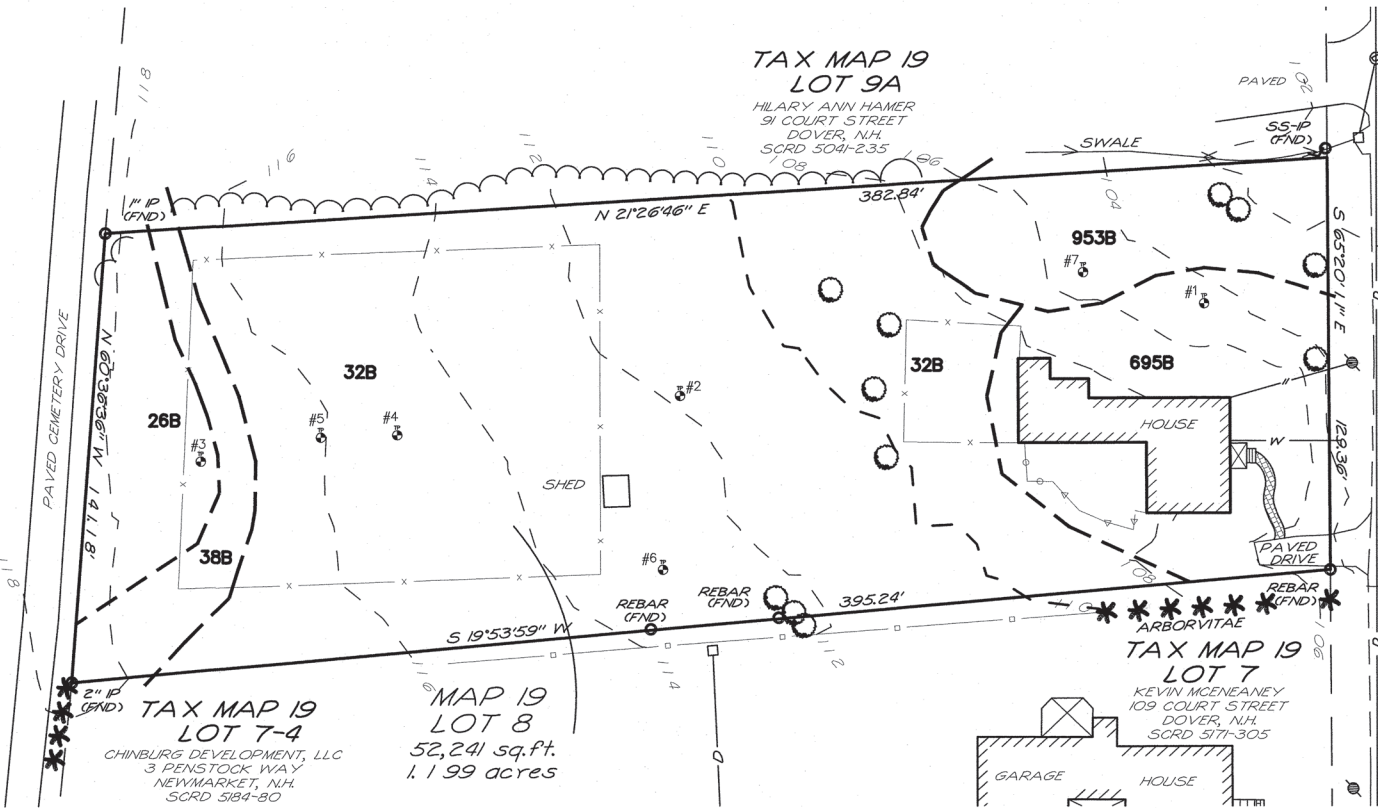
A	0 - 3%
B	3 - 8%
C	8 - 15%

LEGEND

●	REBAR WITH ID CAP TO BE SET
○	UTILITY POLE
⊙	SEWER MANHOLE
⊕	DRAIN MANHOLE
□	CATCH BASIN
— D —	DRAIN LINE
— G —	GAS LINE
— W —	WATER LINE
— □ —	VINYL STOCKADE FENCE
— X —	WOOD RAIL FENCE
— ○ —	CHAIN LINK FENCE
— △ —	METAL RAIL FENCE
○	SPECIMEN TREE
*	ARBORVITAE

TAX MAP 19
LOT 52
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH

PINE HILL
CEMETERY



1"=30'

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR TRC REVIEW
October 24, 2024



SITE SPECIFIC SOILS PLAN
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 30'

SHEET No.

555-1

DOVER SITE PLAN REVIEW NOTES:

INTENT: TO FURTHER DEVELOP TAX MAP 19 LOT 8. THIS DEVELOPMENT WILL INCLUDE THE CONVERSION OF THE EXISTING SINGLE FAMILY HOUSE INTO A DUPLEX AS WELL AS THE CONSTRUCTION OF AN ADDITIONAL DUPLEX STRUCTURE. BOTH OF THESE DUPLEXES (4 UNITS) WILL BE HUD RENT RESTRICTED AND WILL BE OBTAINED UNDER THE TRANSFER DEVELOPMENT RIGHTS (TDR) ORDINANCE. THE DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF 5 SINGLE FAMILY SIZE RESTRICTED HOMES. THESE HOMES WILL BE CONSTRUCTED UNDER THE TDR ORDINANCE. 3 BASE UNIT AND THE PURCHASE OF 2 SIZE RESTRICTED UNITS.

2.OWNERS OF RECORD: 5 SHERMAN STREET, LLC.
242 CENTRAL AVENUE
DOVER, N.H. 03820

3.THE PARCEL(S) IS (ARE) SHOWN AS:
LOT 8, MAP 19 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

4.THE SUBJECT PARCEL(S) CONTAIN(S) 1.199 ACRES (52,241 SQ. FT.) OF LAND. 0 ACRES ARE CURRENTLY IN CURRENT USE.

5.TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5172, PAGE NO. 55.

6.REFERENCE PLANS:
SURVEYED MAY 1935, W.S.WHEELER, CE., DOVER, N.H., SCRD PO #10 FO #2 PLAN 11 & 12
LIMITED SUBDIVISION, CECIL TAYLOR, DOVER, N.H., FREDERICK E. DREW ASSOCIATES, JULY 1977, SCRD 17-112
PROPERTY SURVEY, 109 COURT STREET, DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, JOANNE RICHARD LIVING REVOCABLE TRUST, STONEWALL SURVEYING, AUGUST 1, 2023, SCRD #13011

7.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.

8.CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

ZONING DISTRICT:	R-12	
SUB-DISTRICT:	NONE	
ZONING OVERLAY DISTRICTS:	NONE	
DIMENSIONAL REQUIREMENTS:		
	REQUIRED:	PROVIDED:
MINIMUM LOT SIZE:	12,000 ACRES (SQ. FT.)	52,241 SQ.FT. 1.199 ACRES (SQ. FT.)
MINIMUM LOT FRONTAGE:	100 FT.	129.36 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:		
FRONT	15 TO 25 FT.	15 TO 25 FT.
SIDE	15 FT.	15 FT.
REAR	30 FT.	30 FT.
ABUT-A-STREET	15 TO 25 FT.	15 TO 25 FT.
MAXIMUM/MINIMUM LOT COVERAGE	30 %	10 %
MINIMUM/MAXIMUM BLDG. HEIGHT	35 FT./STORIES	35 FT./STORIES

9.OFF STREET PARKING REQUIREMENTS:

PARKING DIMENSIONS: MAXIMUM: 9 x18 FT PROVIDED:9x18 FT
AISLE DIMENSIONS: 24 FT 20FT

MAXIMUM PARKING ALLOWED	17	17
ACCESSIBLE PARKING:	1	1

10.SEE SHEET SP-1 FOR TDR BASE DENSITY CALCULATIONS THAT DETERMINE A BASE DENSITY OF 3 UNITS. THE PROJECT CONTAINS A TOTAL OF 9 UNITS. THE 2 DUPLEX STRUCTURES (4 UNITS) WILL BE OBTAINED BY TDR AND WILL BE FMR SET BY HUD. THE 5 SINGLE FAMILY HOMES WILL BE SIZE RESTRICTED TO 1,400 SQ.FT. OF GROSS LIVING AREA PER UNIT. 3 OF THESE UNITS ARE THE BASE UNITS AND 2 UNITS WILL BE OBTAINED BY TDR.

11.VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS: NONE GRANTED

12.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 ARE AS FOLLOWS: NONE GRANTED

13.PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION ON AUGUST 8, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000 .

14.AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI 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.

15.SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA COMMUNITY PANEL 33017C0340E, EFFECTIVE DATE: 9-30-2015.

16.TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION IN FEBRUARY, 2024.

17.ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.

18.WETLANDS WERE DELINEATED BY MICHAEL MARIANO, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 183, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, MARCH, 2024. NO WETLANDS WERE OBSERVED.

19.THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

20.THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.

21.ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT)'S 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.

22.CONTRACTOR SHALL FOLLOW TO THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.

23.EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.

24.CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES SUCH AS LOAM SPREAD 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. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.

25.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.

26.ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

27.A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.

28.A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.

29.A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

30.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, NO SATURDAY OR SUNDAY HOURS. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.

31.BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

32.THE PROPOSED USE FOR THE SITE IS RESIDENTIAL.

33.THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE

34.COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.

35.ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

36.ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

37.APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. [HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP](https://extension.unh.edu/stormwater-center/ptap)

38.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 REPORTING.

39.FIRE DEPARTMENT ACCESS ROAD(S) 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.

40.EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

41.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. (SECURITY SYSTEM IS NOT APPLICABLE FOR THIS PROJECT).

42.APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

43.THE EXISTING AND 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.

44.SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S 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.

45.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.

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

47.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.

48.DESIGN ENGINEER OF RECORD OR SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.

49.THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDRANTS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND

	WETLAND
	WETLAND BOUNDARY
	IRON PIPE
	UTILITY POLE
	TEST PIT
	EXISTING STREET LIGHT
	EXISTING STONE WALL
	EXISTING 2 FOOT CONTOUR
	EXISTING 10 FT CONTOUR
	EXISTING GAS LINE
	EXISTING WATER LINE OR SERVICE
	EXISTING WATER SHUTOFF
	EXISTING WATER GATE VALVE
	PROPOSED PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF GRAVEL
	PROPOSED CONTOUR
	PROPOSED HYDRANT
	PROPOSED END CAP WITH THRUST BLOCK
	PROPOSED WATER GATE VALVE
	PROPOSED WATER SHUT-OFF
	PROPOSED WATER LINE OR SERVICE
	PROPOSED VINYL STOCKADE FENCE
	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED ELECTRICAL JUNCTION BOX
	PROPOSED STREET LIGHT
	PROPOSED UTILITY POLE
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED DMH
	PROPOSED UNDERDRAIN LINE
	PROPOSED FLARED END SECTION
	PROPOSED RIP RAP
	PROPOSED EASEMENT
	PROPOSED GUARDRAIL
	PROPOSED SILT FENCE OR SILT SOCK
	PROPOSED CONSTRUCTION FENCE
	PROPOSED SILT SOCK WITH ORANGE CONSTRUCTION FENCE OR ORANGE SILT FENCE
	PROPOSED STREET SIGN
	PROPOSED STOP SIGN
	PROPOSED STOP BAR
	PROPOSED STREET TREE
	PROPOSED TREELINE

TRITECH

ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW

October 24, 2024

REVISIONS

DATE: DESCRIPTION:

9-12-24 REVISED PER TRC COMMENTS

STANDARD NOTES PLAN

103 COURT STREET

103 COURT STREET

DOVER, NEW HAMPSHIRE

STRAFFORD COUNTY

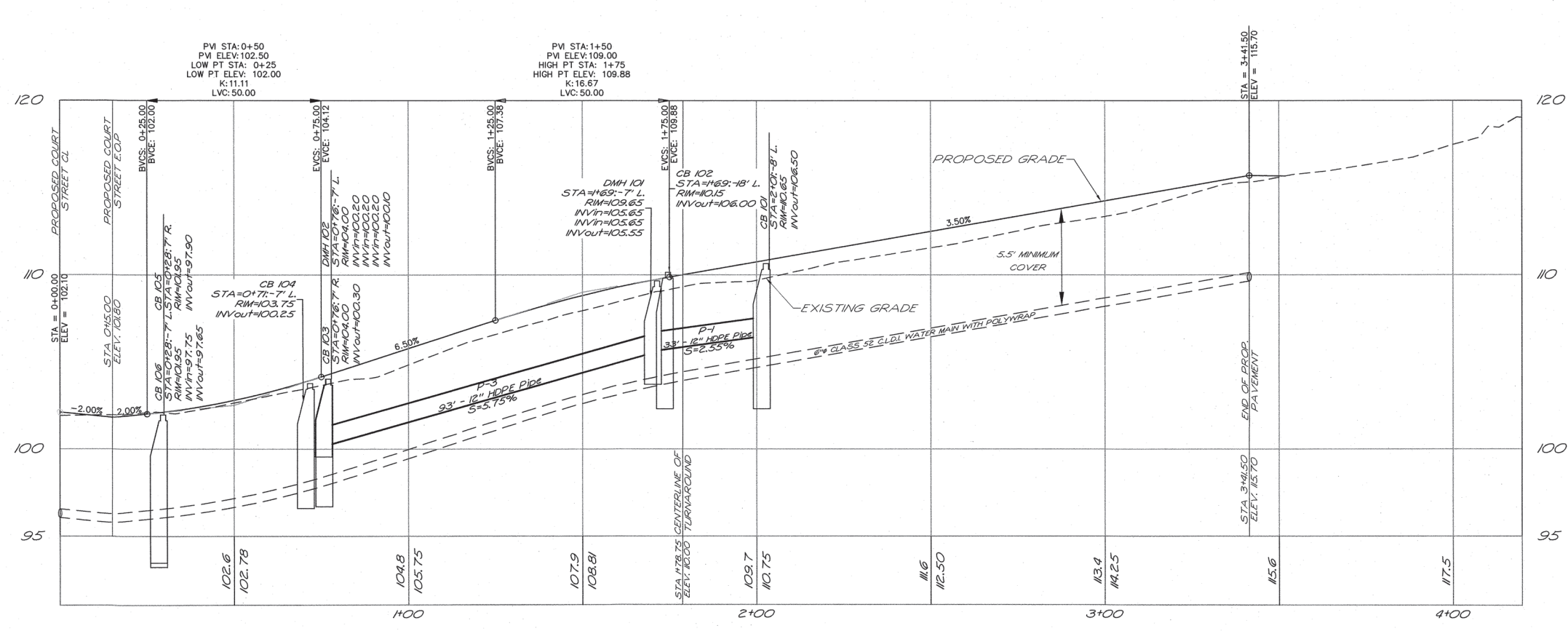
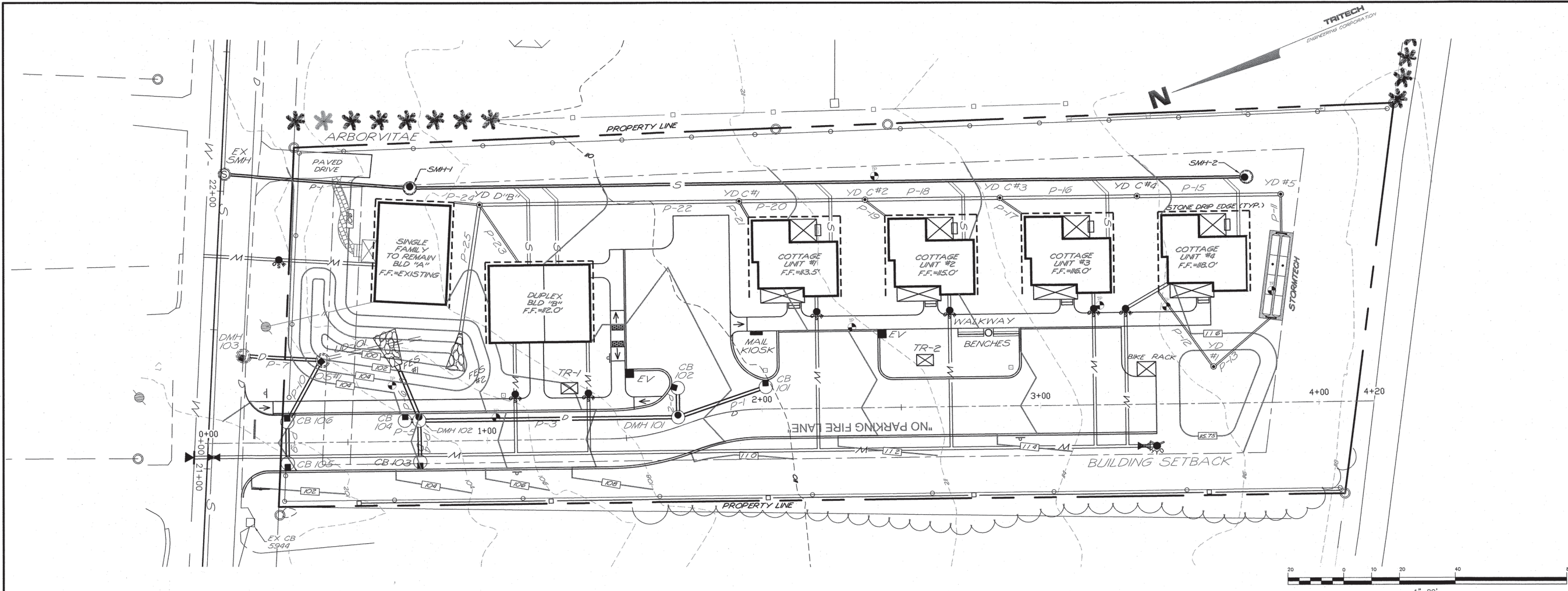
AUGUST 15, 2024 JOB No. 24101

SHEET No.

SN-1

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820

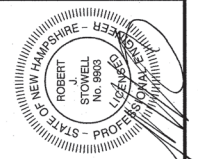
TELEPHONE 603 742 8107
FAX 603 742 3830



TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS	
10-21-24	REVISED PER TRC COMMENTS	



ROADWAY PLAN & PROFILE
103 COURT STREET

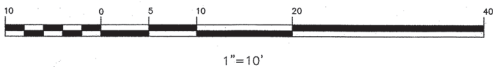
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

OCTOBER 11, 2024 JOB No. 24101

SHEET No.

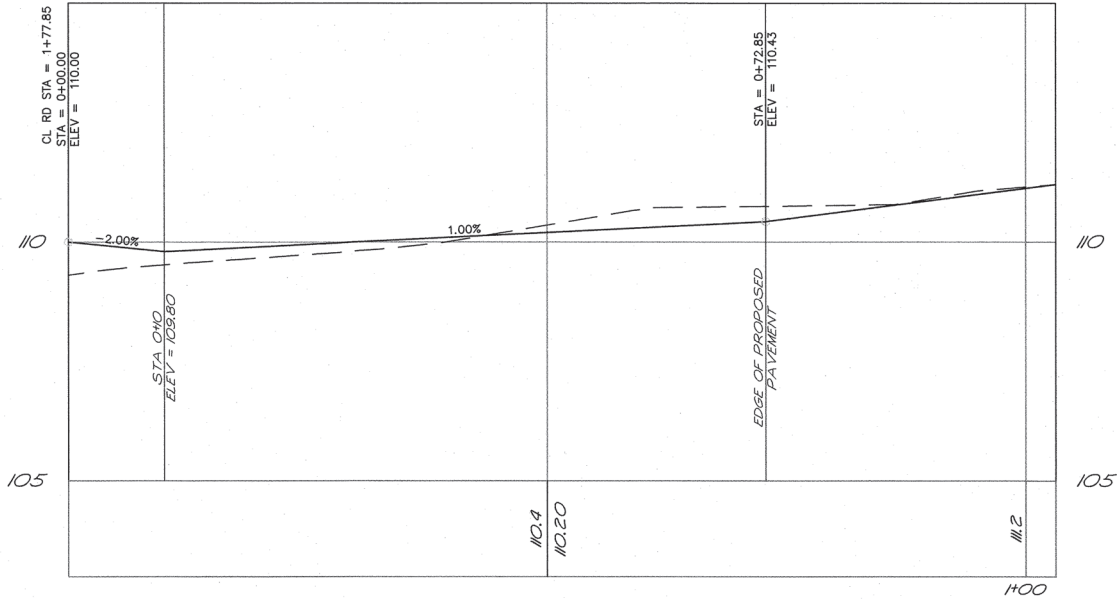
C-1

(P24-0012)

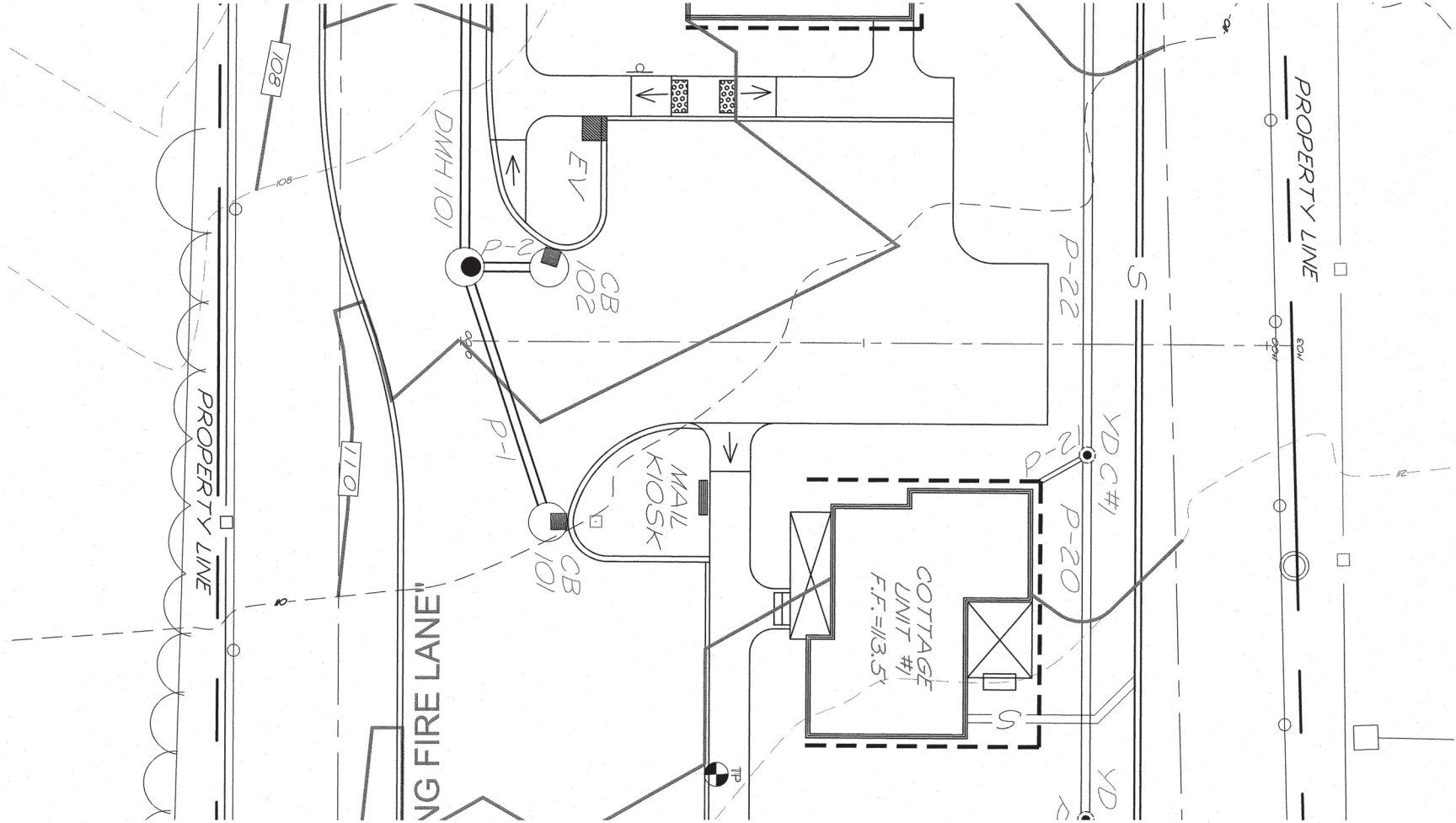


N

TRITECH
ENGINEERING CORPORATION



HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 2'



SHEET No.

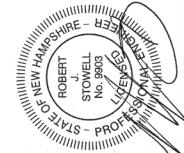
C-2

ROADWAY PLAN & PROFILE
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

ISSUED FOR TRC REVIEW
October 24, 2024



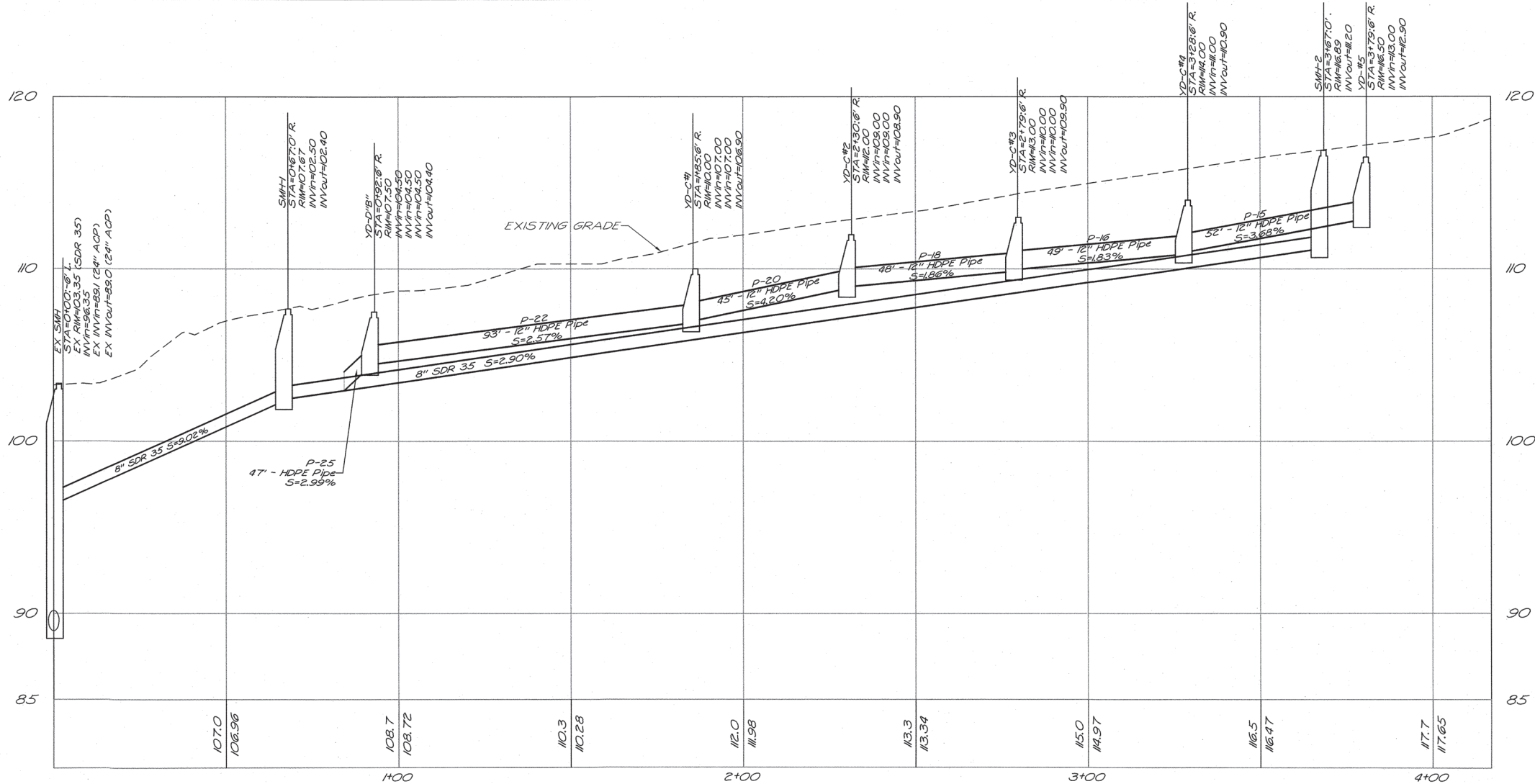
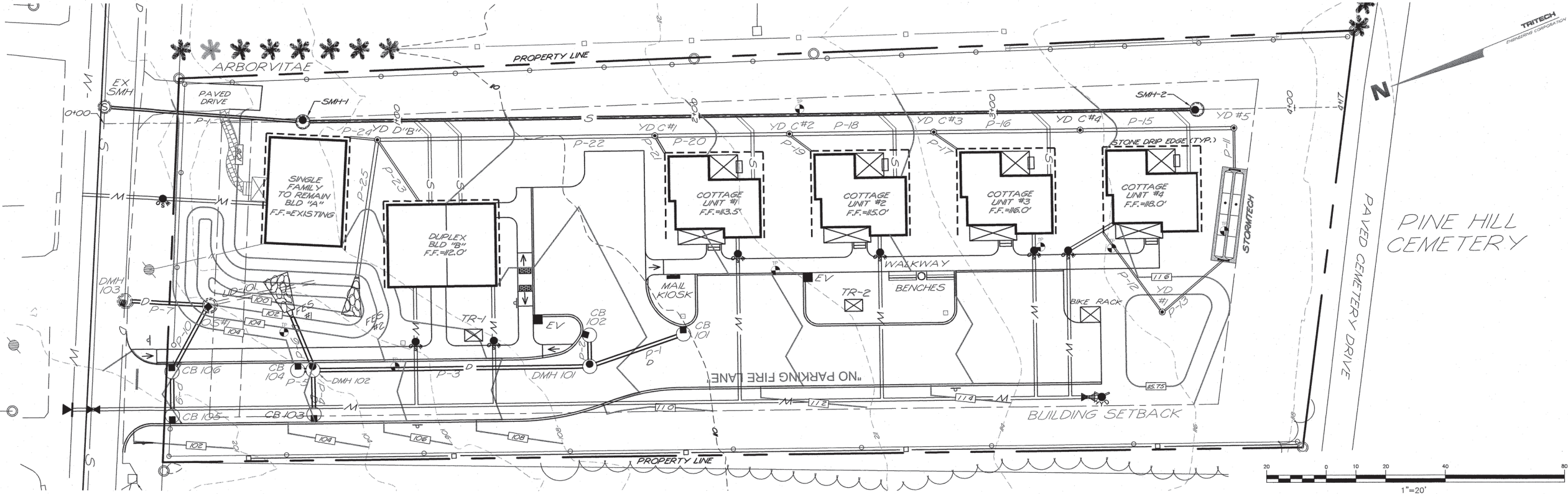
REVISIONS

DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS
10-21-24	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3890

COURT STREET

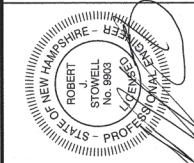


CROSS COUNTRY UTILITIES PLAN & PROFILE

103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101

C-3

ISSUED FOR TRC REVIEW
October 24, 2024



REVISIONS
DATE: DESCRIPTION:
9-12-24 REVISED PER TRC COMMENTS
10-21-24 REVISED PER TRC COMMENTS

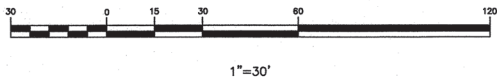
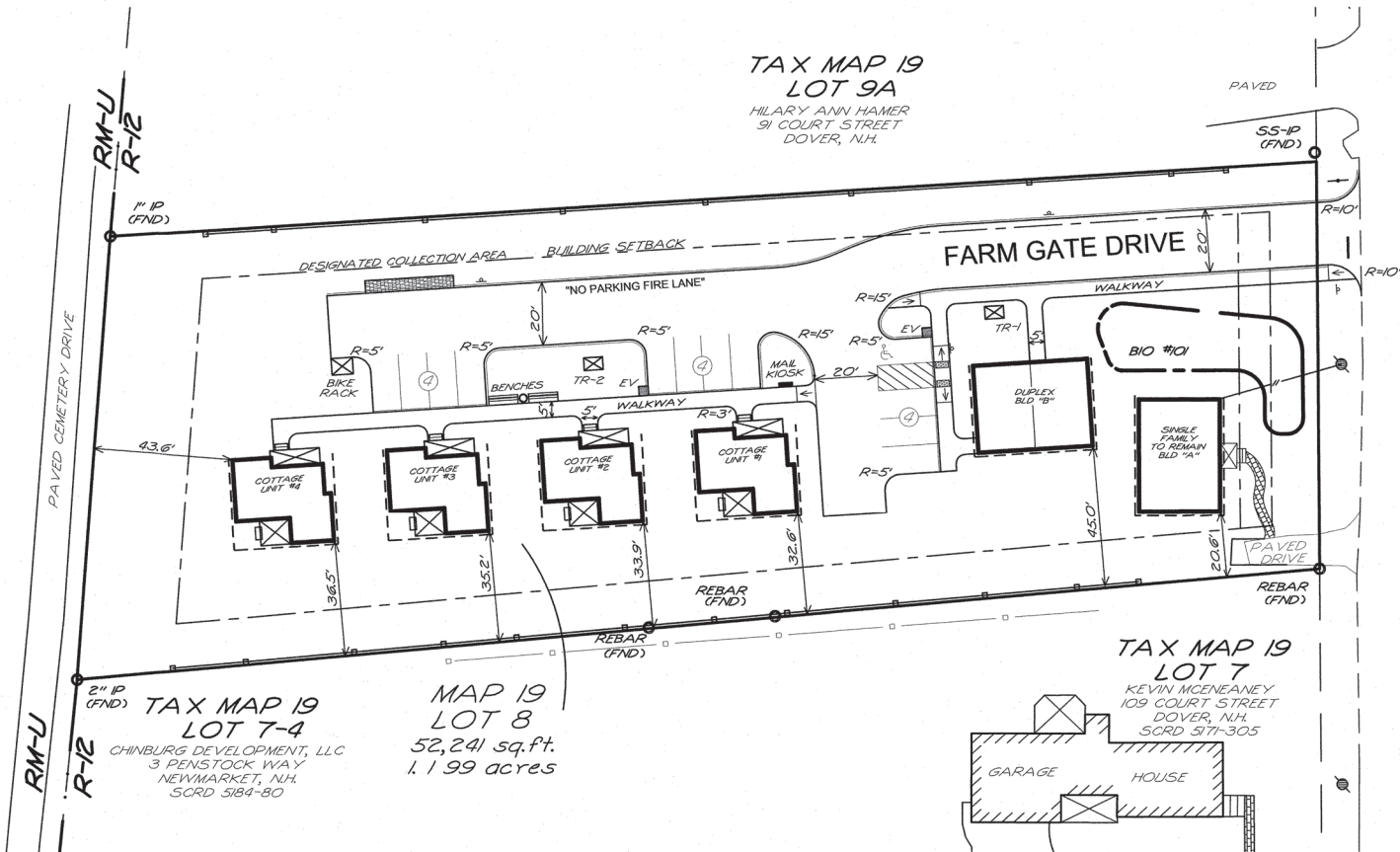
TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3690

(P24-0012)

TAX MAP 19
LOT 52
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H.

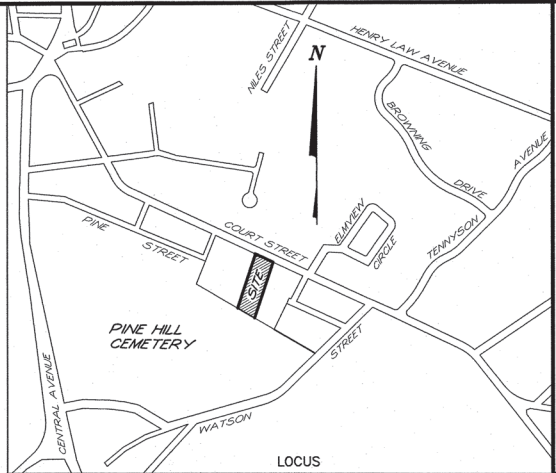
PINE HILL
CEMETERY



1"=30'

TDR BASE DENSITY CALCULATIONS

TOTAL AREA	=	52,241 SQ.FT.
LESS WETLANDS	=	<0> SQ.FT.
UPLAND AREA	=	52,241 SQ.FT.
LESS ROAD ALLOCATION (15%)	=	<7,836> SQ.FT.
NET AREA	=	44,405 SQ.FT.
LESS WETLAND FACTOR FOR 0% WETLANDS (85%)	=	<6,661> SQ.FT.
AREA	=	37,744 SQ.FT.
12,000 SQ.FT. PER UNIT REQUIRED IN THE R-12 DISTRICT	÷	12,000
BASE TDR DENSITY	=	3.14 UNITS
ROUNDED DOWN TO	=	3 UNITS



LOCUS
(NOT TO SCALE)

NOTES

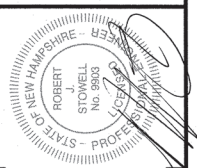
- 1.) INTENT: TO FURTHER DEVELOP TAX MAP 19 LOT 8. THIS DEVELOPMENT WILL INCLUDE THE RENOVATION OF THE EXISTING SINGLE FAMILY HOUSE. AS WELL AS THE CONSTRUCTION OF AN ADDITIONAL DUPLEX STRUCTURE. THE DUPLEX (2 UNITS) WILL BE HUD RENT RESTRICTED AND WILL BE OBTAINED UNDER THE TRANSFER DEVELOPMENT RIGHTS (TDR) ORDINANCE. THE DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF 4 SINGLE FAMILY SIZE RESTRICTED HOMES. THESE HOMES WILL BE CONSTRUCTED UNDER THE TDR ORDINANCE. 2 BASE UNITS AND THE PURCHASE OF 2 SIZE RESTRICTED UNITS.
- 2.) CURRENT OWNER: 5 SHERMAN STREET LLC
242 CENTRAL AVENUE
DOVER, N.H.
- 3.) TAX MAP 19 LOT 8.
- 4.) TOTAL LOT AREA: 52,241 SQ.FT. - 1.199 ACRES
- 5.) PROJECT DEED REFERENCE: BOOK 5172 PAGE 55
- 6.) PROJECT PLAN REFERENCE: SURVEYED MAY 1935
W.S. WHEELER, CE
DOVER, N.H.
SCRD
POCKET #10, FOLDER #2, PLAN #11 & 12

LIMITED SUBDIVISION
CECIL TAYLOR
DOVER, N.H.
FREDERICK E. DREW ASSOCIATES
JULY 1977 SCRD 17-112

PROPERTY SURVEY
109 COURT STREET, DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE
JOANNE RICHARD LIVING REVOCABLE TRUST
STONEWALL SURVEYING
AUGUST 1, 2023 SCRD #13011
- 7.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS HAVE BEEN REFERENCED IN A NOTE.
- 8.) ZONING: R-12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT TO 25 FT
SIDE: 15 FT
REAR: 30 FT
MAX. COVERAGE: 30 %
- 9.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: NONE
- 10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 60,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF FEBRUARY, 2024.
- 11.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0320E, MAP No. 3301700340E, DATE: 9-30-2015).
- 12.) DURING THE MONTH OF MARCH, 2024 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO WETLANDS WERE FOUND.
- 13.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON FEBRUARY 16, 2024 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON FEBRUARY 19, 2024. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).

AUTHORIZED SIGNATURE

ISSUED FOR TRC REVIEW
October 24, 2024



GENERAL SITE PLAN
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

SEPTEMBER 30, 2024 JOB No. 24101
SCALE: 1" = 30'

SHEET No.

SP-1

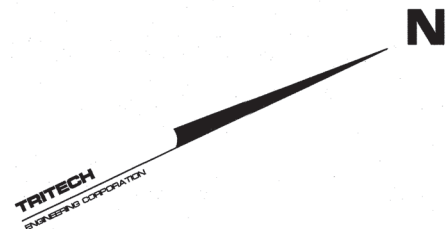
(P24-0012)

TRITECH

ENGINEERING CORPORATION

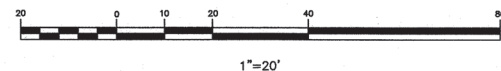
REVISIONS	DATE	DESCRIPTION
9-12-24		REVISED PER TRC COMMENTS
10-24-24		REVISED PER TRC COMMENTS

785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 3630



1. INSTALL EROSION CONTROL MEASURE. "SILT FENCE" PER DETAIL 1, SHEET SP-9 OR "SILT SOXX" PER DETAIL 9, SHEET SP-9 OR "EROSION CONTROL BERM" PER DETAIL 11, SHEET SP-9. MAY BE USED AT THE SITE WORK CONTRACTOR DISCRETION. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
2. INSTALL SLOPED GRANITE CURB PER DETAIL 4, SHEET SP-8.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5, SHEET SP-9.
4. INSTALL BUILDING MOUNTED LIGHT (W2). SEE SHEET LI-1 FOR SPECIFICATIONS.
5. INSTALL CONCRETE POLE BASE AND LIGHTS (P), PER DETAIL 11, SHEET SP-10. SEE SHEET LI-1 FOR SPECIFICATIONS.
6. SAWCUT PAVEMENT, PATCH AND MATCH EXISTING PAVEMENT PER DETAIL 1, SHEET SP-10.
7. INSTALL ASPHALT PAVEMENT PER DETAIL 1, SHEET SP-8.
8. INSTALL 5' WIDE CONCRETE PAVER SIDEWALK PER DETAIL 6, SHEET SP-8.
9. WHITE PAVEMENT MARKINGS, SEE DETAIL 9, SHEET SP-8 FOR ACCESSIBLE SYMBOL.
10. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5, SHEET SP-10.
11. INSTALL VERTICAL GRANITE CURB PER DETAIL 4, SHEET SP-8.
12. INSTALL 5.25' x 6.75' CONCRETE PAD PER DETAIL 10, SHEET SP-10, WITH LOCKABLE STORAGE FOR THREE BICYCLES, ALLEN INDUSTRIAL GRADE MODEL 204S, OR APPROVED
13. INSTALL (2) PARK BENCH PER DETAIL 7, SHEET SP-8.
14. INSTALL (1) TRASH BIN PER DETAIL 8, SHEET SP-8.
15. INSTALL MAIL KIOSK.
16. INSTALL ACCESSIBLE REINFORCED CONCRETE RAMP (MAXIMUM SLOPE = 1" IN 12") FROM PAVEMENT GRADE TO SIDEWALK GRADE IN COMPLIANCE WITH ALL A.D.A. STANDARDS, PER DETAIL 11, SHEET SP-8.
17. INSTALL BUILDING MOUNTED LIGHT (W1). SEE SHEET LI-1 FOR SPECIFICATIONS.
18. INSTALL BUILDING MOUNTED LIGHT (C). SEE SHEET LI-1 FOR SPECIFICATIONS.

19. INSTALL 4.0' x 28' CONCRETE PAD PER DETAIL 10, SHEET SP-10, WITH STOCKADE FENCE ENCLOSURE FOR DESIGNATED COLLECTION AREA.
20. EXTEND AND REBUILD EXISTING PAVED DRIVE.
21. NOT USED.
22. INSTALL "NO PARKING FIRE LANE" SIGN (2) PER DETAIL 5, SHEET SP-10.
23. INSTALL 324' OF 6' VINYL STOCKADE FENCE PER DETAIL 3, SHEET SP-10.
24. FUTURE ELECTRIC VEHICLE CHARGING STATION (2). PROVIDE ELECTRIC CONDUIT FOR FUTURE CONNECTION.
25. INSTALL 318' OF 6' VINYL STOCKADE FENCE PER DETAIL 3, SHEET SP-10.
26. INSTALL "STOP" SIGN PER DETAIL 10, SHEET SP-8.
27. INSTALL STOP BAR.
28. INSTALL STREET NAME SIGN PER DETAIL 2, SHEET SP-8.



103 COURT STREET

AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 20'

SCALE: 1" = 20'

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	
DATE:	DESCRIPTION:
9-12-24	REVISED PER TRC COMMENTS
10-24-24	REVISED PER TRC COMMENTS

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 8830

TRITECH
ENGINEERING CORPORATION

SHEET No.

SP-2

(P24-0012)

W-1 WATER NOTES:

1. WATERLINE AND APPENDITURES, INSTALLATION, AND MATERIALS SHALL CONFORM WITH THE CITY OF DOVER, NH AND AMERICAN WATER WORKS STANDARDS. ALL VALVES SHALL REQUIRE RESTRAINED MECHANICAL JOINTS USING EITHER MEGA-LUG, GRIP RINGS, OR OTHER METHODS OF RESTRAIN ACCEPTABLE TO THE CITY OF DOVER WATER DEPARTMENT, IN ADDITION TO USE OF CONCRETE THRUST BLOCKS.
2. PRESSURE AND LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA. CHLORINATING AND FLUSHING SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS OF AAWA, STATE AND LOCAL REGULATIONS.
3. INSTALL CONCRETE THRUST BLOCKS WHERE SHOWN PER DETAIL 7, SHEET SP-6
4. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL WATER LINES.
5. CONNECT TO EXISTING 6" C.I. WATER MAIN. INSTALL A STAINLESS STEEL TAPPING SLEEVE WITH 6" GATE VALVE AND THRUST BLOCK.
6. INSTALL 350' - 6" CONCRETE LINED DUCTILE IRON CLASS 52 (C.L.D.I.) WATER MAIN WITH POLYWRAP. MINIMUM DEPTH OF COVER OVER PIPE = 5.5'.
7. INSTALL 1" PLASTIC WATER SERVICE FROM WATER MAIN TO BUILDING.
8. INSTALL 6" WATER GATE VALVE.
9. DOMESTIC WATER AND LANDSCAPING WATER SHALL BE METERED SEPARATELY.
10. INSTALL 6" HYDRANT PER DETAIL 2, SHEET SP-10.
11. EXISTING WATER MAIN TO BE REMOVED AND REPLACED. (BY OTHERS) PER "COURT STREET RECONSTRUCTION" DESIGN PLANS.

S-1 SEWER NOTES:

1. CONNECT TO EXISTING SMH #1239 EXISTING RIM EL=103.35' INVERT IN EL=89.05' (24" ACP) INVERT OUT EL=89.00' (24" ACP) CORE AND BOOT FOR NEW INVERT IN EL=96.35' (8" SDR 35) INSTALL INSIDE DROP INLET PER DETAIL DOVER STD. D-18 ON SHEET SP-11 AND REBRICK INVERT.
2. INSTALL SEWER SERVICE FROM SEWER MAIN TO BUILDING.
3. INSTALL SMH AT LOCATIONS AND ELEVATIONS ON SHEET C-3. INSTALLATION TO BE IN ACCORDANCE WITH DETAIL SHEETS SP-11 & SP-12. INSTALL DROP INLET AS DIRECTED BY THE CITY OF DOVER
4. SEWER MANHOLE COVER SHALL BE NEENAH LIFTMATE R-1743-LM.
5. ALL SEWER PIPE SHALL BE SRD 35.

U-1 UTILITY NOTES:

1. CONNECT TO EXISTING UTILITY POLE IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-4.
2. INSTALL 120 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "A"), SHEET SP-4 FROM EXISTING UTILITY POLE TO TRANSFORMER (TR-1). (PRIMARY POWER)
3. INSTALL TRANSFORMER (TR-1) IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B").
4. INSTALL 125 FT OF UNDERGROUND CONDUIT IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B"), SHEET SP-4 FROM TRANSFORMER (TR-1) TO TRANSFORMER (TR-2). (PRIMARY POWER)
5. INSTALL TRANSFORMER (TR-2) IN ACCORDANCE WITH EVERSOURCE STANDARDS & DETAIL 4, (TRENCH "B").

TRITECH
ENGINEERING CORPORATION

N

TAX MAP 19
LOT 9A
HILARY ANN HAMER
91 COURT STREET
DOVER, N.H.

FARM GATE DRIVE

"NO PARKING FIRE LANE"

COTTAGE UNIT #4
COTTAGE UNIT #3
COTTAGE UNIT #2
COTTAGE UNIT #1

DUPLEX BLD "B"

SINGLE FAMILY TO REMAIN BLD "A"

TAX MAP 19
LOT 7
KEVIN MCNEANEY
109 COURT STREET
DOVER, N.H.
SCRD 5171-305

GARAGE
HOUSE

TAX MAP 19
LOT 7-4
CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, N.H.
SCRD 5184-80

MAP 19
LOT 8
52,241 sq.ft.
1.199 acres

- LEGEND
- EXISTING UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING HYDRANT
 - EXISTING WATER GATE VALVE
 - PROPOSED CATCH BASIN (CB)
 - PROPOSED 6" CLDI WATER MAIN
 - PROPOSED UNDERGROUND ELECTRICAL, TELEPHONE & CATV
 - PROPOSED TRANSFORMER PAD
 - PROPOSED DRAIN LINE
 - PROPOSED WATER GATE VALVE
 - PROPOSED THRUST BLOCK
 - PROPOSED HYDRANT
 - PROPOSED FINISH CONTOUR
 - PROPOSED FINISH GRADE
 - STOP SIGN & STOP BAR
 - PROPOSED STONE DRIP EDGE

20 0 10 20 40 60
1"=20'

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS	
10-24-24	REVISED PER TRC COMMENTS	



UTILITIES PLAN
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 20'

SHEET No.

SP-3

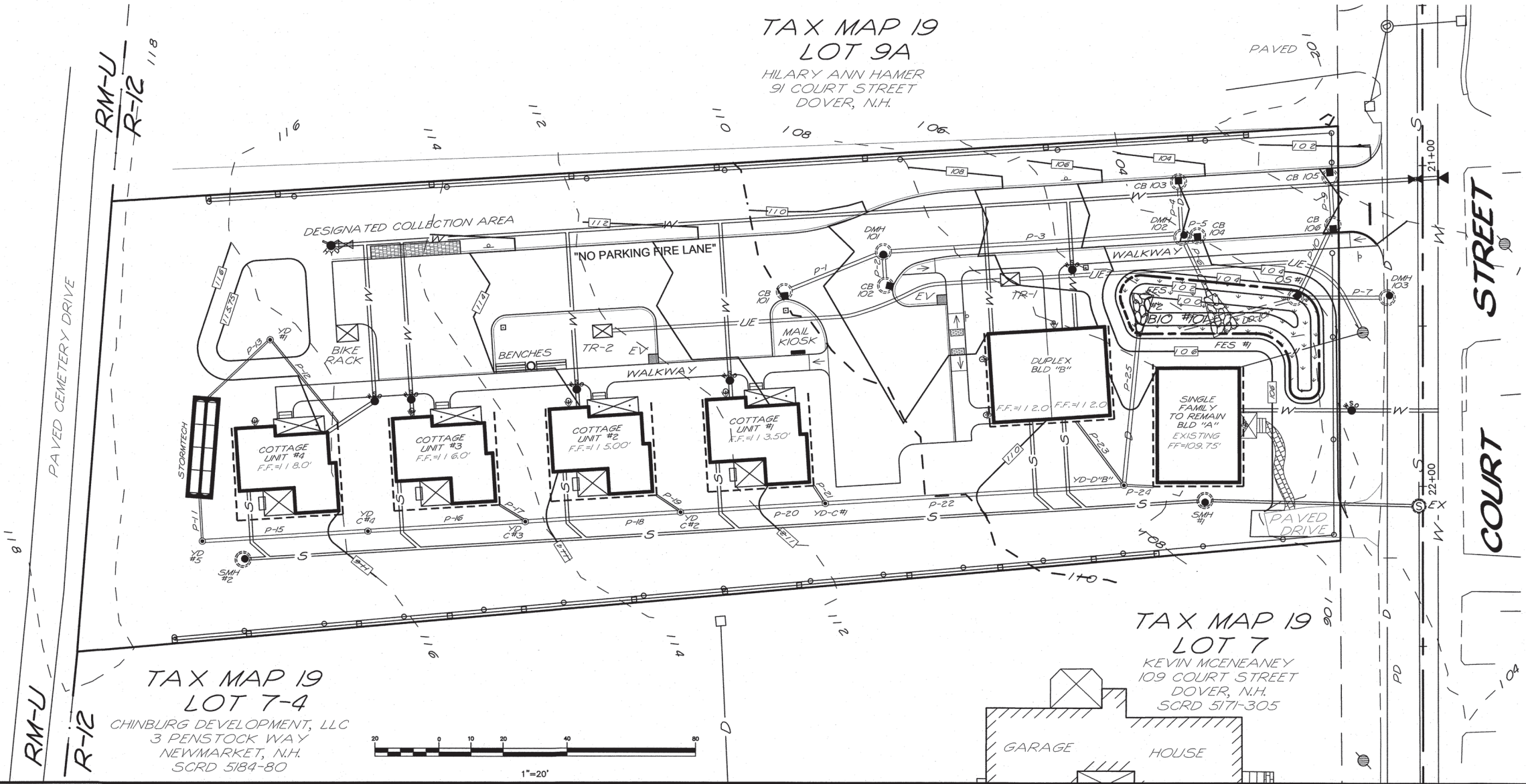
(P24-0012)

DRAINAGE STRUCTURE TABLE					
STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT	SUMP	NOTES
CB 101	110.65		106.50	102.50	HOODED, DEEP SUMP, SEE
CB 102	110.15		106.00	102.00	DETAIL 8, SHEET SP-7
CB 103	104.00		100.30	96.30	
CB 104	103.75		100.25	96.25	
DMH 101	109.65	105.65 (P-1) 105.65 (P-2)	105.55		
DMH 102	104.00	100.20 (P-3) 100.20 (P-4) 100.20 (P-5)	100.10		
DMH 103	102.50	95.80 (P-7) 90.85 (EX 18" VCP)	* 90.80 (EX 18" VCP)		
OS #1	103.45		96.35		
FE-#1		(97.45) (P-10)			
FE-#2		100.00 (P-6)			
FE-#2		103.00 (P-25)			
YD-#1	115.75	114.20 (P-12)	114.10 (P-13)		NYOPLAST YARD DRAIN
YD-C#1	110.00	107.00 (P-20) 107.00 (P-21)	106.90		STRUCTURE WITH FRAME AND GRATE
YD-C#2	112.00	109.00 (P-18) 109.00 (P-19)	108.90		
YD-C#3	113.00	110.00 (P-16) 110.00 (P-17)	109.90		
YD-C#4	114.00	111.00 (P-15)	110.90		
YD-#5	116.50	113.00 (P-11)	112.90		
YD-D"B"	107.50	104.50 (P-23) 104.50 (P-24) 104.50 (P-25)	104.40		

DRAIN PIPE TABLE								
PIPE	START	INV.	END	INV.	SIZE	LF	SLOPE	
P-1	CB 101	106.50	DMH 101	105.65	12"	33'	2.55%	
P-2	CB 102	106.00	DMH 101	105.65	12"	10'	3.50%	
P-3	DMH 101	105.55	DMH 102	100.20	12"	93'	5.75%	
P-4	CB 103	100.30	DMH 102	100.20	12"	15'	0.67%	
P-5	CB 104	100.25	DMH 102	100.20	12"	5'	1.00%	
P-6	DMH 102	100.10	FES #1	100.00	15"	16'	0.63%	
P-7	OS #1	96.35	DMH #103	95.80	12"	24'	2.29%	
P-9	CB 105	97.90	CB 106	97.75	12"	15'	1.00%	
P-10	CB 106	97.65	OS #1	97.45	12"	20'	1.00%	
P-11	STORMTECH	114.50	YD #5	113.00	6"	14'	10.79%	
P-12	De-#4	115.10	YD #1	114.20	6"	32'	2.80%	
P-13	YD-#1	114.10	ST	114.00	6"	25'	0.40%	
P-15	YD-#5	112.90	YD-C#4	111.00	12"	52'	3.68%	
P-16	YD-C#4	110.90	YD-C#3	110.00	12"	49'	1.83%	
P-17	De-#3	113.10	YD-C#3	110.00	6"	9'	34.40%	
P-18	YD-C#3	109.90	YD-C#2	109.00	12"	48'	1.86%	
P-19	De-#2	112.10	YD-C#2	109.00	6"	9'	34.40%	
P-20	YD-C#2	108.90	YD-C#1	107.00	12"	45'	4.20%	
P-21	De-#1	110.60	YD-C#1	107.00	6"	5'	72.00%	
P-22	YD-C#1	106.90	YD-D"B"	104.50	12"	93'	2.57%	
P-23	De-DUPLEX	106.10	YD-D"B"	104.50	6"	24'	6.67%	
P-24	DE-EX	105.60	YD-D"B"	104.50	6"	8'	13.75%	
P-25	YD-D"B"	104.40	FES #2	103.00	12"	47'	2.99%	

TRITECH
ENGINEERING CORPORATION

N



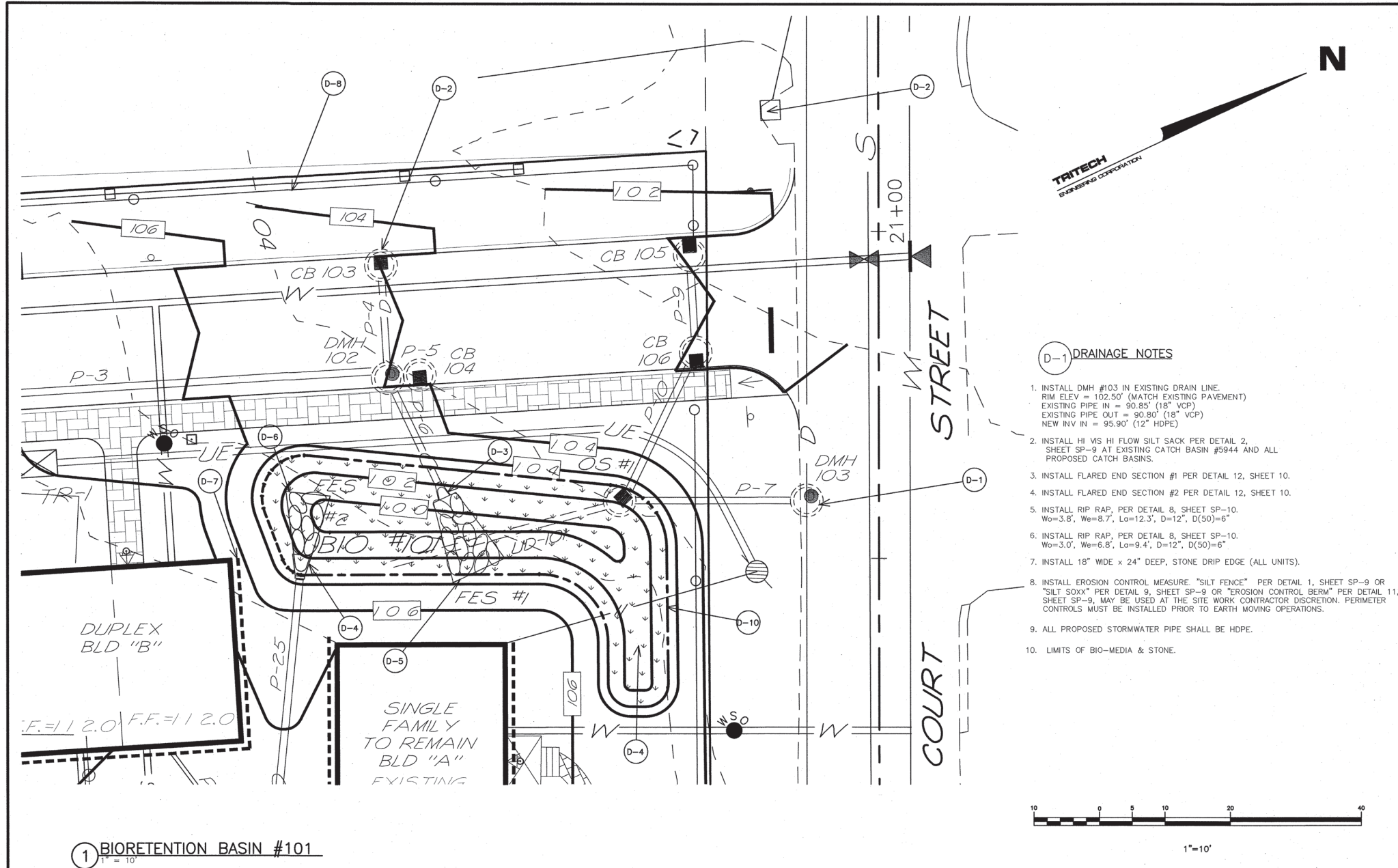
ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS
DATE: DESCRIPTION:
9-12-24 REVISED PER TRC COMMENTS
10-24-24 REVISED PER TRC COMMENTS

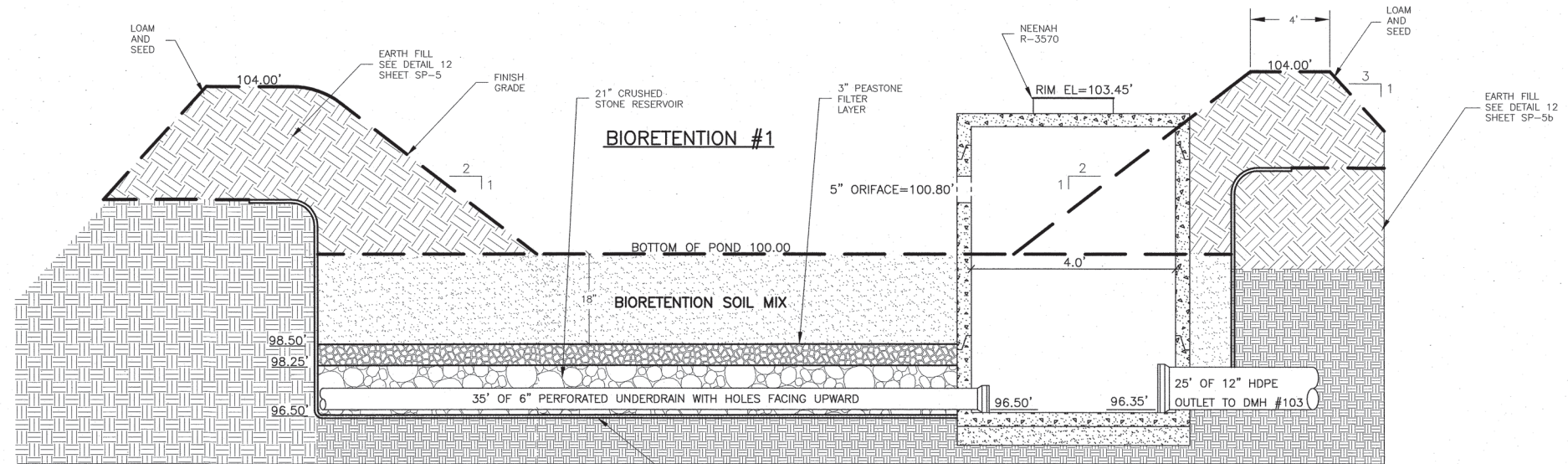
GRADING AND DRAINAGE PLAN
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 20'

SP-4

(P24-0012)



1 BIORETENTION BASIN #101
1" = 10'



9 BIORETENTION #101 CROSS SECTION WITH OUTLET STRUCTURE
NOT TO SCALE

1. PARTICLE SIZE DISTRIBUTION BY SEPARATES:
- EXCLUDE ANY MATERIAL $>4.75\text{mm} = 0\%$
 - VERY COARSE SAND/GRAVEL: GRAVEL (2.0 TO 4.75 mm) 5% MAXIMUM (% BY DRY WEIGHT)
 - SAND (0.42 TO 2.0 mm) 60% MAX (% BY DRY WEIGHT)
 - SILT (0.075 TO 0.42 mm) 20% MAXIMUM (% BY DRY WEIGHT)
 - CLAY (LESS THAN 0.075mm) 5% MAXIMUM (% BY DRY WEIGHT)
 - BARK MULCH (LESS THAN 5% PASSING #200) 15% MAX (% BY DRY WEIGHT)
 - LOAM (LESS THAN 5% PASSING #200) 20% TO 40% (% BY DRY WEIGHT)
- ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX:**
- | SIEVE | % PASSING |
|-------|-----------|
| #4 | 100 |
| #10 | 95 |
| #40 | 40 - 15 |
| #200 | 10 - 20 |
| #200 | 0 - 5 |
2. FRAGMENT SIZE DISTRIBUTION:
- STICKS AND ROOTS: SHOULD BE MINIMIZED AND PREFERABLY LIMITED TO NOTHING LARGER THAN 4.76mm
 - DEBRIS AND OTHER FOREIGN MATERIALS: SHOULD BE MINIMIZED
 - PERCENTAGE ORGANIC MATTER: MINIMUM 3% BY VOLUME AND MAXIMUM 8% BY VOLUME
 - SOIL REACTION: pH OF 6 TO 7
 - CEC OF TOTAL SOIL: MINIMUM 10 meq/100mL AT pH OF 7.0
 - BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS
 - BASIC PROPERTIES: MANUFACTURED SOIL SHALL NOT CONTAIN THE FOLLOWING:
 - UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
 - UNSUITABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND THAT EXCEED A COMBINED MAXIMUM OF 5% BY DRY WEIGHT OF THE MANUFACTURED SOIL.
 - LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76mm) IN ANY DIMENSION
- ACCEPTABLE SOIL AMENDMENTS
- NO COMPOST SHOULD BE USED IN THE PLANTING MIX
 - SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100% PASSING THROUGH THE 1/2-INCH (13mm) SIEVE, A pH OF 3.4 TO 4.8
 - WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS.
 - MEDIA AMENDMENTS SUCH AS ZERO-VALENT IRON AND/OR DRINKING WATER TREATMENT RESIDUALS (ALUM) TO ENHANCE PHOSPHORUS SORPTION AS SPECIFIED BY ENGINEER.

4 BIORETENTION SOIL MIX
NOT TO SCALE

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDRO-SEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL, OR CULTIPACK TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

NEW ENGLAND WETLAND PLANTS INC.
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES MAY BE APPLIED BY HYDRO SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BASE IS NECESSARY FOR OPTIMAL RESULTS.

ANYWHERE ON THE SITE THAT EXISTING VEGETATION IS TO BE REMOVED WILL REQUIRE IMMEDIATE EROSION CONTROL TREATMENT. SPECIAL CARE SHOULD BE TAKEN WHERE RUNOFF ENTERS WETLANDS. ALL STORM WATER AREAS SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER TO THEM; SPECIFICALLY ALL BIORETENTION BASINS AND ALL INFILTRATION AREAS.

SEEDING LEGEND

- 50/50 BLEND OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AND NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.
- BOTH MIXES FROM NEW ENGLAND WETLAND PLANTS INC. APPLY: 35 LBS/ACRE : 1250 SQ FT/LB
- LIMITS OF BIORETENTION SOIL MIX

8 BIORETENTION SEEDING
NOT TO SCALE

FILL MATERIAL SHOULD BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA. IT SHOULD BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, AND FROZEN OR OTHER OBJECTIONABLE MATERIALS.

AREAS ON WHICH FILL IS TO BE PLACED SHOULD BE SCARIFIED BEFORE PLACEMENT. FILL MATERIAL SHOULD BE PLACED IN LAYERS A MAXIMUM OF 8 INCHES THICK (BEFORE COMPACTION), WHICH SHOULD BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL.

FILL MATERIAL SHOULD BE COMPACTED WITH APPROPRIATE COMPACTION EQUIPMENT SUCH AS SHEEPSFOOT, RUBBER-TIRED, OR VIBRATORY ROLLER.

A MINIMUM REQUIRED DENSITY IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2 % OF THE OPTIMUM. EACH LAYER OF THE FILL SHOULD BE COMPACTED AS NECESSARY TO OBTAIN MINIMUM DENSITY.

12 EARTH FILL
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 745 8107
FAX 603 742 3850

ISSUED FOR TRC REVIEW
October 24, 2024

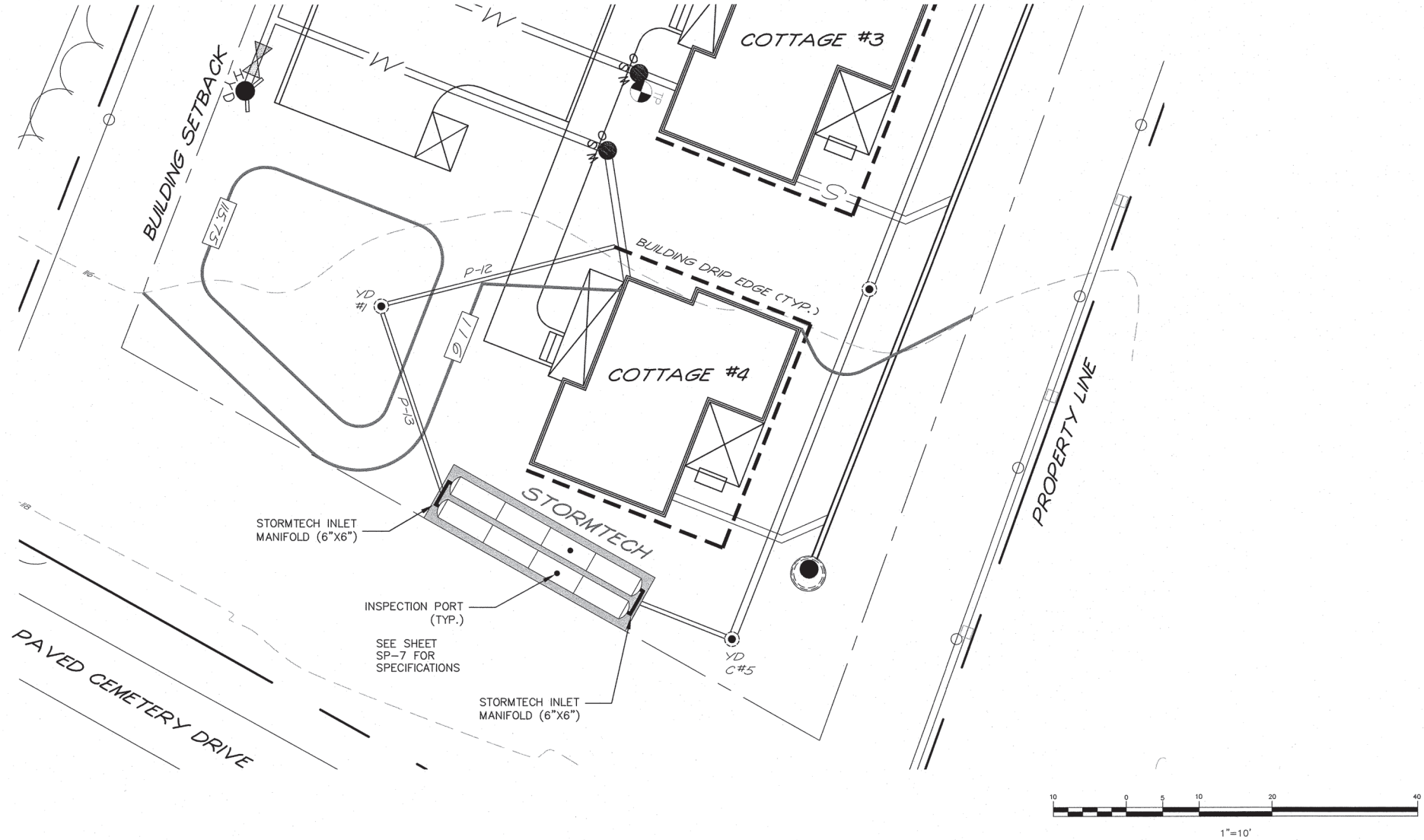
REVISIONS	DATE	DESCRIPTION
1	9-12-24	REVISED PER TRC COMMENTS
2	10-24-24	REVISED PER TRC COMMENTS

BIORETENTION DETAILS
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101
SCALE: 1" = 10'

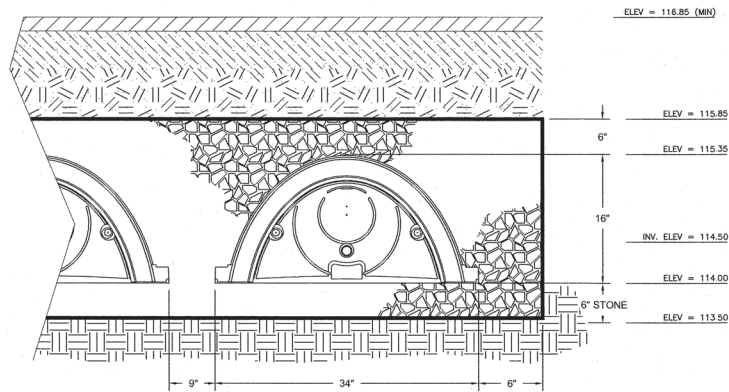
SHEET No.

SP-5

1 STORMTECH PLAN
1" = 10'



1 STORMTECH SECTION
NOT TO SCALE



SEE SHEET SP-7 FOR STORMTECH
STANDARD DETAILS

SHEET No.

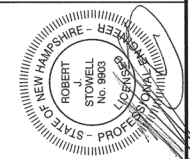
SP-6

STORMTECH DETAIL SHEET
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

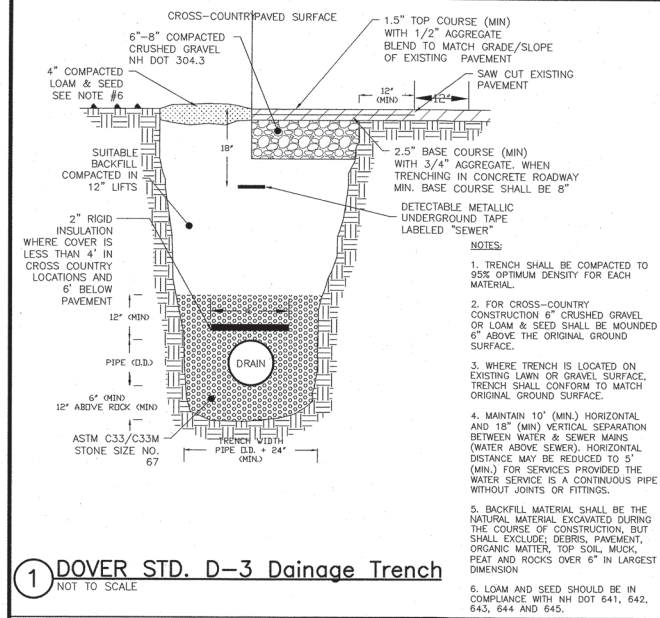
ISSUED FOR TRC REVIEW
October 24, 2024



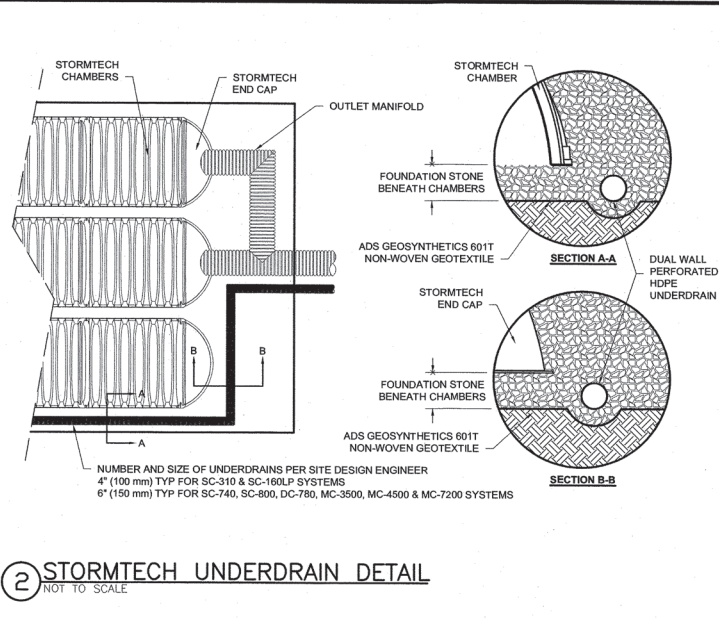
REVISIONS	DATE	DESCRIPTION
	9-12-24	REVISED PER TRC COMMENTS
	10-24-24	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

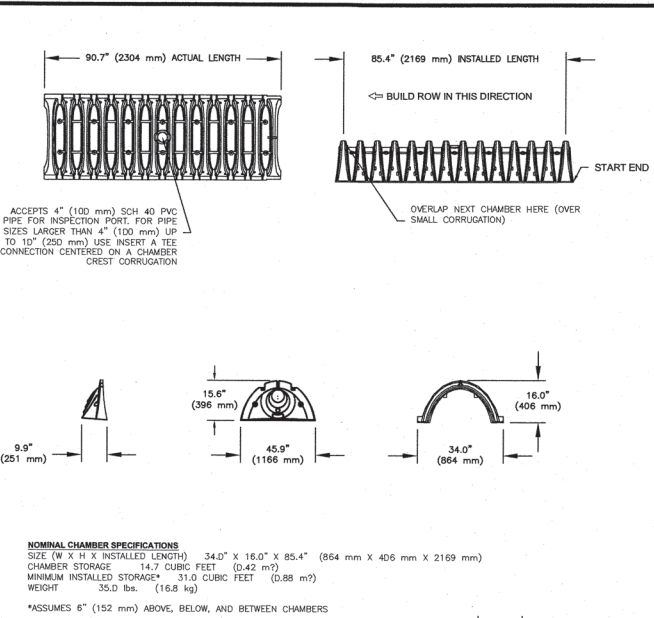
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630



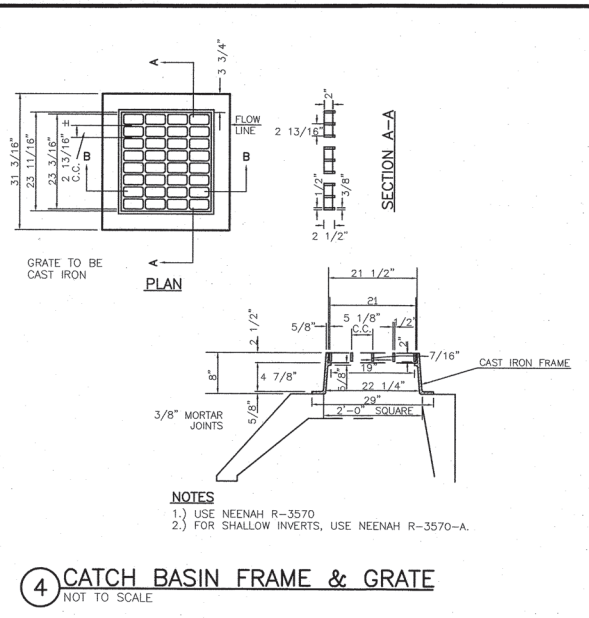
1 DOVER STD. D-3 Drainage Trench
NOT TO SCALE



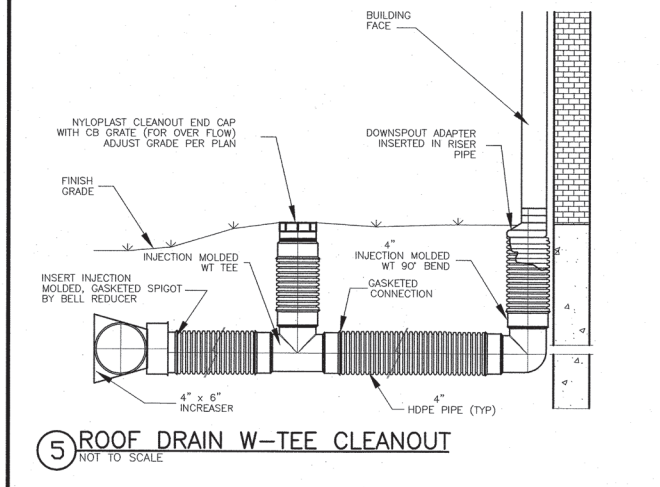
2 STORMTECH UNDERDRAIN DETAIL
NOT TO SCALE



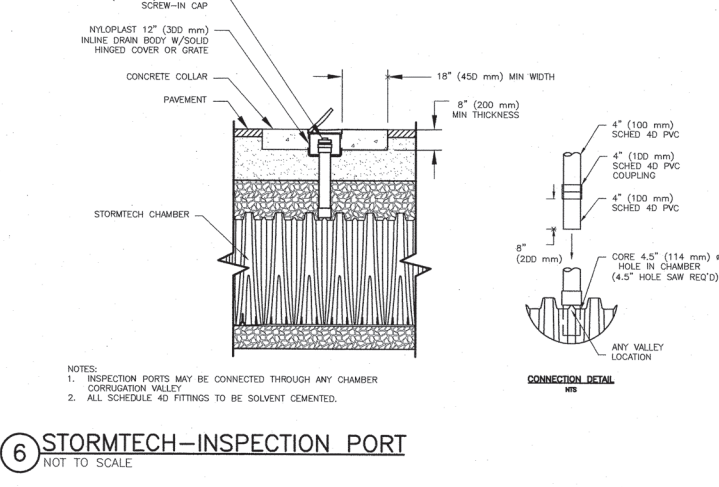
3 STORMTECH SC-310
NOT TO SCALE



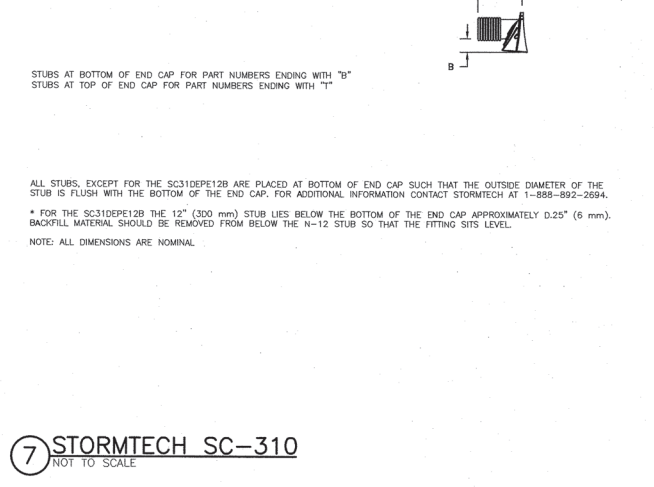
4 CATCH BASIN FRAME & GRATE
NOT TO SCALE



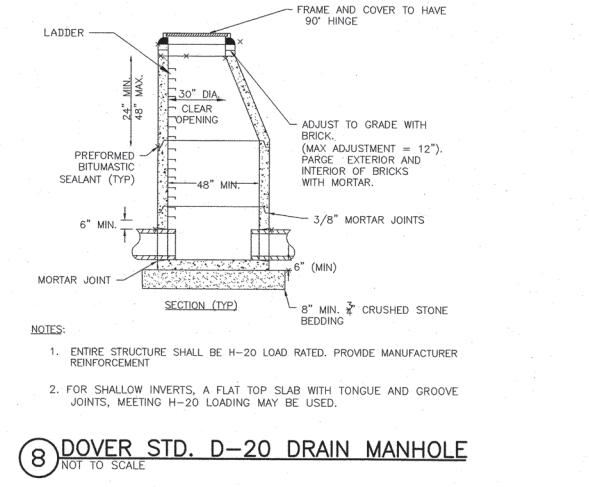
5 ROOF DRAIN W-TEE CLEANOUT
NOT TO SCALE



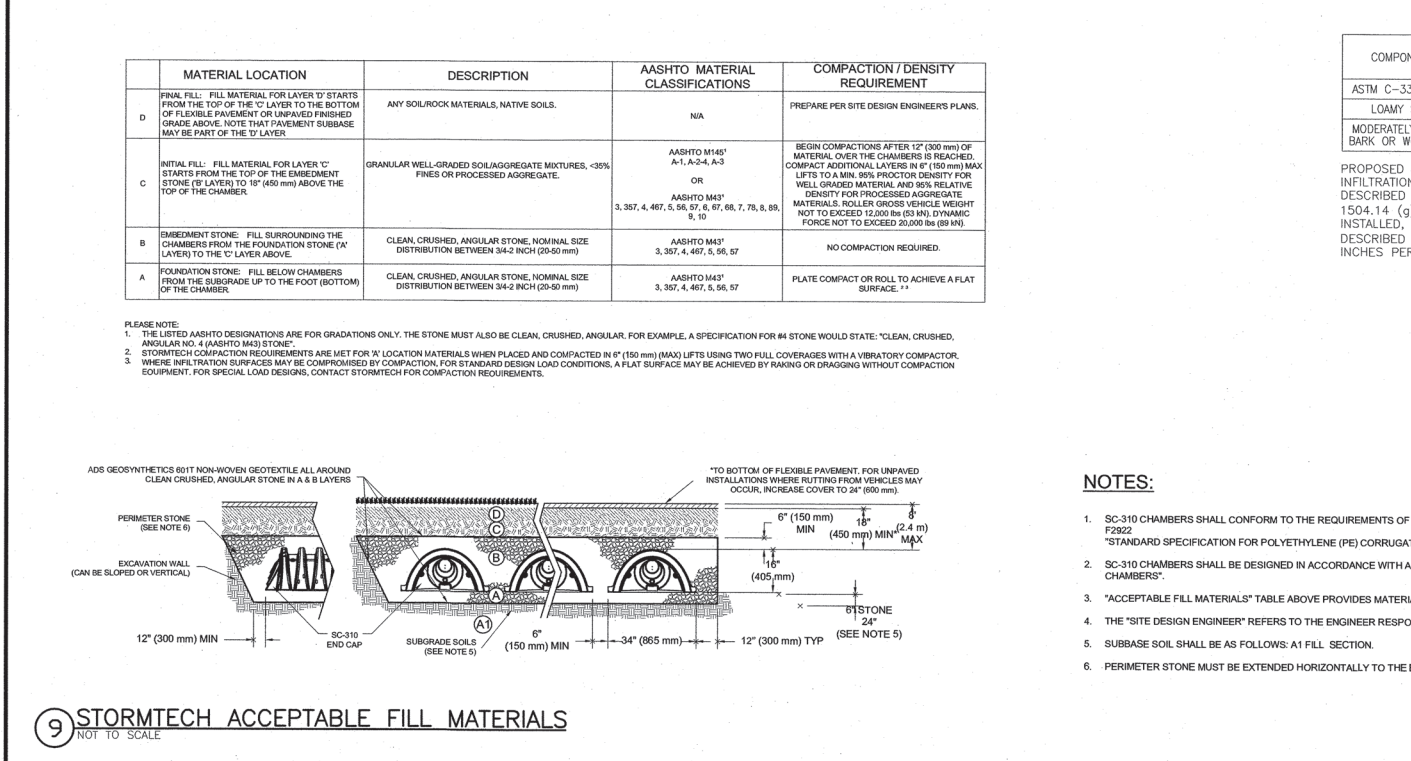
6 STORMTECH-INSPECTION PORT
NOT TO SCALE



7 STORMTECH SC-310
NOT TO SCALE



8 DOVER STD. D-20 DRAIN MANHOLE
NOT TO SCALE



9 STORMTECH ACCEPTABLE FILL MATERIALS
NOT TO SCALE

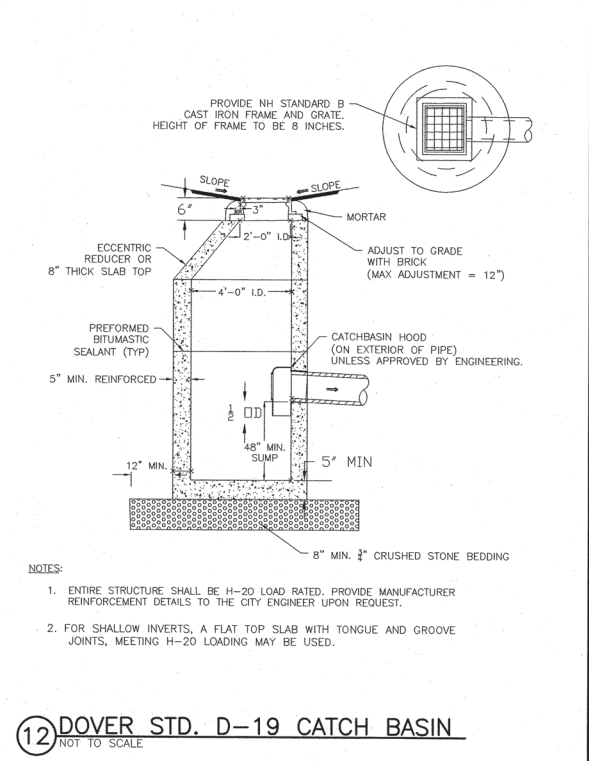
FILL SPECIFICATION A1

COMPONENT MATERIAL	PERCENT BY VOLUME	GRADATION OF MATERIAL
		SIEVE No. % PASSING BY WEIGHT
ASTM C-33 CONCRETE SAND	50-55%	200 15-25%
LOAMY SAND TOPSOIL	20-30%	200 <5%
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH	20-30%	200 <5%

PROPOSED FILL UNDER INFILTRATION SYSTEM SHALL BE TESTED FOR INFILTRATION RATE PRIOR TO INSTALLATION BY THE LABORATORY METHOD DESCRIBED IN NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES Env-Wq 1504.14 (g). AFTER FILL IS PLACED BUT BEFORE THE PRACTICE IS INSTALLED, FILL SHALL BE TESTED BY FIELD MEASUREMENT METHOD DESCRIBED IN Env-Wq 1504.14 (b). A MINIMUM INFILTRATION RATE OF 4 INCHES PER HOUR MUST BE ACHIEVED IN BOTH TESTS.

NOTES:

- SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBODIMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- SUBBASE SOIL SHALL BE AS FOLLOWS: A1 FILL SECTION.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.



10 DOVER STD. D-19 CATCH BASIN
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS

DATE	DESCRIPTION
9-12-24	REVISED PER TRC COMMENTS
10-24-24	REVISED PER TRC COMMENTS

STATE OF NEW HAMPSHIRE
ROBERT STOVELL
No. 8903
PROFESSIONAL SEAL

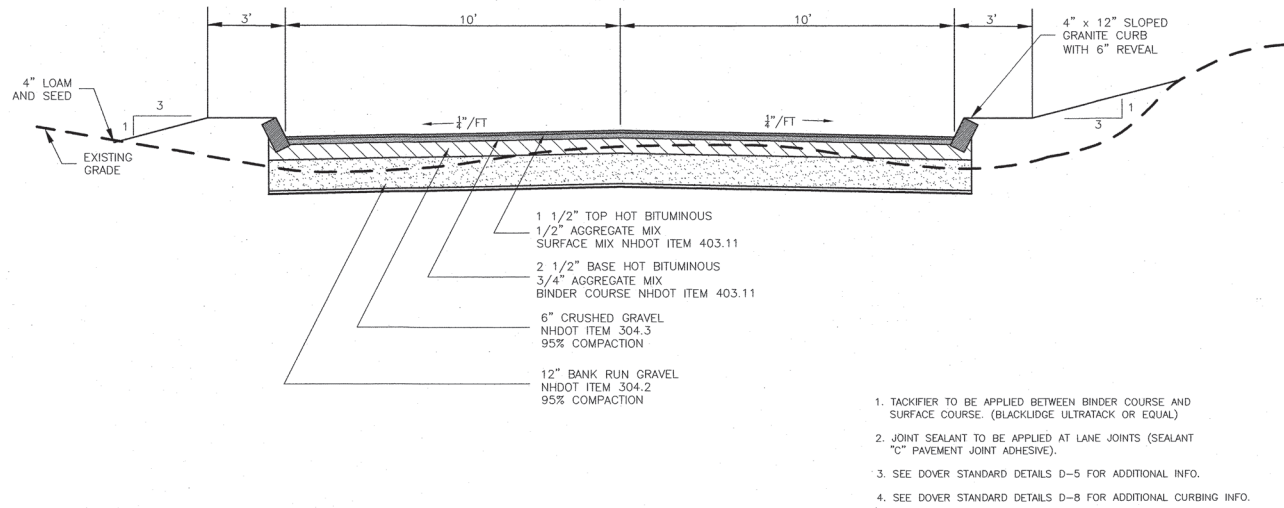
CONSTRUCTION DETAILS

103 COURT STREET

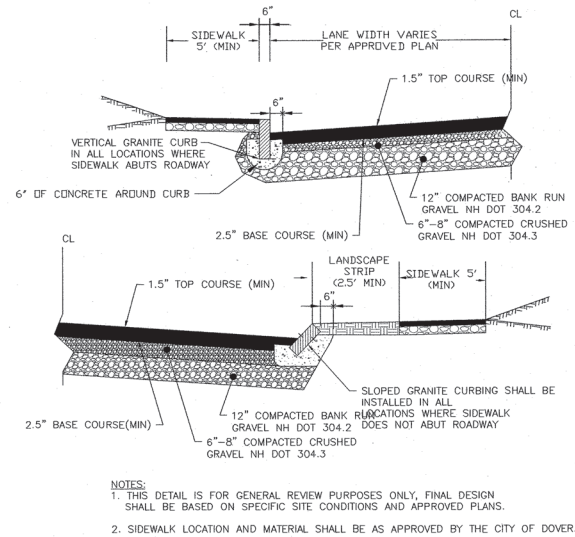
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024
JOB No. 24101

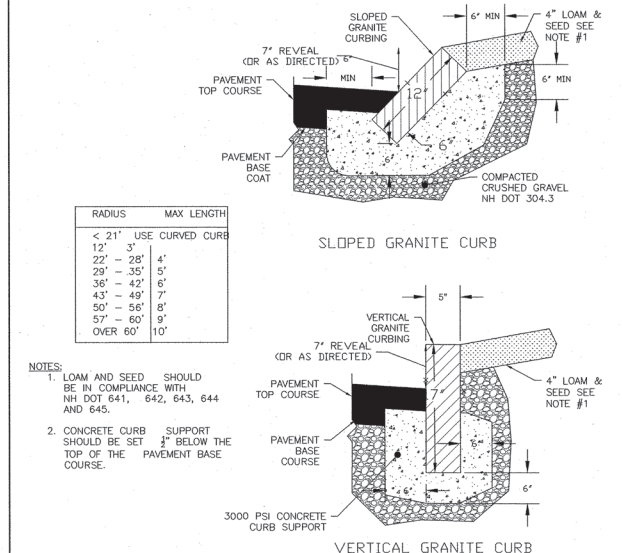
SHEET No. **SP-7**



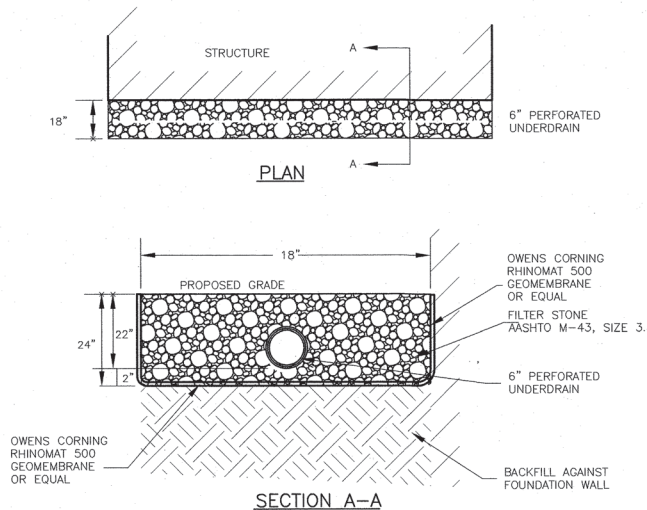
1 TYPICAL DRIVEWAY CROSS SECTION
NOT TO SCALE



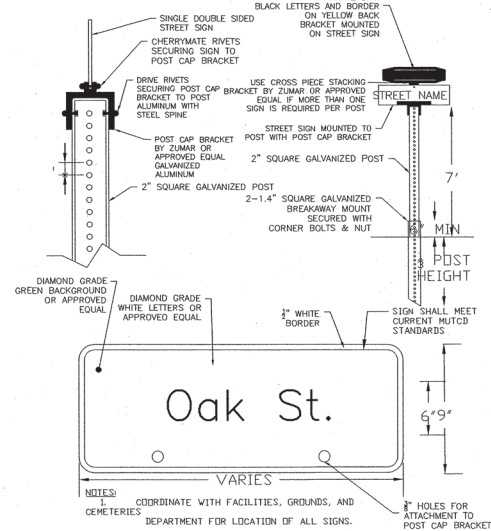
3 DOVER STD. D-5 Roadway Cross Section
NOT TO SCALE



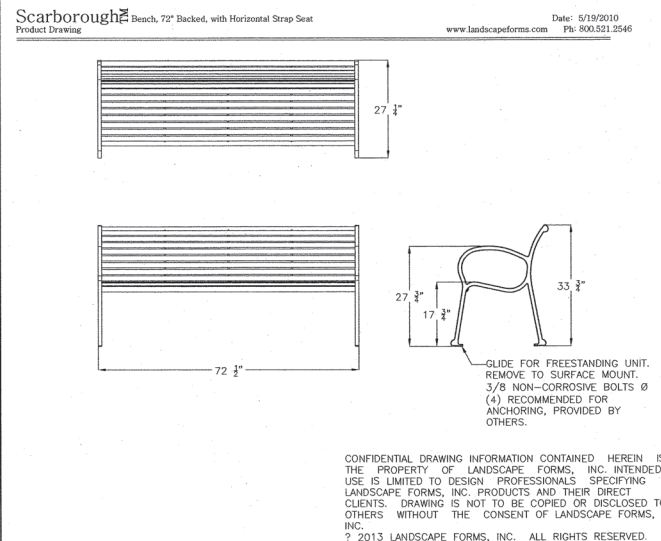
4 DOVER STD. D-8 Granite Curb
NOT TO SCALE



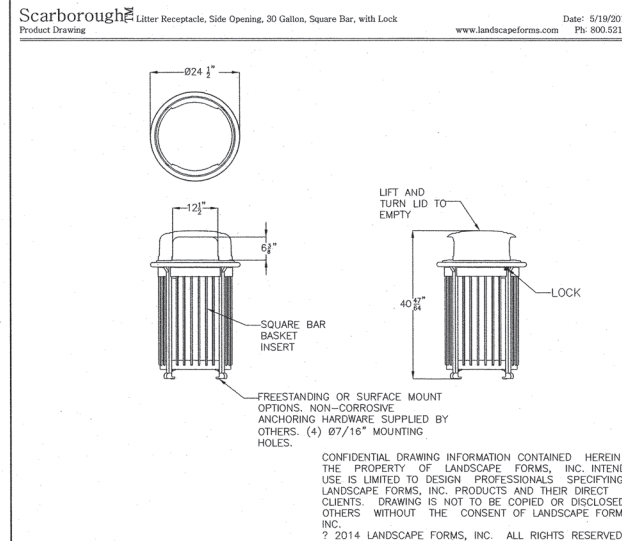
5 BUILDING DRIP EDGE
NOT TO SCALE



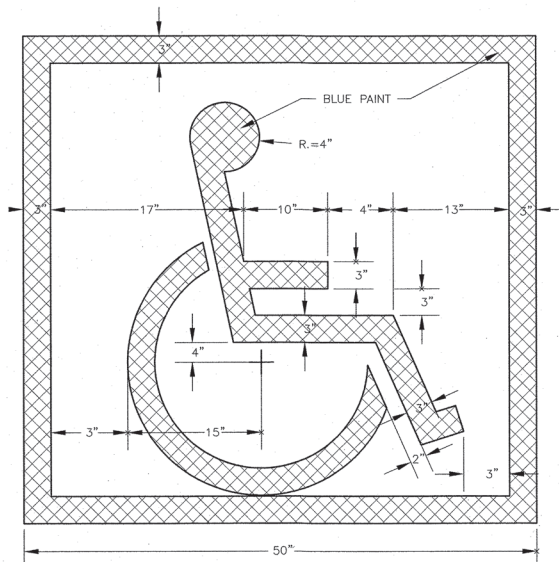
6 DOVER STD. D-1 Street Sign
NOT TO SCALE



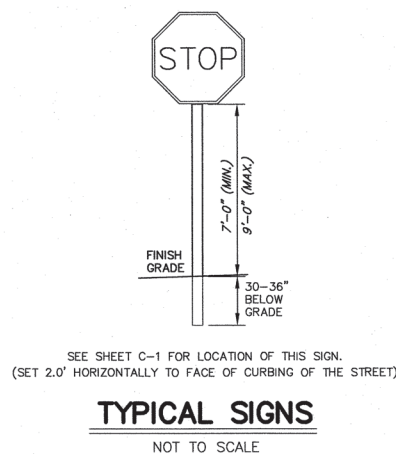
7 PARK BENCH DETAIL
NOT TO SCALE



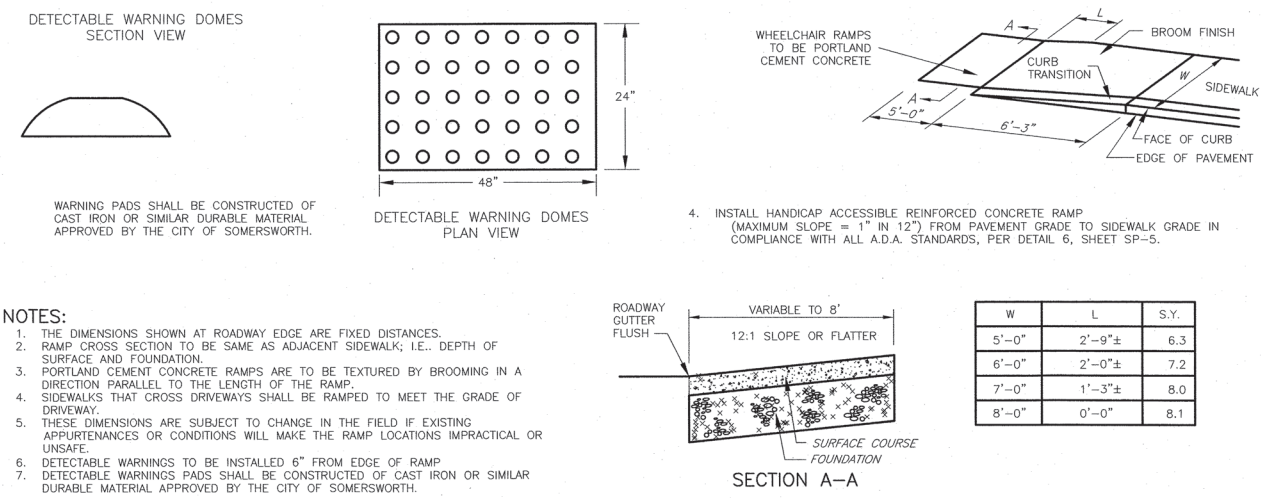
8 TRASH BIN DETAIL
NOT TO SCALE



9 HANDICAP SYMBOL DETAIL
NOT TO SCALE



10 STOP SIGN
NOT TO SCALE



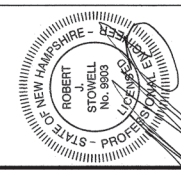
11 WHEEL CHAIR RAMP
NOT TO SCALE

TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 9890

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
1	9-12-24	REVISED PER TRC COMMENTS



CONSTRUCTION DETAILS

103 COURT STREET

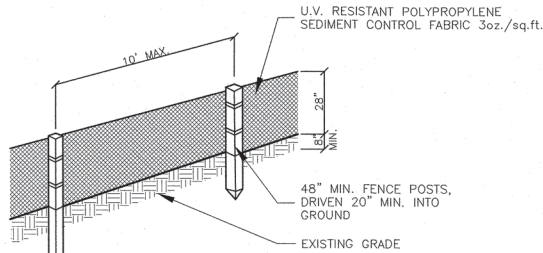
103 COURT STREET
DOVER, NEW HAMPSHIRE
STAFFORD COUNTY

JOB No. 24101
AUGUST 15, 2024

SHEET No.

SP-8

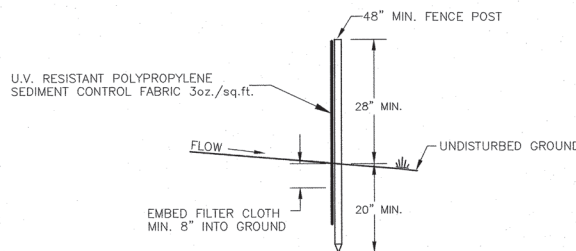
(P24-0012)



PERSPECTIVE VIEW

NOTES

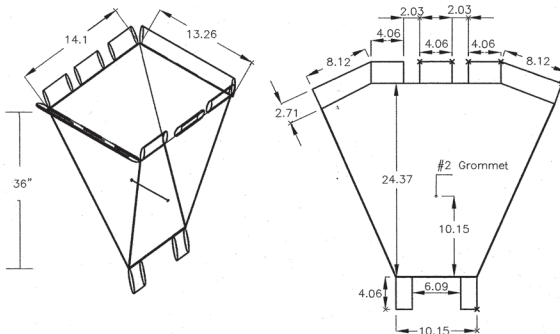
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, DATED AUGUST 1992.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 20 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ.IN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.



SECTION

1 SILT FENCE

NOT TO SCALE



* INSTALL IN CB #101, #102, #103, #104 & EX CB #5944

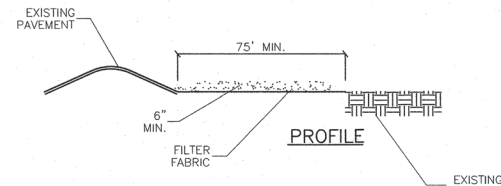
Specifications:

- a) Fabric used should not be laminated.
- b) Silt sack to have two #2 grommets, one on each of the two sides, 15" from the bottom of the silt sack
- c) Tie 1/4" wide yellow rope 19" long through the grommets on two sides of the silt sack.

2 Hi Vis Hi Flow Silt Sack

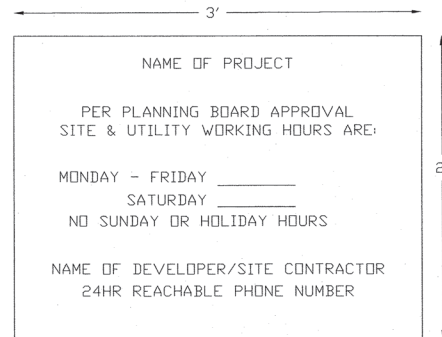
NOT TO SCALE

1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY. PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 1" - 2" STONE TO MATCH SLOPE OF EXISTING ROAD.
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT SIDE TO TRAP ANY SILT WASHED FROM THE STONE.
4. HAYBALES OR SILT FENCE SHALL BE PLACED ON THE DOWN GRADIENT SIDE AS SHOWN ON THE EROSION CONTROL PLAN.



5 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

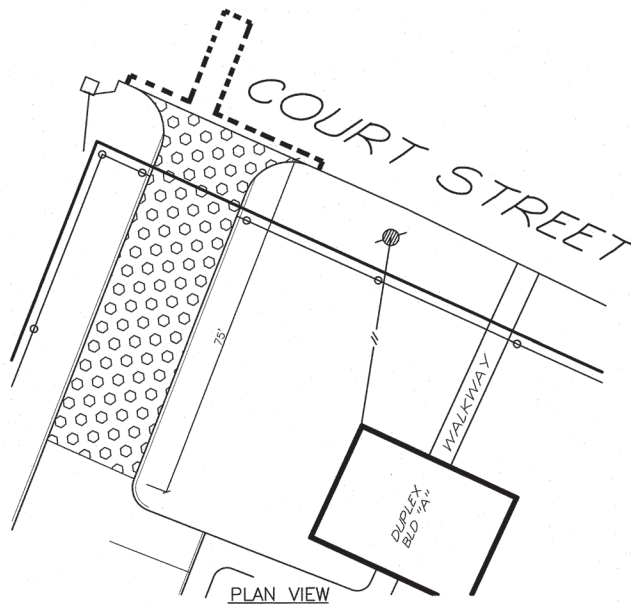


NOTES:

1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND
3. HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL.

3 DOVER STD. D-2 Construction Sign

NOT TO SCALE



PLAN VIEW

1. THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
 2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.
- CRITICAL AREAS**
Anywhere on the site that existing vegetation is to be removed will require immediate erosion control treatment. Special care should be taken where runoff enters wetlands. All storm water practices areas shall be stabilized prior to directing storm water to them; specifically all bioretention basins and all infiltration practices.

EROSION AND SEDIMENT CONTROL PRACTICES

Erosion and sediment control practices will include the use of rip-rap, and silt fence check dams. All erosion and sediment control practices will be constructed and maintained according to the minimum standards and specifications contained in the "New Hampshire Stormwater Manual, Volume 2".

A. Erosion and Sediment Control Measures

1. The erosion control procedures shall conform to Section 645 of the "Standard Specifications for Road and Bridge Construction" of the NH DOT, and the "New Hampshire Stormwater Manual."
2. During Construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of land should be exposed at any one time during development. The amount of exposed areas which are temporarily stabilized without permanent stabilization shall be limited to 5 acres.
3. During grading operations, install stone check dams at 50 foot intervals in drainage swales and at drain inlets where shown. Barriers are to be maintained and cleaned until disturbed areas are stabilized.
4. Any disturbed areas which are to be left temporarily, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass to prevent erosion.
5. Silt fences and other erosion control measures shall be inspected weekly and after every 0.25" rainfall event during the life of the project. All damaged silt fences shall be repaired. Sediment deposits shall periodically be removed.
6. Avoid the use of future open spaces (loam and seed areas) wherever possible during the construction. Construction traffic shall use the roadbeds of future roads and parking areas.
7. Topsoil required for the establishment of vegetation shall be stock piled in amounts necessary to complete finished grading of all exposed areas.
8. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in an approved facility.
9. All fills shall be placed and compacted to reduce erosion, slippage settlement, subsidence or other related problems.
10. All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
11. Frozen material or soft, mucky or highly compressible material shall not be incorporated into fills.
12. Fill material shall not be placed on a frozen foundation subgrade.
13. Disturbed areas shall be seeded immediately following finished grading.
14. Limit of exposed area that is temporarily stabilized without permanent stabilization is 5 acres or less.
15. All areas not stabilized by Nov. 1st must be protected by Erosion Control Blankets or equivalent and mulched/seeded with winter rye or oats.
16. All disturbed areas must be seed and mulched within 3 days of final grading, permanently stabilized within 15 days of final grading or temporarily stabilized within 45 days of initial disturbance.
17. All ditches and swales are to be stabilized prior to directing runoff to these features.
18. All cut and fill slopes shall be seeded immediately.
19. An area shall be considered stable if one of the following has occurred:
 - a.) Base course gravels are installed in areas to be paved
 - b.) A minimum of 85% vegetated growth has been established
 - c.) A minimum of 3" of non-erosive material such as stone or riprap has been installed
 - d.) Erosion control blankets have been properly installed.

B. Vegetative Practice

All ground areas opened up for construction will be regraded, loamed, seeded and mulched in the shortest practical time. All Temporary and Permanent Seeding must be applied prior to October 1st. Employ temporary erosion and sedimentation control devices as detailed in this plan as necessary until adequate stabilization has been assured.

A. Temporary Seeding & Hay Mulching

1. At no time shall any disturbed area remain unstabilized for longer than 30 days. All areas where construction is not completed within 30 days of the initial disturbance shall receive temporary seeding measures.
2. Fertilizer shall be spread on the top layer of loam and worked into the surface. Fertilizer application rate shall be 300 pounds per acre of 10-10-10 fertilizer.
3. Seed shall be Winter Rye, 112 LBS. per acre.
4. Remove stones and trash that will interfere with seeding the area. Where feasible, till the soil to a depth of about 3 inches to prepare a seedbed and mix fertilizer into the soil. The seedbed should be left in a firm and smooth condition. The last tillage operation should be performed across the slope whenever practical.
5. If seeding between May 15th and August 15th, hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook.
6. The surface shall be watered and kept moist with a fine spray as required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds are removed.

B. Permanent Seeding & Hay Mulching

1. All disturbed areas shall be loamed (4") and limed. Lime shall be thoroughly incorporated into the loam layer at a rate of 2 tons per acre.
2. Fertilizer shall be spread on the top layer of loam and worked into then surface. Fertilizer application rate shall be 500 pounds per acre of 10-20-20 fertilizer.
3. Seed shall be 48 lbs. per acre, SCS mixture "c" (20 lbs tall fescue, 20 lbs. creeping red fescue and 8 lbs. birds foot trefoil = 48 lbs total.) The soil shall be lightly raked immediately before seeding. One half the seed shall be sown in one direction and the other half at right angles to the original direction. It shall be lightly raked in to the soil to a depth not over 1/4 inch and rolled with hand roller weighing not over 100 points per linear foot to width.
4. Hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook. The surface shall be watered and kept moist with a fine spray as required without washing away the soil, until the grass is well established. Any areas which are not satisfactorily covered with grass shall be reseeded, and all noxious weeds removed.

CONSTRUCTION SEQUENCE

1. Do not begin construction until all local, state and federal permits have been applied for and received.
2. Install silt fences filterexx sock as necessary to control erosion and prevent sediment contamination prior to any earth moving activities.
3. Cut and remove trees, shrubs, saplings, brush, vines and other debris and rubbish as specified for construction.
4. Care shall be taken to preserve the infiltration capacity of the infiltrating soil. See the New Hampshire Stormwater Manual for additional information.
5. Construct stormwater Filtration Practice (Bio #1). Do not direct runoff to these practices until the practice and contributing areas are fully stabilized.
6. Building construction may begin.
7. Construct driveways, parking and utilities.
8. Cut and fill slopes shall be seeded immediately after their construction.
9. All areas receiving runoff, including but not limited to the stormwater infiltration shall be stabilized prior to directing runoff to them.
10. All soils that are finish graded must be stabilized within 72 hours of disturbance.
11. Maintain disturbed areas as necessary.

MAINTENANCE

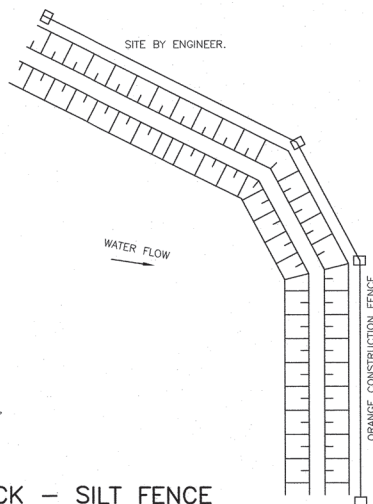
During the period of construction and/or until long term vegetation is established:

1. Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.
2. The side slopes will be checked after each significant rainfall.
3. The side slopes will be checked weekly and repaired when necessary until adequate vegetation is established.
4. The silt fence barriers will be checked regularly. Necessary repairs will be made to correct undermining or deterioration of the structures.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melts.
2. All ditches or swales which do not exhibit a minimum of 85% vegetation growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions.
3. After November 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.

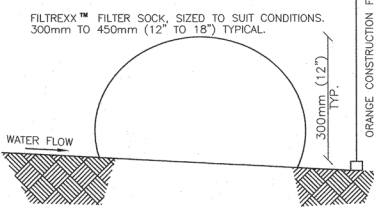
12 EROSION AND SEDIMENT CONTROL NOTES



9 FILTREXX SOCK - SILT FENCE

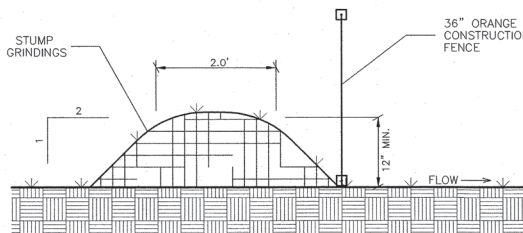
NOT TO SCALE

TYPICAL BERM FOR MINIMAL GRADES SHOWN. FOR STEEPER GRADES, I.E. 2:1 SLOPES INCREASE BERM SIZE AS DETERMINED ON



FILTER COMPOST MATERIAL AS PER SPECIFICATIONS.

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE WILL BE NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSE AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES OF LESS THAN 5%.
4. THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY MASS WEIGHT BASIS, AND BE FIBEROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
5. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIALS.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.



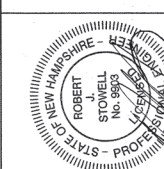
11 EROSION CONTROL MULCH BERM

NOT TO SCALE

ISSUED FOR TRC REVIEW
October 24, 2024

TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TELEPHONE 603 742 8107
FAX 603 742 8830

REVIEWS	DATE:	DESCRIPTION:
	9-12-24	REVISED PER TRC COMMENTS



CONSTRUCTION DETAILS

103 COURT STREET

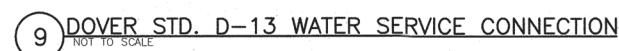
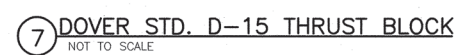
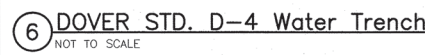
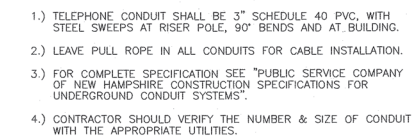
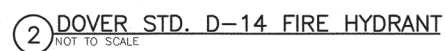
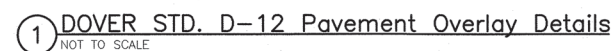
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

JOB No. 24101
AUGUST 15, 2024

SHEET No.

SP-9

(P24-0012)



TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS

DATE:

DESCRIPTION:

CONSTRUCTION DETAILS

103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

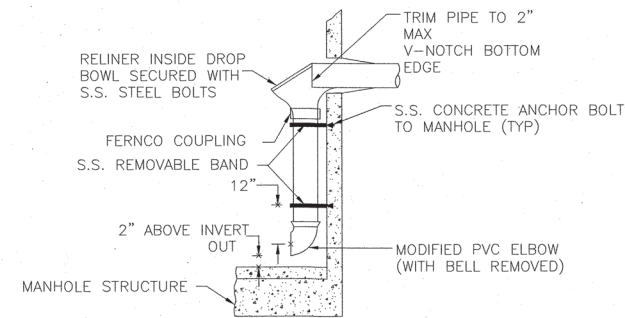
AUGUST 15, 2024

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

SHEET No.

SP-10

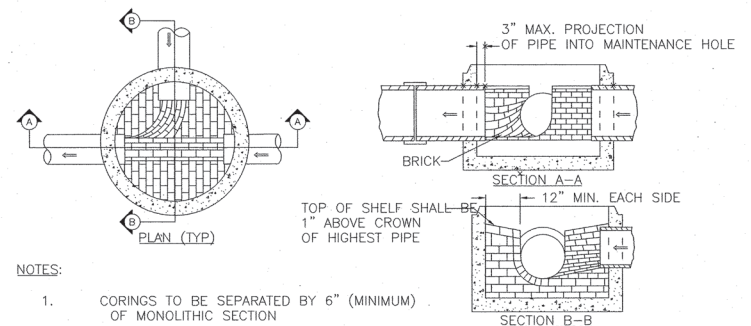
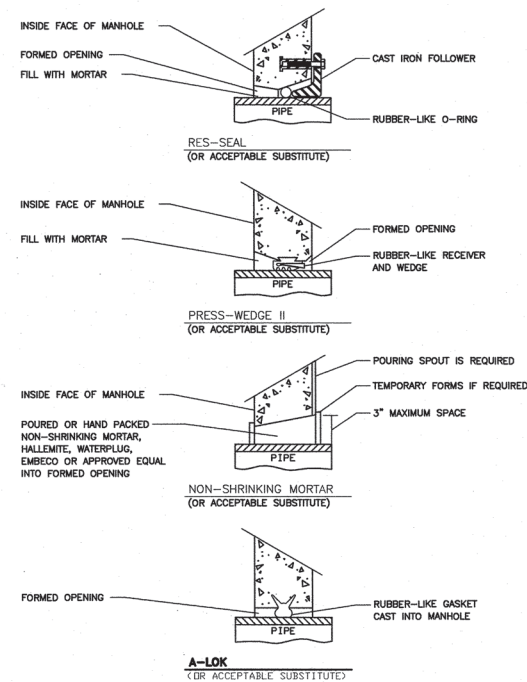
(P24-0012)



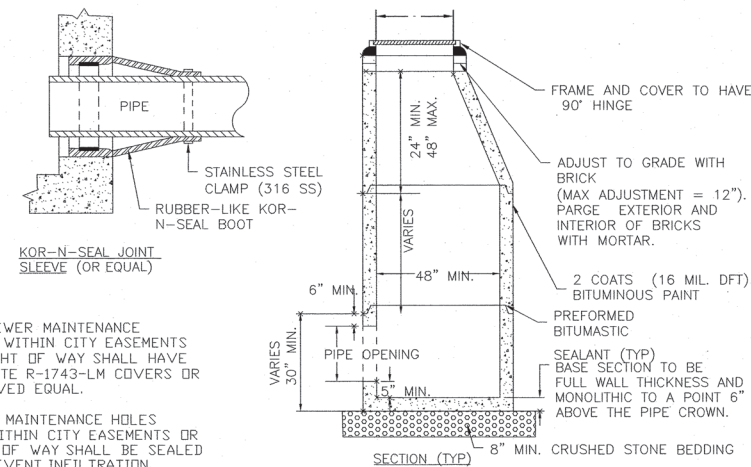
INTERNAL DROP

- NOTES:
1. INTERNAL DROPS ARE PROHIBITED UNLESS APPROVED BY THE CITY ENGINEER.
 2. IF DROP IS FOR AN EXISTING MANHOLE, REWORK SHELF TO FORM NEW CHANNEL FOR NEW DROP CONNECTIONS.
 3. BRICK INVERT NOT SHOWN ON DETAIL.

DOVER STD. D-18 MH DROP INLET



- NOTES:
1. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION



- NOTES:
1. ALL SEWER MAINTENANCE HOLES WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL HAVE LIFTMATE R-1743-LM COVERS OR APPROVED EQUAL.
 2. SEWER MAINTENANCE HOLES NOT WITHIN CITY EASEMENTS OR RIGHT OF WAY SHALL BE SEALED TO PREVENT INFILTRATION.

DOVER STD. D-16 SEWER MANHOLE

GENERAL NOTES

- 1) IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS(H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- 2) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE.
- 3) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
- 4) LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.
- 5) INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY OR PRECAST CONCRETE.
- 6) FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" FOR SEWERS AND "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER
- 7) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, SIZE NUMBER 67.

100% PASSING 1 INCH SCREEN	0-10% PASSING #4 SIEVE
90-100% PASSING 1/2 INCH SCREEN	0-5% PASSING #8 SIEVE
20-55% PASSING 3/4 INCH SCREEN	

 WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 INCH SHALL BE USED.
- 8) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES: RCP & CI PIPE - ALL SIZES - 48"
- 9) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.
- 10) MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:
 1. THE STEPS SHALL BE MANUFACTURED OF PLASTIC. THEY SHALL BE SHAPED SO THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
 2. THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
 3. THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD. APPROXIMATELY 14"x10" IN DIMENSION.
- 11) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE ENGINEER, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET. APPROVED ELASTOMERIC SEALANTS ARE: RAM-NEK KENT SEAL NO.2 EZ
- 12) PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.

SHEET No.

SP-11

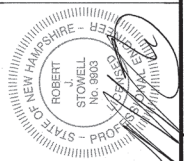
SEWER DETAILS
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

ISSUED FOR TRC REVIEW
October 24, 2024

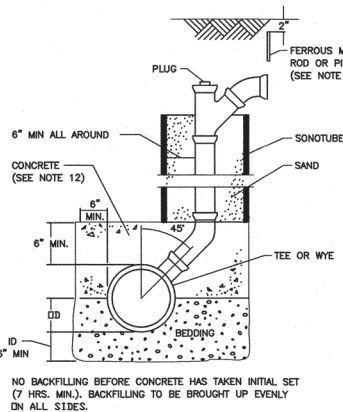
REVISIONS	DATE	DESCRIPTION
	9-12-24	REVISED PER TRC COMMENTS
	10-24-24	REVISED PER TRC COMMENTS



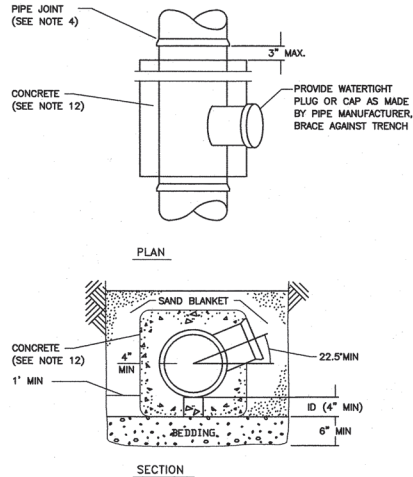
TRITECH

ENGINEERING CORPORATION

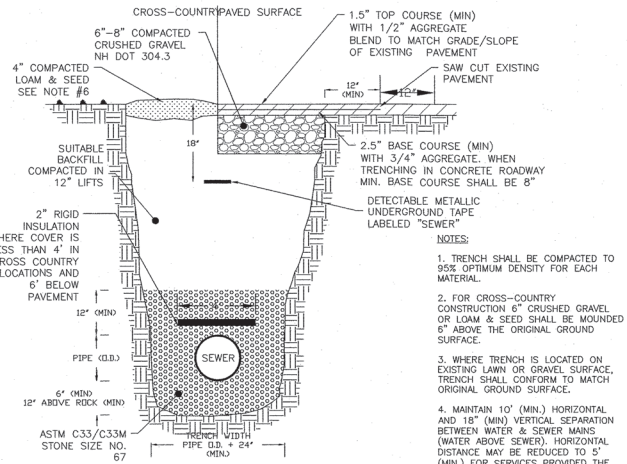
766 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630



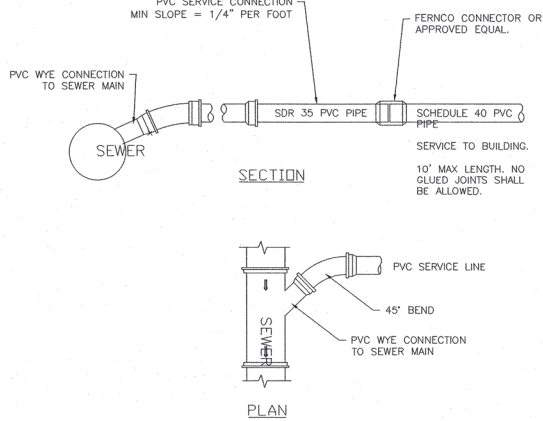
CHIMNEY (SEE NOTE 13)
NOT TO SCALE



CONCRETE FULL ENCASEMENT
NOT TO SCALE



DOVER STD. D-3 Sewer Trench



DOVER STD. D-17 SEWER SERVICE

GENERAL NOTES

- 1) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.
- 2) PIPE AND JOINT MATERIALS:
 - A. PLASTIC SEWER PIPE
 1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE
 2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
 3. ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).
 4. JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.
 - B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.
 1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
 2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS
- 3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
- 4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
- 5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.
- 6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4" PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

- 7) TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)
 - A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
 - B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
 - C. DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.
- LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.
- 8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
- 9) HOUSE WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.
- 10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

	100% PASSING	1 INCH SCREEN
	90%-100% PASSING	3/4 INCH SCREEN
	20%- 55% PASSING	3/8 INCH SCREEN
	0%- 10% PASSING	#4 SIEVE
	0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.
- 11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
- 12) CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS AS FOLLOWS:

CEMENT:	6.0 BAGS PER CUBIC YARD
WATER:	5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE:	1 INCH
- 13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.
- 14) MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SEWER LINES AND WATER LINES, AND AN 18" VERTICAL SEPARATION AT SEWER AND WATER CROSSINGS, WITH WATER OVER SEWER.

GENERAL NOTES

- 1) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL FOR TRENCH WIDTH SEE NOTE 7.
- 2) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

	100% PASSING	1 INCH SCREEN
	90%-100% PASSING	3/4 INCH SCREEN
	20%- 55% PASSING	3/8 INCH SCREEN
	0%- 10% PASSING	#4 SIEVE
	0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.
- 3) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90%-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.
- 4) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED.

- 5) BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION.

- 6) WOOD SHEETING, IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- 7) W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES, FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- 8) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 9) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 LB) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH
- 10) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

TRITECH

ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 8830

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
1	9-12-24	REVISED PER TRC COMMENTS
2	10-24-24	REVISED PER TRC COMMENTS
3		
4		
5		



SEWER DETAILS

103 COURT STREET

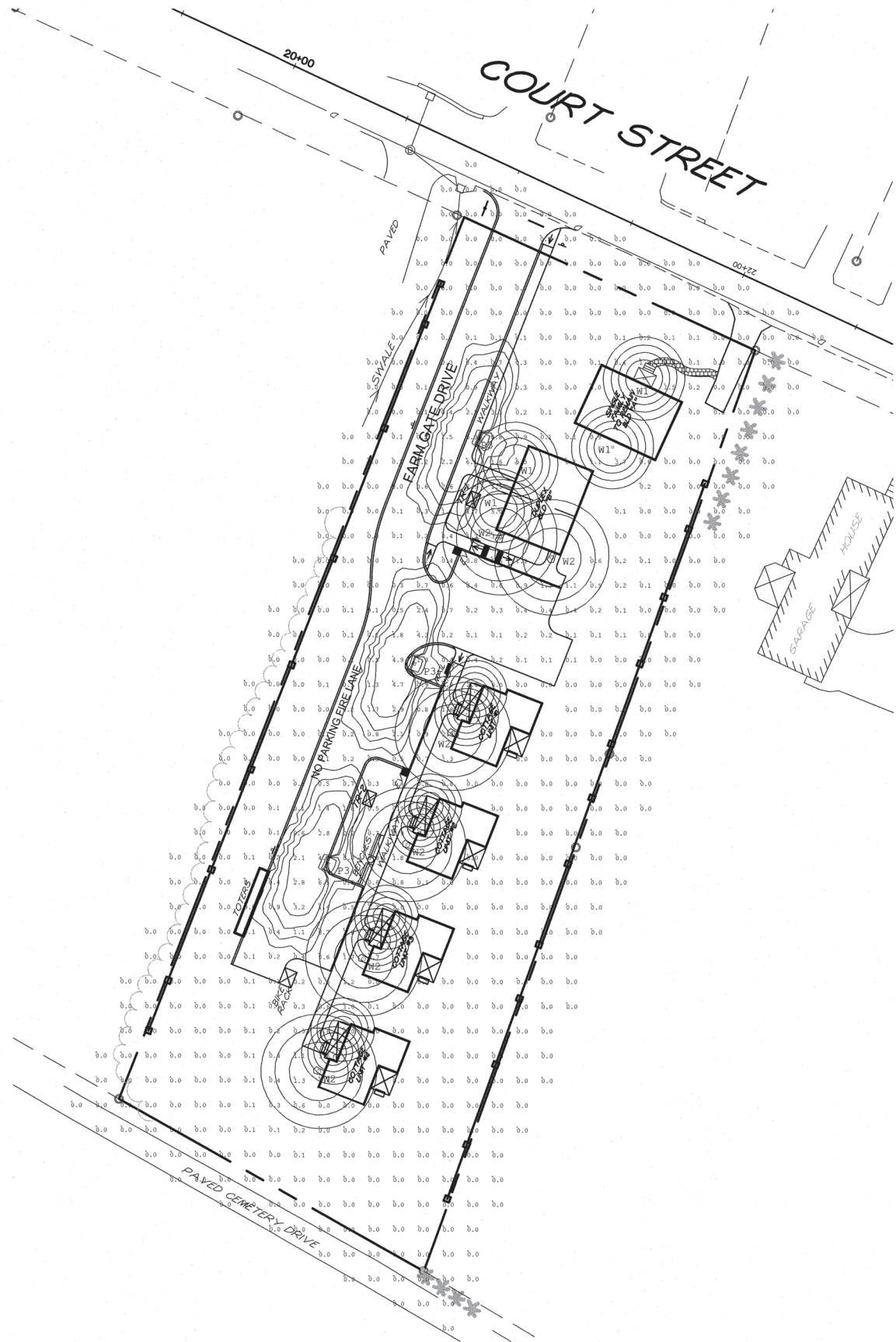
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

SHEET No.

SP-12

(P24-0012)

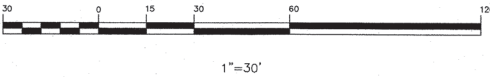


LIGHTING NOTES

1. EXTERIOR LIGHTING SHALL BE DOWN LIT AND FULLY SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND ROADWAYS.
2. ALL PARKING AREA POLE LIGHTING SHALL BE EQUIPPED WITH A TIMER AND SHALL SHUT OFF NO LATER THAN 10 PM EACH DAY AND REMAIN OFF UNTIL THE FOLLOWING EVENING. IN THE EVENT THAT THE BUSINESS REMAINS OPEN AFTER 10 PM, THE PARKING LOT LIGHTING SHALL SHUT OFF NO LATER THAN ONE HOUR AFTER CLOSING.
3. PHOTOMETRICS CONTAINED ON THIS PLAN PROVIDED BY EXPOSURE LIGHTING.

ALL DRIVES AND PARKING				PARKING AT DUPLEX BLDG B				PARKING IN FRONT OF COTTAGE 1				PARKING IN FRONT OF COTTAGE 3			
Illuminance (Fc)				Illuminance (Fc)				Illuminance (Fc)				Illuminance (Fc)			
Average = 0.99				Average = 0.64				Average = 1.18				Average = 0.77			
Maximum = 6.5				Maximum = 1.3				Maximum = 2.9				Maximum = 1.4			
Minimum = 0.0				Minimum = 0.3				Minimum = 0.5				Minimum = 0.4			
Avg/Min Ratio = N/A.				Avg/Min Ratio = 2.13				Avg/Min Ratio = 2.36				Avg/Min Ratio = 1.93			
Max/Min Ratio = N/A.				Max/Min Ratio = 4.33				Max/Min Ratio = 5.80				Max/Min Ratio = 3.50			

Luminaire Schedule	Qty	Label	Arrangement	Description	Tag	(MANUFAC)
⊙	8	C	Single	REL41120SRWH (3000K)	RECESSED PORCH LIGHT	ELCOS, INC.
⊙	3	P3	Single	CS-P-20W-30-73-BLP-TRE / AP00-13-TRE	12' POLE	Amelink, LLC
⊙	4	W1	Single	RE100-12L-UVY-30-F006-CXK-LG596WL / GB A 3 CXK	WALL MOUNTED 9.5' AFU	LSI INDUSTRIES, INC.
⊙	8	W2	Single	RE200-17L-UVY-30-F006-CXK-LG596WL / GB A 3 CXK	WALL MOUNTED 18' AFU	LSI INDUSTRIES, INC.



TRITECH
ENGINEERING CORPORATION

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS

DATE	DESCRIPTION
9-12-24	REV. PER TRC COMMENTS
10-24-24	REV. PER TRC COMMENTS

SHEET No.

103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

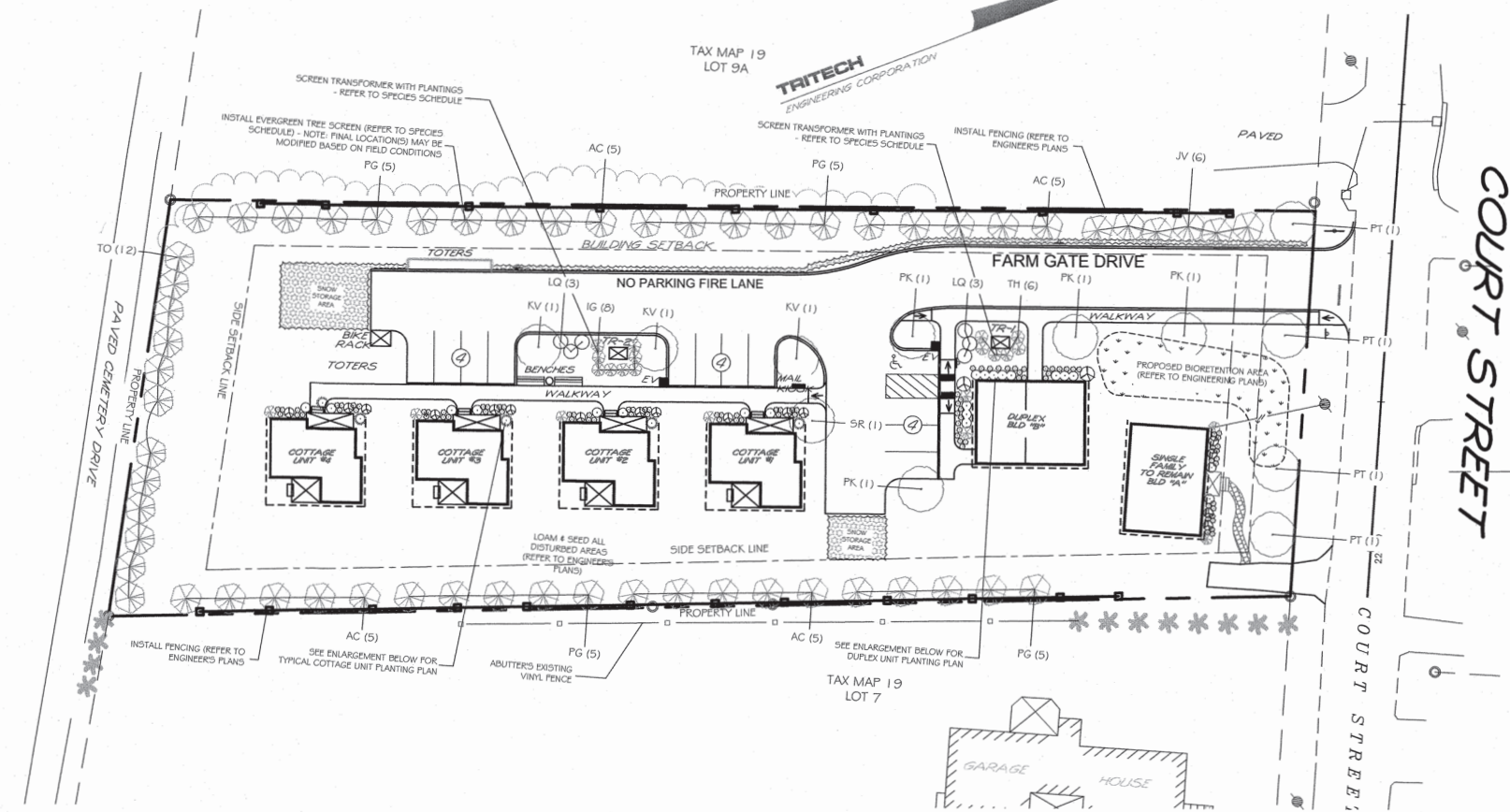
4-1

LIGHTING PLAN

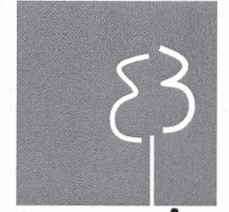
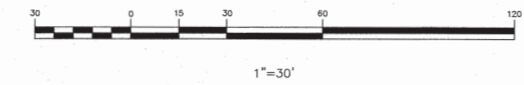
AUGUST 15, 2024

JOB No. 24101

795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3600



PLANTING SCHEDULE			
TREES	SIZE	SYMBOL	QTY
<i>Abies concolor</i> / White Fir	6-8' B&B	AC	20
<i>Juniperus virginiana</i> 'Emerald Sentinel' / Emerald Sentinel Eastern Red Cedar	6-8' B&B	JV	6
<i>Picea glauca</i> / White Spruce	6-8' B&B	PG	20
<i>Prunus cerasifera</i> 'Krauter Vesuvius' / Krauter Vesuvius Flowering Plum	3-3.5" CAL	KV	3
<i>Prunus serrulata</i> 'Kwanzan' / Kwanzan Flowering Cherry	3-3.5" CAL	PK	4
<i>Platanus x acerifolia</i> 'Exclamation' / Exclamation Planetree	3-3.5" CAL	PT	4
<i>Syringa reticulata</i> 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	3-3.5" CAL	SR	1
<i>Thuja occidentalis</i> 'Techny' / Techny Arborvitae	6-8' B&B	TO	12
SHRUBS			
<i>Azalea</i> 'Bloom A Thon Double Pink' / Bloom A Thon Double Pink Azalea	2-2.5' B&B	AZ	12
<i>Buxus</i> 'Green Mountain' / Green Mountain Boxwood	2-2.5' B&B	BX	4
<i>drangea macrophylla</i> 'Endless Summer' / Endless Summer Bigleaf Hydrangea	24-36"	ES	10
<i>hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	24-36"	LQ	9
<i>Ilex crenata</i> 'Hetzii' / Hetzi Japanese Holly	24-36"	IC	4
<i>Ilex glabra</i> 'Compacta' / Compact Inkberry	2-2.5' B&B	IG	16
<i>Ilex meservae</i> 'Blue Maid' / Blue Maid Holly	2-2.5' B&B	IM	2
<i>Rhododendron</i> 'Wilsoni' / Wilson Rhododendron	2.5'-3' B&B	RW	2
<i>Rosa</i> 'Knockout Double' / Knockout Double Rose	24-36"	RK	5
GRASSES			
<i>Miscanthus sinensis</i> 'Adagio' / Dwarf Maiden Grass	#3	MA	4
PERENNIALS			
<i>Coreopsis</i> 'Enchanted Eve' / Enchanted Eve Tickseed	#1	CE	9
<i>Echinacea</i> 'Butterfly Kisses' / Butterfly Kisses Coneflower	#1	BK	15
<i>Hemerocallis</i> 'Happy Returns' / Happy Returns Daylily	#1	HR	18
<i>Pervoskia atriplicifolia</i> / Russian Sage	#1	PA	15
<i>Rudbeckia flugida</i> 'Goldstrum' / Goldstrum Black-Eyed Susan	#1	RF	15
<i>Salvia</i> 'Caradonna' / Caradonna Sage	#1	SC	15
<i>Salvia</i> 'Marcus' / Marcus Sage	#1	SM	9



terrain
planning & design llc

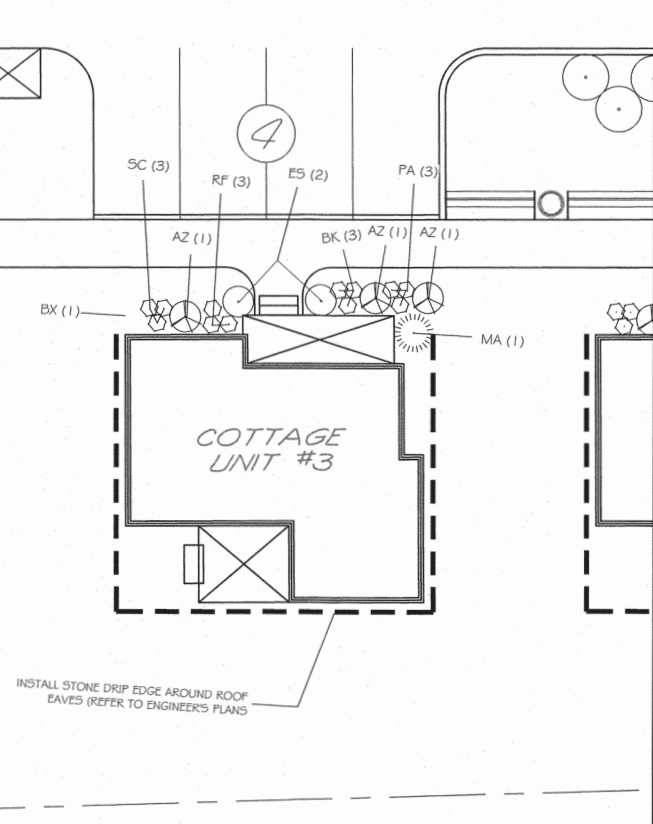
311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

TRITECH
ENGINEERING CORPORATION

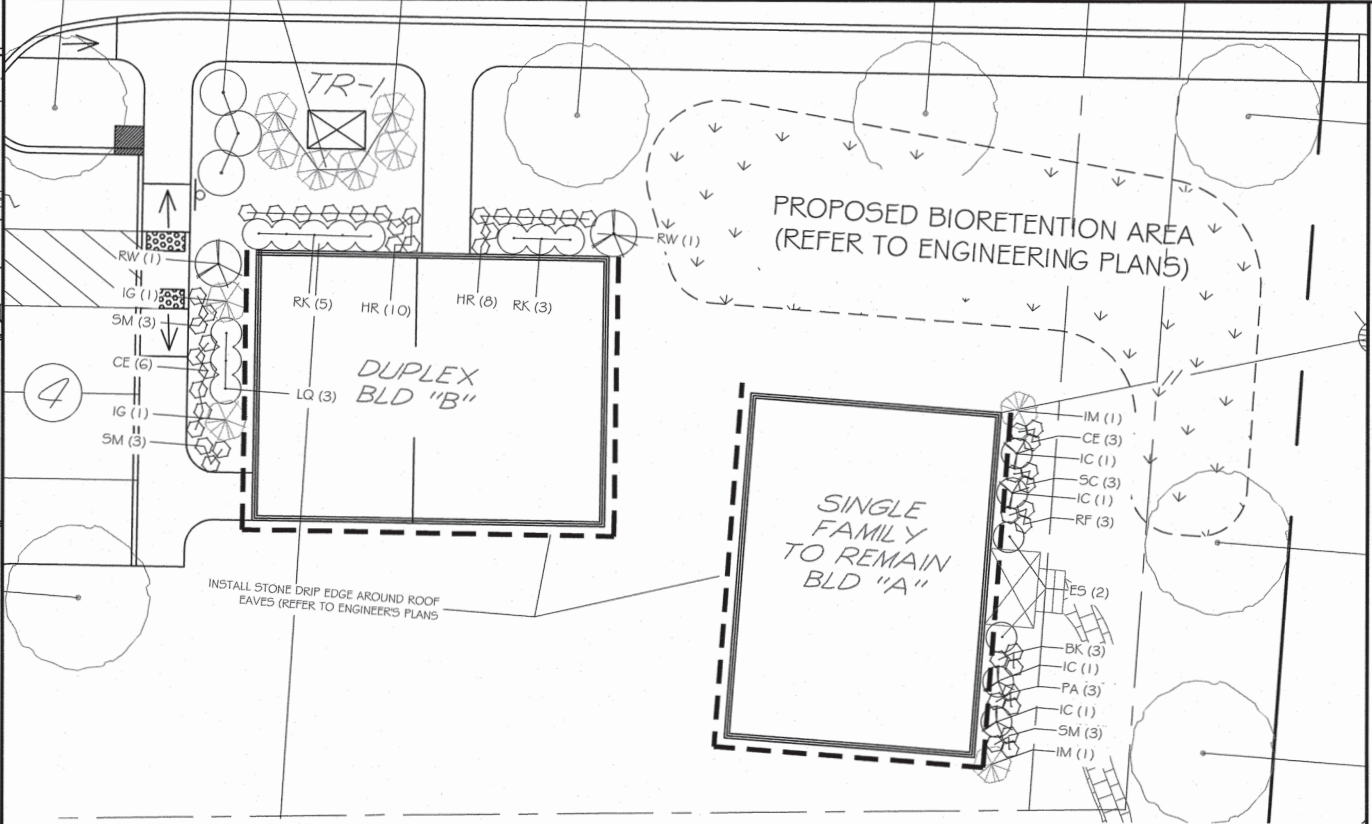
ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
	8-12-24	REVISED PER TRC COMMENTS
	10-24-24	REVISED PER TRC COMMENTS

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603.746.8107
FAX 603.746.9630



TYPICAL COTTAGE UNIT PLANTING PLAN - 1" = 10'



DUPLEX UNIT PLANTING PLAN - 1" = 10'

LANDSCAPE CALCULATIONS:
INTERIOR PARKING LOT LANDSCAPING:
NOT REQUIRED FOR PARKING LOTS WITH 0-20 SPACES
STREETSCAPE LANDSCAPING:
REQUIRED: 1 STREET TREE / 35' LINEAR FEET OF ADJACENT ROADWAY
130 L.F. OF ADJACENT ROADWAY (COURT STREET) / 35 = 3.71 = 4 TREES REQUIRED
PROVIDED: 4 TREES PROPOSED ALONG COURT STREET

- PLANTING NOTES**
- CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
 - CONSTRUCTION ACCESS SHALL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
 - LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
 - CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR TWO (2) YEARS FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
 - ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE REGULAR MAINTENANCE AND UPKEEP. SEVERELY INJURED, DISEASED, OR DEAD PLANT MATERIAL SHALL BE REPLACED IN KIND IN PERPETUITY (AVOID REPLACING LANDSCAPE MATERIALS IN THE PERIOD FROM NOVEMBER TO MARCH).
 - BEST PRACTICES TO MINIMIZE ENVIRONMENTAL IMPACTS SUCH AS THE USE OF LOW PHOSPHOROUS FERTILIZER AND SLOW RELEASE NITROGEN, SHALL BE IMPLEMENTED.
 - IF OWNERSHIP OF A SITE IS CONVEYED TO A NEW PROPERTY OWNER, THE NEW OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPING PLAN.



LANDSCAPE PLAN
103 COURT STREET

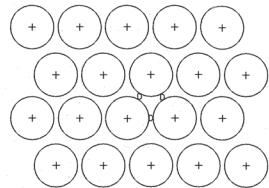
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

AUGUST 15, 2024 JOB No. 24101

SHEET No.

La-1

(P24-0012)

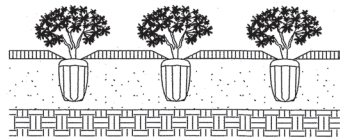


TYPICAL BED PLANT SPACING

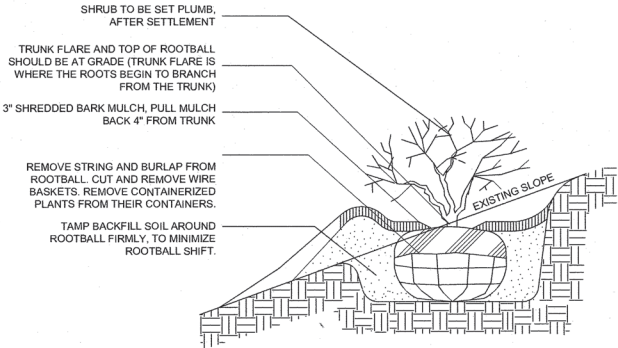
NOTE:
D = DIMENSION OF PLANT SPACING (SHRUB OR
GROUND COVER AS INDICATED ON PLANS)

12" LOAM BACKFILL (CONTINUOUS
THROUGHOUT BED AREA)

3" DEEP SHREDDED
BARK MULCH

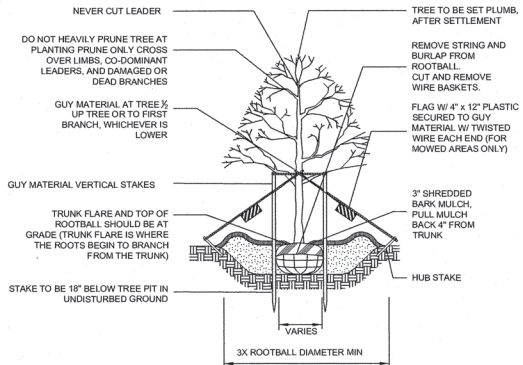


1 TYPICAL PERENNIAL PLANTING
NO SCALE



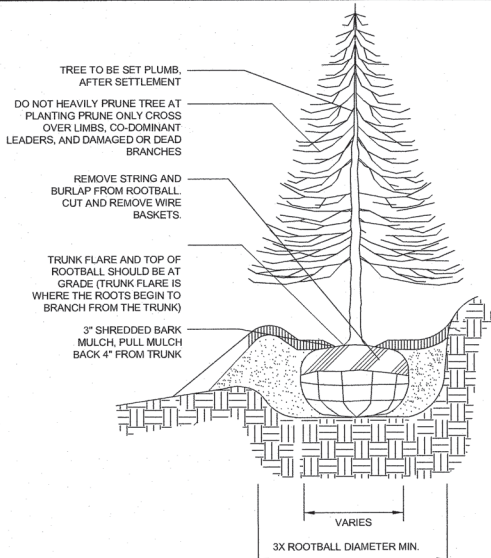
NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD
BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUND COVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS,
AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCR OACH INTO THE CITY'S SIDEWALK.

2 TYPICAL SHRUB PLANTING
NO SCALE



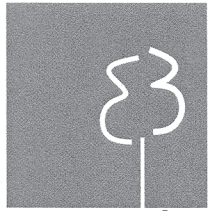
NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD
CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND
STAKING.
2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3"
CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE
PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

3 DECIDIOUS TREE PLANTING
NO SCALE



NOTES:
1. DO NOT STAKE EVERGREEN TREES.
2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY
LANDSCAPE ARCHITECT.
3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE
ROOTBALL SHIFT.

4 EVERGREEN TREE PLANTING
NO SCALE



terrain
planning & design llc

311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

SHEET No.

La-2

LANDSCAPE DETAIL SHEET
103 COURT STREET

103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

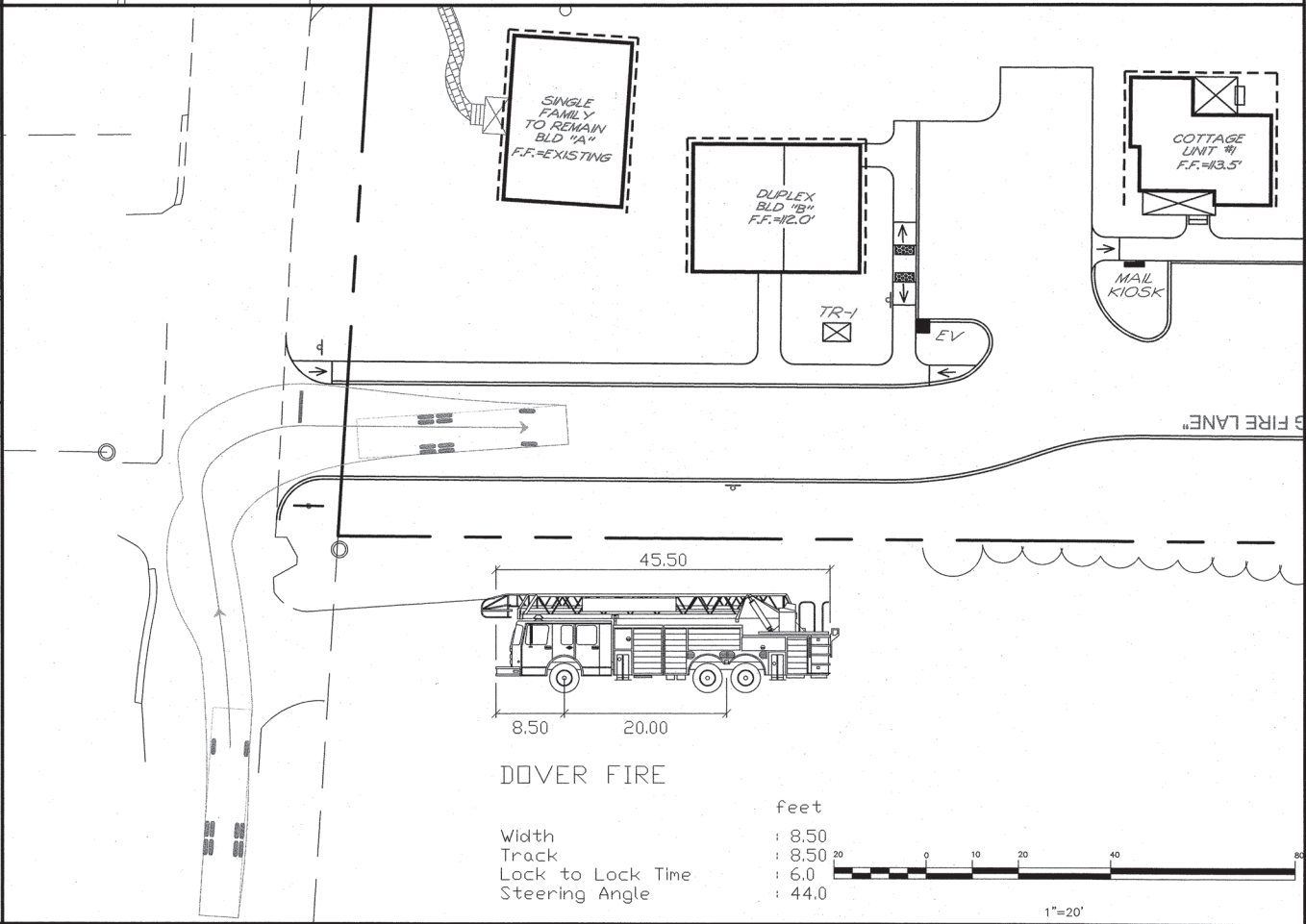
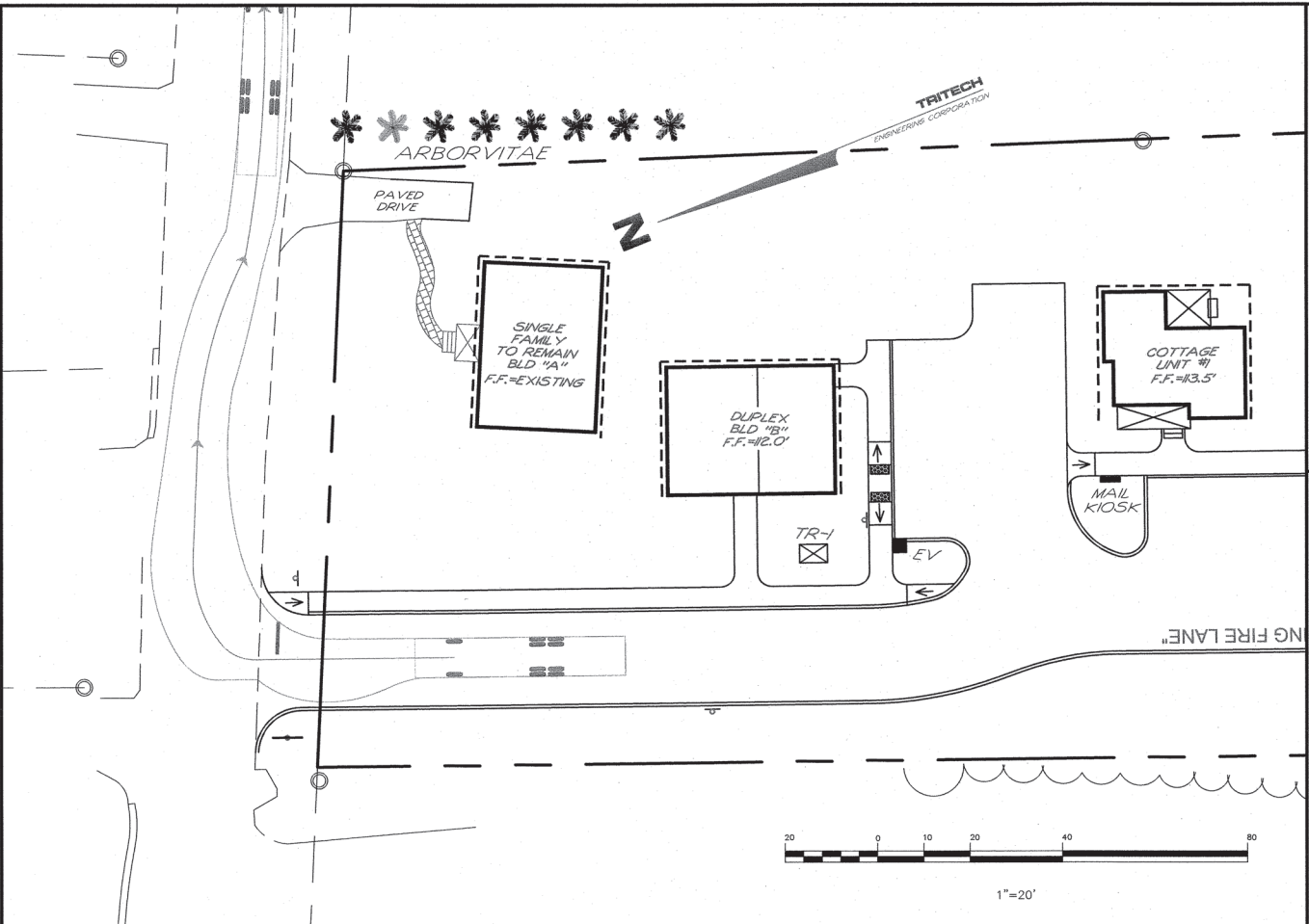
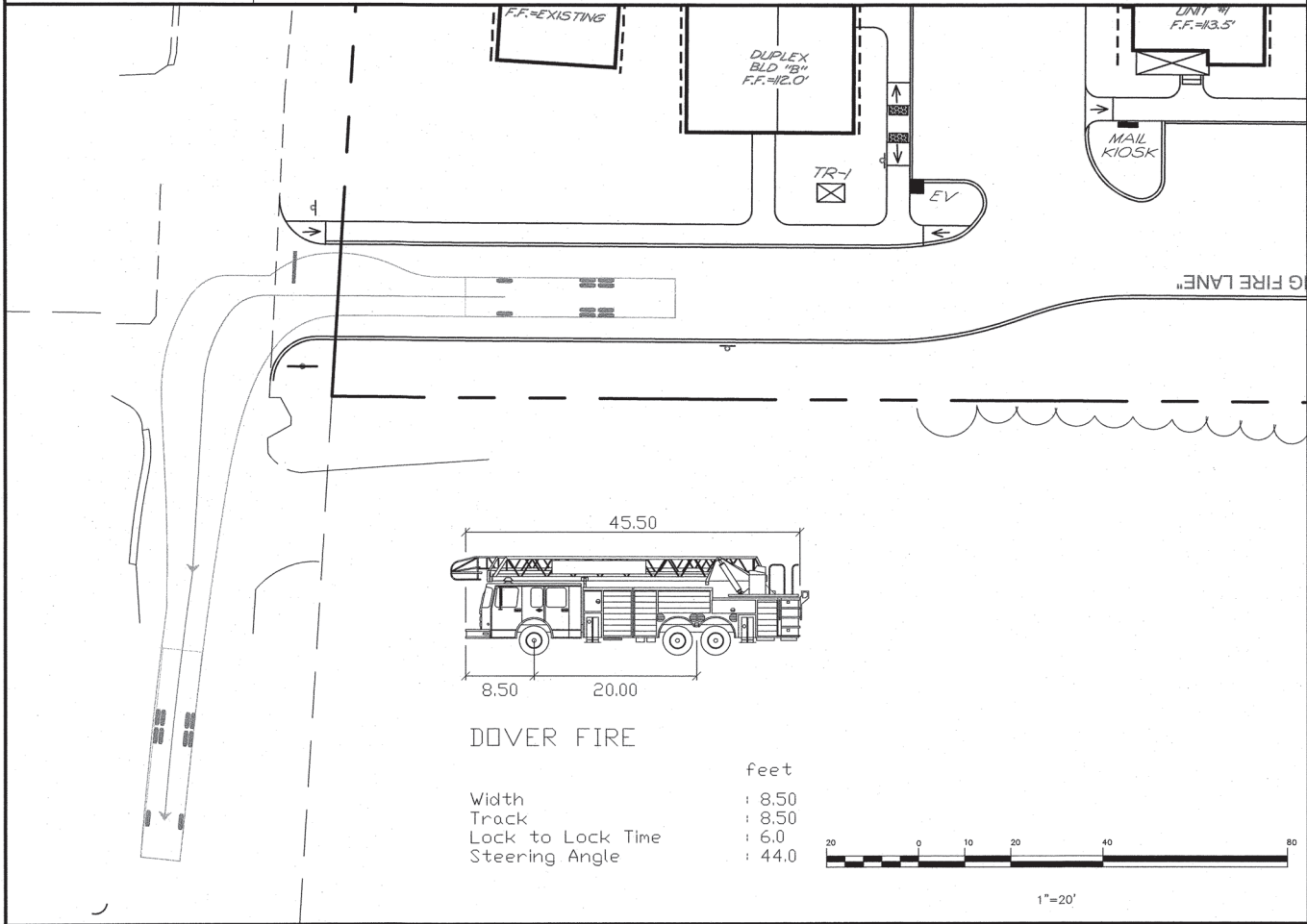
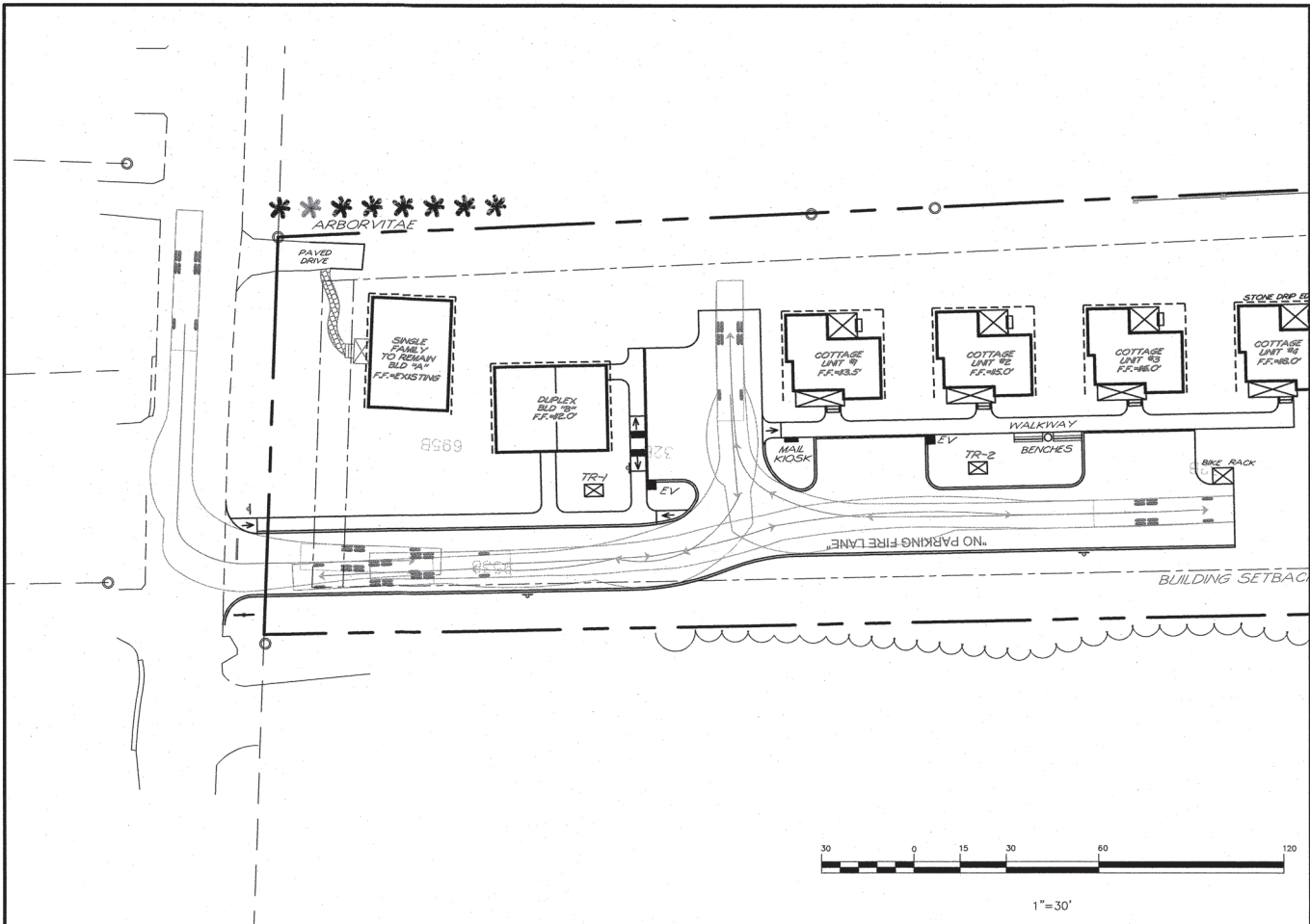
AUGUST 15, 2024 JOB No. 24101

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS		DESCRIPTION:
DATE:	9-12-24	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830



TRITECH
ENGINEERING CORPORATION

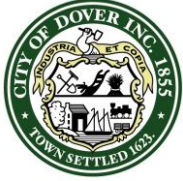
785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR TRC REVIEW
October 24, 2024

REVISIONS	DATE	DESCRIPTION
10-24-24	REVISED PER TRC COMMENTS	

FIRE TRUCK TURN EXHIBITS
103 COURT STREET
103 COURT STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
AUGUST 15, 2024 JOB No. 24101

TR-1



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2024-0015

Application Type: Transfer of Development Rights
Applicant(s): Fergus & Jennifer Cullen
Owner(s): Fergus & Jennifer Cullen
Location: 566 Sixth St. (Assessor's Map B, Lot 4-F)
Meeting Date: December 10, 2024

INTENT: To request the purchase of two (2) units through the Transfer of Development Rights (TDR) for a total of three (3) units.

AGENDA ITEM #: 4-I

FILE: TRAN-2024-0015

APPLICANT/OWNER: Fergus & Jennifer Cullen

LOCATION: 566 Sixth St. (Assessor's Map B, Lot 4-F)

LOTS/UNITS PROPOSED:
Three (3) lots and three (3) units

ACREAGE: 1.37± acres before subdivision, proposed acreage following subdivision:
Assessor's Map B, Lot 4-F = 19,942± s.f. (0.45± ac.)
Assessor's Map B, Lot 4-F-1 = 19,480± s.f. (0.45± ac.)
Assessor's Map B, Lot 4-F-2 = 19,580± s.f. (0.45± ac.)

ZONING DISTRICT: R-40

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential

ZBA ACTION: N/A

PERMITS: N/A

WAIVERS REQUESTED: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TRC: N/A

ATTACHMENTS: Application materials including TDR Subdivision Plan.

Summary of Request and Background:

The applicant is proposing a project for three residential units by purchasing two units through TDR. The proposal includes maintaining the existing single-family dwelling and the construction of two, single-family dwellings. The single-family dwellings are not proposed to be size nor HUD restricted.

A Minor Subdivision is being proposed as part of this project (SUBM-2024-0006) to subdivide the existing lot into three lots. The proposed lots, (4-F, 4-F-1, and 4-F-2), are shown as each having approximately 0.45± acres. As the applicant is utilizing the TDR ordinance, relief for lot size, frontage, setbacks, density and intensity may be provided.

The applicant has made prior, differing requests for increased units on the subject property. These previous applications were reviewed by the Technical Review Committee. A review for this application by the Technical Review Committee was not conducted as it is not required for Minor Subdivisions.

Consistency with Land Use Regulations - TDR

§170-29 provides for additional density to be purchased through Transfer of Development Rights. This application meets the ordinance.

Staff has reviewed the proposal and supplied a TDR memo to the applicant and ownership team. While the narrative provided is missing one of the criteria in the ordinance, since no additional relief has been sought or needed, staff find the TDR ordinance has been met.

STAFF RECOMMENDATION - TDR:

The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and vote to approve the TDR request with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Granting TDR:

1. Conditional approval of SUBM-2024-0006;
2. Payment of TDR fees.
3. Add note to plat: "This subdivision uses the Transfer of Development Rights ordinance which allows for relief to the setbacks, lot area, frontage, density and intensity of the development. The Board granted TDR relief to purchase two units for a total of three units between the three proposed lots. The existing single-family unit and the proposed single-family dwellings may not be converted to a duplex without further review and approval by the Planning Board."
4. The applicant provide a revised narrative included the latest TDR ordinance section and all four criteria.

566 Sixth Street TRAN-2024-0015



Property Information

Location 566 SIXTH ST
Owner CULLEN FERGUS
Land Use
Zoning Code R-40
Property Id B0004-F00000



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.

To: Steve Haight, PE Applicant
From: Donna Benton, AICP
Cc: Fergus and Jennifer Cullen
Date: December 5, 2024
Re: TDR 566 Sixth St.

ISSUE:

In February 2020, the Board recommended amendments to the Transfer of Development Rights (TDR) Ordinance. In June 2020, the Planning Board approved the amendments and on July 22, 2020, the City Council ratified them. One element is the requirement for staff to draft a review statement on the need for a sketch plan. Since then the criteria for TDR has also been amended.

INTENT:

This memo will serve as part of the staff report.

GOALS:

Provide background on balancing development vs. conservation needs and current housing shortage, and describe the TDR applications in Dover.

Background

On behalf of your client, you submitted a subdivision and TDR plan and narrative for a project to subdivide one lot into three lots and purchase two units through TDR, resulting in a total of three residential units across the three lots.

The project is located at 566 Sixth Street. The existing lot, Assessor's Map B, Lot 4-F, contains one single-family dwelling. Today, the Zoning Ordinance would allow for the existing single-family dwelling to be converted into a two-family dwelling.

Staff performed this review based upon the information below, and is now providing the required staff report (Chapter 170-29.E.(4)a).

Project Information

Project:	566 Sixth St. TDR and Minor Subdivision project
Where:	566 Sixth St.
What:	Three units. Two of which are requested to be purchased through TDR and are proposed to be unrestricted in size.
Acres:	1.37± acres prior to subdivision, proposed acreage following subdivision: Assessor's Map B, Lot 4-F = 19,942± s.f. (0.45± ac.) Assessor's Map B, Lot 4-F-1 = 19,480± s.f. (0.45± ac.) Assessor's Map B, Lot 4-F-2 = 19,580± s.f. (0.45± ac.)
Zone:	R-40
Public Water:	Would be extended ~50-75 ft.
Public Sewer:	Would be extended ~50-75 ft.
Units:	Three total units are proposed, the applicant is looking to purchase two unrestricted TDR units.
CUP:	Not per the plan.

Staff Comment

When reviewing projects, review the context, discuss options with the applicant, and advise on the feasibility of requesting the purchase or exchange before or after designing a fully laid out plan.

In reviewing this project, we note:

- Traffic
 - Sixth Street is a public arterial road connecting Dover and Barrington
 - A traffic study was provided for your previous proposal but not necessary for the current proposal
- Existing layout/topography
 - There is currently an existing residence onsite.
- Environmental
 - The property boundary is heavily wooded within the 30' no cut, no disturb buffer that would be applied through TDR.
 - The R-40 District is characterized by its rural nature, requiring a minimum lot size of 40,000 square feet, larger frontage requirements, and open space subdivisions for major subdivision. Since this is a minor subdivision in nature, (considering the number of new lots and "new" units), staff is satisfied with the application being considered complete and recognize minor subdivisions do not need to meet the open space requirements.

Staff Recommendation

Prior, differing requests for increased units have been made for the subject property. This application is proposing two TDR units that are unrestricted in size. Staff understands the need for additional housing units. But also understands the importance of the rural nature of the R-40 district as laid out in the Vision Chapter of the Master Plan:

“Dover maintains distinct areas that have defining land uses and characteristics, such as an urban, historic downtown center, residential neighborhoods, business districts, and rural residential, agricultural, and open lands.”

Staff appreciates the reduction in units following Planning Board feedback for a previous application and reminds the applicant that the existing single-family unit and the proposed single-family dwellings may not be converted to two-family dwellings without further review and approval by the Planning Board.

Staff also reminds the applicant of the 30’ no cut, no disturb buffer that is applied with TDR, providing a buffer between the project and abutting properties.

This project does not fall within the thresholds for requiring review by the Technical Review Committee, however, previous applications were reviewed by the Technical Review Committee for the subject property.

Staff expects the applicant to provide a revised narrative to address all four TDR criteria.



PLAN SNAPSHOT REPORT TRAN-2024-0015 FOR CITY OF DOVER, N.H.

Plan Type: Transfer **Project:** **App Date:** 11/19/2024
Work Class: Transfer of Development Rights **District:** None **Exp Date:** 01/23/2025
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:
Description: To allow 3 units where 1 unit is allowed.

Parcel: B0004-F00000	Main	Address: 566 Sixth St Dover, NH	Main	Zone: R-40(Residential - Rural)
-----------------------------	------	---	------	--

Owner Fergus & Jennifer Cullen Home: (603) 520-5450	Plan Preparer Civilworks New England Steve Haight 181 Watson Road PO Box 1166 Dover, NH 03820 Business: (603) 749-0443 Mobile: (603) 817-6651	Surveyor McEneaney Survey Associates P.O. Box 1166 DOVER, NH 03821 Business: (603) 742-0911
---	--	--

Plan Custom Fields

Parcel Map/Lot	B/4F	Parcel Zoning Overlay	Parcel Zoning	R-40
trandevedetail	To allow 3 units where 1 unit is allowed.	Deed Book	Deed Page	7
Property Address	566 Sixth Street	Deed Date	Owner Name	Fergus & Jennifer Cullen
Existing Parcel Size (Ac)	1.35	Owner Address	Owner Phone	603-520-5450
Existing Parcel Size (sqft)	58806	Owner EMail	Parcel Feedback	
Reference Plan ID Number:		Request Type	trandevedpermits	
New Change in Impervious/Paved Area (sq ft)	2096	Quantity of Non-Restricted Units	Relief Sought	Frontage, Lot Size, Unit increase

Attachment File Name	Added On	Added By	Attachment Group	Notes
2 TDR Application.pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
3 Owner Authorization 2024-11-19.pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
4 Project Narrative.pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
5a to Neighbors 24-10-05.pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
5b To Neighbors 24-05-20.pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
5c To Neighbors 23-12-1.pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
6a Will Serve Request, Water and Sewer (City).pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
6b Will Serve Request, Electric Service (Eversource).pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
7a Architectural Plans (Hopscotch Cape).pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
7b Architectural Plans (Hopscotch Classic).pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing
8a CULLEN EC PLAN.pdf	11/19/2024 11:35	McEneaney, Kevin		Uploaded via Dover, NH - Permits Plans Licensing

PLAN SNAPSHOT REPORT (TRAN-2024-0015)

8b CULLEN TDR SUBDIVISION PLAN.pdf	11/19/2024 11:35	McEneaney, Kevin	Uploaded via Dover, NH - Permits Plans Licensing
Signature_Kevin_McEneaney_11/19/20 24.jpg	11/19/2024 11:35	McEneaney, Kevin	Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010053	Planning Transfer of Dev Rights Application Fee	\$200.00	\$200.00
	Planning Impervious Paved Area Fee	\$146.72	\$146.72
	Total for Invoice INV-00010053	\$346.72	\$346.72
NOT INVOICED	Transfer of Dev Rights Fee - Non-Restricted	\$30,000.00	\$0.00
	Total for Invoice NOT INVOICED	\$30,000.00	\$0.00
	Grand Total for Plan	\$30,346.72	\$346.72

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



City of Dover, New Hampshire

TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: October 1, 2020]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

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

Address of Applicant: 152 Boxwood Lane Dover, NH 03820

E-Mail Address: fergus@ferguscullen.com

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

Address of Property Owner: same

PROPERTY INFORMATION

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

Address of Property: 566 Sixth Street

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

Existing Use of Property: Residential - Single Family

New impervious area (in s.f.): see Subdivision Application

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☒ Lot Size ☒ Frontage ☐ Setback ☒ Increase by 2 units

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

To allow 3 units where 1 unit is allowed. There are no impacts created by this project.

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

N/A

Name of Professional That Prepared TDR Plans: Kevin McEneaney - McEneaney Survey Associates

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

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

SIGNATURES

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

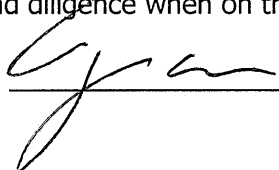
Signature of Property Owner:  Date: 11/19/24

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 11/19/24

CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS LIST OF ABUTTERS

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

Owner:

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

Applicant (if different from owner):

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

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

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



City of Dover, New Hampshire TDR REVIEW SUBMISSION CHECKLIST

[Revision Date: January 5, 2021]

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

If staff indicates the scope of the project requires Technical Review Committee Review, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

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

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

APPLICANT: Fergus & Jennifer Cullen File Number: _____

PROJECT TITLE: TDR Subdivision

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

	Where/How Provided	Reviewed
1. Completed and signed Application form	X	
2. Plan Review Fees are provided	X	
3. Electronic copy of the engineered/surveyed plan layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Proposed Project name and title and Planning File #	X	
Date and scale	X	
Name and address of owners and/or applicants	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and width of existing and proposed access/egress ways	X	
Existing and proposed buildings and structure locations and access	X	
Minimum building setbacks or build to lines on all lots	X	
Existing and proposed stormwater infrastructure/direction	N/A	
Neighborhood plan with unit counts	X	
Proposed landscaping	X (undisturbed buffer)	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	X	
Location, material and size of existing and proposed pavement area	X	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	N/A	
All applicable Dover Common Site Plan/Subdivision notes	X	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	TBD	

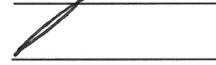
REVIEWED BY: _____ DATE _____ TRC DATE _____



CITY OF DOVER, NEW HAMPSHIRE PLANNING APPLICATION OWNER AUTHORIZATION

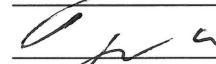
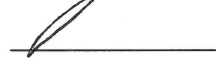
OWNER AUTHORIZATION

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

Property Owner Name: Fergus Cullen
Signature(s) of Property Owner(s):  Date: 11/19/24
Signature of Applicant:  Date: _____
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: Fergus Cullen
Signature(s) of Property Owner(s):  Date: 11/19/24
Signature of Applicant:  Date: _____
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
☐ Temporary Sign
☐ Community Sign

TRAN-2024-0015

566 SIXTH STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0041-000000	571 SIXTH ST	HESTER TAMARA		571 SIXTH STREET	DOVER	NH	03820
A0055-000000	559 SIXTH ST	GERUNGAN MARYKE P & HEIRS OF	TJAHJADI PRAJITNO HEIRS OF	559 SIXTH STREET	DOVER	NH	03820
A0056-000000	565 SIXTH ST	DROUIN LEON A TRUSTEE	DROUIN LEON A REVOCABLE TRUST	565 SIXTH STREET	DOVER	NH	03820
A0065-000000	561 SIXTH ST	DUVAL MATTHEW D	DUVAL DINA A	561 SIXTH ST	DOVER	NH	03820
A0066-000000	563 SIXTH ST	ZABIELSKI RHONDA M &	ZABIELSKI MICHAEL P	563 SIXTH STREET	DOVER	NH	03820-5907
A0067-000000	569 SIXTH ST	VANDINI NORMAN	VANDINI SHARON	569 SIXTH STREET	DOVER	NH	03820
B0004-052000	147 COTTONWOOD DR	DODIER SCOTT B	DODIER SARAH J	147 COTTONWOOD DR	DOVER	NH	03820
B0004-053000	141 COTTONWOOD DR	DAVIE EMILY S &	MALLARD TIMOTHY W	141 COTTONWOOD DR	DOVER	NH	03820
B0004-054000	133 COTTONWOOD DR	VANGUILDER JONATHAN D & MARIE H TRUSTEES	VANGUILDER FAMILY TRUST	133 COTTONWOOD DR	DOVER	NH	03820
B0004-A00000	570 SIXTH ST	BROWN RUTH A	BROWN KARL E	570 SIXTH STREET	DOVER	NH	03820
B0004-G00000	558 SIXTH ST	TSOURAMANIS GEORGE N		558 SIXTH ST	DOVER	NH	03820
B0004-J00000	568 SIXTH ST	VERVILLE CAITLIN &	WILKIE RORY	568 SIXTH ST	DOVER	NH	03820
B0004-L00000	560 SIXTH ST	ORTLIEB MICHAEL & CRYSTAL TRUSTEES	ORTLIEB FAMILY REVOCABLE LIVING TRUST	560 SIXTH STREET	DOVER	NH	03820
B0004-R00000	562 SIXTH ST	GOWEN SHARON	GOWEN JAMES P	562 SIXTH STREET	DOVER	NH	03820
B0004-F00000	566 SIXTH ST	CULLEN FERGUS	CULLEN JENNIFER	152 BOXWOOD LANE	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	PO BOX 1166	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEVE HAIGHT	PO BOX 1166	DOVER	NH	03820

CIVILWORKS NEW ENGLAND

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

PROJECT NARRATIVE

The applicant proposes a TDR subdivision at 566 Sixth Street. The existing lot contains one single family home. The proposed use is to create two additional lots utilizing two TDR units. The result would be three lots containing three total living units.

WHAT'S CHANGED:

In October 2024, the applicant came before this board with a proposal to create “attainable” housing at this location. The proposed new buildings were duplexes with size-restricted, two-bedroom units of less than 1,000 square feet, each unit intended to be priced at or below the median cost of new residential housing units in Dover. That proposal would have resulted in three lots and five total living units. The board rejected that proposal for attainable housing.

This revised proposal replaces the duplexes with single family homes. These new buildings have three bedrooms, 2.5 baths, and are around 1,800 square feet each. They would be priced by the market.



CIVILWORKS NEW ENGLAND

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

BACKGROUND: PHASE ONE

The applicant purchased the property at auction in the fall of 2023. The existing home, a 1,440 square foot, two-bedroom, one-bath ranch built in 1957, was partly unfinished and had fallen into disrepair. It was surrounded by dilapidated campers, trailers, sheds, and junk. The applicant cleaned up the property and completed a full-gut renovation of the existing residence, converting it into a three-bedroom, two bath home with all-new plumbing, electric, heating, insulation, windows, doors, flooring, and siding. The newly renovated house received a Certificate of Occupancy in October and has been rented for 2025.

Before:



CIVILWORKS NEW ENGLAND

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

After:



CIVILWORKS NEW ENGLAND

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

PROPOSED USE IS CONSISTENT WITH DOVER ORDINANCES:

Dover Code 170-27.2, **the Transfer of Development Rights (TDR) ordinance as amended in 2018 and 2020, was written to encourage and incentivize projects like this.** The project meets all three criteria specified in subsection G(8) (Residential Standards):

- a. Is consistent with the Master Plan
- b. Is served by public water and sewer (i.e., existing city infrastructure)
- c. Is compatible with the land uses on neighboring lots

A. IS CONSISTENT WITH THE MASTER PLAN

1. For 2024-25, the City Council established housing as the City's #1 goal.

GOAL 1: OUR CITY HAS DIVERSE HOUSING

The following objectives support a Dover which has housing that is attainable and available.

- Continue actions which promote and incentivize diverse and resilient housing options in Dover.
- Educate the public on growth rates and how the City is working to accommodate those rates, rather than discourage them.
- Review land use regulations to promote density in appropriate locations and context, and ensure fees do not hinder growth.
- Utilize Public Private Partnerships to enhance the City's ability to meet these goals and participate in developments.
- Understand housing needs and impediments to affordable housing by analyzing data and trends as well as anecdotes.
- Integrate options for income indexed, market rate and other diverse housing formats into the community as a whole.

2. This application is consistent with the Vision Chapter of the Master Plan (adopted 2023).

- a. Under "Top Concerns and Priorities for Change," the Vision Chapter states, "HOUSING can be unaffordable, with fewer housing options and limited supply." (page 6)
- b. "New development and the pace of growth is thoughtfully and intentionally considered in the context of community need, character, and affordability." (2.4)
- c. **"Well-designed development includes density,** mixed use, and multi-story structures where appropriate, yet conserves land and open space where beneficial." (2.6)
- d. Pillar 4 states: "We have affordable and attainable housing and support services that are accessible to, and utilized by, individuals, families, and households of diverse backgrounds and needs."
 - i. 4.1. Housing is affordable, and attainable to a variety of individuals, families, and households at a range of income levels.
 - ii. 4.2. Diversity of housing options are available, including single family and multi-family homes, and safe, well-maintained rental units.
 - iii. 4.3. Housing types are interspersed to foster neighborhoods that are multigenerational and socioeconomically diverse.

CIVILWORKS NEW ENGLAND

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

3. This application is consistent with the Land Use Chapter of the Master Plan (adopted 2015).
 - a. “Innovative ways of creating more units have been encouraged in some areas through the adoption of Form Based Codes since 2009. This zoning change includes mechanisms for allowing for two or three units to replace a single-family house, expanding where multi-family is allowed, and/or increasing height and lot coverage limits. Such innovations create housing opportunities/amenities for the resident as well as potential incentives for builders and developers. (page 16)
 - b. **“Encourage residential development at a moderate density on smaller lots served by municipal water and sewer. Many of these areas already have established neighborhoods.”** (page 29)
 - c. Land Use goal 2.4: “Review subdivision regulations and revise tools to guide land use change in rural areas to continue clustering of new development at higher densities.” (page 34)
 - d. Housing Goal 5.1: Consider density bonuses for small homes (below 1,000 square feet) and other innovative tools” (page 36)

CIVILWORKS NEW ENGLAND

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

B. IS SERVED BY PUBLIC WATER AND SEWER (i.e., existing city infrastructure)

This property is eligible for TDR because it is served by city water and sewer. Most of upper Sixth Street – defined here as the two-mile portion from County Farm Road north to the Rochester line – does *not* have city water and sewer. There is, however, a .6-mile section of water/sewer between Cherrywood and Wildcat Drives that encompasses 566 Sixth. *All of the abutters benefit from these same lines.* In fact, the lines were extended to reach Wildcat and allow that development, which also utilized TDR.

This distinction may not have been as clear to members of the Planning Board at the October meeting as it could have been. Those concerned about the proliferation of TDR development on upper Sixth Street or other R-40 sections of North Dover should understand most of this area is *not* eligible for TDR because it is not served by city water & sewer. Areas *not* served include Long Hill, County Farm, Watson, & Tolend.



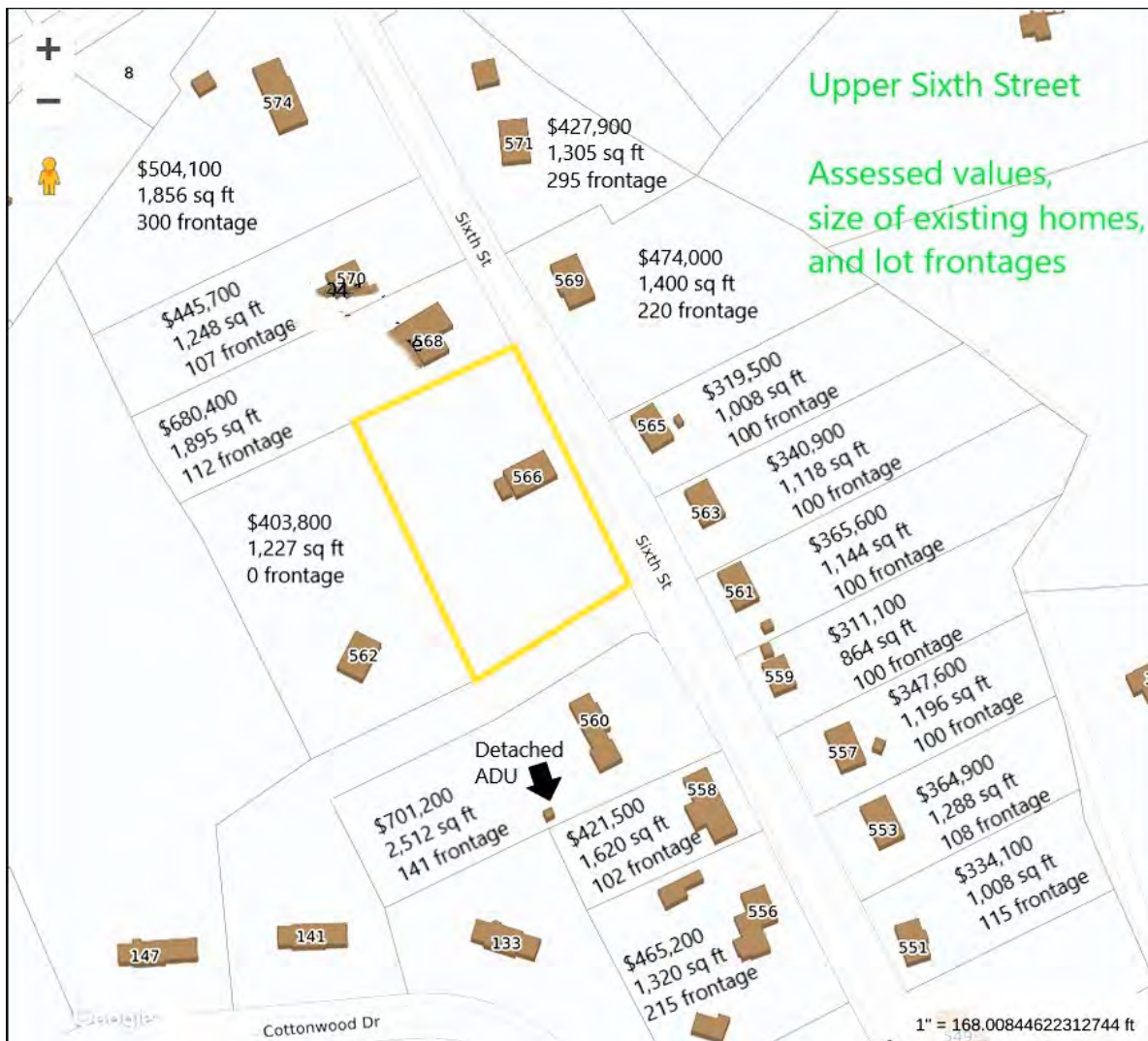
CIVILWORKS NEW ENGLAND

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

C. IS COMPATIBLE WITH THE LAND USES ON NEIGHBORING LOTS

Although upper Sixth Street is zoned R-40, as a practical matter the area looks and feels more like R-20 or even R-12 in terms of existing density. Most have about 100 feet of frontage. Most homes in the vicinity of this project are ranches smaller than 1,200 square feet. Many are built into a hillside with unbuildable steep slopes. Several lots are considerably smaller than 40,000 square feet. One of the neighboring properties has extra density in the form of an existing detached ADU. (See map below.)

The proposed lots will have about 100 feet of frontage. The space between buildings will be similar to that between existing homes in the area. The footprint of the new units will be similar to that of most surrounding homes.



Frontage measurements for surrounding homes are approximate using measuring feature on City of Dover GIS maps, not taken from recorded deeds.

CIVILWORKS NEW ENGLAND

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

TDR PRECEDENT IN R-40:

The TDR ordinance is available in all residential zones in Dover, including R-40. The Planning Board has approved many TDR projects in R-40 zones, including three on upper Sixth Street within a half mile of this property. Approved TDR projects in R-40 include:

- 144 Mast Road
- 51 & 65 Bellamy Road
- 537 Sixth Street
- 512 Sixth Street
- Wildcat Drive

CONSERVATION FUNDING:

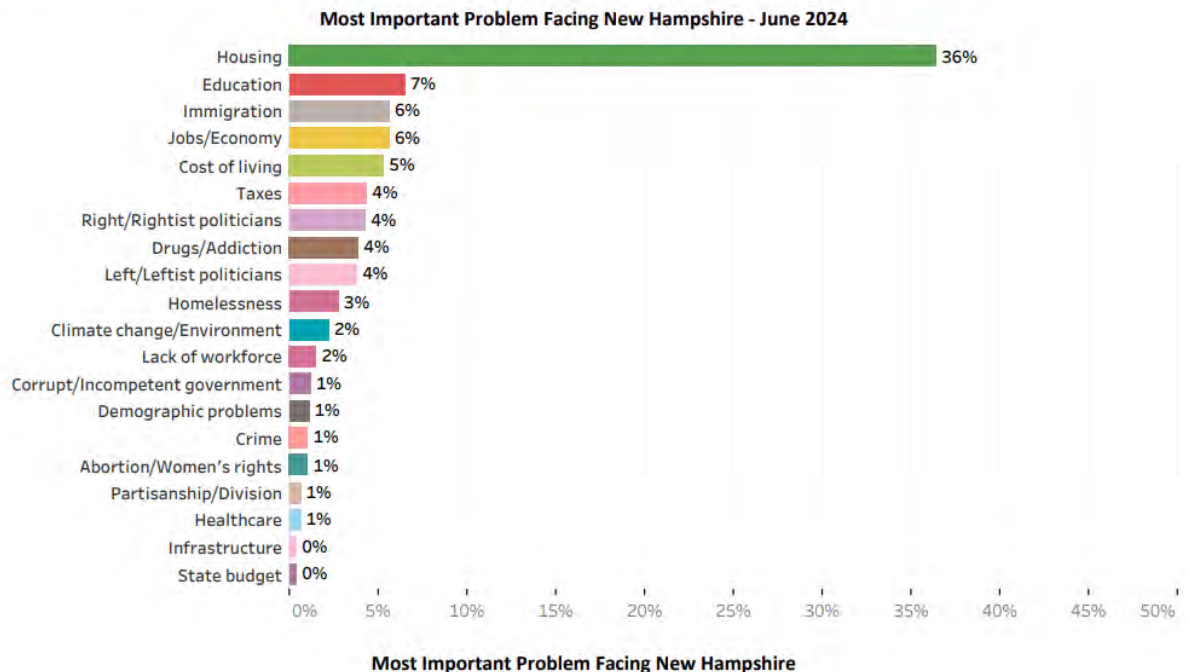
If approved, this project will contribute \$30,000 for land conservation in Dover.

INCREASED TAX REVENUE:

If approved and built as proposed, this project is expected to increase the original property's assessed value by about \$1.5 million, adding about \$30,000 in new annual property tax revenue to the City.

UNH GRANITE STATE POLL: HOUSING #1 ISSUE IN NH (June 20, 2024):

When asked to name the most important problem facing New Hampshire, 36% of Granite Staters mention housing, 5 times more than any other issue and the highest percentage since the Granite State poll began. Other issues mentioned include education (7%), immigration (6%), jobs or the economy (6%), the cost of living (5%), taxes (4%), the political right (4%), drugs or addiction (4%), or the political left (4%).



FERGUS CULLEN

October 7, 2024

«Sal» «Last»
«St_» «St» «Suf»
Dover, NH 03820

Dear «Sal»,

Here's an update on what's going on at 566 Sixth Street.

Work on the existing house is complete. We passed final inspection and have a certificate of occupancy. While we have some outdoor work to do – landscaping and re-paving the driveway – the house is ready to be someone's home again.

We withdrew our earlier site plan due to the high cost of engineering requirements. Our new site plan application builds two new duplexes, one on each side of the existing home. They are designed to look like single family homes. Each building will have a footprint of 1,131 square feet, which is smaller than the existing home and comparable to most nearby homes. Our intent for these new buildings remains the same: smaller, two-bedroom units that are more affordable.

The site plan is enclosed. You can expect to receive an official abutters notice from the city soon, but I wanted to provide this to you directly in advance.

As always, please contact me if you have any questions or things you'd like to talk about.

Sincerely,

Fergus Cullen



Front view



Rear view

FERGUS CULLEN

May 20, 2024

«Sal» «Last»
«St_» «St» «Suf»
Dover, NH 03820

Dear «Sal»,

I want to give you an update on the work we're doing at 566 Sixth Street.

We are on schedule to complete the gut renovation of the existing home in June. We've converted what was a two bedroom, one bathroom house into a three bedroom, two bathroom home with all new everything inside. I hope you like the new blue color on the outside.

This week we will be clearing about half the trees from the property as we start to prepare for Phase Two of the project.

We are seeking approval for two new single family houses on Sixth Street – one on each side of the existing home. We expect these will be middle market, three bedroom, two bath homes. We are also seeking approval for two small duplexes to the rear of the existing home. Our intent is for these units to be “attainable” housing – smaller two-bedroom, one bathroom units that are more affordable.

I've enclosed our draft site plan so you can see it in advance. You can expect to receive an official “abutters notice” from the city in the coming weeks.

Please contact me directly if you have any questions or things you'd like to talk about.

Sincerely,

Fergus Cullen

FERGUS CULLEN

December 1, 2023

«Sal» «Last»
«St_» «St» «Suf»
Dover, NH 03820

Dear «Sal»,

You noticed the house at 566 Sixth Street, previously owned by the Cheneys, went on the market this fall.

We're your new neighbor. Jenny and I recently closed on the property.

I want to give you a head's up about our plans. We will be doing a to-the-studs, gut renovation on the existing home. New everything inside, and mostly new everything on the outside, including new siding in a different color. We'll be tearing down the sheds in the back and removing trees.

We also expect to seek approval to add at least two and maybe more housing units to the property. We don't have a site plan yet, and we don't know the exact number. Our intent is for these to be middle-of-the-market homes that are consistent with the Upper Sixth Street neighborhood. We expect everything to be sold and to become owner-occupied, not rental.

It's important to us to be good neighbors as we work on the property, and after the work is done as well. For now, I just wanted to let you know we're the new owners, and that we're planning to clean up and modernize the property.

I will keep you informed about our plans as they come together. And, you should feel free to contact me if you have any questions or things you'd like to talk about.

Sincerely,

Fergus Cullen

From: [Douglas LaRosa](#)
To: k.mavrogeorge@dover.nh.gov
Cc: [Steve Haight](#); [Kevin McEneaney](#); [Cheryl Andreason](#)
Subject: CNE# 24081, MSA #2571, 566 Sixth Street, TDR Subdivision, Will Serve, Water and Sewer request.
Date: Monday, September 30, 2024 3:20:12 PM
Attachments: [sheet 37 P21-43 Approved TDR Subdivision Plan.pdf](#)
[7 24081-site SITE UTILITY.pdf](#)

Good afternoon, Ken,

Our client is proposing a 5-unit residential TDR development located at 566 Sixth Street. The project consists of a TDR subdivision of the existing residential lot into three lots and the construction of two (2) detached residential duplex structures. Duplex 1 and 2 are each proposed with 2 bedrooms. The existing single-family home has 2 bedrooms. Attached is the draft utility plan for reference.

The project total design flow is estimated below:

Duplex 1 :

2 Units x 2 Bedrooms/unit = 4 Bedrooms
4 Bedrooms x 150 GPD/bedroom = 600 GPD

Duplex 2:

2 Units x 2 Bedrooms/unit = 4 Bedrooms
4 Bedrooms x 150 GPD/bedroom = 600 GPD

Existing Building:

1 unit x 2 Bedrooms/unit = 2 Bedrooms
4 Bedrooms x 150 GPD/bedroom = 300 GPD

Total estimated design flow = 1,500 GPD

**This design flow rate is based on NHDES Env-Wq 1008.03 Table 1008-1 Unit Design Flow Figures.*

We are finalizing the design plans and preparing the first TRC site plan application, as required by the City, could you please provide us with a letter acknowledging that the city can provide water and sewer to this proposed development.

A couple things to note about the water and sewer:

Water:

The existing water line, as shown on the attached draft utility plan, is approximate and was taken from the Wildcat Drive Subdivision Plans dated June 10, 2021 by Berry Surveying (I've attached a copy for reference). Do you know of any location discrepancy with this plan and the actual location of the waterline in Sixth Street?

Sewer:

The existing house sewer is connected to the 10" sewer main, Tax Map b Lot 4-53. We are proposing to tie into the existing 10" PVC Sewer with an 8" PVC Sewer.

If you have any questions or require more information, please do not hesitate to get back to us.

Thank you for your assistance on this project

Doug

Douglas J. LaRosa
Project Manager
Civilworks New England/Haight Engineering, PLLC
181 Watson Road
P.O. Box 1166
Dover, New Hampshire 03821
O: 603.749-0443
F: 603.749.7348
dlarosa@civilworksne.com
www.civilworksne.com

From: [Douglas LaRosa](#)
To: trevor.emmons@eversource.com
Cc: [Steve Haight](#); [Kevin McEneaney](#); [Cheryl Andreason](#)
Subject: CNE# 24081 566 Sixth Street, Dover NH. 3 Lot TDR Subdivision request for service
Date: Monday, September 30, 2024 3:48:34 PM
Attachments: [7 24081-site SITE UTILITY.pdf](#)
[Eversource Letter to Serve Template.docx](#)

Good afternoon, Trevor

We are requesting service for a 3 Lot TDR Subdivision at 566 Sixth Street in Dover, NH. Currently there exists a single-family home with electrical service. Our client is applying to the City of Dover for two addition lots, each with a proposed duplex home.

The Duplex homes shall be less than 1,400 sq. ft. per side.

I have attached the Eversource template for your review and signature, as well as a draft Utility Plan

Please let me know if you require additional information,

Sincerely,
Doug

Douglas J. LaRosa
Project Manager
Civilworks New England/Haight Engineering, PLLC
181 Watson Road
P.O. Box 1166
Dover, New Hampshire 03821
O: 603.749-0443
F: 603.749.7348
dlarosa@civilworksne.com
www.civilworksne.com



Art Form Architecture, LLC

HOPSCOTCH CAPE

408.120.v27 GL

We have nearly identical in reverse (garage under right) at same price, same time frame. Please call.

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

Art Form Architecture, LLC ("Artform") requires that our Drawings be built substantially as designed. Artform will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Drawing updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.



Width 34.00 ^{FT}

Depth 30.25 ^{FT}

Height 25.25 ^{FT}

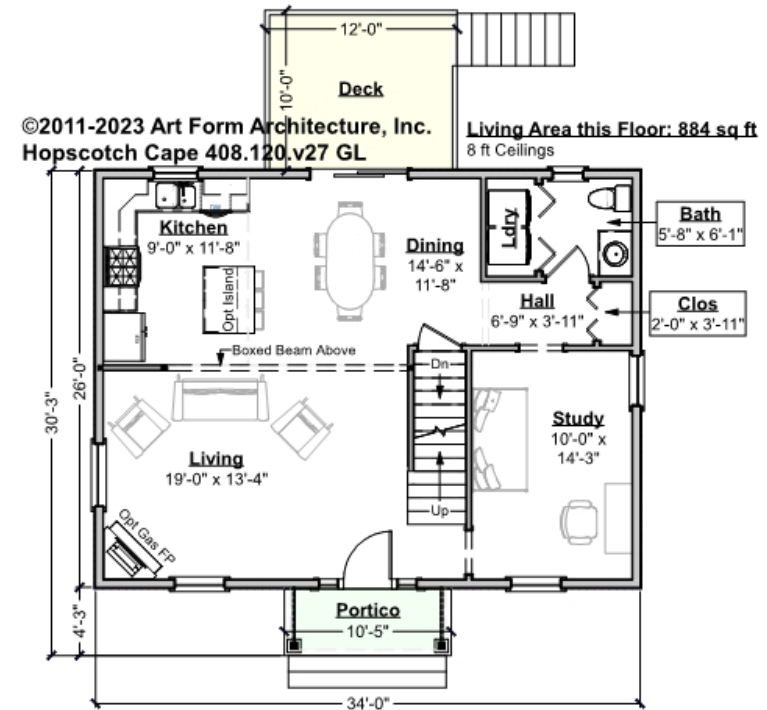
LIVING AREA		1728 ^{FT}	BEDROOMS		4	BATHROOMS		2.5
Main		1728 ^{FT}	Main		3	Main		2.5
Future		0 ^{FT}	Future		1	Future		0
2 nd Unit		0 ^{FT}	2 nd Unit		0	2 nd Unit		0



HOPSCOTCH CAPE - 1ST FLOOR

408.120.v27 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.



CLG HT SHOWN 8'-0"

CLG HT POSSIBLE 8'-0"

* Major Change Fee, see website plan page for cost

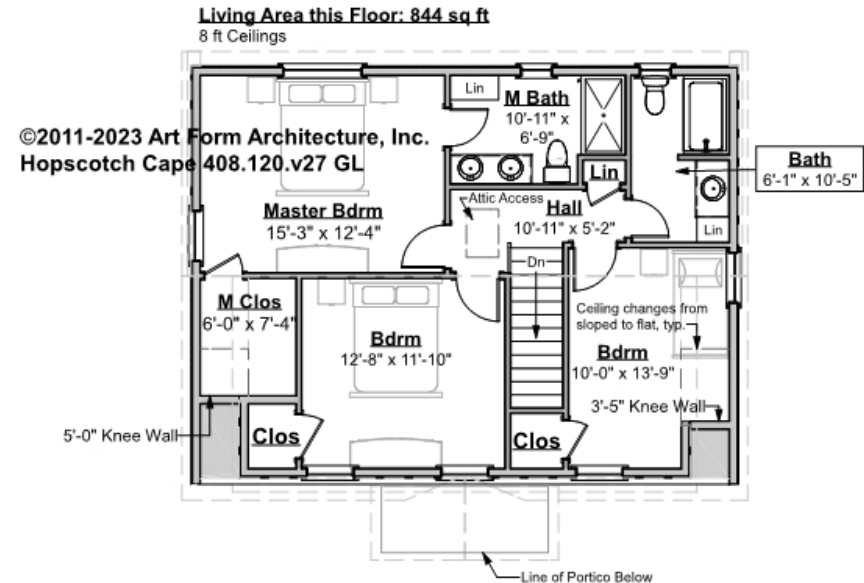
F1 LIVING AREA		884 ^{FT}	F1 BEDROOMS		1	F1 BATHROOMS		0.5
Main		884.00 ^{FT}	Main			Main		0.50
Future		FT	Future		1.00	Future		
2 nd Unit		FT	2 nd Unit			2 nd Unit		



HOPSCOTCH CAPE - 2ND FLOOR

408.120.v27 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.



CLG HT SHOWN 8'-0"

CLG HT POSSIBLE 9'-0"

* Major Change Fee, see website plan page for cost

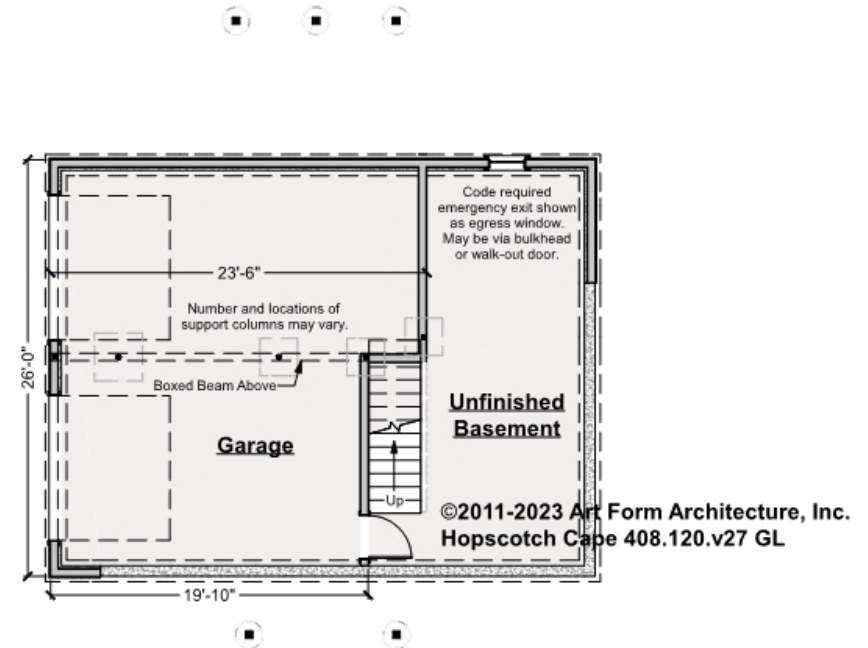
F1 LIVING AREA		844 ^{FT}	F1 BEDROOMS		3	F1 BATHROOMS		2
Main		844.00 ^{FT}	Main		3.00	Main		2.00
Future		FT	Future			Future		
2 nd Unit		FT	2 nd Unit			2 nd Unit		



HOPSCOTCH CAPE - BASEMENT

408.120.v27 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.



CLG HT SHOWN 7'-8"

CLG HT POSSIBLE 8'-0"

* Major Change Fee, see website plan page for cost

F1 LIVING AREA		0 FT	F1 BEDROOMS		0	F1 BATHROOMS		0
Main		FT	Main			Main		
Future		FT	Future			Future		
2 nd Unit		FT	2 nd Unit			2 nd Unit		



Art Form Architecture, LLC

HOPSCOTCH CAPE - FRONT ELEVATION

408.120.v27 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.





Art Form Architecture, LLC

HOPSCOTCH CAPE - RIGHT ELEVATION

408.120.v27 GL

—
Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.





Art Form Architecture, LLC

HOPSCOTCH CAPE - REAR ELEVATION

408.120.v27 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.





Art Form Architecture, LLC

HOPSCOTCH CAPE - LEFT ELEVATION

408.120.v27 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.





Art Form Architecture, LLC

HOPSCOTCH CAPE - REAR RENDER

408.120.v27 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.





Art Form Architecture, LLC

HOPSCOTCH CLASSIC

408.124.v50 GL

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

Art Form Architecture, LLC ("Artform") requires that our Drawings be built substantially as designed. Artform will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Drawing updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.



Width 58.00 ^{FT}

Depth 44.00 ^{FT}

Height 25.16 ^{FT}

LIVING AREA		BEDROOMS		BATHROOMS	
	2009 ^{FT}		5		2.5
Main	1724 ^{FT}	Main	3	Main	2.5
Future	285 ^{FT}	Future	2	Future	0
2 nd Unit	0 ^{FT}	2 nd Unit	0	2 nd Unit	0

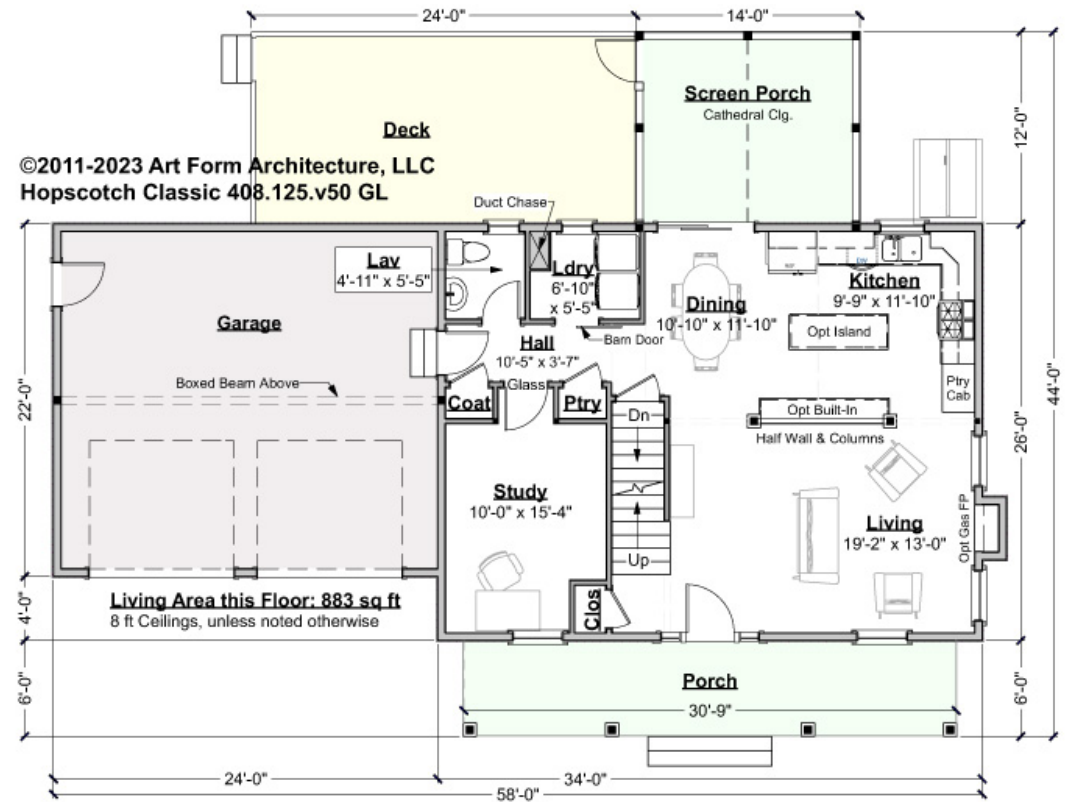


Art Form Architecture, LLC

HOPSCOTCH CLASSIC - 1ST FLOOR

408.124.v50 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.



CLG HT SHOWN 8'-0"

CLG HT POSSIBLE 8'-0"

* Major Change Fee, see website plan page for cost

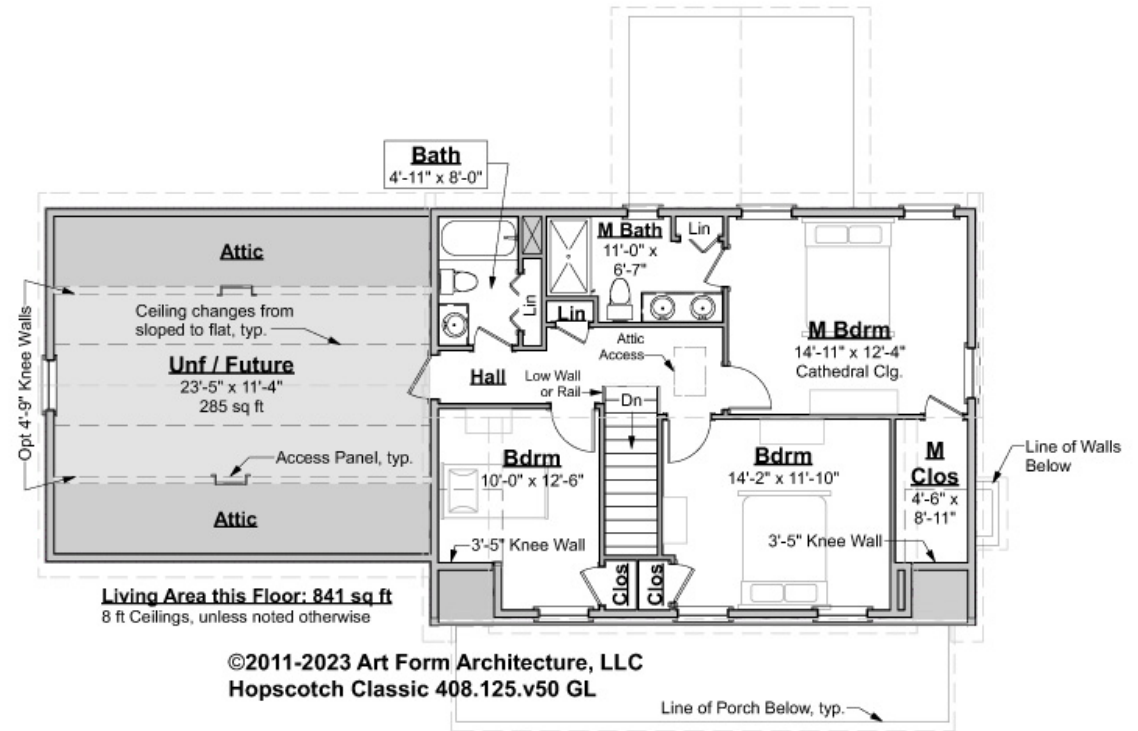
F1 LIVING AREA		883 ^{FT}	F1 BEDROOMS		1	F1 BATHROOMS		0.5
Main		883.00 ^{FT}	Main			Main		0.50
Future		FT	Future		1.00	Future		
2 nd Unit		FT	2 nd Unit			2 nd Unit		



HOPSCOTCH CLASSIC - 2ND FLOOR

408.124.v50 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.



CLG HT SHOWN 8'-0"

CLG HT POSSIBLE 9'-0"

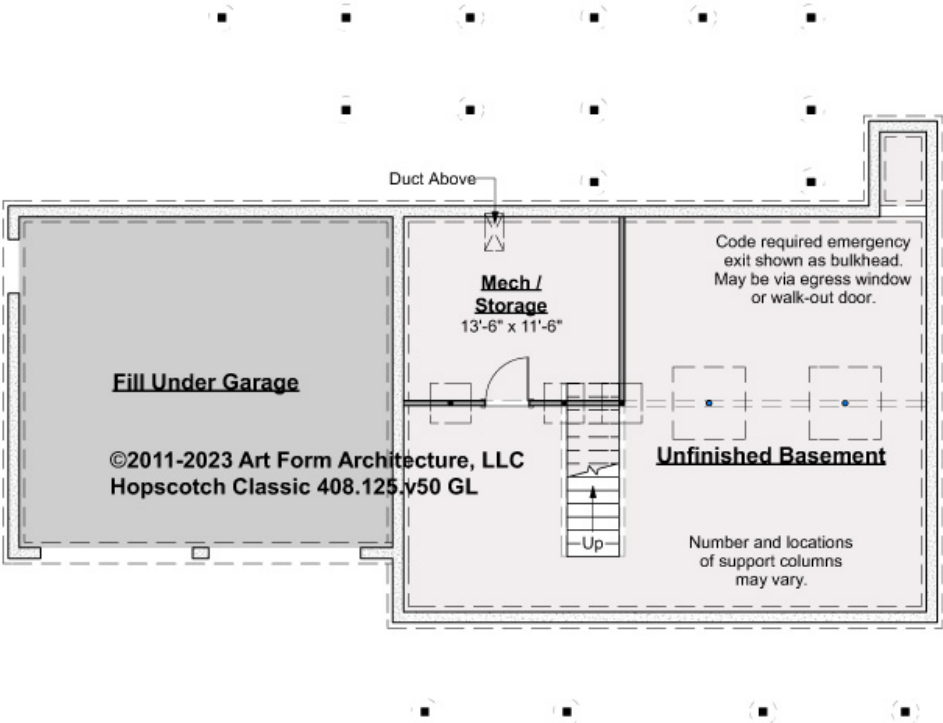
* Major Change Fee, see website plan page for cost

F1 LIVING AREA	1126 ^{FT}	F1 BEDROOMS	4	F1 BATHROOMS	2
Main	841.00 ^{FT}	Main	3.00	Main	2.00
Future	285.00 ^{FT}	Future	1.00	Future	
2 nd Unit	^{FT}	2 nd Unit		2 nd Unit	



HOPSCOTCH CLASSIC - BASEMENT
408.124.v50 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.



CLG HT SHOWN 7'-8" CLG HT POSSIBLE 9'-0"

* Major Change Fee, see website plan page for cost

F1 LIVING AREA		0 FT	F1 BEDROOMS		0	F1 BATHROOMS		0
Main		FT	Main			Main		
Future		FT	Future			Future		
2 nd Unit		FT	2 nd Unit			2 nd Unit		



Art Form Architecture, LLC

HOPSCOTCH CLASSIC - FRONT ELEVATION

408.124.v50 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.





Art Form Architecture, LLC

HOPSCOTCH CLASSIC - RIGHT ELEVATION

408.124.v50 GL

—
Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.



©2011-2023 Art Form Architecture, LLC
Hopscotch Classic 408.125.v50 GL

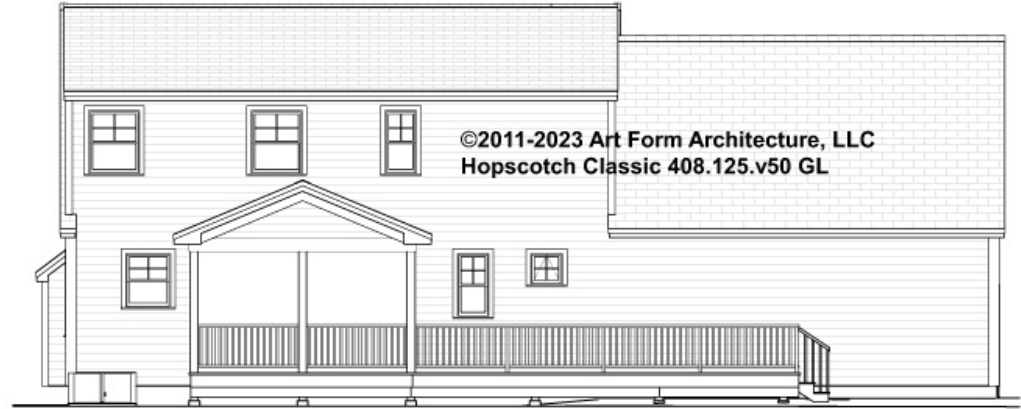


Art Form Architecture, LLC

HOPSCOTCH CLASSIC - REAR ELEVATION

408.124.v50 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.





Art Form Architecture, LLC

HOPSCOTCH CLASSIC - LEFT ELEVATION

408.124.v50 GL

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.

©2011-2023 Art Form Architecture, LLC
Hopscotch Classic 408.125.v50 GL





Art Form Architecture, LLC

HOPSCOTCH CLASSIC - REAR RENDER

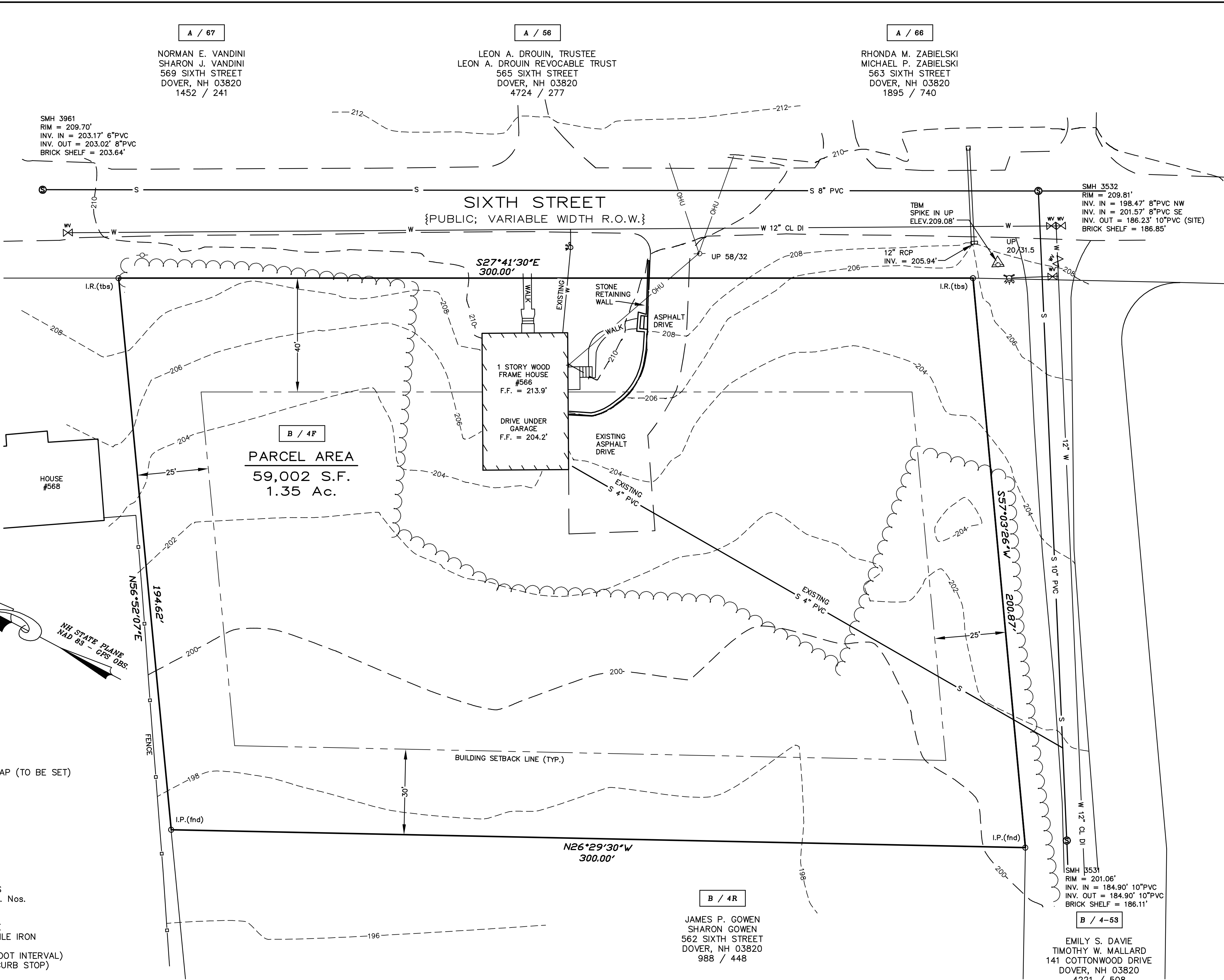
408.124.v50 GL

—

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.



11/19/2024 08:55:57 File: M:\2571\Drawings\25-2571.dwg Layout: 2571.EC



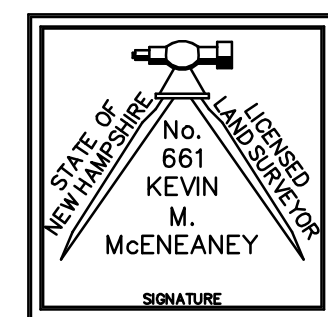
NOTES:

- OWNER OF RECORD:
FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5152, PAGE 7
- B / 4F** — DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 59,002 S.F. / 1.35 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF MARCH 5, 2024.
- ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
WETLAND BUFFER = 50 FEET
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- THE SOIL TYPES ON THE SITE ARE:
WdB — WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GLDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.

SHEET 1 OF 2

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

DRAWN BY: **KJF** FILE: MSA\2571\DWG\23-2571
SCALE: 1" = 20' DATE: MARCH 6, 2024



McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING — PLANNING — CONSULTING

LEGEND

- I.P.(fnd) — IRON PIPE (FOUND)
I.R.(tbs) — IRON ROD W/ I.D. CAP (TO BE SET)
SMH — SEWER MANHOLE
CB — CATCH BASIN
DMH — DRAIN MANHOLE
W — WATER GATE VALVE
S.F. — SQUARE FEET
Ac. — ACRE
(TYP.) — TYPICAL
± — MORE OR LESS
Ø — DIAMETER
S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS
UP 410/5 — UTILITY POLE W/ I.D. Nos.
R.O.W. — RIGHT OF WAY
INV. — INVERT
PVC — POLYVINYL CHLORIDE
CL DI — CEMENT LINED DUCTILE IRON
ELEV. — ELEVATION
204 — CONTOUR LINE (2 FOOT INTERVAL)
WSO — WATER SHUT OFF (CURB STOP)
HYD. — FIRE HYDRANT
W — WATER SERVICE LINE
S — SEWER LINE
SMH — SEWER MANHOLE
OHU — OVERHEAD UTILITIES

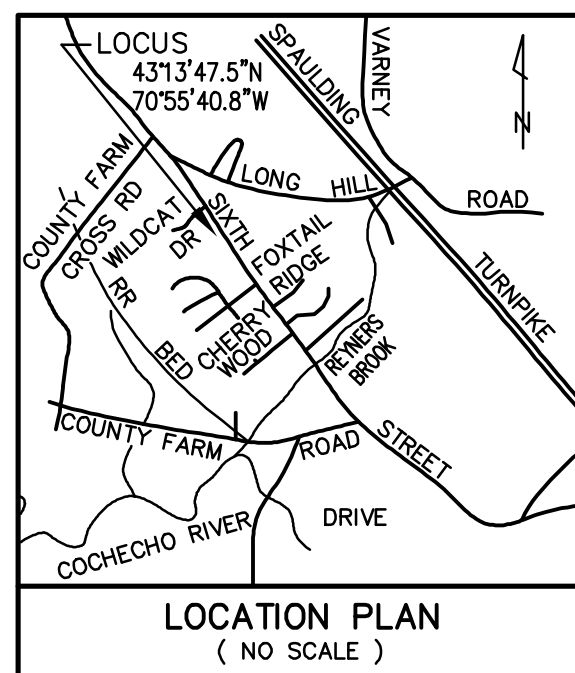
REFERENCE PLANS:

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

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

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

DATE: / KEVIN M. MCENEANEY LLS # 661



A / 67

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

A / 56

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

A / 66
RHONDA M. ZABIELSKI
MICHAEL P. ZABIELSKI
563 SIXTH STREET
DOVER, NH 03820
1895 / 740

OWNER SIGNATURES

NOTES:

- 1.) OWNER OF RECORD: FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5152, PAGE 7
- 2.) B / 4F - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA = 59,002 S.F. / 1.35 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TDR SUBDIVISION CONSISTING OF THREE (3) LOTS, EACH LOT CONTAINING A SINGLE FAMILY DWELLING.
- 5.) ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
- | | |
|----------------------|---------------|
| MINIMUM LOT SIZE | = 40,000 S.F. |
| MAXIMUM LOT COVERAGE | = 10 PERCENT |
| MINIMUM FRONTAGE | = 150 FEET |
- BUILDING SETBACK REQUIREMENTS:
- | | |
|-------------------------|-----------|
| FRONT SETBACK | = 40 FEET |
| SIDE SETBACK | = 25 FEET |
| REAR SETBACK | = 30 FEET |
| MAXIMUM BUILDING HEIGHT | = 35 FEET |
| WETLAND BUFFER | = 50 FEET |
- TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS:
- | | |
|--------------------------------------|-----------|
| ABUTTING A ROAD SETBACK | = 20 FEET |
| ABUTTING A LOT LINE SETBACK | = 10 FEET |
| STREET SIDES OF UNITS | = 20 FEET |
| ABUTTING STRUCTURES | = 20 FEET |
| NO CUT BUFFER FROM EXTERIOR LOT LINE | = 30 FEET |
- 6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
- 8.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- 9.) THE SOIL TYPES ON THE SITE ARE:
WdB - WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- 10.) NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GILDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.
- 11.) TDR UNIT CALCULATIONS:
- | | |
|--|---------------|
| A) 59,002 S.F. - CONSERVATION (0 S.F.)= | 59,002 S.F. |
| B) 59,002 * 0.85 | = 50,150 S.F. |
| C) 50,150 * 0.85 | = 42,628 S.F. |
| D) 42,628 / 40,000 BASE UNIT COUNT | = 1 UNIT |
| E) REMAINING 2 UNITS TO BE PURCHASED, THUS ALLOWING FOR 3 UNITS. | |
- 12.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY AND MARCH, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 13.) PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.

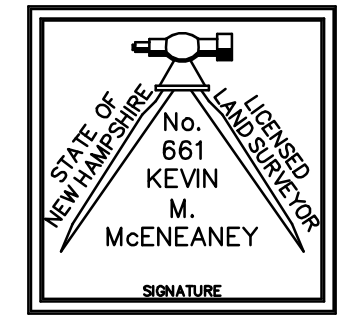
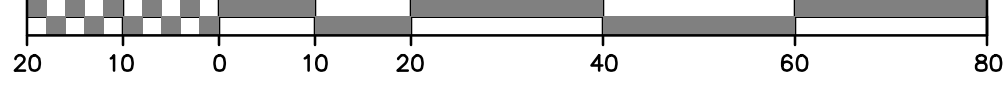
SHEET 2 OF 2

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

DOVER PLANNING FILE No. SUBM 2024—

DRAWN BY: RJM	FILE: MSA\2571\D\23-2571
----------------------	--------------------------

SCALE: 1" = 20'	DATE: NOV. 18, 2024
-----------------	---------------------



McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING – PLANNING – CONSULTING

LEGEND

- I.P.(fnd) — IRON PIPE (FOUND)
 I.R.(tbs) ● — IRON ROD W/ I.D. CAP (TO BE SET)
 SMH — SEWER MANHOLE
 CB — CATCH BASIN
 DMH — DRAIN MANHOLE
 W
 V — WATER GATE VALVE
 S.F. — SQUARE FEET
 Ac. — ACRE
 (TYP.) — TYPICAL
 ± — MORE OR LESS
 Ø — DIAMETER
 S.C.R.D. — STAFFORD COUNTY
 REGISTRY OF DEEDS
 -○- UP 410/5 — UTILITY POLE W/ I.D. Nos.
 R.O.W. — RIGHT OF WAY
 INV. — INVERT
 PVC — POLYVINYL CHLORIDE
 CL DI — CEMENT LINED DUCTILE IRON
 ELEV. — ELEVATION
 204 — CONTOUR LINE (2 FOOT INTERVAL)
 WSO — WATER SHUT OFF (CURB STOP)
 WSO — FIRE HYDRANT
 W — WATER SERVICE LINE
 S — SEWER LINE
 ⊗ SMH — SEWER MANHOLE
 OHU — OVERHEAD UTILITIES
 ⊗ PWSO — PROPOSED WATER SHUT OFF (CURB STOP)

NO.	DATE	DESCRIPTION	BY	CHK	
CNE 24081		REVISIONS			
24-2571		TDR SUBDIV	23-12	37-42	
PROJECT NO		TYPE	FIELDBOOK &	PAGES	

REFERENCE PLANS:

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

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

From: Katie Riley <katiemariiedinger@gmail.com>

Sent: Wednesday, November 27, 2024 6:53:14 AM

To: Benton, Donna

Subject: Development proposed on 566 6th street in Dover for December planning board meeting

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hello,

My name is Katherine Riley and I live at 11 Governor Sawyer Lane in Dover.

It's come to my attention that the Cullens have submitted new plans for the development of 566 6th Street. It's my understanding that within R-40, a single family can be converted into a duplex or have an ADA added. I see nothing in the application putting any sort of protections in place to prevent the Cullens from taking these plans and developing their previous plans of two duplexes. These revised plans are a covert way to allow them to accomplish that same goal by right within R-40 should you approve these plans.

At most, should you feel you're unable to deny these plans, allow only one single family home. Two would be incredibly disruptive and not maintain the look and feel of surrounding homes. While the point could be argued that the road frontage isn't too far off from those across the street, they absolutely differ in the depth of the lots and that makes a huge difference. You'll have homes surrounding these with sprawling lots that won't ever have another home on them beyond their existing single family. Meanwhile, this property, should you approve these plans, will have 5 or more families crammed in - exactly what you voted against in the last October meeting.

Our rural character of R-40 needs to be upheld. Please outright deny these plans or put very restrictive conditions around the deeds of the existing single family, and at most one more single family so that the surrounding area is respected, and not over developed with duplexes.

Thank You

Katherine Riley

Get [Outlook](#) for iOS

From: Linda Merullo <linmer03@comcast.net>
Sent: Monday, December 2, 2024 8:51 AM
To: Planning Board - All <PlanningBoard-All@doover.nh.gov>
Subject: Cullen going further to argue his case

Security Notice: External sender. Use caution with hyperlinks or attachments.

To the PB,

If the Housing Board does ask for the opinion of the PB and their decision, I would suggest the reasoning behind it was very appropriate to deny.

In my opinion: It has nothing to do with Cullen's status as a councilor and liaison to Planning Board rejection (although he did clear the lot totally in anticipation of a yes vote), and everything to do with ruining upper Sixth Street. It is an R40 zone and should be kept that way. The abutters do not care who the developer is, only that they don't want to see overdevelopment of a single family zone and TDR rights given in the wrong area. If this passes, then everyone on Sixth Street and every other R40 zone can put in multiple homes on a small lot. It is not all about Cullen, it is about preserving the R40 zone. Once you approve this precedent, there is no stopping it. I hope it is rejected at the upper Housing Board level so that we can keep our R40 zones rural.

I would object to TDRs in any R40 zone throughout the city. Once you approve, there is no stopping it and going back. Your neighbor can put in the same density in his side or back lot. Too much of that is happening on Rte 108 north, although that is an R12 zone. It looks terrible. Ditto for Central Ave. Just block after block of empty housing right on the street so far and no commercial being moved in. No room for any trees or shrubs. So sterile looking and empty of any thought put into it.

Be careful of what you approve as your legacy of "yes" buildings will be around long after you are gone.

L

From: Scott Ablett <papascott11@yahoo.com>
Sent: Saturday, November 30, 2024 6:56 AM
To: Planning Board - All <PlanningBoard-All@doover.nh.gov>
Subject: TDR

Security Notice: External sender. Use caution with hyperlinks or attachments.

Stop. Just stop. You are allowing an overdevelopment nightmare for this city. Its bad enough when you allow homes to be built on a postage stamp lot with no regard for the health of the neighborhood. Don't be the next Portsmouth. You are hopefully smarter than that.
Scott Ablett

From: Alise Elliott <alise.elliott@gmail.com>
Sent: Tuesday, December 3, 2024 3:02:09 PM
To: Benton, Donna
Subject: 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Good afternoon,

My name is Alise Elliott and I live at 251 Knox Marsh Road in Dover. I emailed this board in October in opposition of the plans at 566 6th Street and am concerned with the new plans that have been submitted.

I'm shocked that the Cullen's filed new plans a day before suing the city. This process continues to play out like a game. The new submission, if approved, will allow for development of higher density units just as originally requested within R-40.

I'm genuinely frustrated that no consideration is given to those who live next to these proposed TDR projects, including myself. When purchasing a home, it is expected that the daily use, enjoyment, current market value, and future marketability will be protected by the city we pay taxes to. A home owning resident in the city of Dover should have to fear that their home and largest investment will be jeopardized by developers with enough money to pay the city to disregard the zoning ordinances. These ordinances are put in place to protect home owners. Where is the consideration for those who already own property here?

To reiterate my sentiment from October, I strongly oppose this project as proposed and ask the planning board to deny. I urge the board not to misuse the TDR in the zone already voted on to protect.

Thank you,
Alise Elliott

From: James Boos <jamesjboos@gmail.com>

Sent: Tuesday, December 3, 2024 3:31:21 PM

To: Benton, Donna

Subject: 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Director Benton,

I'm writing to express my sincere disapproval of the proposed plans by Councilor Fergus Cullen and his application for TDR. I echo concerns of Planning Board members who have stated that Councilor Cullen's development plans are not in the true spirit or intent of the TDR nor in-line with the intent of the R-40 zoning. Separate from any legal issues, this also appears to be an underhanded, greedy, subversion of our entire City Charter. In a period where the residents of our City, and our nation, have a growing distrust of our politicians and elected officials, I hope the Planning Board, City Council, and other City officials may have the courage to stand up against this abuse by Councilor Cullen. Furthermore, I hope and pray that Councilor Cullen may find the courage to willingly and voluntarily withdraw his application for TDR, drop the pending legal action, and resign his roles as Planning Board member and as City Councilor. Currently a self-professed "Residential real estate developer (reference to Fergus Cullen's LinkedIn profile <https://www.linkedin.com/in/fergus-cullen-aaa1b411/>), it is clearly unobjective and absolutely inappropriate that Councilor Cullen have decision rights on any planning or zoning ordinances in the City. Whether legal or not, Councilor Cullen's position on the Planning Board is an abhorrent conflict which needs to be addressed. His further legal action against the very City he is supposed to serve is even more shameful.

I ask that you please take this letter in consideration of any additional action by the Planning Board as it relates to Councilor Cullen's application(s) so that we may, as a City, set a moral precedent against this type of greedy corruption for future generations and please share this in lieu of my physical presence during the public forum at the Planning Board meeting on 10 December 2024.

I very much appreciate your time and consideration.

Respectfully,
James Boos
Dover Resident
Ward 3

From: Michael LaCourse <michaeljohnlacourse@gmail.com>
Sent: Monday, December 2, 2024 12:48 PM
To: City of Dover - Planning <Dover-Planning@doover.nh.gov>
Subject: 566 6th st proposal

Security Notice: External sender. Use caution with hyperlinks or attachments.

I've come to find out that another rendition of this proposal is being considered by the planning board. I will once again state my firm opposition to adding additional properties to this lot. It is not in the best interest to the taxpayers on 6th street or our community.

There are many other appropriate means of building affordable housing in Dover and this is far from it.

I urge the board to not move forward with this proposal.

Thank you

Michael LaCourse
591 6th St, Dover, NH 03820

From: Tamara <tamara.hester@gmail.com>
Sent: Monday, December 9, 2024 3:00 PM
To: City of Dover - Planning <Dover-Planning@doover.nh.gov>
Subject: Abutter Notice of Changes Proposed to 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Good Afternoon,

I am writing as the homeowner of 571 6th Street in Dover, NH. I am writing in opposition to the proposal by Fergus and Jennifer Cullen for changes to the property at 566 6th Street Dover, NH. I previously sent an email opposing the changes when the last meeting occurred and my feelings do not change. I am opposed to these changes for the following reasons:

As a homeowner of a property in close proximity to this residence, I purchased my home to live in a rural district within the City of Dover, NH. I pay property taxes regularly and feel that as part of my homeownership any burden to make changes within this area should be placed upon the individual trying to make the changes. The Cullen's have now proposed multiple different property types within this same piece of land, all of which would create significant changes to the environment or this community. Any major changes, especially to the zoning in this area serves no positive impact to the current homeowners who are left without a say.

The proposal by the cullens would request changes in zoning yet again, changing from R-40 it appears down to R-12 placing this property into a density district, as each proposed property is under the 20,000 sq ft. minimum lot size. Though it appears he would not be able to convert these homes into duplexes based on Footnote (6) of the zoning plans, the neighborhood all has concerns that this would be another way to circumvent turning these homes into duplexes. And the original home was built in 1957 according to the property card so this would be able to be split without having to come back to the board.

This issue of TDR also goes back to some of the concerns in my original email for the last plan which was that if the City of Dover begins to allow this for one homeowner what will stop the next homeowner from trying to do the same thing and then the rural part of Dover becomes low density housing, which is not consistent with the master plan or Dover nor what the existing homeowners want, also possibly creating an economic disadvantage for their properties.

Thank you for taking the time to hear my concerns.

Thank you,
Tamara Hester

From: Kelly Moore <kelly.moore0827@gmail.com>
Sent: Monday, December 9, 2024 2:39 PM
To: Planning Board - All <PlanningBoard-All@dover.nh.gov>
Subject: concerns for 566 sixth street development

Security Notice: External sender. Use caution with hyperlinks or attachments.

Planning Board,

I am writing to express my concerns for the appeal of the proposed TDR of 566 sixth street. I encouraged the planning board to uphold their original ruling. As you know the parcel of land falls within the R-40 zone. If you allow Fergus Cullen subdivide within this zone, other developers will follow suit which will lead to overdevelopment and deforestation of the area. While there are some comments about the housing being attainable for families, I just don't see this happening with the way the climate of the city is changing. It seems like new housing developments are happening all over the city. This adds more pressure on our local resources, school system as well as public works. When is it going to stop? Dover is losing its "small town" charm.

Kelly Moore
12 Redden St Dover NH.

From: CYNTHIA A POULIN <foxtail4@comcast.net>
Sent: Monday, December 9, 2024 10:43 AM
To: Planning Board - All <PlanningBoard-All@doover.nh.gov>
Subject: 566 Sixth St, please reject!

Security Notice: External sender. Use caution with hyperlinks or attachments.

I am a nearby resident with serious concerns regarding Fergus and Jennifer Cullen's proposal to overdevelop 566 Sixth Street. We were shocked in so many ways at the Cullen's initial proposal to pack 6 housing units to the already existing home on a 1.3 acre lot. Thankfully this request was REJECTED. Stripping the 1.3 acre property of healthy mature trees is such a shame, especially when done prior to their receiving acceptance for a zoning change. This action appears presumptuous and premature and cannot be reversed. We were still alarmed to hear the Cullen's modified plan of building 2 duplexes in addition to the current single family house on just over 1 acre. Thankfully, this was REJECTED. Thank you for denying the approval of the transfer of development rights. Between the current legal appeal for the last rejected plan or the upcoming modified proposal to add 2 more single homes (total 3 houses) on just 1.3 acres, both plans are not suitable for that lot. The outcome is market level housing crammed onto 1.3 acres for profit. This is not in the nature of the R-40 (1 acre minimum) zoning we are located in. We are extremely disappointed that Fergus Cullen is making these proposals while he serves on the Dover City Council and the Planning Board. Please say NO and put a stop to this attempt to overdevelop 566 Sixth Street.
Cynthia Poulin 12 Foxtail Ridge Dover

The Law Office of Scott E. Hogan

P.O. Box 57
Lyndeborough, New Hampshire 03082

Phone: 603-969-1183

Email: hoganlaw@comcast.net

Via email transmission

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

December 9, 2025

RE: Most recent Cullen applications regarding 566 6th Street

Dear Planning Board members:

As I discussed at the Board's October 22, 2024 hearing, I represent a group of residential property owners abutting the subject 566 6th Street property. The represented owners are:

Crystal and Michael Ortlieb:	560 6th St
Leon Drouin:	565 6th St
Caitlin and Rory Wilkie:	568 6th St
Sharon and Norman Vandini:	569 6th St
Karl and Ruth Brown:	570 6th St

Each of them received written abutter notice from the City regarding the various 566 6th Street applications over time.

Recent Process

At the Board's October 22nd hearing these abutters, other abutters, other members of the public, and public officials testified and/or submitted written testimony to the Board in opposition to the Applications' submissions at that time. I also attended and addressed the Board.

After receiving and hearing testimony and evidence, the Board deliberated and denied the Transfer of Development Rights application at the end of the October 22 hearing¹.

¹ Undersigned counsel, who attended the 10-22-24 hearing, felt the Board conducted a thorough, thoughtful discussion and deliberation about the application of the TDR process in rural residential areas of the City, and rendered a reasonable, lawful decision fully supported by the Record.

On November 19, 2024 the Applicants submitted new TDR and Subdivision applications, which are scheduled for public hearing on December 10, 2024.

The next day, on November 20, 2024 legal counsel for the applicants filed an Appeal of this Board's 10-22-24 denial with the New Hampshire Housing Appeals Board.

Recent/ simultaneous Applications

Since the Board's October 22 TDR denial, the applicants have simultaneously filed revised applications to the Board, and filed an Appeal of the same decision. The Board should decide in the first place whether this renders the most recent applications either moot or premature.

Abutting Property Owners' position on most recent Applications

The represented abutters would respectfully ask the Board to consider their following comments:

As residents of the R-40 District community, we firmly advocate for maintaining the district's unique rural character and oppose proposals that undermine traditional zoning practices. Homeowners in this area have made significant investments, relying on zoning protections to ensure peace, privacy, and sustained market value and future marketability. The introduction and application of the Transfer of Development Rights (TDR) mechanism raises serious concerns, as it allows developers to circumvent traditional zoning ordinances, forcing residents to bear a disproportionate burden in defending the character of their community.

The applicant's proposals demonstrate a pattern of overreach. Initially, seven units were proposed, and then later five, which the Planning Board deemed overly dense and subsequently denied in October. The revised plans that now include two additional single-family homes, are seen as a backdoor attempt to achieve the excessive density the planning board has already denied. Despite claims of compliance, the group contends that the proposed density remains incompatible with the R-40 zoning requirements and the area's existing character.

Additionally, the applicant's plans violate city code provisions governing TDRs, specifically the requirement for a 30-foot no-cut, no-disturb buffer along the property's perimeter. By clearing this buffer and proposing a new driveway in its place, as shown in the images below, the applicant has compromised both the integrity of the ordinance and the neighborhood's visual continuity.

At most, the group feels that only one additional single family home should be allowed. Should one additional single family home be allowed, the group agrees that the new single family home proposed, and the existing renovated single family home should both be deed restricted for at least 20 years to prevent either from being converted into a two unit which is allowed by right within R-40. Both homes should be required to share the existing driveway as shown in the new plans the applicant has submitted. This would help to minimize the visual

impacts, maintaining the character of the neighborhood and increase housing as the applicant has stated is their goal.

*(See images attached below).

Maintaining the Daily Use, Enjoyment, Value and Future Marketability of Existing Property Owners

In the “Land Use Planning and Zoning” volume of the New Hampshire Practice series Attorney Peter Loughlin states,

The beauty of a residential neighborhood is for the comfort and happiness of the residents and tends to sustain the value of property in the neighborhood. It is a matter of general welfare, like other conditions, that adds to the attractiveness of a community and the value of the residences located there. (Citing Deering v. Tibbetts, 105 N.H. 481 (1964)). New Hampshire Practice, Volume 15, §2.17. (Emphasis added).

Loughlin goes on to state,

The New Hampshire Supreme Court eliminated any doubt about the ability of a municipality to use its zoning powers to promote aesthetics in *Asselin v. Town of Conway*, (137 N.H.369 (1993)) where it stated

We now conclude that municipalities may validly exercise zoning power solely to advance aesthetic values, because the preservation or enhancement of the visual environment may promote the general welfare. See RSA 674:16,I; Opinion of the Justices, 103 N.H. 268, 270... (1961).

In **December 21, 2001** the New Hampshire Supreme Court dealt with similar issues **involved in the Town of Weare**. In NBAC Corp. V. Town of Weare, __N.H.__(2001), (attached), the Court upheld the Weare SelectBoard’s denial of an application, because it

“(1)would be injurious to public welfare and the residents of the town, which included having a **detrimental effect on the property values** and the **character of the town**; (2) **may be visible from the road**; and (3) **could have a detrimental effect on the environment...**” (Emphasis added).

The Supreme Court noted that the Superior Court cited the Asselin case cited above, which stated,

[t]he concept of public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. **It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.** (Emphasis added).

In the **first statement made** in the New Hampshire Practice series on Land Use Planning and Zoning Attorney Peter Loughlin presents this apt quotation,

“Zoning is a complex and important function to the State. **It may indeed be the most essential function performed by local government, for it is one of the primary means by**

which we protect that sometimes difficult to define concept of quality of life.” Justice Thurgood Marshall, dissenting in the case of *Village of Belle Terre v. Boraas*, 416 U.S. 1, 39 L. Ed. 2d 797, 94 S. Ct. 1536 (1974). (Emphasis added).

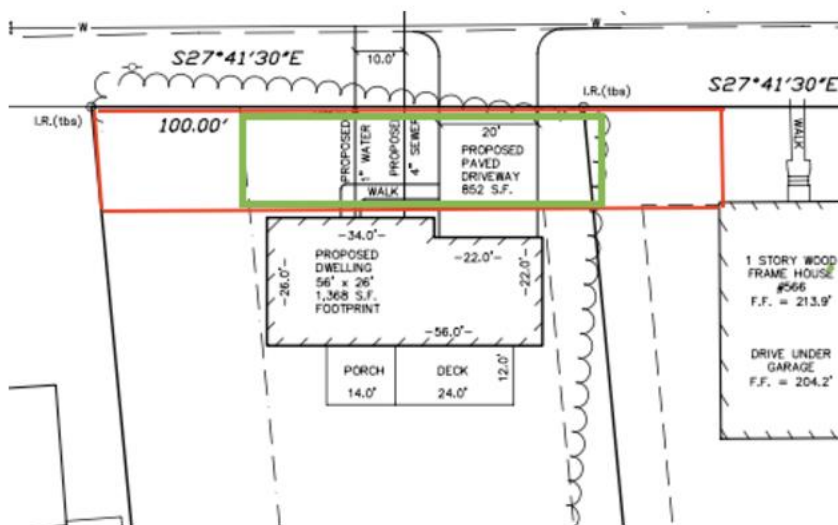
The Planning Board’s application of the City’s Transfer of Development Rights program can jeopardize the rights expressed above, if not applied judiciously, which in some cases means not applying it at all. The TDR program is expressly discretionary, and thus the Planning Board is given the discretion as to how and where and to what extent to apply it, or the discretion to not apply it at all.

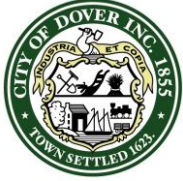
Respectfully submitted,

/Scott E. Hogan, Esq./

Scott E. Hogan, Esq.

(ATTACHED IMAGES)





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBM-2024-0006

Application Type: Minor Subdivision
Applicant(s): Fergus & Jennifer Cullen
Owner(s): Fergus & Jennifer Cullen
Location: 566 Sixth St. (Assessor's Map B, Lot 4-F)
Meeting Date: December 10, 2024

INTENT: To subdivide one (1) lot into three (3) lots utilizing TDR.

AGENDA ITEM #: 4-J

FILE: SUBM-2024-0006

APPLICANT/OWNER: Fergus & Jennifer Cullen

LOCATION: 566 Sixth St. (Assessor's Map B, Lot 4-F)

LOTS/UNITS PROPOSED:
Three (3) lots and three (3) units

ACREAGE: 1.37± acres before subdivision, proposed acreage following subdivision:
Assessor's Map B, Lot 4-F = 19,942± s.f. (0.45± ac.)
Assessor's Map B, Lot 4-F-1 = 19,480± s.f. (0.45± ac.)
Assessor's Map B, Lot 4-F-2 = 19,580± s.f. (0.45± ac.)

ZONING DISTRICT: R-40

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential

ZBA ACTION: N/A

PERMITS: N/A

WAIVERS REQUESTED: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TRC: N/A

ATTACHMENTS: Application materials including TDR Subdivision Plan.

Summary of Request and Background:

The applicant proposes subdividing the subject lot at 566 Sixth St., creating two new lots. The proposed lots, (4-F, 4-F-1, and 4-F-2), are shown as each having approximately 0.45± acres.

The applicant is also proposing three residential units by purchasing two dwelling units through TDR (TRAN-2024-0015). The three total units will be across the three lots, including the existing single-family dwelling.

The applicant has made prior, differing requests for increased units on the subject property. These previous applications were reviewed by the Technical Review Committee. A review for this application by the Technical Review Committee was not conducted as it is not required for Minor Subdivisions.

Consistency with Land Use Regulations:

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

STAFF RECOMMENDATION:

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

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Approval of TRAN-2024-0015;
2. Provide physical and digital copies (including CAD) of complete plan set which additionally shall include:
 - 2.1. Signature and stamp of PE, LLS, CWS, and LLA.
 - 2.2. The owners' signatures for recording at Strafford County Registry of Deeds
 - 2.3. Add where future treeline will be or if existing, show existing treeline and remove treeline currently shown on plan.
 - 2.4. Add note about no-cut buffer placards to be installed.
 - 2.5. Add note that no sump pumps or roof leaders will be tied to the public sewer.
 - 2.6. Revise sewer lines to be off Sixth Street.
 - 2.7. Add note about addressing as assigned by the Building Official.
 - 2.8. Revise lot numbering to what the City Assessor assigns.

Subsequent Conditions to be Met Prior to Water and Sewer Service Tie In:

3. Payment of water and sewer investment fees.

Subsequent Conditions to be Met Prior to Occupancy:

4. Certificate of Occupancy.
5. Buffer placards shall be in place or if damaged during construction replaced.

566 Sixth Street SUBM-2024-0006



Property Information

Location 566 SIXTH ST
Owner CULLEN FERGUS
Land Use
Zoning Code R-40
Property Id B0004-F00000



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.



PLAN SNAPSHOT REPORT SUBM-2024-0006 FOR CITY OF DOVER, N.H.

Plan Type: Subdivision Plan - Minor	Project:	App Date: 11/19/2024
Work Class: New Construction	District: None	Exp Date: 01/23/2025
Status: Fees Paid	Square Feet: 59,002.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval
Description: TDR Subdivision		Expire Date:

Parcel: B0004-F00000	Main	Address: 566 Sixth St Dover, NH	Main	Zone: R-40(Residential - Rural)
-----------------------------	------	---	------	--

Owner Fergus & Jennifer Cullen Mobile: (603) 520-5450	Applicant McEaneay Survey Associates P.O. Box 1166 DOVER, NH 03821 Business: (603) 742-0911	Engineer Stephen J. Haight, PE Business: (603) 749-0443
--	---	--

Plan Custom Fields

Proposed Number of New Lots	2	Existing Number of Lots1		Parcel Map/Lot	B/4F
Parcel Zoning Overlay		Select Subdivision Type	Transfer of Development Rights	Parcel Zoning	R-40
Property Address	566 Sixth Street	Existing Parcel Size (Ac)	1.35	Existing Parcel Size (sqft)	58806
Proposed Use Detail	Residential, Single Family	Owner Name	Fergus & Jennifer Cullen	Deed Page	7
Deed Book	5152	Owner Address	152 Boxwood Lane Dover, NH 03820	Deed Date	
Refuse Removal	Private	Owner Phone	603-520-5450	Parcel Feedback	
Owner EMail	fergus@ferguscullen.com	If purchasing units, how many?	2	TDR Relief Sought (Check all that apply.)	Frontage, Lot Size, Purchase Units
Existing Use Detail	Residential, Single Family	TDR Detail	To allow 3 units where 1 unit is allowed.	subroadtype	Municipal
Water Source?	Municipal	Distance to City Water (ft)	50	Distance to City Sewer (ft)	50
Sewer Service?	Municipal	Subdivision Regulations section(s) to be waived		Justification for waiver request(s)	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kevin_McEaneay_11/19/2024.jpg	11/19/2024 11:43	McEaneay, Kevin		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010052	Planning Subdivision Application Fee	\$200.00	\$200.00
	Planning Subdivision Lot Fee	\$300.00	\$300.00
Total for Invoice INV-00010052		\$500.00	\$500.00
Grand Total for Plan		\$500.00	\$500.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		

PLAN SNAPSHOT REPORT (SUBM-2024-0006)

Planner Creates Staff Recommendations v.1	Plan Activity
Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Plan Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Land Use Plan Final Review v.1	Receive Submittal
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan 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 MINOR SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

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

Address of Applicant: 152 Boxwood Lane Dover, NH 03820

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

Address of Property Owner: same

E-Mail Address: fergus@ferguscullen.com

PROPERTY INFORMATION

Address of Property: 566 Sixth Street

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

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

Size of Parcel: 59,002 s.f. (1.35 ac) Property Deed: Book 5152 Page: 7

Existing Use of Property: Single Family Residential

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 2 (new)

TDR Relief sought (Check All That Apply): ☒ Lot Size ☒ Frontage ☐ Setback ☐ 30' Buffer ☒ Purchase 2 units

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

To allow 3 units where 1 unit is allowed. There are no impacts created by this project.

Circle one for each category:

Water: ☒ City ☐ Well (circle one) How far is city water from the property? 50'-75'

Sewer: ☒ City ☐ Septic (circle one) How far is city sewer from the property? 50'-75'

Highway Access: ☒ City Street ☐ State Highway (circle one) ☒ Roadway Public ☐ Private Road (circle one)

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

Estimated value of construction: N/A New impervious area (in s.f.): 2096

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: N/A

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

SURVEYOR INFORMATION

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

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

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

ENGINEER INFORMATION

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

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

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

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone # _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 11/19/24

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 11/19/24**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: _____ Date: 11/19/24

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 11/19/24

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

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

Signature of Property Owner: N/A Date: _____

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

***CITY OF DOVER SUBDIVISION
LIST OF ABUTTERS***

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

Owner:

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

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

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

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

APPLICANT: Fergus & Jennifer Cullen File Number: _____

PROJECT TITLE: TDR Subdivision

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

	Where/How Provided	Reviewed
1. Completed and signed Application form	X	
2. Plan Review Fees are provided	X	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Waiver requests to the Subdivision Regulations, with written justification	N/A	
6. Conditional Use Permit applications	N/A	
7. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	X 2 full size, 4 small sets	
Location map at appropriate scale	X	
Proposed subdivision name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	N/A	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and widths of existing and proposed sidewalks	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed topographic information at two foot intervals	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	

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

REVIEWED BY: _____ DATE _____



CITY OF DOVER, NEW HAMPSHIRE PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: Fergus Cullen
Signature(s) of Property Owner(s): [Signature] Date: 11/19/24
Signature of Applicant: [Signature] Date: _____
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: Fergus Cullen
Signature(s) of Property Owner(s): [Signature] Date: 11/19/24
Signature of Applicant: [Signature] Date: _____
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

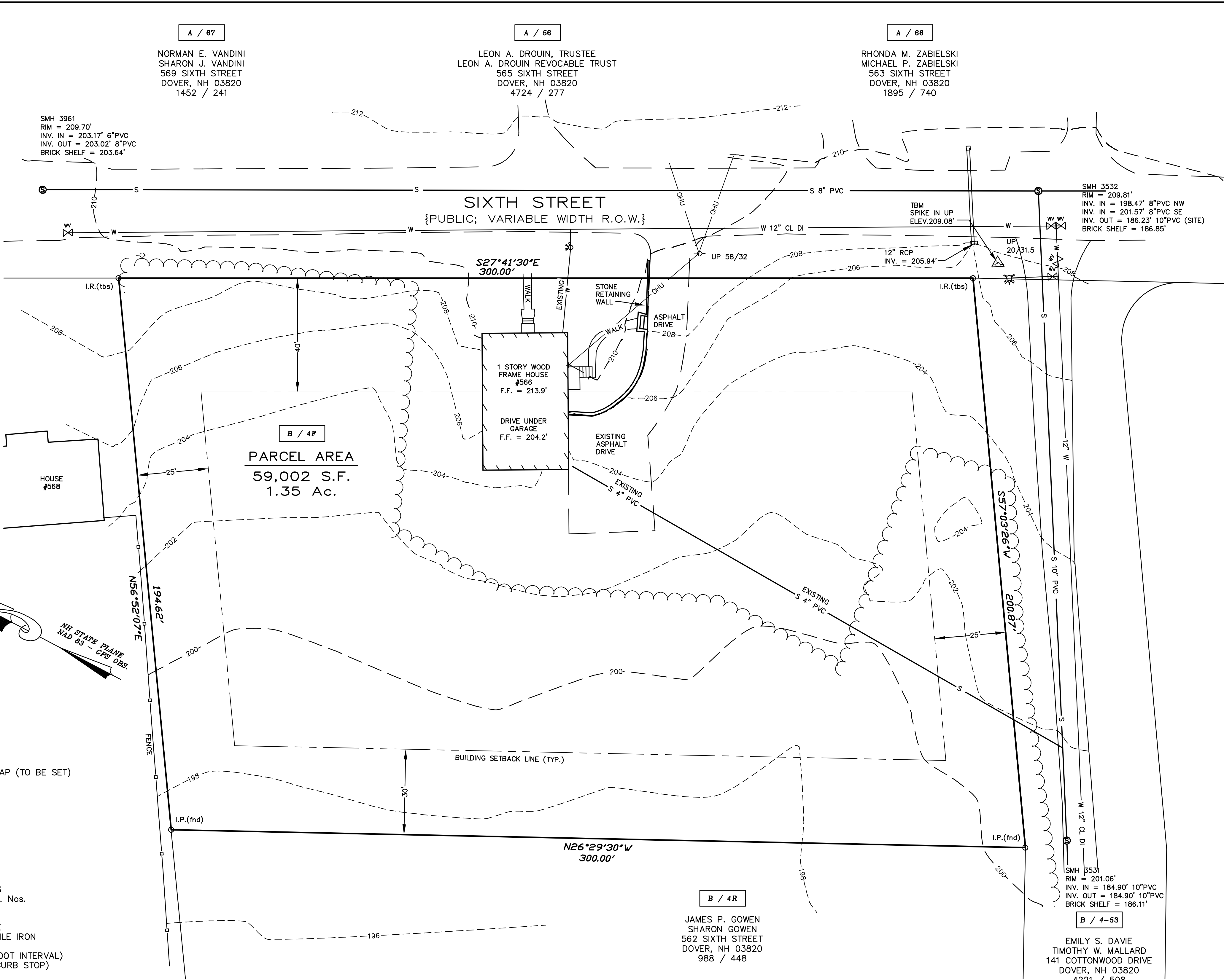
Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

SUBM-2024-0006**566 SIXTH STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0041-000000	571 SIXTH ST	HESTER TAMARA		571 SIXTH STREET	DOVER	NH	03820
A0055-000000	559 SIXTH ST	GERUNGAN MARYKE P & HEIRS OF	TJAHJADI PRAJITNO HEIRS OF	559 SIXTH STREET	DOVER	NH	03820
A0056-000000	565 SIXTH ST	DROUIN LEON A TRUSTEE	DROUIN LEON A REVOCABLE TRUST	565 SIXTH STREET	DOVER	NH	03820
A0065-000000	561 SIXTH ST	DUVAL MATTHEW D	DUVAL DINA A	561 SIXTH ST	DOVER	NH	03820
A0066-000000	563 SIXTH ST	ZABIELSKI RHONDA M &	ZABIELSKI MICHAEL P	563 SIXTH STREET	DOVER	NH	03820-5907
A0067-000000	569 SIXTH ST	VANDINI NORMAN	VANDINI SHARON	569 SIXTH STREET	DOVER	NH	03820
B0004-052000	147 COTTONWOOD DR	DODIER SCOTT B	DODIER SARAH J	147 COTTONWOOD DR	DOVER	NH	03820
B0004-053000	141 COTTONWOOD DR	DAVIE EMILY S &	MALLARD TIMOTHY W	141 COTTONWOOD DR	DOVER	NH	03820
B0004-054000	133 COTTONWOOD DR	VANGUILDER JONATHAN D & MARIE H TRUSTEES	VANGUILDER FAMILY TRUST	133 COTTONWOOD DR	DOVER	NH	03820
B0004-A00000	570 SIXTH ST	BROWN RUTH A	BROWN KARL E	570 SIXTH STREET	DOVER	NH	03820
B0004-G00000	558 SIXTH ST	TSOURAMANIS GEORGE N		558 SIXTH ST	DOVER	NH	03820
B0004-J00000	568 SIXTH ST	VERVILLE CAITLIN &	WILKIE RORY	568 SIXTH ST	DOVER	NH	03820
B0004-L00000	560 SIXTH ST	ORTLIEB MICHAEL & CRYSTAL TRUSTEES	ORTLIEB FAMILY REVOCABLE LIVING TRUST	560 SIXTH STREET	DOVER	NH	03820
B0004-R00000	562 SIXTH ST	GOWEN SHARON	GOWEN JAMES P	562 SIXTH STREET	DOVER	NH	03820
B0004-F00000	566 SIXTH ST	CULLEN FERGUS	CULLEN JENNIFER	152 BOXWOOD LANE	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	PO BOX 1166	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEVE HAIGHT	PO BOX 1166	DOVER	NH	03820

11/19/2024 08:55:57 File: M:\2571\Drawings\25-2571.dwg Layout: 2571.EC



NOTES:

- OWNER OF RECORD:
FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5152, PAGE 7
- B / 4F** — DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 59,002 S.F. / 1.35 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF MARCH 5, 2024.
- ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
WETLAND BUFFER = 50 FEET
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- THE SOIL TYPES ON THE SITE ARE:
Wdb — WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GLDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.

LEGEND

- I.P.(fnd) — IRON PIPE (FOUND)
I.R.(tbs) — IRON ROD W/ I.D. CAP (TO BE SET)
SMH — SEWER MANHOLE
CB — CATCH BASIN
DMH — DRAIN MANHOLE
W — WATER GATE VALVE
S.F. — SQUARE FEET
Ac. — ACRE
(TYP.) — TYPICAL
± — MORE OR LESS
Ø — DIAMETER
S.C.R.D. — STRAFFORD COUNTY
REGISTRY OF DEEDS
UP 410/5 — UTILITY POLE W/ I.D. Nos.
R.O.W. — RIGHT OF WAY
INV. — INVERT
PVC — POLYVINYL CHLORIDE
CL DI — CEMENT LINED DUCTILE IRON
ELEV. — ELEVATION
204 — CONTOUR LINE (2 FOOT INTERVAL)
WSO — WATER SHUT OFF (CURB STOP)
HYD. — FIRE HYDRANT
W — WATER SERVICE LINE
S — SEWER LINE
SMH — SEWER MANHOLE
OHU — OVERHEAD UTILITIES

REFERENCE PLANS:

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

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

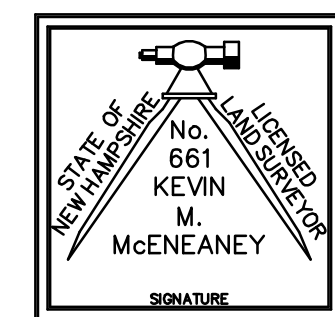
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. MCENEANEY LLS # 661

SHEET 1 OF 2

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

DRAWN BY: **KJF** FILE: MSA\2571\DW\23-2571
SCALE: 1" = 20' DATE: MARCH 6, 2024



McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING — PLANNING — CONSULTING



B / 4J

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

A / 67

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

A / 56

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

A / 66

RHONDA M. ZABIELSKI
MICHAEL P. ZABIELSKI
563 SIXTH STREET
DOVER, NH 03820
1895 / 740

OWNER SIGNATURES

NOTES:

- 1.) OWNER OF RECORD: FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5152, PAGE 7
- 2.) **B / 4F** - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA = 59,002 S.F. / 1.35 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TDR SUBDIVISION CONSISTING OF THREE (3) LOTS, EACH LOT CONTAINING A SINGLE FAMILY DWELLING.
- 5.) ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
WETLAND BUFFER = 50 FEET
TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS:
ABUTTING A ROAD SETBACK = 20 FEET
ABUTTING A LOT LINE SETBACK = 10 FEET
STREET SIDES OF UNITS = 20 FEET
ABUTTING STRUCTURES = 20 FEET
NO CUT BUFFER FROM EXTERIOR LOT LINE = 30 FEET
- 6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
- 8.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- 9.) THE SOIL TYPES ON THE SITE ARE:
WdB - WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- 10.) NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GILDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.
- 11.) TDR UNIT CALCULATIONS:
A) 59,002 S.F. - CONSERVATION (0 S.F.)= 59,002 S.F.
B) 59,002 * 0.85 = 50,150 S.F.
C) 50,150 * 0.85 = 42,628 S.F.
D) 42,628 / 40,000 BASE UNIT COUNT = 1 UNIT
E) REMAINING 2 UNITS TO BE PURCHASED, THUS ALLOWING FOR 3 UNITS.
- 12.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY AND MARCH, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 13.) PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.

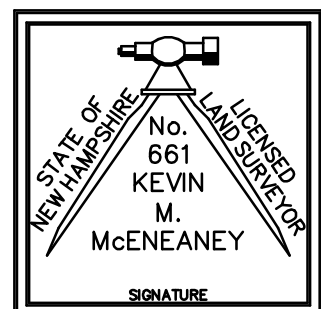
SHEET 2 OF 2

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

DOVER PLANNING FILE No. SUBM 2024—

DRAWN BY: RJM	FILE: MSA\2571\D\23-2571
----------------------	--------------------------

SCALE: 1" = 20' DATE: NOV. 18, 2024



McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING – PLANNING – CONSULTING

LEGEND

- I.P.(fnd) ● - IRON PIPE (FOUND)
I.R.(tbs) ● - IRON ROD W/ I.D. CAP (TO BE SET)
SMH - SEWER MANHOLE
CB - CATCH BASIN
DMH - DRAIN MANHOLE
 - WATER GATE VALVE
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
Ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY
 - REGISTRY OF DEEDS
-○- UP 410/5 - UTILITY POLE W/ I.D. Nos.
R.O.W. - RIGHT OF WAY
INV. - INVERT
PVC - POLYVINYL CHLORIDE
CL DI - CEMENT LINED DUCTILE IRON
ELEV. - ELEVATION
204- - CONTOUR LINE (2 FOOT INTERVAL)
 WSO - WATER SHUT OFF (CURB STOP)
 HYD. - FIRE HYDRANT
W - WATER SERVICE LINE
S - SEWER LINE
⊙ SMH - SEWER MANHOLE
OHU - OVERHEAD UTILITIES
⊗ PWSO - PROPOSED WATER SHUT OFF (CURB STOP)

NO.	DATE	DESCRIPTION	BY	CHK	
CNE 24081		REVISIONS			
24-2571		TDR SUBDIV	23-12	37-42	
PROJECT NO		TYPE	FIELDBOOK	& PAGES	

REFERENCE PLANS:

- 1.) ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE, SHEET 7 OF 26: SCALE: 1" = 60'; DATED: APRIL 27, 1998; BY: MCNEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 54-34.
- 2.) SUBDIVISION OF LAND OF SCOTT L. WEEDEN, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: FEB, 1995; BY: RICHARD P. TOWLE; RECORDED S.C.R.D. PLAN 43, POCKET 15, FOLDER 43.

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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2024-0021

Application Type:	Citizen's Petition for Rezoning
Applicant(s):	CBF2.LLC / R. Craig Williams
Owner(s):	CBF2.LLC / R. Craig Williams
Location:	105 Middle Rd. (Assessor's Map K, Lot 6)
Meeting Date:	Tuesday, December 10, 2024

INTENT: Proposal is to refer a Zoning Amendment petition to Council for approval, to rezone a portion of 105 Middle Road, Assessor's Map K, Lot 6, from its existing zoning district of R-40 to the IT zone.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-K

FILE: WAIV-2024-0021

ACREAGE: ±66.13 acres total, ±18.00 acres proposed to be rezoned IT

ZONING DISTRICT: R-40

EXISTING USE: Residential

PROPOSED USE: Commercial

SURROUNDING: Residential, Commercial

ZBA ACTION: N/A

ATTACHMENTS: Application, Rezoning Plan

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail for this meeting.

PERMITS / WAIVERS REQUIRED: N/A

CURRENT AND PROPOSED

ZONING: R-40 and IT Tables are included

Summary of Request and Background

The applicant/property owner is requesting an amendment to the City's Zoning Ordinance, Chapter 170, to rezone a portion of his parcel located at 105 Middle Road. The subject parcel is 66 acres in area, divided by Middle Road, with 48 acres to the north of Middle Road, and 18 acres to the south. The lot is currently zoned R-40 and contains no structures or dwelling units.

The applicant requests that the area of his lot to the south of Middle Road (approximately 18 acres) be rezoned into the Innovative Technology (IT) District, asserting that given the lot's location within the City, that the uses within the IT are more consistent with the City's Master Plan than that of the R-40 zone and the area's abutting development.

The area proposed to be rezoned, while indeed directly abutting the IT zone, is unique in that it is surrounded entirely by residential development. In the rezoning request itself, the applicant cites to the Teresa Drive subdivision, an extension of the Pointe Place development also cited in the applicant's narrative, as evidence to support the rezoning request. Staff would note, however, that the current zoning would allow for further residential development on 105 Middle Road. While the Pointe Place development is indeed a mixed-use development, all of the commercial components therein are isolated to the southwest portion of the development, where it directly connects to Dover Point Road, one of the busiest thoroughfares in the City, linking the City's downtown core to the Route 4 and Spaulding Turnpike intersections.

Staff is still unclear as to the applicant's exact intentions to rezone to IT and has received opposition from residential abutters to this proposal. Staff would not recommend the rezoning as proposed by the applicant as it leaves a small swath on Teresa Drive's property. In order to include that swath, the applicant would need the Teresa Drive property owner to sign the petition and the Planning Board would need to have a revised Planning Board item on the agenda with new abutter notices sent out at the applicants' expense.

Chapter 170-60.C(3) states, "Amendments initiated by Dover citizens or property owners. Dover citizens or owners of property in Dover submitting amendments to this chapter or Zoning Map shall forward their proposed amendments to the Planning Board for its consideration and recommendation. Such submission shall contain the information required by Subsection [E](#) below. The Planning Board shall have the petition placed on the agenda for its next regularly scheduled meeting that proper notice, as required in Subsection [D](#) below, can be met. After the public hearing, the Planning Board shall make its recommendations concerning the petitioned amendments to the City Council within 60 days of the date of the initial public hearing."



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2024-0021

Application Type:	Citizen's Petition for Rezoning
Applicant(s):	CBF2.LLC / R. Craig Williams
Owner(s):	CBF2.LLC / R. Craig Williams
Location:	105 Middle Rd. (Assessor's Map K, Lot 6)
Meeting Date:	Tuesday, December 10, 2024

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and table the request, and get a better sense of the intent of the rezoning petition, and hear from the Teresa Drive property owners about adding in their small area of R-40 to this request to be considered by City Council.

WAIV-2024-0021 105 Middle Road

**Property Information**

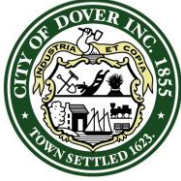
Location 105 MIDDLE RD
Owner CBF2 LLC
Land Use
Zoning Code R-40
Property Id K0006-000000

**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.

 CITY OF DOVER	CITY OF DOVER – ORDINANCE	
	Posted _____, 2024	
	Ordinance Number:	O – yyyy.mm.dd -
	Ordinance Title:	Updating the Dover Zoning Ordinance
	Chapter:	170

The City of Dover Ordains:

1. **PURPOSE**
The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by updating the Code to reflect a citizen’s petition to rezone a portion of Map K, lot 6 to be rezoned from R-40 to IT.
2. **AMENDMENT**
Chapter 170 entitled “Zoning” is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8, “Zoning Map”, as follows:

a. **THE FOLLOWING ARE AMENDED:**
The official Zoning Map of the City of Dover, New Hampshire, dated September 11, 2019, is amended by changing from “Rural Residential District” (R-40) to “Innovative Technology (IT) District an area of approximately 18 acres located on the southwestern side of Middle Road to property lines of Map K, Lots 49-A, 19-1, and center line of Pointe Place.”
3. **TAKES EFFECT**
This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

AUTHORIZATION

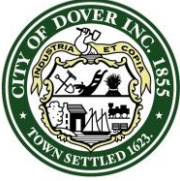
Approved as to Funding:	Daniel R. Lynch Finance Director	Sponsored by:	Councilor Fergus Cullen City Council Planning Board Representative
Approved as to Legal Form and Compliance:	Joshua M. Wyatt City Attorney		
Recorded by:	Jerrica Vansylyvong- Bizier City Clerk		

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD



CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted ____, 2024

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

Date of Vote:	YES	NO
Mayor, Robert Carrier		
Deputy Mayor Dennis Shanahan, Ward 5		
Councilor April Richer, Ward 1		
Councilor, Robert Warach, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Debra Hacket, Ward 4		
Councilor Fergus Cullen, Ward 6		
Councilor Lindsey Williams, At Large		
Councilor Linea Nemeth, At Large		
Total Votes:		
Resolution does does not pass.		

ORDINANCE BACKGROUND MATERIAL:

ZONING

170 Attachment 1

City of Dover

Rural Residential (R-40) District [Amended 10-13-2021 by Ord. No. 2021.09.08-006]

Permitted Uses

- Accessory dwelling unit
- Adult day care [5]
- Assembly hall
- Bank [5]
- Beauty shop and barbershop [5]
- Bed-and-breakfast
- Child-care facility
- Child-care home
- Clinic
- Conservation lot
- Conversion of existing dwelling to accommodate not more than 2 units [6]
- Country club [7]
- Dwelling, two-family [8]
- Dwelling, three- to four-family [8]
- Dwelling, single-family
- Educational institution, K-12
- Excavation [7]
- Farm [9]
- Farm animals for family use, for noncommercial purposes, on lots containing a one- or two-family dwelling [10]
- Hospital
- Manufactured housing
- Office [5] [11]
- Personal service establishment [5]
- Public recreation
- Public utility
- Recreational camp
- Retail sale of agricultural or farm products raised on site
- Theater [5]
- Veterinary office, animal hospital or kennel [12]
- Wholesaling of farm products [7]

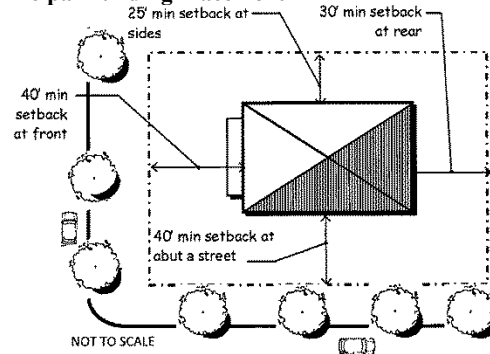
Uses Permitted by Special Exception

- Assisted living facility
- Congregate care facility
- Continuing care community facility
- Educational institution, postsecondary
- Elderly assisted care home
- Helicopter takeoffs and landings
- Junkyard
- Manufactured housing park
- Nursing home

Dimensional Regulations [1] [2]

Lot	
Minimum lot size [3] [4]	40,000 sf
Maximum lot coverage	10%
Minimum frontage	150 ft
Principal Building	
Front setback	40 ft
Abut a street setback	40 ft
Side setback	25 ft
Rear setback	30 ft
Outbuilding/Accessory Use	
Front setback	40 ft
Abut a street setback	40 ft
Side setback	10 ft
Rear setback	10 ft
Height of Building	
Principal building	35 ft max
Outbuilding	35 ft max

Principal Building Placement



Sign Regulations

Size	R-40 District
Total signs permitted	1
Total area permitted	16 sf (customary home occupation sign 2 sf max, development identification sign 20 sf max)
Type	
Freestanding	Permitted (10 ft setback required)

DOVER CODE

Projecting	Permitted
Wall/awning	Not permitted
Temporary	Not permitted

Footnotes

- [1] In the case of an open space subdivision, in accordance with Article IV of Chapter 157 of the Code of Dover, the dimensional requirements shall be as specified in § 157-21 of the Code of the City of Dover.
- [2] Refer to §§ 170-13, 170-14 and 170-27D for exceptions to lot size, frontage and setback requirements.
- [3] 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 nonwetland 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 New Hampshire Code of Administrative Rules Env-Wt 101.113 and the 1987 Federal Manual for Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40% of the minimum lot size required.
- [4] Refer to Chapter 157, Subdivision of Land, Article IV, for the minimum lot size for a major subdivision. In an R-40 District, any major subdivision must follow the procedures for an open space subdivision (OSS).
- [5] Use is allowed as a commercial component to an open space subdivision. (See § 157-21.)
- [6] Any dwelling unit may be converted, not replaced, provided that the lot shall contain at least 4,000 square feet per dwelling unit and a minimum floor area of 500 square feet per dwelling unit. Two-family dwellings shall be designed to look like single-family dwellings (i.e., the two-family dwelling should not look like it was designed to occupy more than 1 family). At a minimum, this shall mean that only 1 entrance shall be visible from a public street, and only 1 driveway shall exist with no on-street parking required for residents.
- [7] Use is not allowed as a commercial component to an open space subdivision. (See § 157-21.)
- [8] Use is allowed when included within an open space subdivision with commercial components. (See § 157-21.)
- [9] Farm animals are permitted, provided that the tract upon which such animals are kept shall support a minimum land area of 100,000 square feet. In no instance shall the shelters used to contain said animals be closer than 100 feet to any property boundary.

- [10] 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 6 chickens and no roosters, with 3 square feet of chicken coop and 20 square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be 20 feet from any property line. Sheep or goats: 1 animal per 10,000 square feet of lot area, with a maximum of 6 animals; 10 square feet of shelter and 30 square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be 30 feet from any property line.
- [11] Permitted only if operated as a customary home occupation (refer to definition in § 170-6B).
- [12] Veterinary office and animal hospital uses are allowed as a commercial component to an open space subdivision. (See § 157-21.) Shelters and runs used to house and/or contain animals shall be no closer than 100 feet to any property line and must support a minimum tract size of 100,000 square feet.

Special Exception Criteria

Assisted Living Facility:

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 7,500 sf of lot area in the R-40 District.
- C. Parking lots and service areas are screened from abutting residential uses.
- D. The facility shall obtain a license from the State of New Hampshire.

Congregate Care Facility: Congregate care facility is allowed as a special exception in accordance with the density and provisions stated below:

- A. In the R-40 District in areas not serviced by City water and sewer utilities at a density of 1 unit per 10,000 sq. ft. of land; in the R-40 District in areas serviced by City water and sewer utilities at a density of 1 unit per 7,500 sq. ft. of land.
- B. Provided that parking and service areas are screened from abutting residential uses.

Continuing Care Community Facility:

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 7,500 square feet of lot area in the R-40 District.
- C. Parking lots and service areas are screened from abutting residential uses.
- D. The facility shall obtain a license from the State of New Hampshire.

Elderly Assisted Care Home: Elderly assisted care home is allowed by special exception in accordance with the densities and provisions stated below:

- A. Elderly assisted care homes larger than 6 bedrooms shall meet the following density requirements: In the R-40 District in areas not serviced by City water and sewer utilities, at a density of 1 bedroom

ZONING

per 10,000 sq. ft. of land; in the R-40 District in areas serviced by City water and sewer utilities, at a density of 1 bedroom per 7,500 sq. ft.

- B. Provided that 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 § 170-56 (Conditions for parking and loading spaces). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure.

Helicopter Takeoffs and Landings: Helicopter takeoffs and landings are allowed as a special exception subject to the following conditions:

- A. There shall be a distance of 1,000 feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter takeoffs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- E. The conditions for granting a special exception, contained in § 170-59C(3) must also be satisfied

Junkyard: A junkyard may only be permitted upon the determination that the property values of land adjacent to such use will not be compromised. Conditions may include but not be limited to the provision of adequate and properly maintained screening around land so used.

Manufactured Housing Parks: Manufactured housing parks shall be subject to the following regulations:

- A. The proposed park must conform to Chapter 101, Manufactured Home Parks, of the Code.
- B. All plans for the proposed park must have been granted preliminary approval from the Dover Planning Board.
- C. A determination by the Zoning Board of Adjustment that the proposed manufactured housing will not adversely affect overall land values in the neighborhood.
- D. A determination by the Zoning Board of Adjustment that the proposed manufactured housing will not result in the creation of hazardous traffic conditions.

Nursing Home: Nursing home is allowed as a special exception in accordance with the density and provisions stated below:

- A. In the R-40 District in areas not serviced by City water and sewer utilities, at a density of 1 bedroom per 10,000 sq. ft. of land; in the R-40 District in areas serviced by City water and sewer utilities, at a density of 1 bedroom per 7,500 sq. ft. of land.
- B. Provided that parking and service areas are screened from abutting residential uses.

ZONING

170 Attachment 9

City of Dover

Innovative Technology (IT) District

[Added 7-22-2020 by Ord. No. 2020.07.08-007; amended 10-13-2021 by Ord. No. 2021.09.08-006; 9-14-2022 by Ord. No. 2022.08.10-010]

Permitted Uses [10] [11] [12] [13] [14] [15]

- Adult day care
- Child-care facility
- Computer and data processing
- Eating and drinking establishments [7]
- Establishments for the manufacture, assembly, services and repair of the products listed below and other uses of a similar nature:
 - ◊ Drugs
 - ◊ Office, computing and accounting machines
 - ◊ Radio and television receiving equipment; communication equipment
 - ◊ Electronic components and engineering, laboratory, scientific and research instruments and associated equipment
 - ◊ Measuring and controlling instruments
 - ◊ Optical instruments and lenses
 - ◊ Surgical, medical and dental instruments and supplies
 - ◊ Photographic equipment and supplies
 - ◊ Electrotherapeutic, electro-medical and X-ray apparatus
- Excavation
- Farm [8]
- Laboratories (scientific, medical, chemical) and testing facilities devoted to experimental production, research, product development or similar activity
- Office
- Public utility [9]
- Publishing facility
- Veterinary office, animal hospital or kennel [10]
- Warehousing
- Wholesaling

Sign Regulations

Size	IT District
Total signs permitted	2 [per tenancy, and is for lot (excluding development identification signs)]
Total area permitted	1 sf for each linear foot of business frontage (see § 170-50 for regulations for businesses bordering the Spaulding Turnpike)
Type	
Freestanding	Permitted, provided that the principal building is set back at least 75 ft (max ht 16 ft, max size 100 sf)
Projecting	Not permitted
Wall/awning	Permitted
Temporary	Permitted

Dimensional Regulations [1] [2]

Lot	
Minimum lot size [3]	2 acres
Maximum lot coverage [4]	33%
Minimum frontage	200 ft [3]
Principal Building	
Front setback [5]	50 ft
Abut a street setback	50 ft
Side setback	50 ft
Rear setback	50 ft
Outbuilding/Accessory Use*	
Front setback	50 ft
Abut a street setback	50 ft
Side setback	10 ft
Rear setback	10 ft
Height of Building	
Principal building [6]	55 ft max
Outbuilding	55 ft max

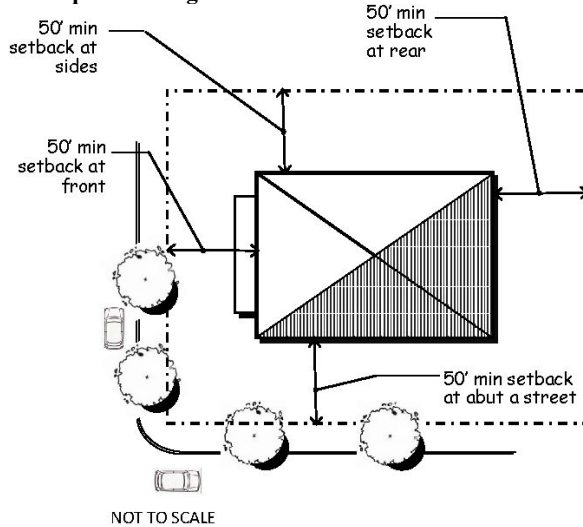
* Parking areas shall be set back at least 25 feet from property lines.

Uses Permitted by Conditional Use

- Educational institution, post-secondary
- Helicopter take offs and landings
- Personal service establishment
- Self-service storage facility

DOVER CODE

Principal Building Placement



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 New Hampshire Code of Administrative Rules Env-Wt 101.113 and the 1987 Federal Manual for Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40% of the minimum lot size required.
- [3] Not applicable to lots of internal or private roadways.
- [4] At least 33% of the site shall be maintained as open space, either landscaped or left natural. A maximum of 33% of the site can be covered by buildings.
- [5] See § 170-15.
- [6] The maximum building heights may be increased to 75 feet provided the following conditions are met:
 - A. The additional building height above 50 feet is necessary to meet an industrial function.
 - B. The building is located a minimum of 200 feet from a residential district.
 - C. The Planning Board has granted preliminary approval to the development proposal containing the taller building.
 - D. The building is for a permitted use, and not one granted by special exception, conditional use permit or variance.
- [7] No drive thru allowed.
- [8] Where farm animals are raised and boarded, shelters to house said animals shall not be less than 100 feet from any property boundary.
- [9] 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.
- [10] Shelters and runs used to house and/or contain animals shall be no closer than 100 feet to any property line and must support a minimum tract size of 100,000 square feet.
- [11] Parking areas shall be screened from public streets and existing residential uses so as to minimize the visibility of such areas. Screening may consist of vegetation, earth berms, fencing or any combination of the above.
- [12] The allowed activities shall not be obnoxious or offensive by reason of emission of dust, odor, smoke, gas, noise or similar cause. Prior to site plan approval, the applicant shall submit evidence to the Planning Board identifying waste products to be generated by on-site activities. A plan for removal of the waste shall be approved by the Planning Board. Developments that will use, store or generate hazardous chemicals shall identify such chemicals prior to site plan approval. A plan for storage and use of hazardous chemicals shall be approved by the Planning Board. Plans pertaining to waste or hazardous chemicals shall verify compliance with applicable federal, state and local regulations.
- [13] A residential structure located within the Innovative Technology District and existing prior to 7-8-1987 may be increased up to 20% of the gross floor area of habitable space. New dwelling units shall not be allowed. Furthermore, customary accessory structures shall be allowed within the Innovative Technology District, but must remain within 75 feet of the nonconforming residential structure.
- [14] Development within the IT District shall conform to design standards contained in Chapter 153, Site Review Regulations, § 153-15.
- [15] Solar/green roof standard:
 - All buildings must be solar ready.
 - Commercial and mixed-use buildings that are 25,000 square feet or more must also incorporate solar panels and/or a green roof on at least 30% of the roof area.

Conditional Use Permit Criteria

The following uses shall be allowed if a conditional use permit is granted by the Planning Board upon a finding that the following criteria are met:

Self-storage facility:

- A. The minimum front setback shall be double the setbacks required in the district.
- B. No storage unit building which units are externally accessed shall be visible from the street.

ZONING

- C. Hours of operation shall be limited to 9:00 a.m. to 9:00 p.m., Monday through Friday, and 10:00 a.m. to 6:00 p.m. on Saturday and Sunday.
- D. If adjacent to a residential district or a lot containing a residential use, the facility shall:
 - i. Be limited to a one-story structure with a height no more than 20 feet.
 - ii. Not hold auctions or sales of contents of storage containers.
 - iii. Have screening sufficient to block the view of the buildings from abutting parcels and shall prohibit lighting from shedding onto abutting parcels.
- E. All setbacks shall be double the setbacks required in the district, not just the front setback.
- F. The architectural design standards of § 153-14L(8) (b) shall be adhered to.

Helicopter take offs and landings:

- A. There shall be a distance of 1,000 feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.

Educational institution, post-secondary:

- A. The school is a trade/vocational/career technical school.
- B. The school is accredited by the State of New Hampshire

Personal service establishments:

- A. The use is part of a larger retail/office or service center
- B. The use is complimentary to the adjacent advanced manufacturing or assembly uses.



PLAN SNAPSHOT REPORT WAIV-2024-0021 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment	Project:	App Date: 11/26/2024
Work Class: Plan	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: Rezone a portion of Middle Road from R-40 to IT (ETP) zoning to property to be consistent with the master plan & abutting properties

Parcel: K0006-000000	Main	Address: 105 Middle Rd Dover, 03820	Main	Zone:
-----------------------------	------	---	------	--------------

Owner
CBF2 LLC/Craig Williams
Williams
Business: (603) 742-7200

Plan Custom Fields

Project Location	105 Middle Road	Waiver Request Type	Amendment	Owner Phone	603-742-7200
Owner Name	CBF2 LLC	Amendment Request Detail	see attached narrative		

Attachment File Name	Added On	Added By	Attachment Group	Notes
2024.12.10_PlanningBoard.Agenda.pdf	11/27/2024 13:41	Blonigen, Rachel		PB Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010182	Planning Waiver / Extension /Amend Application Fee	\$200.00	\$200.00
Total for Invoice INV-00010182		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		11/27/2024 13:37	11/27/2024 13:39
Confirm application complete v.1	Generic Action		11/27/2024 13:39
Technical Review Committee Meeting Agenda v.1	Task		11/27/2024 13:39
Land Use Plan Technical Review v.1	Receive Submittal		11/27/2024 13:39
Technical Review Committee Meeting v.1	Hold Meeting		11/27/2024 13:39
Planning Board v.1		11/27/2024 13:39	
Planning Board Agenda v.1	Task	11/27/2024 13:39	11/27/2024 13:40
Invoice for Notices v.1	Task	11/27/2024 13:40	11/27/2024 13:40
Send Notices v.1	Task	11/27/2024 13:40	11/27/2024 13:40
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		

PLAN SNAPSHOT REPORT (WAIV-2024-0021)

Create/Link to Records v.1

Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit



City of Dover, New Hampshire ZONING AMENDMENT APPLICATION

[Revision Date: February 13, 2013]

Office Use Only	File #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT INFORMATION

Name of Applicant: CBF2.LLC / R. CRAIG WILYAMS

Address of Applicant: 154 MIDDLE ROAD, DOVER NH 03820

Telephone # (603) 542-7200

Email Address SOLUTIONS @

CANNYBROOK.COM

DESCRIPTION OF PROPOSED AMENDMENT

RESTORE IT (ETP) ZONING TO PROPERTY CONSISTENT WITH
MASTER PLAN & ADJUTING DEVELOPMENT

AREA REZONING INFORMATION

Assessor's Map and Lot #s of all properties within the area proposed to be rezoned:

Map	Lot(s)
<u>K</u>	<u>06 105 MIDDLE ROAD</u>

Current Zoning District(s) R-40 Size of Area: 68.93 Acres 18.2 Acres

Existing Use(s) Within Area: FARM, FIELD, FOREST

Proposed Zoning District(s) IT Proposed Use of Area: MIXED USE

ORDINANCE AMENDMENT INFORMATION

Article# _____ Section(s) # _____ Section Title(s) _____

Current Provision(s) Language _____

Proposed Provision(s) Language _____

In a separate narrative, please describe how your proposed amendment(s) addresses the following elements:

- The purpose and intent of the amendment;
- Consistency with RSA 674:17;
- Consistency with Dover's Master Plan;
- Consistency with other plans, studies, or technical reports prepared by, or for, the Planning Board and the City;
- Effect on the City's municipal services and capital facilities as described in the Capital Improvements Program;
- Effect on the natural, environment, and historical resources of the City;
- Effect on neighborhood including the extent to which nonconformities will be created or eliminated; and
- Effect on the City's economy and fiscal resources.

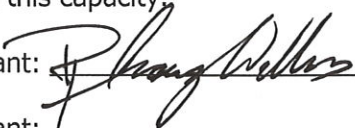
REQUIRED ATTACHMENTS

Fifteen (15) hard copies and one digital copy of the following:

- This application;
- A properly drafted ordinance containing the amendment in a form meeting the requirements of the City Clerk (please see attached for example);
- A statement of the purposes and intent of the proposed amendment
- For zoning map amendments:
 - A map showing the existing zoning districts of the area to be rezoned and the proposed changes to these districts;
 - The names, addresses, and telephone numbers of those submitting the petition and of any agents or representatives of the same;
 - A list and address labels including the name, address, and tax map number of each property owner of the area proposed for rezoning and each property owner within one hundred (100) feet of the subject area. The list shall be current within ten (10) days of submittal;
 - A non-refundable fee of eight dollars (\$8.00) per property owners and abutter required to be notified included on the lists of properties;
- A non-refundable fee of one hundred fifty dollars (\$150.00) to cover the cost of staff review and processing of the amendment;
- A non-refundable fee of eighty dollars (\$80.00) to cover the cost of the newspaper notice; and
- For district or citywide zoning map amendments, or for zoning ordinance text amendments, please contact the Planning Department for cost of mailing and abutter notice requirements.

SIGNATURE OF APPLICANT(S)

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

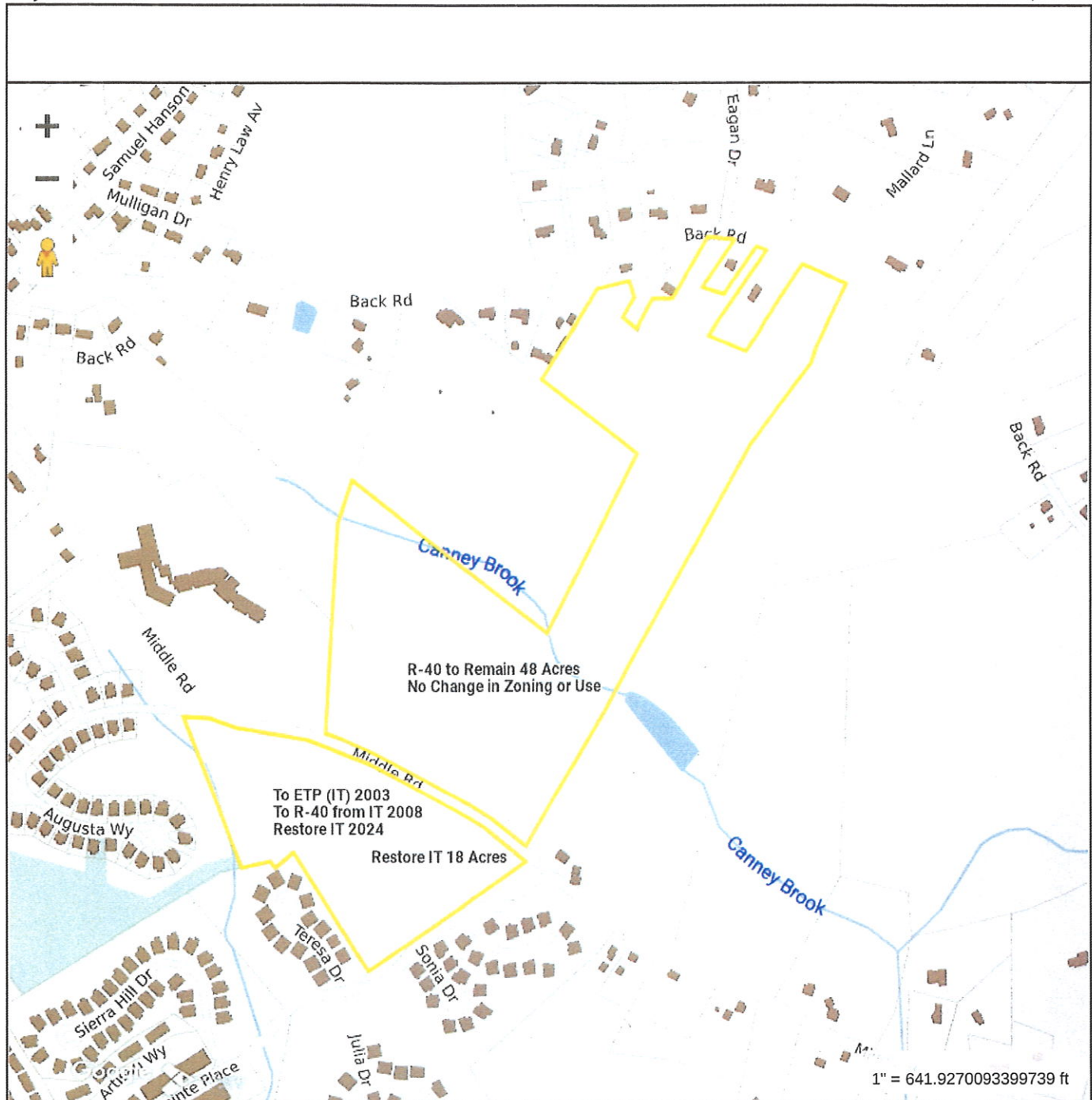
Signature of Applicant:  Date: 10-30-2024

Signature of Applicant: _____ Date: _____

WAIV-2024-0019

105 MIDDLE ROAD K0006-000000

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0006-A00000	101 BACK RD	BROADCAST LANE LLC		126 DANIEL ST STE 200	PORTSMOUTH	NH	03801
K0006-B00000	137 BACK RD	TAPP LEANNA &	TAPP NATHAN R	137 BACK RD	DOVER	NH	03820
K0006-C00000	147 BACK RD	BOURQUE STEVEN M	BOURQUE DEBORAH A	147 BACK RD	DOVER	NH	03820
K0006-D00000	143 BACK RD	FOGG BEATRICE M	FOGG REGINALD H	143 BACK ROAD	DOVER	NH	03820
K0006-E00000	153 BACK RD	CURRIER VICTORIA &	CURRIER WILLIAM	153 BACK ROAD	DOVER	NH	03820
K0007-000000	117 BACK RD	RENE DANIEL E		117 BACK RD	DOVER	NH	03820
K0007-001000	109 BACK RD	FREDETTE ROBERT F & ANN B TRUSTEES	FREDETTE FAMILY REVOCABLE TRUST	109 BACK RD	DOVER	NH	03820
K0007-A00000	131 C BACK RD	ROULEAU MICHAEL B TRUSTEE	THE MICHAEL B ROULEAU REVOCABLE LIVING T	56 OLD ROCHESTER ROAD UNIT 3	DOVER	NH	03820
K0008-000000	81 BACK RD	MULLIGAN LINDA V TRUSTEE	MULLIGAN LINDA V REVOCABLE TRUST 2024	81 BACK ROAD	DOVER	NH	03820
K0011-000000	33 BACK RD	ANTILL ROSS	ANTILL GENEVIEVE ROSEMARY WIGGINS	23 POCAHONTAS RD	KITTERY POINT	ME	03905
K0011-A00000	60 MIDDLE RD	LANGDON PLACE OF DOVER		101 EAST STATE ST	KENNETT SQUARE PA		19398
K0019-001000	TERESA DR	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820
K0019-001001	3 TERESA DR	KIMBALL ROBERT &	KIMBALL KAREN	3 TERESA DR	DOVER	NH	03820
K0019-001002	5 TERESA DR	GLENNON DORIS H TRUSTEE	GLENNON FAMILY REVOCABLE TRUST	5 TERESA DR	DOVER	NH	03820
K0019-001003	7 TERESA DR	VITKO JOSEPH E JR & JEAN TRUSTEES	VITKO FAMILY REVOCABLE TRUST	7 TERESA DR	DOVER	NH	03820
K0019-001004	9 TERESA DR	WITHEE SUZANNE & DAVID TRUSTEES	WITHEE FAMILY REVOCABLE TRUST OF 2019	9 TERESA DR	DOVER	NH	03820
K0019-001005	15 TERESA DR	RUSSO JOSEPH ANTHONY &	RUSSO CAROL JEAN	15 TERESA DR	DOVER	NH	03820
K0019-001006	17 TERESA DR	MADISON MICHAEL J &	MADISON LAURIE A	17 TERESA DR	DOVER	NH	03820
K0019-001007	18 TERESA DR	BURGE KATHLEEN M &	BURGE BETTY A	18 TERESA DR	DOVER	NH	03820
K0019-001008	16 TERESA DR	OLSEN MARGARET M TRUSTEE	OLSEN MARGARET DECLARATION OF TRUST	16 TERESA DR	DOVER	NH	03820-5022
K0019-001009	14 TERESA DR	MADAY CHARLES L JR TRUSTEE	MADAY CHARLES L JR REVOCABLE TRUST	14 TERESA DR	DOVER	NH	03820
K0019-001010	12 TERESA DR	WALSH DOUGLAS S & MARGARET R CO-TRUSTEES	WALSH FAMILY REVOCABLE TRUST OF 2017	12 TERESA DR	DOVER	NH	03820
K0019-001011	10 TERESA DR	GUERETTE MARJORIE S &	GUERETTE DOUGLAS L	10 TERESA DR	DOVER	NH	03820
K0019-001012	8 TERESA DR	KIRK RICHARD &	KIRK JANET	8 TERESA DR	DOVER	NH	03820
K0019-001013	4 TERESA DR	COATE MICHAEL W TRUSTEE	COATE MICHAEL W REVOCABLE TRUST	45 LAFAYETTE RD #UPS393	NORTH HAMPTON	NH	03862-2451
K0019-001014	2 TERESA DR	DUGAN ALAN H &	DUGAN LYNNE H	2 TERESA DR	DOVER	NH	03820
K0049-A00000	MIDDLE RD	MEADOWWOOD AT DOVER HOMEOWNERS' ASSOCIATI	C/O RON POULIN	60 AUGUSTA WAY	DOVER	NH	03820
K0049-A00016	60 AUGUSTA WY	POULIN RONALD L &	POULIN JEANETTE M	60 AUGUSTA WY	DOVER	NH	03820
K0049-A00017	62 AUGUSTA WY	LATORRE SHELLI &	PLOCINSKI ALEXANDER	62 AUGUSTA WAY	DOVER	NH	03820
K0049-A00018	64 AUGUSTA WY	STEVENS CRAIG J & IIESE M TRUSTEES	STEVENS CRAIG J AND IIESE REVOCBLE TRUST	64 AUGUSTA WAY	DOVER	NH	03820
K0049-A00019	63 AUGUSTA WY	DEMOPOULOS VASILIKE REVOCABLE TRUST	DEMOPOULOS VASILIKE TRUSTEE	63 AUGUSTA WAY	DOVER	NH	03820
K0049-A00049	11 AUGUSTA WY	CRAGO MICHAEL G &	CRAGO KAREN	11 AUGUSTA WAY	DOVER	NH	03820
M0003-000000	154 MIDDLE RD	WILLIAMS R CRAIG &	WILLIAMS ANN T	154 MIDDLE RD	DOVER	NH	03820
M0004-000000	MIDDLE RD	THORNWOOD COMMONS UNIT OWNERS' ASSOCIATI	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
M0004-000001	2 JACQUELINE DR	GUEN JANET R	GUEN TIMOTHY E	2 JACQUELINE DR	DOVER	NH	03820
M0004-000002	4 JACQUELINE DR	HOLLIDAY ANNE & MCLAIRD TRUSTEES	BABUSHKA TRUST	4 JACQUELINE DR	DOVER	NH	03820
M0004-000011	3 JACQUELINE DR	HENSLEE ROBERT M & PAMELA C TRUSTEES	HENSLEE FAMILY REVOCABLE TRUST 2024	3 JACQUELINE DR	DOVER	NH	03820
M0004-000012	1 JACQUELINE DR	RADLINSKI ROBERT F	GALVIN LAURA	1 JACQUELINE DR	DOVER	NH	03820
M0004-000013	2 SONIA DR	DICKSON WILLIAM E &	DICKSON GAIL N	2 SONIA DR	DOVER	NH	03820
M0004-000014	4 SONIA DR	ELA JOHN D &	ELA CATHERINE K	4 SONIA DR	DOVER	NH	03820
M0004-000021	3 SONIA DR	GRAF KENNETH M & BETH D TRUSTEES	GRAF KENNETH AND BETH FAMILY TRUST	3 SONIA DR	DOVER	NH	03820
M0004-000022	1 SONIA DR	ROBERGE JOHN R &	ROBERGE PAULA C	1 SONIA DR	DOVER	NH	03820-5020
M0004-0000PN	MIDDLE RD	THORNWOOD COMMONS LLC	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
N0019-A00000	174 BACK RD	THURSTON ELAINE M	THURSTON FRANK K	174 BACK ROAD	DOVER	NH	03820
N0019-B00000	180 BACK RD	SANTANA RAMIREZ RICARDO ANTONIO &	ALVAREZ SALLY SUAREZ	180 BACK RD	DOVER	NH	03820
N0019-C00000	186 BACK RD	VITKO THOMAS J & SUZANNE M TRUSTEES	VITKO ANCESTRAL GRANTOR TRUST	186 BACK RD	DOVER	NH	03820
N0020-B00000	210 BACK RD	FLYNN JOHN & PATRICIA LIV REV TRUSTS	FLYNN JOHN AND PATRICIA TRUSTEES	818 CENTRAL AVE	DOVER	NH	03820
N0020-C00000	202 BACK RD	ELSESSER RENDON	ELSESSER WHITNEY	202 BACK RD	DOVER	NH	03820
N0021-000000	160 BACK RD	AYER JACQUELINE TRUSTEE	AYER JACQUELINE REV TRUST	100 MCKONE LN # A	DOVER	NH	03820-3852
N0021-001000	166 BACK RD	HINKLEY JOHN E & DEBORAH A TRUSTEES	HINKLEY FAMILY TRUST OF 2020	166 BACK RD	DOVER	NH	03820
N0021-002000	152 BACK RD	WINKLER EDWARD S &	WINKLER ANNE-MARIE	152 BACK RD	DOVER	NH	03820
K0006-000000	105 MIDDLE RD	CBF2 LLC		154 MIDDLE RD	DOVER	NH	03820

**Property Information**

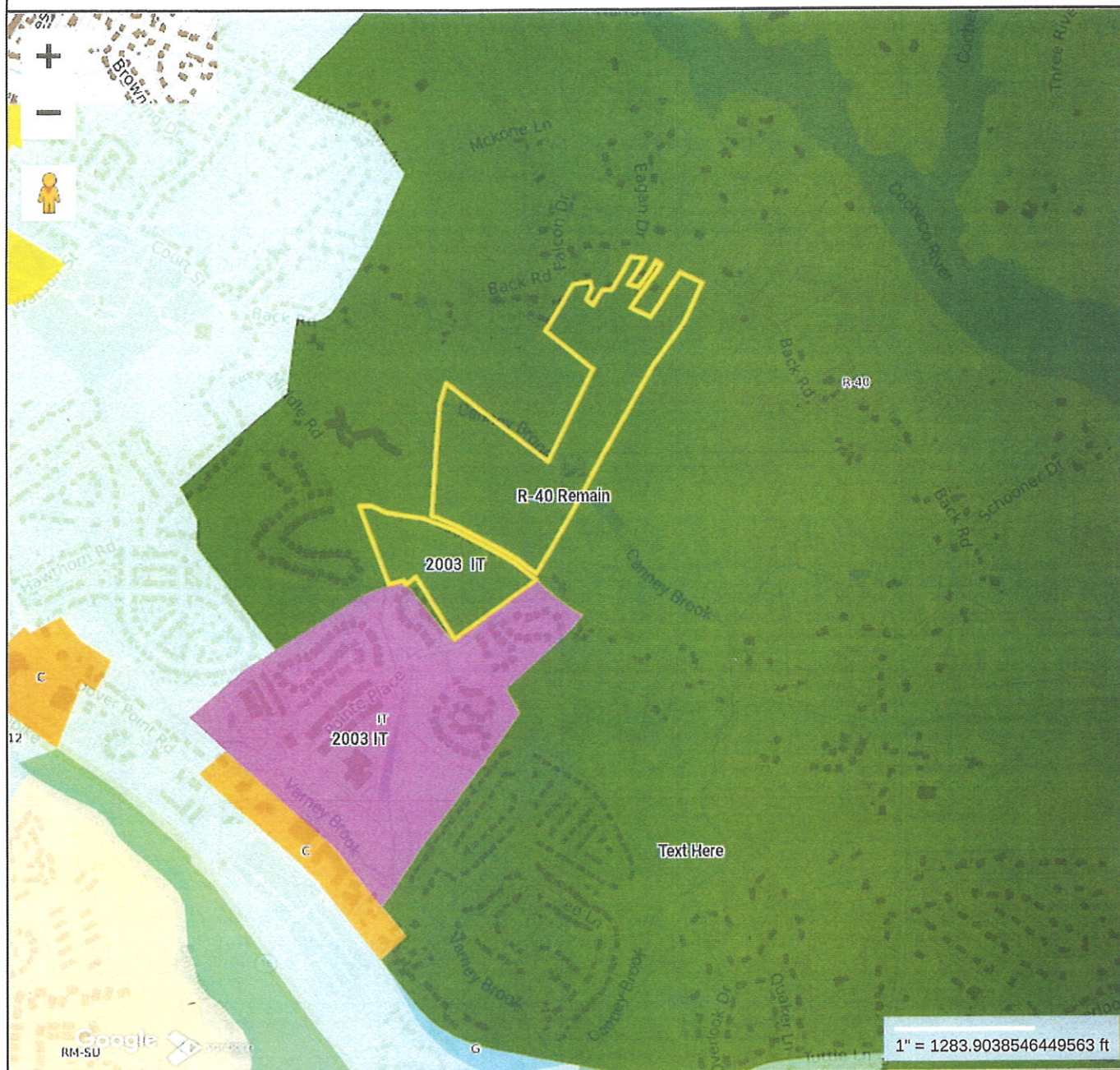
Location 105 MIDDLE RD
Owner CBF2 LLC
Land Use
Zoning Code R-40
Property Id K0006-000000

**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.

**Property Information**

Location 105 MIDDLE RD
Owner CBF2 LLC
Land Use
Zoning Code R-40
Property Id K0006-000000

**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.

Map Theme Legends

Zoning

Zoning Districts

	R-40 Rural Residential
	R-20 Low-Density Residential
	R-12 Medium-Density Residential
	HR Heritage Residential
	RM-SU Suburban Density Residential
	RM-U Urban Density Residential
	C Commercial
	IT Innovative Technology
	CM Commercial Manufacturing
	CBD Central Business District
	G Gateway
	CWD Cochecho Waterfront District
	H Hospital
	O Office
	LBW Little Bay Waterfront

Sub-Districts

	General Sub-District
	Mixed Use Sub-District
	Residential Sub-District
	Transit-Oriented Development Sub-District



Photo 1 Parcel Facing West along Middle Road (Augusta Drive in Distance)



Photo 2 Parcel Facing North Toward Middle Road (Open Fields to North)

This application, if approved, will re-establish the 2003 IT zoning on this parcel consistent with City of Dover Master Plan from 2000, through 2023, and looking forward to 2035. This application is consistent with the City's expressed development plans. This application has been filed by CBF2, LLC, the property owner. This parcel is identified as City of Dover Tax Map K Lot 6.

The total land tract owned by CBF2, LLC contains 66.9252 acres and includes land on both the north and south sides of Middle Road in Dover. This application excludes the 50.72 acres located on the north side of Middle Road. The north side portion of the tract is to retain its current R-40 zoning. This north side section runs from Middle Road to Back Road and contains field and forest land.

This application is to restore the IT (ETP) zoning for the 18.20-acre parcel section located on the south side Middle Road and bounded by the remainder of the 2003 IT zoned development of Point Place, Thornwood Commons, and Preston Place.

This portion of the property was the subject of rezoning from R-40 to R-12 in the 1990's. Dover's Master Plan Map recommended this property be rezoned from R-40 to medium density R-12. These conditions changed when the City envisioned the multi-use ETP zoning for this area. In the early 2000's the multi-use ETP zone was envisioned and developed. In 2003, this property along with the property to the south and east was considered and rezoned to this ETP (IT) zoning. This 100+ acre area rezoning included this parcel and the adjacent parcels and 1850 feet along Middle Road.

As part of the 2003 zoning change, City Staff and citizens had multiple meetings, planning, discussions, and hearings. Along with other parcels in the city, this parcel and adjoining parcels totaling 100+ acres, starting 300 feet from Dover Point and running to and along Middle Road was rezoned to IT (ETP). Of the 1850 feet along Middle Road placed into the ETP (IT) Zoning, over 70% (1316 feet) was along this subject parcel.

During the ETP (IT) Dover Point/Middle Road development, roadways between Dover Point Road and Middle Road were constructed. The through road starts at Pointe Place and continues to Middle Road as Thornwood Lane. Thornwood Lane intersects this parcel for a distance of 225.77 feet. With this additional road frontage, the total road frontage for this parcel is over 1540 feet.

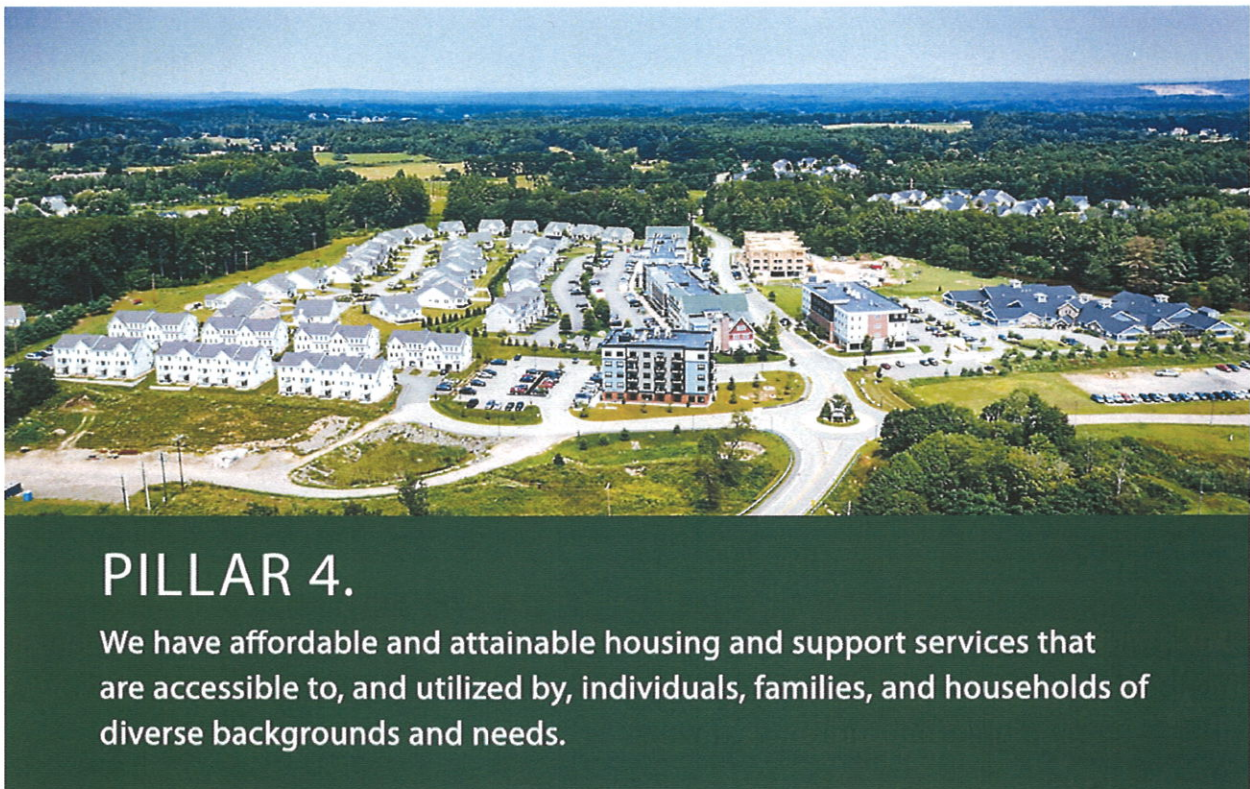
In 2008, apparently without filing a completed zoning change request, the Preston Revokable Trust requested and was granted a zoning change to remove this land from the ETP (IT) zoning and place the property into the R-40 zone. Review of the zoning change application materials suggests this zoning change was inconsistent with the requirements set forth by the City of Dover to obtain such a zoning change.

Several years later, the Preston Revokable Trust wished to place a portion of the property in the IT zone and entered into an agreement with Changing Places LLC to make a property line adjustment which would place a portion of the R-40 land into the IT zone for development. On or about October 7, 2013, Tritech Engineering prepared a boundary line adjustment plan. This Plan allowed the Preston Revokable Trust to sell a portion of its land, then zoned R-40, to

Changing Places for use this R-40 land to obtain approvals of a 15-lot subdivision under the IT zoning rules. This merged land of Changing Places, allowed Changing Places to submit and obtain approval from the Dover Planning Board for the Teresa Drive subdivision. This application seeks to include this parcel and change the R-40 land owned by Changing Places to IT zoning.

Consistent with the 2003 IT (ETP) zoning of this property, the City of Dover published its new master Plan. The City of Dover Master Plan Adopted July 25, 2023, is entitled "Distinctively Dover A Community Vision for 2035." This Plan specifically highlighted the Dover Point/Middle Road IT development as their "Pillar 4" example. *"We have affordable and attainable housing and support services that are accessible to, and utilized by, individuals, families, and households of diverse backgrounds and needs."*

This Master Plan details the City's desire to have IT zones provide housing affordable and attainable to a variety of individuals, families, and households at a range of income levels with diverse housing options and neighborhoods. This property is the open land located in the background of the Pointe Place / Thornwood Development picture.



PILLAR 4.

We have affordable and attainable housing and support services that are accessible to, and utilized by, individuals, families, and households of diverse backgrounds and needs.

Photo 3 Point Place / Thornwood Development with CBF2. LLC Property in Background.

The City of Dover website contains a diagram of the 2003 ETP zoning change. The diagram includes this subject parcel with the Pointe Place and Thornwood parcels.

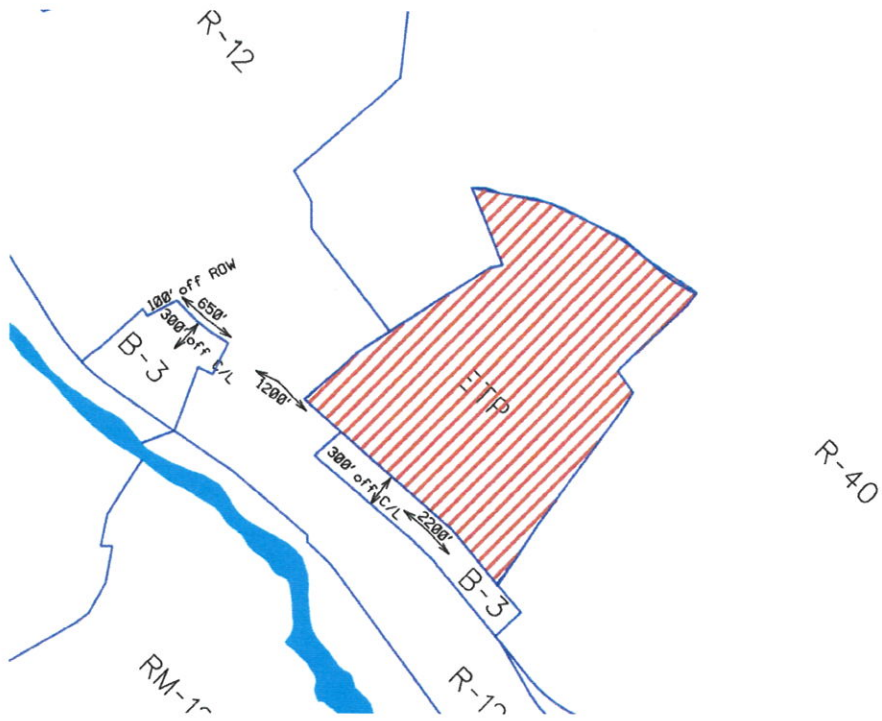


Photo 4 2003 ETP (IT) Zoning Including CBF2, LLC Land

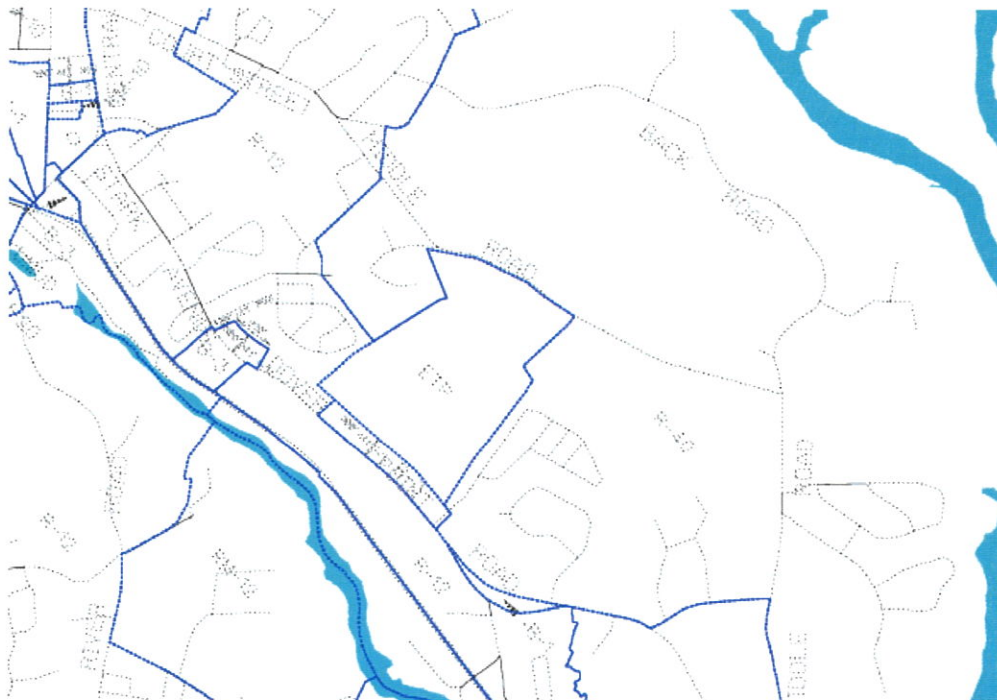


Photo 5 2003 ETP (IT) Zoning Including CBF2, LLC Land

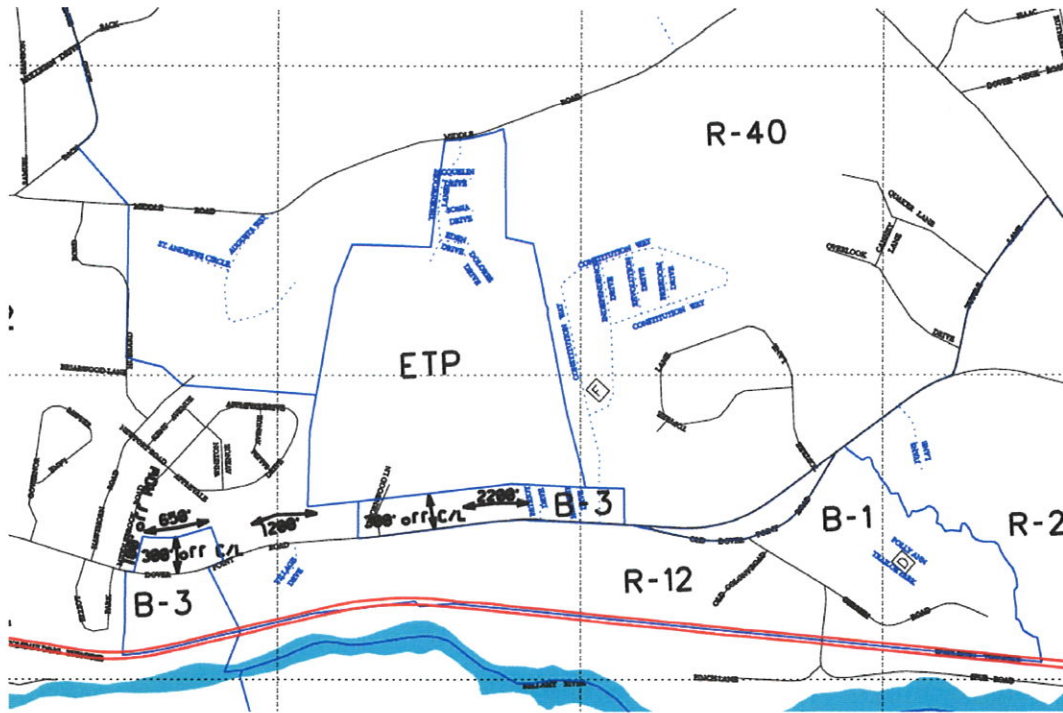


Photo 6 Current ETP (IT) Zoning without CBF2, LLC Land

CBF2, LLC has filed this application to restore the parcel to the zoning approved in 2003 and to bring the zoning consistent to that required by the 2023 City of Dover Master Plan.

The applicant's land was zoned IT (ETP) before it was inconsistently zoned as R-40. The impact of restoring the property to its IT (ETP) zoning would be positive.

1. This request is consistent with Dover's Master Plan as it had this area with increased residential density prior to 2003 and zoned as ETP (IT) in and after 2003. The change from IT to R-40 in 2008 was inconsistent with Dover's Master Plan.
2. In both 2003 and 2024, this zoning request is consistent with the purpose and intent of the ordinance and will:
 - a. Lessen congestion in the streets.
 - b. Secure safety from fires, panic and other dangers.
 - c. Promote health and the general welfare.
 - d. Provide adequate light and air.
 - e. Prevent the overcrowding of land.
 - f. Avoid undue concentration of population.
 - g. Facilitate the adequate provision of transportation, solid waste facilities, water, sewage, schools, parks, child day care.
 - h. Assure proper use of natural resources and other public requirements.
 - i. Encourage energy conservation structures and systems.
 - j. Establishment of maximum building height, minimum set back requirements, and limitations on type, height, and placement of vegetation; and encouragement of the use of solar sky space easements.

- k. In both 2003 and xx2024, this zoning considers the character of the area involved and its peculiar suitability for particular uses, as well as with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality.
3. The restoration of the lot to IT is consistent with other Dover plans, studies, and technical reports.
4. Utility infrastructure is in place.
 - a. A City of Dover Middle Road sewer line currently transverses the property along the west section of the property and on Thornwood Lane,
 - b. City water serves both Middle Road and Thornwood Lane.
 - c. Power and Internet serve both Middle Road and Thornwood Lane.
 - d. Natural gas is available on Middle Road at the west side of the property.
 - e. The traffic additions will not substantially impact on the Middle Road vehicular travel.
5. The proposed amendment was specifically included in the Master Plan which emphasizes the need for mixed use residential and commercial development which provides access, quality of life, and affordability. This was a planned part of the Point Place /Thornwood Development which has been a success for the city's residents.
6. This proposed amendment is in keeping with planned and existing neighborhood conditions.
7. This amendment is consistent with both current and former Dover Master Plan as this property was zoned IT in 2003 and the adjoining IT zone is featured in the 2023 Master Plan as a model.
8. This property was part of the adjoining IT (ETP) zoning when enacted in 2003 and the IT zone should have remained without interruption. the city would be complying with recommendations of the Master Plan. The amendment is consistent with other plans, studies, or technical reports prepared by or for the Board and the City.
9. This proposed amendment does not conflict with any other plans, studies or technical reports.
10. The property and/or the adjoining streets contain water, sewer, natural gas, power, and internet.
11. The proposed amendment will have a positive impact on the natural, environment, and historical character of the neighborhood.
12. The proposed amendment will have a positive effect on the City's economy and fiscal resources.

From: Gail Dickson <gailfnp@comcast.net>

Sent: Wednesday, December 4, 2024 5:56:20 PM

To: Planning Board - All

Cc: gailfnp@comcast.net

Subject: Resident comments on Agenda # 45-K CBF2LLC/R Craig Williams

Security Notice: External sender. Use caution with hyperlinks or attachments.

To Gina Cruikshank and Board members,

I am an abutter on Sonia Dr. to the proposed rezoning of 105 MiddleRoad Assesor's Mark, lot 6. I am concerned about what may be built with a zoning change to IT. I have no problem with a housing development in this area as it fits the aesthetic appearance along such a rural road. I would not be in favor of the possibilities the change to IT which would give the possibility of Manufacturing, storage facilities which to me would depreciate the 48 homes of our development currently evaluated to be in the \$ 800- 900,000 range. Many of us walk Middle Rd. on a regular basis and any surge in traffic due to business would add to an already risky walk on a road with no sidewalks.

I ask you to please give thoughtful consideration to this change.

Thank-you ,
Bill and Gail Dickson
2 Sonia Dr.

-----Original Message-----

From: Eileen Wilkes <eileenwilkes@icloud.com>

Sent: Thursday, December 5, 2024 3:24 PM

To: Planning Board - All <PlanningBoard-All@doover.nh.gov>

Cc: Eileen and Bob Wilkes <eileenwilkes@me.com>

Subject: Resident Comment on Agenda #45-K CBF2LLC/R Craig Williams

Security Notice: External sender. Use caution with hyperlinks or attachments.

To Gina Cruikshank and Board Members,

Regarding the proposal to rezone 105 Middle Road Assessor's Mark, Lot 6, we live on Sonia Drive and are very concerned about the ramifications of this proposed change to our property values. We bought our home because of its rural location, over-55 housing development, walking opportunities, and quiet area. Additional traffic and noise would depreciate our property values and would cause dangerous walking conditions for our senior population.

Please give thoughtful consideration to this potential zoning change.

Robert and Eileen Wilkes

7 Sonia Drive

Dover, NH 03820

From: Anne Huggins <ahuggins_98@yahoo.com>
Sent: Thursday, December 5, 2024 12:50:23 PM
To: Planning Board - All
Cc: Anne Huggins; Robert Huggins
Subject: Resident comments on Agenda #45-K CBF2LLC/R Craig Williams

Security Notice: External sender. Use caution with hyperlinks or attachments.
To Gina Cruikshank and Board Members,

We are abutters living on Sonia Drive next to the proposed rezoning of 105 Middle Road Assesor's Mark, lot 6. We are concerned about what may be built if the zoning change is approved. We would support a housing development in this area as it fits the aesthetic appearance along such a rural road. We would not be in favor of the possibility of manufacturing, storage facilities and such adding noise and heavy traffic to the area.

The 48 homes in our development are currently evaluated to be in the \$800-900,000 range. These values would depreciate if manufacturing and other businesses are built on that land. Additionally, many of us walk Middle Road on a regular basis and any surge in traffic due to new businesses would add to the risk of a walk along a road without sidewalks.

We ask you to give thoughtful consideration and vote against the proposed zoning change.

Regards,

Bob and Anne Huggins
6 Sonia Drive

-----Original Message-----

From: robert KIMBALL <rhkkmk@msn.com>

Sent: Monday, December 9, 2024 10:41 AM

To: Crouser, Paul <P.Crouser@doover.nh.gov>

Subject:

Security Notice: External sender. Use caution with hyperlinks or attachments.

My wife and I raise our voices to any change in the zoning for the 18 acres off Middle Road being considered at Tuesdays meeting

Robert Kimball
2 Teresa Drive

From: Bob Radlinski <bobski85@gmail.com>

Sent: Thursday, December 5, 2024 4:39 PM

To: City of Dover - Planning <Dover-Planning@dover.nh.gov>

Subject: December Board Mtg Agenda Item 4-K, Rezoning of Map K, Lot 6

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Planning Board Members,

As homeowners that abut Lot 6 (Map K), my wife and I are writing to formally express our opposition to the proposed rezoning of the lot on Middle Road (Map K, Lot 6) from its current R-40 rural residential designation to an "Innovative Technology" district. As residents of this community, we are deeply concerned about the potential impacts this rezoning could have on our quality of life, the safety of our residents, and the character of the surrounding neighborhood.

This area is currently a quiet, rural residential community that is home to retirees, families with young children, and individuals who enjoy the tranquility, and safe and open space typical of a residential rural setting. The properties in this immediate area are predominantly farmland, single-family homes on large lots, and small subdivisions, including 55+ communities.

The rezoning proposal, which would permit large-scale high technology, research, professional office, and clean manufacturing uses, would profoundly alter the nature of our community in negative ways that are both concerning and disruptive to the residents who have made their homes here.

Furthermore, please keep in mind that seniors living in the 55+ section abutting this proposed development are less mobile and therefore will be much less able to relocate if the community environment becomes unacceptable. They will be then forced to endure the development's negative consequences replacing the high quality of a quiet life they currently experience living here.

Key Concerns:

- 1. Impact on Rural Character and Property Values:** The rezoning of this area to an "Innovative Technology" district would change the character of the neighborhood from a peaceful, rural environment to one dominated by commercial and industrial uses. This could lead to increased noise, air pollution, and light pollution, which would be detrimental to the residents who value the current quiet and rural atmosphere. Additionally, there are concerns that the proposed change in zoning would negatively impact property values for homeowners in the area.
- 2. Traffic and Safety:** The property in question is situated on a lightly traveled rural road that currently has no sidewalks or shoulders, and is used by local residents for walking, jogging, and biking. The proposed rezoning would likely bring a significant increase in vehicular traffic, including large trucks and delivery vehicles, which would create a hazardous environment for pedestrians and cyclists. The road infrastructure is not designed to accommodate such traffic, and it would take a considerable amount of City resources to upgrade it to a level that would ensure safety.
- 3. Incompatibility with Surrounding Land Uses:** The proposed zoning change is incompatible with the surrounding land uses, including farmland, rural residences, and 55+ communities. The scale and nature of high-tech manufacturing, office spaces, and research facilities are out of place in a primarily residential area and could create friction between industrial operations and the community. This zoning change would disrupt the cohesion of our neighborhood, which thrives on its rural residential character.

4. **Environmental Concerns:** The conversion of this land for industrial or commercial purposes could lead to the degradation of local ecosystems. Increased runoff, waste production, and possible contamination from manufacturing processes could negatively impact nearby farms, groundwater, and the overall environmental health of the area. The potential noise generated by the facilities in an IT zoned area could have a significant negative impact on the peace and tranquility of this community. The Sig Sauer Academy in Epping, for example, generates automatic weapon gunfire noise all day long that can be heard well over a mile from the academy. A facility of this type would make this area unlivable for many current residents.
5. **Lack of Infrastructure:** The area currently lacks the infrastructure required to support large-scale technological or manufacturing operations. In addition to road and traffic concerns, there are potential issues with utilities, including water, sewage, and power supply. It is unclear how these additional demands will be met without significant strain on local resources or further disruptions to existing services.

Conclusion:

Given the concerns outlined above, we strongly urge you to reconsider the rezoning proposal. The potential negative impacts on traffic safety, neighborhood character, property values, and the environment are significant and cannot be overlooked. We believe that maintaining the area as a rural residential community is crucial to preserving the quality of life for current and future residents.

We would support a “conventional single-family NEIGHBORHOOD” as described in the definition of Rural Residential District (R-40) in the Dover Code.

We appreciate your time and consideration of these concerns and hope that the zoning decision will reflect the interests and continued well-being of the community.

Thank you for your attention to this important issue.

Sincerely,

Bob Radlinski and Laura Galvin
1 Jacqueline Drive

Dover, NH 03820

Email Address: bobski85@gmail.com

Phone Number: 603-852-0891

From: Sharon Mollomo <smollomo@hotmail.com>
Sent: Friday, December 6, 2024 8:05 PM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>
Subject: File waiv 2024-0021. 105 Middle Road, Dover, NH

Security Notice: External sender. Use caution with hyperlinks or attachments.

As owner of 52 Augusta Way, I am an abutter to this project and am very much opposed to changing zoning from Rural to IT. This is a residential community all along Middle Road. Any commercial usage will increase traffic and tax water and sewer resources and Middle Road has no sidewalks existing or planned. This is outrageous in our lovely community. Please tell me how to locate further details on the proposed development as it is not clear how to navigate the town website. Please advise and register my objection to the proposed change in zoning. Thank you. Sharon Mollomo 508-361-3127

Sent from my iPhone

From: David Withee <dashwithee@gmail.com>

Sent: Friday, December 6, 2024 1:22 PM

To: Benton, Donna <d.benton@dover.nh.gov>; Crouser, Paul <P.Crouser@dover.nh.gov>

Subject: Zoning Change Request

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Planning Board,

My name is David Withee and I live at 9 Teresa Drive with my wife Suzanne. We are a Preston Place homeowner and one of the three abutters to the property being considered for rezoning from rural residential, R-40 to innovative technology, IT. We have lived here for three years and really enjoy all that Dover has to offer including development and growth of the area. We are not individuals who “don’t like change” and feel the need to “keep everything as is”. We support being progressive and making decisions that will help sustainability and growth of Dover including development.

With that said, we are **in opposition** of the rezoning as the current zoning allows for sufficient flexibility which would be compatible with the surrounding development. Our view on long term development and growth is that it needs to be thoughtful and align with the integrity of existing developments. The rezoning requests will create incompatibility with existing developments.

My wife and I appreciate you considering this perspective when assessing the zoning requests.

Regards

David Withee
9 Teresa Drive

From: Peg & Joe Olsen <olsenfam@comcast.net>

Sent: Monday, December 9, 2024 1:41 PM

To: Planning Board - All <PlanningBoard-All@doover.nh.gov>

Subject: Rezoning of Middle Road Lot (Map K, Lot 6) from R-40 Zoning to Innovative Technology District

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Dover, NH Planning Board,

We are writing this e-mail to express both our concern and objection to rezoning the above listed lot from residential to an "Innovative Technology District. When we purchased our property in 2015 one of the prime attractions was it was located within a residential neighborhood. As part of the yet to be built Pointe Place Development, our belief was we would gain all the benefits of living in a large development with retail and service business incorporated within the residential buildings focused on the needs of the residents.

The 18 acres in question for the rezoning are surrounded by residential homes and Middle Road. As this land was rezoned in 2008 from IT to R-40 and is surrounded by residential neighborhoods we do not believe there is any justification for rezoning.

In reviewing the zoning for an Innovative Technology District it includes a whole array of businesses and services including manufacturing & laboratories. These business do not belong within a residential community and if allowed will put additional unplanned stress on the infrastructure and roads of our neighborhood. With the tremendous (continuing) growth of Pointe Place traffic is already a nightmare as there is no enforcement for speed or thru truck traffic. The most heavily used access to Pointe Place is the intersection of Dover Point & Thornwood Roads which is both difficult and dangerous to use.

Mr. Craig Williams has expressed to a resident of Preston Place that the sale of the lot in question represents his retirement funding. With the demand for housing in Southern New Hampshire this property could be easily sold to a developer and with the approval of the city be developed in a way that is conducive to the housing that already exists and acceptable to the residents. There is no need or justification for rezoning.

Thank you for your consideration,

Margaret & Frank (Joe) Olsen
16 Teresa Drive, Dover

-----Original Message-----

From: robert KIMBALL <rhkkmk@msn.com>

Sent: Monday, December 9, 2024 10:33 AM

To: Benton, Donna <d.benton@doover.nh.gov>

Subject: Rezoning 18 acres off middle road

Security Notice: External sender. Use caution with hyperlinks or attachments.

Karen Kimball and I raise our opposition to any change to zoning to the subject lands. As residents of Preston Place at 3 Teresa Dr, we are directly adjacent to the land in question.

Robert Kimball

-----Original Message-----

From: Doris Glennon <johnnglennon@comcast.net>

Sent: Friday, December 6, 2024 9:42 PM

To: Planning Board - All <PlanningBoard-All@doover.nh.gov>

Subject: Change in Zoning

Security Notice: External sender. Use caution with hyperlinks or attachments.

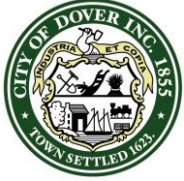
Sent from my iPhone

Hello,

I am writing to you all to express my opinions and ask questions regarding the proposed change in zoning at 105 Middle Rd. I am an abutter living at 5 Teresa Drive, a Preston Place homeowner. The notice from the Planning Board was the first indication of any activity on the 18 acres near me. My biggest concern involves the reason for the proposed zoning change. Obviously, Mr. Williams must have a plan but nothing in the notice gives the reader a clue. Why does the zoning need to be changed? I want the neighborhood to remain as it is, a quiet, relaxed, peaceful residential area. I would not want development which mirrors Point Place. If anything commercial is proposed I worry about property values, added traffic on Middle Road, noise and the possibility of losing our tree buffer which now shields us from the field and traffic on Middle Road. To close, I see no reasons why the zoning should be changed.

Regards,

Doris Glennon



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2024-0028

Application Type: Conditional Use Permit
Applicant(s): 210 Tolend Rd, LLC
Owner(s): 210 Tolend Rd, LLC
Location: 210 Tolend Road (Assessor's Map F, Lot 3)
Meeting Date: December 10, 2024

INTENT: Proposal is for a Conditional Use Permit for 700± s.f. of wetland impact and 6,400± s.f. of impacts to the 50-foot wetland buffer related to a yield plan for a 32-lot Open Space Subdivision.

AGENDA ITEM #: 4-L

FILE: COND-2024-0028

LOTS/UNITS PROPOSED: Yield plan for an Open Space Subdivision to allow up to a 32-lot subdivision.

APPLICANT/OWNER: 210 Tolend Rd, LLC

LOCATION: 210 Tolend Road, LLC, Assessor's Map F, Lot 3

ACREAGE: ±54.90 ac.

ZONING DISTRICT: R-40, Wetland Protection District

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential

WAIVERS REQUESTED:

§157-32.J- Cul-de-sac length of 1,750 feet where 1,000 feet is allowed.

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover CUP for wetland and wetland buffer impacts.

CONSERVATION COMMISSION: Reviewed and endorsed on 10/15/24.

ATTACHMENTS: Impact Plan

Summary of Request and Background

Proposal is for a conceptual Conditional Use Permit for 700± square feet of wetland impact and 6,400± square feet of impacts to the 50-foot wetland buffer.

To determine allowable density for an Open Space Subdivision, a yield plan must be submitted and determined to be realistic and in compliance with regulations, this may include conceptual conditional use permits and waivers.

The conceptual Conditional Use Permit is related to a proposed yield plan to allow up to a 32-lot Open Space Subdivision. The wetland and wetland buffer impacts shown on the yield plan are related to a proposed crossing and would need to be reviewed again on subsequent applications related to this project.

The Conservation Commission reviewed and endorsed the application at their October 15, 2024 meeting. (*minutes attached*)

The applicant provided a conceptual Open Space subdivision plat that the development team is considering in case the Board or public are interested. However, the plat has not been submitted for review yet by the Technical Review Committee, Conservation Commission, or Planning Board so full review would still be required for this project and plans may change based upon those reviews.

Consistency with Land Use Regulations – CUP 170.27.1.F

The Wetlands Protection District ordinance §170.27.1.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170-27.1.F per their narrative. The proposal minimizes wetland buffer impacts and direct wetland impacts. The proposed project does not require state mitigation, does not require NHDES review at this stage. The project was endorsed and reviewed by the Conservation Commission on October 15th.

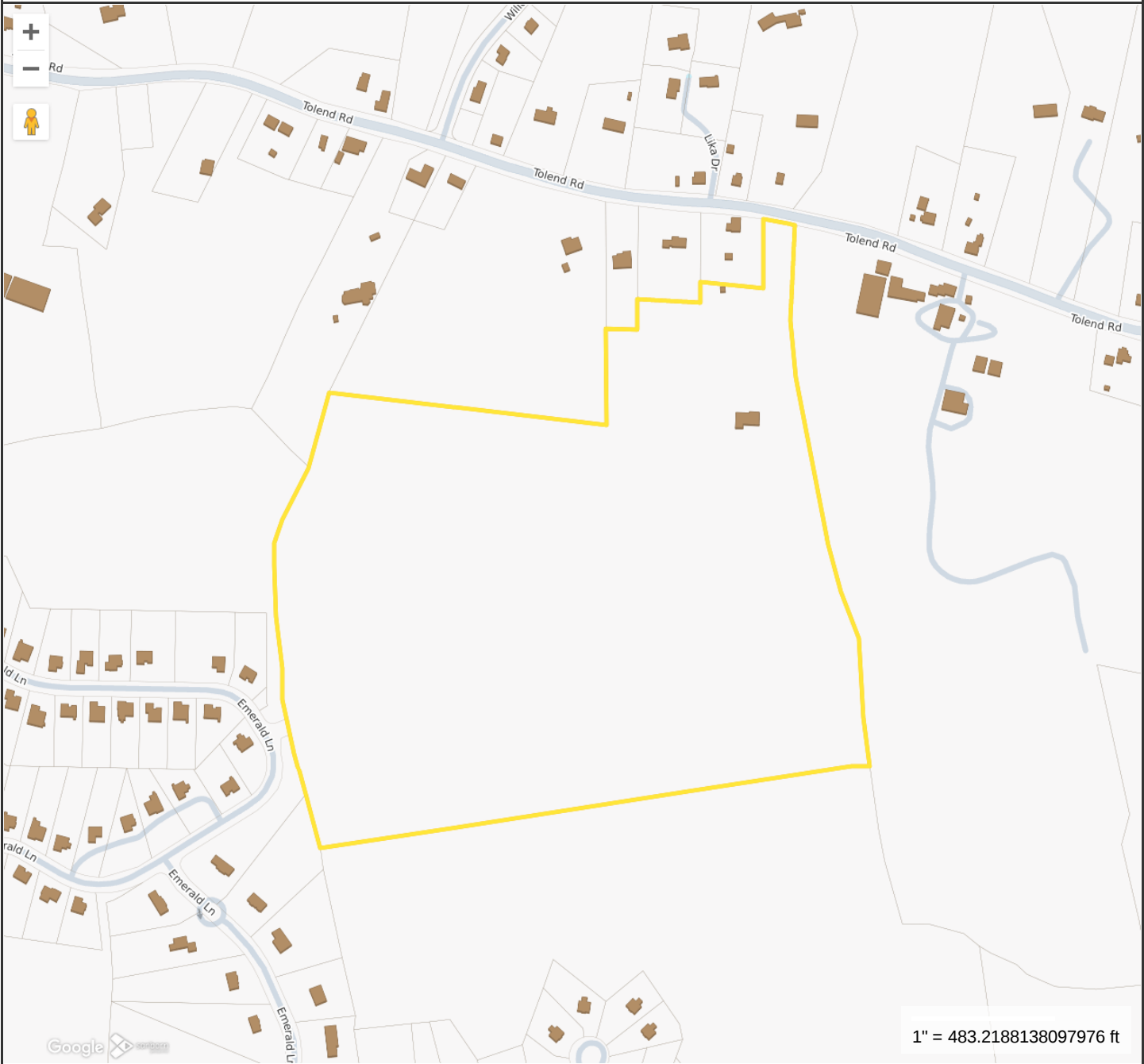
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application as complete, note it is not of regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote on the Conditional Use Permit. Should the Board want to grant the Conditional Use Permit, the Planning Department recommends adding the following subsequent condition:

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

1. Approval of WAIV-2024-0019.
2. Lot 13 is removed and the yield plan yields 31 total lots.

210 Tolend Road COND-2024-0028



Property Information

Location 210 TOLEND RD
Owner 210 TOLEND ROAD LLC
Land Use
Zoning Code R-40
Property Id F0003-000000



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 COND-2024-0028 FOR CITY OF DOVER, N.H.

Permit Type Conditional Use **Project:** **App Date:** 09/03/2024
Work Class: Environmental **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: Wetlands impact of 700 square feet and wetland buffer impact of 6,400 square feet associate with an Open Space Subdivision Yield Plan.

Parcel: F0003-000000 Main	Address: 210 Tolend Rd Main Dover, NH	Zone: IT(Non-Residential - Innovative Technolog R-40(Residential - Rural)
----------------------------------	---	---

Owner Scott O'Neill Home: (603) 742-8107	Plan Preparer Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107	Applicant Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107
--	---	---

Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	R-40	Work	Wetlands impact of 700 square feet and wetland buffer impact of 6,400 square feet associated with and Open Space Submdivision Yield Plan.	permitstatefed	NHDES AoT, not yet applied for.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Stowell_9/3/2024.jpg	09/03/2024 15:15	Stowell, Robert		Uploaded via CSS
Permit Snapshot Report.pdf	09/03/2024 15:15	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2024.10.15-ConservationCommission.Minutes.draft.pdf	10/21/2024 16:49	Blonigen, Rachel		Draft ConCom Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009157	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-00009157		\$200.00	\$200.00
Grand Total for Permit		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	10/01/2024	10/29/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	10/01/2024	10/29/2024	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/01/2024 10:16	
Confirm application complete v.1	Generic Action		10/01/2024 10:17
Conditional Use Review v.1	Receive Submittal	10/01/2024 0:00	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		

PERMIT SNAPSHOT REPORT (COND-2024-0028)

Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Permit Activity
NOD Sent to Applicant v.1	Create Report

Issue Permit v.1

Verify Fees Prior to Permit v.1	Generic Action
Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: _____ 210 Tolend Road LLC Telephone # _____ 978-375-3153

Address of Applicant: _____ 42J Dover Point Road, Dover NH

E-Mail Address: _____ johnoneill.nh@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # _____ F Lot(s) # _____ 3

Address of Property: _____ 210 Tolend Road, Dover NH

Zoning District(s) _____ R-40 Overlay District(s) _____ Wetland Protection

Existing Use of Property: _____ Single family residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Wetlands impact of 700 sq. ft. & wetland buffer impacts of 6,400 sq. ft. associated with an Open Space Subdivision Yield Plan.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES AoT (not yet filed)

Name of Professional That Prepared Plans: Robert J. Stowell (Tritech Engineering Corp.)

Address 755 Central Ave, Dover NH Telephone #: 603-742-8107

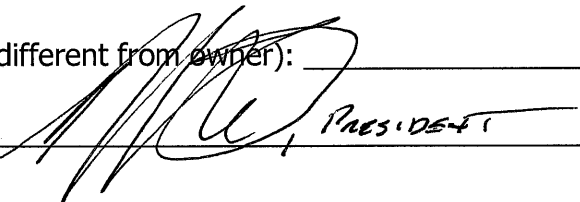
Professional License #: 9903 E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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

Signature of Agent:  PRESIDENT Date: 09/03/2024

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>
F	3	210 Tolend Road LLC	42J Dover Point Road, Dover NH

Applicant (if different from owner):

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

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover NH
Michael Mariano	Highland Soil Services	75 Prospect St, Somersworth NH

Conservation Easement Holder:

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

COND-2024-0028

210 Tolend Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0045-000000	217 TOLEND RD	WYATT AMY		217 TOLEND RD	DOVER	NH	03820
E0046-000000	211 TOLEND RD	JACOBY LAUREN TRUSTEE		211 TOLEND ROAD	DOVER	NH	03820
E0047-000000	201 TOLEND RD	HERD KENNETH G &	WIEDMANN-HERD LESLIE J	201 TOLEND RD	DOVER	NH	03820
E0047-001000	TOLEND RD	STERN BRIAN		520 COLLAR HILL RD	WORCESTER	VT	05682-9614
F0002-000000	180 TOLEND RD	PARADIS LIONEL R JR &	PARADIS KRISTINA L	180 TOLEND ROAD	DOVER	NH	03820
F0003-B00000	212 TOLEND RD	MILTON DANIEL L &	WATSON SHERRI H	212 TOLEND RD	DOVER	NH	03820-5511
F0003-C00000	220 TOLEND RD	CARR NATALIE M	CARR RACHEL	220 TOLEND RD	DOVER	NH	03820
F0003-D00000	232 TOLEND RD	BARNES DAVID TRUSTEE	BARNES DAVID E TRUST 2009	232 TOLEND RD	DOVER	NH	03820-5511
F0003-E00000	226 TOLEND RD	FRANCISCO PAMELA L		226 TOLEND RD	DOVER	NH	03820-5511
F0005-000000	254 TOLEND RD	CARROLL CHARLES		254 TOLEND RD	DOVER	NH	03820
F0008-000000	TOLEND RD	DREW WILBUR & SHIRLEY A TRUSTEES	DREW FAMILY REVOCABLE TRUST	266 TOLEND ROAD	DOVER	NH	03820
F0015-000000	LITTLEWORTH RD	INDIAN RIDGE HOMEOWNERS' ASSOCIATION		PO BOX 1981	DOVER	NH	03820
F0015-000TOT	EMERALD LN	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
F0015-023000	125 EMERALD LN	GAL ADILSON JR &	GAL RAFAELA L	125 EMERALD LN	DOVER	NH	03820
F0015-024000	121 EMERALD LN	BERTOLINI MARK E &	BERTOLINI LEE H	121 EMERALD LN	DOVER	NH	03820
F0015-025000	112 EMERALD LN	KEFALAS STEPHEN J	KEFALAS JULIA K	112 EMERALD LN	DOVER	NH	03820
F0015-026000	102 EMERALD LN	SNYDER BRICE R &	SNYDER NICOLE L	102 EMERALD LN	DOVER	NH	03820
F0015-049000	120 EMERALD LN	PATTI LINO N		120 EMERALD LN	DOVER	NH	03820
F0022-A00011	89 EMERALD LN	GASTON MICHAEL J &	GASTON SUSAN E	89 EMERALD LN	DOVER	NH	03820
F0022-A00012	87 EMERALD LN	MACNEIL CHARLES W &	MACNEIL JENNIFER L	87 EMERALD LN	DOVER	NH	03820
F0022-A00013	81 EMERALD LN	DORAIS ANDREW &	DORAIS MICHELINNE	81 EMERALD LN	DOVER	NH	03820
F0023-A00000	LITTLEWORTH RD	EZRA GREEN'S FARM HOMEOWNERS ASSOCIATION		PO BOX 1312	DOVER	NH	03820
F0003-000000	210 TOLEND RD	210 TOLEND ROAD LLC		42J DOVER POINT RD	DOVER	NH	03820
		TRITECH ENGINEERING	ROBERT J STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820
			MICHAEL MARIANO	75 PROSPECT STREE'	SOMERSWOR	NH	03878

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

October 7, 2024

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

Subject: Conditional Use Permit Application
210 Tolend Road, LLC
Tolend Road & Emeral Lane
Dover Tax Map F Lot 3
Dover, New Hampshire
Job No. 23118

Dear Donna:

On behalf of the property owner, 210 Tolend Road LLC, we are submitting this Conditional Use Permit (CUP) application for impacts to the Wetland Protection District of an Open Space Subdivision Yield Plan. Specifically; the Open Space Subdivision Yield Plan would cause 700 square feet of wetland impact and 6,400 square feet of wetland buffer impact.

Project Background

The property owner, 210 Tolend Road LLC, wishes to subdivide their property located at 210 Tolend Road. The subject property is located the R-40 Zoning District. In accordance with City of Dover Subdivision Regulations Chapter 157 Section IV, properties in this district must be subdivided in compliance with the Open Space Subdivision Regulations. Therefore, the applicant is proposing an open space subdivision of the subject property.

The initial task in the open space subdivision process is the determination of the maximum allowable density of the property to be subdivided. In accordance with Subdivision Regulation 157-21.D(1) "The maximum number of dwelling units permitted in an open space subdivision shall be determined by a submitted yield plan. The resultant number shall not allow a higher density than that provided by a conventional subdivision on the same parcel.

The attached open space subdivision yield plan is a conventional subdivision plan of the subject property that depicts 32 subdivision lots. If this yield plan were to be constructed, it would cause the above noted impacts to the Wetland Protection District. Therefore, the planning staff has required that the applicant make this Conditional Use Permit request to ensure that the yield plan is valid.

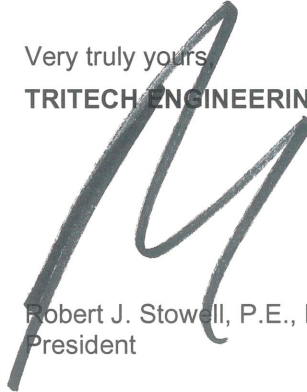
We look forward to meeting with the Conservation Commission at their October 15th meeting and discussing this Conditional Use Permit application & plan.

Attached please find the supporting documentation:

- Conditional Use Permit Application.
- Open Space Subdivision Yield Plan.
- Conditional Use Permit Plan for the OSS Yield Plan.
- NH Method Wetland Evaluation w/Photographs & USGS Map.
- Conditional Use Permit Narrative (Revised).
- Alternate Crossing Plan.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

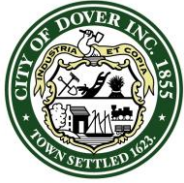


Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Attachments

\\23118CUPsubmittaltr2.docx



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Tuesday, October 15, 2024
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Kristen Murphy, Russ Warnock (Alternate)

Absent (Excused): Abigail Lyon, Jake Geddes, Robert Atwood (Secretary), Brianna Group

Absent (Unexcused):

STAFF PRESENT: Makayla Edgecomb, Assistant City Planner and Donna Benton, Director of Planning and Community Development

OTHERS PRESENT: Councilor Williams, Bob Stowell, Robert Baldwin, Jenna Green, Michael Greene, John O'Neill, Ken and Lesley Herd, Luke Paradis

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

The Chair gave instructions for Citizens' forum

Ken Herd, 201 Tolend Rd- on behalf of Tolend Rd residents group in relation to the CUP application for 210 Tolend Rd. They spoke at a previous meeting about their concerns for the wildlife habitat in relation to the proposed development. They believe the owner has filed a CUP application to determine a yield plan for maximum number of units for the project. In advance of those anticipated applications, the Conservation Commission should be informed of the plans in order to properly assess the impact of the subdivision on the prioritized wildlife habitat. He detailed some additional requests.

3. APPROVAL OF THE PRIOR MEETING MINUTES- September 09, 2024

S. Fellows moved to approve the minutes of September 9, 2024 as submitted. R. Warnock seconded.

Vote: All in favor with Bill Hunt abstaining.

4. OLD BUSINESS:

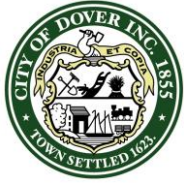
None

5. NEW BUSINESS:

- A. Conditional Use Permit (CUP) for 210 Tolend Road LLC, Assessor's Map F, Lot 3, zoned R-40, and located off of Tolend Road across from Lika Drive. Proposal is for a 32-lot subdivision that includes an open space subdivision yield plan that would cause 700 s.f. of wetland impact and 6,400 s.f. of the 50-foot wetland buffer impact. In order for the yield plan to be considered realistic to calculate the density for an Open Space Subdivision plat, a CUP is required.**

Proposal is to create a 32 lot subdivision which will be located off of Tolend Road across from Lika Drive. An open space subdivision yield plan would cause 700 s.f. of wetland impact and 6,400 s.f. of the 50-foot wetland buffer impact.

Robert Stowell, Trittech Engineering, represented the item and explained they looked at several concepts before landing on this proposal. He explained the wetland impacts proposed. He highlighted some of the documents that have been submitted as part of the application.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Tuesday, October 15, 2024
Meeting Time: 5:30 pm

He explained for the members details about the existing home and driveway, changes to the impacted area over the various proposals, how realistic is the yield plan (cul-de-sac right at buffer line/ lot 13 edge of buffer), and state criteria for freshwater wetlands value and impact.

The group and staff discussed whether it's typical to review the yield plan without having the proposed design for the future open space plan.

K. Murphy noted that endorsing this plan seems to constrain flexibility down the road if a less impactful option comes to light regarding the crossing.

Mr. Stowell gave additional explanations about their proposal and the site.

Discussion continued with staff regarding the process and order of the steps in the process.

Recognizing member apprehension, understanding that endorsement by the Commission is required prior to getting to the next step and seeing a plan, and with the understanding that any changes to impacts will have to come back to the commission for review, S. Fellows made a motion:

Motion: S. Fellows moved to endorse the CUP on the basis that it meets the criteria as presented (realizing that any change to the request would come back to the commission) as the least impactful alternative for a traditional subdivision plan to use for calculating density for any future open space plan. Seconded by: B. Hunt. Vote: 3 in favor with R. Warnock opposed.

B. Conservation and Open Space Chapter Update

Staff noted there are no new updates. The first draft will be available for review at the next steering committee meeting.

6. REPORT FROM THE CHAIR

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

Two Letters received from NHDES were described by staff. One being a request for more information for the undeveloped lot On Back Road, Tax Map M, Lot #104. The second being an approval at 15 Landing Way, Tax Map L, Lot #95-1L.

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

S. Fellows updated the commission:

- Site walk at Smith Well informal trails
 - Discussion ensued regarding the trails being maintained well and well used and conflict of no trespassing area
- Rain garden in front of Woodland Park school- who's responsibility is it to maintain it? School or City? It's overgrown now. D. Benton will look into it.

8. ADJOURNMENT

S. Fellows moved to adjourn. R. Warnock seconded. Vote: U/A

The meeting was adjourned at 6:51 PM.

CITY OF DOVER
CONDITIONAL USE PERMIT CRITERIA
Zoning Ordinance §170-27.1 (F) – Conditional Use Approval

NARRATIVE

for

Ambrose Woods

210 Tolend Road
Dover, New Hampshire
October 2024

F. Conditional Use Approval.

- (1) Conditional Use approval may be granted by the PLANNING BOARD (RSA 674:21II) after proper public notice and public hearing, for construction within the Wetland Protection District or buffer. Said construction may include, but is not limited to a road or other accessway, utility right-of-way, communication lines, power lines and pipelines, STRUCTURES, and parking LOTs provided that the proposed construction complies with the following standards:

- (a) *Practicable Alternative:* There is no practicable alternative that would have less adverse impact on the area.

The applicant owns approximately 9 acres of upland (22 percent of the total upland) which is inaccessible without a wetland crossing. Based on current City of Dover Regulations his upland area can support approximate 8 homes (25 percent of the total yield). This area is inaccessible without impact to the wetland. This impact location is the least impacting alternate to gain access to that land.

- (b) *Avoidance:* The potential impacts have been avoided to the maximum extent practicable. The APPLICANT will demonstrate by plan and example that the proposed construction represents the least impacting alternative.

We have attached an Alternate Impact Plan which show wetland impact of 3960 square feet which 3260 square feet greater than and is over 5 times the wetland impact than the location selected. The wetland buffer impact at this alternate location is 11,330 which 4930 square feet greater than and almost double the buffer impact of the location selected. Although, a NH Method analysis was not completed, it is clear that this location has greater functions and values than the proposed crossing. This alternate impact location is the only other location that could reasonably be considered. This impact location avoids larger wetlands with greater functions and values.

- (c) *Minimization:* Any unavoidable impacts have been minimized. No reasonable alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.

This impact location is at the narrowest part of the wetlands and coincides with an existing woods road crossing with an existing culvert. The wetland impact at this location is 700 square feet or 0.10 percent of the total wetlands on the subject property. The wetland buffer impact at this location is 6400 square feet or 0.17 percent of the total wetland buffer on the subject property. The crossing at this location minimizes detrimental impacts to the wetlands. This design has been prepared by a professional engineer to meet current City of Dover, State of New Hampshire and Federal Government regulations.

CITY OF DOVER
CONDITIONAL USE PERMIT CRITERIA
Zoning Ordinance §170-27.1 (F) – Conditional Use Approval

NARRATIVE

for

Ambrose Woods

210 Tolend Road
Dover, New Hampshire
October 2024

- (d) *Mitigation*: if the APPLICANT is required by State rules to prepare a compensatory mitigation plan, the APPLICANT shall provide the Conservation Commission and PLANNING BOARD with one copy each of said plan for their review.

This impact would be classified as a Minimum Impact application with NHDES and does not meet their threshold for required mitigation.

- (e) Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3).

As this request relates to an impact associated with an OSS Yield Plan, we do not intend to seek NHDES approval.

- (f) To assess and summarize the wetlands' functions and values as denoted in the NH Method and Section 170-27.1(B)(2).

Michael Mariano of Highland Soil Services, a New Hampshire Certified Wetland Scientist has completed the attached NH Method worksheets. These results low or very low scores for the functions and values of the Wetland being impacted by the proposed roadway crossing.

As it relates specific function outlined in 170-27.1(B)(2):

- **Flood protection – NH Method score 0.036.**
- **Recharge of Ground Water – NH Method score 1.0.**
- **Augment stream flow – not scored by the NH Method.**
- **Filtration of water flow – NH Method score 2.14.**

**NH Method for the Evaluation of Freshwater Wetlands
Ambrose Woods
210 Tolend Road
Dover, New Hampshire
September 30, 2024**

This report evaluates the wetland at a proposed road crossing approximately 450 feet southwest of the existing house at 210 Tolend Road.

The narrow wetland, bisected by an existing woods road and culvert is approximately 2,000 square feet at 150 long and between 10 and 15 feet wide. It is essentially a drainageway that provides a hydrologic connection between larger wetlands to the north and south. Due to the distinct characteristics, functions and values of this narrow wetland, it has been separated from the larger wetlands for evaluation.

The evaluation provided by the NH Method for this wetland summarizes the wetland's functions and values as denoted in the City of Dover Zoning Ordinance Section 170.27.1 Wetland Protection District.

2. HOW THE NH METHOD WORKS

A. Wetland Functions

Wetland functions represent the practical, measurable values of wetlands. While many functions of wetlands are important to people, not all wetlands perform all of these functions at a high level, and not all functions are performed equally in each wetland. How a wetland functions depends on the specific biological and physical features of each wetland site. The NH Method addresses twelve wetland Functions:

FUNCTION	DESCRIPTION
Ecological Integrity	Evaluates the overall health and stability of the wetland ecosystem
Wetland-Dependent Wildlife Habitat	Evaluates the suitability of the wetland as habitat for those animals typically associated with wetlands and wetland edges. No single species is emphasized.
Fish and Aquatic Life Habitat	Evaluates the suitability of surface waters associated with the wetland as habitat for fish and other aquatic life. No single species or group of species is emphasized.
Scenic Quality	Evaluates the visual and aesthetic quality of the wetland.
Educational Potential	Evaluates the suitability of the wetland as a site for education and research.
Wetland-Based Recreation	Evaluates the suitability of the wetland and associated streams and ponds for non-powered boating, fishing, hunting and other similar recreational activities.
Flood Storage	Evaluates the effectiveness of the wetland for storing floodwaters and reducing downstream flooding.
Groundwater Recharge	Evaluates the potential of the wetland to recharge an underlying aquifer.
Sediment Trapping	Evaluates the effectiveness of the wetland for trapping sediments in runoff water from surrounding upland.
Nutrient Trapping/Retention/Transformation	Evaluates the effectiveness of the wetland for retaining and cycling nutrients, thereby reducing the impacts of excess nutrients in runoff to downstream lakes and streams.
Shoreline Anchoring	Evaluates the effectiveness of the wetland in preventing shoreline erosion.
Noteworthiness	Evaluates the wetland for one or more outstanding features such as critical wildlife habitat, rare species, high value wetlands in urban settings, etc.



NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS *(revised December, 2015)*

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
 NH CWS #183

1 – ECOLOGICAL INTEGRITY

Evaluation Questions	Observations & Notes	Answers	Score
1. Are there land uses in the wetland's watershed that could degrade water quality in the wetland?		a. Less than 5% of the watershed has land uses that could degrade water quality. b. 5-10% of the watershed has land uses that could degrade water quality. c. > 10% of the watershed has land uses that could degrade water quality.	10 5 1
2. Is there evidence of fill in the wetland?	Existing woods road with culvert crosses the wetland	a. Less than 1 % b. From 1-3 % c. More than 3 %	10 5 1
3. What percentage of the wetland has been altered by agricultural activities?		a. Less than 5 % b. From 5 to 25 % c. More than 25 %	10 5 1
4. What percentage of the wetland has been adversely impacted by logging activity within the last 10 years?		a. Less than 1% b. From 1 to 10 % c. More than 10 %	10 5 1
5. How much human activity is taking place in the wetland (e.g. ATV use, trails, cars, dumping of brush and garbage, etc.)?	Minor use of existing woods road - owner only	a. Low: Few trails in use, little or no traffic, and little or no litter. b. Moderate: Some used trails, roads, litter c. High: Many trails, roads, and/or litter	10 5 1
6. What percentage of the wetland is occupied by invasive plant species?		a. None b. 1-5% of the wetland has invasive species c. > 5% of the wetland has invasive species	10 5 1
7. Are there roads, driveways and/or railroads crossing or adjacent to the wetland or come within 500 ft. of the wetland?		a. No roads, driveways or railroads. within 500 ft. of, or in the wetland b. Roads, driveways, railroads are within 500 ft of the wetland c. Roads, driveways, railroads cross, or are adjacent to, the wetland	10 5 1
8. How much human activity is taking place in the upland within 500 feet of the wetland edge?	1 existing house at 210 Tolend Road	a. Less than 5% or no activity b. Human activity evident in up to 25% of the 500 ft zone c. Human activity evident in more than 25% of the 500 ft zone	10 5 1
9. What is the percent of impervious surface within 500 feet of the wetland edge?		a. Less than 3% impervious area within 500 ft of the wetland edge b. 3-10% impervious area within 500 ft of the wetland edge c. Greater than 10% impervious area within 500 ft of the wetland edge	10 5 1
10. Is there a human-made structure that regulates the flow of water through the wetland?	Culvert at 15'-wide x 150' long wetland connecting 2 larger wetlands	a. No human made structures present upstream of, or in the wetland. b. One or more human made structures present upstream of, or in the wetland but hydrologic modification is slight c. One or more human made structures present upstream of, or in the wetland that severely block or alter surface water hydrology	10 5 1

AVERAGE SCORE FOR ECOLOGICAL INTEGRITY

(Add scores for each question and divide by 10)

7.6

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS (revised December, 2015)

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

2 – WETLAND-DEPENDENT WILDLIFE HABITAT

Evaluation Questions	Observations & Notes	Answers	Score
1. What is the wetland acreage (including upland islands)?		a. More than 100 acres b. From 20 - 100 acres c. Less than 20 acres	10 5 <u>1</u>
2. What is the score for Ecological Integrity?		Average score for Ecological Integrity	<u>7.6</u>
3. Has water quality in the wetland been degraded by land use in the watershed?		Record Answer from Ecological Integrity , Question 1	<u>10</u>
4. What is the area of shallow permanent open water less than 6.6 feet deep, including streams and shallow ponds that are part of the wetland complex?	None	a. More than 3 acres b. From 0.5 to 3 acres c. Less than 0.5 acre	10 5 <u>1</u>
5. Is there deepwater habitat (lakes or ponds > 6.6ft deep) and/or 4 th order or higher rivers associated with the wetland?		a. Deepwater stream ≥1 mile long and/or lake or pond ≥10 acres present b. Deepwater stream < 1 mile long and/or lake or pond < 10 acres present c. No deepwater stream, lake or pond present	10 5 <u>1</u>
6. What is the diversity of vegetation classes in the wetland? <i>Refer to Appendix F for more information about wetland vegetation classes.</i>	PFO1	a. Three or more wetland classes (including upland islands) present b. Two wetland classes (including upland islands) present c. One wetland class present	10 5 <u>1</u>
7. Are other wetlands in close proximity to the study wetland?	Study wetland is a narrow drainageway connecting a palustrine forested wetland above the woods road and a palustrine forested wetland and palustrine emergent persistent wetland below the woods road.	a. Other connected or unconnected wetlands within a 0.25 mile distance b. Wetland connected to other wetlands within a 0.5 to 1 mile distance by perennial stream or lake, OR other unconnected wetlands are present within a 0.25 to 0.5 mile distance c. Wetland not hydrologically connected to other wetlands within 1 mile and more than 0.5 miles from other unconnected wetlands.	<u>10</u> 5 1

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS *(revised December, 2015)*

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

2 – WETLAND-DEPENDENT WILDLIFE HABITAT *(continued)*

Evaluation Questions	Observations & Notes	Answers	Score
8. Are there wildlife travel corridors allowing access to other wetlands?	Tolend Road to the north Emerald Lane to the south	a. Free access along well vegetated stream corridor, woodland, or lakeshore b. Access partially blocked by roads, urban areas, or other obstructions c. Access blocked by roads, urban areas, or other obstructions	10 5 1
9. What percentage of the wetland edge is bordered by undisturbed woodland or idle land (e.g. shrub land or abandoned fields) at least 500 feet in width?		a. More than 95% of the wetland b. More than 75-95% of the wetland c. Less than 75% of the wetland	10 5 1
10. What percentage of the wetland is occupied by invasive plant species?		Record Answer from Ecological Integrity , Question 6	5

AVERAGE SCORE FOR WILDLIFE HABITAT

(Add scores for each question and divide by 10)

5.16

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS *(revised December, 2015)*

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

3 – FISH AND AQUATIC LIFE HABITAT

Evaluation Questions	Observations & Notes	Answers	Score
1. What is the dominant land use in the watershed above wetland?		a. Woodland, wetland, or abandoned farmland b. Active farmland or rural residential c. Urban and heavily developed suburban areas, commercial and industrial areas.	10 5 1
2. Has water quality in the wetland been degraded by land use in the watershed?		Record Answer from Ecological Integrity , Question 1	10
3. What is the area of <u>shallow</u> permanent open water less than 6.6 ft deep, including streams and ponds within the wetland?		Record Answer from Wetland-Dependent Wildlife Habitat , Question 4	1
4. What is the acreage of <u>deepwater</u> habitats deeper than 6.6 feet (pond or lake) associated with the wetland?		a. More than 100 acres b. From 10 to 100 acres c. Less than 10 acres d. deepwater pond or lake not present	10 5 1 0
5. What is the width (bank to bank) of the stream within the wetland?		a. More than 50 feet b. From 25 to 50 feet c. Less than 25 feet d. No stream present	10 5 1 0
6. Does the stream channel appear to have been recently altered?		a. Stream is in a natural channel, either a meandering low gradient stream, OR a steeper gradient stream with pools and riffles b. Portions of stream appear recently modified, OR stream formerly channelized but has regained some natural channel features c. Stream appears to have been recently been channelized, OR stream is confined in a non-vegetated chute or pipe d. No stream present	10 5 1 0
7. Within the wetland, what is the diversity of substrate types in the area(s) <u>occupied by open water</u> (flowing or standing) for the non-growing season?	No open water Score of 0 chosen	a. 4 or more substrate types b. 2 or 3 substrate types c. 1 substrate type	10 5 1 0
8. How abundant are coarse woody material and large rocks associated with the open water portion of the wetland?	No open water Score of 0 chosen	a. Moderately Abundant to Abundant: More than 10% of the open water portion of the wetland area contains cover objects such as logs, stumps, branches and rocks b. Scarce: Less than 10% of the water open water portion of the wetland wetland area contains cover objects c. No visible woody materials or rocks	10 5 1 0

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS *(revised December, 2015)*

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
CWS #183

Evaluation Questions	Observations & Notes	Answers	Score
9. What is the abundance of floating & submerged vegetation?	Date of Observation:	a. Abundant: More than 70% of water area contains cover objects such as pond lilies, pondweed, and bladderwort b. Moderately abundant: From 30 to 70% of water area contains floating and submerged vegetation c. Scarce: Less than 30% of the water area contains floating and submerged vegetation	10 5 1 0
10. Are there artificial barriers to the passage of aquatic life? (e.g. dams, elevated culverts, bridge with a width less than the natural stream channel, road crossings, etc. along the stream reach associated with the wetland).		a. No artificial barrier(s) present. b. An artificial barrier is present and equipped with a fish ladder or other provisions for fish passage, <u>or</u> artificial barrier is only present during extreme low water c. Dam, elevated culverts or other artificial barrier(s) is present without provisions for fish passage d. Stream not present	10 5 1 0
11. Are fish or aquatic species present that are rare, threatened, endangered or "Species of Greatest Conservation Need"?		a. Documented occurrence of a rare or endangered fish or aquatic life species within or immediately adjacent to the subject wetland b. Documented occurrence of a rare or endangered fish or aquatic life species within .5 miles of wetland <u>and</u> suitable habitat exists for this species within the wetland c. No documented occurrence of a rare or endangered fish or aquatic life species within .5 miles of wetland, but suitable habitat exists and wetland is within range of one or more rare species d. No documented occurrence of a rare or endangered fish or aquatic life species within .5 miles of wetland, and suitable habitat is not known to exist	10 5 1 0

AVERAGE SCORE FOR FISH & AQUATIC LIFE HABITAT

(Add scores for each question and divide by 11)

2.1

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS (revised December, 2015)

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
CWS #183

4 – SCENIC QUALITY

Primary viewing Site: There are no viewing sites for this wetland

Evaluation Questions	Observations & Notes	Answers	Score
1. How many wetland vegetation classes are visible from the primary viewing location(s)? <i>Refer to Appendix F for more information about wetland vegetation classes.</i>	There are no viewing locations	a. Three or more classes b. Two classes c. One class	10 5 1 0
2. Is there public access at the viewing site?		a. Viewing site is on a property with public access, and trails to the site, or site is along a road. b. Wetland is on property with public access but <u>no</u> trails to the site. c. Wetland is on a property that does not have public access.	10 5 1
3. What is the visible extent across the wetland?		a. Large expanse visible and low growing plants, or mixed vegetation classes you can see through b. View is somewhat restricted by trees and shrubs c. Forested or scrub-shrub wetland with little or no expanse visible.	10 5 1
4. What is the approximate extent of open water (including streams) visible from the primary viewing location/s?	No open water	a. More than 3 acres b. From 1 to 3 acres c. Less than 1 acre	10 5 1
5. Does the wetland provide visual contrast with the surrounding landscape?		a. High level of visual contrast with surrounding natural landscape. b. Some visual contrast with surrounding natural landscape c. Little visual contrast with surrounding landscape, or surrounding landscape is developed	10 5 1
6. What is the general appearance of the wetland and surrounding land use(s) visible from primary viewing location(s)?	There are no viewing locations	a. Wetland is undisturbed and natural. No visual detractors, such as buildings, litter, abandoned cars, or powerlines b. Limited disturbance in and/or around wetland. Minor visual detractors c. Severe visual detractors present	10 5 1

AVERAGE SCORE FOR SCENIC QUALITY

(Add scores for each question and divide by 6)

3.7

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS (revised December, 2015)

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

5 – EDUCATIONAL POTENTIAL

Primary Educational Site(s): There is no educational site so the Educational Potential is not a wetland value

Evaluation Questions	Observations & Notes	Answers	Score
1. What is the Ecological Integrity of the wetland?		Average Score from 1- Ecological Integrity	<u>.6</u>
2. Does the wetland have high value wildlife habitat?		Average Score from 2 – Wetland-Dependent Wildlife Habitat	<u>5.16</u>
3. Does the wetland have high value fish and aquatic life habitat?		Average Score from 3 – Fish & Aquatic Life Habitat	<u>2.1</u>
4. Is all or part of the wetland on public or private property that has public or private access (i.e. with written permission)?		a. Wetland is on a property with public or private access and trails to the site. b. Wetland is on a property with public or private access but <u>no</u> trails to the site. c. Wetland is on a property that does not currently have public or private access.	10 <u>5</u> 1
5. How close is the educational site to off-road parking suitable for 5-10 vehicles or large enough for a school bus?		a. Adequate parking is available less than a 5 minute walk from the educational site. b. Adequate parking is a 5-15 minute walk from educational site, or parking is limited to less than 5 cars. c. Adequate parking is more than 15 mins walk from the educational site, or no adequate parking is available.	10 5 <u>1</u>
6. How many wetland vegetation classes are accessible or potentially accessible for study at the educational site? <i>Refer to Appendix F for more information about wetland vegetation classes.</i>		a. Three or more wetland vegetation classes b. Two wetland vegetation classes c. One wetland vegetation class	10 <u>5</u> 1
7. Is there access to open water (include streams) associated with the wetland at educational site?		a. Direct access to water available b. Water access is a short distance (5 mins or less) from the educational site c. No access or access not feasible d. No open water	10 5 1 <u>0</u>
8. What is the aesthetic and visual quality of the educational site?		Average Score from 4 – Scenic Quality	<u>3.7</u>
9. Is the educational site accessible to the disabled?		a. Yes b. No	10 <u>0</u>

AVERAGE SCORE FOR EDUCATIONAL POTENTIAL

(Add scores for each question and divide by 9)

3.4

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS *(revised December, 2015)*

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

6 – WETLAND-BASED RECREATION (CANOEING, KAYAKING, AND WILDLIFE OBSERVATION)

Evaluation Questions	Observations & Notes	Answers	Score
1. Are there opportunities for wildlife observation?		Average score for 2 – Wetland-Dependent Wildlife Habitat	<u>5.16</u>
2. Is there access to suitable open water for canoes and kayaks?		a. Open water is present, with easy access b. Open water is present, but site is not easily accessed for canoes/kayaks. c. Open water is present but no access is allowed or possible d. No open water suitable for canoe/kayak	10 5 1 <u>0</u>
3. Are there trail-based recreation opportunities?		a. Maintained trails are present in and immediately adjacent to the wetland b. Trails are present but not maintained c. No trails are present	10 5 <u>1</u>
4. Are there off-trail recreation opportunities?		a. Wetland has open water greater than 0.5 acres in size AND an undisturbed 500 ft buffer for greater than 75% of the wetland edge. b. Wetland has open water greater than 0.5 acres in size OR an undisturbed 500 ft buffer for greater than 75% of the wetland edge. c. Wetland has neither open water nor an undisturbed buffer greater than 75% d. No access to potential recreation site or access not feasible	10 5 1 <u>0</u>
5. Is there off-road public parking at the potential recreation site for at least two cars?		a. Adequate parking is available less than 5 minutes from the recreation site. b. Adequate parking is a 5-10 minute walk from the recreation site, or parking is limited. c. Adequate parking is more than 10 minutes walk from the recreation site, or no adequate parking is available. d. No access to potential recreational site or access is not feasible	10 5 1 <u>0</u>
6. What is the scenic quality of the potential recreational site?		Average score from 4 – Scenic Quality	<u>3.7</u>

AVERAGE SCORE FOR WATER-BASED RECREATION
(Add scores for each question and divide by 6)

1.6 score derived from table values. But with no open water there are no opportunities for water-based recreation

1.6

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS (revised December, 2015)

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

7 – FLOOD STORAGE

Instead of manually calculating the Wetland Flood Index on this data sheet, you can use the Flood Index Worksheet, an Excel spreadsheet provided on the [NH Method website](#) which is set up to do all the calculations for you. An example of the spreadsheet is provided in Table 3.

Note that this function is scored somewhat differently from the other NH Method function. A series of factors are developed that are then use to derive the Flood Storage Index. The numerical scores for the factors do not correspond to the 10, 5, 1, 0 scoring scale used in the other functions.

In the following situations, the Flood Value Index does not need to be calculated for the wetland being studied. Instead a certain flood index range can be assumed:

1. Wetlands with slopes greater than 10% (10' vertical :100' horizontal) as measured along the flow path, where it is obvious that little flood attenuation could occur, **should be assigned a Low Flood Index Value range (0.0 to 0.9).**
2. For large ponds or lakes or wetlands with ponded water surface area greater than 200 acres and streams that are Fourth Order or higher (i.e. 4th, 5th, 6th etc.) **assign a High Flood Index Value range (7.6 to 10.0)**

Evaluation Questions	Observations and Notes	Answers	Factor
1. What is the Wetland Acreage (W)? <i>Be sure to EXCLUDE the acreage of any upland islands from the total wetland acreage</i>		<u>0.05</u> acres	
2. What is the Watershed Acreage (S)?		<u>7.5</u> acres	
3. What is the Water Storage Depth in the wetland (D)?		a. Use the actual water storage depth if known b. Assign a default value of 1.0 if the wetland is located in a 100 year floodplain c. Assign a default value of 1.0 ft if the actual water storage depth is not known	D= ___ ft D=1.0 ft D=1.0 ft
4. What is the Wetland Storage Volume (V)?		Multiply Water Storage Depth by Wetland acreage: D x W = V	V= <u>0.05</u> acre feet
5. Wetland Storage Volume Factor (F)		Insert value from Table 1	F= <u>0.012</u>
6. Watershed Area Factor (A)		Insert value from Table 2	A= <u>0.50</u>
7. Location of wetland within the watershed (L) <i>(Choose the highest factor that applies)</i>		a. Wetland located within 1,000 ft of a 4 th order or higher stream OR within 1000 ft of a pond/lake that outlets to a 4 th order or higher stream b. Wetland located within 500 ft of a perennial stream (less than 4 th order) c. Neither of the above situations apply to the study wetland	1.0 0.8 0.6

SCORE FOR WETLAND FLOOD INDEX = F x A x L x 10

0.036

Use the score to locate the Value Range below and assign Flood Index Value

Wetland Flood Index Values	Flood Value Type
0.0 – 0.9	Low Flood Value
1.0 – 2.5	Low to Moderate Flood Value
2.6 – 5.0	Moderate Flood Value
5.1 – 7.5	Moderate to High Flood Value
7.6 – 10.0	High Flood Value

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS (revised December, 2015)

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

8 – GROUNDWATER

Note that this function does not require any field work

Evaluation Questions	Observations & Notes	Answers	Score
1. Does the wetland overlie a stratified drift aquifer?		a. Wetland overlies a stratified drift aquifer b. Wetland is within ¼ mile of a stratified drift aquifer c. Wetland is more than ¼ mile from a stratified drift aquifer	10 5 1
2. Is the wetland in a potential public water supply area?		a. Wetland is in an area identified by Favorable Gravel Well Analysis b. Wetland is within ¼ mile of an area identified by Favorable Gravel Well Analysis c. Wetland is more than ¼ mile from an area identified by Favorable Gravel Well Analysis	10 5 1
3. Is the wetland within a public wellhead protection area?		a. More than 75% of the wellhead protection area includes the wetland b. 25%-75% of the wellhead protection area includes the wetland c. Less than 25% of the wellhead protection area includes the wetland	10 5 1
4. What is the percent coverage of highly permeable soils within 100 ft of the wetland? <i>Refer to Table 3 to answer this question</i>		a. More than 50% of the soil types within 100 ft of the wetland are on the list in Table 3. b. 25-50% of the soil types within 100 ft of the wetland listed in Table 3 c. Less than 25% of soil types within 100 ft of the wetland are listed in Table 3	10 5 1
5. What is the percent coverage of the highly permeable soil types listed in Table 4 within the wetland? <i>Refer to Table 4 to answer this question</i>		a. More than 50% of the soil types within the wetland are on the list in Table 4 b. 25-50% of the soil types within the wetland listed in Table 4 c. Less than 25% of the soil types within the wetland are listed in Table 4	10 5 1

AVERAGE SCORE FOR GROUND WATER

(Add scores for each question and divide by 5)

1

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS *(revised December, 2015)*

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

9 – SEDIMENT TRAPPING

Evaluation Questions	Observations &Notes	Answers	Score
1. What is the wetland's Flood Storage value?		Average score from 7 – Flood Water Storage.	<u>0.036</u>
2. Does the wetland lack outlet or have a constricted outlet?		a. Wetland has no outlet or has a constricted outlet or is ponded above the outlet b. Wetland has an outlet but flow path through wetland is primarily sheet flow c. Wetland outlet not constricted or flow primarily within stream channel.	10 5 1
3. What is the character of water flow through the wetland? $\frac{\text{Channel Length}}{\text{Straight line distance of stream}} = \text{Sinuosity Ratio}$		a. At least one of the following situations apply: - No stream channel OR - Inlet present but no outlet OR - Outlet is im ponded and standing water present in downstream end of wetland OR - Inlet and outlet present and channel sinuosity is ≥ 1.5 b. Inlet and outlet present, and sinuosity of channel is >1.0 and <1.5 c. Channel is straight (sinuosity=1.0) and no impoundments within wetland or at wetland outlet	10 5 1
4. What is the ratio of the wetland's size to the size of its watershed? $\frac{\text{Acres of Wetland}}{\text{Area of watershed above wetland outlet}} \times 100$		a. Wetland is more than 10% of its watershed b. Wetland is between 1-10% of its watershed. c. Wetland is less than 1% of its watershed.	10 5 1
5. What is the gradient within the wetland?		a. Wetland has gradient $< 0.5\%$ or no outlet b. Wetland gradient is 0.5% to 3% c. Wetland has gradient greater than 3% .	10 5 1
6. What is the areal extent (% coverage) all vegetation types that will most likely trap sediments? (e.g. forested swamps, scrub shrub swamps, and persistent emergent marshes) <i>Refer to Appendix F for more information about wetland vegetation classes.</i>		a. Persistent emergent plants (stems above surface of water /wetland throughout the year), trees and/or shrubs cover at least 90% of the surface area of the wetland. b. Persistent emergent, trees and/or shrubs, and/or non-persistent emergents (stems fall below the surface of water/wetland during fall and winter) cover 50-90% of the wetland's surface area. c. Persistent emergent, trees and/or shrubs, and/or non-persistent emergents (stems fall below the surface of water/wetland during fall and winter) cover $<50\%$ of the wetland's surface area.	10 5 1
7. What is the average water depth in the wetland during growing season?		a. Average water depth is < 1 ft or there is no open water b. Average water depth > 1 ft and < 6.6 ft. c. Average water depth is greater than 6.6 ft	10 5 1

AVERAGE SCORE FOR SEDIMENT TRAPPING:
(Add scores for each question and divide by 7)

2.14

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS (revised December, 2015)

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

10 – NUTRIENT REMOVAL/RETENTION/TRANSFORMATION

Evaluation Questions	Observations & Notes	Answers	Score
1. What is the wetland's Flood Storage value?		Average score from 7 – Flood Storage.	<u>0.036</u>
2. What is the wetland's ability to trap sediments?		Average score from 9 – Sediment Trapping.	<u>2.14</u>
3. What is the extent (percent cover) of persistent emergent vegetation, trees and/or shrubs within the wetland?		Record answer from 9 – Sediment Trapping, Question 6	<u>1</u>
4. What hydroperiod occurs over more than 50% of the wetland?		a. Semi-permanently flooded, seasonally flooded/saturated, or saturated b. Seasonally flooded, seasonally flooded/well-drained or temporarily flooded c. Permanently flooded or intermittently exposed	10 5 1
5. What hydric soils cover the greatest percentage of the wetland?		a. Wetland is dominated by fine textured soils (refer to Table A, Appendix D) b. Wetland is dominated by organic and/or peat soils (refer to Table B, Appendix 3) c. Wetland is dominated by sands and gravels (refer to Table C, Appendix D)	10 5 1

AVERAGE SCORE FOR NUTRIENT TRANSFORMATION

(Add scores for each question and divide by 5)

4.6

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS *(revised December, 2015)*

Wetland Name/Code: _____ Evaluation Date: _____ Evaluator: _____

11 – SHORELINE ANCHORING

**If there is no stream, river, lake or pond within or adjacent to the wetland,
leave this Function out of the evaluation.**

Evaluation Questions	Observations & Notes	Answers	Score
1. What is the gradation of wetland vegetation types along the shoreline?		a. Three or more wetland vegetation types present (PAB, PEM, PSS or PFO) b. Two wetland vegetation types present c. One wetland vegetation type present	10 5 1
2. What is the vegetation density in the wetland bordering watercourse, lake or pond?		a. High: More than 90% woody or persistent vegetation cover b. Moderate: From 70-90% woody or persistent vegetation cover c. Low: Less than 70% woody or persistent vegetation cover	10 5 1
3. How wide is the wetland bordering the watercourse, lake or pond?		a. More than 20 feet b. From 10-20 feet c. Less than 10 feet	10 5 1
4. How "rough" is the substrate of the wetland at the shoreline of the waterbody?		a. Wetland substrate characterized by many boulders, stones or cobbles and woody material b. Wetland substrate has few boulders, stones or cobbles, or substrate is mostly gravel or coarse sands and little woody material c. Wetland substrate is uniformly smooth and is comprised of clays, silts or very fine sands or organic materials and no woody material	10 5 1

AVERAGE SCORE FOR SHORELINE ANCHORING

(Add scores for each question and divide by 4)

NH METHOD FOR THE EVALUATION OF FRESHWATER WETLANDS (revised December, 2015)

Wetland Name/Code: Ambrose Evaluation Date: 09-30-24 Evaluator: Michael Mariano
NH CWS #183

12 – NOTEWORTHINESS

Describe noteworthy features in the wetland narrative

Note that the scores for this function are totaled and NOT averaged

Evaluation Questions	Observations & Notes	Answers	Score
1. Is the wetland located in or within 500 ft of an area of Highest Ranked Habitat (state or regional level), as identified on the NH Wildlife Action Plan Highest Ranked Habitat Condition map?		☐ a. Yes	10
2. Does the wetland have local significance because has consistently high scores for all functions and/or is among the top ten largest wetlands in town?	No	a. Yes	10
3. Does the wetland have local, regional or statewide significance because it is located in a priority area, is documented in a local or regional conservation plan, or it has been recognized as having regional importance in the state?	No	a. Yes	10
4. Does the wetland have known biological, geological, or other elements that are rare or unique as documented by the NH Natural Heritage Bureau or as determined by a professional?		☐ a. Yes	10
5. Is the wetland known to contain a documented historical or archaeological site?	Reference the documentation here: No	a. Yes	10
6. Is the wetland hydrologically connected to a state or federally designated river within ¼ mile of the wetland's outlet?	No	a. Yes	10
7. Is the wetland one of just a few left in an urban setting?	No	a. Yes	10

TOTAL SCORE FOR NOTEWORTHINESS

20

Add up the scores for all questions which received a YES answer.

The total score is the score for this function (note that this score is not averaged).

For example, if you answered YES to four questions, the score would be 40.

If you answered YES to only one question, the score is 10

Summary of Scores

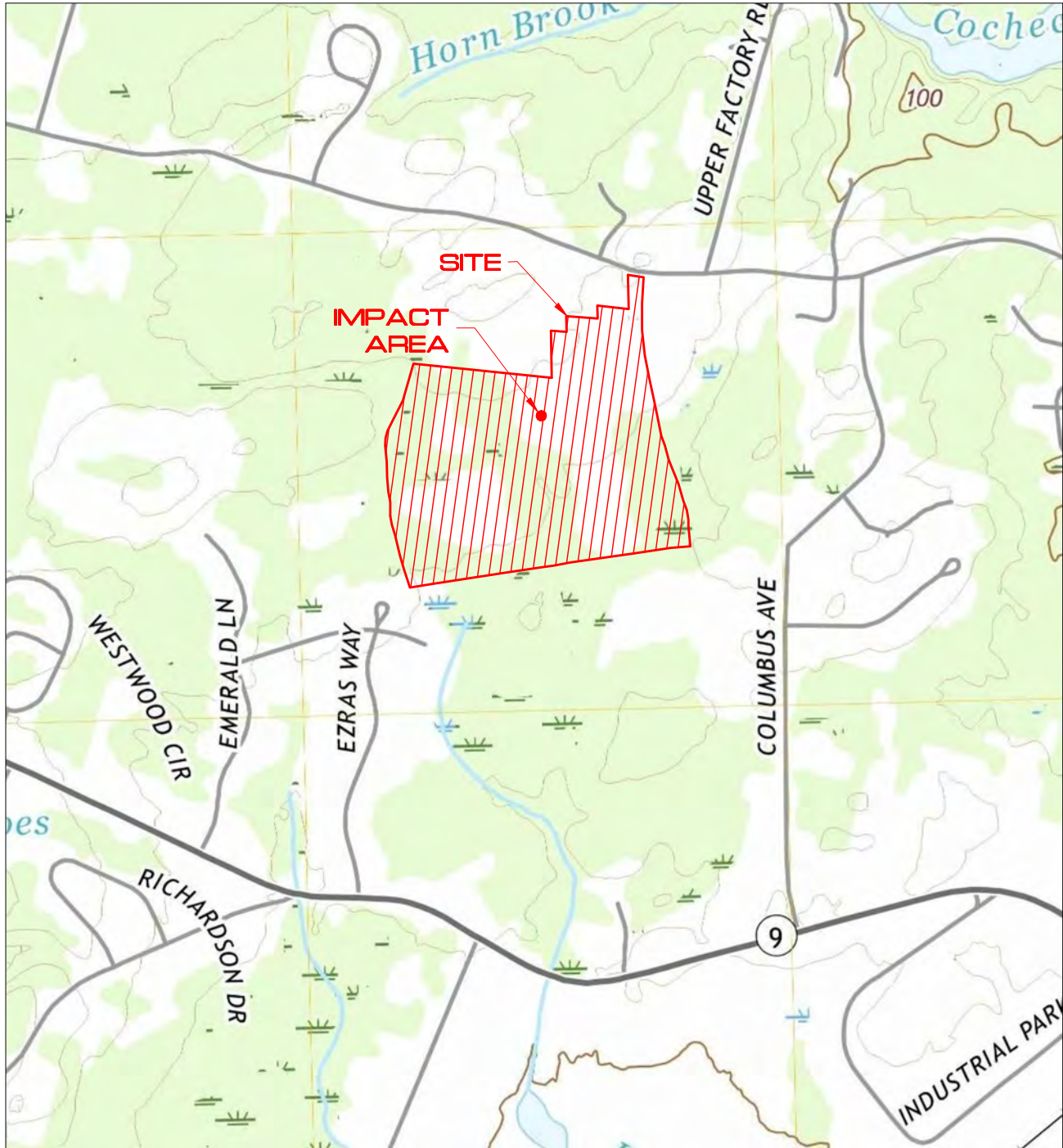
1. Ecological Integrity	7.6
2. Wetland Dependent Wildlife Habitat	5.16
3. Fish & Aquatic Habitat	2.1
4. Scenic Quality	3.7
5. Educational Potential	3.4
6. Wetland-based Recreation	1.6
7. Floodwater Storage	0.036
8. Groundwater	1.0
9. Sediment Trapping	2.14
10. Nutrient Transformation	4.6
11. Shoreline Anchoring	N/A
12. Noteworthiness	20

N

TRITECH
ENGINEERING CORPORATION

NOTE:

THIS PLAN SHOWS PORTIONS OF THE U.S.G.S.: DOVER QUADRANGLE, NEW HAMPSHIRE 7.5 MINUTE SERIES 2015 MAP. SITE LOCATION IS APPROXIMATE.



SHEET NO.

LOCUS-1

USGS PLAN
AMBROSE PROPERTY

TOLEND ROAD

TAX MAP F3, LOT 0

DOVER, NEW HAMPSHIRE

SEPTEMBER 30, 2024

JOB No. 23118

SCALE: 1" = 1,000'

TRITECH

ENGINEERING CORPORATION

765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860

TELEPHONE 603 742 6107
FAX 603 742 9690

AMBROSE WOODS

210 Tolend Road
Dover, New Hampshire



Photo 1 – STA 11+00 Looking East Toward Existing House and Existing Culvert



Photo 2 – Inlet Side of Existing Culvert Looking South Toward Woods Road

AMBROSE WOODS

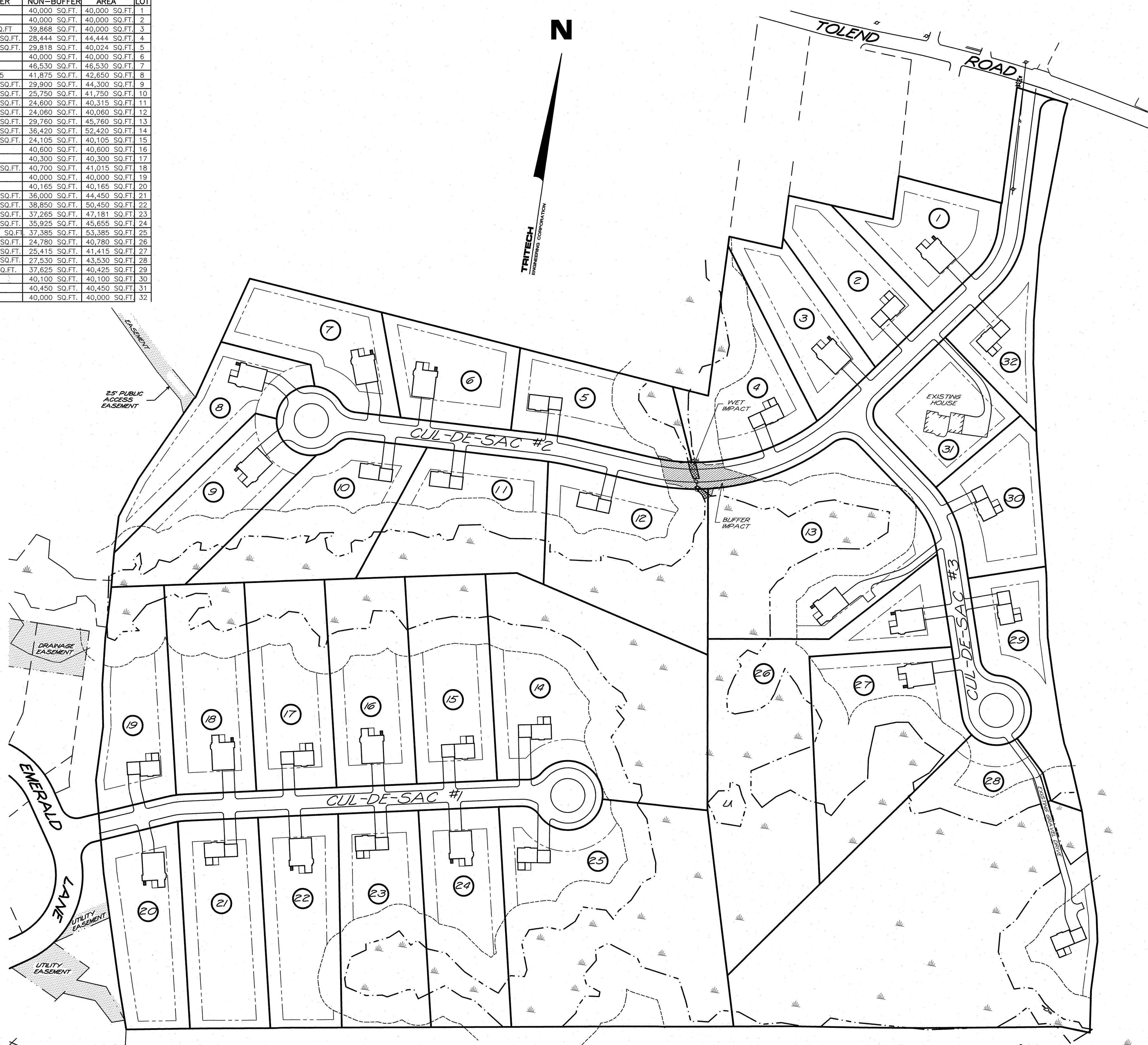
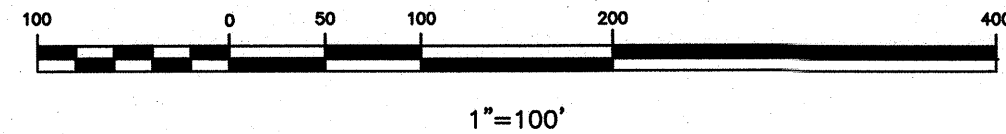
210 Tolend Road
Dover, New Hampshire



Photo 3 – Outlet Side of Existing Culvert Looking North Toward Woods Road

YIELD CHART				USEABLE				NET		LOT
LOT	TOTAL AREA	WETLAND	UPLAND	FRONTAGE	BUFFER	BUFFER	NON-BUFFER	AREA		
1	40,000 SQ.FT.	0	40,000 SQ.FT.	249 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	1	
2	40,000 SQ.FT.	0	40,000 SQ.FT.	150 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	2	
3	40,000 SQ.FT.	0	40,000 SQ.FT.	150 FT	132 SQ.FT.	132 SQ.FT.	39,668 SQ.FT.	40,000 SQ.FT.	3	
4	50,630 SQ.FT.	3,790 SQ.FT.	46,840 SQ.FT.	270 FT	18,400 SQ.FT.	16,000 SQ.FT.	28,444 SQ.FT.	44,444 SQ.FT.	4	
5	45,440 SQ.FT.	5,416 SQ.FT.	40,024 SQ.FT.	350 FT	10,206 SQ.FT.	10,206 SQ.FT.	29,818 SQ.FT.	40,024 SQ.FT.	5	
6	40,000 SQ.FT.	0	40,000 SQ.FT.	235 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	6	
7	46,530 SQ.FT.	0	46,530 SQ.FT.	179 FT	0	0	46,530 SQ.FT.	46,530 SQ.FT.	7	
8	42,650 SQ.FT.	0	42,650 SQ.FT.	150 FT	775	775	41,875 SQ.FT.	42,650 SQ.FT.	8	
9	52,150 SQ.FT.	7,815 SQ.FT.	44,300 SQ.FT.	150 FT	14,400 SQ.FT.	14,400 SQ.FT.	29,900 SQ.FT.	44,300 SQ.FT.	9	
10	64,285 SQ.FT.	22,250 SQ.FT.	41,750 SQ.FT.	215 FT	16,000 SQ.FT.	16,000 SQ.FT.	25,750 SQ.FT.	41,750 SQ.FT.	10	
11	66,400 SQ.FT.	26,135 SQ.FT.	40,315 SQ.FT.	227 FT	15,715 SQ.FT.	15,715 SQ.FT.	24,600 SQ.FT.	40,315 SQ.FT.	11	
12	80,620 SQ.FT.	36,700 SQ.FT.	43,920 SQ.FT.	300 FT	19,800 SQ.FT.	16,000 SQ.FT.	24,060 SQ.FT.	40,060 SQ.FT.	12	
13	116,000 SQ.FT.	49,685 SQ.FT.	66,315 SQ.FT.	555 FT	36,525 SQ.FT.	16,000 SQ.FT.	29,760 SQ.FT.	45,760 SQ.FT.	13	
14	135,440 SQ.FT.	74,125 SQ.FT.	61,315 SQ.FT.	250 FT	24,675 SQ.FT.	16,000 SQ.FT.	36,420 SQ.FT.	52,420 SQ.FT.	14	
15	71,192 SQ.FT.	17,540 SQ.FT.	53,646 SQ.FT.	190 FT	29,540 SQ.FT.	16,000 SQ.FT.	24,105 SQ.FT.	40,105 SQ.FT.	15	
16	40,600 SQ.FT.	0	40,600 SQ.FT.	150 FT	0	0	40,600 SQ.FT.	40,600 SQ.FT.	16	
17	40,300 SQ.FT.	0	40,300 SQ.FT.	150 FT	0	0	40,300 SQ.FT.	40,300 SQ.FT.	17	
18	41,017 SQ.FT.	0	41,017 SQ.FT.	380 FT	315 SQ.FT.	315 SQ.FT.	40,700 SQ.FT.	41,015 SQ.FT.	18	
19	40,000 SQ.FT.	0	40,000 SQ.FT.	150 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	19	
20	40,165 SQ.FT.	0	40,165 SQ.FT.	575 FT	0	0	40,165 SQ.FT.	40,165 SQ.FT.	20	
21	51,500 SQ.FT.	6,450 SQ.FT.	45,050 SQ.FT.	150 FT	8,450 SQ.FT.	8,450 SQ.FT.	36,000 SQ.FT.	44,450 SQ.FT.	21	
22	58,850 SQ.FT.	8,400 SQ.FT.	50,450 SQ.FT.	150 FT	11,600 SQ.FT.	11,600 SQ.FT.	38,850 SQ.FT.	50,450 SQ.FT.	22	
23	58,600 SQ.FT.	11,400 SQ.FT.	48,684 SQ.FT.	150 FT	9,916 SQ.FT.	9,916 SQ.FT.	37,265 SQ.FT.	47,181 SQ.FT.	23	
24	58,400 SQ.FT.	12,740 SQ.FT.	45,660 SQ.FT.	150 FT	9,730 SQ.FT.	9,730 SQ.FT.	35,925 SQ.FT.	45,655 SQ.FT.	24	
25	163,000 SQ.FT.	81,350 SQ.FT.	81,650 SQ.FT.	240 FT	44,265 SQ.FT.	16,000 SQ.FT.	37,385 SQ.FT.	53,385 SQ.FT.	25	
26	131,085 SQ.FT.	79,418 SQ.FT.	51,667 SQ.FT.	175 FT	26,884 SQ.FT.	16,000 SQ.FT.	24,780 SQ.FT.	40,780 SQ.FT.	26	
27	84,475 SQ.FT.	28,541 SQ.FT.	55,934 SQ.FT.	170 FT	30,510 SQ.FT.	16,000 SQ.FT.	25,415 SQ.FT.	41,415 SQ.FT.	27	
28	254,325 SQ.FT.	182,541 SQ.FT.	71,784 SQ.FT.	150 FT	44,254 SQ.FT.	16,000 SQ.FT.	27,530 SQ.FT.	43,530 SQ.FT.	28	
29	41,590 SQ.FT.	1,165 SQ.FT.	40,425 SQ.FT.	350 FT	2,800 SQ.FT.	2,800 SQ.FT.	37,625 SQ.FT.	40,425 SQ.FT.	29	
30	40,100 SQ.FT.	0	40,100 SQ.FT.	180 FT	0	0	40,100 SQ.FT.	40,100 SQ.FT.	30	
31	40,450 SQ.FT.	0	40,450 SQ.FT.	400 FT	0	0	40,450 SQ.FT.	40,450 SQ.FT.	31	
32	40,000 SQ.FT.	0	40,000 SQ.FT.	500 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	32	

- NOTES
- 1.) INTENT: THIS OPEN SPACE SUBDIVISION YIELD PLAN IS INTENDED TO "THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN AN OPEN SPACE SUBDIVISION SHALL BE DETERMINED BY A SUBMITTED YIELD PLAN PER SUBDIVISION REGULATIONS 157:21 (D)(1).
- 2.) CURRENT OWNER OF RECORD: 210 TOLEND ROAD LLC,
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
- SIGNATURE _____
- APPLICANT: 210 TOLEND ROAD, LLC,
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE
- 3.) TAX MAP F LOT 3.
- 4.) TOTAL LOT AREA: 2,426,198 SQ.FT. - 55,698 ACRES
- 5.) PROJECT DEED REFERENCE: BOOK 1496 PAGE 173
- 6.) PROJECT PLAN REFERENCE: SUBDIVISION PLAN
INDIAN RIDGE
EMERALD LANE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING INC.
AUG. 28, 2014 SCRD #110-70
- BOUNDARY PLAN
LAND OF
LIONEL & KRISTINA PARADIS
TOLEND ROAD
DOVER, N.H.
TAX MAP F LOT 2
BERRY SURVEYING
JULY 23, 2012 SCRD #104-61
- PLAN OF
ALTERNATIVE DESIGN SUBDIVISION
LITTLEWORTH RD.
DOVER, N.H.
FOR EZRA GREEN'S FARM LLC,
NORWAY PLAINS ASSOCIATES, INC.
MARCH 2000 SCRD 59-49
- PLAN OF LAND
CARLTON W. HAM
DOVER, N.H.
FREDERICK E. DREW
SEPT. 1991 SCRD 40-47
- PLAN OF SUBDIVISION
FOR ELLIOTT BERKOWITZ
TOLEND ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
OCT. 1986 SCRD 30-62
- 7.) PROPERTY IS SUBJECT TO NET&T EASEMENT DESCRIBED IN BOOK 506 PAGE 14.
- 8.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 15 FT
- OPEN SPACE SUBDIVISION
R-40
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXTERNAL BOUNDARIES: 50 FT
EXISTING BUILDINGS: 100 FT
- IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN SEVERAL ZONING OVERLAY DISTRICTS:
- WETLANDS PROTECTION DISTRICT
- 9.) VARIANCES, SPECIAL EXCEPTIONS OR CONDITIONAL USE PERMITS GRANTED: NONE
- 10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 27,000. AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF JANUARY, 2000.
- 11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD, FIRM PANEL NO. 33017C 03100, MAY 17, 2005.
- 12.) DURING THE MONTH OF AUGUST 2023, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
- 13.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 29, 2023 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 31, 2023. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES: SRG (2800 NH), (NAD83 88).
- 14.) WETLAND IMPACT:
TOTAL WETLAND: 674,247 SQ.FT.
WETLAND IMPACT: 700 SQ.FT.
% IMPACT: 0.10 %
- BUFFER IMPACT:
TOTAL BUFFER: 381,392 SQ.FT.
BUFFER IMPACT: 6,400 SQ.FT.
% IMPACT: 1.68 %

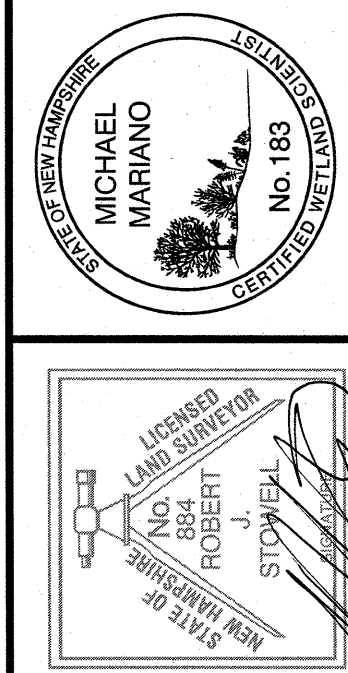


TRITECH

ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TEL: 603 605 7445 FAX: 603 605 7442

REVISIONS
DATE: DESCRIPTION:



YIELD PLAN
AMBROSE WOODS

TAX MAP F LOT 3
210 TOLEND ROAD
DOVER, NEW HAMPSHIRE
SEPTEMBER 3, 2024 JOB No. 23118
SCALE: 1" = 100'

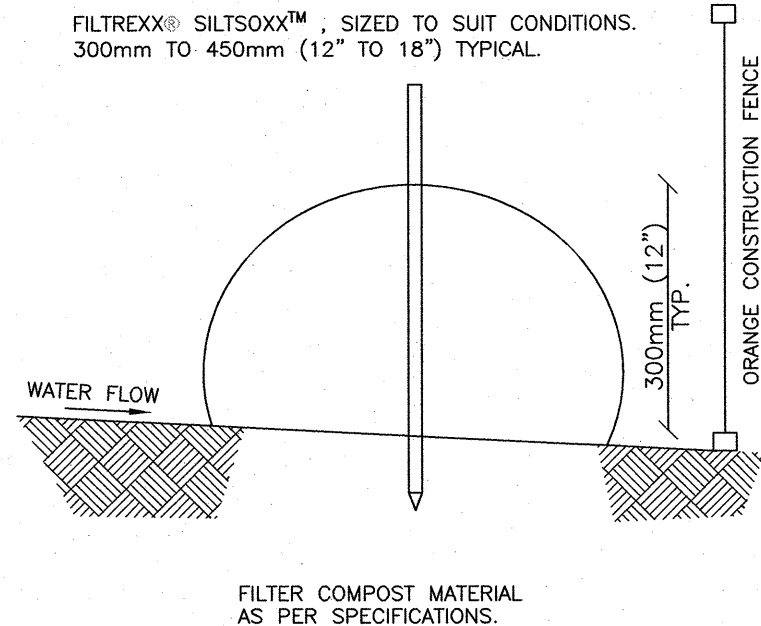
SHEET No.

Y-1

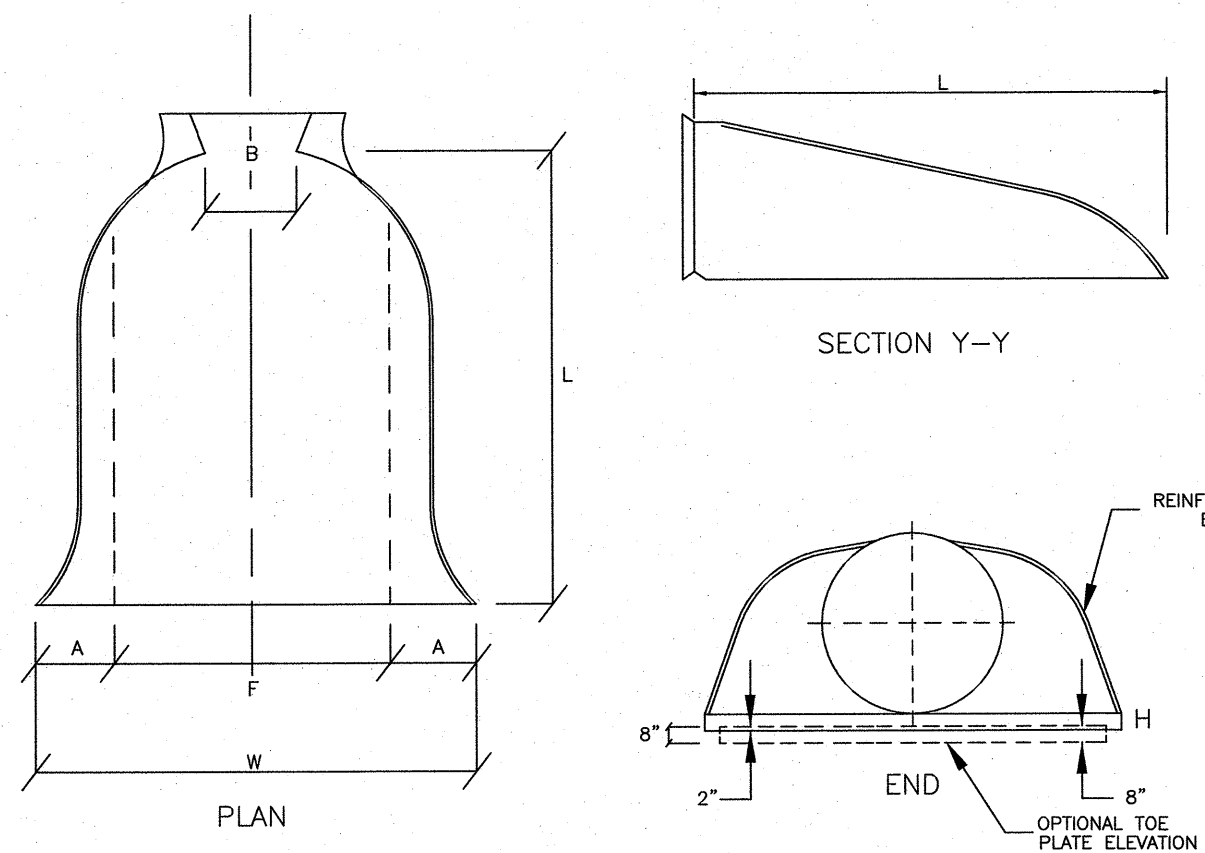


- NOTES
- 1.) ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 - 2.) THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
 - 3.) WHERE IT REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
 - 4.) THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER.
 - 5.) THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

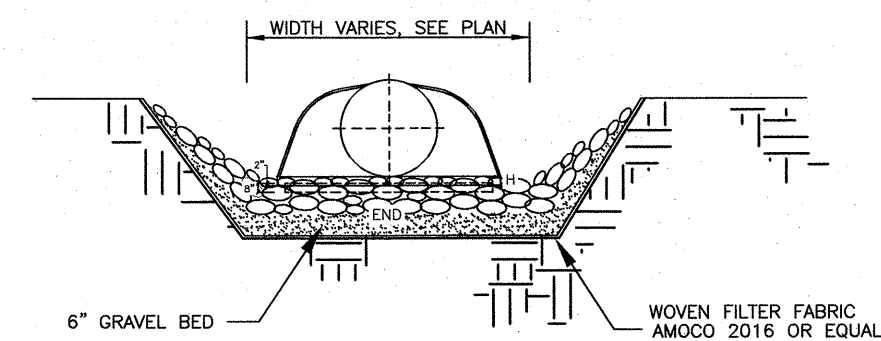
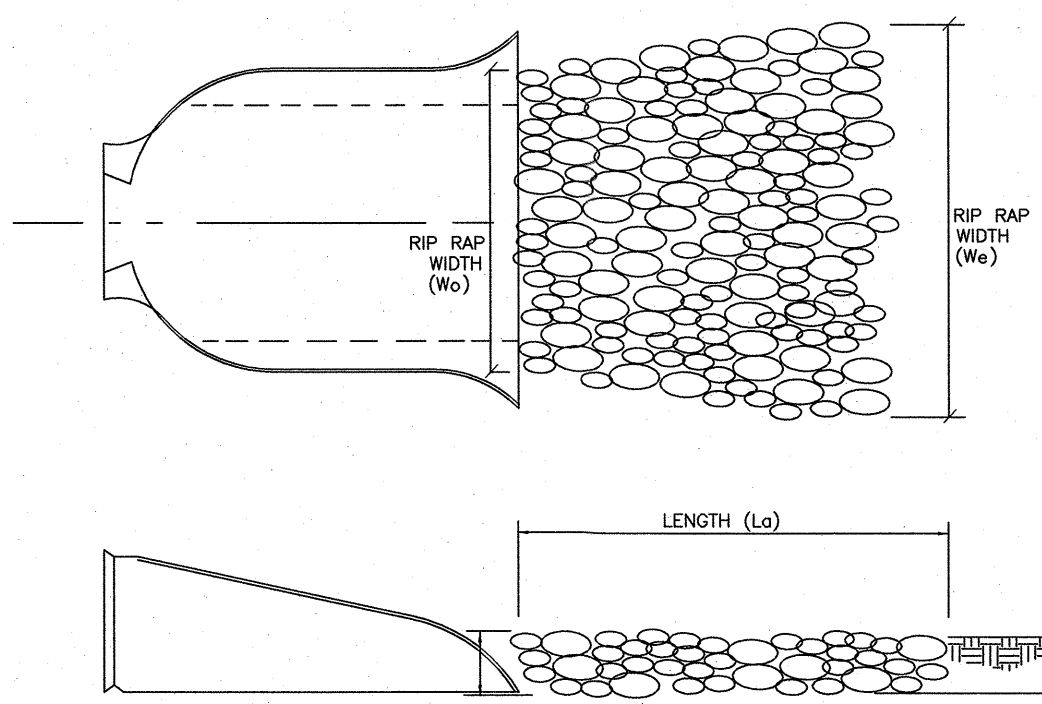
1 FILTREXX® SILTsoxx™
NOT TO SCALE



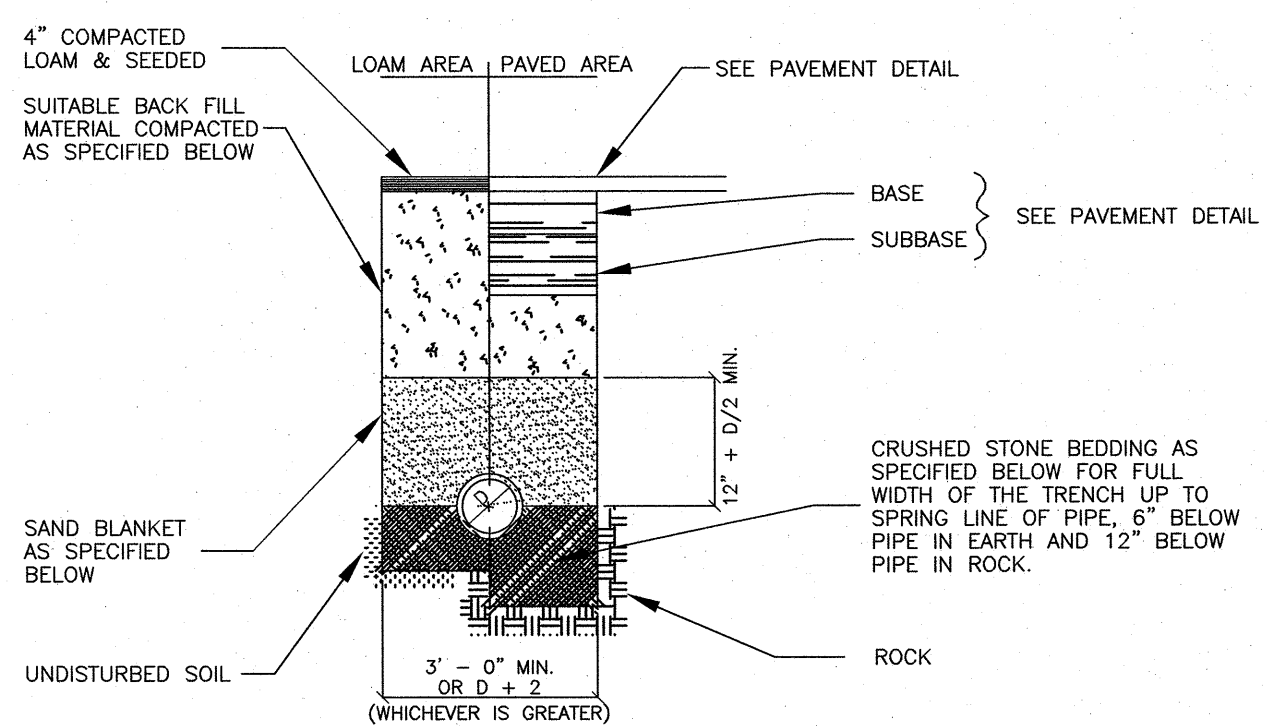
DIA	A	B	H	F	L	W
12"	5"	7"	6"	22"	21"	44"
15"	6"	8"	6"	28"	26"	52"
18"	7"	10"	6"	34"	31"	58"
24"	9"	13"	6"	46"	41"	72"



3 CMP FLARED END SECTION
NOT TO SCALE



2 RIPRAP DETAIL
NOT TO SCALE



* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

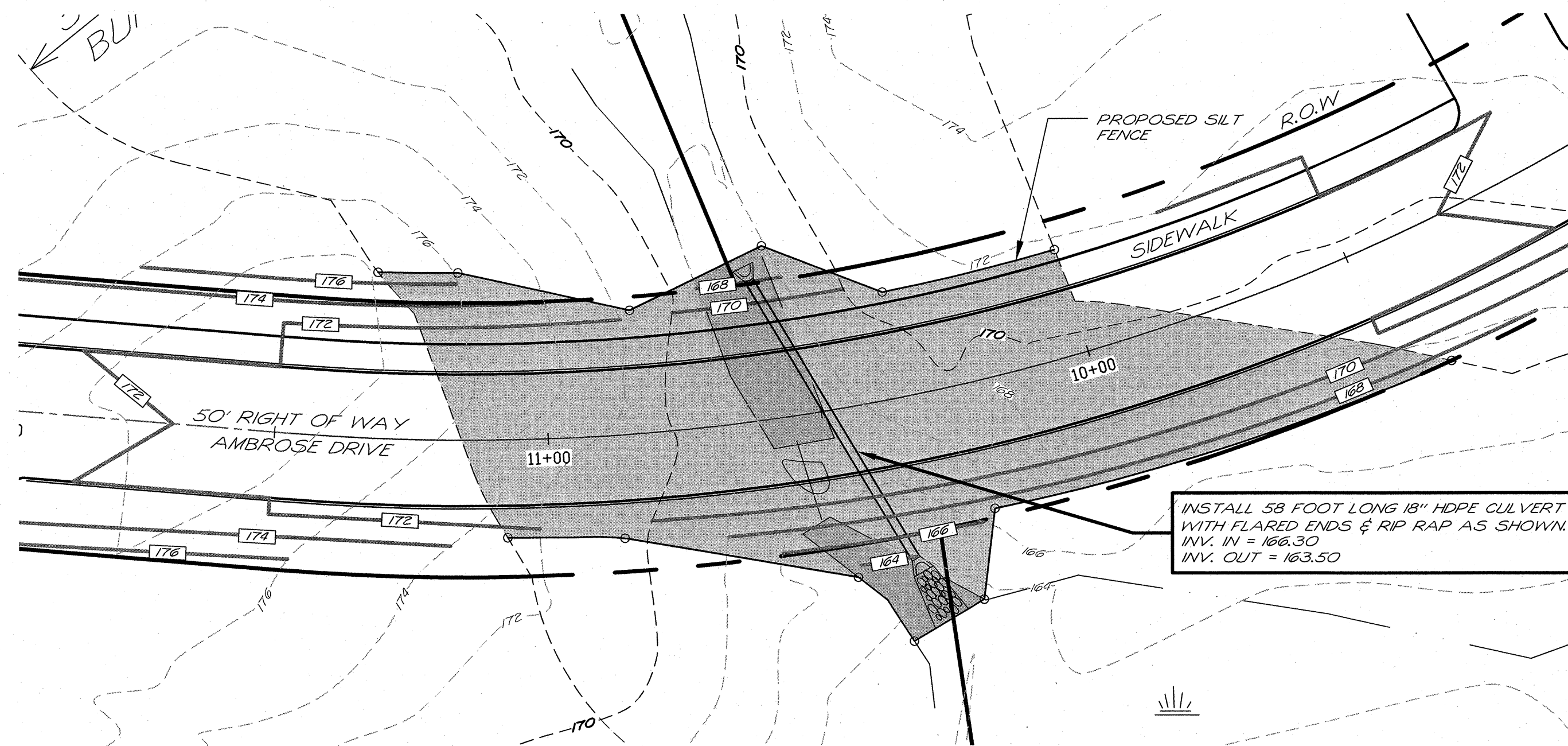
BACK FILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACK FILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET		CRUSHED STONE BEDDING	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100	1"	90 - 100
200	0 - 15	3/4"	20 - 55
		3/8"	0 - 10
		#4	0 - 5

4 STORM DRAINAGE & SEWER PIPE TRENCH
NOT TO SCALE

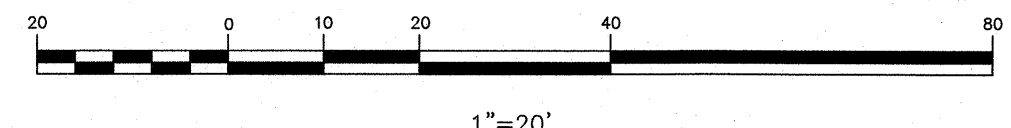
WETLANDS IMPACT
700 SQ.FT.

WETLANDS BUFFER IMPACT
6,400 SQ.FT.



LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND BUFFER
- PROPOSED SILT FENCE
- FINISH GRADE CONTOUR
- EXISTING GRADE CONTOUR
- PROPOSED RIP RAP



CONDITIONAL USE PERMIT PLAN

AMBROSE WOODS

210 TOLEND ROAD
DOVER, NEW HAMPSHIRE

SEPTEMBER 3, 2024 JOB No. 23118

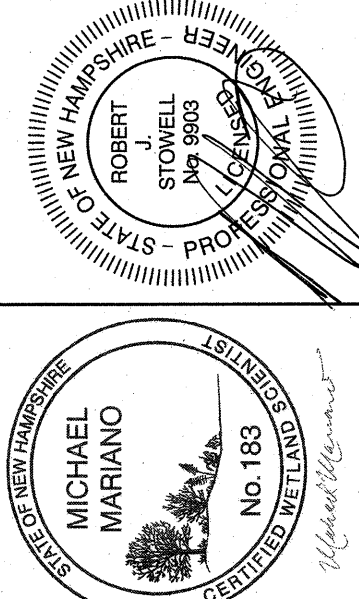
SCALE: 1" = 20'

SHEET No.

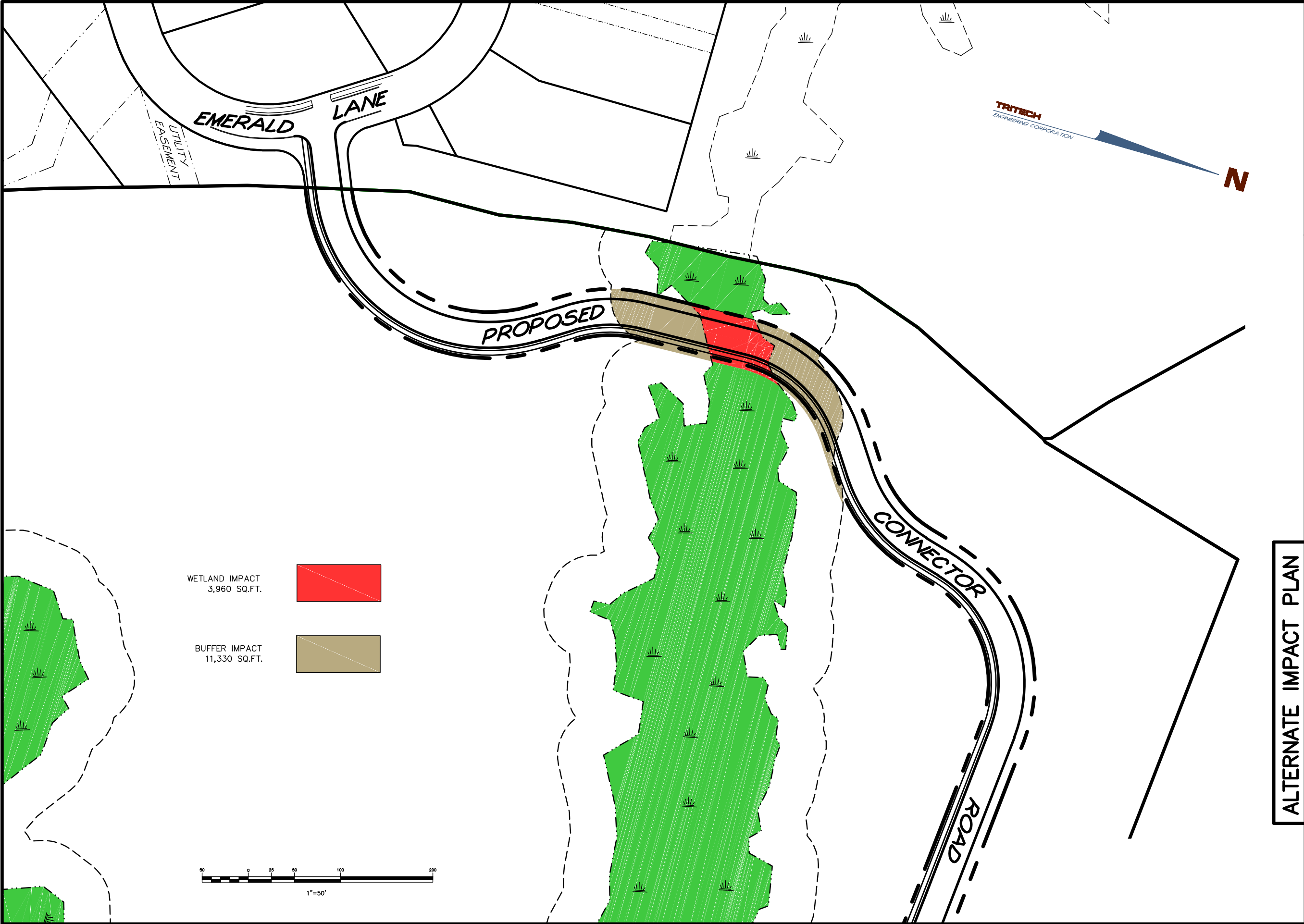
CUP-1

TRITECH
ENGINEERING CORPORATION

REVISIONS
DATE: DESCRIPTION:



755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9890



ALTERNATE IMPACT PLAN

SHEET No.

ALT-1

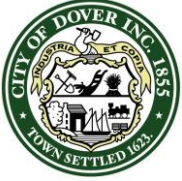
ALTERNATIVE WETLAND CROSSING PLAN

AMBROSE WOODS
210 TOLEND ROAD
DOVER, NEW HAMPSHIRE
OCTOBER 7, 2024 JOB No. 23118
SCALE: 1" = 50'

REVISIONS	
DATE	DESCRIPTION

TRITECH
ENGINEERING CORPORATION

788 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 9830



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2024-0019

Application Type: Waiver
Applicant(s): 210 Tolend Rd, LLC
Owner(s): 210 Tolend Rd, LLC
Location: 210 Tolend Road (Assessor's Map F, Lot 3)
Meeting Date: December 10, 2024

INTENT: Proposal is to request a waiver from Section 157-32.J, for a proposed cul-de-sac of approximately 1,750 feet where 1,000 feet is the maximum required for an Open Space Subdivision.

AGENDA ITEM #: 4-M

FILE: WAIV-2024-0019

LOTS/UNITS PROPOSED: Yield plan for an Open Space Subdivision to allow up to a 32-lot subdivision.

APPLICANT/OWNER: 210 Tolend Rd, LLC

LOCATION: 210 Tolend Road, LLC, Assessor's Map F, Lot 3

ACREAGE: ± 54.90 ac.

ZONING DISTRICT: R-40, Wetland Protection District

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential

WAIVERS REQUESTED:
§157-32.J- Cul-de-sac length of 1,750 feet where 1,000 feet is allowed.

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover CUP for wetland and wetland buffer impacts.

CONSERVATION COMMISSION:
Reviewed and endorsed on 10/15/24.

ATTACHMENTS: Impact Plan

Summary of Request and Background

Proposal is for a conceptual waiver for a cul-de-sac of approximately 1,750 feet where 1,000 feet is the maximum required for an Open Space Subdivision.

To determine allowable density for an Open Space Subdivision, a yield plan must be submitted and determined to be realistic and in compliance with regulations, this may include conceptual conditional use permits and waivers.

The conceptual waiver application is for a proposed yield plan to allow up to a 32-lot Open Space Subdivision. The proposed yield plan also shows $700 \pm$ s.f. of wetland impact and $6,400 \pm$ s.f. of impacts to the 50-foot wetland buffer. An application for a Conditional Use Permit (COND-2024-0028) related to these impacts has also been submitted.

The Conservation Commission reviewed and endorsed the application at their October 15, 2024 meeting. (*minutes attached*)

The applicant provided a conceptual Open Space subdivision plat that the development team is considering in case the Board or public are interested. However, the plat has not been submitted for review yet by the Technical Review Committee, Conservation Commission, or Planning Board so full review would still be required for this project and plans may change based upon those reviews.

Summary of Waiver Request:

The applicant is seeking a waiver as part of this yield plan proposal. The waiver is from the following:

- §157-32.J- Cul-de-sac length of 1,750 feet where 1,000 feet is allowed.

Consistency with Land Use Regulations –Waivers/Relief

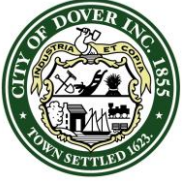
§153-21 of the Site Plan Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

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

Planning Staff believes the applicant's rationale for the waivers meets criterion (1) and waiving such standards and requirements is not contrary to the spirit or intent of the ordinance.

STAFF RECOMMENDATION - Waivers/Relief:

The Planning Department recommends that the Planning Board accept the application as complete, note it is not of regional impact, hold a public



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2024-0019

Application Type: Waiver
Applicant(s): 210 Tolend Rd, LLC
Owner(s): 210 Tolend Rd, LLC
Location: 210 Tolend Road (Assessor's Map F, Lot 3)
Meeting Date: December 10, 2024

hearing, make the necessary and supporting findings of fact, and vote to on the waiver request. Should the Board vote to grant the waiver, staff recommends adding the following subsequent condition:

Subsequent Condition to Be Met Prior to Issuance of a Waiver:

1. Approval of COND-2024-0028

From: Kenneth Herd <kenneth.herd@gmail.com>

Sent: Monday, December 9, 2024 2:36 PM

To: Benton, Donna <d.benton@dover.nh.gov>; Bassegio, Erin <E.Bassegio@dover.nh.gov>;
m.edgecomb@dover.nh.gov

Cc: Leslie Herd <leslieherd@gmail.com>

Subject: OSS Conceptual Plan for 210 Tolend Road

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Donna, Erin, and Makayla:

Firstly, many thanks to Erin and Makayla for taking the time to meet with us last week to answer our questions. We found the meeting to be very informative.

Secondly, the "Tolend Road neighbors" to the 210 Tolend Road property have reviewed and discussed the recently submitted OSS Conceptual Plan (which was submitted by the Landowner in conjunction with the OSS Yield Plan application, as uploaded to the Planning Board website).

Please find attached a letter to the Planning Board and the Conservation Commission, collectively summarizing our positive support of this latest design iteration, and our assessment of the potentially beneficial outcomes.

If possible, we would like to have this letter recorded into the public record, and also forwarded to the members of the Planning Board and the Conservation Commission, in advance of the upcoming 12/10/24 Planning Board meeting. We are aware that the 12/10/24 Planning Board meeting has a very full agenda, so we are not planning to additionally summarize this letter during the "public inputs" portion of the meeting. We do feel, however, that it is important to submit this feedback to you and the Board/Commission as you collectively consider the current OSS Yield Plan application and any subsequent OSS plan applications by the Landowner.

Thanks in advance for your assistance.

Best regards,

Ken and Leslie Herd
201 Tolend Road
Dover, NH

December 9, 2024

Dover Planning Board
Dover Conservation Commission
Dover City Hall
288 Central Avenue
Dover, NH 03820

Subject: Conceptual OSS Plan for the Property located at 210 Tolend Road

To: Members of the Planning Board and the Conservation Commission

We, the Tolend Road neighbors to the 210 Tolend Road property, have reviewed the recently submitted "Conceptual Plan" for the OSS at 210 Tolend Road (as seen Attachment-A), submitted as supporting material to the Landowner's OSS Yield Plan application.

It is our collective conclusion that the new OSS Conceptual Plan for 210 Tolend Road has a number of beneficial outcomes:

1. The majority of the lands designated as NHFG Prioritized Habitat Block (as seen in Attachment-B) are permanently protected, and the NHFG Wildlife Corridor continuity is largely maintained (as seen Attachment-C).
2. The "Ambrose House" parcel (Lot #31 in Attachment-A), and the adjacent single unit parcel (Lot #32 in Attachment-A) maintain their rural R-40 attributes relative to the adjoining Tolend Road properties.
3. Traffic issues relating to "cut-throughs" from Littleworth Road to Tolend Road are eliminated.
4. The NRCS-funded "Ambrose Habitat Restoration Area" (for the New England Cottontail), established in 2015, is largely preserved.

We are pleased to see that the Landowner has taken into account many of the inputs from prior Planning Board and Conservation Commission meetings in order to find an equitable solution.

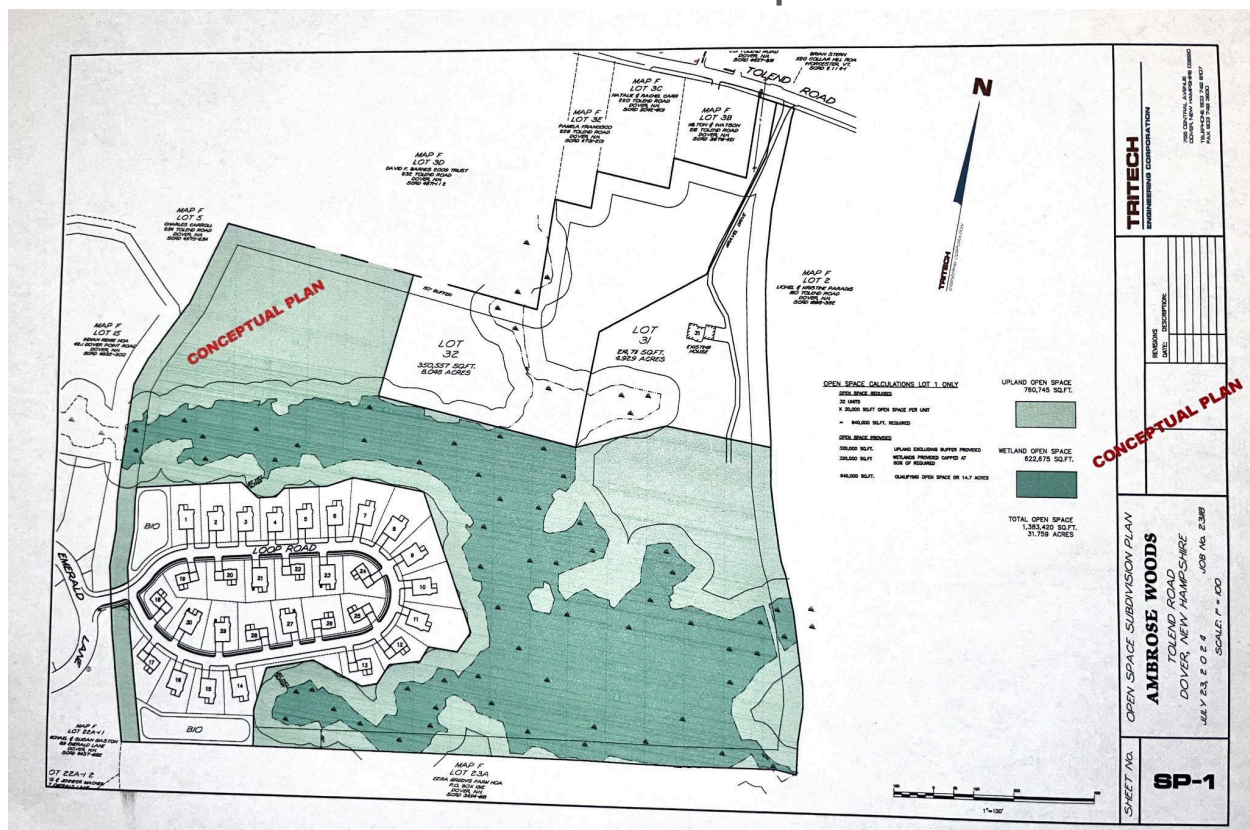
Respectfully,

Kenneth Herd and Leslie Wiedmann-Herd
 Luke and Kristina Paradis
 David Barnes and Debbie Hardy
 Lauren Jacoby
 Daniel Milton and Sherri Watson
 Natalie Carr and Rachel Carr
 Pamela Francisco
 Gordon Carroll
 Steve and Laura Brown

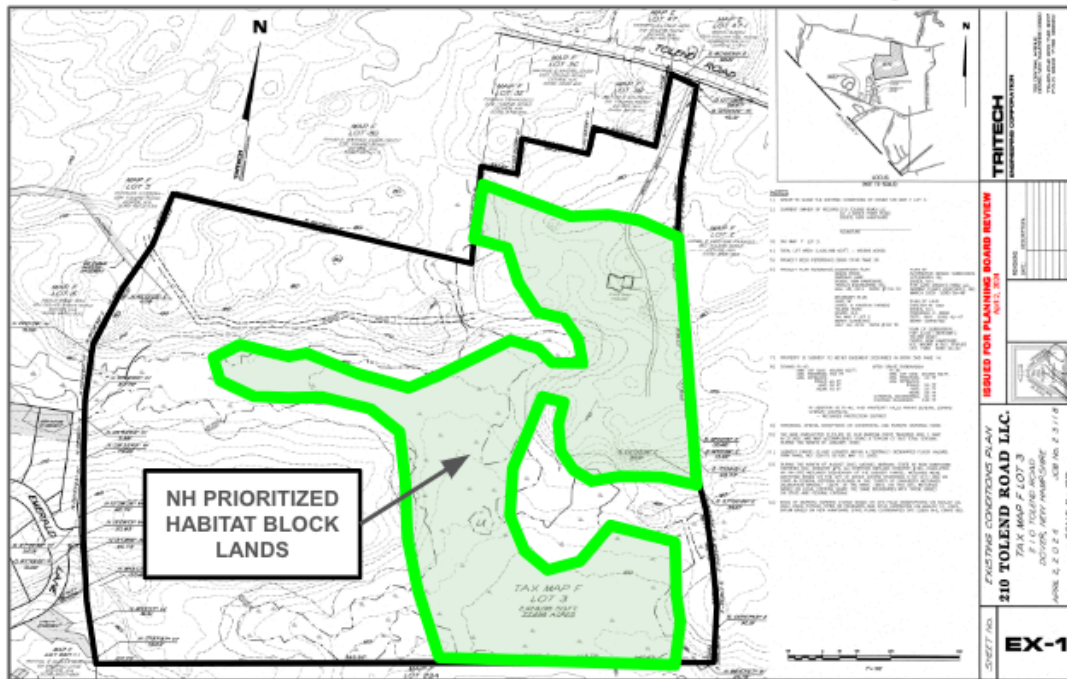
201 Tolend Rd.
 180 Tolend Rd.
 232 Tolend Rd.
 211 Tolend Rd.
 212 Tolend Rd.
 220 Tolend Rd.
 226 Tolend Rd.
 254 Tolend Rd.
 229 Tolend Rd.

John G. Herd Leslie Wiedmann-Herd
Luke Paradis Kristina Paradis
David Barnes Debbie Hardy
Lauren Jacoby
Sherri Watson
Natalie Carr Rachel Carr
Pamela Francisco
Gordon Carroll
Steve Brown Laura Brown

Attachment-A: OSS Conceptual Plan

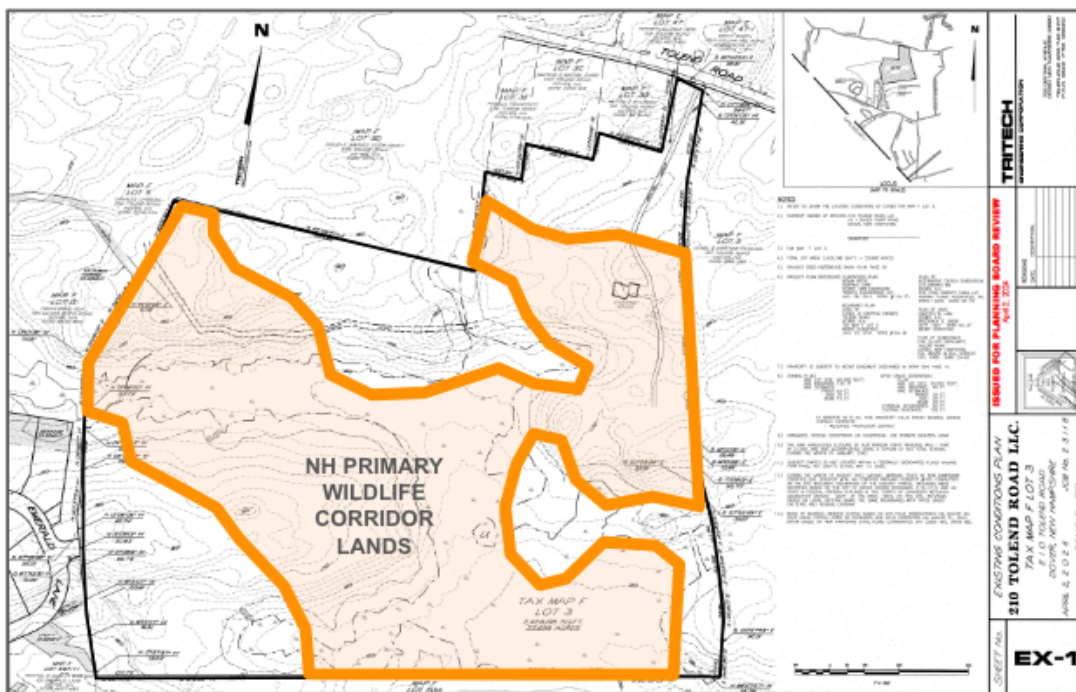


Attachment-B: NH Prioritized Habitat Block Overlay



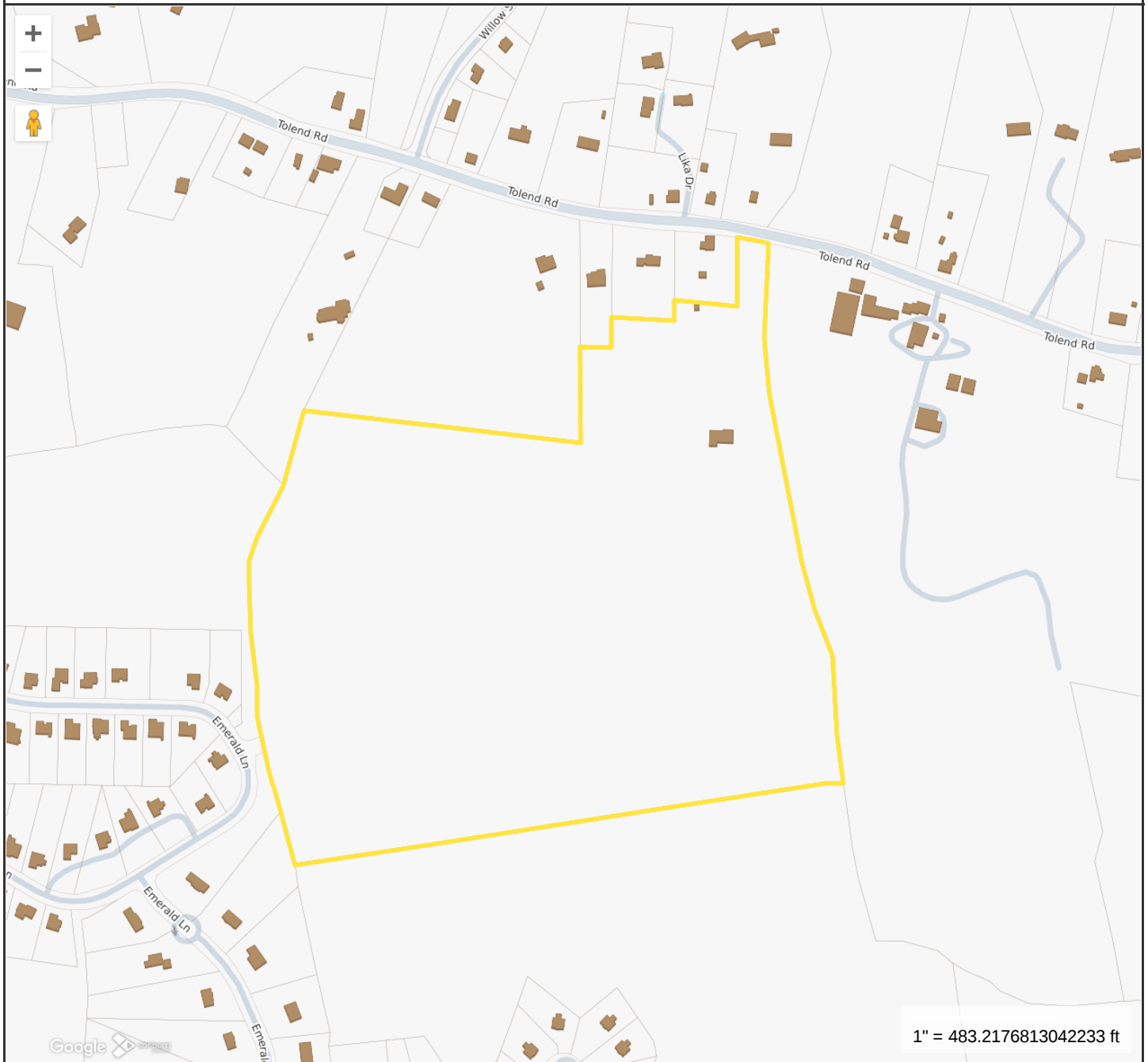
Source: NH Fish and Game Database

Attachment-C: NH Primary Wildlife Corridor Overlay



Source: NH Fish and Game Databas

WAIV-2024-0019 210 Tolend Road

**Property Information**

Location 210 TOLEND RD
Owner 210 TOLEND ROAD LLC
Land Use
Zoning Code R-40
Property Id F0003-000000

**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.



PLAN SNAPSHOT REPORT WAIV-2024-0019 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment **Project:** **App Date:** 11/19/2024
Work Class: Plan **District:** None **Exp Date:** 01/23/2025
Status: Submitted **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:

Description: Waiver of driveway length 1000 feet to 1750 feet

Parcel: F0003-000000	Main	Address: 210 Tolend Rd Dover, 03820	Main	Zone:
-----------------------------	------	---	------	--------------

Surveyor Tritech Engineering Corp. 755 Central Avenue Dover, NH 03820 Business: (603) 742-8107	Owner 210 Tolend Road, LLC John O'Neill 42 J Dover Point Road Dover, NH 03820 Business: (978) 375-3153	Soil Scientist Michael Mariano 75 Prospect Street Somersworth, NH
--	---	--

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Planning Waiver / Extension /Amend Application Fee	\$200.00	\$0.00
Total for Invoice NOT INVOICED		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

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



City of Dover, New Hampshire
APPLICATION FOR EXTENSION OF/ AMENDMENT TO
OR WAIVER FOR PLAN/ DRIVEWAY

[Revised August 20, 2020]

Office Use Only

Amount Paid: _____

Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: _____ 210 Tolend Road, LLC Telephone # _____ 978-375-3153

Address of Applicant: _____ 42J Dover Point Road, Dover NH E-Mail _____ johnoneill.nh@gmail.com

Project Name: _____ Ambrose Woods Project Location: _____ 210 Tolend Road

Planning File Number: _____ Date of Original Approval _____

File Type: Conditional Use _____ Site Plan Review _____ Subdivision _____ x _____

EXTENSION INFORMATION (*Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 157-23.B only*)

Extension type requested (*check one*): _____ Sec. 153-8.A _____ Sec. 153-9.B _____ Sec. 157-13.A _____ Sec. 157-23.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*): _____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____

Reason(s) for amendment/comments (*attach additional sheets as needed*): _____

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: _____ VII-157-32.J

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

SEE ATTACHED

SIGNATURES

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

Signature of Property Owner: _____ *John O'Neill* Date: _____ 11-19-24

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

Signature of Agent: _____ *PRESIDENT* Date: _____ 11/19/24

APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
F	3	210 Tolend Road, LLC	42J Dover Point Road, Dover NH

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover NH
Michael Mariano	Highland Soil Services	75 Prospect Street, Somersworth NH

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

WAIV-2024-0019

210 Tolend Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0045-000000	217 TOLEND RD	WYATT AMY		217 TOLEND RD	DOVER	NH	03820
E0046-000000	211 TOLEND RD	JACOBY LAUREN TRUSTEE		211 TOLEND ROAD	DOVER	NH	03820
E0047-000000	201 TOLEND RD	HERD KENNETH G &	WIEDMANN-HERD LESLIE J	201 TOLEND RD	DOVER	NH	03820
E0047-001000	TOLEND RD	STERN BRIAN		520 COLLAR HILL RD	WORCESTER	VT	05682-9614
F0002-000000	180 TOLEND RD	PARADIS LIONEL R JR &	PARADIS KRISTINA L	180 TOLEND ROAD	DOVER	NH	03820
F0003-B00000	212 TOLEND RD	MILTON DANIEL L &	WATSON SHERRI H	212 TOLEND RD	DOVER	NH	03820-5511
F0003-C00000	220 TOLEND RD	CARR NATALIE M	CARR RACHEL	220 TOLEND RD	DOVER	NH	03820
F0003-D00000	232 TOLEND RD	BARNES DAVID TRUSTEE	BARNES DAVID E TRUST 2009	232 TOLEND RD	DOVER	NH	03820-5511
F0003-E00000	226 TOLEND RD	FRANCISCO PAMELA L		226 TOLEND RD	DOVER	NH	03820-5511
F0005-000000	254 TOLEND RD	CARROLL CHARLES		254 TOLEND RD	DOVER	NH	03820
F0008-000000	TOLEND RD	DREW WILBUR & SHIRLEY A TRUSTEES	DREW FAMILY REVOCABLE TRUST	266 TOLEND ROAD	DOVER	NH	03820
F0015-000000	LITTLEWORTH RD	INDIAN RIDGE HOMEOWNERS' ASSOCIATION		PO BOX 1981	DOVER	NH	03820
F0015-000TOT	EMERALD LN	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
F0015-023000	125 EMERALD LN	GAL ADILSON JR &	GAL RAFAELA L	125 EMERALD LN	DOVER	NH	03820
F0015-024000	121 EMERALD LN	BERTOLINI MARK E &	BERTOLINI LEE H	121 EMERALD LN	DOVER	NH	03820
F0015-025000	112 EMERALD LN	KEFALAS STEPHEN J	KEFALAS JULIA K	112 EMERALD LN	DOVER	NH	03820
F0015-026000	102 EMERALD LN	SNYDER BRICE R &	SNYDER NICOLE L	102 EMERALD LN	DOVER	NH	03820
F0015-049000	120 EMERALD LN	PATTI LINO N		120 EMERALD LN	DOVER	NH	03820
F0022-A00011	89 EMERALD LN	GASTON MICHAEL J &	GASTON SUSAN E	89 EMERALD LN	DOVER	NH	03820
F0022-A00012	87 EMERALD LN	MACNEIL CHARLES W &	MACNEIL JENNIFER L	87 EMERALD LN	DOVER	NH	03820
F0022-A00013	81 EMERALD LN	DORAIS ANDREW &	DORAIS MICHELINNE	81 EMERALD LN	DOVER	NH	03820
F0023-A00000	LITTLEWORTH RD	EZRA GREEN'S FARM HOMEOWNERS ASSOCIATION		PO BOX 1312	DOVER	NH	03820
F0003-000000	210 TOLEND RD	210 TOLEND ROAD LLC	ROBERT J STOWELL	42J DOVER POINT RD	DOVER	NH	03820
		TRITECH ENGINEERING	MICHAEL MARIANO	755 CENTRAL AVENUE	DOVER	NH	03820
				75 PROSPECT STREE'	SOMERSWOR	NH	03878

November 19, 2024

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

Subject: **Ambrose Woods**
210 Tolend Road, LLC
Tolend Road & Emerald Lane
Dover Tax Map F Lot 3
Dover, New Hampshire
Job No. 23118

Dear Donna:

On behalf of the property owner, 210 Tolend Road LLC, we are making this Planning Board submittal for Approval of the Open Space Yield Plan for the Ambrose Woods Project.

Project Background

The property owner, 210 Tolend Road LLC, wishes to subdivide their property located at 210 Tolend Road. The subject property is located in the R-40 Zoning District. In accordance with City of Dover Subdivision Regulations Chapter 157 Section IV, properties in this district must be subdivided in compliance with the Open Space Subdivision Regulations. Therefore, the applicant is proposing an open space subdivision of the subject property.

The initial task in the open space subdivision process is the determination of the maximum allowable density of the property to be subdivided. In accordance with Subdivision Regulation 157-21.D(1) "The maximum number of dwelling units permitted in an open space subdivision shall be determined by a submitted yield plan. The resultant number shall not allow a higher density than that provided by a conventional subdivision on the same parcel".

The attached open space subdivision yield plan is a conventional subdivision plan of the subject property that depicts 32 subdivision lots. If this yield plan were to be constructed, it would cause 700 square feet of wetland impact and 6,400 square feet of wetland buffer impact to the Wetland Protection District and would result in a cul-de-sac length greater than the 1000 feet allowed by the Subdivision Regulations. Therefore, the planning staff has required that the applicant make this Conditional Use Permit Request & Waiver Request to ensure that the yield plan is valid.

On October 15, 2024 the CUP Request was reviewed by the Conservation Commission and received a favorable endorsement for the Impacts relating to the OSS Yield Plan.

Ms. Donna Benton
November 19, 2024
Page 2 of 2

We look forward to meeting with the Planning Board at their December 10th meeting and discussing this Waiver Request as well as the Conditional Use Permit application & plan.

Attached please find six (6) copies of Applications & Supporting Documentation:

CONDITIONAL USE PERMIT (CUP) REQUEST

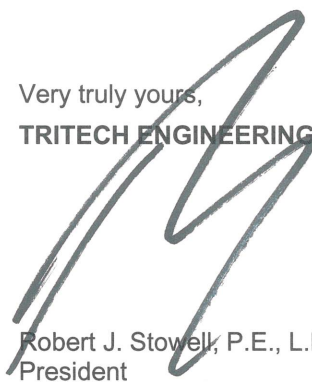
- Conservation Commission Submittal Letter (October 7, 2024).
- Conditional Use Permit Application.
- Open Space Subdivision Yield Plan.
- Conditional Use Permit Plan for the OSS Yield Plan.
- NH Method Wetland Evaluation w/Photographs & USGS Map.
- Conditional Use Permit Narrative (Revised).
- Alternate Crossing Plan.

CUL-DE-SAC LENGTH WAIVER REQUEST

- This Planning Board submittal letter.
- Waiver request Application.
- Waiver request Narrative.
- Open Space Subdivision Yield Plan.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Attachments

\\23118pbsubmittaltr2.docx

WAIVER REQUEST
Subdivision Regulations §157-32.J
Street Design – Cul-de-Sac Length

for

Ambrose Woods

210 Tolend Road
Dover, New Hampshire
November 2024

In accordance with Subdivision Regulations Article 157-51, Waivers, the applicant formally requests a waiver from Section 157-32.J regarding the maximum cul-de-sac length.

The Ambrose Woods development project consists of the construction of a roadway for access to the proposed development. We have proposed a cul-de-sac as shown of approximately 1750 feet where 157-32.J requires a maximum cul-de-sac length of 1,000 feet.

157-51 Waivers

- A. The PLANNING BOARD may waive specific provisions of this Chapter. The PLANNING BOARD may only grant a waiver if the PLANNING BOARD finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the APPLICANT and the waiver would not be contrary to the spirit and intent of the regulations; or

The spirit and intent of the regulation is to provide safe access for the residents and guests of the proposed project. We respectfully submit that strict conformity to the regulation would require a loop road that would connect to Emerald Lane. The construction of this loop road would cause additional impacts to the Wetland Protection District and should be avoided when possible.

We respectfully submit that a review of the International Building Code (IBC) 2021 edition and the National Fire Protection Association (NFPA) NFPA , 2021 edition, finds no issues with the additional cul-de-sac length. Both of which have been adopted by the State of New Hampshire.

- (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The spirit and intent of the regulation is to provide safe access for the residents and guests of the proposed project. We respectfully submit that a review of the International Building Code (IBC) 2021 edition and the National Fire Protection Association (NFPA) NFPA , 2021 edition, finds no issues with the additional cul-de-sac length. Both of which have been adopted by the State of New Hampshire.

Were the OSS Yield plan to be constructed; the applicant would propose to provide a fire suppression system for the homes on the portion of the roadway that exceed the 1000-foot requirement called for in the Subdivision Regulations.

The roadway proposed by the OSS Yield Plan meets the Transportation Officials (AASHTO), A Policy on Geometric Design of Highways and Street, 7th Edition (Washington, DC, 2018) definition of an Urban Local Street. Given the low traffic volume of the project in conjunction with the lane width and a sidewalk for pedestrians, the design provides for safe vehicular traffic as well as emergency apparatus.

YIELD CHART				USEABLE				NET		LOT
LOT	TOTAL AREA	WETLAND	UPLAND	FRONTAGE	BUFFER	BUFFER	NON-BUFFER	AREA		
1	40,000 SQ.FT.	0	40,000 SQ.FT.	249 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	1	
2	40,000 SQ.FT.	0	40,000 SQ.FT.	150 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	2	
3	40,000 SQ.FT.	0	40,000 SQ.FT.	150 FT	132 SQ.FT.	132 SQ.FT.	39,668 SQ.FT.	40,000 SQ.FT.	3	
4	50,630 SQ.FT.	3,790 SQ.FT.	46,840 SQ.FT.	270 FT	18,400 SQ.FT.	16,000 SQ.FT.	28,444 SQ.FT.	44,444 SQ.FT.	4	
5	45,440 SQ.FT.	5,416 SQ.FT.	40,024 SQ.FT.	350 FT	10,206 SQ.FT.	10,206 SQ.FT.	29,818 SQ.FT.	40,024 SQ.FT.	5	
6	40,000 SQ.FT.	0	40,000 SQ.FT.	235 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	6	
7	46,530 SQ.FT.	0	46,530 SQ.FT.	179 FT	0	0	46,530 SQ.FT.	46,530 SQ.FT.	7	
8	42,650 SQ.FT.	0	42,650 SQ.FT.	150 FT	775	775	41,875 SQ.FT.	42,650 SQ.FT.	8	
9	52,150 SQ.FT.	7,815 SQ.FT.	44,300 SQ.FT.	150 FT	14,400 SQ.FT.	14,400 SQ.FT.	29,900 SQ.FT.	44,300 SQ.FT.	9	
10	64,285 SQ.FT.	22,250 SQ.FT.	41,750 SQ.FT.	215 FT	16,000 SQ.FT.	16,000 SQ.FT.	25,750 SQ.FT.	41,750 SQ.FT.	10	
11	66,400 SQ.FT.	26,135 SQ.FT.	40,315 SQ.FT.	227 FT	15,715 SQ.FT.	15,715 SQ.FT.	24,600 SQ.FT.	40,315 SQ.FT.	11	
12	80,620 SQ.FT.	36,700 SQ.FT.	43,920 SQ.FT.	300 FT	19,800 SQ.FT.	16,000 SQ.FT.	24,060 SQ.FT.	40,060 SQ.FT.	12	
13	116,000 SQ.FT.	49,685 SQ.FT.	66,315 SQ.FT.	555 FT	36,525 SQ.FT.	16,000 SQ.FT.	29,760 SQ.FT.	45,760 SQ.FT.	13	
14	135,440 SQ.FT.	74,125 SQ.FT.	61,315 SQ.FT.	250 FT	24,675 SQ.FT.	16,000 SQ.FT.	36,420 SQ.FT.	52,420 SQ.FT.	14	
15	71,192 SQ.FT.	17,540 SQ.FT.	53,646 SQ.FT.	190 FT	29,540 SQ.FT.	16,000 SQ.FT.	24,105 SQ.FT.	40,105 SQ.FT.	15	
16	40,600 SQ.FT.	0	40,600 SQ.FT.	150 FT	0	0	40,600 SQ.FT.	40,600 SQ.FT.	16	
17	40,300 SQ.FT.	0	40,300 SQ.FT.	150 FT	0	0	40,300 SQ.FT.	40,300 SQ.FT.	17	
18	41,017 SQ.FT.	0	41,017 SQ.FT.	380 FT	315 SQ.FT.	315 SQ.FT.	40,700 SQ.FT.	41,015 SQ.FT.	18	
19	40,000 SQ.FT.	0	40,000 SQ.FT.	150 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	19	
20	40,165 SQ.FT.	0	40,165 SQ.FT.	575 FT	0	0	40,165 SQ.FT.	40,165 SQ.FT.	20	
21	51,500 SQ.FT.	6,450 SQ.FT.	45,050 SQ.FT.	150 FT	8,450 SQ.FT.	8,450 SQ.FT.	36,000 SQ.FT.	44,450 SQ.FT.	21	
22	58,850 SQ.FT.	8,400 SQ.FT.	50,450 SQ.FT.	150 FT	11,600 SQ.FT.	11,600 SQ.FT.	38,850 SQ.FT.	50,450 SQ.FT.	22	
23	58,600 SQ.FT.	11,400 SQ.FT.	48,684 SQ.FT.	150 FT	9,916 SQ.FT.	9,916 SQ.FT.	37,265 SQ.FT.	47,181 SQ.FT.	23	
24	58,400 SQ.FT.	12,740 SQ.FT.	45,660 SQ.FT.	150 FT	9,730 SQ.FT.	9,730 SQ.FT.	35,925 SQ.FT.	45,655 SQ.FT.	24	
25	163,000 SQ.FT.	81,350 SQ.FT.	81,650 SQ.FT.	240 FT	44,265 SQ.FT.	16,000 SQ.FT.	37,385 SQ.FT.	53,385 SQ.FT.	25	
26	131,085 SQ.FT.	79,418 SQ.FT.	51,667 SQ.FT.	175 FT	26,884 SQ.FT.	16,000 SQ.FT.	24,780 SQ.FT.	40,780 SQ.FT.	26	
27	84,475 SQ.FT.	28,541 SQ.FT.	55,934 SQ.FT.	170 FT	30,510 SQ.FT.	16,000 SQ.FT.	25,415 SQ.FT.	41,415 SQ.FT.	27	
28	254,325 SQ.FT.	182,541 SQ.FT.	71,784 SQ.FT.	150 FT	44,254 SQ.FT.	16,000 SQ.FT.	27,530 SQ.FT.	43,530 SQ.FT.	28	
29	41,590 SQ.FT.	1,165 SQ.FT.	40,425 SQ.FT.	350 FT	2,800 SQ.FT.	2,800 SQ.FT.	37,625 SQ.FT.	40,425 SQ.FT.	29	
30	40,100 SQ.FT.	0	40,100 SQ.FT.	180 FT	0	0	40,100 SQ.FT.	40,100 SQ.FT.	30	
31	40,450 SQ.FT.	0	40,450 SQ.FT.	400 FT	0	0	40,450 SQ.FT.	40,450 SQ.FT.	31	
32	40,000 SQ.FT.	0	40,000 SQ.FT.	500 FT	0	0	40,000 SQ.FT.	40,000 SQ.FT.	32	

NOTES

1.) INTENT: THIS OPEN SPACE SUBDIVISION YIELD PLAN IS INTENDED TO "THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN AN OPEN SPACE SUBDIVISION SHALL BE DETERMINED BY A SUBMITTED YIELD PLAN PER SUBDIVISION REGULATIONS 157:21 (D)(1).

2.) CURRENT OWNER OF RECORD: 210 TOLEND ROAD LLC,
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

SIGNATURE _____

APPLICANT: 210 TOLEND ROAD, LLC,
42 J DOVER POINT ROAD
DOVER, NEW HAMPSHIRE

3.) TAX MAP F LOT 3.

4.) TOTAL LOT AREA: 2,426,198 SQ.FT. - 55,698 ACRES

5.) PROJECT DEED REFERENCE: BOOK 1496 PAGE 173

6.) PROJECT PLAN REFERENCE: SUBDIVISION PLAN
INDIAN RIDGE
EMERALD LANE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING INC.
AUG. 28, 2014 SCRD #110-70
BOUNDARY PLAN
LAND OF
LIONEL & KRISTINA PARADIS
TOLEND ROAD
DOVER, N.H.
TAX MAP F LOT 2
BERRY SURVEYING
JULY 23, 2012 SCRD #104-61
PLAN OF
ALTERNATIVE DESIGN SUBDIVISION
LITTLEWORTH RD.
DOVER, N.H.
FOR EZRA GREEN'S FARM LLC,
NORWAY PLAINS ASSOCIATES, INC.
MARCH 2000 SCRD 59-49
PLAN OF LAND
CARLTON W. HAM
DOVER, N.H.
FREDERICK E. DREW
SEPT. 1991 SCRD 40-47
BERRY SURVEYING
PLAN OF SUBDIVISION
FOR ELLIOTT BERKOWITZ
TOLEND ROAD
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
OCT. 1986 SCRD 30-62

7.) PROPERTY IS SUBJECT TO NET&T EASEMENT DESCRIBED IN BOOK 506 PAGE 14.

8.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 15 FT
OPEN SPACE SUBDIVISION
R-40
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXTERNAL BOUNDARIES: 50 FT
EXISTING BUILDINGS: 100 FT

IN ADDITION TO R-40, THIS PROPERTY FALLS WITHIN SEVERAL ZONING
OVERLAY DISTRICTS:
- WETLANDS PROTECTION DISTRICT

9.) VARIANCES, SPECIAL EXCEPTIONS OR CONDITIONAL USE PERMITS GRANTED: NONE

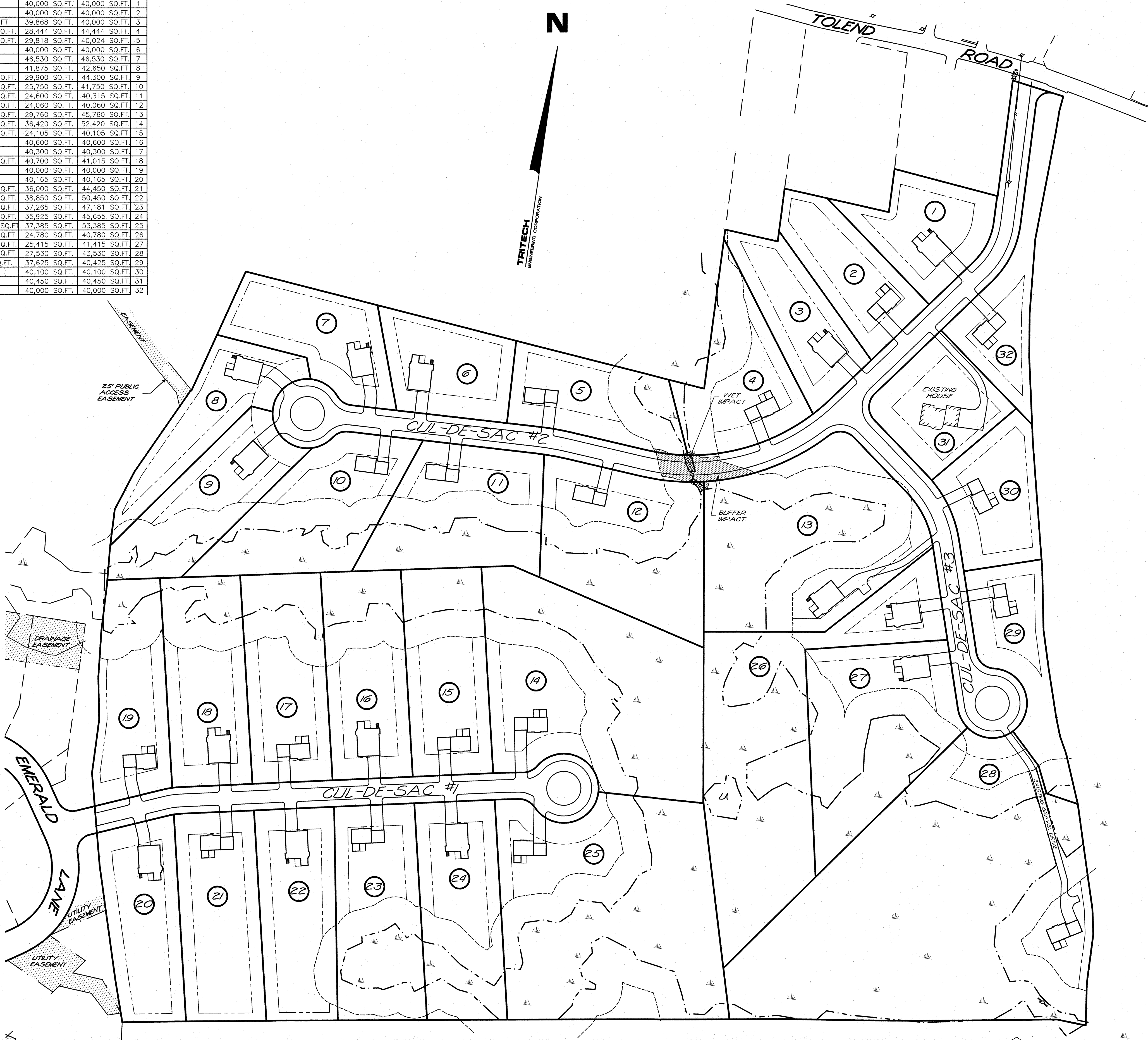
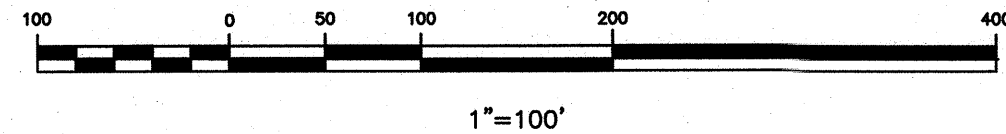
10.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART
IN 27,000. AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION,
DURING THE MONTH OF JANUARY, 2000.

11.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD.
FIRM PANEL NO. 33017C 03100, MAY 17, 2005.

12.) DURING THE MONTH OF AUGUST 2023, MICHAEL MARIANO, STATE OF NEW HAMPSHIRE
CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED
AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE
IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON
STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS
DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS
BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED
ON STATE AND FEDERAL CRITERIA.

13.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 29,
2023 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 31, 2023.
DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES: SRG (2800 NH), (NAD83)

14.) WETLAND IMPACT:
TOTAL WETLAND: 674,247 SQ.FT.
WETLAND IMPACT: 700 SQ.FT.
% IMPACT: 0.10 %
BUFFER IMPACT:
TOTAL BUFFER: 381,392 SQ.FT.
BUFFER IMPACT: 6,400 SQ.FT.
% IMPACT: 1.68 %

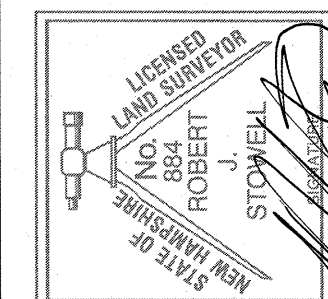
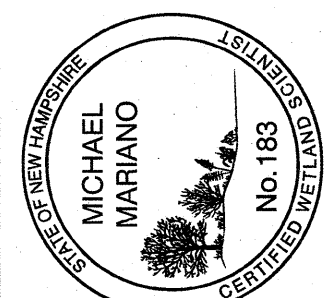


TRITECH

ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03800
TEL: 603 605 7448 FAX: 603 605 7442

REVISIONS
DATE: DESCRIPTION:



YIELD PLAN
AMBROSE WOODS

TAX MAP F LOT 3

210 TOLEND ROAD

DOVER, NEW HAMPSHIRE

SEPTEMBER 3, 2024 JOB No. 23118

SCALE: 1" = 100'

SHEET No.

Y-1

