

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, April 22, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 8, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

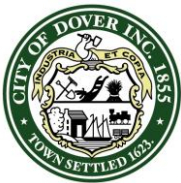
- A. Consideration and acceptance of a Waiver Request for Thomas Blandford, Assessor's Map A, Lot 32-4, zoned R-40, located at 240 Blackwater Road. (Proposal is to remove a note from original subdivision plans regarding mandatory sprinklers.) *(WAIV-2025-0004)
- B. Consideration and acceptance of a Minor Subdivision for 5 Sherman Street, LLC, Assessor's Map 12, Lot 138, zoned HR, located at 46 Rutland Street. (Proposal is to subdivide lot into two (2) new lots, for a total of three (3) lots. *(SUBM-2025-0003) This item to be continued to June 10, 2025 Planning Board Meeting.
- C. Consideration and acceptance of Transfer of Development Rights for Berry Surveying and Engineering, (Owners: Richardson Estates of Dover, LLC and Mohamed & Lisa K. Hamcha), Assessor's Map 35, Lots 64 and 72, zoned R-12, located 141 Sixth Street & 5 Dowaliby Court. (Proposal is to purchase eight (8) units through TDR.) *(TRAN-2025-0003) This item to be continued to May 13, 2025 Planning Board Meeting.
- D. Consideration and acceptance of Transfer of Development Rights for 25 Dover Point, LLC, Assessor's Map K, Lot 35, zoned R-12, located at 25 Dover Point Road. (Proposal is to purchase eighteen (18) units through TDR.) *(TRAN-2025-0004) This item to be continued to May 27, 2025 Planning Board Meeting.
- E. Consideration and acceptance of Transfer of Development Rights for 25 Dover Point, LLC, Assessor's Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to purchase four (4) units through TDR.) *(TRAN-2025-0002) This item to be continued to May 27, 2025 Planning Board Meeting.
- F. Consideration and acceptance of a Transfer of Development Rights for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is to purchase three (3) units through TDR for a total of five (5) units.) *(TRAN-2024-0014)
- G. Consideration and acceptance of a Minor Subdivision for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is to subdivide one (1) lot into three (3) lots through TDR.) *(SUBM-2024-0005)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, April 8, 2025**
Meeting Time: **7:00 pm**

Members Present: Doug Glennon (Acting Chair), Ken Mavrogeorge, Kyle Pimental (Acting Vice-Chair), George DeBoer, Jeff Sanborn (Alternate), Tom Clark, Fergus Cullen (Councilor)

Members Not Present (excused): Gina Cruikshank, Melina Gambino

Staff Present: Paul Crouser, Zoning Administrator, Dave Carpenter, Community Development Planner

Video stream did not include audio until 2 minutes into the meeting during Citizens' Forum.

Doug Glennon (Acting Chair) called the meeting to order at 7:00p.m. and noted that Jeff Sanborn would sit for Gina Cruikshank, he would be acting as Chair and Kyle Pimental would be acting as Vice-Chair.

1. CITIZENS' FORUM

Citizens Forum Open

Hilary Hamer, 91 Court st addressed subdivision RSA language and comparisons of site plans and subdivisions.

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- March 25, 2025 Regular Meeting Minutes

Motion: F. Cullen moved to approve the regular meeting minutes of March 25, 2025. Seconded by: G. DeBoer. Vote: U/A

3. OLD BUSINESS

A. Consideration and possible vote on amendments to the Planning Board Operating Rules*

P. Crouser explained that at the previous Planning Board meeting, planning staff presented recommended changes to one section of the Planning Board Operating Rules to reference the related state statute as well as Dover's other code and charter sections that are related to Board conflict of interests.

The Board would be able to vote to approve the changes.

The Board discussed updating the title of Rules of Operation language to coincide with what's in the handbook and/or state statute for consistency.

Motion: T. Clark moved to approve the recommended changes to the Operating Rules with the amended title to Rules of Procedure to coincide with state language. Seconded by: K. Mavrogeorge.

Public hearing opened.

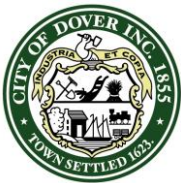
Hilary Hamer, 91 Court St., gave some additional recommendations on the operating rules such as 15-day abutter notices, flexibility for the Chair to allow for longer speaking times for public comment along with allowing a second round of public comments.

Public hearing closed.

K. Pimental believes it's worthwhile for staff and the board to review the rules in their entirety to see if any additional amendments might be worth making such as extended speaker time for public comment.

Vote: U/A

Staff will consider the board feedback and bring the discussion/ draft amendments to a future meeting.



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Meeting Type: Regular Meeting
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Meeting Date: **Tuesday, April 8, 2025**
Meeting Time: **7:00 pm**

4. NEW BUSINESS

- A.** A Public Hearing for the purpose of receiving public input regarding the City's draft CDBG FY26-FY30 Consolidated Plan and FY26 Action Plan. The Consolidated Plan serves as the guiding document for identifying priority issues to be addressed through annual CDBG funding. The Action Plan identifies activities seeking funding from Dover's anticipated FY26 CDBG award. The Planning Board's decision serves as a recommendation to the City Council.*

P. Crouser explained that Dave Carpenter, Community Development Planner, will be presenting on the FY26–FY30 Consolidated Plan and the FY26 Action Plan.

These plans serve as guiding documents for priority issues and identifying activities for funding as part of the City's Community Development Block Grant program. They were developed with contributions from community members, service providers, and city staff, and they will guide the City's use of CDBG funds.

D. Carpenter presented on the City's draft CDBG FY26-FY30 Consolidated Plan and FY26 Action Plan. The long-term program priorities for housing, public services, infrastructure, and neighborhood improvements were outlined and the FY26 Action Plan was detailed regarding how the city proposes to allocate next year's funding to support those priorities.

D. Carpenter answered clarifying questions from board members.

Public hearing opened.

Bob Arnold, Community Action Partnership spoke about their funding request and what the funds will be used for (weatherization). The mission of the organization is to reduce energy costs for low-income households.

They are also applying for funding for the Home For Now shelter in Rochester. It is the only family shelter in Strafford Co.

Jennifer Ufkin CEO of Cornerstone VNA explained the organization's programs, clients, funding and statistics.

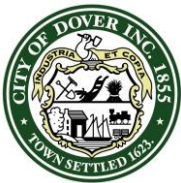
Public hearing closed.

K. Pimental commented on the necessity of the weatherization programs in Dover.

Motion: K. Pimental moved to approve the FY26-FY30 Consolidated Plan, FY26 Annual Action Plan, and FY26 CDBG allocations. Seconded by G. DeBoer. Vote: U/A

The Vice-Chair announced Items B & C would be heard together.

- B.** Consideration and acceptance of a Conditional Use Permit for DBS Holdings, LLC, Assessor's Map B, Lot 2, zoned R-40, located at 512 Sixth Street. (Proposal is to construct an infiltration basin, stormwater conveyance, and grading improvements to support the development of five (5) single-family dwellings resulting in approx. 2,926 s.f. of wetland buffer impacts, there are no direct wetland impacts.) *(COND-2024-0034)
- C.** Consideration and acceptance of a Site Plan for DBS Holdings, LLC, Assessor's Map B, Lot 2, zoned R-40, located at 512 Sixth Street. (Proposal is to build five (5) single-family dwellings that includes three (3) units previously approved through TDR.) *(SITE-2024-0018)



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F. Cullen disclosed that he has a professional relationship with CivilWorks NE and McEneaney Survey Associates, and he is a client of these companies. He does not have any financial, personal, or professional interest that would create a conflict of interest in relation to this application. His evaluation of this application is unbiased and impartial. If any member of the Planning Board objects to his participation with this application, he asked them to say so. (No one spoke)

P. Crouser explained that the applicant is proposing the construction of five new single-family dwellings at 512 Sixth Street, identified as Assessor's Map B, Lot 2. Three of the housing units were previously approved by the Planning Board through Transfer of Development Rights on June 11, 2024. Based on the site's history, including a previously existing manufactured home and a single-family dwelling built in the 1970s, two units were permitted by right, for the total of five units.

All proposed dwellings will be served by municipal water and sewer and accessed via a shared private driveway from Sixth Street which will be approximately 218 feet long. One waiver is being proposed to request relief from the minimum length of 500 feet for dead-end streets.

To accommodate proper site grading and stormwater conveyance, the applicant is proposing approximately 2,926 square feet of impact within the wetland buffer. According to the applicant's narrative, efforts have been made to minimize these impacts, with no buildings or pavement located within the buffer- grading activities only and not due to the extra density being proposed. Disturbed areas within the buffer will be restored as possible following construction. A Conditional Use Permit has been submitted to permit the proposed buffer impacts.

The Technical Review Committee reviewed the application at their December 19, 2024 meeting.

The Conservation Commission reviewed and endorsed the application at their March 10, 2025 meeting.

Steve Haight, Civilworks NE, represented the application and explained the request. He gave details of the proposed project including wetlands buffer, stormwater management, site distance, vegetation. There was a lot of feedback from staff, conservation commission, fire department and engineering which have been incorporated.

Mr. Haight answered some clarifying questions from board members including lines on the plan, driveway waiver and buffer as part of original approvals or not, and driveway vs roadway classifications.

Discussion ensued on these topics.

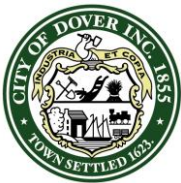
Continued discussion by board members about the process and order of action taken between TDR approvals vs CUP/ site plan.

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

Public hearing opened.

Ken Durell, 508 Sixth st, abutter is concerned about the density of the project, proximity to his property line/privacy/quality of living, parking, and loss of rural character of his home.

Hilary Hamer, 91 Court st agrees with comments already made regarding TDR approvals are for a max number and can be reduced by the board and relief sought cannot be caused by the additional density. She believes the CUP is related to the density and the board should take a site walk. She discussed subdivisions vs site plans per state RSA and her beliefs that the proper procedures have not been followed.



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Caitlin Wilke, 568 Sixth st spoke in opposition to the proposal. Per the approvals made in June, the additional three units were approved with the option to reduce the final units if the board chose. She spoke about board members with conflicts of interest voting on the matter previously and in her opinion should not be voting on the matter tonight. She further opposes the density of this project at this location and gave details on this topic.

Robert Suydam, 11 Cherrywood Dr, abutter expressed concerns about slope of the property, stormwater flow, and density.

P. Crouser noted letters received from Hilary Hamer and an attorney for the Durells as noted below:

Email from Hilary Hamer at 91 Court Street, she urges the Planning Board not to accept the 512 Sixth St application under Site Plan Regulations (Chapter 153), arguing that it legally qualifies as a subdivision under both state law and Dover's Subdivision Regulations (Chapter 157). Hamer asserts that the project involves multiple single-family homes for sale or rent with shared common space, fitting the definitions of both a subdivision and an Open Space Subdivision, and requests that the Board provide a clear justification if proceeding under the Site Plan process.

Email from Attorney Scott Hogan, submitted on behalf of abutters Ken and Donna Durell at 508 Sixth Street, urges the Planning Board to deny the 512 Sixth Street TDR applications due to alleged legal and procedural concerns. The alleged concerns include potential conflicts of interest among Board members, misclassification of the application as a site plan rather than a subdivision, failure to meet TDR buffer requirements, and unsupported waiver requests. The letter claims that the proposed density will negatively impact neighboring properties.

P. Crouser further noted the 30 foot no cut buffer criterion needs clarification and the boards and staff are aware of that. This particular project complies with that criterion. On the topic of local municipalities ability to take into account local aesthetics, a case cited by Mr. Hogan was a ZBA case which is governed by a separate set of regulations than Planning Board.

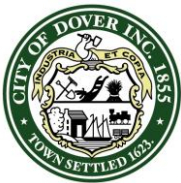
Public hearing closed.

S. Haight addressed public comment:

- Property line and buffer area between the subject parcel and the Durell's property: There is currently a mobile home on site near the property line which will be removed. As a site plan the 30-foot buffer is not required, but after discussion with staff, the applicant has incorporated it into the plans. The closest distance one of the new homes will be to the Durell's home is 55 feet, unless their existing home is closer than 25' from the property line.
- Site plan/ Subdivision: when there's an HOA, the project is a site plan. There are no fee simple lots here in this project.
- Drainage: this has been addressed by the management plans proposed and will be managed on site which it currently is not.
- The south driveway is being eliminated and the proposed driveway has been moved further away from abutters.

S. Haight explained the TDR process that occurred for this project back in June for board members. P. Crouser further explained the two units allowed by right and the TDR units are in addition to those.

The board and applicant discussed the density and the options for less or more units.



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K. Pimental clarified that TDR approvals are conditional on the approval of the site plan, so there is some leeway for the board at this stage in the process regarding number of units.

P. Crouser addressed proximity of the proposed units and site plan vs subdivision when it comes to state vs City/Town purview.

STAFF RECOMMENDATION: Wetland Protection District Conditional Use Permit

The Wetlands Protection District ordinance §170.28F 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 §170-28.F per their narrative. The applicant sufficiently explained the nature of the disturbance (grading-only) to areas contained within the wetland buffer only and not due to the extra density being proposed, with delineated wetlands remaining untouched. The proposal has been reviewed and endorsed by the Conservation Commission, though the proposed project does not require state mitigation and the applicant does not require approvals from the NHDES Wetlands Bureau.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and to approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Approval of SITE-2024-0018.

Motion: K. Pimental moved to approve the Conditional Use Permit with the subsequent conditions.
Seconded by K. Mavrogeorge.

K. Pimental noted this is a subjective issue. The applicant states the wetland impacts are not due to the additional density and the Conservation Commission endorsed the project, but he has reservations about whether that is a fact. In the future the board should be provided more justification that proves the facts the applicant is claiming.

Vote: U/A

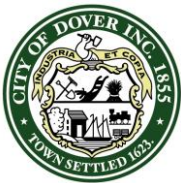
STAFF RECOMMENDATION - Waivers/Relief:

§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 rational for the waiver meets criterion (1) 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 make the necessary and supporting findings of fact, and vote to grant the waiver with the following subsequent condition:



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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:
§157-32J: Dead-end streets shall not be less than 500 feet.

Motion: F. Cullen moved to grant the waiver request with the subsequent condition set by staff as it meets criteria for relief. Seconded by: K. Mavrogeorge. Vote: U/A

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 Plans:

1. Approval of COND-2024-0034;
2. HOA documents including reserve calculation are reviewed and approved by the Director of Planning and Community Development with consultation by the City Attorney and City Engineer.
3. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
 - 3.1. Owner's signatures;
 - 3.2. Professional stamps and signatures;
 - 3.3. Include private road name as approved by the Building Official;

Subsequent Condition to Be Met Prior to Construction:

4. 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;
5. Wetland buffer placards are installed.

Subsequent Conditions to Be Met Prior to Building Permit:

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

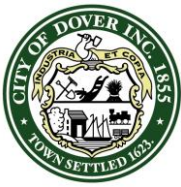
Subsequent Conditions to Be Met Prior to Occupancy:

7. Issuance of Certificate of Occupancy;
8. Surety or other form of security acceptable to the City is provided for any unfinished work;
9. Wetland buffer placards are still in place or replaced per the plan;
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.
11. Design engineer meets with homeowners regarding maintenance required and buffer expectations.

Motion: K. Pimental moved to approve the Site Plan with subsequent conditions set by staff as it meets criteria. Seconded by: K. Mavrogeorge. Vote: All in favor with DeBoer opposed.

- D.** Consideration and possible posting on the proposed Amendments regarding Chapter 170 (Zoning Ordinance). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.

P. Crouser provided an overview of the updated proposed amendments, purpose for updates, and timeline and steps in the process.



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F Cullen gave comments relating to both the shelter and solar mandates vs recommendations as best practices.

K. Pimental noted unsuitable development areas may include easements other than just utility so that language may need to be expanded. He gave additional comments about the solar language.

Board members and staff discussed the amendments , clarifications, and feedback on the language proposed.

Public hearing opened.

No one spoke.

Staff read into the record an email received to the office from Hilary Hamer, 91 Court st stating that she believes proposed amendment to Zoning Ordinance 170-15-B, provides a vague reference to the Fire Code for ADUs, raises concerns about understandability, enforceability, and potential barriers to small-scale ADU development, and should include more specific guidance or reference distances.

Public hearing closed.

Staff further explained details of the topic relating to height and distance of structures on a lot and how the amendment reads to address the confusion.

Board members and staff discussed ADU amendments which were discussed previously and have moved forward to the next stages.

The Board discussed the shelter amendments and restrictions.

P. Crouser reviewed the amendments the board recommended feedback on so staff can come back with changes.

Motion: F. Cullen moved to continue the item to a meeting to be held within 60 days. Seconded by: G. DeBoer. Vote: U/A

5. STAFF COMMENT

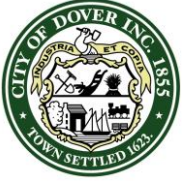
- TDR subcommittee held their first meeting yesterday, April 7th.
- TRC items since last meeting:
 - March 27th: Open Space Subdivision, 210 Tolend, proposal to create five lots, including one lot for the development of 29 cluster units, one lot with an existing single-family home, one buildable vacant lot, and two lots to be conserved as open space areas.
- One upcoming TRC item on April 17th:
 - TDR Site Plan, proposal to construct seven single-family homes and maintain an existing single-family home for a total of eight units. The project includes a TDR request to purchase six single-family units.

6. MEMBER COMMENTS

None

7. ADJOURNMENT

Motion: K. Pimental moved to adjourn at 10:07 p.m. Seconded by K. Mavrogeorge. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2025-0004

Application Type: Waiver
Applicant(s): Thomas Blandford
Owner(s): 240 Blackwater Rd.
Location: 240 Blackwater Rd. (Assessor's Map A, Lot 32-4)
Meeting Date: April 22, 2025

INTENT: Proposal is to grant relief from a note on the original subdivision plans for the subject property regarding mandatory sprinklers.

AGENDA ITEM #: 4-A

FILE: WAIV-2025-0004

LOTS/UNITS PROPOSED: N/A

APPLICANT/OWNER: Thomas Blandford

LOCATION: 240 Blackwater Rd.
(Assessor's Map A, Lot 32-4)

ACREAGE: 1.65± acres

ZONING DISTRICT: R-40

EXISTING USE: Residential

PROPOSED USE: Residential

SURROUNDING USE: Residential

WAIVERS REQUESTED:
Requesting relief from subdivision note regarding mandatory sprinklers.

ZBA ACTION: N/A

PERMITS REQUIRED: None.

ATTACHMENTS: Subdivision Plat

Summary of Request and Background

Proposal is for a waiver to grant relief from a plan note on the applicable subdivision plans for the subject property. The subdivision plans were originally approved by the Dover Planning Board in 1988 (P88-53).

Plan Note #9 states, "Houses on Lots 3, 4, and 5 are to have sprinklers." The applicant is seeking relief from this note to remove the sprinkler system within the existing single-family dwelling.

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."

Following review with the Building Official and Fire Chief, staff notes:

- The construction of the North End Fire Station has resolved the initial concern for emergency response to the north side of the City of Dover.
- The specific site does not pose any unusual site access conditions or challenges.
- There is current law that prohibits the requirement of a sprinkler system in one- and two-family dwellings.

With this information, Planning Staff believes the applicant's rationale for the waiver 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 hearing, make the necessary and supporting findings of fact, and vote to approve the waiver request.

WAIV-2025-0004 240 Blackwater Road



Property Information

Location 240 BLACKWATER RD
Owner BLANFORD THOMAS
Land Use 101R
Zoning Code R-40
Property Id A0032-004000



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-2025-0004 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment **Project:** **App Date:** 04/01/2025
Work Class: Plan **District:** None **Exp Date:** 06/05/2025
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:

Description: To remove a note from an approved plan in regards to mandatory sprinklers

Parcel: A0032-004000	Main	Address: 240 Blackwater Rd Dover, 03820	Main	Zone: R-40(Residential - Rural) CBD-G(Central Business District - General)
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Owner
Thomas Blanford
240 Blackwater Rd
Dover, NH 03820
Home: (978) 257-5771
Business: (978) 257-5771
Mobile: (978) 257-5771

Plan Custom Fields

Project Location	240 Blackwater Rd	Waiver Request Type	Waiver	Extension Type	Sec. 153-8.A
Waiver Request Detail	Regarding required Sprinklers				

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		04/02/2025 11:06	04/02/2025 11:07
Confirm application complete v.1	Generic Action		04/02/2025 11:07
Technical Review Committee Meeting Agenda v.1	Task		04/02/2025 11:06
Land Use Plan Technical Review v.1	Receive Submittal		04/02/2025 11:06
Technical Review Committee Meeting v.1	Hold Meeting		04/02/2025 11:07
Planning Board v.1		04/02/2025 11:07	
Planning Board Agenda v.1	Task	04/02/2025 11:07	
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		

PLAN SNAPSHOT REPORT (WAIV-2025-0004)

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 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:

Thomas Blanford & Margaret Davis

Signature(s) of Property Owner(s):

[Handwritten signatures]

Date: 3/31/2025

Signature of Applicant:

if different from owner

Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name:

Thomas Blanford & Margaret Davis

Signature(s) of Property Owner(s):

[Handwritten signatures]

Date: 3/31/2025

Signature of Applicant:

if different from owner

Date: _____

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location:

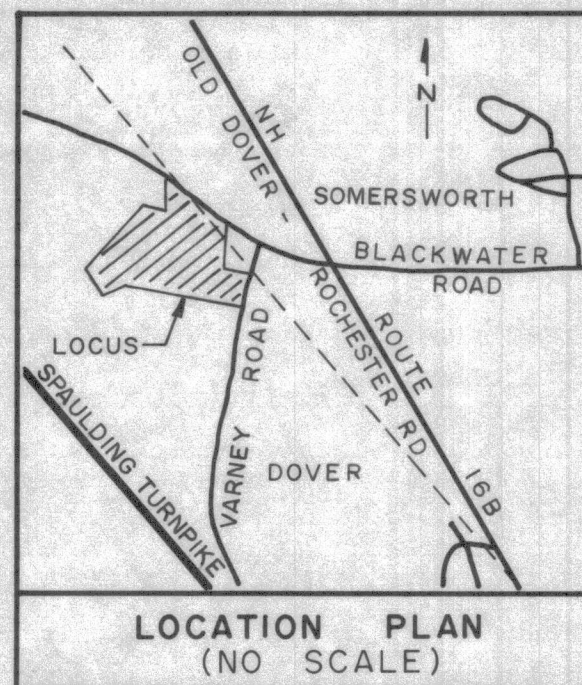
Sign Permit Application Type:
(check one)

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

WAIV-2025-0004

240 BLACKWATER ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0021-A00000	191 BLACKWATER RD	THURSTON KEITH &	THURSTON JULIE ANN	215 BLACKWATER RD	SOMERSWORTH	NH	03878-1232
A0032-002000	228 BLACKWATER RD	MANCUSO CHARLES R	MANCUSO DERRAL ANN	228 BLACKWATER RD	DOVER	NH	03820
A0032-003000	234 BLACKWATER RD	THOMAS ROBERT		234 BLACKWATER ROAD	DOVER	NH	03820
A0032-005000	246 BLACKWATER RD	MUTTER JEFFREY F &	MUTTER DEBORAH R	246 BLACKWATER ROAD	DOVER	NH	03820
A0032-B00000	160 VARNEY RD	DILL ROBERT & LISA TRUSTEES	LISA & ROBERT DILL LIVING TRUST	160 VARNEY RD	DOVER	NH	03820
A0032-004000	240 BLACKWATER RD	BLANFORD THOMAS	DAVIS MARGARET	240 BLACKWATER RD	DOVER	NH	03821



NO.	BEARING	DISTANCE
11	N89°18'40"W	23.01
12	S71°13'27"W	23.29
13	S69°47'43"W	61.00
14	S79°27'56"W	77.56
15	N69°51'39"E	26.76
16	N54°40'53"E	49.34
17	N46°59'05"E	18.28

ABUTTERS LIST		
A-21	67-4	RICHARD & JULIETTE COUTURE
A-29A	678 / 126	MILO E. & DOROTHY COTTIN
A-30	727 / 338	ROGER & JOAN BOISSE
A-31	852 / 469	JAMES & CATHERINE KNOWLTON
A-32-A	551 / 064	DAVID E. TODD & VIRGINIA KELLEY
A-32-B	1375 / 529	JOHN C. & ALEXANDRA POWERS
A-33	1349 / 755	ARMAND A. & PATRICIA A. VALLEE
A-36	1205 / 632	MICHAEL J. & SUSAN M. KILDAY
A-36H	1175 / 091	GEORGE & NANCY PARSONS
A-36Q	1199 / 294	THOMAS & ELIZABETH CUTHBERTSON
67-1	1261 / 689	ARLENE BATTERSBY
67-2	802 / 264	VILLA A. SMITH
67-5	861 / 137	ROBERT J. & BARBARA A. SMITH
67-15	1095 / 397	JOSEPH G. & EDNA M. GRAFFERT
		KENNETH & NANCY EKOLA

REFERENCE PLANS:

- 1.) SUBDIVISION PLAN FOR JOHN POWERS VARNEY / BLACKWATER ROADS, DOVER / SOMERSWORTH NH 8-13-87 BY McENEANEY & O'NEIL SURVEY ASSOC SCRD PLAN No. 33-76.

NOTES:

- 1.) OWNER OF RECORD: JOHN C. & ALEXANDRA POWERS AND ARMAND A. & PATRICIA A. VALLEE 1349 / 755.
- 2.) A-32
67-3 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA IS 30.41 ACRES.

- 4.) DOVER ZONE: R-40
- MIN. LOT SIZE = 40,000 SF
- MIN. FRONTAGE = 150.0 FT.

SETBACKS:

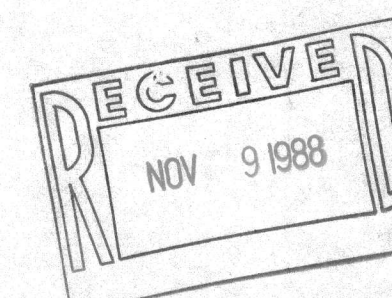
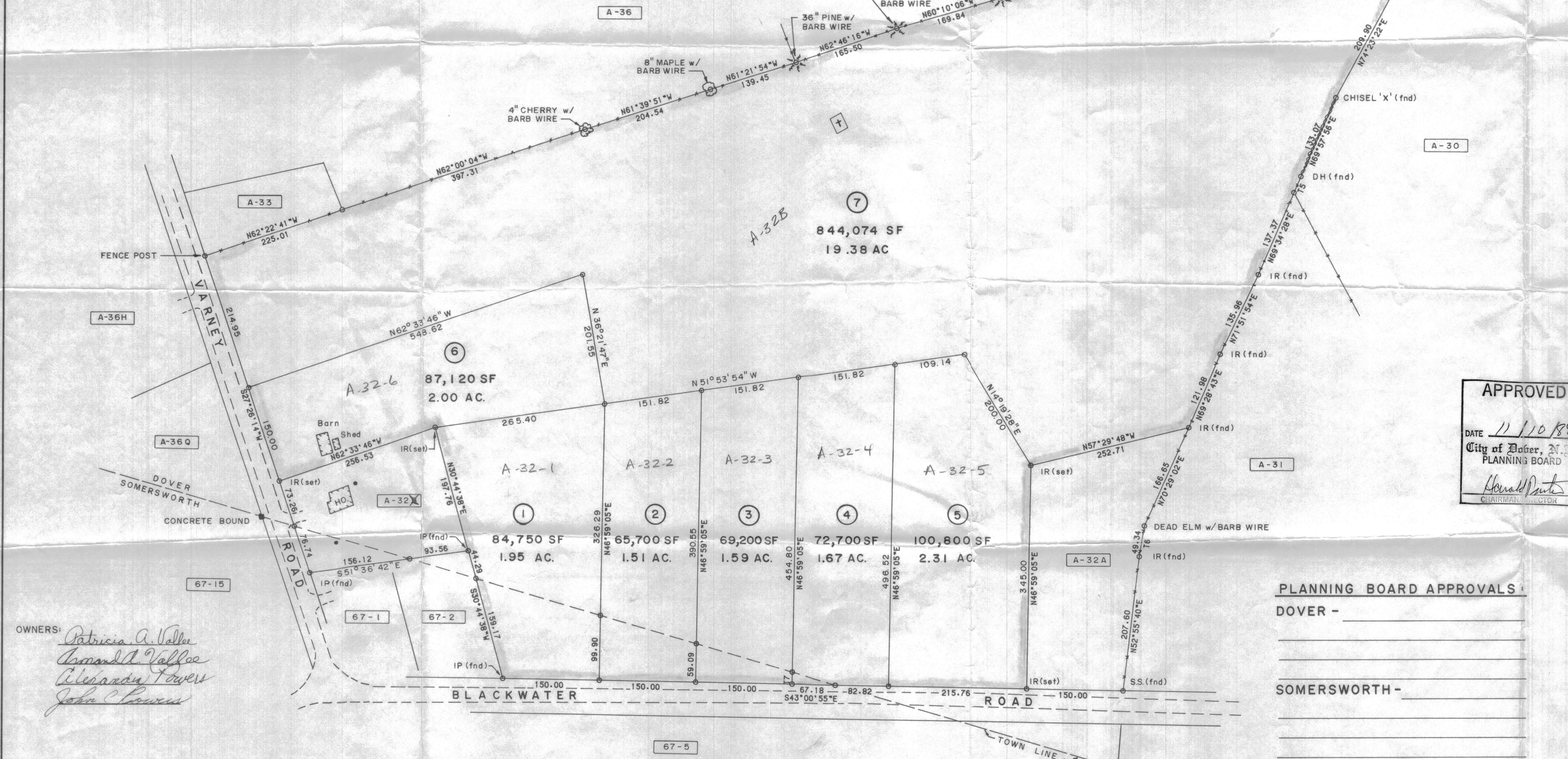
- FRONT = 50 FT.
- REAR = 15 FT.
- SIDE = 25 FT. (abut a lot)

- SOMERSWORTH ZONE: "A"
- MIN. LOT SIZE = 43,560 SF
- MIN. FRONTAGE = 150.0 FT.
- MIN. DEPTH = 175.0 FT.

SETBACKS:

- FRONT = 35 FT.
- REAR = 50 FT.
- SIDE = 20 FT.

- 5.) LOTS TO BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- 6.) MONUMENTS TO BE SET UPON FINAL SUBDIVISION APPROVAL.
- 7.) NHWSPCC SUBDIVISION APPROVAL NO. 36628
- 8.) NO STRUCTURES ARE TO BE BUILT ON TOWN LINE OR IN WETLANDS.
- 9.) HOUSES ON LOTS 3, 4 & 5 ARE TO HAVE SPRINKLERS.



PLANNING BOARD APPROVALS:

DOVER - _____

SOMERSWORTH - _____

OWNERS: Patricia A. Vallee
Armand A. Vallee
Alexandra Powers
John C. Powers

NO.	DATE	DESCRIPTION	BY	CHK
2	11-8-88	ADD NOTES 8 & 9	RM	
1	9-27-88	ADD NOTE 7	KM	
REVISIONS				
87-189	PHZ 2-SUBDIV.	87-15, 16 88-5, 6, 8		
PROJECT NO	TYPE	FIELDBOOK & PGS		

LOT No.	DOVER AREA	SOMERSWORTH AREA	TOTAL AREA
1	63,575 SF	21,175 SF	84,750 SF
2	53,775 SF	11,925 SF	65,700 SF
3	63,400 SF	5,800 SF	69,200 SF
4	72,085 SF	615 SF	72,700 SF
5	100,800 SF	—	100,800 SF
6	87,120 SF	—	87,120 SF
7	844,074 SF	—	844,074 SF
TOTAL			1,324,344 SF 30.41 AC.

"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000."

PHASE II
SUBDIVISION
FOR
JOHN POWERS
VARNEY & BLACKWATER ROADS
DOVER - SOMERSWORTH NH

DRAWN BY: RJM
SCALE: 1" = 100'

CHECKED BY:
DATE: 6-13-88

100 50 0 50 100 200 300 400

McENEANEY
SURVEY ASSOCIATES

2 PLAZA DRIVE
DOVER, NH 03820
(603) 742-0911

SURVEYING - PLANNING - CONSULTING

From: crberry@metrocast.net <crberry@metrocast.net>

Sent: Friday, April 18, 2025 9:28 AM

To: Blonigen, Rachel <R.Blonigen@doover.nh.gov>; Benton, Donna <d.benton@doover.nh.gov>

Subject: 141 Sixth Street Continuance Request

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

Good Morning Rachel,

After our discussion with the Director about additional information needed for consideration and a planning meeting we held with the abutting land owners, we would request a continuance of our application for TDR at 141 Sixth Street to the May 13th Planning Board Meeting. This will allow time for an updated submission which will contain the additional information requested and discussed.

Christopher R. Berry
Principal, President

Please consider conserving our natural resources before printing this e-mail and/or any attachments.

This electronic message and any attachments may contain information that is confidential and/or legally privileged in accordance with NH RSA 91-A and other applicable laws or regulations. It is intended only for the use of the person and/or entity identified as recipient(s) in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so. Thank you.

From: Steve Haight <shaight@civilworksne.com>
Sent: Monday, April 21, 2025 2:57:16 PM
To: Benton, Donna; Bassegio, Erin
Cc: Blonigen, Rachel; Zachery Leavitt
Subject: CNE # 23043 25 Dover Point and CNE# 25026 28 Dover Point

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

Good afternoon, Donna

On behalf of the applicant, we are requesting that both projects be continued to the May 27th planning Board meeting. This will allow the applicant time to review staff recommendations and work with Staff to address the comments

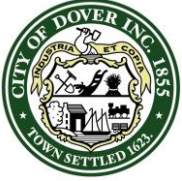
Sincerely

Steve

Stephen J. Haight, P.E.
President
Civilworks New England/Haight Engineering, PLLC
181 Watson Road
P.O. Box 1166
Dover, New Hampshire 03821
O: 603.749-0443
C: 603.817.6651
F: 603.749.7348
shaight@civilworksne.com
www.civilworksne.com

Please consider conserving our natural resources before printing this e-mail and/or any attachments.

This electronic message and any attachments may contain information that is confidential and/or legally privileged in accordance with NH RSA 91-A and other applicable laws or regulations. It is intended only for the use of the person and/or entity identified as recipient(s) in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so. Thank you.



CITY OF DOVER

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

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: April 22, 2025

INTENT: To request the purchase of three (3) units through the Transfer of Development Rights (TDR) for a total of five (5) units, where two (2) units are allowed by right.

AGENDA ITEM #: 4-F

APPLICANT/OWNER: Fergus & Jennifer Cullen

LOCATION: 512 Sixth Street
(Assessor's Map B, Lot 2)

LOT/UNITS PROPOSED: Three (3) lots and five (5) 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/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.

TRC: 10/17/24

ATTACHMENTS: Application materials including TDR Subdivision Plan.

Summary of Request and Background

(Consideration of this application is consistent with the Orders issued by the NH Housing Appeals Board, Case Number 2024-029-PBA, in response to the appeal of TRAN-2024-0014.)

The applicant is proposing a project for five residential units by purchasing three size-restricted units through TDR. The proposal includes maintaining the existing single-family dwelling and the construction of two, two-family dwellings.

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. Therefore, it was determined by staff that two units would be allowed by right.

The applicant has described in their narrative the intent for creating attainable housing through size-restriction of the two-family dwellings to under 1,000 square feet. (However, staff would indicate the current design would be under the 1,400 s.f. threshold or would need to be revised to be under 1,000 s.f. per unit). Unlike other zoning districts, the R-40 Zoning Table of use does not have a footnote regarding the use of a two-family dwelling for the TDR calculation.

A Minor Subdivision is being proposed as part of this project (SUBM-2024-0005) to subdivide the existing lot into three lots. Since the applicant is utilizing the TDR ordinance, relief for lot size, frontage, setbacks, density and intensity may be provided.

The applicant's original TDR request was for more units and was treated as a site plan. The applicant took feedback from the TRC and revised the request to be a minor subdivision utilizing TDR by requesting to purchase 3 size-restricted units, therefore many of the previous TRC comments became non-applicable to a minor subdivision with 4 new units proposed.

The Technical Review Committee most recently reviewed the application with 5 total units at their October 17, 2024 meeting. *(draft minutes attached)*

Consistency with Land Use Regulations - TDR

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

Staff understands the need for diverse housing in the City of Dover but also values the rural nature of the R-40 district and the intent of the TDR ordinance.

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

STAFF RECOMMENDATION - TDR:

The Planning Department recommends that the Planning Board formally acknowledge the Orders issued by the Housing Appeals Board, note that the City has submitted a motion for clarification on the Orders, and vote to continue the matter to the regular meeting scheduled for May 27, 2025.

TRAN-2024-0014 566 Sixth Street



Property Information

Location 566 SIXTH ST
Owner CULLEN FERGUS
Land Use 101R
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: October 17, 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 three units through TDR, resulting in a total of five 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. The R-40 Zoning Table of Use does not have a footnote regarding the use of two-family dwellings for the TDR calculation that can be found on the Table of Use for other Zoning Districts.

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:	566 Sixth St. TDR and Minor Subdivision project
Where:	566 Sixth St.
What:	Five units. Three of which are requested to be purchased through TDR and are proposed to be size restricted to under 1000 square feet. The density calculation per Chapter 170-27.2.G(3)(a) was used to determine base calculation of one unit. As legal non-conforming and existing single-family dwellings are permitted to be converted to a two-family dwelling, staff felt the applicant would be allowed two units by right.
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:	Five total units are proposed, staff considers two units to be the base density, therefore the applicant is looking to purchase three size-restricted TDR units. The current floorplan would need to be revised to meet the 1,000 s.f. per unit threshold or the 1,400 s.f. threshold fee will be applied.
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 the open space subdivisions not being fully met.

Staff Recommendation

Currently, the TDR unit cost is \$15,000 per unit, which is reduced if the units are restricted by size or HUD-rental rates with the intention of supporting the creation of more attainable housing units. The application is proposing three TDR units that are size-restricted to below 1000 square feet, reducing the TDR fee to \$7,500 per unit. However, based on the floorplans provided, the floorplans will need to be amended to meet the ordinance’s definition for the threshold of 1,000s.f. or the 1,400s.f. threshold for TDR fee would need to be applied.

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 of units in this proposal as compared with previous proposals for the project site. Staff 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.

As this project is proposing four “new” units and two “new” lots, this project does not fall within the thresholds for requiring TRC review, however, TRC reviewed the application on Oct. 17, 2024, providing comments and recommended conditions of approval for Planning Board.



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

Plan Type: Transfer **Project:** **App Date:** 10/01/2024
Work Class: Transfer of Development Rights **District:** None **Exp Date:** NOT AVAILABLE
Status: Denied **Square Feet:** 0.00 **Completed:** 10/22/2024
Valuation: \$0.00 **Assigned To:** **Approval**
Description: DENIED To allow 5 units where 2 units are allowed by rights. **Expire Date:**

Parcel: B0004-F00000	Main	Address: 566 Sixth St Dover, NH	Main	Zone: R-40(Residential - Rural)
-----------------------------	------	---	------	--

Applicant McEneaney Survey Associates P.O. Box 1166 DOVER, NH 03821 Business: (603) 742-0911	Engineer Stephen Haight Business: (603) 749-0443	Owner Fergus & Jennifer Cullen Mobile: (603) 520-5450
---	--	---

Plan Custom Fields

Parcel Map/Lot	B / 4F	Parcel Zoning Overlay	Parcel Zoning	R-40
trandevedetail	To allow 5 units where 2 units are allowed by rights.	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	
Project Zone	Residential	New Change in Impervious/Paved Area (sq ft)	Relief Sought	Frontage, Lot Size, Unit increase

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kevin_McEneaney_10/1/2024.jpg	10/01/2024 12:03	McEneaney, Kevin		Uploaded via CSS
2024.10.17_PlanningTechnicalReviewCommittee.Agenda.pdf	10/02/2024 16:24	Blonigen, Rachel		TRC Agenda
2024.10.22_PlanningBoard.Agenda.pdf	10/08/2024 11:33	Blonigen, Rachel		PB Agenda
PB10-22-2024_TRAN-2024-0014.pdf	10/17/2024 17:22	Blonigen, Rachel		PB Staff Memo
TDR Memo 566 Sixth.pdf	10/21/2024 10:46	Blonigen, Rachel		TDR Memo
2024.10.17_PlanningTechnicalReviewCommittee.566 Sixth_TRAN-2024-0014.pdf	10/21/2024 11:06	Blonigen, Rachel		Draft TRC Minutes
Abutter 10 Belknap Street Letter.pdf	10/21/2024 11:36	Blonigen, Rachel		Abutter Letter
Citizen Email 16 Isaac Lucas Cr Letter.pdf	10/21/2024 13:59	Blonigen, Rachel		Citizen Letter
Citizen Email 22 Piscataqua Road Letter.pdf	10/21/2024 14:02	Blonigen, Rachel		Citizen Letter
Citizen Email 11 Govenor Sawyer Lane Letter.pdf	10/22/2024 9:41	Blonigen, Rachel		Citizen Letter
Citizen Email 5 Berkshire Lane Letter.pdf	10/22/2024 9:43	Blonigen, Rachel		Citizen Letter
Citizen Email 5 Berkshire Lane J.Borel Letter.pdf	10/22/2024 9:47	Blonigen, Rachel		Citizen Email
Citizen Email 251 Knox Marsh Road	10/22/2024 10:11	Blonigen, Rachel		Citizen Email

PLAN SNAPSHOT REPORT (TRAN-2024-0014)

Letter.pdf

Citizen Email 591 Sixth Street Letter.pdf	10/22/2024	10:27	Blonigen, Rachel		Citizen Email
Citizen Email 113 Durham Road Letter.pdf	10/22/2024	14:20	Blonigen, Rachel		Citizen Letter
Letter to Planning Board, 20241022.pdf	10/22/2024	15:09	Blonigen, Rachel		Dover Housing Authority Letter
Citizen Email 571 Sixth Street Letter.pdf	10/22/2024	16:16	Blonigen, Rachel		Citizen Letter
Citizen Email 6 Back Road Letter.pdf	10/22/2024	17:27	Blonigen, Rachel		Citizen Letter
Citizen Email 508 Sixth Street Letter.pdf	10/23/2024	9:53	Blonigen, Rachel		Citizen Letter
TRAN-2024-0014_DecLtr_Cullen_566SixthSt_TDR_2024.10.22_0001.pdf	10/28/2024	10:30	Blonigen, Rachel		Denial Notice of Decision
Plan Detailed Report.pdf	10/28/2024	11:31	Service, EnerGov	Available Online	Attached by EnerGov's IO Automation Service (ATTACH: Attach copy of Notice of Decision)

Note	Created By	Date and Time Created
1. Agenda, Abutter List and Invoices emailed to applicant. - RLB	Rachel Blonigen	10/08/2024 13:04
2. Abutter Notices mailed out- RLB	Rachel Blonigen	10/10/2024 12:54
3. Notice of Decision emailed to applicant- RLB	Rachel Blonigen	10/28/2024 16:51

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009506	Planning Transfer of Dev Rights Application Fee	\$200.00	\$200.00
Total for Invoice INV-00009506		\$200.00	\$200.00
INV-00009525	Planning Impervious Paved Area Fee	\$379.05	\$379.05
Total for Invoice INV-00009525		\$379.05	\$379.05
INV-00009571	Planning Certified Mailing to Abutters	\$170.00	\$170.00
	Planning Public Notice in Newspaper	\$120.00	\$120.00
	Planning Creation / Printing of Abutter Labels	\$20.00	\$20.00
Total for Invoice INV-00009571		\$310.00	\$310.00
Grand Total for Plan		\$889.05	\$889.05

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Recommendation to Planning Board	RCMND-000079-2024		Planner Creates Staff Recommendations v.1.00	Rachel Blonigen	10/21/2024
Planning Board Decision	DEC-000080-2024		Planning Board Decision v.1.00	Rachel Blonigen	10/28/2024

Activity Custom Fields

Documents	Provide one PDF, one CAD and two paper plan sets.	Planning Board Decision	Denied	Planning Board Decision2	October 25, 2024
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Fergus & Jennifer Cullen
152 Boxwood Lane
Dover, NH 03820

Re: Transfer of Development Rights for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is to purchase three (3) units through TDR for a total of five (5) units.) (TRAN-2024-0014)

Dear Mr. & Mrs. Cullen:

Please be advised that on Tuesday, October 22, 2024 the Dover Planning Board

PLAN SNAPSHOT REPORT (TRAN-2024-0014)

voted to deny your request to purchase three (3) Transfer of Development Rights (TDR) units for a total of five (5) units on site and found the criteria of 170-27.2 have not been met. Discussion leading up to this decision included density in the R-40 District, consistency with the Master Plan, neighborhood context, and the criteria of the Transfer of Development Rights Ordinance.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

Donna Benton, AICP
Director of Planning &
Community Development

EC: Inspection Services
Office
Engineering Office
Assessing Office
McEneaney Survey
Associates
Civilworks New
England

Hearing Type	Location	Scheduled Date	Status	Subject
Planning Board Hearing v.1	Council Chambers	10/22/2024	Complete	TDR

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	10/17/2024	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Approved	10/02/2024	10/30/2024	10/21/2024	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Approved	10/02/2024	10/30/2024	10/16/2024
Comments: Revised proposal is more consistent with scale and layout of surrounding development and is well-supported by TDR narrative.						

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Approved	10/02/2024	10/30/2024	10/16/2024

PLAN SNAPSHOT REPORT (TRAN-2024-0014)

Comments: - General Comment:

- o Provide a response to prior TRC comments to show how they were addressed and why certain regulations are no longer applicable.
- o Streetscape rendering would be helpful to see how the proposed structures relate to one another.
- o How will snow removal be managed? Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.
- o Engineering requests a letter certifying the tie in locations or discharge points for all sump pumps and roof leaders for existing structures on the property.
- o Will this development have an HOA? If so, it is strongly recommended that the Applicant submit a detailed breakdown of proposed HOA costs for annual maintenance and replacement of private infrastructure including backup as to how the fees are estimated.
- o Driveways appear too narrow (10 and 13 feet) leading to potential conflicts with multiple vehicles entering and exiting at the same time.
- o Recommend showing the location of signs along the no cut buffer to ensure it remains throughout and post-construction.
- o Show the proposed treeline.
- Sheet 7:
- o Notes refer to fire department connections and sprinklers. Please identify locations on the plans.
- Sheet 8:
- o Rain Gardens lack information required for construction (contours and spot grades).
- o Show proposed grading for driveways and parking areas.
- o Please provide a test pits in the proposed rain garden locations to determine if they will drain without an outlet shown.
- Sheet 9:
- o Size of sewer laterals should be 6 inches minimum.
- o Show the slope of the sewer laterals.
- o Recommend providing sewer off of the Sixth Street line rather than tying into the line along the southern property line.
- o Recommend providing a separate water service to each unit if they are to be individual units that are sold off.
- o Show inverts of sewer in Sixth St.
- o Label existing SMH in accordance with City of Dover numbering. Can get information from CS.
- o Cleanouts outside of the building are not permitted.
- o Show how the existing sewer service will be abandoned and terminated at the main.
- o Consolidate the utility trenches within City ROW and provide overlay of entire area of disturbance from curb to curb.
- o Is the 30 foot wide utility easement intended for the city or another party? City staff does not support the City taking this easement and prefers the main stay private. City easements need to be 30 feet wide.
- o Would like to see sewer manholes on the end of the sewer main and at the connection with the street given the number of units on the lot. A sewer connection permit with the state is likely necessary if the sewer is not run out to Sixth.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Approved	10/02/2024	10/30/2024	10/21/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	10/02/2024	10/30/2024	10/21/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Approved	10/02/2024	10/30/2024	10/08/2024

Comments: Address of 566 will have to change to accommodate the additional units. The new numbering would be 562,564 and 566 Sixth Street as proposed.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Speidel, Marn	Approved	10/02/2024	10/30/2024	10/16/2024

Comments: No Comments.

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/02/2024 15:20	10/21/2024 11:16
Confirm application complete v.1	Generic Action		10/02/2024 15:20
Technical Review Committee Meeting Agenda v.1	Task	10/02/2024 15:20	10/02/2024 16:25
Land Use Plan Technical Review v.1	Receive Submittal	10/02/2024 0:00	10/21/2024 11:16
Technical Review Committee Meeting v.1	Hold Meeting	10/02/2024 16:25	10/21/2024 11:14
Planning Board v.1		10/21/2024 11:16	10/28/2024 11:33
Planning Board Agenda v.1	Task	10/21/2024 11:16	10/21/2024 11:17
Invoice for Notices v.1	Task	10/21/2024 11:16	10/21/2024 11:17

PLAN SNAPSHOT REPORT (TRAN-2024-0014)

Send Notices v.1	Task	10/21/2024 11:17	10/21/2024 11:18
Planner Creates Staff Recommendations v.1	Plan Activity	10/21/2024 11:22	10/21/2024 11:23
Distribute Planning Board Materials v.1	Task	10/21/2024 11:22	10/21/2024 11:23
Planning Board Hearing v.1	Hold Hearing	10/21/2024 11:23	10/28/2024 11:31
Planning Board Decision v.1	Plan Activity	10/28/2024 11:28	10/28/2024 11:31
NOD Sent to Applicant v.1	Create Report	10/28/2024 11:31	10/28/2024 11:33
Final Plan v.1			10/28/2024 11:35
Land Use Plan Stamped and Signed v.1	Generic Action		10/28/2024 11:35
Recording v.1	Task		10/28/2024 11:35
Document Archival v.1	Generic Action		10/28/2024 11:35
Internal Notification of Plan Completion v.1	Generic Action		10/28/2024 11:35
Building Official Notifies Address v.1	Generic Action		10/28/2024 11:35
Pre-Con Meeting v.1	Hold Meeting		10/28/2024 11:35
Create/Link to Records v.1			10/28/2024 11:35
Create / Link to Permit - Building Major v.1	Create Sub Permit		10/28/2024 11:35
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		10/28/2024 11:35



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 3 units

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

To allow 5 units where 2 units are 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.

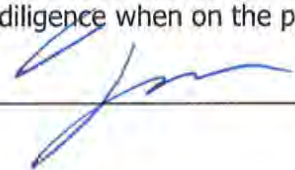
Signature of Property Owner:  Date: 9/26/24

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: 9/26/24

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	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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



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 2 full size, 5 small sets	
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 _____

PLANNING BOARD FEE SCHEDULE / INVOICE

(Revised July 24, 2023)

Below are the fees associated with plan review and are subject to a nonrefundable application fee to cover administrative expenses. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover".

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☒ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ 200.00
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ per Application = \$ _____
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE = \$ 200.00

AND

B. Abutter Notification / Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will review the list for accuracy and provide to us the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - ☐ Certified letters fee # _____ of x \$10.00 = \$ _____
- ☐ Certified letters fee: # of abutters _____ X \$10.00 = \$ _____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____

C. Foster's newspaper public notice fee \$120.00 x # _____ applications = \$ _____

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

The amount due must be paid 28 hours prior to the Planning Board Meeting, to be heard.



CITY OF DOVER, NEW HAMPSHIRE PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name:

FERGUS CULLEN

Signature(s) of Property Owner(s):

[Signature]

Date: 6/6/24

Signature of Applicant:
if different from owner

[Signature]

Date:

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name:

FERGUS CULLEN

Signature(s) of Property Owner(s):

[Signature]

Date: 6/6/24

Signature of Applicant:
if different from owner

[Signature]

Date:

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location:

Sign Permit Application Type:
(check one)

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

TRAN-2024-0014

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	ESTATE OF TJAHJADI PRAJITNO	CHRISTINA RUTH & TJAHJADI CHRISTOPHER	559 SIXTH ST	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 JAMES P TRUSTEE	GOWEN JAMES P REVOCABLE TRUST	562 SIXTH ST	DOVER	NH	03820
B0004-F00000	566 SIXTH ST	CULLEN FERGUS	CULLEN JENNIFER	152 BOXWOOD LANE	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES		PO BOX 1166	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND		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, each with a duplex, utilizing four TDR units. The result would be three lots containing five total living units.

The applicant's goal is to create housing units consistent with the City's goal of developing more "attainable" housing. The intended result is new units priced at or below the median cost of new residential housing units in Dover.

Meeting this goal on this lot by building one or two single family homes simply cannot be done given contemporary site development and construction costs and current interest rates. The resulting homes would need to be priced at the higher end of the market and would, therefore, not qualify as "attainable".



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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 has a Certificate of Occupancy and is ready to be a home again.

Before:



CIVILWORKS NEW ENGLAND

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After:



CIVILWORKS NEW ENGLAND

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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.

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. It meets all three criteria specified in subsection G (8) (Residential Standards). The project

- 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

DUPLEXES ALLOWED:

Chapter 170 was amended in 2021 specifically to allow duplexes in residential zones by right, provided:

1. The lot shall contain at least four thousand (4,000) square feet per dwelling unit and a minimum floor area of five hundred (500) square feet per dwelling unit.
2. 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 one family). At a minimum, this shall mean that only one entrance shall be visible from a public street, and only one driveway shall exist with no on street parking required for residents.

The proposed units meet these criteria.

ATTAINABLE SIZE INCENTIVE:

Dover's TDR ordinance is designed to support the creation of more attainable housing by incentivizing smaller housing units. The TDR fee is reduced by 50 percent for units under 1,000 square feet, with the expectation that smaller units will cost less to rent or purchase than larger units.

The proposed housing units respond to this incentive.

CIVILWORKS NEW ENGLAND

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TDR PRECEDENT IN THE R-40 ZONE:

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 some on upper Sixth Street very close to this property. Approved TDR projects in R-40 include:

- 144 Mast Road
- 51 & 65 Bellamy Road
- 537 Sixth Street
- 512 Sixth Street
- Wildcat Drive

SCALED-DOWN PROPOSAL:

The proposal before you is scaled-down from an earlier concept that went before the Technical Review Committee. That concept included two single family homes and two duplexes, or six new housing units total. TRC viewed it as a major subdivision, triggering significant engineering costs inconsistent with the goal of creating attainable housing on this property. The result is a project smaller in scope with fewer new units.

CONSERVATION FUNDING:

If approved, this project will contribute \$22,500 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 close to \$2 million, adding \$35-40,000 in new annual property tax revenue to the City.

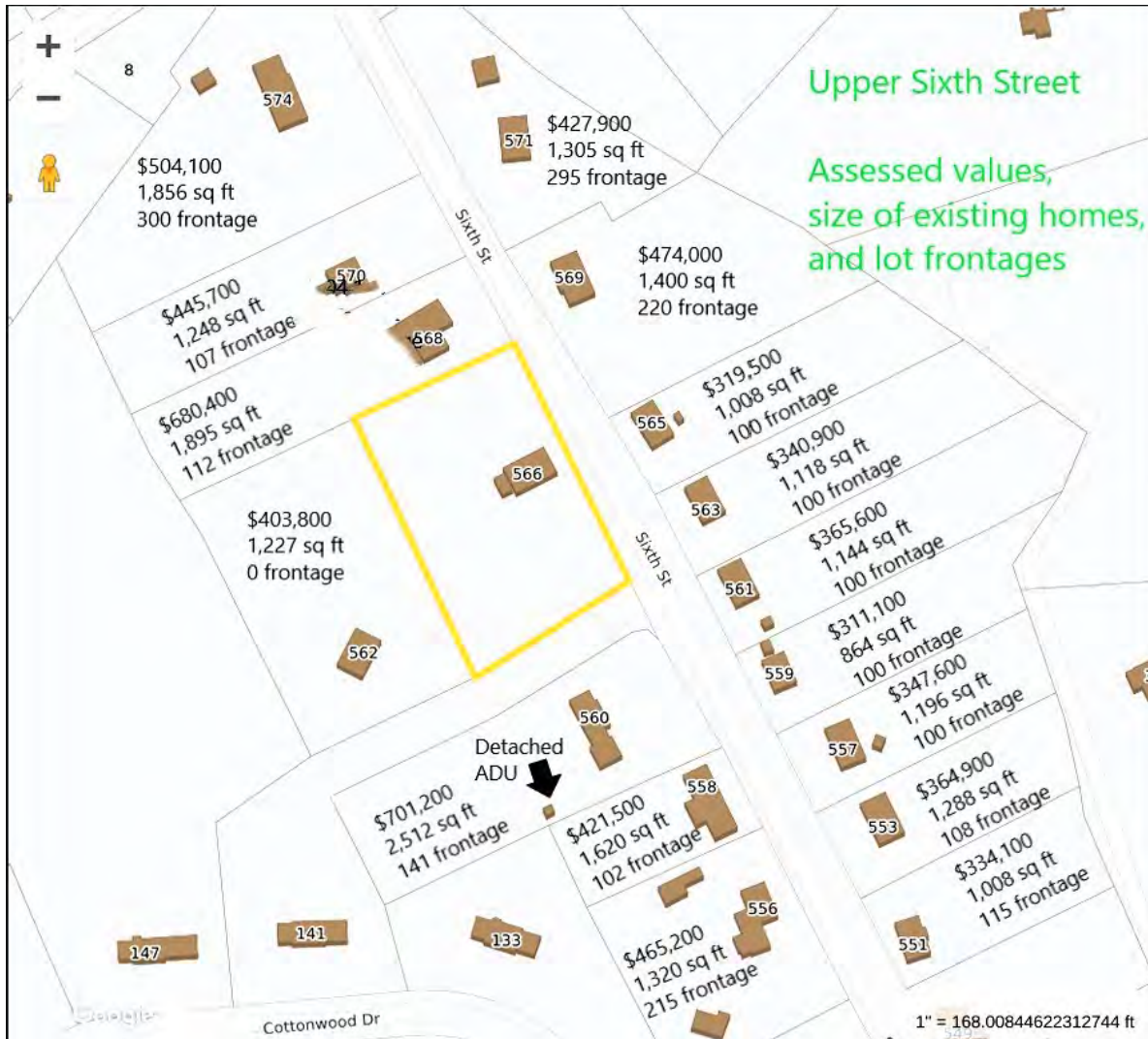
COMPATIBLE WITH SURROUNDING PROPERTIES:

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 homes in the vicinity of this project are ranches smaller than 1,200 square feet. Many are built into a hillside, most have about 100 feet of frontage, and 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.)

CIVILWORKS NEW ENGLAND

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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 size 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

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Unit Size Calculations – Conditioned Space

566 Sixth Street

<u>Hopscotch Duplex</u>	<u>Length</u>	<u>Width</u>	<u>S.F.</u>	<u>Per Unit</u>
<u>FIRST FLOOR</u>				
Exterior framing:	39	29	1131	
less exterior walls			-62	
less fire wall			-25	
Subtotal:			1044	522
<u>SECOND FLOOR</u>				
Exterior framing:	39	29	1131	
less exterior walls			-62	
less fire wall			-24	
less knee wall			-42	
less one floor of stairs (not double-counted)			-70	
Subtotal:			<u>933</u>	<u>467</u>
Total S.F. per Unit:				989

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

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

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

Hopscotch Duplex

408.220 (8/21/2024)

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Art Form Architecture, LLC

603-431-9559



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Hopscotch Duplex 408.220

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our home designs be built substantially as designed. Art Form 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 Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Art Form
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

8/21/2024

Hopscotch Duplex

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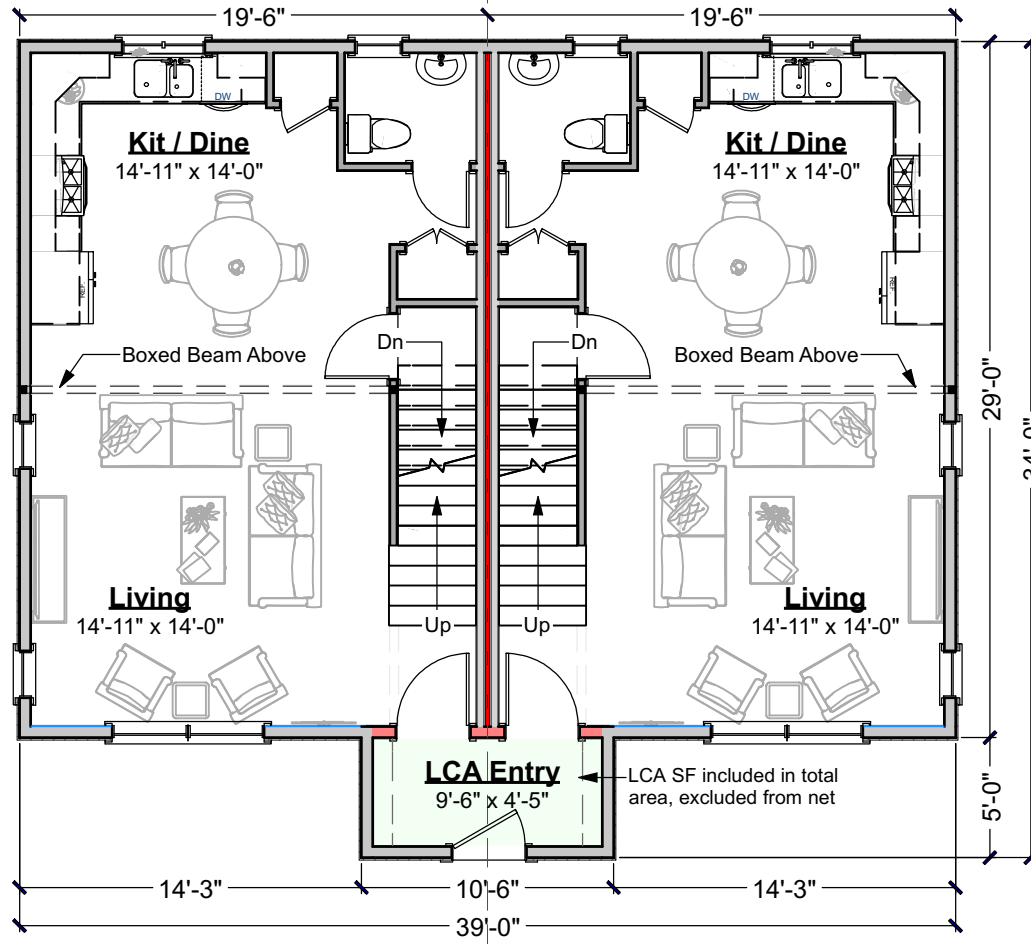
Art Form Architecture, LLC

603-431-9559

Total Building Area this Floor: 1183 sq ft

8 ft Ceilings

Net Living Area Per Unit: 522 sq ft (Measured to Interior Framing)



First Floor Plan

Scale: 1/8" = 1'-0"

8/21/2024

Hopscotch Duplex

408.220 (8/21/2024)

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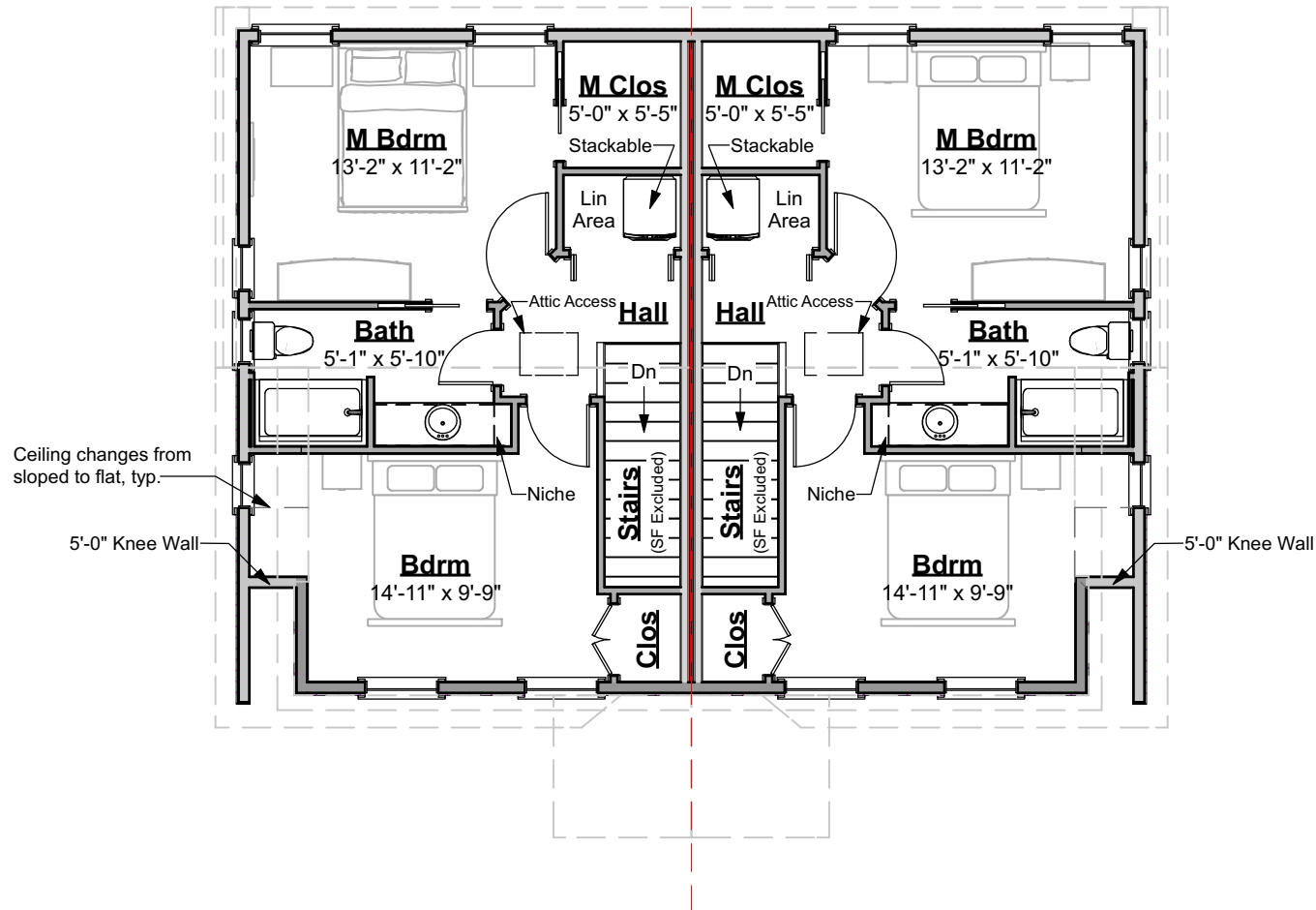
Art Form Architecture, LLC

603-431-9559

Total Building Area this Floor: 1010 sq ft

8 ft Ceilings

Net Living Area Per Unit: 467 sq ft (Measured to Interior Framing)



Second Floor Plan

Scale: 1/8" = 1'-0"

8/21/2024

Hopscotch Duplex

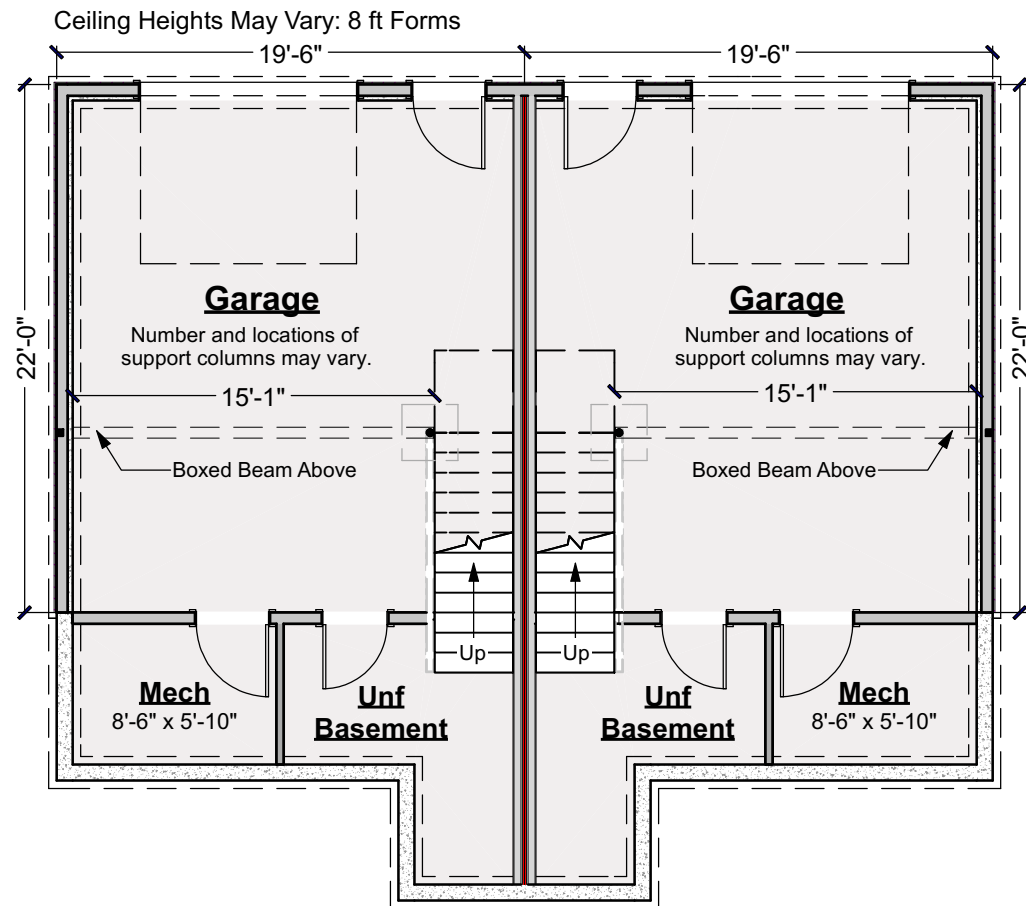
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Foundation Plan

Scale: 1/8" = 1'-0"

8/21/2024

Hopscotch Duplex

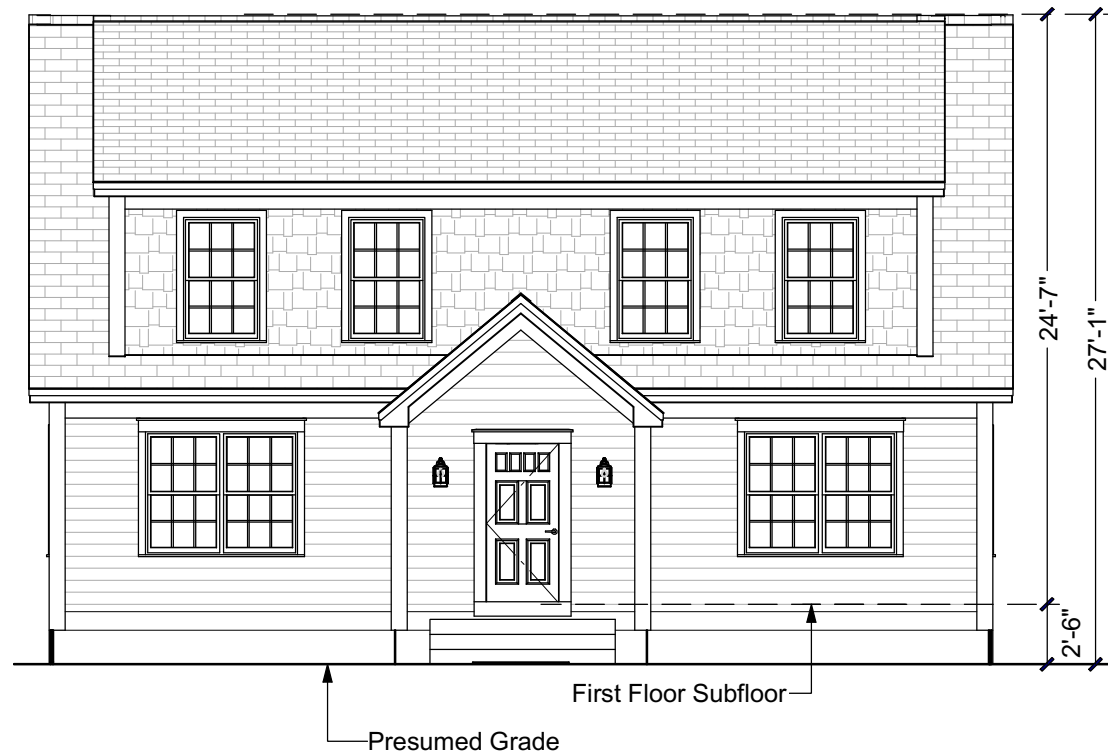
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Front Elevation
Scale: 1/8" = 1'-0"

8/21/2024

Hopscotch Duplex

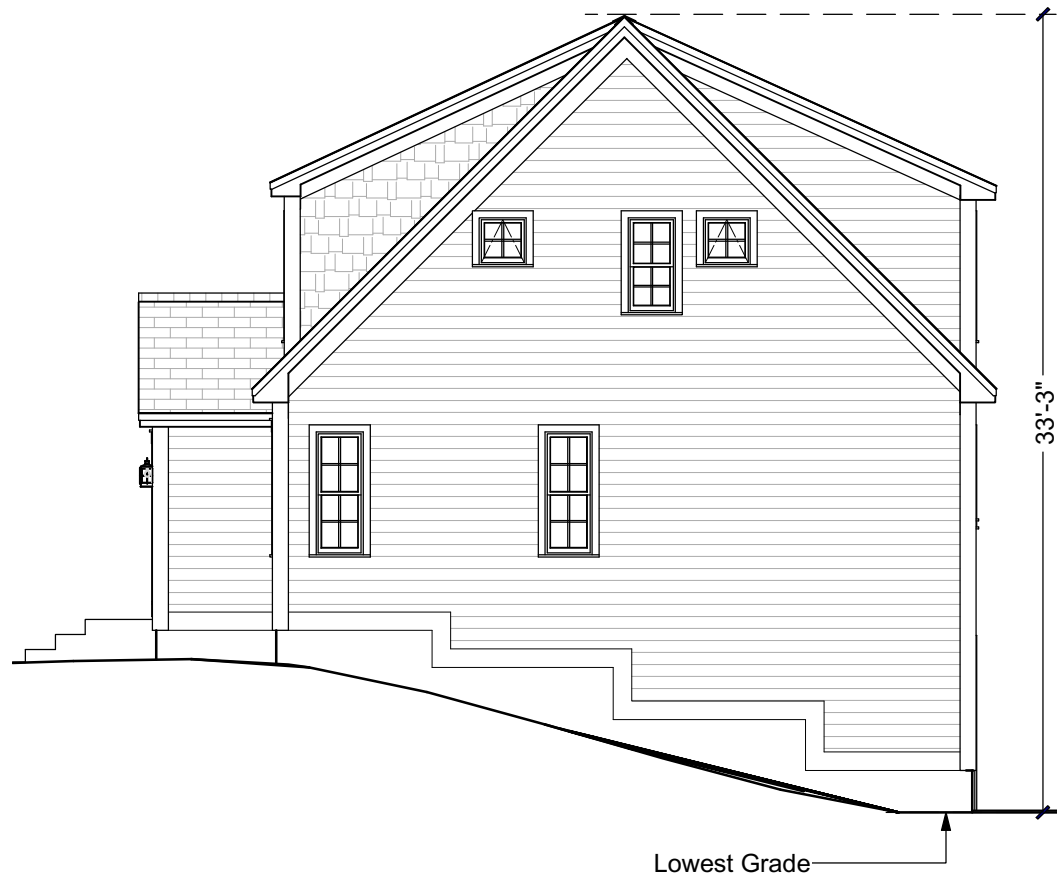
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Right Elevation
Scale: 1/8" = 1'-0"

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Rear Elevation
Scale: 1/8" = 1'-0"

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Left Elevation
Scale: 1/8" = 1'-0"

8/21/2024

Hopscotch Duplex

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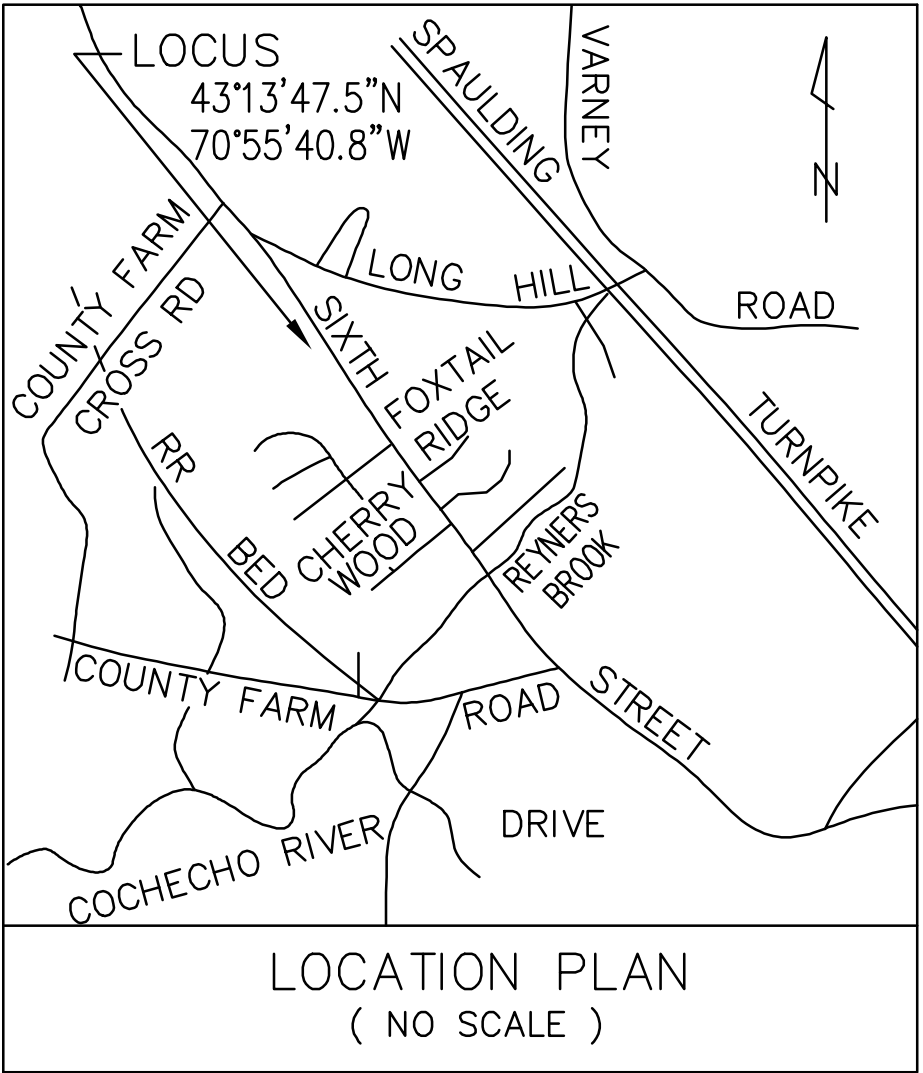
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Interior Views

Left Unit (Right Unit to be Mirror Image)



TDR SUBDIVISION PLAN
FOR
3 LOTS (5 UNITS)
TAX MAP B, LOT 4F
566 SIXTH STREET
DOVER, NH
OCTOBER 1, 2024

OWNER/APPLICANT FERGUS CULLEN & JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NH 03820

DATE

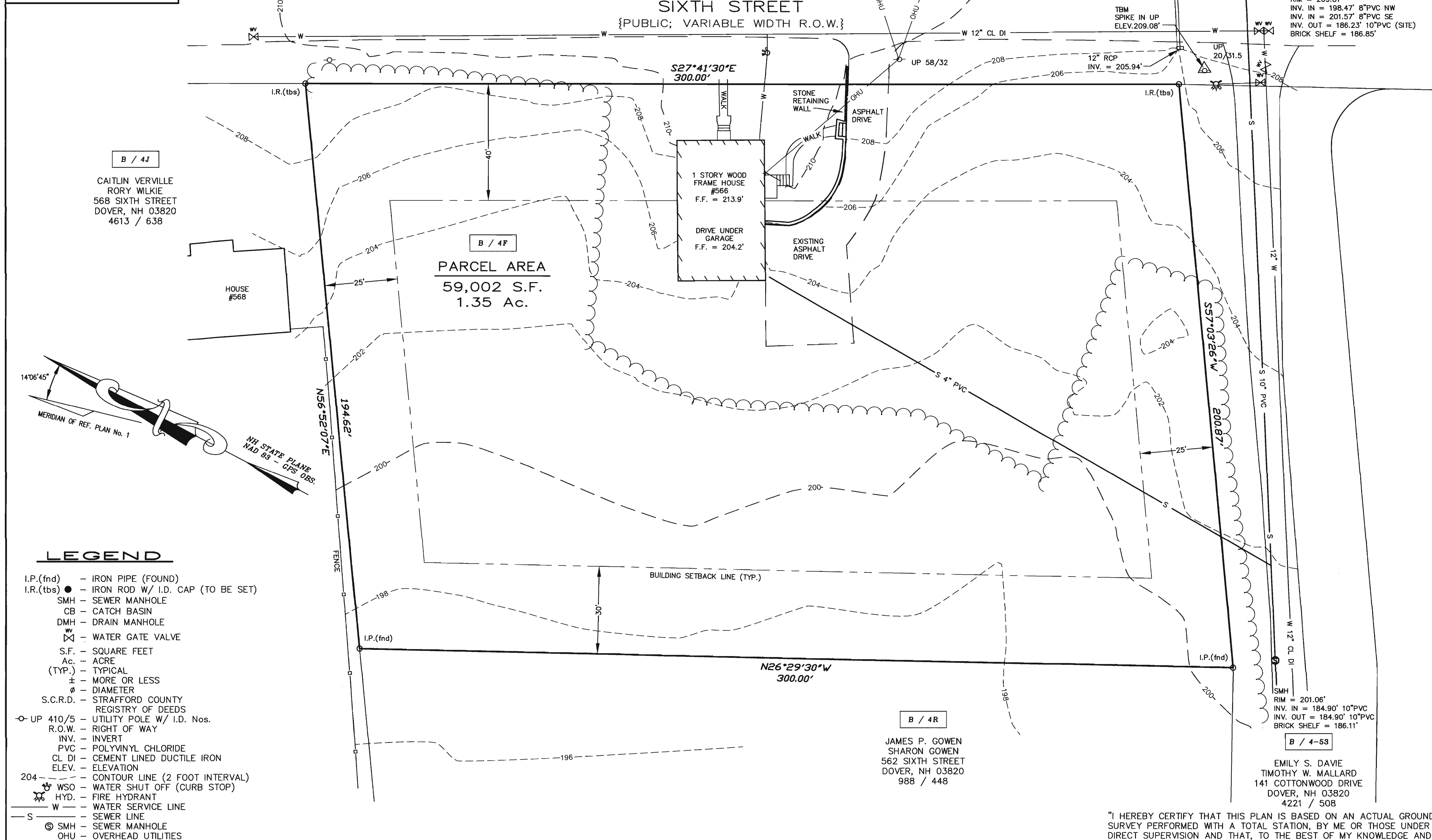
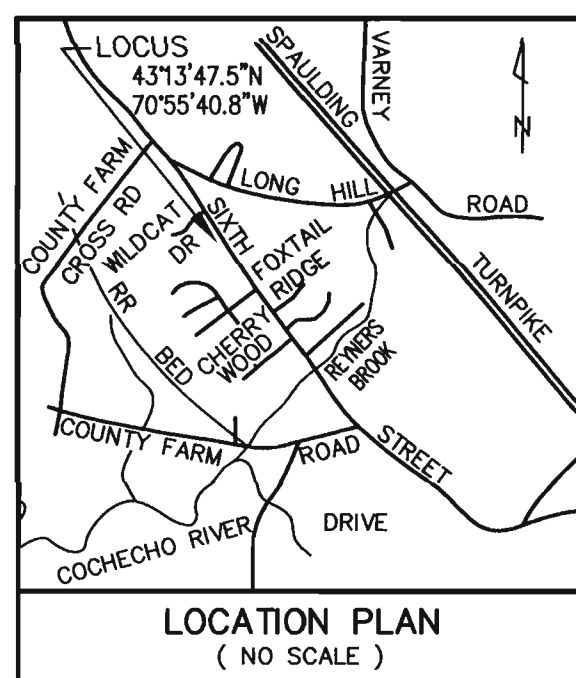
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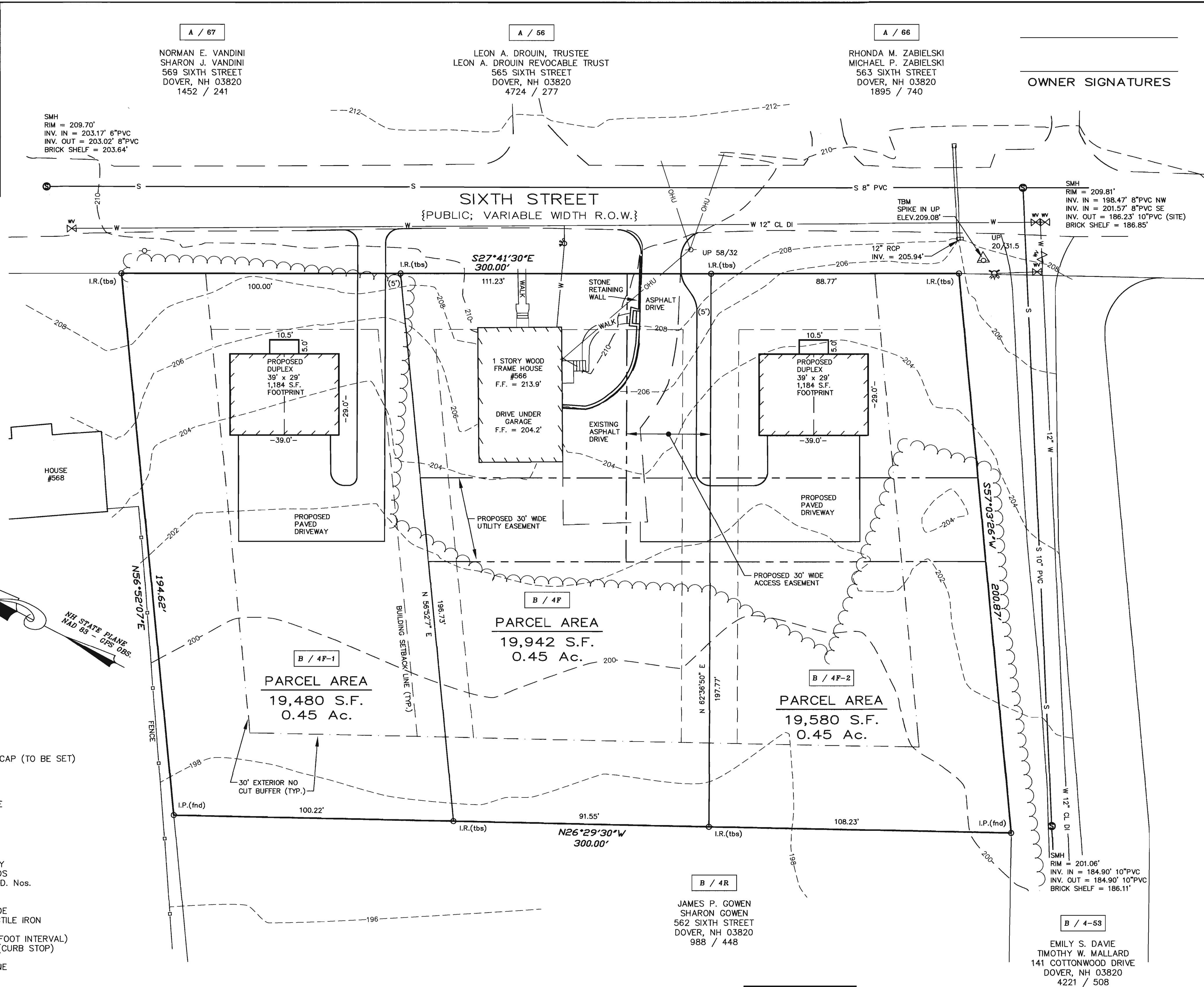
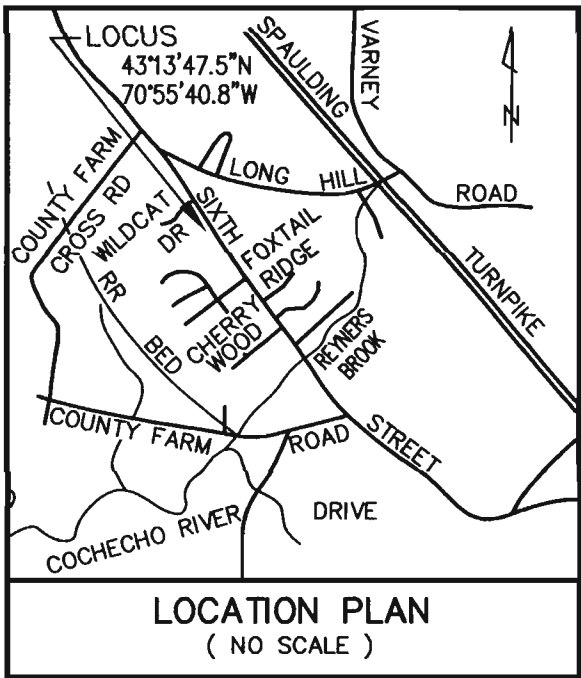


LAND SURVEYOR

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

<u>SHEET INDEX</u>	<u>SHEET</u>
COVER SHEET	1
NEIGHBORHOOD PLAN	2
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	3
TDR APPROVAL PLAN (BY MCENEANEY SURVEY)	4
TDR SUBDIVISION PLAN (BY MCENEANEY SURVEY)	5
TDR TOPOGRAPHY PLAN (BY MCENEANEY SURVEY)	6
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UTILITY PLAN	9
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EROSION CONTROL DETAILS	11-12
DETAIL SHEETS	13-15





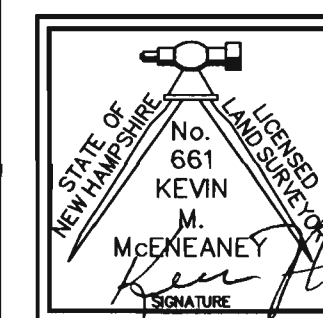
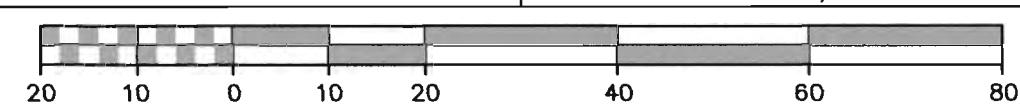
- NOTES:**
- OWNER OF RECORD: FERGUS CULLEN, JENNIFER CULLEN, 152 BOXWOOD LANE, DOVER, NEW HAMPSHIRE 03820, S.C.R.D. VOLUME 5152, PAGE 7
 - B / 4P** - DENOTES TAX MAP AND PARCEL NUMBER.
 - TOTAL PARCEL AREA = 59,002 S.F. / 1.35 Ac.
 - THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TDR SUBDIVISION CONSISTING OF THREE (3) LOTS, ONE LOT CONTAINING A SINGLE FAMILY DWELLING AND TWO LOTS CONTAINING DUPLEXES.
 - ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT SIZE = 40,000 S.F.
 - MAXIMUM LOT COVERAGE = 10 PERCENT
 - MINIMUM FRONTAGE = 150 FEETBUILDING SETBACK REQUIREMENTS:
 - FRONT SETBACK = 40 FEET
 - SIDE SETBACK = 25 FEET
 - REAR SETBACK = 30 FEET
 - MAXIMUM BUILDING HEIGHT = 35 FEET
 - WETLAND BUFFER = 50 FEETTRANSFER OF DEVELOPMENT RIGHTS REGULATIONS:
 - ABUTTING A ROAD SETBACK = 20 FEET
 - ABUTTING A LOT LINE SETBACK = 10 FEET
 - STREET SIDES OF UNITS = 20 FEET
 - ABUTTING STRUCTURES = 20 FEET
 - NO CUT BUFFER FROM EXTERIOR LOT LINE = 30 FEET
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
 - BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
 - ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
 - THE SOIL TYPES ON THE SITE ARE:
WdB - WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
 - NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GILDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.
 - TDR UNIT CALCULATIONS:
 - A) 59,002 S.F. - CONSERVATION (0 S.F.) = 59,002 S.F.
 - B) 59,002 * 0.85 = 50,150 S.F.
 - C) 50,150 * 0.85 = 42,628 S.F.
 - D) 42,628 / 40,000 BASE UNIT COUNT = 1 UNIT *
 - * EXISTING SINGLE FAMILY HOME HAS RIGHT TO CONVERT TO DUPLEX; (2) UNITS BY RIGHT.
 - E) REMAINING 3 UNITS TO BE PURCHASED, THUS ALLOWING FOR 5 UNITS.
 - PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY AND MARCH, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
 - PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.

SHEET 4 OF 15

TDR APPROVAL 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. TRAN 2024-

DRAWN BY: RJM **FILE:** MSA\2571\D\23-2571
SCALE: 1" = 20' **DATE:** SEPT. 25, 2024

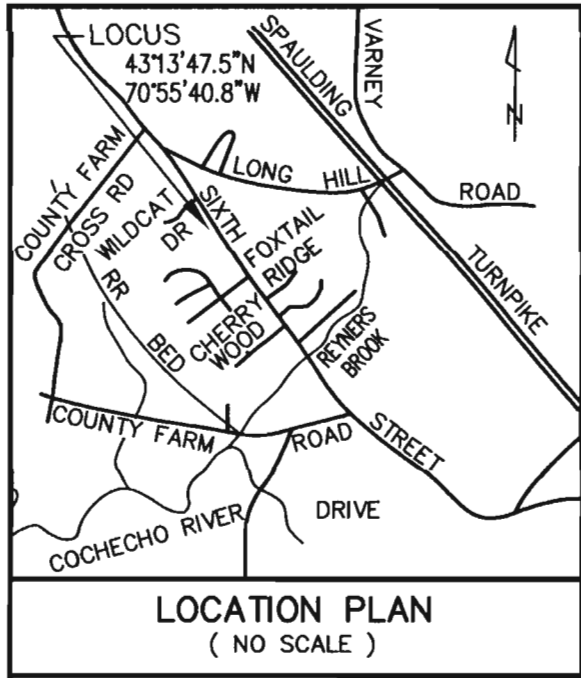


McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

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



A / 67

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

A / 56

LEON A. DROUIN, TRUSTEE
LEON A. DROUIN REVOCABLE TRUST
563 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:

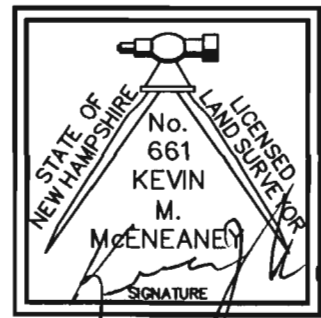
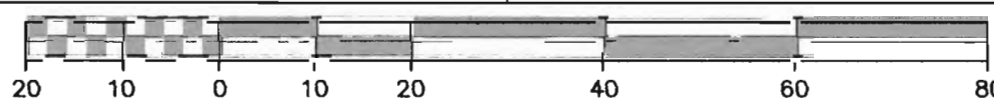
- OWNER OF RECORD:
FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
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MINIMUM FRONTAGE = 150 FEET
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SHEET 5 OF 15

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\23-2571
SCALE: 1" = 20' DATE: SEPT. 25, 2024



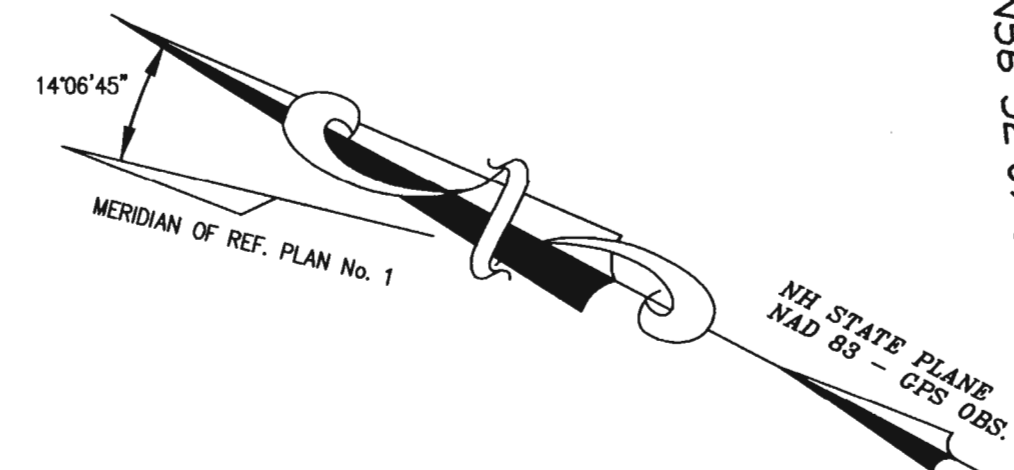
McEaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

B / 4J

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



LEGEND

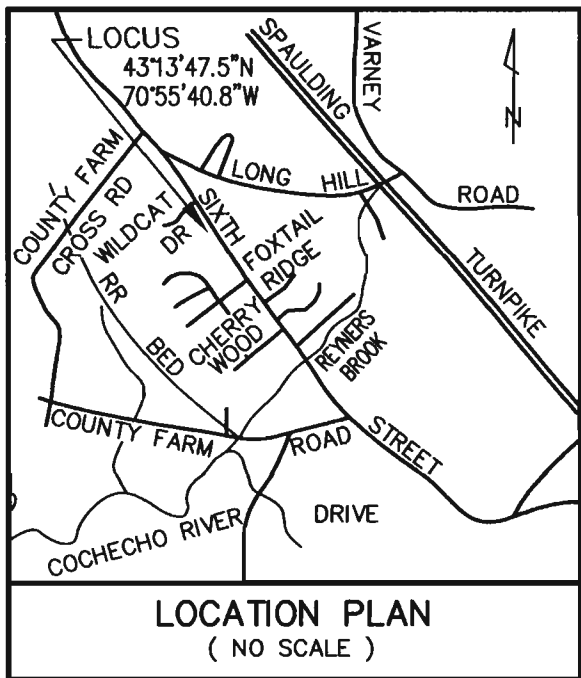
- I.P.(fnd) - IRON PIPE (FOUND)
I.R.(tbs) - IRON ROD W/ I.D. CAP (TO BE SET)
SMH - SEWER MANHOLE
CB - CATCH BASIN
DMH - DRAIN MANHOLE
WV - WATER GATE VALVE
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
Ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
UP 410/5 - UTILITY POLE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

NO.	DATE	DESCRIPTION	BY	CHK
CNE 24081		REVISIONS		
24-2571	TDR SUBDIV	23-12	37-42	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

"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."



A / 67

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

A / 56

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

A / 66

RHONDA M. ZABIELSKI
MICHAEL P. ZABIELSKI
563 SIXTH STREET
DOVER, NH 03820
1895 / 740

OWNER SIGNATURES

NOTES:

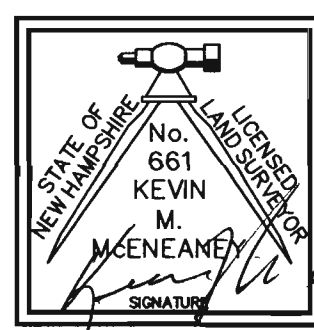
- OWNER OF RECORD:
FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5152, PAGE 7
- B / 4P - DENOTES TAX MAP AND PARCEL NUMBER.
- TOTAL PARCEL AREA = 59,002 S.F. / 1.35 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TDR SUBDIVISION CONSISTING OF THREE (3) LOTS, ONE LOT CONTAINING A SINGLE FAMILY DWELLING AND TWO LOTS CONTAINING DUPLEXES.
- ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
WETLAND BUFFER = 50 FEET
TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS:
ABUTTING A ROAD SETBACK = 20 FEET
ABUTTING A LOT LINE SETBACK = 10 FEET
STREET SIDES OF UNITS = 20 FEET
ABUTTING STRUCTURES = 20 FEET
NO CUT BUFFER FROM EXTERIOR LOT LINE = 30 FEET
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- THE SOIL TYPES ON THE SITE ARE:
WdB - WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GLDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.
- TDR UNIT CALCULATIONS:
A) 59,002 S.F. - CONSERVATION (0 S.F.) = 59,002 S.F.
B) 59,002 * 0.85 = 50,150 S.F.
C) 50,150 * 0.85 = 42,628 S.F.
D) 42,628 / 40,000 BASE UNIT COUNT = 1 UNIT *
* EXISTING SINGLE FAMILY HOME HAS RIGHT TO CONVERT TO DUPLEX; (2) UNITS BY RIGHT.
E) REMAINING 3 UNITS TO BE PURCHASED, THUS ALLOWING FOR 5 UNITS.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY AND MARCH, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.

SHEET 6 OF 15

TDR TOPOGRAPHIC 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\2571-2571
SCALE: 1" = 20' DATE: SEPT. 25, 2024



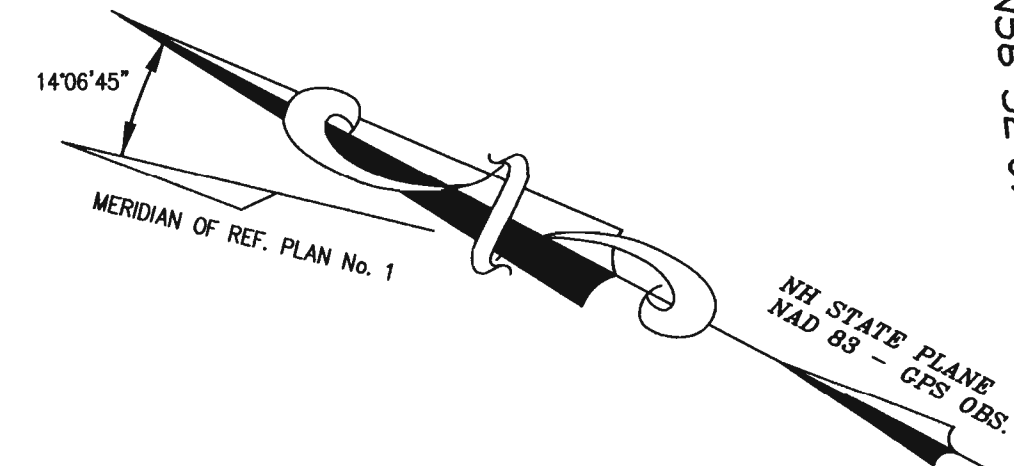
McEaney
Survey
Associates
of NEW ENGLAND

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



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.
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DOVER SUBDIVISION PLAN REVIEW NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF TWO NEW DUPLEXES AND 1 EXISTING SINGLE FAMILY HOME, SITE ACCESS, DRIVEWAYS, WALKWAYS, AND UTILITIES.

2. OWNER OF RECORD:

FERGUS & JENNIFER CULLEN152 BOXWOOD LANE
DOVER, NH 03820

3. THE PARCEL IS SHOWN ON CITY OF DOVER ASSESSOR'S MAP B, LOT 4F.

4. THE SUBJECT PARCEL CONTAINS 1.35 ACRES (59,002 SQ. FT.) OF LAND. THERE IS NO LAND AREA CURRENTLY IN CURRENT USE.

5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5152, PAGE NO. 7.

6. REFERENCE PLANS:

EXISTING CONDITIONS PLAN PREPARED FOR FERGUS & JENNIFER CULLEN, TAX MAP B, LOT 4F, 566 SIXTH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, PREPARED BY: MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND, DATE: 3/6/24, SCALE: 1"=20'

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: RURAL RESIDENTIAL (R-40) DISTRICT
ZONING OVERLAY DISTRICTS: RIVER FRONT RESIDENTIAL AND CONSERVATION DISTRICT
DIMENSIONAL REQUIREMENTS:

REQUIRED

PROVIDED

MINIMUM LOT SIZE

40,000 SF

59,002 SF

MINIMUM LOT COVERAGE

10 PERCENT

11.6%

MINIMUM LOT FRONTAGE

150 FT.

300 FT

MINIMUM YARD SETBACKS:

FRONT SETBACK40 FT.

SIDE25 FT.

REAR30 FT.

MAXIMUM BUILDING HEIGHT35 FT.

MAXIMUM BUILDING HEIGHT35 FT.

9. OFF STREET PARKING REQUIREMENTS:

MAXIMUM

PROVIDED

PARKING DIMENSIONS

9 X 18

9 X 18

AISLE DIMENSIONS

24 FT.

24 FT.

10. THE PROJECT DOES NOT REQUIRE A WAIVER REQUEST FROM THE BOARD.

11. THE PROJECT DOES NOT REQUIRE VARIANCES OR SPECIAL EXCEPTIONS TO BE GRANTED BY THE ZONING BOARD. SEE "PROJECT VARIANCE / PERMIT SUMMARY" SECTION IF APPLICABLE.

12. THE PROJECT DOES NOT REQUIRE A CONDITIONAL USE PERMIT.

13. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 1.

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. 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.

16. TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON JANUARY AND MARCH, 2024.

17. ELEVATIONS ARE BASED ON U.S.G.S. NAVD 1988 DATUM BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.

18. THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.

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 SEWER.

21. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "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 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, AS APPLICABLE.

26. ANY PERMANENT TREATMENT WALES 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, SATURDAY 9 AM- 4 PM. 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 (STRUCTURE) IS MULTI-FAMILY.

33. THE PROJECT REQUIRES A NHDES SHORELAND PERMIT (PENDING).

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.

DOVER NOTES CONTINUED:

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.

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

43. THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM, AS REQUIRED, BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

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 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 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.

50. REFUSE REMOVAL SHALL BE BY CURB SIDE PICKUP ON DOVER POINT ROAD.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).

4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.

6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.

8. STONES FROM REMOVED STONEWALLS SHALL REMAIN ON-SITE. STONES SHALL BE REPURPOSED ON-SITE AND SHALL NOT BE USED AS FILL.

9. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.

10. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.

SITE NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.

2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

3. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.

4. SEE DETAILS FOR SIGN LEGENDS.

5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.

6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.

7. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.

9. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.

10. SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.

11. ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.

GRADING NOTES:

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.

2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING.

3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.

4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.

5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.

6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA, SCS AND NHDES.

7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.

8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.

9. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.

10. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF THE FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.

11. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.

12. CONTRACTOR SHALL NOTIFY THE CITY OF DOVER AND THE DESIGN ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF PERMANENT STORMWATER BMP'S TO PROVIDE THE CITY AND THE ENGINEER THE OPPORTUNITY TO WITNESS THE CONSTRUCTION AND MATERIALS.

13. DENSITY REQUIREMENTS:

LOCATION

MINIMUM DENSITY

BELOW PAVED OR CONCRETE AREAS

95%

TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL

95%

BELOW LOAM AND SEED AREA

90%

*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

PROJECT VARIANCE / PERMIT SUMMARY:

1. FEDERAL AND STATE PERMITS:

NONE

2. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.

TDR SUBDIVISION: APPROVAL REQUESTED CONCURRENTLY WITH TDR APPROVAL.

UTILITY NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.

2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

3. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

4. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.

6. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.

7. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.

8. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.

9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.

10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.

11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

12. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.

14. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.

15. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.

16. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.

18. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

19. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.

20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.

21. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.

22. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER, MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.

23. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.

24. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 81, ARTICLE IV, SECTION 81-27 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.

25. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.

26. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.

27. SEWAGE LOADING (PER NHDES ENV-WQ 1008.03)

2 BEDROOM/RESIDENCE x 2 BEDROOM/RESIDENCE x 150 GPD/BEDROOM = 1,200 GPD.

1 RESIDENCE x 4 BEDROOMS x 150 GPD/BEDROOM = 300 GPD.

TOTAL = 1,500 GPD

UTILITY CONTACTS

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

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

NOTE SHEET

DATE: 10-1-24

SCALE: 1"=100'

DRAWN BY: DJL

DESIGN BY: SJH

APPROVED BY: SJH

PROJECT NO.: 24081

FILE: 24081-SITE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

DATE

APPD

REVISION

NO.

DATE

APPD

REVISION

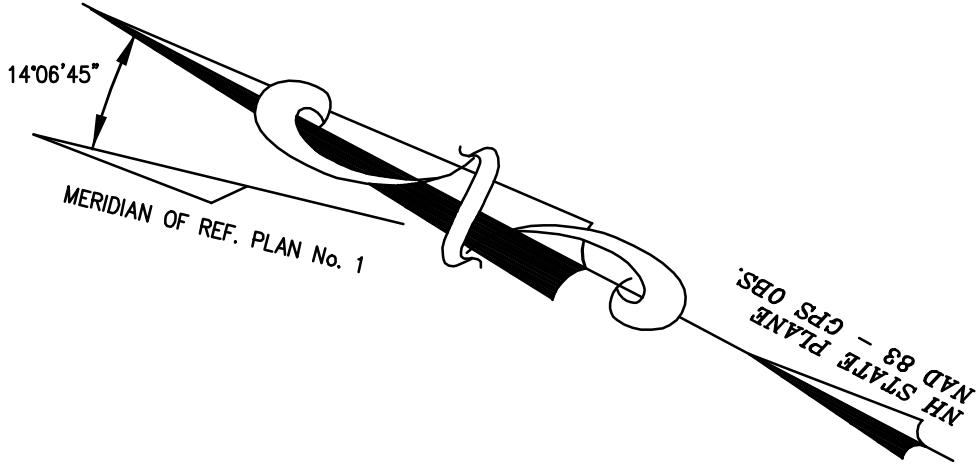
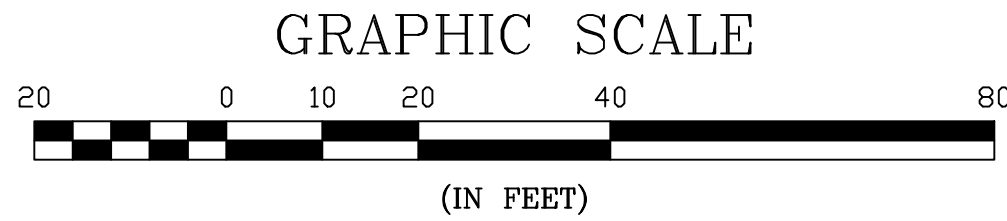
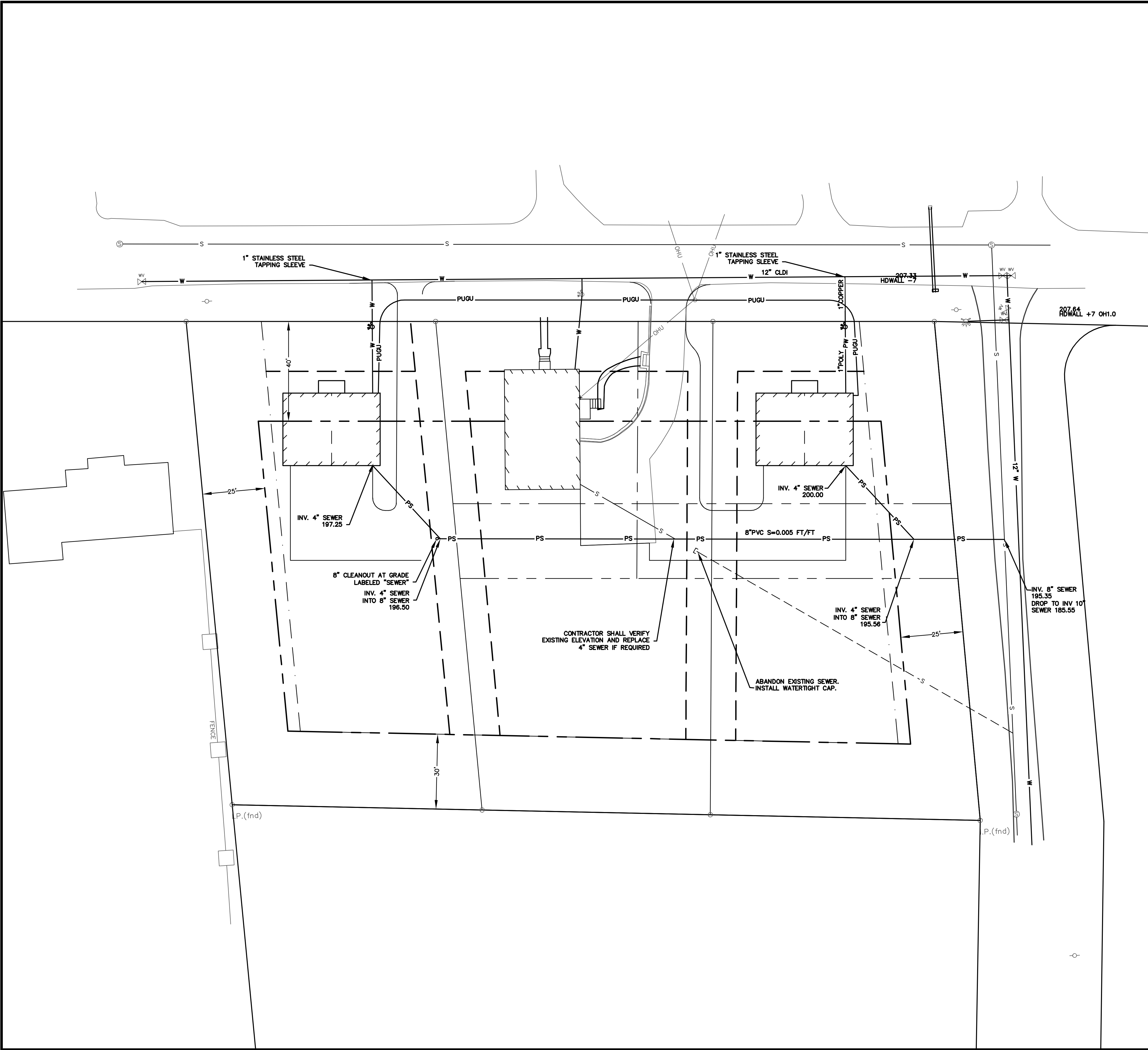
NO.

TDR SUBDIVISION PLAN
5 RESIDENTIAL UNITS
566 SIXTH STREET
DOVER, NH 03820

FERGUS & JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NH 03820

CNE
CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY



PLANNING FILE NO.: SITE-2024-0005

UTILITY PLAN

TDR SSUBDIVISION PLAN
5 RESIDENTIAL UNITS
566 SIXTH STREET
DOVER, NH 03820

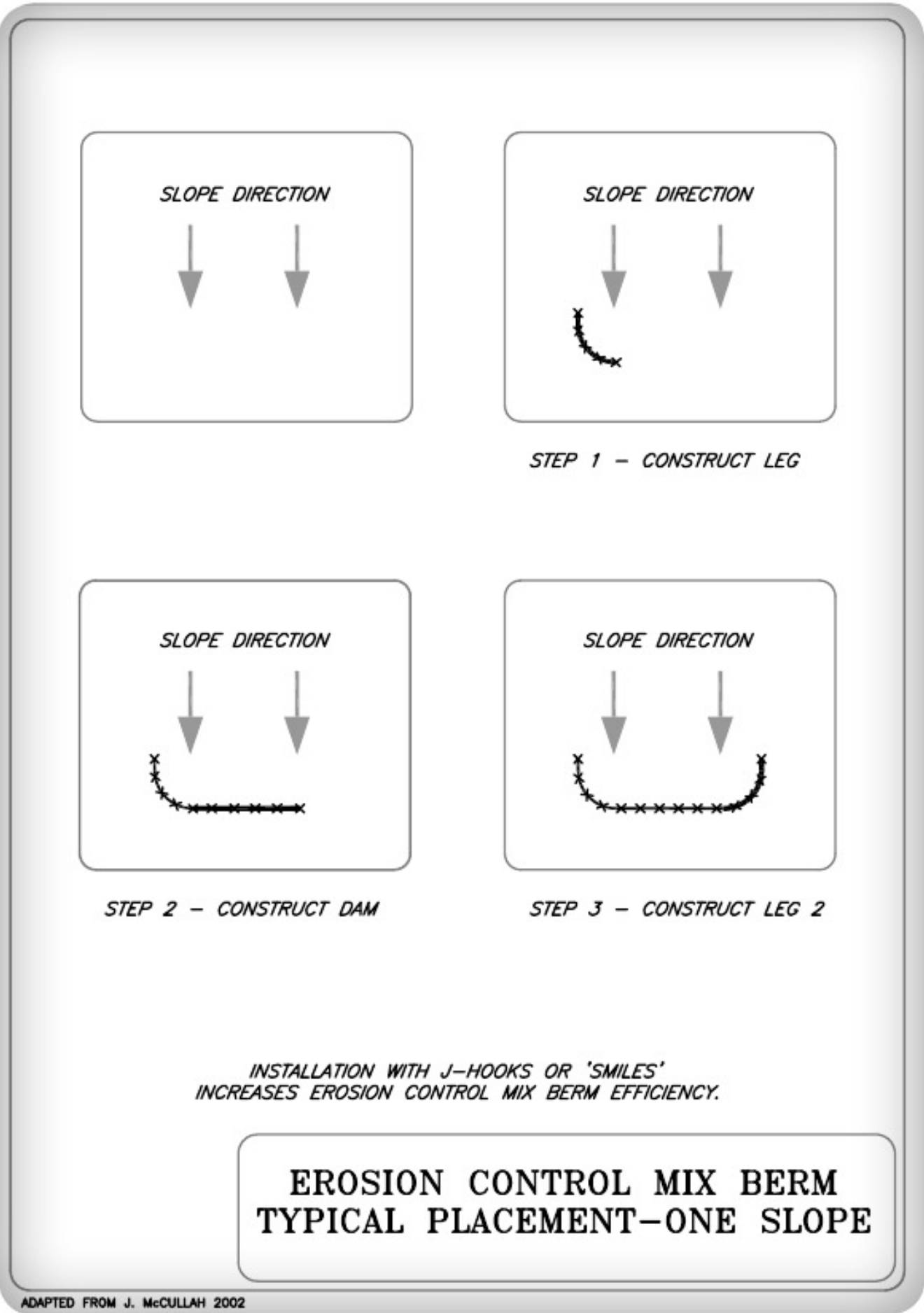
FERGUS & JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NH 03820

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

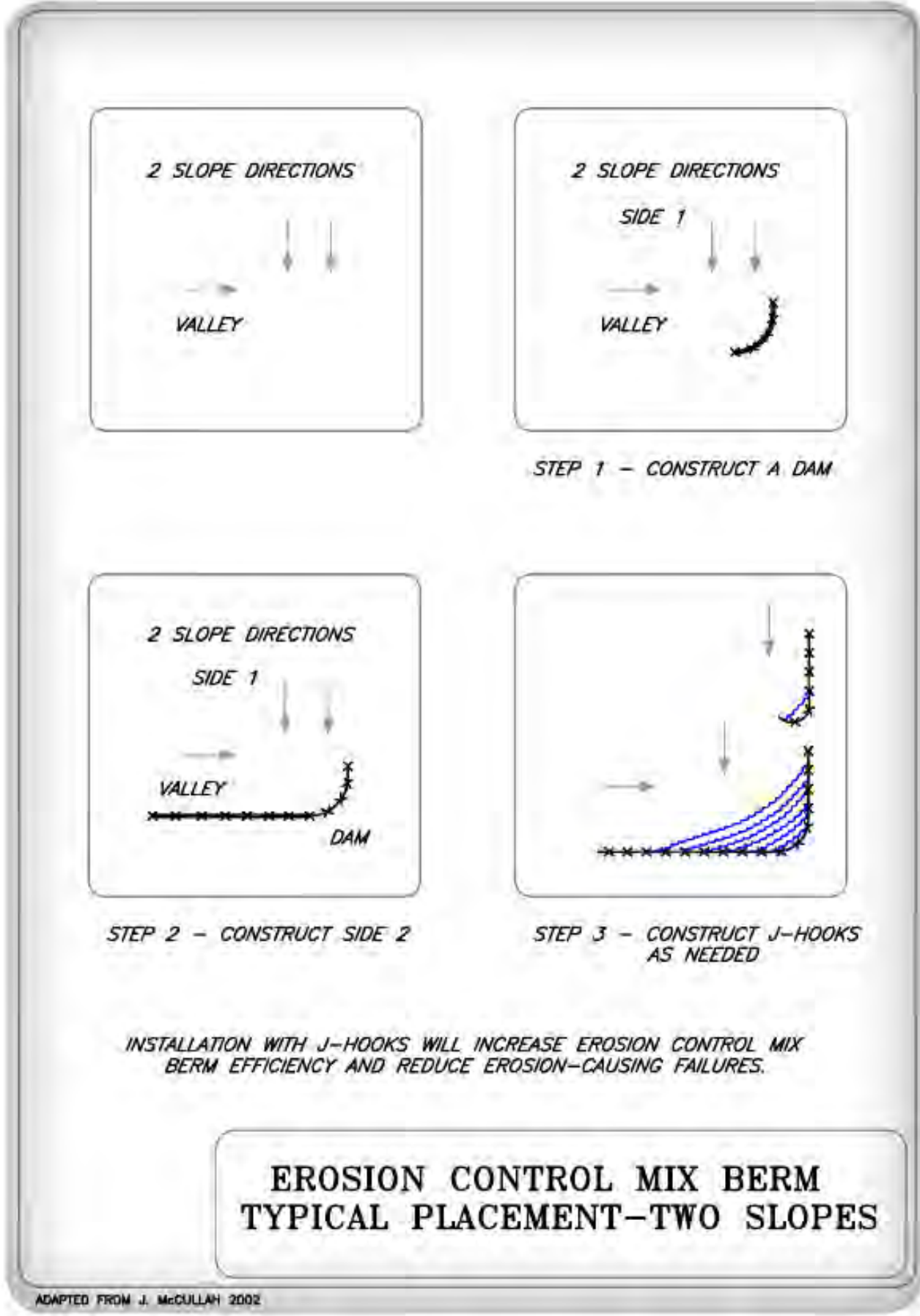
CIVILWORKS NEW ENGLAND
CHALK WATERBURY ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821

NO.	REVISION	APP'D	DATE

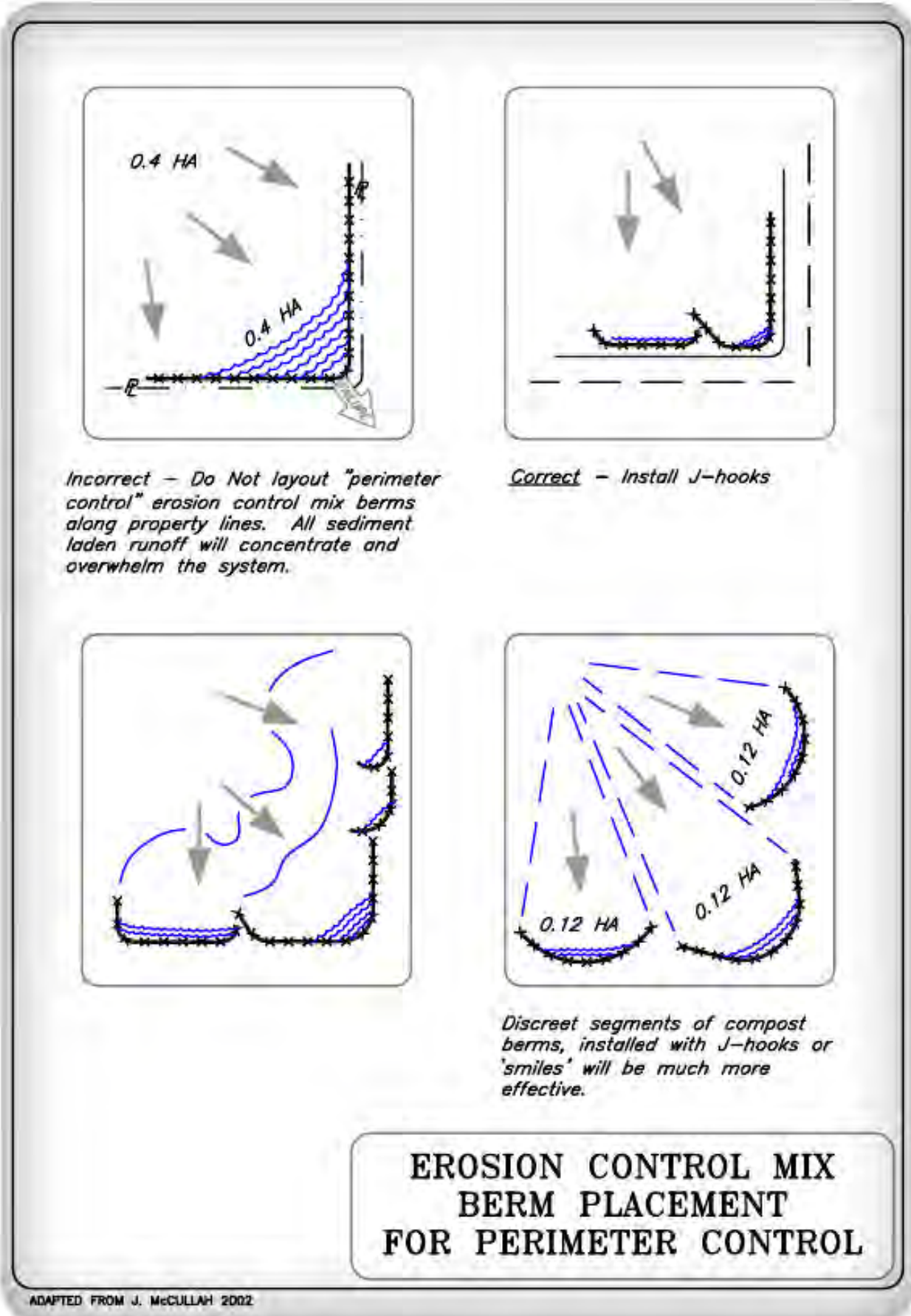
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1"=100'			
DRAWN BY: DJL			
DESIGN BY: SJH			
APPROVED BY:			
PROJECT NO: 24081			
24081-SITE	NO.	REVISION	APP'D



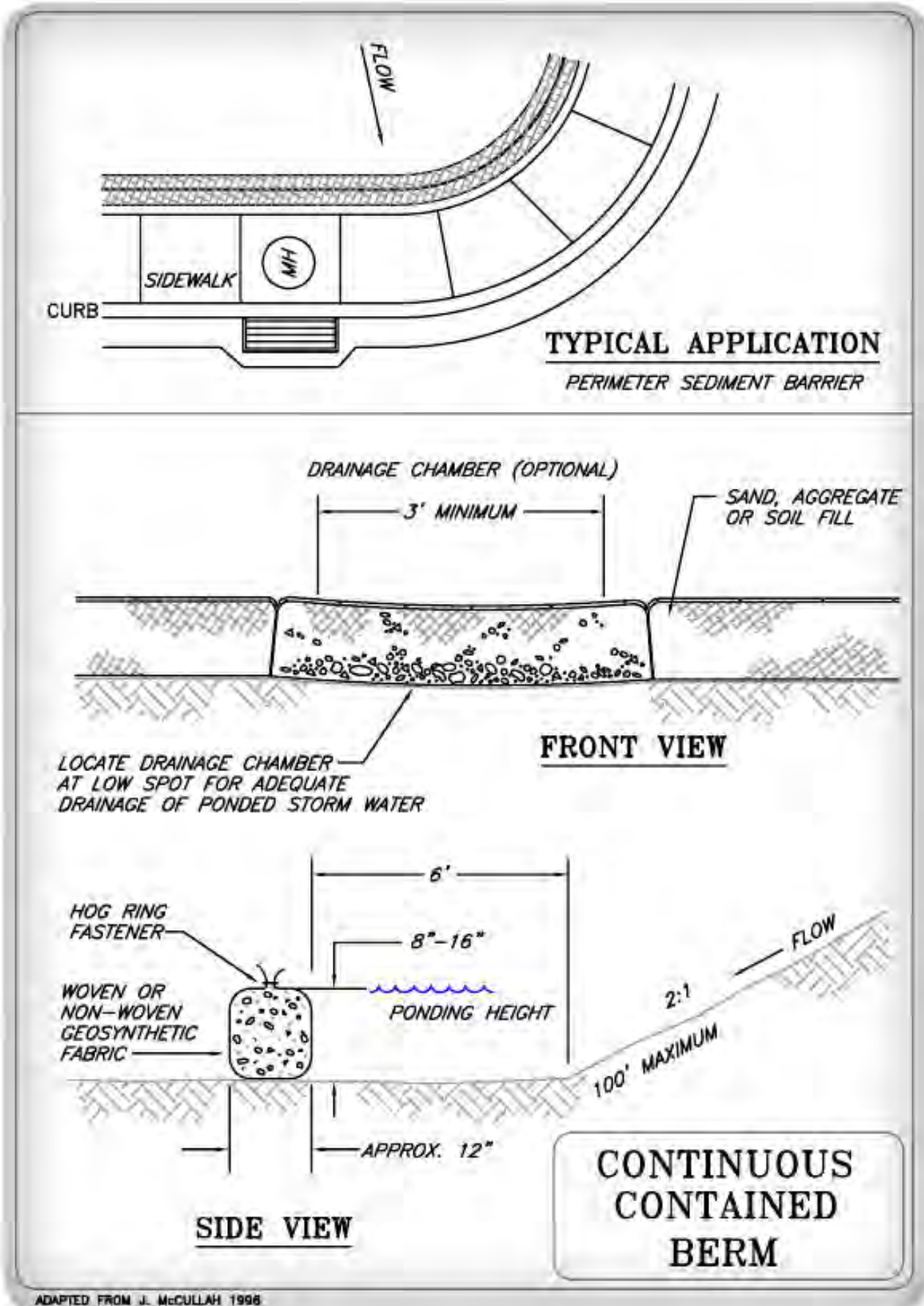
DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



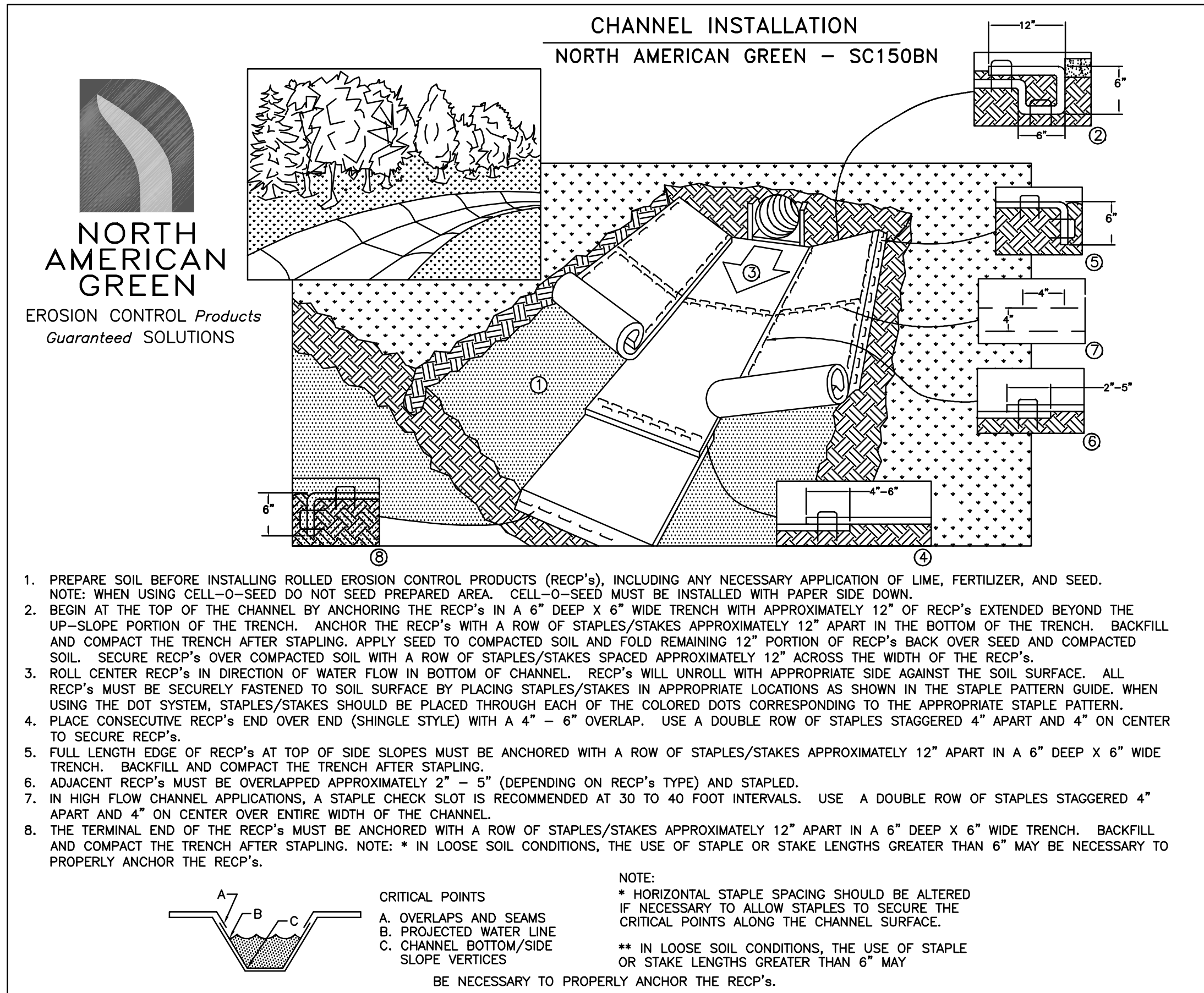
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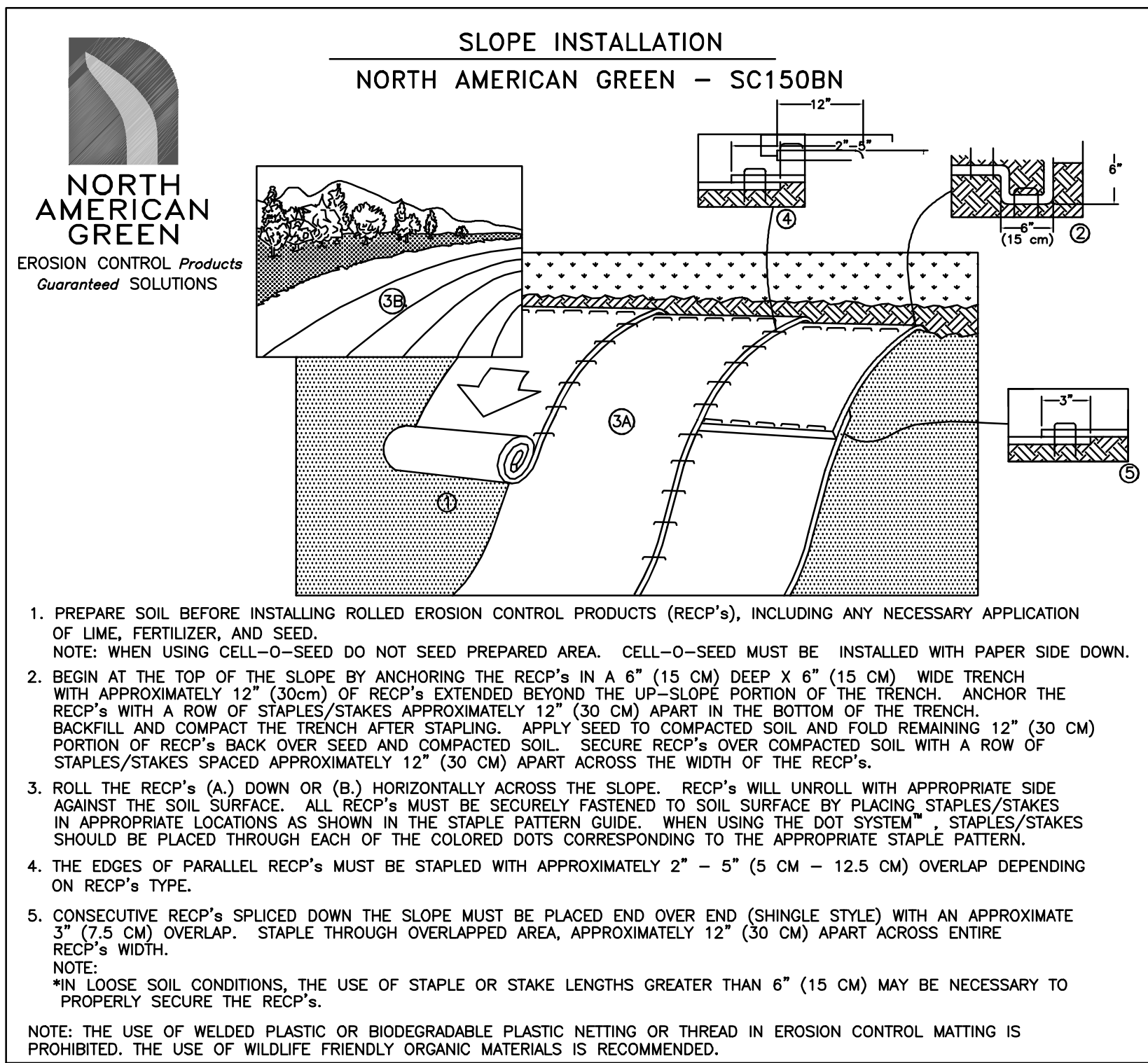
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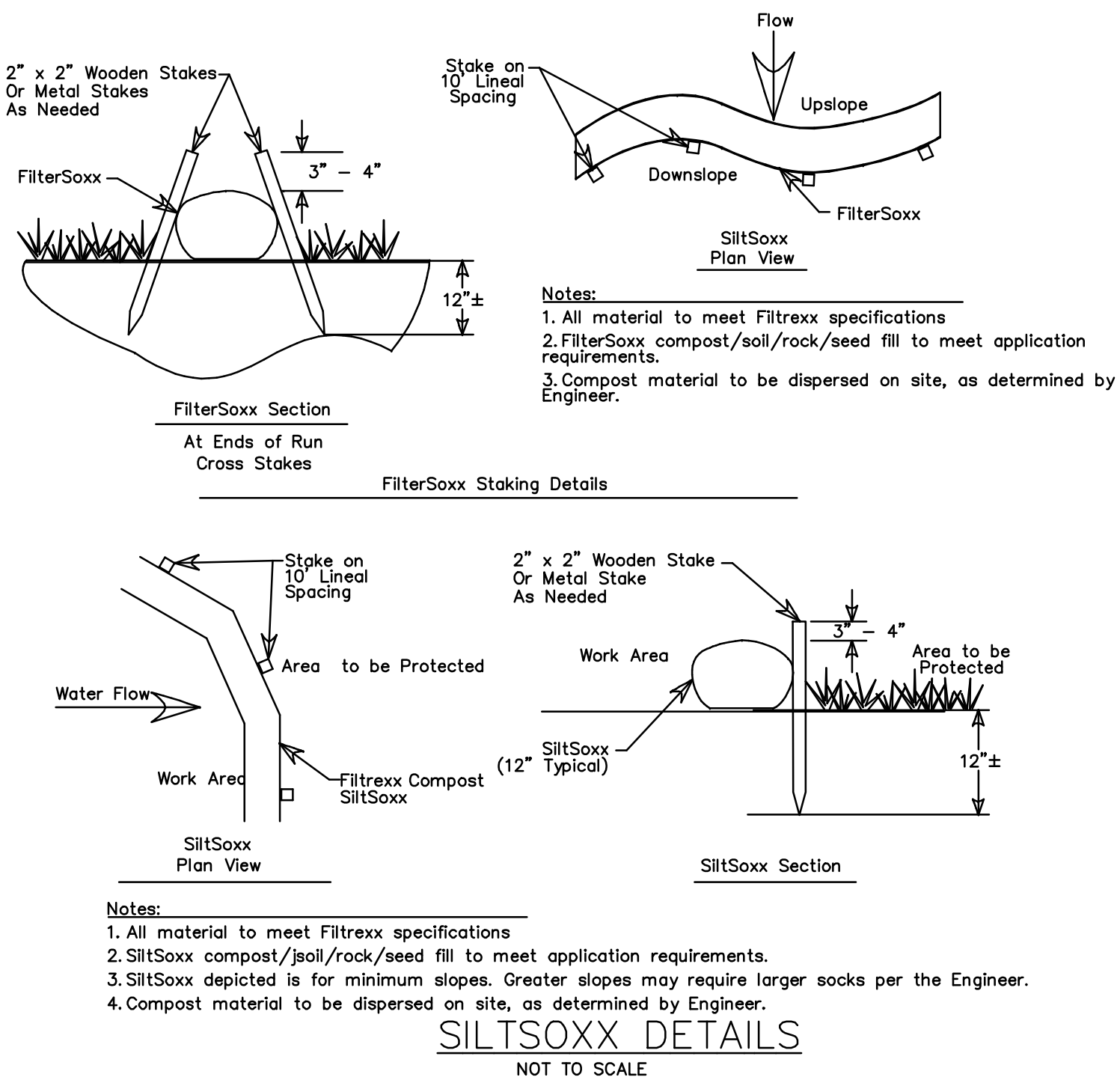
DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



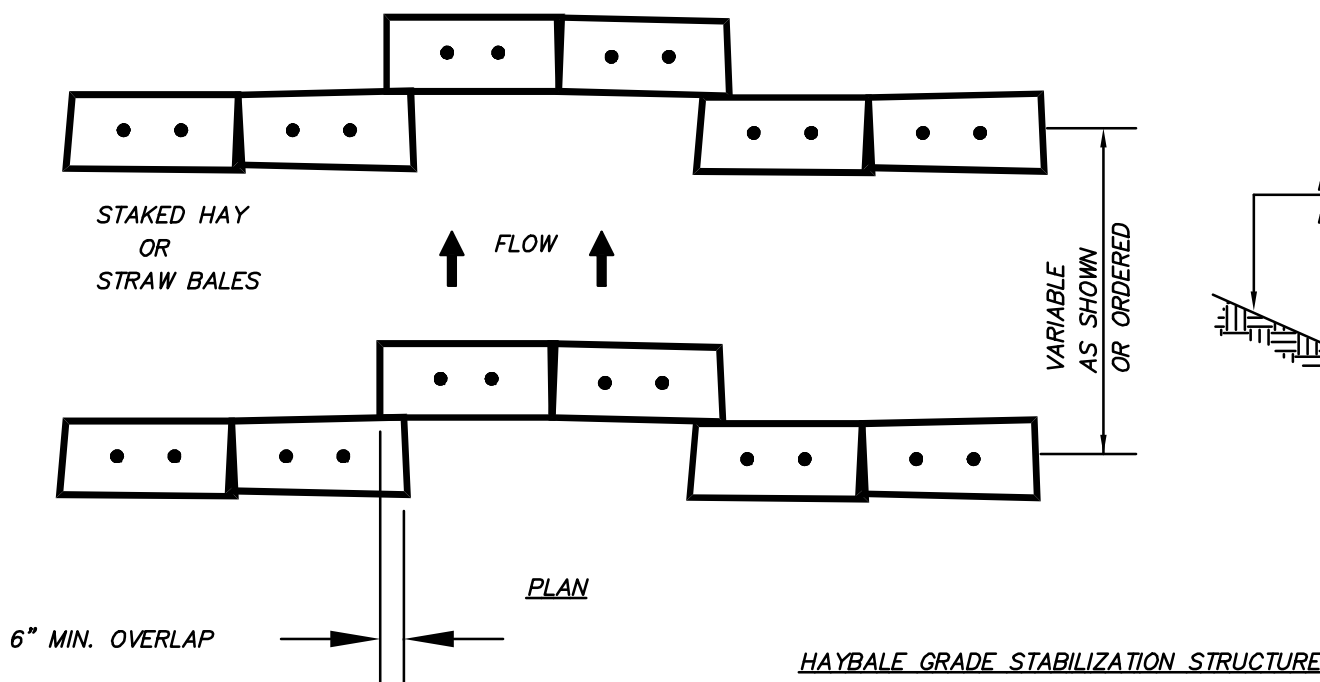
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DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE	NO.	REVISION	APP'D	DATE
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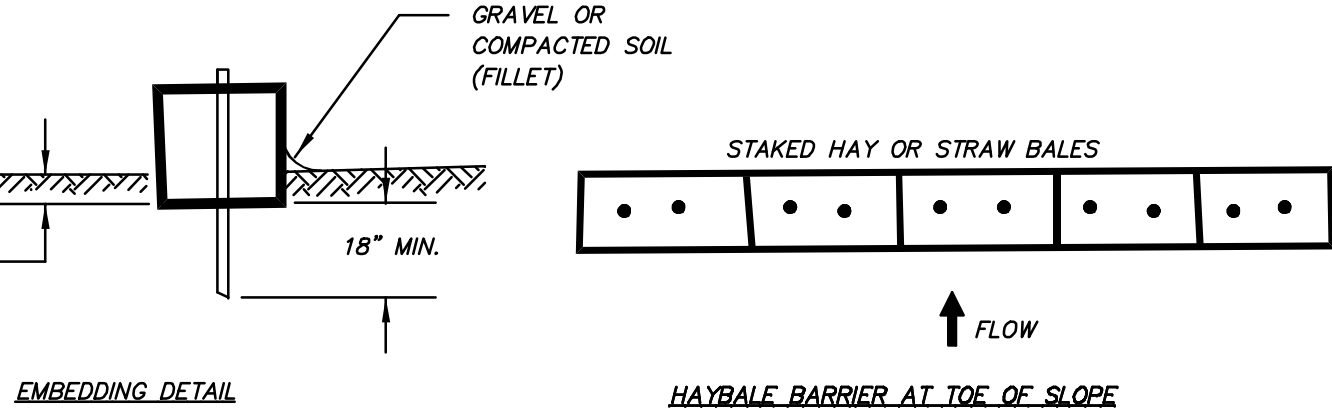
EROSION CONTROL DETAILS

TDR SUBDIVISION PLAN
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FERGUS & JENNIFER CULLEN
152 BOXWOOD LANE
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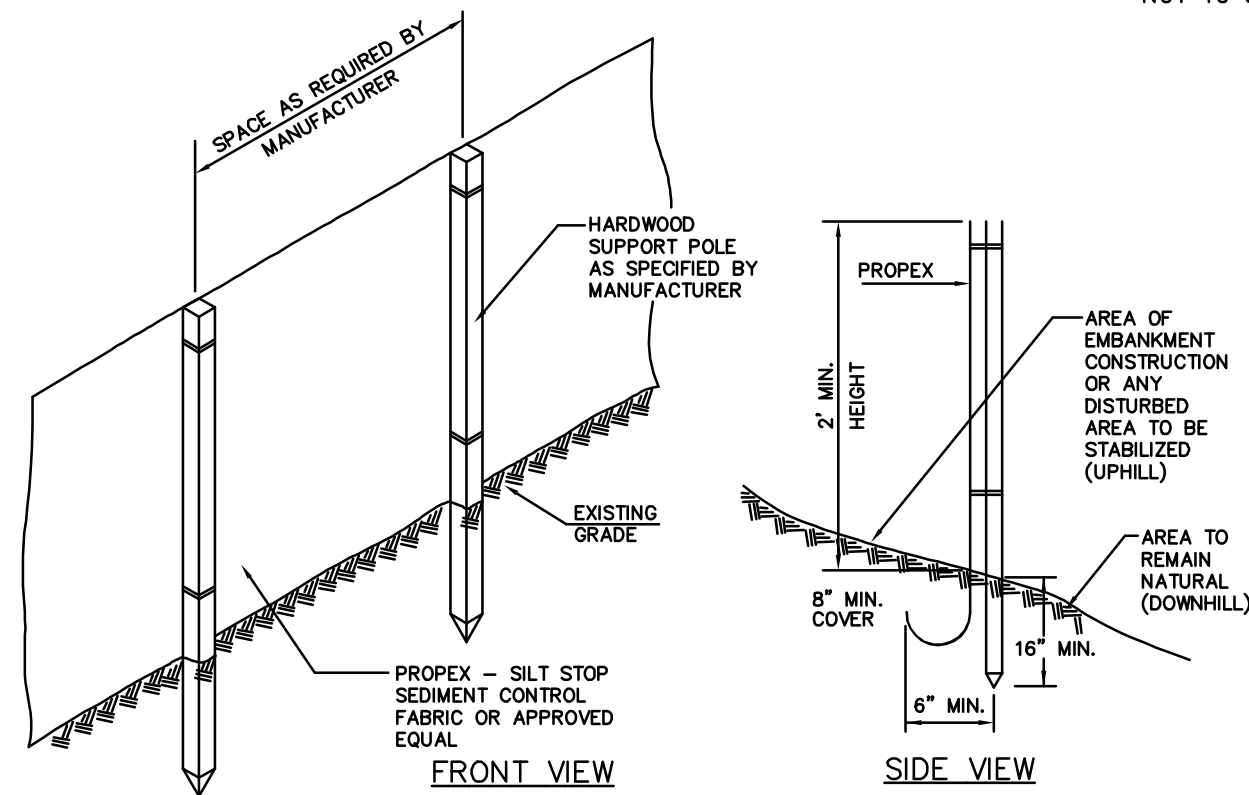


- CONSTRUCTION SPECIFICATIONS
- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
 - BALES SHALL BE SECURELY ANCHORED IN PLACE BY 2" x 2" STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
 - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 - REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING HAYBALES.



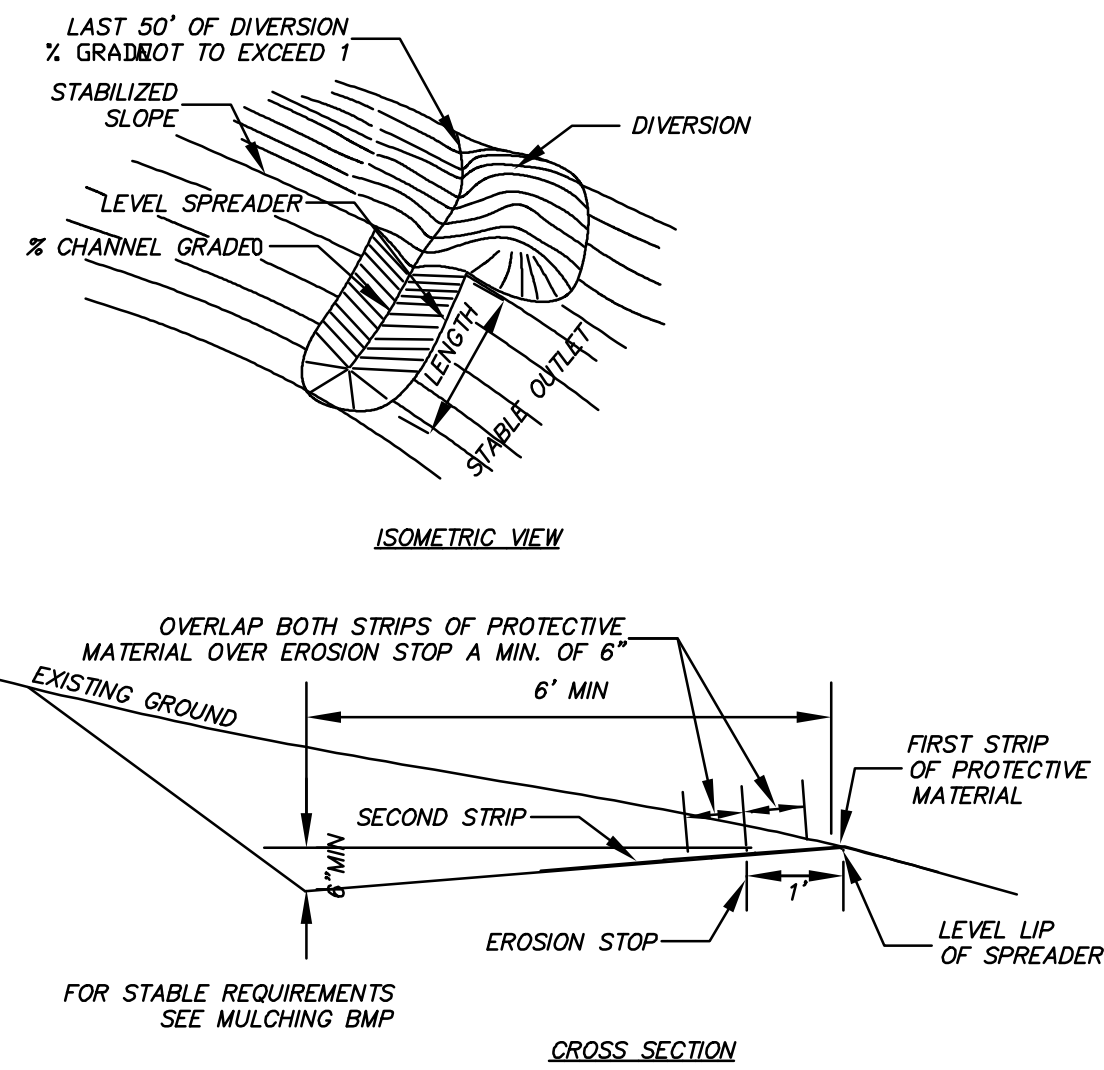
HAYBALE NOTES AND DETAILS

NOT TO SCALE



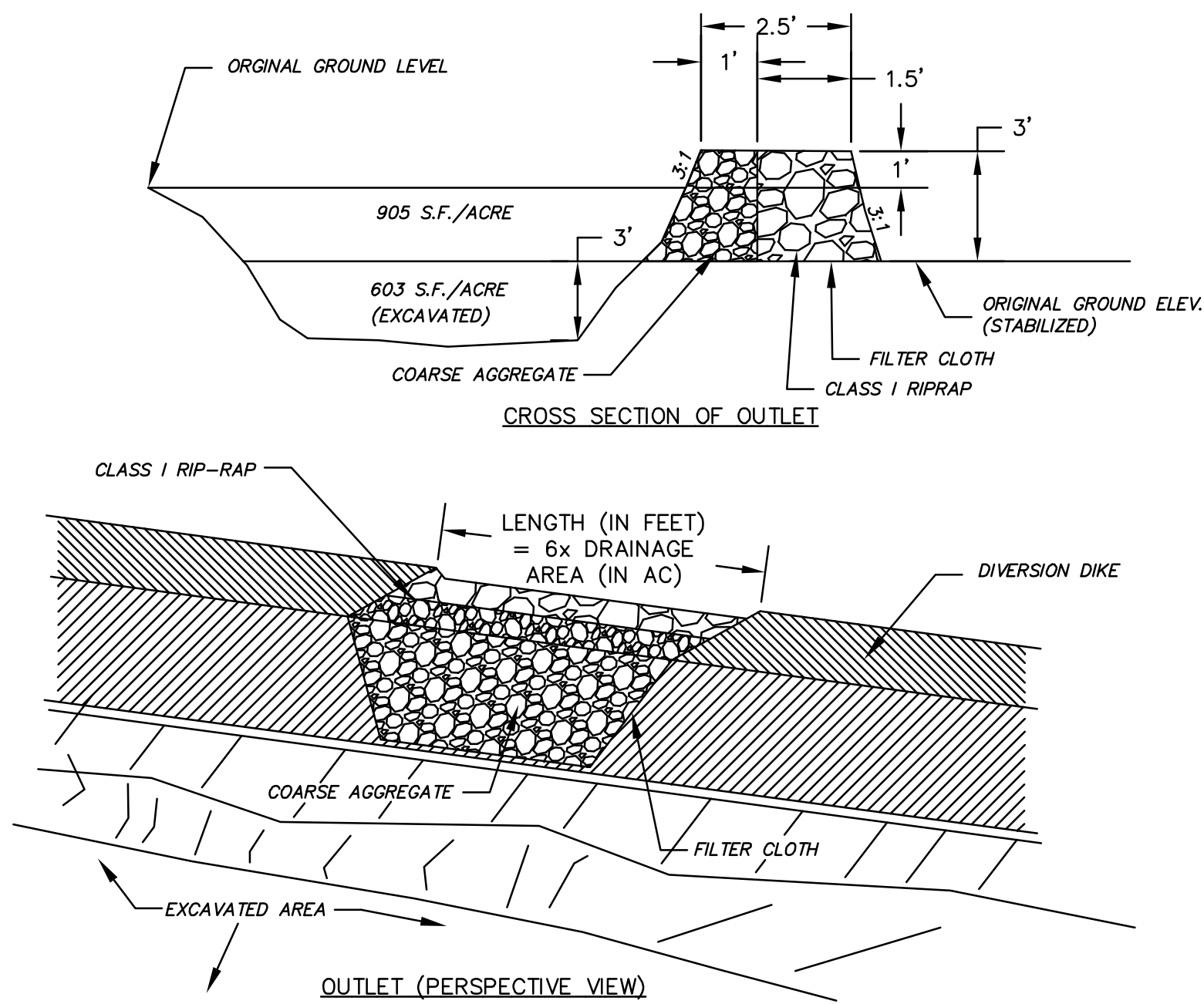
SILT FENCE DETAIL

NOT TO SCALE



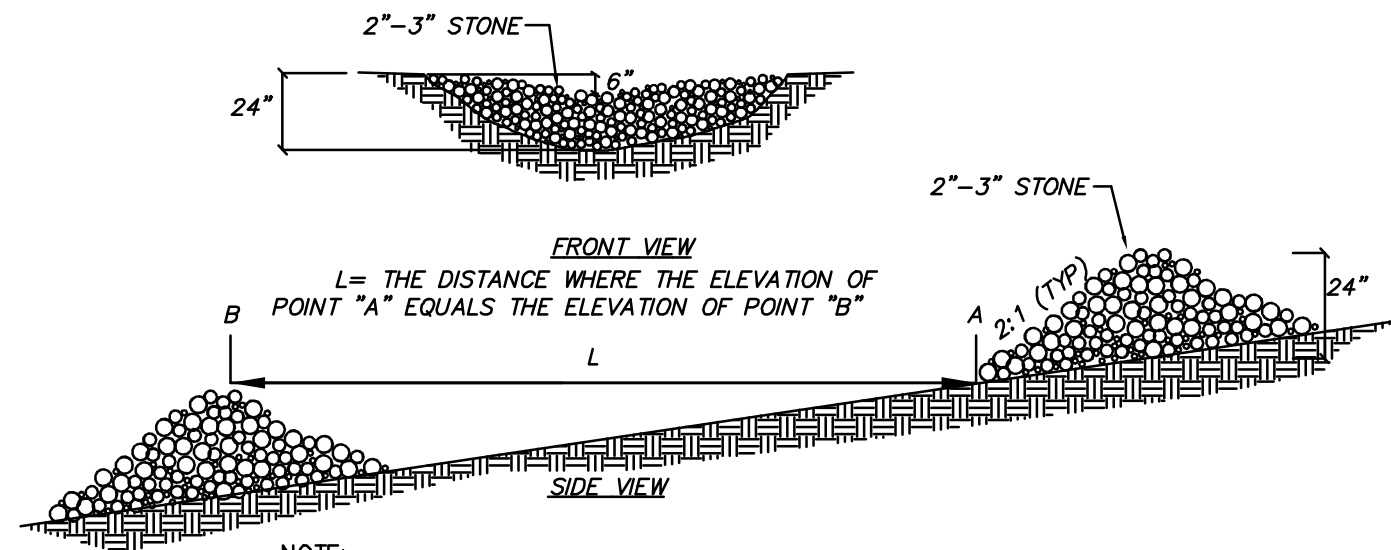
LEVEL SPREADER DETAIL

NOT TO SCALE



TEMPORARY SEDIMENT TRAP

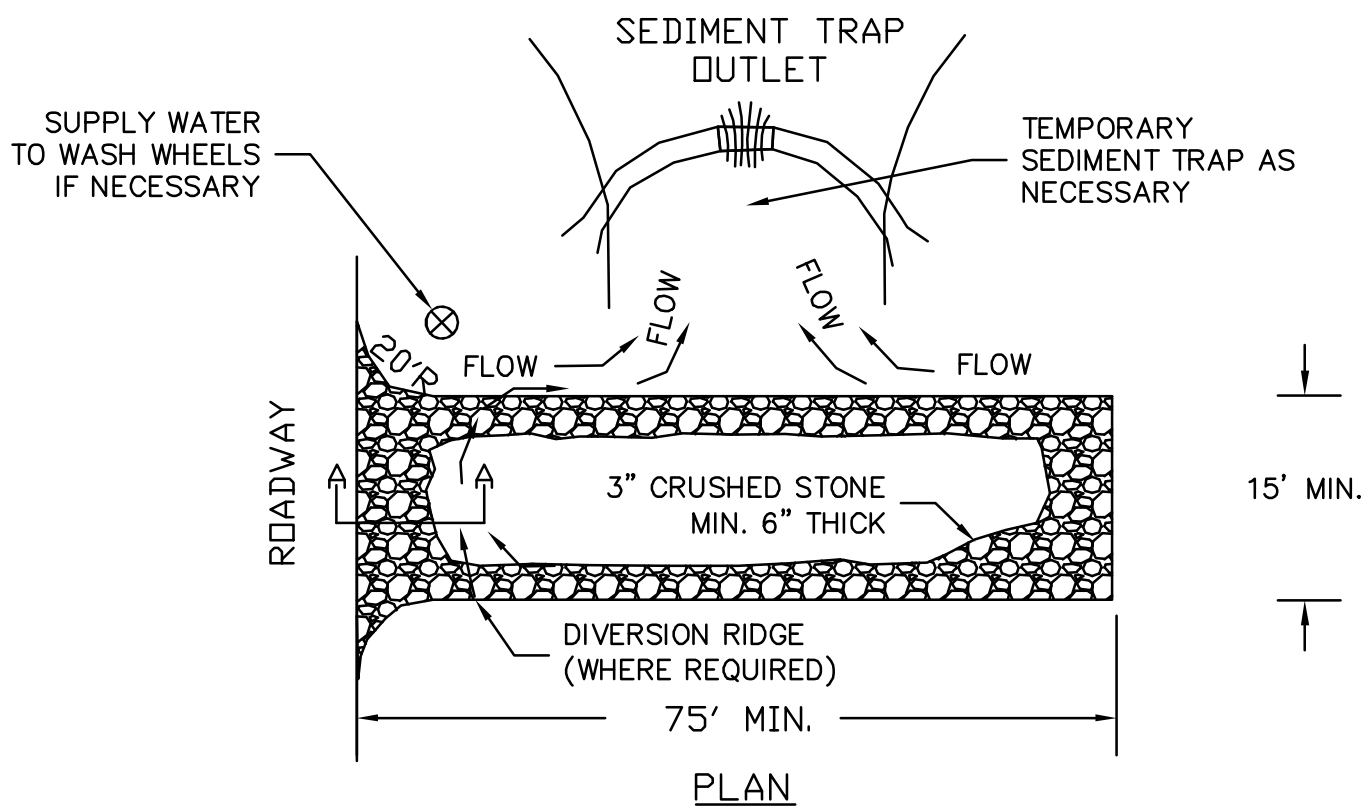
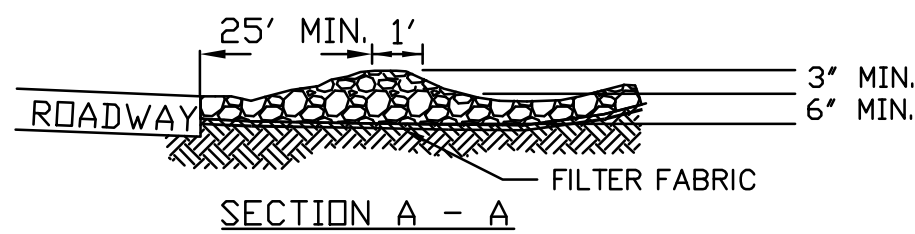
NOT TO SCALE



STONE CHECK DAM

NOT TO SCALE

DIVERSION RIDGE REQUIRED
WHERE GRADE EXCEEDS 2%



A. GENERAL NOTES:

- A STABILIZED CONSTRUCTION ENTRANCE/EXIT CONSISTS OF A PAD OF STONE AGGREGATE PLACED ON A GEOTEXTILE FILTER FABRIC, LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO AN EXISTING ACCESS ROAD WAY OR OTHER PAVED SURFACE. ITS PURPOSE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES. THIS HELPS PROTECT RECEIVING WATERS FROM SEDIMENT CARRIED BY STORM WATER RUNOFF FROM ROADS.
- ONLY CONSTRUCTION TRAFFIC LEAVING THE SITE IS REQUIRED TO USE THE TEMPORARY STABILIZED EXIT. CONSIDER PROVIDING A SEPARATE, UNPROTECTED ENTRANCE FOR TRAFFIC ENTERING THE SITE. THIS WILL INCREASE THE LONGEVITY OF THE STABILIZED EXIT BY ELIMINATING HEAVY LOADS ENTERING THE SITE AND REDUCING THE TOTAL TRAFFIC OVER THE DEVICE.
- LOCATE THE CONSTRUCTION ENTRANCES AND EXITS, A MINIMUM OF 100 FEET FROM INTERSECTIONS, TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES THAT HAVE STEEP GRADES AND ENTRANCES AT CURVES IN ROADS.
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.

B. SPECIFICATIONS (TEMPORARY CONSTRUCTION ENTRANCE/EXITS SHOULD MEET THE FOLLOWING REQUIREMENTS).

- STONE SIZE MINIMUM: USE SHOULD BE 3" CRUSHED STONE.
- THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET.
- THE MINIMUM WIDTH OF THE PAD SHOULD BE 15 FEET OR THE WIDTH OF THE ENTRANCE, WHICHEVER IS GREATER.
- THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
- THE PAD SHOULD BE AT LEAST 6" THICK.
- A GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
- THE PAD SHOULD BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
- NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.

- WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHOULD BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED.
- THE CONTRACTOR SHOULD SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WHEEL WASHING IS REQUIRED, IT SHOULD BE CONDUCTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE

PLANNING FILE NO.: SITE-2024-0005

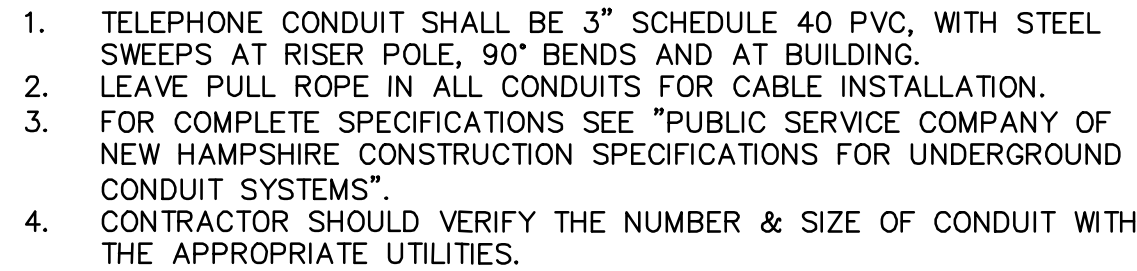
EROSION CONTROL DETAILS

TDR SUBDIVISION PLAN
5 RESIDENTIAL UNITS
566 SIXTH STREET
DOVER, NH 03820

FERGUS & JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NH 03820

12

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE	REVISION	APP'D	DATE
10-1-24	1"=100'	DJL	SHJ	SHJ	24081	24081-SITE			



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.

CITY OF DOVER D-2

CONSTRUCTION SIGN

NOT TO SCALE

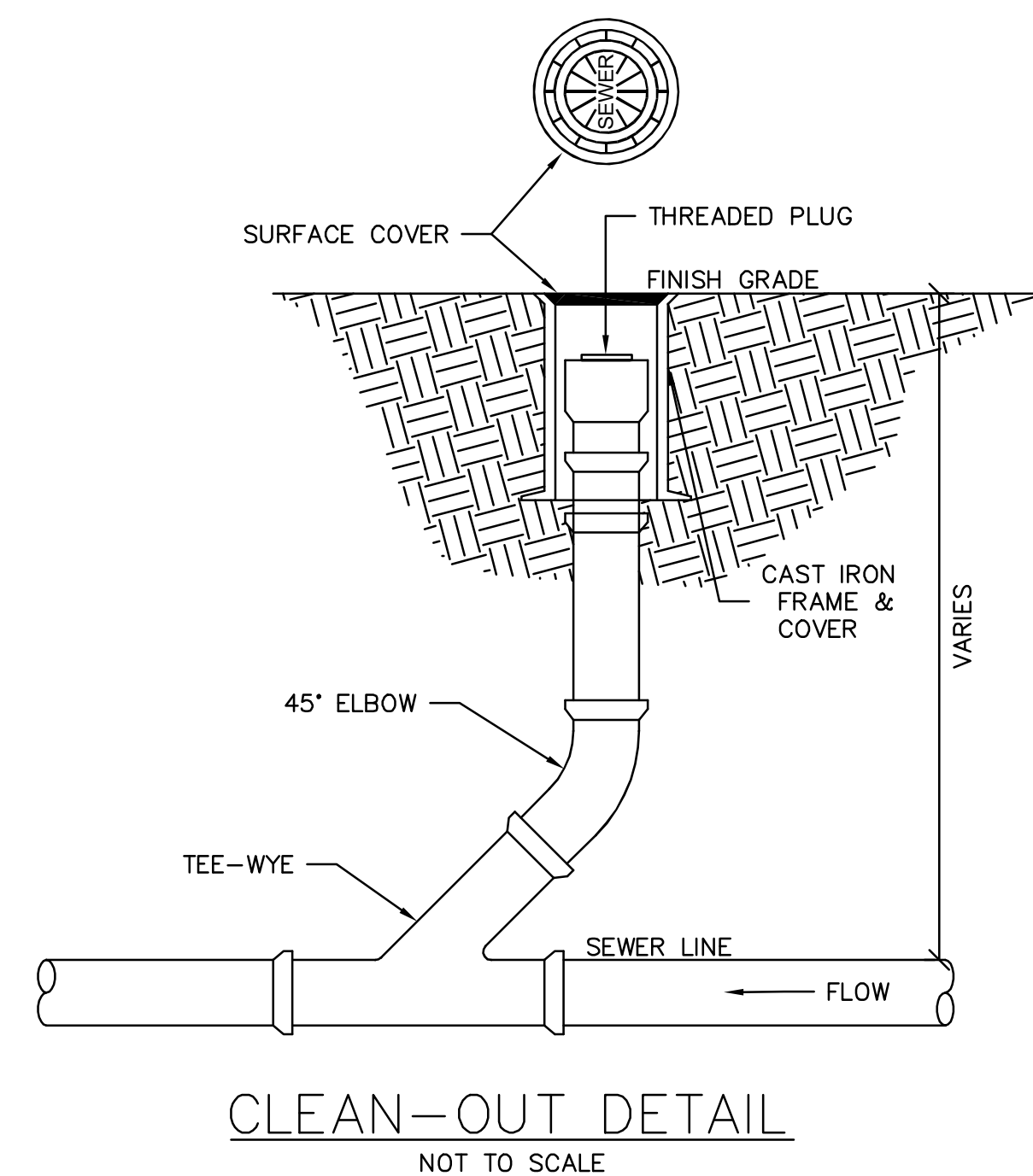
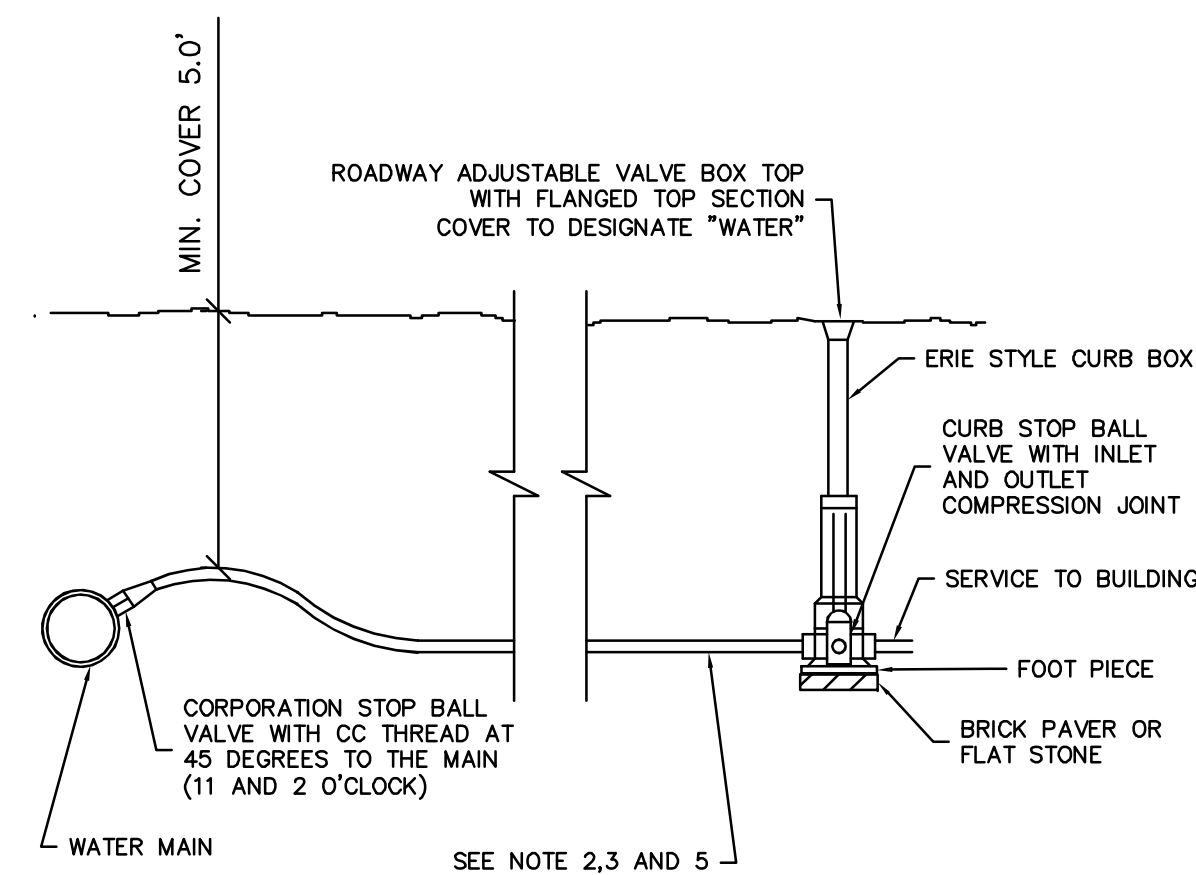
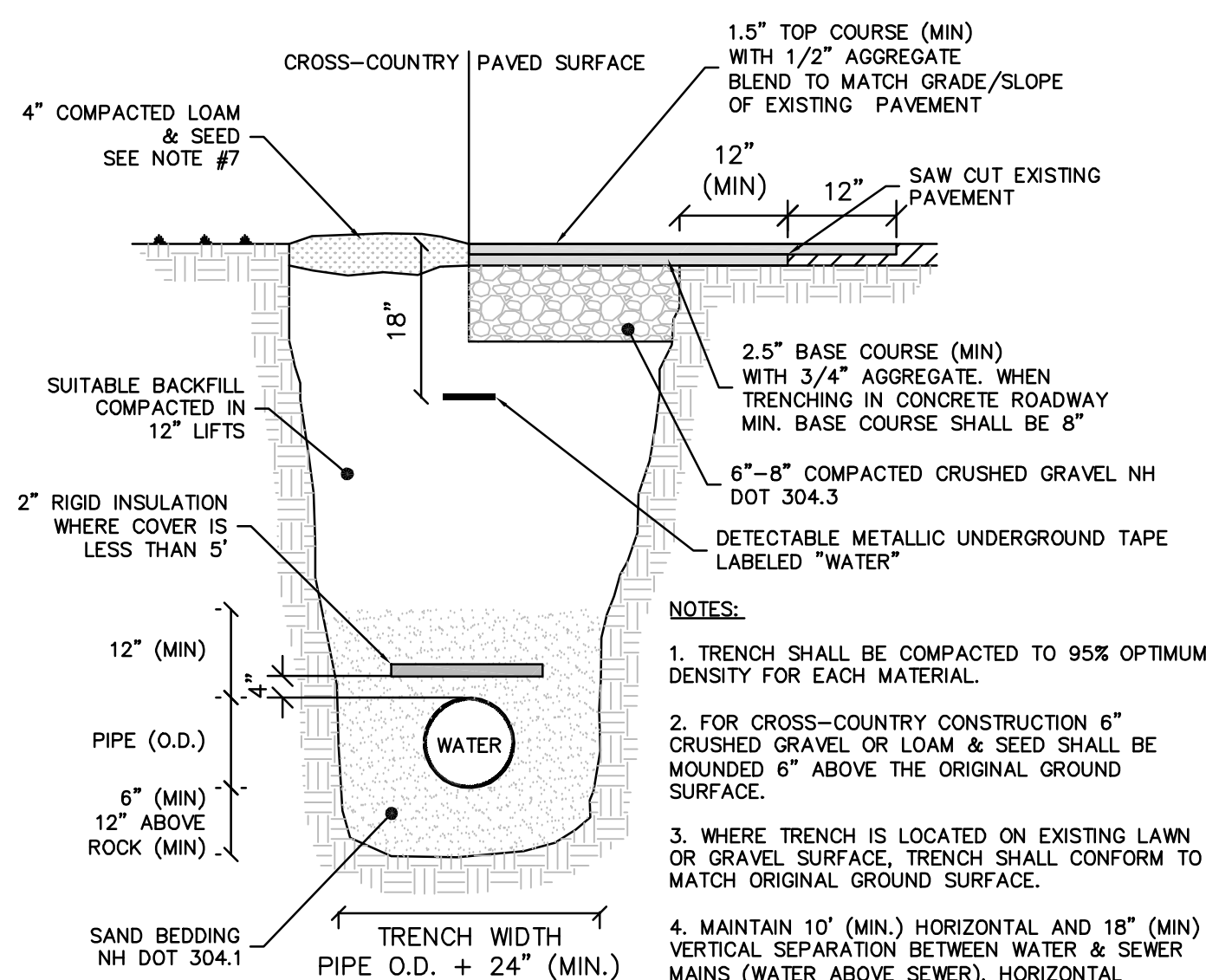
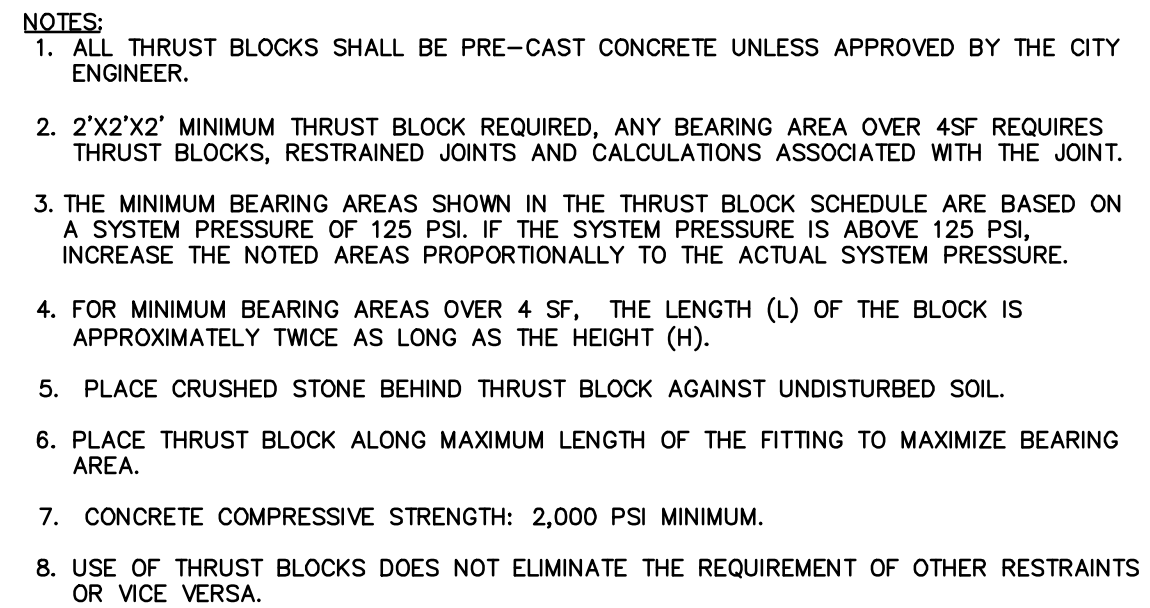
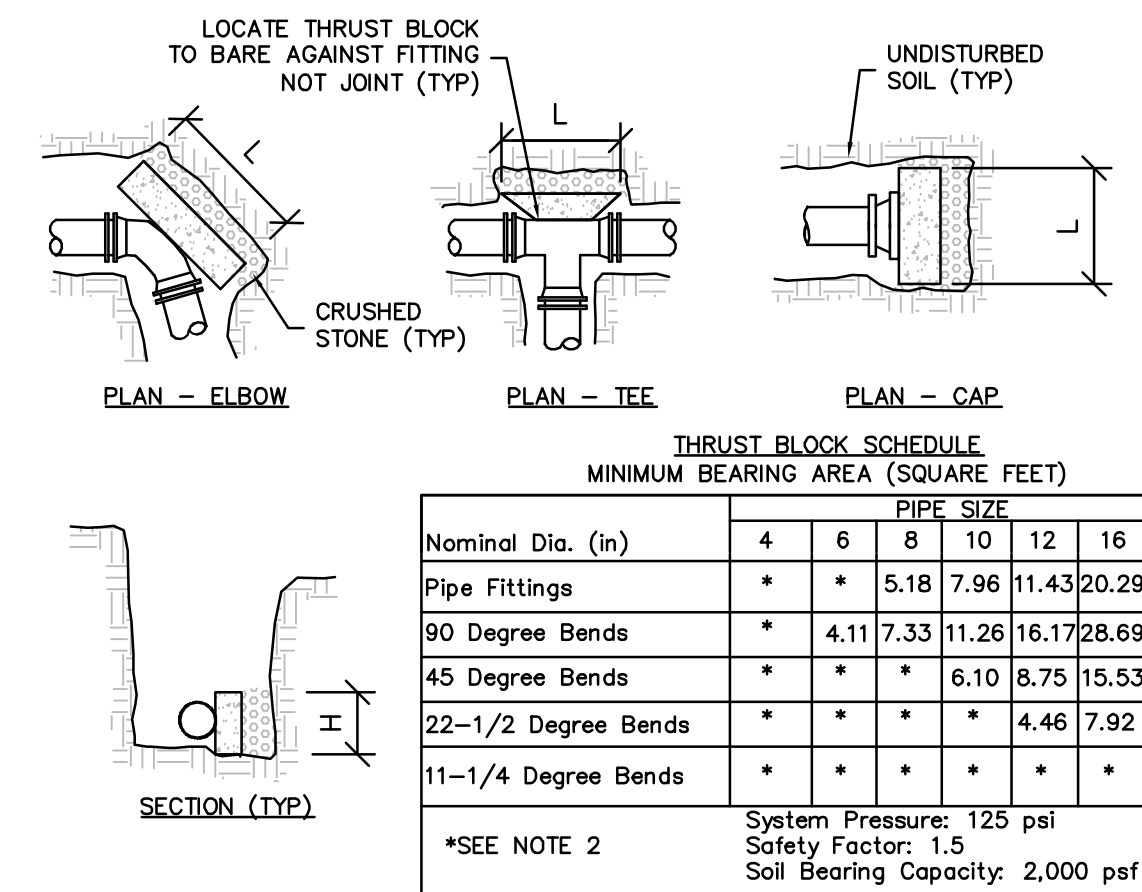
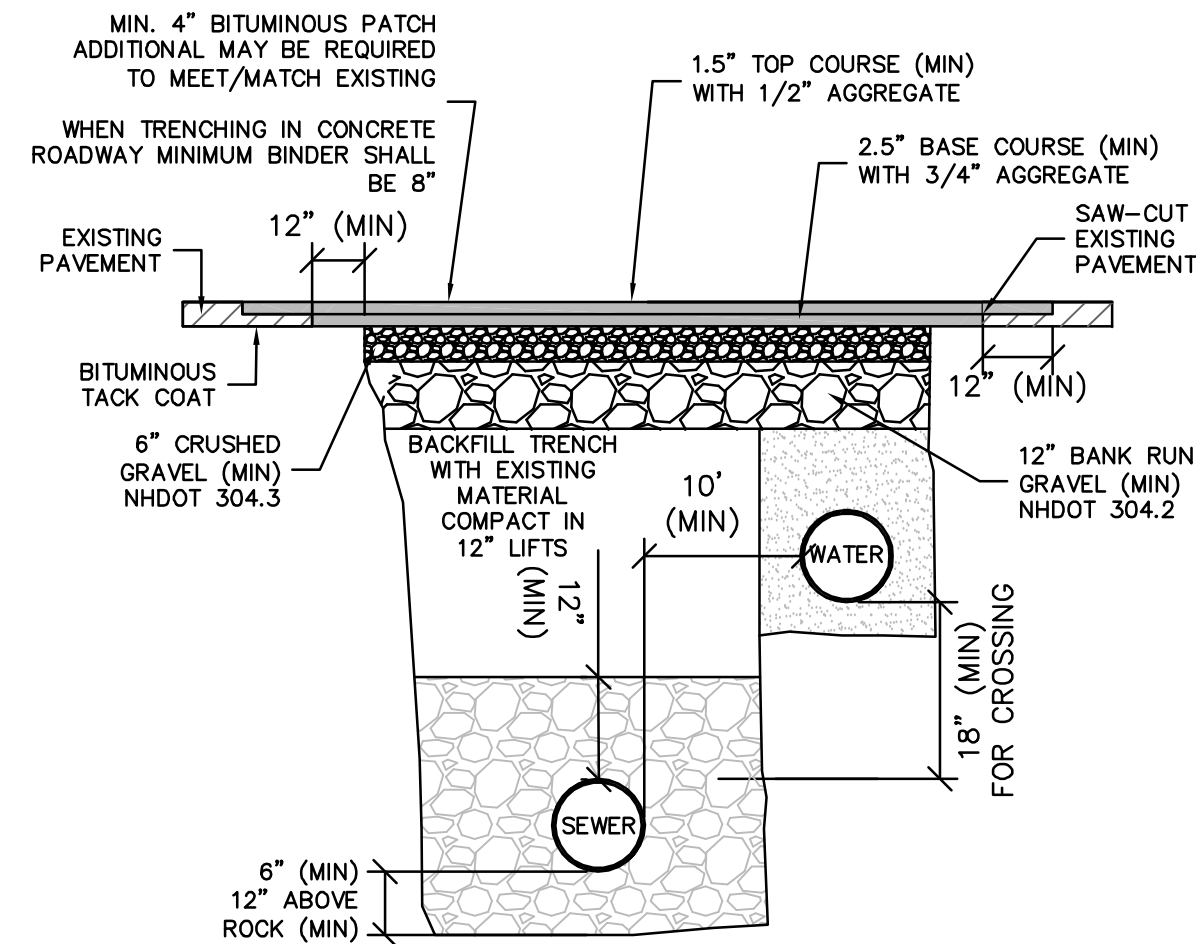
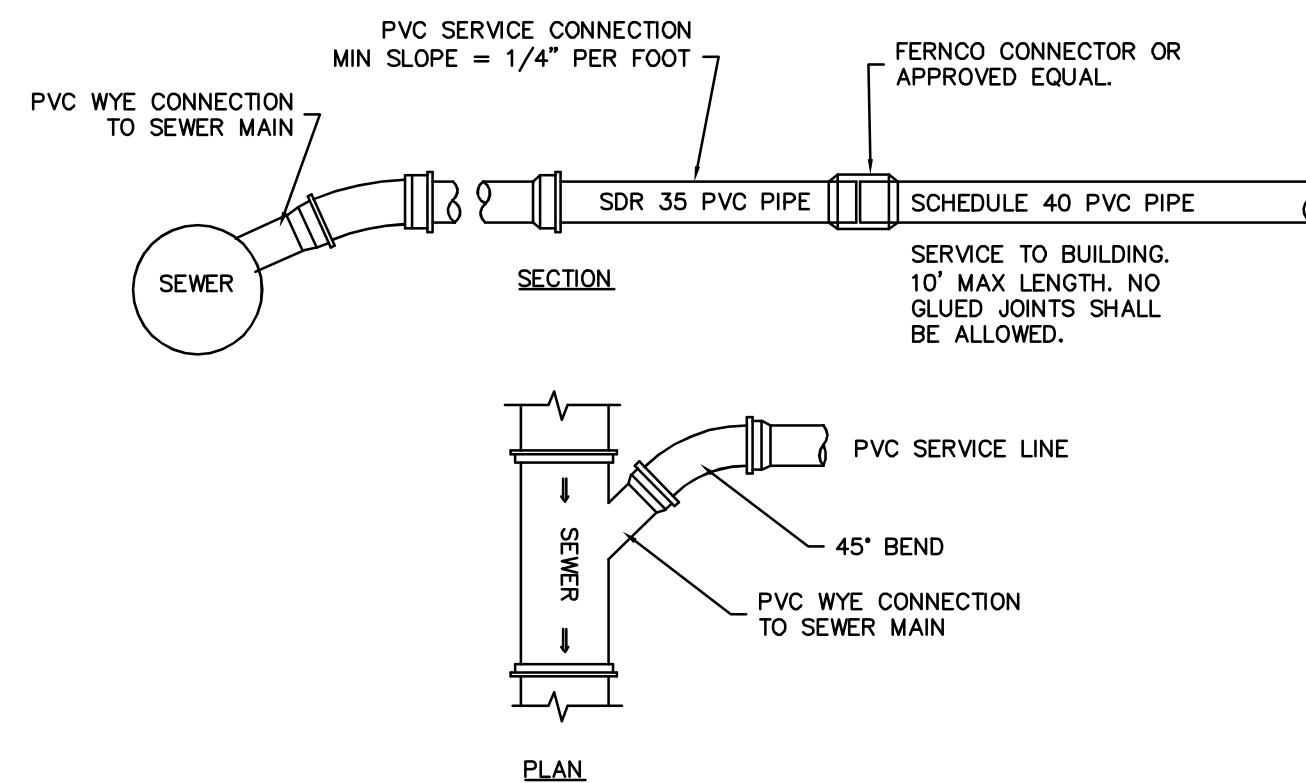
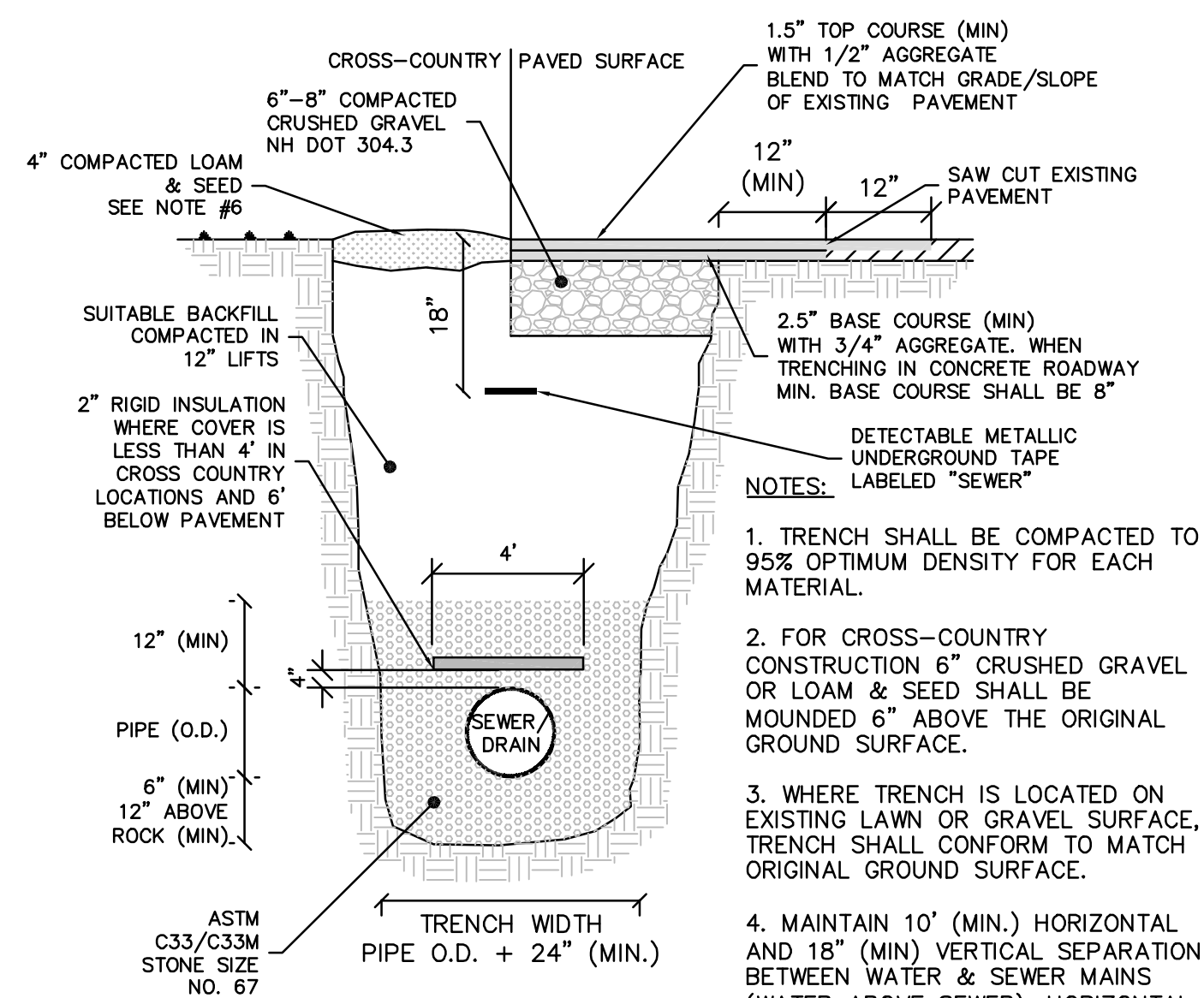
NOT FOR CONSTRUCTION FOR PERMIT / USE ONLY

CVE

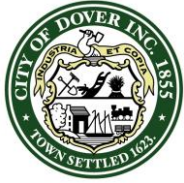
CIVILWORKS NEW ENGLAND

CIVIL & WATERFRONT ENGINEERING

181 Watson Road, PO Box 1166
Dover, New Hampshire 03921
603.749.0443



	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Pipe Fittings	*	*	5.18	7.96	11.43	20.29
90 Degree Bends	*	4.11	7.33	11.17	16.77	28.69
45 Degree Bends	*	*	*	6.16	8.75	15.53
22-1/2 Degree Bends	*	*	*	*	4.46	7.92
11-1/4 Degree Bends	*	*	*	*	*	*
*SEE NOTE 2	System Pressure: 125 psi Safety Factor: 1.5 Soil Bearing Capacity: 2,000 psf					



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBM-2024-0005

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: April 22, 2025

INTENT: To subdivide one (1) lot into three (3) lots utilizing TDR.

AGENDA ITEM #: 4-G

APPLICANT/OWNER: Fergus & Jennifer Cullen

LOCATION: 512 Sixth Street
(Assessor's Map B, Lot 2)

LOTS/UNITS PROPOSED:
Three (3) lots and five (5) 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: 10/17/24

ATTACHMENTS: Application materials including TDR Subdivision Plan.

Summary of Request and Background:

(Consideration of this application is consistent with the Orders issued by the NH Housing Appeals Board, Case Number 2024-029-PBA, in response to the appeal of TRAN-2024-0014.)

The applicant proposes subdividing the subject lot at 566 Sixth St., creating two new lots with proposed lots 4-F, 4-F-1, and 4-F-2 each having approximately 0.45± acres.

As part of this project, the applicant is proposing five residential units by purchasing three size-restricted units through TDR (TRAN-2024-0014). The five total units will be across the three lots, including the existing single-family dwelling.

The Technical Review Committee most recently reviewed the application for the total of 5 units at their October 17, 2024 meeting. *(minutes attached)*

Since the applicant is utilizing the TDR ordinance, relief for lot size, frontage, setbacks, density and intensity may be provided.

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, with the use of Transfer of Development Rights.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board formally acknowledge the Orders issued by the Housing Appeals Board, note that the City has submitted a motion for clarification on the Orders, and vote to continue the matter to the regular meeting scheduled for May 27, 2025.

SUBM-2024-0005 566 Sixth Street



Property Information

Location 566 SIXTH ST
Owner CULLEN FERGUS
Land Use 101R
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-2024-0005 FOR CITY OF DOVER, N.H.

Plan Type: Subdivision Plan - Minor	Project:	App Date: 10/01/2024
Work Class: New Construction	District: None	Exp Date: 12/05/2024
Status: Fees Paid	Square Feet: 59,002.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval
Description: TDR subdivision creating three frontage lots.		Expire Date:

Parcel: B0004-F00000	Main	Address: 566 Sixth St Dover, NH	Main	Zone:
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Owner Fergus & Jennifer Cullen Mobile: (603) 520-5450	Engineer Stephen Haight Business: (603) 749-0443	Applicant McEaney Survey Associates P.O. Box 1166 DOVER, NH 03821 Business: (603) 742-0911
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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 Units - 2 duplexes, 1 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	Public	Owner Phone	603-520-5450	Parcel Feedback	
Owner EMail	fergus@ferguscullen.com	If purchasing units, how many?	3	TDR Relief Sought (Check all that apply.)	Frontage, Lot Size, Purchase Units
Existing Use Detail	Residential Single Family	TDR Detail	To allow 5 units where 2 units are allowed by rights. No impacts are created by this proposed project.	subroadtype	Municipal
Water Source?	Municipal	Distance to City Water (ft)	75	Distance to City Sewer (ft)	75
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_McEaney_10/1/2024.jpg	10/01/2024 16:54	McEaney, Kevin		Uploaded via CSS
2024.10.17_PlanningTechnicalReviewCommittee.Agenda.pdf	10/02/2024 16:24	Blonigen, Rachel		TRC Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009493	Planning Subdivision Application Fee	\$200.00	\$200.00
	Planning Subdivision Lot Fee	\$300.00	\$300.00
Total for Invoice INV-00009493		\$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		10/02/2024 15:12	10/02/2024 15:12
Confirm application complete v.1	Generic Action		10/02/2024 15:12

PLAN SNAPSHOT REPORT (SUBM-2024-0005)

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
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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

TDR Relief sought (Check All That Apply): ☒ Lot Size ☒ Frontage ☐ Setback ☐ 30' Buffer ☐ Purchase 3 units

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

To allow 5 units where 2 units are 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.): 5,415

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: 9/26/24

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: 9/26/24

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: 9/26/24

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: 9/26/24

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

PLANNING BOARD FEE SCHEDULE / INVOICE

(Revised July 24, 2023)

Below are the fees associated with plan review and are subject to a nonrefundable application fee to cover administrative expenses. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover".

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☒ SUBDIVISION Application fee \$200.00 + \$150.00 x # 2 new lots created = \$ 500.00
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # of lots involved = \$
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # per dwelling unit = \$
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # sq. ft. = \$
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # sq. ft. = \$
- ☐ MOTEL/HOTEL \$35.00 x # per lodging unit = \$
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # sq. ft. = \$
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # per Application = \$
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$
 - ☐ Permit fee \$75.00 = \$
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # 5,415 sq. ft. = \$ 379.05

SUBTOTAL PLAN REVIEW FEE = \$ 879.05

AND

B. Abutter Notification / Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will review the list for accuracy and provide to us the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - ☐ Certified letters fee # of x \$10.00 = \$
- ☐ Certified letters fee: # of abutters X \$10.00 = \$
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters X \$1.00 = \$
- ☐ Creating/Printing Abutter Labels in triplicate per sheet x \$10.00 = \$

C. Foster's newspaper public notice fee \$120.00 x # applications = \$

SUBTOTAL = \$

TOTAL INVOICE AMOUNT = \$

PLAN REVIEW FEE COLLECTED / PAID = \$

BALANCE DUE = \$

The amount due must be paid 28 hours prior to the Planning Board Meeting, to be heard.



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 7 full size, 5 small plots	
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: 6/6/24

Signature of Applicant:
if different from owner

[Signature]

Date:

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name:

FERGUS CULLEN

Signature(s) of Property Owner(s):

[Signature]

Date: 6/6/24

Signature of Applicant:
if different from owner

[Signature]

Date:

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location:

Sign Permit Application Type:
(check one)

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

SUBM-2024-0005

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, each with a duplex, utilizing four TDR units. The result would be three lots containing five total living units.

The applicant's goal is to create housing units consistent with the City's goal of developing more "attainable" housing. The intended result is new units priced at or below the median cost of new residential housing units in Dover.

Meeting this goal on this lot by building one or two single family homes simply cannot be done given contemporary site development and construction costs and current interest rates. The resulting homes would need to be priced at the higher end of the market and would, therefore, not qualify as "attainable".



CIVILWORKS NEW ENGLAND

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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 has a Certificate of Occupancy and is ready to be a home again.

Before:



CIVILWORKS NEW ENGLAND

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After:



CIVILWORKS NEW ENGLAND

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

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.

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. It meets all three criteria specified in subsection G (8) (Residential Standards). The project

- 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

DUPLEXES ALLOWED:

Chapter 170 was amended in 2021 specifically to allow duplexes in residential zones by right, provided:

1. The lot shall contain at least four thousand (4,000) square feet per dwelling unit and a minimum floor area of five hundred (500) square feet per dwelling unit.
2. 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 one family). At a minimum, this shall mean that only one entrance shall be visible from a public street, and only one driveway shall exist with no on street parking required for residents.

The proposed units meet these criteria.

ATTAINABLE SIZE INCENTIVE:

Dover's TDR ordinance is designed to support the creation of more attainable housing by incentivizing smaller housing units. The TDR fee is reduced by 50 percent for units under 1,000 square feet, with the expectation that smaller units will cost less to rent or purchase than larger units.

The proposed housing units respond to this incentive.

CIVILWORKS NEW ENGLAND

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TDR PRECEDENT IN THE R-40 ZONE:

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 some on upper Sixth Street very close to this property. Approved TDR projects in R-40 include:

- 144 Mast Road
- 51 & 65 Bellamy Road
- 537 Sixth Street
- 512 Sixth Street
- Wildcat Drive

SCALED-DOWN PROPOSAL:

The proposal before you is scaled-down from an earlier concept that went before the Technical Review Committee. That concept included two single family homes and two duplexes, or six new housing units total. TRC viewed it as a major subdivision, triggering significant engineering costs inconsistent with the goal of creating attainable housing on this property. The result is a project smaller in scope with fewer new units.

CONSERVATION FUNDING:

If approved, this project will contribute \$22,500 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 close to \$2 million, adding \$35-40,000 in new annual property tax revenue to the City.

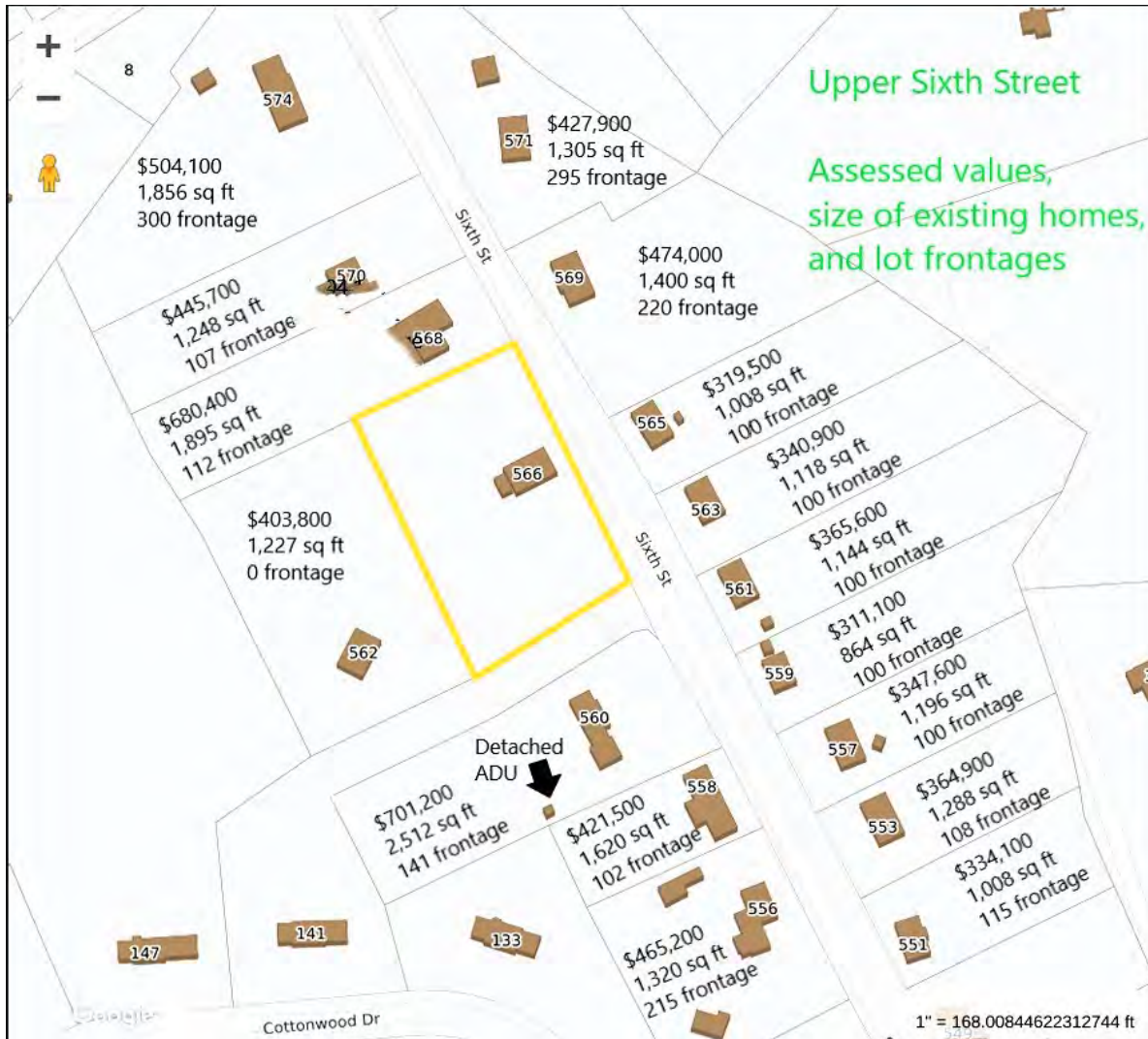
COMPATIBLE WITH SURROUNDING PROPERTIES:

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 homes in the vicinity of this project are ranches smaller than 1,200 square feet. Many are built into a hillside, most have about 100 feet of frontage, and 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.)

CIVILWORKS NEW ENGLAND

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PHONE: 603.749.0443 FAX: 603.749.7348

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 size 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.

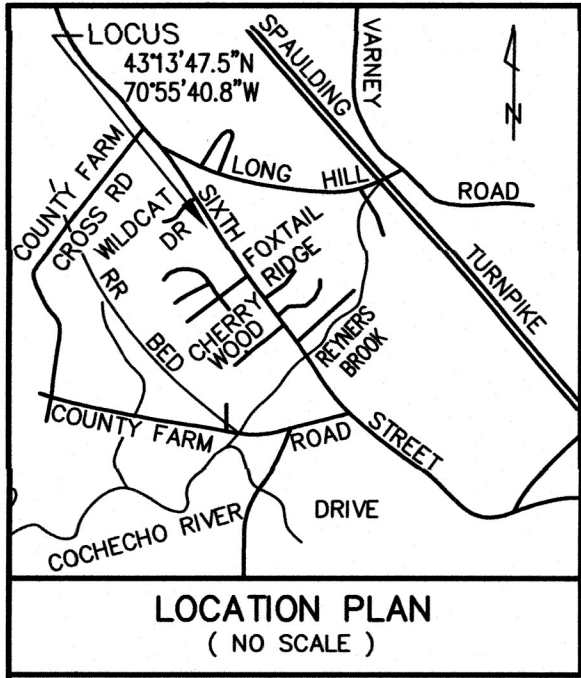
CIVILWORKS NEW ENGLAND

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

Unit Size Calculations – Conditioned Space

566 Sixth Street

<u>Hopscotch Duplex</u>	<u>Length</u>	<u>Width</u>	<u>S.F.</u>	<u>Per Unit</u>
<u>FIRST FLOOR</u>				
Exterior framing:	39	29	1131	
less exterior walls			-62	
less fire wall			-25	
Subtotal:			1044	522
<u>SECOND FLOOR</u>				
Exterior framing:	39	29	1131	
less exterior walls			-62	
less fire wall			-24	
less knee wall			-42	
less one floor of stairs (not double-counted)			-70	
Subtotal:			<u>933</u>	<u>467</u>
Total S.F. per Unit:				989



A / 67

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

A / 56

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

A / 66

RHONDA M. ZABIELSKI
MICHAEL P. ZABIELSKI
563 SIXTH STREET
DOVER, NH 03820
1895 / 740

OWNER SIGNATURES

NOTES:

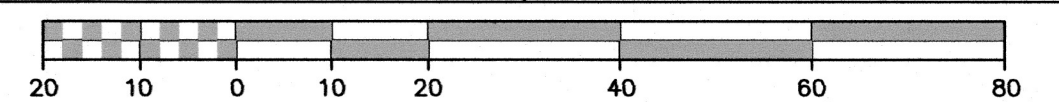
- OWNER OF RECORD:
FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5152, PAGE 7
- B / 4F - DENOTES TAX MAP AND PARCEL NUMBER.
- TOTAL PARCEL AREA = 59,002 S.F. / 1.35 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TDR SUBDIVISION CONSISTING OF THREE (3) LOTS, ONE LOT CONTAINING A SINGLE FAMILY DWELLING AND TWO LOTS CONTAINING DUPLEXES.
- ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
WETLAND BUFFER = 50 FEET
TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS:
ABUTTING A ROAD SETBACK = 20 FEET
ABUTTING A LOT LINE SETBACK = 10 FEET
STREET SIDES OF UNITS = 20 FEET
ABUTTING STRUCTURES = 20 FEET
NO CUT BUFFER FROM EXTERIOR LOT LINE = 30 FEET
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- THE SOIL TYPES ON THE SITE ARE:
WdB - WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GLDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.
- TDR UNIT CALCULATIONS:
A) 59,002 S.F. - CONSERVATION (0 S.F.) = 59,002 S.F.
B) 59,002 * 0.85 = 50,150 S.F.
C) 50,150 * 0.85 = 42,628 S.F.
D) 42,628 / 40,000 BASE UNIT COUNT = 1 UNIT *
* EXISTING SINGLE FAMILY HOME HAS RIGHT TO CONVERT TO DUPLEX; (2) UNITS BY RIGHT.
E) REMAINING 3 UNITS TO BE PURCHASED, THUS ALLOWING FOR 5 UNITS.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY AND MARCH, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.

SHEET 5 OF 15

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

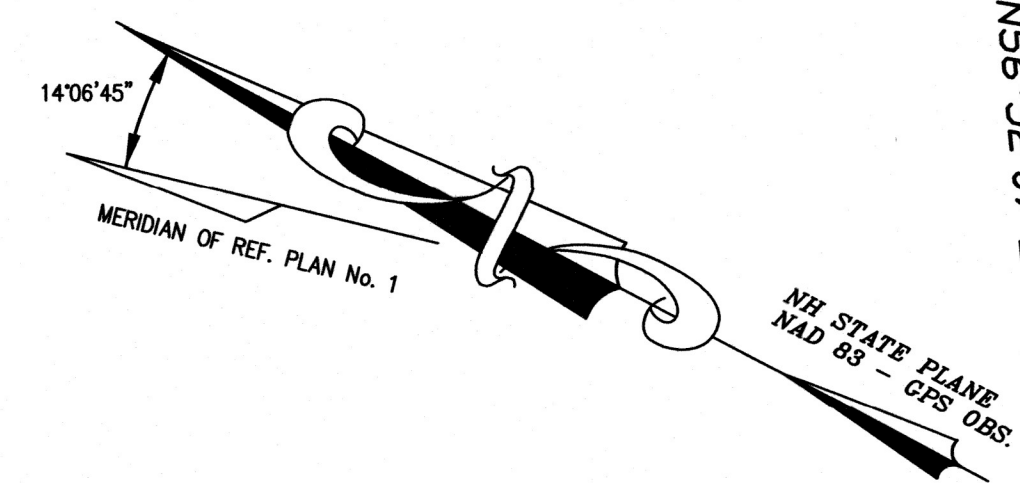
DOVER PLANNING FILE No. SUBM 2024-

DRAWN BY: RJM FILE: MSA\2571\23-2571
SCALE: 1" = 20' DATE: SEPT. 25, 2024



Mcneaney
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.

NO.	DATE	DESCRIPTION	BY	CHK
CNE 24081		REVISIONS		
24-2571	TDR SUBDIV	23-12	37-42	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

"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."