

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, August 7, 2025**
Meeting Time: **10:30 AM**

1. ~~Site Plan Amendment for McIntosh Dover, LLC, Assessor's Map 13, Lot 23, zoned G, located at 11 McIntosh Drive. (Proposal is to amend plans for Building 2 as part of the previously approved development proposal at McIntosh Drive. Proposal includes an increase in 20 residential units from 39 to 59, and adding 25 underground parking spaces and a 2-story amenities space in place of a clubhouse.) (WAIV-2025-0006) (This item was previously heard by the Planning Technical Review Committee on June 26, 2025.)~~ ***[This item will be heard by the Planning Technical Review Committee on Thursday, August 14, 2025.]***
2. Transfer of Development Rights for 6th, LLC, Assessor's Map 35, Lot 1, zoned R-12, located at 77 79 Sixth Street. (Proposal is to purchase two TDR units with intent to construct a new two-family residential structure and maintain an existing two-family structure.) (TRAN-2022-0002) (This item was previously heard by the Planning Technical Review Committee on December 5, 2024.)



PLAN SNAPSHOT REPORT TRAN-2022-0002 FOR CITY OF DOVER, N.H.

Plan Type: Transfer **Project:** **App Date:** 06/28/2022
Work Class: Transfer of Development Rights **District:** None **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: P22-52 40'x35' proposed structure - 1,400 s.f. - proposed lots do not meet the size or frontage requirements for zone R-12 and will not meet the 15' side yard setbacks.

Parcel: 35001-000000 **Main** **Address:** 77 Sixth St **Main** **Zone:** R-12(Residential - Medium Density)
Dover, 03820

Owner **Applicant**
Scott & Heidi Drapeau Scott & Heidi Drapeau
39 Glenwood Avenue 39 Glenwood Avenue
Dover, NH 03820 Dover, NH 03820
Home: (603) 557-0537 Home: (603) 557-0537

Plan Custom Fields

Parcel Map/Lot	35-1-0-0	Parcel Zoning	R-12	Deed Book	4994
Deed Page	689	Deed Date	20211229	Existing Parcel Size (Ac)	0.26
Existing Parcel Size (sqft)	11325.6	Request Type	Residential	Project Zone	Residential
Quantity of 1,400 sq ft Units	1	Relief Sought	Frontage, Lot Size, Setback		

Attachment File Name	Added On	Added By	Attachment Group	Notes
2024.12.05_PlanningTechnicalReviewCommittee.Agenda.pdf	11/22/2024 14:07	Blonigen, Rachel		TRC Agenda
2024.12.05_PlanningTechnicalReviewCommittee.77-79Sixth_TRAN-2022-0002.pdf	12/20/2024 13:37	Blonigen, Rachel		TRC Minutes

Note	Created By	Date and Time Created
1. Resubmit for 2nd TRC	Rachel Blonigen	12/09/2024 11:48

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00000161	Planning Public Notice in Newspaper	\$100.00	\$100.00
	Planning Transfer of Development Rights Appl Fee	\$200.00	\$200.00
	Total for Invoice INV-00000161	\$300.00	\$300.00
NOT INVOICED	Transfer of Dev Rights Fee - 1,400 sq ft	\$11,000.00	\$0.00
	Planning Verified Mailing to Abutters	\$192.00	\$0.00
	Planning Creation / Printing of Abutter Labels	\$30.00	\$0.00
	Planning Certified Mailing to Application Contacts	\$16.00	\$0.00
	Total for Invoice NOT INVOICED	\$11,238.00	\$0.00
	Grand Total for Plan	\$11,538.00	\$300.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	12/05/2024	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	11/22/2024	12/20/2024	12/04/2024

PLAN SNAPSHOT REPORT (TRAN-2022-0002)

Comments: Recommend reviewing the narrative criteria in 170-29G(8). Current narrative speaks to consistency with surrounding neighborhood, but does not speak to consistency with the Dover Master Plan. If relief is sought from TDR setbacks or other standards, please explain why the need for relief is due to a feature other than the increased density.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	11/22/2024	12/20/2024	12/03/2024

Comments: 1) Elevation plans and structure renderings did not appear to be provided.
2) Clarify vehicular access from Sixth and Horne Street.
3) Clarify edge of pavement for parking areas.
4) Indicate front of proposed structure for addressing.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Speidel, Marn	Requires Re-submit	11/22/2024	12/20/2024	12/09/2024

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	In Review	07/25/2025	08/06/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	07/25/2025	08/22/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	In Review	07/25/2025	08/06/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	07/25/2025	08/22/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	07/25/2025	08/06/2025	

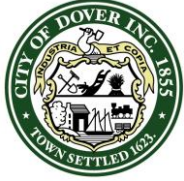
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	07/25/2025	08/06/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Speidel, Marn	In Review	07/25/2025	08/06/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			08/02/2022 7:54
Confirm application complete v.1	Generic Action		08/02/2022 7:43
Confirm application complete v.1	Generic Action		11/06/2024 15:31
Technical Review Committee Meeting Agenda v.1	Task	11/06/2024 15:30	11/22/2024 14:08

PLAN SNAPSHOT REPORT (TRAN-2022-0002)

Technical Review Committee Meeting Agenda v.1	Task	08/02/2022	7:44
Land Use Plan Technical Review v.1	Receive Submittal	08/02/2022	7:53
Land Use Plan Technical Review v.1	Receive Submittal	11/22/2024 0:00	12/09/2024 11:52
Land Use Plan Technical Review v.2	Receive Submittal	07/25/2025 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	07/25/2025 15:15	
Technical Review Committee Meeting v.1	Hold Meeting	12/09/2024 11:51	12/09/2024 11:52
Technical Review Committee Meeting v.1	Hold Meeting	08/02/2022	7:53
Planning Board v.1		01/30/2024	10:40
Planning Board Agenda v.1	Task	08/02/2022 0:00	01/30/2024 10:41
Invoice for Notices v.1	Task	01/30/2024 10:40	01/30/2024 10:41
Send Notices v.1	Task	01/30/2024 10:40	
Planner Creates Staff Recommendations v.1	Plan Activity	10/21/2024	13:01
Distribute Planning Board Materials v.1	Task	10/21/2024	13:01
Planning Board Hearing v.1	Hold Hearing	10/21/2024	13:01
Planning Board Decision v.1	Plan Activity	10/21/2024	13:01
NOD Sent to Applicant v.1	Create Report	10/21/2024	13:01
Planning Board v.2			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task	10/21/2024 13:01	
Send Notices v.1	Task	10/21/2024 13:01	
Planner Creates Staff Recommendations v.1	Plan Activity	10/21/2024 13:01	
Distribute Planning Board Materials v.1	Task	10/21/2024 13:01	
Planning Board Hearing v.1	Hold Hearing	10/21/2024 13:01	
Planning Board Decision v.1	Plan Activity	10/21/2024 13:01	
NOD Sent to Applicant v.1	Create Report	10/21/2024 13:01	
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Create/Link to Records v.1			
Create/Link to Permit - Building Complex v.1	Create Sub Permit		



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – TRAN-2022-0002

Application Type: Transfer of Development Rights
Applicant(s): 6th, LLC
Owner(s): 6th, LLC
Location: 77-79 Sixth Street (Assessor's Map 35, Lot 1)
Date: December 5, 2024

INTENT: Proposal is to purchase two TDR units with intent to construct a new two-family residential structure and maintain an existing two-family structure.

LOTS/UNITS PROPOSED: Two (2) new units proposed through TDR

AGENDA ITEM #: 1

ACREAGE: ±0.26 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: None.

ATTENDANCE:

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

Others:

Scott Drapeau, Applicant/Owner
Anthony Sillitta, Applicant/Owner

Approval of minutes from November 21, 2024:

J. Burdin moved to approve the November 21, 2024 minutes.
Seconded by T. Clark. Vote: U/A.

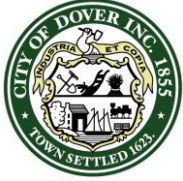
PLAN REVIEW:

Planning:

- Rear setback is 30', not 15'.
- 30' TDR buffer relief would need to be sought as proposed- thank you for providing neighborhood context in narrative.
- Narrative needs more detail on how it meets TDR ordinance (ex: Master Plan consistency).
- Is the proposed garage large enough for parking? Labeled as 10' wide.
- Appreciate compliance with underlying lot coverage.
- What is the fence height? Recommend the fence be extended to the northern side.
- Will these units be size-restricted to 1000 square feet?
- Any thoughts on what the building will look like or a streetscape to help Planning Board understand visually?
- Recommend using more than one plan sheet so plan is less busy or provide a colored rendering version.
- Dover PB signature box can be removed, please provide the 2x2" space on bottom right corner.
- Any lighting proposed?
- Any additional landscaping proposed?

Engineering:

- General Comment:
 - Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page.
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
 - The City would like to have an easement granted by the Applicant for drainage from City owned properties across the property or a contribution towards planned water connection work from Hough Street.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – TRAN-2022-0002

Application Type: Transfer of Development Rights
Applicant(s): 6th, LLC
Owner(s): 6th, LLC
Location: 77-79 Sixth Street (Assessor's Map 35, Lot 1)
Date: December 5, 2024

Police:

- How will the new proposed pavement on the Horne Street side be distinguished from the existing sidewalk? The plan appears to show a 5' gap, but it's not clear what is in that gap.
- How will underground electrical and cable access be accomplished? Is a new utility drop pole proposed?
- Given the removal of a portion of pavement, will there be any walkway to connect to the rear entry stairs of the existing units?
- Is all runoff from new proposed impervious surfaces to flow to the Sixth Street catch basins?
- Consider constructing raised curb along the Horne Street property line to keep runoff from Horne Street from sheeting across property.
- Clarify accessibility of parking spaces, potentially include angled parking spaces.

Inspection Services:

- Clarify vehicular access from Sixth and Horne Street.
- Clarify edge of pavement for parking areas.
- Indicate front of proposed structure for addressing.
- Recommend multiple plan sheets for clarity.

Fire Department:

- Confirm access points for first responder access and addressing.

Business Development:

- Recommend reviewing the narrative criteria in 170-29G(8). Current narrative speaks to consistency with surrounding neighborhood, but does not speak to consistency with the Dover Master Plan. If relief is sought from TDR setbacks or other standards, please explain why the need for relief is due to a feature other than the increased density.

Planning Board:

- Expand on previous arrangements that were not possible on this property to justify relief being requested as part of the TDR request.

Next Steps: Revise plans per comments above and resubmit for second TRC.

Paused TRC at: 10:58 a.m.

July 10, 2025

Technical Review Committee
& Planning Board
City of Dover NH
288 Central Ave
Dover NH 03820-4169
603-516-6008

Re: Narrative for TDR Application

The Subject property is located at 77-79 Sixth Street situated in the R-12 zone.

Our design proposes a second building to accompany the existing duplex located on the lot which resides on the corner of Horne and Sixth Street. Over the past several years we have met with City Personnel to discuss the best way to add a second building. During these meetings we started with a subdivision option, after discussion with members of the Planning Board, we changed our focus to a TDR. The shift in focus was based on the setback requirements which would allow our proposed design. All setbacks to include the rear setback requirement of (30FT) has been met and are shown on our new plans.

Another goal of the project is to eliminate vehicles from backing onto both Sixth Street and Horne Street. We believe this will be a positive improvement in public safety on both streets. The new parking design will create a clean and consistent parking area for all units that will improve the lot's curb appeal.

Currently there is a fence along the property line between our lot and the neighboring lot on Horne Street. Our plan includes a second six-foot-high fence that would be added to the property line of our other neighbor on the Sixth Street side and a new fence of the same height along the property line of our Horne Street neighbor. As part of this project, we will look to improve the landscaping of the lot by adding arborvitae trees/shrubs as needed along the property lines, if the fences are not seen as enough privacy for our neighboring lots. We will remove the two sheds, add green space by removing some of the existing pavement, and create two new walkways from the parking area to two entrances of the new building. We would also like to install new siding on the existing building, add matching asphalt shingles to the new structure for conformity with the Existing structure, and improve walkways for the Existing building which will help to provide a clean look and a revitalized lot.

High quality, low impact growth:

By improving the lot & adding a second building our plan supports responsible development that does not have an impact on the rural areas of the city. This plan concentrates on creating residential growth within walking distance of downtown Dover & the urban core of the city which is consistent with recent projects approved by the City.

TDR Compatibility: G8 1-4 (A-D)

- A. **Consistent with the Master Plan:** Removing the need to back onto 6th and Horne Street and by adding new housing are two main improves that are consistent with the Master Plan.
- B. **Compatible with land use by neighboring lots:** Looking at the immediate abutters there is a mix of single family and multi-unit buildings on the lots surrounding our property. There are two duplexes a couple lots over up Horne Street and on the other side of Horne there is a four and six unit building on two neighboring lots. As you move up 6th Street there are additional properties with duplexes.
- C. **The property is served by Public Water and Sewer:** We do not anticipate that adding a duplex would overload the public water, drainage, or sewer system or any other municipal systems or cause negative health and safety effects. There are several properties within the block and even as close as just across Horne Street that have 4 or more units.
- D. **Any relief sought should not be caused by the additional density-** Setbacks have been met.

Additional Information on Proposal:

- 1. **Would not undue traffic congestion or unduly impair pedestrian safety:** We believe it will improve safety and reduce traffic congestion by eliminating the need to back out onto either Horne or Sixth Street.
- 2. Excluding the garage as livable space, each unit will consist of less than 1,400 square feet, with each unit currently consisting of less than 1,150 square feet.
- 3. We are willing to work with the City on an Easement that would allow the City to remedy the current drainage issue on Hough Street that is affecting Hough Street and the surrounding streets in exchange for dismissal of the TDR Credit Fees.

The new structure will have lighting over the garage to illuminate the driveway and parking areas on both sides of the building. About providing an address to each unit for the proposed new structure; here is the answer we were given when we submitted that question to the Code Enforcement Office: "Generally the address is provided upon building permit submission, it is part of the workflow process. Most often a single address is given and units 1 & 2 to specify" We are happy to follow this process as outlined when the time comes to submit a building permit.

Anthony Sillitta

Anthony Sillitta

DSW 6th LLC

39 Glenwood Ave

Dover NH 03820

July 10, 2025

Technical Review Committee
& Planning Board
City of Dover NH
288 Central Ave
Dover NH 03820-4169
603-516-6008

Re: Narrative for TDR Application

The Subject property is located at 77-79 Sixth Street situated in the R-12 zone.

Our design proposes a second building to accompany the existing duplex located on the lot which resides on the corner of Horne and Sixth Street. Over the past several years we have met with City Personnel to discuss the best way to add a second building. During these meetings we started with a subdivision option, after discussion with members of the Planning Board, we changed our focus to a TDR. The shift in focus was based on the setback requirements which would allow our proposed design. All setbacks to include the rear setback requirement of (30FT) has been met and are shown on our new plans.

Another goal of the project is to eliminate vehicles from backing onto both Sixth Street and Horne Street. We believe this will be a positive improvement in public safety on both streets. The new parking design will create a clean and consistent parking area for all units that will improve the lot's curb appeal.

Currently there is a fence along the property line between our lot and the neighboring lot on Horne Street. Our plan includes a second six-foot-high fence that would be added to the property line of our other neighbor on the Sixth Street side and a new fence of the same height along the property line of our Horne Street neighbor. As part of this project, we will look to improve the landscaping of the lot by adding arborvitae trees/shrubs as needed along the property lines, if the fences are not seen as enough privacy for our neighboring lots. We will remove the two sheds, add green space by removing some of the existing pavement, and create two new walkways from the parking area to two entrances of the new building. We would also like to install new siding on the existing building, add matching asphalt shingles to the new structure for conformity with the Existing structure, and improve walkways for the Existing building which will help to provide a clean look and a revitalized lot.

High quality, low impact growth:

By improving the lot & adding a second building our plan supports responsible development that does not have an impact on the rural areas of the city. This plan concentrates on creating residential growth within walking distance of downtown Dover & the urban core of the city which is consistent with recent projects approved by the City.

TDR Compatibility:

- A. **Consistent with the Master Plan:** Removing the need to back onto 6th and Horne Street and by adding new housing are two main improves that are consistent with the Master Plan.
- B. **Compatible with land use by neighboring lots:** Looking at the immediate abutters there is a mix of single family and multi-unit buildings on the lots surrounding our property. There are two duplexes a couple lots over up Horne Street and on the other side of Horne there is a four and six unit building on two neighboring lots. As you move up 6th Street there are additional properties with duplexes.
- C. **The property is served by Public Water and Sewer:** We do not anticipate that adding a duplex would overload the public water, drainage, or sewer system or any other municipal systems or cause negative health and safety effects. There are several properties within the block and even as close as just across Horne Street that have 4 or more units.
- D. **Would not undue traffic congestion or unduly impair pedestrian safety:** We believe it will improve safety and reduce traffic congestion by eliminating the need to back out onto either Horne or Sixth Street.
- E. Excluding the garage as livable space, each unit will consist of less than 1,400 square feet, with each unit currently consisting of less than 1,150 square feet.
- F. We are willing to work with the City on an Easement that would allow the City to remedy the current drainage issue on Hough Street that is affecting Hough Street and the surrounding streets in exchange for dismissal of the TDR Credit Fees.

The new structure will have lighting over the garage to illuminate the driveway and parking areas on both sides of the building. About providing an address to each unit for the proposed new structure; here is the answer we were given when we submitted that question to the Code Enforcement Office: "Generally the address is provided upon building permit submission, it is part of the workflow process. Most often a single address is given and units 1 & 2 to specify" We are happy to follow this process as outlined when the time comes to submit a building permit.

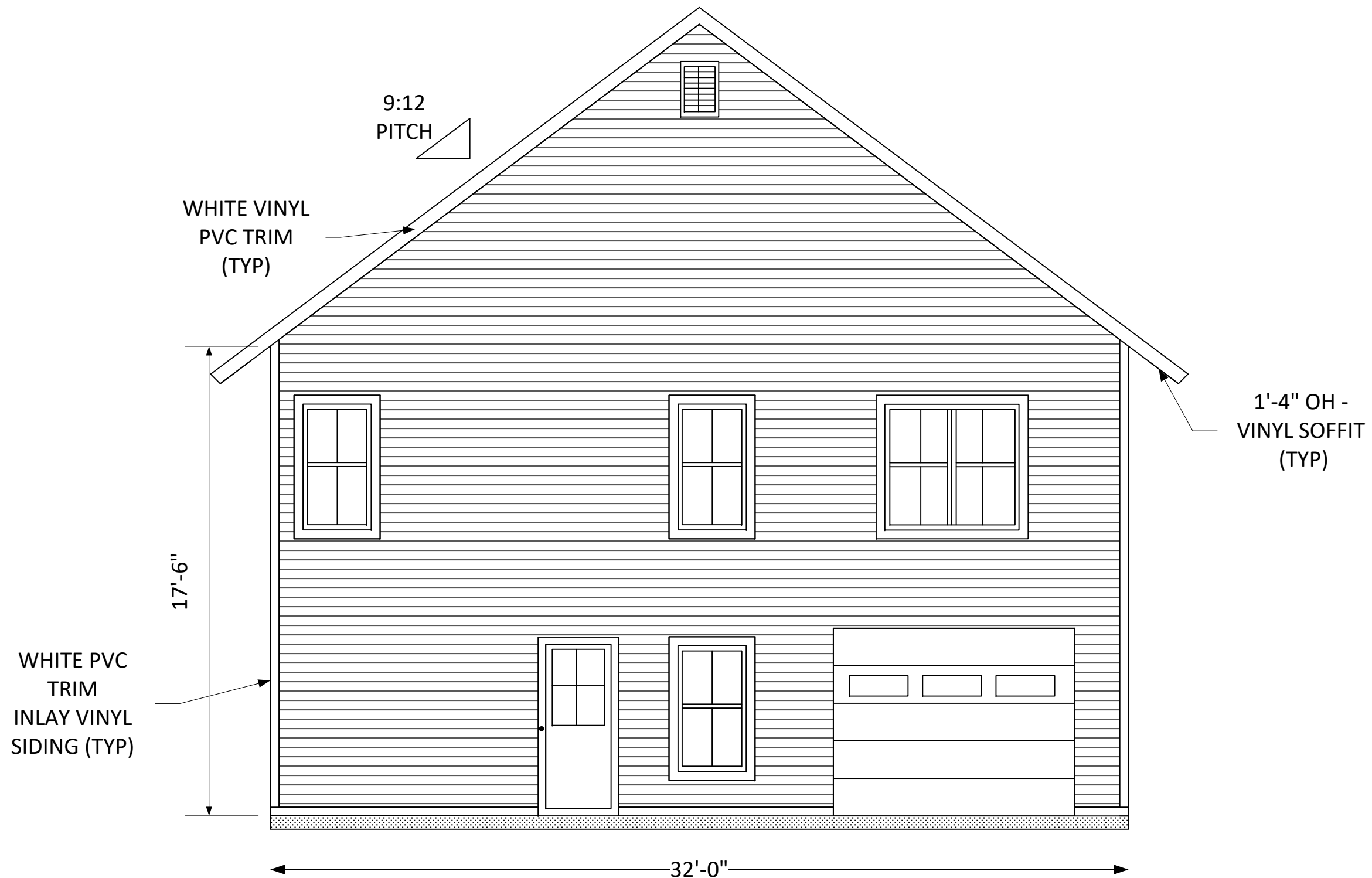
Anthony Sillitta

Anthony Sillitta

DSW 6th LLC

39 Glenwood Ave

Dover NH 03820

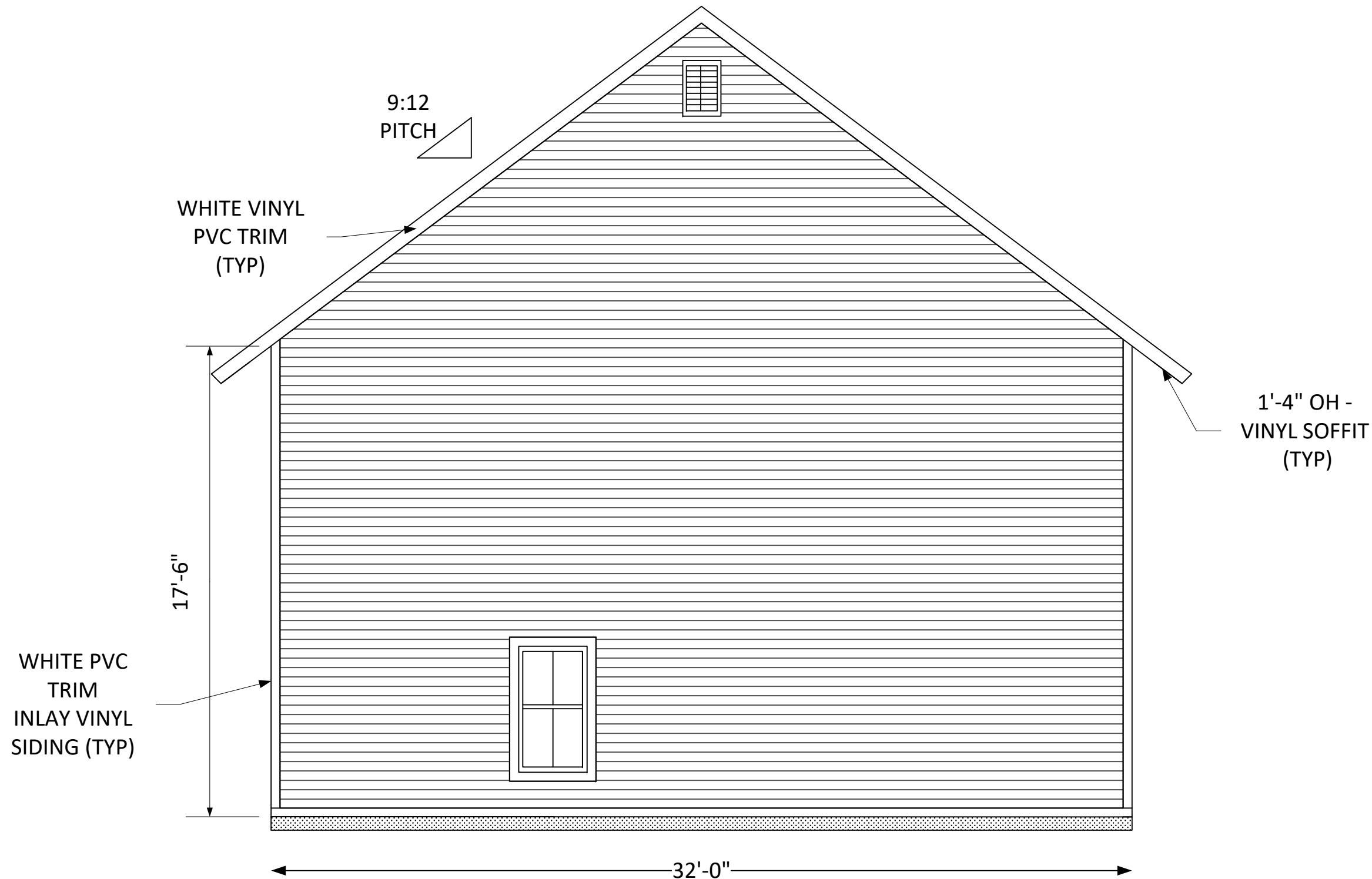


LOT AT 77-79 6TH ST.
DUPLEX

FRONT VIEW

DSW 6th, LLC
39 Glenwood Ave
Dover, NH 03820

March 2025

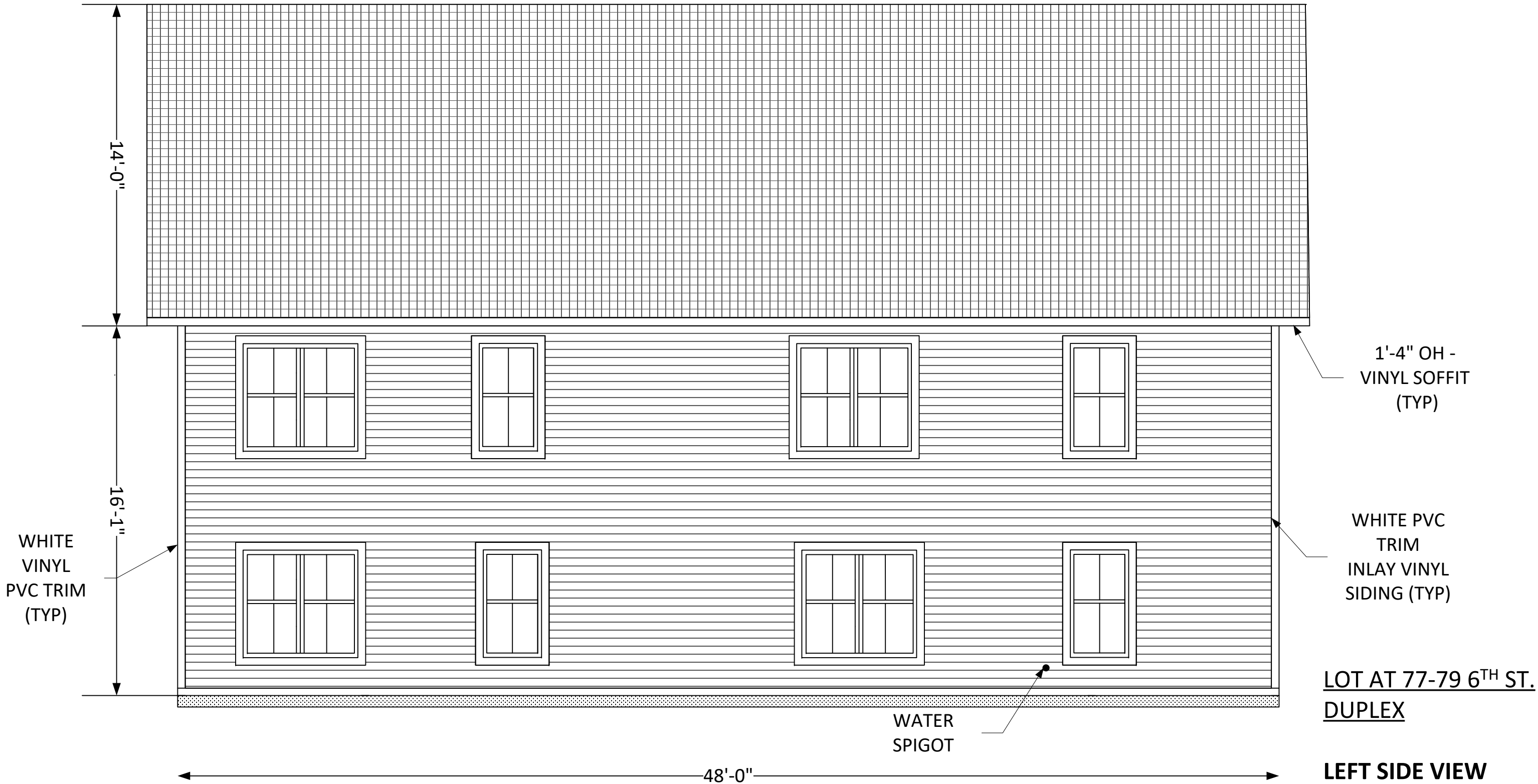


LOT AT 77-79 6TH ST.
DUPLEX

REAR VIEW

DSW 6th, LLC
39 Glenwood Ave
Dover, NH 03820

March 2025



LEFT SIDE VIEW

LEFT SIDE VIEW

SCALE 1/4" = 1'-0"

DSW 6th, LLC
39 Glenwood Ave
Dover, NH 03820

March 2025

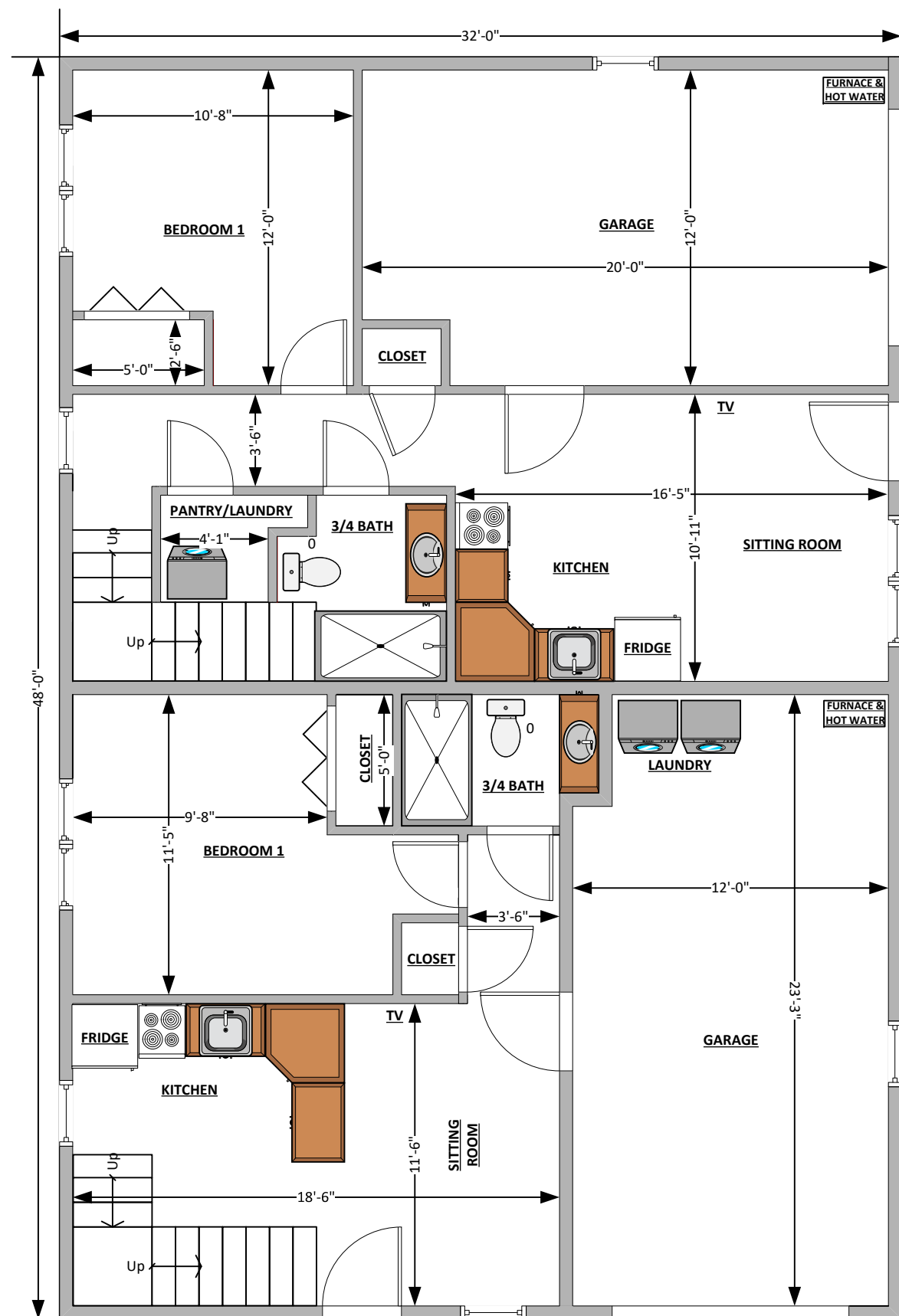


RIGHT SIDE VIEW
(HORNE ST)

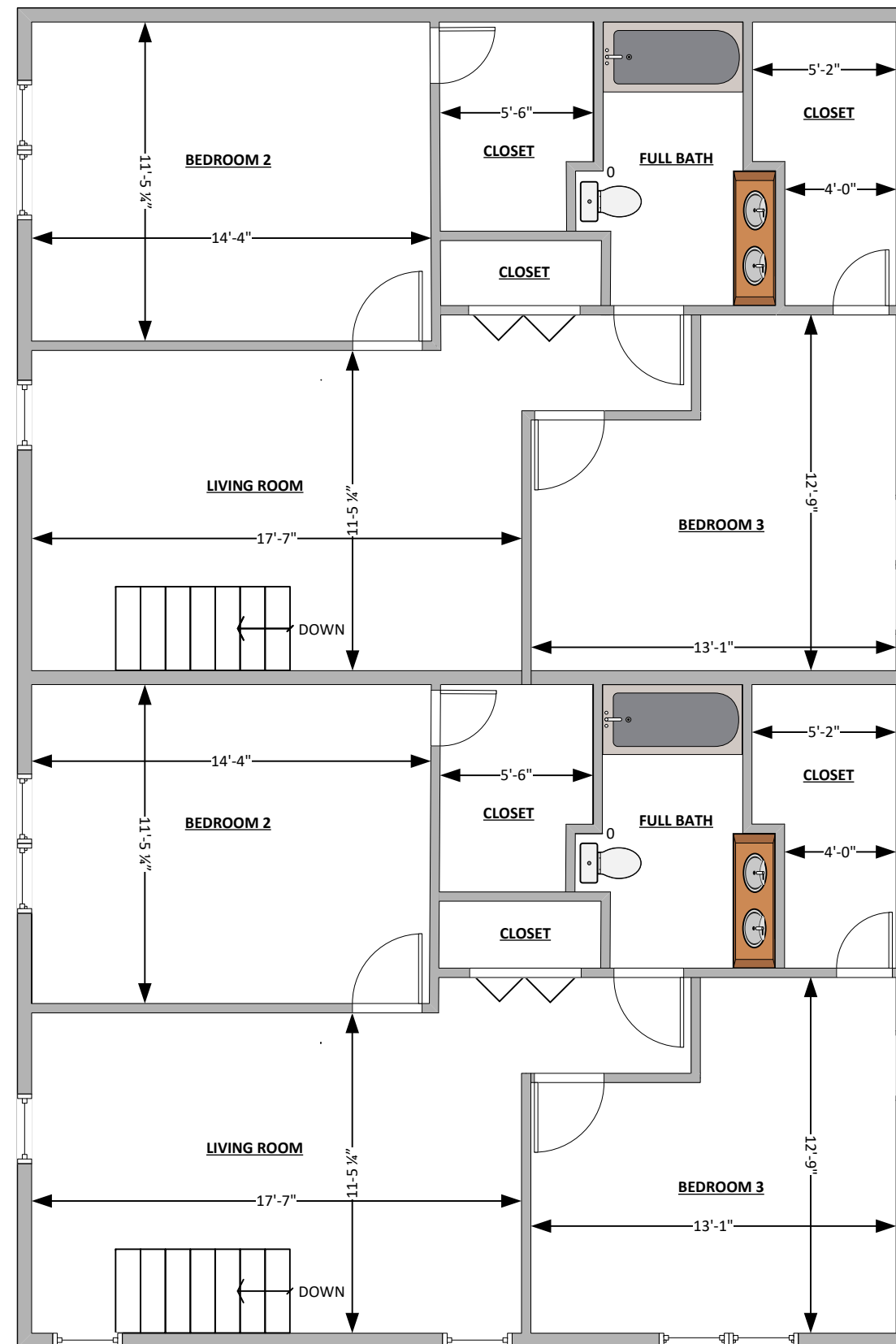
SCALE 1/4" = 1'-0"

DSW 6th, LLC
39 Glenwood Ave
Dover, NH 03820

March 2025



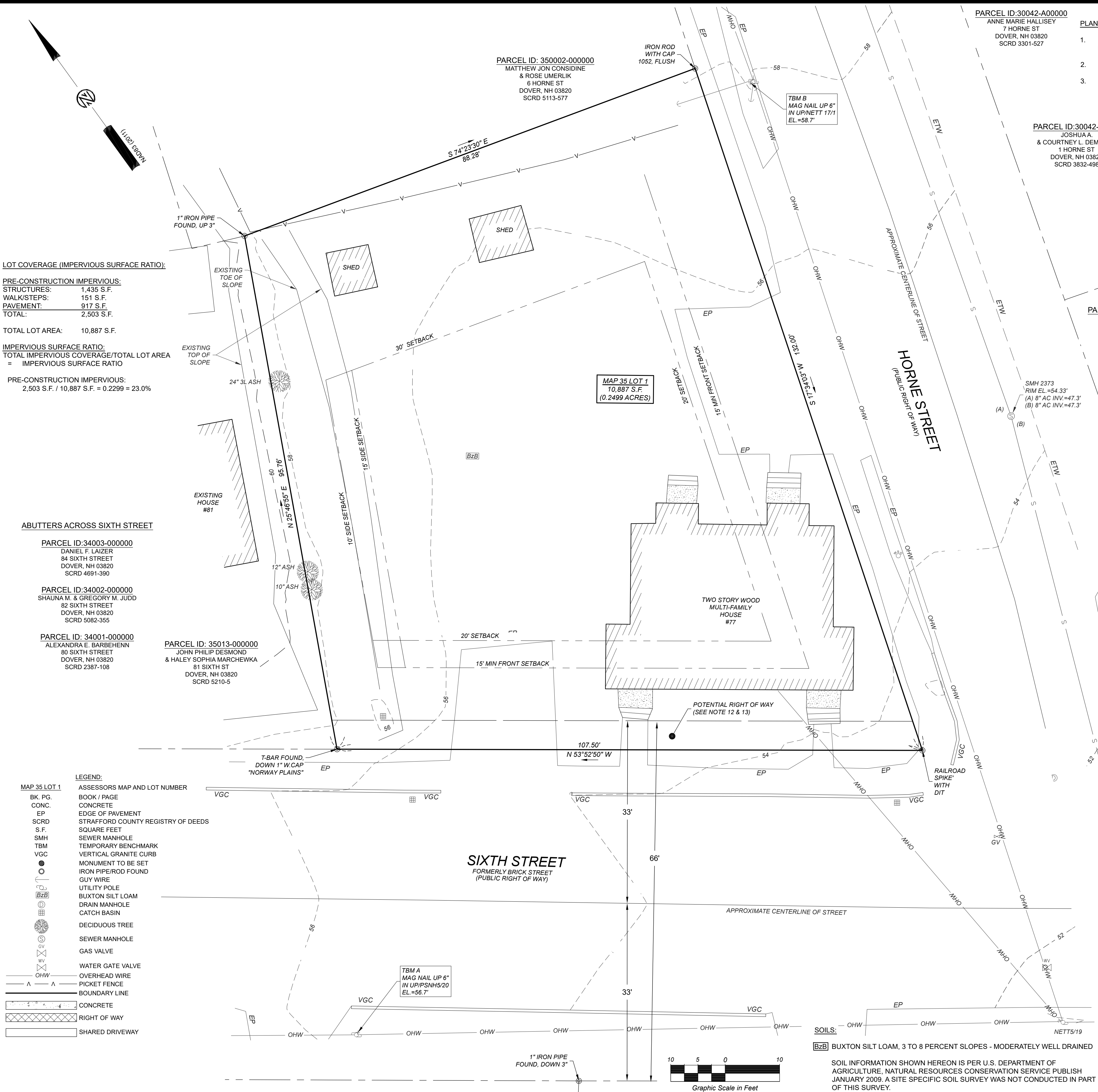
SCALE 3/16" = 1'-0"



LOT AT 77-79 6TH ST.
DUPLEX

FLOOR PLANS

DSW 6th, LLC
39 Glenwood Ave
Dover, NH 03820



PLAN REFERENCES:

- "PLAN OF LAND BELONGING TO DOVER BUILDING ASSOCIATION SHOWING PROPOSED STREETS AND LOTS" FROM SURVEYS MADE BY JOHN M. HAYNES, RECORDED AUGUST 31, 1875 AS VOLUME 258 PAGE 600.
- RECORDED IN THE SCRD POCKET 10 FOLDER 2 PLAN 34
- "UNTITLED SURVEY OF DEED 492-56" BY W.S. WHEELER, C.E. DATED MARCH 1939. SCRD POCKET 1 FOLDER 1 PLAN 14.
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND BARDWELL AND PHILIP AND NANCY CHRISTIE SIXTH STREET DOVER, NEW HAMPSHIRE" BY MCENEANEY SURVEY ASSOCIATES, INC. DATED DECEMBER 5, 1995. SCRD PLAN 48-41.

NOTES:

- SUBJECT PARCEL: TAX MAP 35 LOT 1, 77 SIXTH STREET, DOVER, NH 03820, NS PROJECT #248.
- OWNER OF RECORD: SCOTT & HEIDI DRAPEAU - 50%, ANTHONY SILLITTA - 50%, 288 CALEF HIGHWAY, LEE, NH 03861, S.C.R.D. BOOK 4994, PAGE 689.
- PARCEL AREA: 10,887 S.F. OR 0.2499 AC.
- DIMENSIONAL REQUIREMENTS:**
 - MIN LOT AREA: 12,000 S.F.
 - MIN LOT FRONTAGE: 100' (40')
 - MIN FRONT SETBACK: 15' MIN - 25' MAX (20')
 - MIN SIDE/REAR SETBACK: 15/30' (10/30')
 - MAX BUILDING HEIGHT: 35'
 - MAX LOT COVERAGE: 30%
- ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF DOVER ZONING ORDINANCE AMENDED OCTOBER 31, 2021. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0310E, DATED 9/30/2015.
- THE PURPOSE OF THIS PLAN IS TO CREATE FOUR NEW CONDOMINIUM UNITS ON THE SUBJECT PARCEL.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JANUARY 2022 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THERE IS AN UNCERTAINTY INVOLVED WITH ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY DUE TO INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS WHEN RESEARCHING ROAD RECORDS. RESEARCH FOR HORNE STREET WAS CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY HALL. HORNE STREET WAS ACCEPTED AS A STREET ON JUNE 5, 1879 PER CITY OF DOVER ROAD BOOK 1 PAGE 291 AND EXTENDED AS A 50' STREET ON AUGUST 22, 1894 PER CITY OF DOVER ROAD BOOK 3 ITEM 0284.
- THERE IS AN UNCERTAINTY INVOLVED WITH ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY DUE TO INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS WHEN RESEARCHING ROAD RECORDS. RESEARCH FOR SIXTH STREET (FORMERLY BRICK STREET) WAS CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY HALL. A PETITION WAS GRANTED BY THE CITY OF DOVER TO CHANGE THE NAME OF BRICK STREET TO SIXTH STREET ON JUNE 8, 1866. SEE CITY OF DOVER ROAD BOOK 3 ITEM 0176. BRICK STREET WAS STRAIGHTENED AND WIDENED TO A FOUR ROD (66') WIDTH ON OCTOBER 11, 1869 PER CITY OF DOVER ROAD BOOK 3 PAGE 0157.
- THE BOUNDARY SHOWN HEREON IS DETERMINED AND SHOWN AS A RESULT OF THE DEED RESEARCH IN COMPARISON TO EXISTING MONUMENTATION FOUND. THERE IS A DISCREPANCY BETWEEN EXISTING MONUMENTS AND THE ACCEPTED WIDENED RIGHT OF WAY OF SIXTH STREET. THERE IS POTENTIAL THE PUBLIC HAVE RIGHTS TO PASS OVER THE STRIP OF LAND SHOWN HEREON.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE EXISTING UNITS ARE SERVED BY MUNICIPAL WATER AND SEWER.

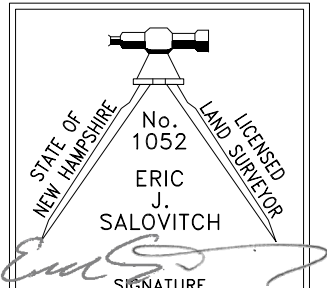
EXISTING CONDITIONS SITE PLAN

FOR
SCOTT & HEIDI DRAPEAU AND
ANTHONY SILLITTA OF
TAX MAP 35 LOT 1
77 SIXTH STREET
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

SCALE: 1" = 10' (22x34) 1" = 20' (11x17)

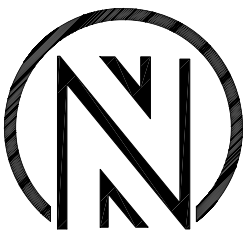
JOB NO.	248	DATE:	2025-05-21
DRAWN BY:	EJS	DRAWING:	248 SURVEY.DWG
CHECKED BY:	PJT	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

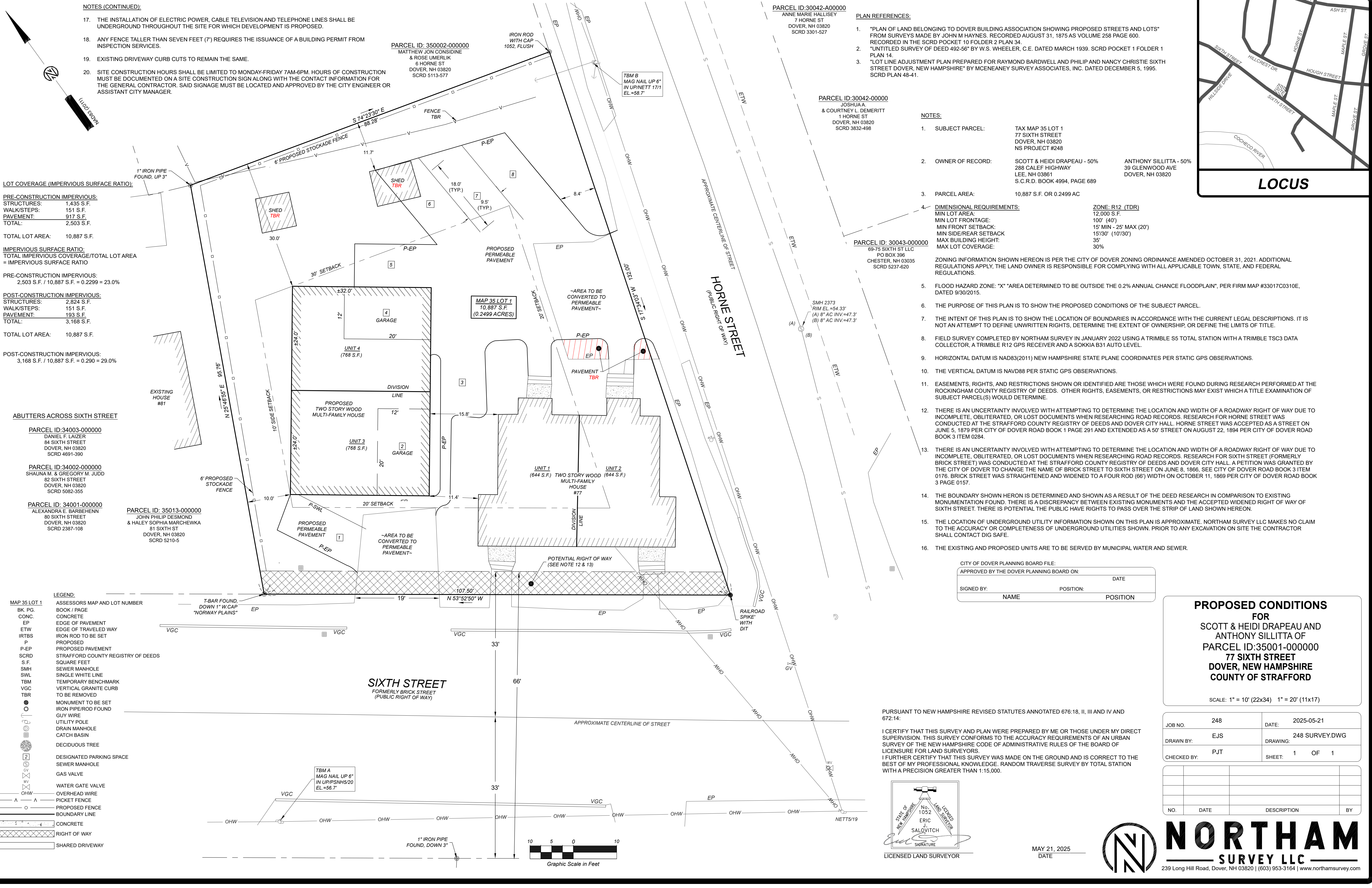


LICENSED LAND SURVEYOR

MAY 21, 2025
DATE



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



NOTES (CONTINUED):

- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- EXISTING DRIVEWAY CURB CUTS TO REMAIN THE SAME.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.

PARCEL ID: 350002-000000
MATTHEW JON CONSIDINE
& ROSE UMERLIK
6 HORNE ST
DOVER, NH 03820
SCRD 5113-577

PARCEL ID: 30042-A00000
ANNE MARIE HALLISEY
7 HORNE ST
DOVER, NH 03820
SCRD 3301-527

PLAN REFERENCES:

- "PLAN OF LAND BELONGING TO DOVER BUILDING ASSOCIATION SHOWING PROPOSED STREETS AND LOTS" FROM SURVEYS MADE BY JOHN H. HAINES. RECORDED AUGUST 31, 1875 AS VOLUME 258 PAGE 600.
- "UNTITLED SURVEY OF DEED 492-56" BY W.S. WHEELER, C.E. DATED MARCH 1939. SCRD POCKET 1 FOLDER 1 PLAN 14.
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND BARDWELL AND PHILIP AND NANCY CHRISTIE SIXTH STREET DOVER, NEW HAMPSHIRE" BY MCENEANEY SURVEY ASSOCIATES, INC. DATED DECEMBER 5, 1995. SCRD PLAN 48-41.

PARCEL ID: 30042-00000
JOSHUA A.
& COURTNEY L. DEMERITT
1 HORNE ST
DOVER, NH 03820
SCRD 3832-498

NOTES:

- SUBJECT PARCEL: TAX MAP 35 LOT 1
77 SIXTH STREET
DOVER, NH 03820
NS PROJECT #248
- OWNER OF RECORD: SCOTT & HEIDI DRAPEAU - 50%
288 CALEF HIGHWAY
LEE, NH 03861
S.C.R.D. BOOK 4994, PAGE 689
ANTHONY SILLITTA - 50%
39 GLENWOOD AVE
DOVER, NH 03820
- PARCEL AREA: 10,887 S.F. OR 0.2499 AC
- DIMENSIONAL REQUIREMENTS:
MIN LOT AREA: 12,000 S.F.
MIN LOT FRONTAGE: 100' (40')
MIN FRONT SETBACK: 15' MIN - 25' MAX (20')
MIN SIDE/REAR SETBACK: 15/30' (10/30')
MAX BUILDING HEIGHT: 35'
MAX LOT COVERAGE: 30%
- ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF DOVER ZONING ORDINANCE AMENDED OCTOBER 31, 2021. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0310E, DATED 9/30/2015.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS OF THE SUBJECT PARCEL.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JANUARY 2022 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THERE IS AN UNCERTAINTY INVOLVED WITH ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY DUE TO INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS WHEN RESEARCHING ROAD RECORDS. RESEARCH FOR HORNE STREET WAS CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY HALL. HORNE STREET WAS ACCEPTED AS A STREET ON JUNE 5, 1879 PER CITY OF DOVER ROAD BOOK 1 PAGE 291 AND EXTENDED AS A 50' STREET ON AUGUST 22, 1894 PER CITY OF DOVER ROAD BOOK 3 ITEM 0284.
- THERE IS AN UNCERTAINTY INVOLVED WITH ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY DUE TO INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS WHEN RESEARCHING ROAD RECORDS. RESEARCH FOR SIXTH STREET (FORMERLY BRICK STREET) WAS CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY HALL. A PETITION WAS GRANTED BY THE CITY OF DOVER TO CHANGE THE NAME OF BRICK STREET TO SIXTH STREET ON JUNE 8, 1866. SEE CITY OF DOVER ROAD BOOK 3 ITEM 0176. BRICK STREET WAS STRAIGHTENED AND WIDENED TO A FOUR ROD (66') WIDTH ON OCTOBER 11, 1869 PER CITY OF DOVER ROAD BOOK 3 PAGE 0157.
- THE BOUNDARY SHOWN HERON IS DETERMINED AND SHOWN AS A RESULT OF THE DEED RESEARCH IN COMPARISON TO EXISTING MONUMENTATION FOUND. THERE IS A DISCREPANCY BETWEEN EXISTING MONUMENTS AND THE ACCEPTED WIDENED RIGHT OF WAY OF SIXTH STREET. THERE IS POTENTIAL THE PUBLIC HAVE RIGHTS TO PASS OVER THE STRIP OF LAND SHOWN HERON.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE EXISTING AND PROPOSED UNITS ARE TO BE SERVED BY MUNICIPAL WATER AND SEWER.

CITY OF DOVER PLANNING BOARD FILE:

APPROVED BY THE DOVER PLANNING BOARD ON:

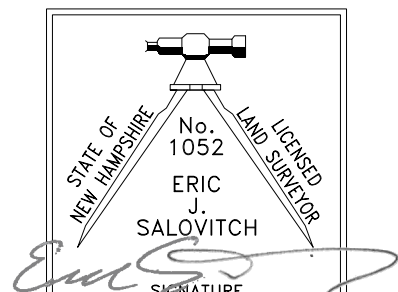
SIGNED BY:	POSITION:	DATE
NAME	POSITION	

UTILITY PLAN
FOR
SCOTT & HEIDI DRAPEAU AND
ANTHONY SILLITTA OF
PARCEL ID: 350001-000000
77 SIXTH STREET
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

SCALE: 1" = 10' (22x34) 1" = 20' (11x17)

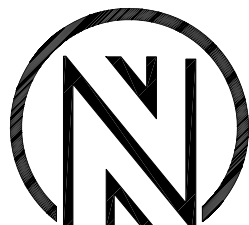
JOB NO.	248	DATE:	2025-05-21
DRAWN BY:	EJS	DRAWING:	248 SURVEY.DWG
CHECKED BY:	PJT	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY



LICENSED LAND SURVEYOR

MAY 21, 2025
DATE



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

LOT COVERAGE (IMPERVIOUS SURFACE RATIO):

PRE-CONSTRUCTION IMPERVIOUS:

STRUCTURES: 1,435 S.F.
WALK/STEPS: 151 S.F.
PAVEMENT: 917 S.F.
TOTAL: 2,503 S.F.

TOTAL LOT AREA: 10,887 S.F.

IMPERVIOUS SURFACE RATIO:

TOTAL IMPERVIOUS COVERAGE/TOTAL LOT AREA
= IMPERVIOUS SURFACE RATIO

PRE-CONSTRUCTION IMPERVIOUS:

2,503 S.F. / 10,887 S.F. = 0.2299 = 23.0%

POST-CONSTRUCTION IMPERVIOUS:

STRUCTURES: 2,824 S.F.
WALK/STEPS: 151 S.F.
PAVEMENT: 193 S.F.
TOTAL: 3,168 S.F.

TOTAL LOT AREA: 10,887 S.F.

POST-CONSTRUCTION IMPERVIOUS:

3,168 S.F. / 10,887 S.F. = 0.290 = 29.0%

ABUTTERS ACROSS SIXTH STREET

PARCEL ID: 34003-000000
DANIEL F. LAZER
84 SIXTH STREET
DOVER, NH 03820
SCRD 4691-390

PARCEL ID: 34002-000000
SHAUNA M. & GREGORY M. JUDD
82 SIXTH STREET
DOVER, NH 03820
SCRD 5082-355

PARCEL ID: 34001-000000
ALEXANDRA E. BARBEHEHN
80 SIXTH STREET
DOVER, NH 03820
SCRD 2387-108

PARCEL ID: 35013-000000
JOHN PHILIP DESMOND
& HALEY SOPHIA MARCHEWKA
81 SIXTH ST
DOVER, NH 03820
SCRD 5210-5

MAP 35 LOT 1	ASSESSORS MAP AND LOT NUMBER
BK. PG.	BOOK / PAGE
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
IRTSB	IRON ROD TO BE SET
P	PROPOSED PAVEMENT
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SWL	SINGLE WHITE LINE
TBM	TEMPORARY BENCHMARK
VGC	VERTICAL GRANITE CURB
TBR	TO BE REMOVED
●	MONUMENT TO BE SET
○	IRON PIPE/ROD FOUND
—	GUY WIRE
—	UTILITY POLE
—	DRAIN MANHOLE
—	CATCH BASIN
—	DECIDUOUS TREE
—	DESIGNATED PARKING SPACE
—	SEWER MANHOLE
—	GAS VALVE
—	WATER GATE VALVE
—	OVERHEAD WIRE
—	PICKET FENCE
—	PROPOSED FENCE
—	BOUNDARY LINE
—	CONCRETE
—	RIGHT OF WAY
—	SHARED DRIVEWAY

SIXTH STREET
FORMERLY BRICK STREET
(PUBLIC RIGHT OF WAY)

