

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, October 16, 2025**
Meeting Time: **10:30 AM**

1. Site Plan for Airey Row on Central, LLC, Assessor's Map 2, Lot 79 & 80, zoned CBD-G, located at 376 & 378 Central Avenue. (Proposal is to renovate the existing 4-story building to include four commercial spaces on the first floor and fifteen (15) residential units on the upper floors). (SITE-2025-0014)
[This item was previously heard by the Planning Technical Review Committee on September 11, 2025.]



PLAN SNAPSHOT REPORT SITE-2025-0014 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major
Work Class: Alteration / Addition
Status: Fees Paid
Valuation: \$0.00
Description: Renovation of existing mixed use building.

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

App Date: 08/20/2025
Exp Date: 10/24/2025
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: 02079-000000	Address: 378 Central Av Dover, NH	Zone: CBD-G(Central Business District - Gener
02080-000000 Main	376 Central Av Dover, NH Main	

Engineer Emanuel Engineering, Inc Emilee Woodman 100 Griffin Road, Unit C Portsmouth, NH 03801 Business: (603) 772-4400	Applicant McEneaney Survey Associates P.O. Box 1166 DOVER, NH 03821 Business: (603) 742-0911	Architect TW Designs, LLC 254 Drake Road Strafford, NH 03884 Business: (603) 664-2181	Owner Matt & Ben Airey P.O. Box 4241 Portsmouth, NH 03802 Business: (833) 227-6669
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Plan Preparer
McEneaney Survey
Associates
P.O. Box 1166
DOVER, NH 03821
Business: (603) 742-0911

Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	0	Total6	16
Total7	0	Total8	0	Total9	3790
Street Classification Type	Municipal	Net Change in # Parking Spaces (+/-)	16	Water Service	Municipal
Recording Number		Sewer Service	Municipal	Total Acres (GIS)	0.08
Deed Book	5262	Total SQFT	3484.8	Deed Page	551
Deed Date		Proposed Property Use	Mixed Use - Commercial (first floor), Residential (second, third, fourth floors)	Area of Parcel to be Developed (SQFT)	3790
Number of Parking Spaces Existing	0	Number of Parking Spaces Proposed	16	Distance to City Water	50
Distance to City Sewer	50	Type of Building to be Built	renovation of existing "period" building	Estimated Construction Value	1500000.00
Refuse Removal	Private	Is there an existing Conservation Easement?	No	Existing Conservation Easement Details	
TotalImpactFeeSDTOD	0.00	TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00
TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00	TotalImpactFeeADUTO	0.00
TotalImpactFeeAONRT	0.00	TotalImpactFeeAR55TC	0.00	TotalImpactFeeAR62TC	0.00
OD		TotalImpactFeeRIRCT	0.00	TotalImpactFeeOCSTO	0.00
Sub Total Residential	0.00	D		D	
TotalImpactFeeITWCT	0.00	TotalImpactFeeNHALT	0.00	TotalImpactFeeOIUTOD	0.00
D		D			
TotalImpactFeeAFAOT	0.00	Sub Total	0.00	Total of Impact Fees to be Assessed	0.00
OD		Non-Residential			

PLAN SNAPSHOT REPORT (SITE-2025-0014)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kevin_McEaney_8/20/2025.jpg	08/20/2025 17:29	McEaney, Kevin		Uploaded via CSS
2025.09.11_PlanningTechnicalReviewCommittee.Agenda.pdf	08/26/2025 14:07	Blonigen, Rachel		TRC Agenda
2025.09.11_PlanningTechnicalReviewCommittee.376-378CentralAve_SITE-2025-0014.draft.pdf	09/12/2025 15:59	Blonigen, Rachel		Draft TRC Minutes

Note	Created By	Date and Time Created
1. Resubmit for 2nd TRC	Rachel Blonigen	09/16/2025 10:42

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025013653	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-2025013653		\$200.00	\$200.00
NOT INVOICED	Planning Residential Fee	\$1,600.00	\$0.00
Total for Invoice NOT INVOICED		\$1,600.00	\$0.00
Grand Total for Plan		\$1,800.00	\$200.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	09/11/2025	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	08/26/2025	09/23/2025	09/16/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	08/26/2025	09/23/2025	09/10/2025

Comments: • OBD is willing to consider some amount of first-floor residential at the rear of the site if concerns about the commercial tenancies are addressed, especially if the added units have accessibility/affordability commitments, but cannot support the current proposal.

- Retail, restaurant, and arts/entertainment businesses contribute significantly to the excitement and vibrancy of downtown. While other business types may ultimately lease these spaces, OBD would not support a design in which the Central Avenue commercial spaces were not viable for these business types.
- At a minimum, two commercial spaces of 500 sf each could be viable for a retail business if part of the basement could be converted for secure dry storage. A single tenant space of 1000 sf could also be considered.
- Proposed design changes negatively impact the visibility and viability of the Comm-2 space.
 - o The space does not have direct customer access from Central Avenue
 - o The design eliminates 1 of the only 2 full-length windows to the space. The remaining high window is less conducive for visibility.
 - o The proposed door looks more residential in character, and could further reduce customer attraction.
- The existing entrance to Comm-1 can be difficult to access with a stroller. Could there be an opportunity to redesign the vestibule to provide improved access to 2 commercial tenants?
- Is it possible to relocate residential egress either to the rear (mirroring the hallway to stair A) or to the outside wall such that new door cut replaces the high window instead of the existing full window?
- The narrative identifies a third commercial space – a mail room would not be considered commercial space – please explain or revise.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	08/26/2025	09/23/2025	09/16/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	08/26/2025	09/23/2025	09/16/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	08/26/2025	09/23/2025	09/16/2025

PLAN SNAPSHOT REPORT (SITE-2025-0014)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	08/26/2025	09/23/2025	09/08/2025

Comments: 1) Residential units do not appear to be permitted on the first floor level.
 2) Project was previously presented as one business on the first floor at a later date, the proposed floor plan indicates two very small business use.
 3) Floor plan does not appear to comply with Chapter 93 Housing Standards
 4) Fourth floor window not permitted to be placed within 3' feet of property line and no projections permitted within 2' feet of property line. Clarify design.
 5) Parking - Clarify accessibility and accessible route to dwelling units. Indicate general parking arrangement for tenants. Indicate if there will be a loss of municipal parking spaces for laydown area during construction.
 6) Clarify location of mechanical systems, electrical, gas, sprinkler riser room.
 7) Indicate location of FDC
 8) Indicate the process residents will use for recycle and waste. Provide compliance method with ordinance 93-9. Show dumpster/gate with hardware in details on site plan. This may include an lease/license with Dover.
 9) Provide solar readiness in the design. This would include the sizing of the electrical gear.
 Area of refuge to be considered on the floor plan.
 10) Clarify accessible parking and accessible route.
 11) Clarify if there is any storage capabilities for bicycles etc.
 120 Indicate laydown area for construction

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Speidel, Marn	Requires Re-submit	08/26/2025	09/23/2025	09/16/2025

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	In Review	10/02/2025	10/15/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	10/02/2025	10/30/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	In Review	10/02/2025	10/15/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	10/02/2025	10/30/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	10/02/2025	10/15/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	10/02/2025	10/15/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Mitrushi, Alex	In Review	10/02/2025	10/15/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/21/2025 10:14	
Confirm application complete v.1	Generic Action		08/21/2025 10:14
Technical Review Committee Meeting Agenda v.1	Task	08/21/2025 10:14	08/26/2025 14:06
Land Use Plan Technical Review v.1	Receive Submittal	08/26/2025 0:00	09/16/2025 11:51
Land Use Plan Technical Review v.2	Receive Submittal	10/02/2025 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	08/26/2025 14:04	09/16/2025 11:42
Planning Board v.1			
Planning Board Agenda v.1	Task		

PLAN SNAPSHOT REPORT (SITE-2025-0014)

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



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: AIREY ROW ON CENTRAL LLC Telephone # 833.227.6669

Address of Applicant: PO Box 4241 Portsmouth, NH 03802

E-Mail Address: smile@theabpn.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 376-378 Central Avenue

Assessor's Map # 2 Lot(s) # 79 & 80

Zoning District(s) CBD-G Overlay District(s) _____

Size of Parcel: 2178 sq. ft. .05 ac. Property Deed: Book 5262 Page: 551
1307 .03

Existing Use of Property: Mixed Use - Commercial (first floor), Residential (upper floors)

SITE PLAN INFORMATION

Describe Proposed Use: Mixed Use - Commercial (first floor), Residential (upper floors)

Area of Parcel to be Developed: _____ 3790 sq. ft.

If Multi-family Residential: Number of Units 15 & Buildings Proposed 1

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

Number of Parking Spaces: Existing (public/street) Proposed 15 (parking garage)

Highway Access (check where applicable): X City Street _____ State Highway _____

Number of Employees Total: TBD In Maximum Shift: 1

Disposition of Parcel:

Building Setbacks:

Building Footprint 3790 sq. ft.

Front Yard build to line (average of all lots on same side of street, 250 ft in each direction)

Total Building Area 15,105 sq. ft.

Rear Yard 10 ft.

Paved Area N/A sq. ft.

Side Yard: Right 0-24 ft. Left 0-24 ft.

City Water? ☒ Yes ☐ No How far is city water from the property? at street

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? at street

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☐ Increase by _____ units

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

N/A

BUILDING INFORMATION

Type of Building to be Built: renovation of existing period buildings, with additional stories added to rear portions

Height of Building: 46± feet Finished Floor Elevation: TBD

Number of Seats (where applicable) N/A

Estimated value of construction: \$1,500,000 Refuse removal: Public ☒ Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Section 157-13 A.12, Section 157-10 D., Section 153-14 E.

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

See attached Waiver Requests

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Kevin McEneaney - McEneaney Survey AssociatesAddress PO Box 1166 Dover, NH 03821 Telephone #: 603-742-0911Professional License #: Kevin McEneaney, LLS #661 E-mail address: kevin@surveynh.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Emilee Woodman - Emanuel Engineering, Inc.Address 100 Griffin Road, Unit C Portsmouth, NH 03801 Telephone #: 603.772.4400
ewoodman@Professional License #: _____ E-mail address: emanuelengineering.com**ARCHITECT INFORMATION**Name of Architect and Company (Licensed in N.H.) John M. Tuttle, AIA- T-W Designs, LLCAddress 254 Drake Hill Road Strafford, NH 03884 Telephone #: 603-664-2181Professional License #: NH AIA # 4015 E-mail address: john@tw-designs.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 INFORMATIONName of Soil Scientist and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

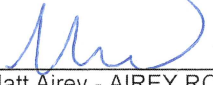
Signature of Property Owner:  Date: 8/20/2025
Matt Airey - AIREY ROW ON CENTRAL LLC

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: 8/20/2025
Matt Airey - AIREY ROW ON CENTRAL LLC

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

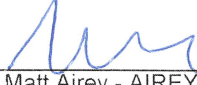
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

Signature of Property Owner:  Date: 8/20/2025
Matt Airey - AIREY ROW ON CENTRAL LLC

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: 8/20/2025
Matt Airey - AIREY ROW ON CENTRAL LLC

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

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

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
2	79 & 80	AIREY ROW ON CENTRAL LLC	PO Box 4241 Portsmouth, NH 03802

Applicant (if different from owner):

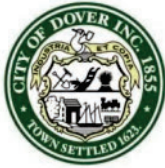
APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney, LLS	McEneaney Survey Associates	A PO Box 1166 Dover, NH 03821
John M. Tuttle, AIA	T-W Designs, LLC	254 Drake Hill Road Strafford, NH 03884
Emilee Woodman, PE	Emanuel Engineering, Inc.	100 Griffin Road, Unit C Portsmouth, NH 03801

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

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

APPLICANT: AIREY ROW ON CENTRAL LLC File Number: SITE-2025-0014

PROJECT TITLE: AIREY ROW ON CENTRAL

PROPERTY LOCATION: 376-378 Central Avenue Tax Map: 2 Lot: 79 & 80

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

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

REVIEWED BY: _____ DATE _____ TRC DATE _____

AIREY ROW ON CENTRAL LLC
P.O. Box 4241
Portsmouth, NH 03802

August 20, 2025

City of Dover
288 Central Avenue
Dover, NH 03820

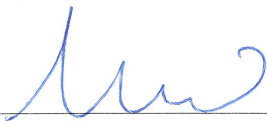
Attn: Planning Board

Re: Site Plan Review Application
AIREY ROW ON CENTRAL
Tax Map 2, Lots 79 & 80
376-378 Central Avenue

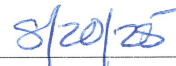
LETTER OF AUTHORIZATION

As co-owner of the above referenced project, I, Matt Airey, Member of AIREY ROW ON CENTRAL LLC, do hereby authorize McEneaney Survey Associates and Civilworks New England to represent any necessary applications submitted for approvals and/or permitting relative to the above referenced location.

Respectfully,



Matt Airey, Member – AIREY ROW ON CENTRAL LLC



Date

Project Narrative

for

AIREY ROW ON CENTRAL LLC

Site Plan Review

Redevelopment of Commercial & Residential Units

Tax Map 2, Lot Nos. 79 & 80

376 & 378 Central Avenue - Dover, NH

October 2025

Project Overview & Site Characteristics

The project site consists of two (2) parcels, .05 acres and .04 acres, located at 376 and 378 Central Avenue, respectively, with an existing 4-story building (spanning both lots) which was built approximately around 1850. Currently, the 4-story building consists of commercial space on the first floor, and having additions (of various levels) to the rear with remnants of four (4) apartment units on the second and third floors.

The proposed project for the redevelopment of 376 & 378 Central Avenue includes four (4) commercial spaces on the first floor, with a total of fifteen (15) residential apartments on the second, third, and fourth floors. The proposed building design will include additional square footage to the rear of the building by expanding the building to be fully 4-stories to the rear with no increase to the current building footprint.

The project will include the following general improvement plan:

- Demolition of the rear, various levels, additions to the building;
- Replacement of the existing addition foundation at the rear of the buildings, with a new foundation, maintaining the pre-existing footprint;
- Construction of a 4-story addition within the pre-existing footprints to be the same height as the existing main building;
- Existing paved areas will remain with minor adjustments and improvements.

Site Access and Parking Lot

Parking for the commercial units is provided by utilizing public spaces located along Central Avenue directly in front of the building. Residential parking can be located at the parking garage at the rear of the building on Orchard Street or private parking leased across Central Avenue at the TD Bank location. Developer is open to leasing fifteen (15) spaces on a 5-year term with the City of Dover and has communicated such with Bill Simmons at the City of Dover Parking Bureau.

Traffic Impact

The proposed site design will only upgrade the previous uses of these buildings and will have no additional impact on current traffic. No traffic memorandum will be generated, see waiver request.

Utilities

The site is served by existing public utilities located along Central Avenue and at the rear of the building. The proposed build-out and additional space will be served by utilities at the rear of the building.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0014

Application Type: Site Plan
Applicant(s): Airey Row on Central LLC
Owner(s): Airey Row on Central LLC
Location: 376-378 Central Ave. (Tax Map 2, Lot 79 & 80)
Date: September 11, 2025

INTENT: Proposal is for the renovation and redevelopment of the existing 4-story building to include three commercial spaces and sixteen (16) residential units.

UNITS/LOTS PROPOSED: Sixteen residential units, three commercial units

AGENDA ITEM #: 1

ACREAGE: 0.08± ac. or 3,485± s.f. (total for both lots)

ZONING DISTRICT: CBD-G

EXISTING/PROPOSED LAND USE:
Commercial, Residential

SURROUNDING LAND USE: Commercial, Residential

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover Conditional Use Permit (CUP) would be required for residential use on first floor.

WAIVERS REQUESTED: TBD

ATTENDANCE:

Members:

Donna Benton, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Jill Semprini, Engineering
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Erin Bassegio, City Planner
Ken Mavrogeorge, Deputy Director of Community Services
Bill Simons, Parking Manager
Christiana Fontaine, Parking Enforcement Officer
Ben Airey, Owner/Applicant
Matt Airey, Owner/Applicant
Steve Haight, Civilworks NE

Approval of minutes from August 28, 2025:

T. Clark moved to approve the August 28, 2025 minutes. Seconded by J. Burdin. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder as applicable: Water and Sewer Investments Fees
- Provide letters to serve before PB submission.
- Conditional Use Permit application would be required to request residential use on first floor.
 - Mailroom and stairwells are a residential use.
 - Staff would like to see more commercial space than currently proposed
- Building is required to be solar ready.
- City and applicant to discuss 16 parking spaces.
- Site plan required showing utilities, lighting, landscaping, etc.
- Provide lighting proposed in the rear of the building and architectural renderings that show the rear of the building.
- Remove signage from architectural renderings.
- No vinyl architectural materials in the CBD.
- Review required architectural and streetscape standards in the CBD- potential street tree contribution, public art, etc.
- Discuss trash/dumpster protocols/arrangement. Ensure dumpster is screened and meets City's solid waste ordinance.
- Refer to [§157-10D](#) for traffic impact assessment requirements.
- The project as submitted will require a number of waivers from §153-13, site plan criteria. Examples include neighborhood plan, lighting plan, landscape plan, etc. Review development plan criteria for required elements. Provide required detailed information to limit relief being requested.
- Add applicable common notes to plan
- Provide existing conditions plan.
- More comments pending complete submission.

Engineering:

- Applicant and Contractor shall review the updated Dover Construction Guidelines and associated details from April 2025 prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0014

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Applicant(s): Airey Row on Central LLC
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Location: 376-378 Central Ave. (Tax Map 2, Lot 79 & 80)
Date: September 11, 2025

Dover Website on the Engineering page.
<https://www.dover.nh.gov/Assets/governme nt/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>

- Recommend providing a site plan showing existing and proposed utilities.
- Confirm if existing dumpster location is to remain and if the size is adequate for the additional units.
- Confirm location of transformer is adequate and provide a letter to serve for the additional units.
- Recommend camera inspection of existing sewer to verify condition.
- Defer to IS and FD regarding fire sprinkler requirements. City records indicate existing water supply is 1" dia. Copper; therefore, fire flow will likely be required.
- Provide letter confirming roof gutters are not tied to sewer system. City recommends application to dye test existing roof gutters. If existing gutters flow to sewer, Applicant must route to drainage infrastructure.
- Provide plan for access and parking during construction work.

Police:

- Ensure adequate/updated roof infrastructure for falling ice protection over public sidewalk
- Coordinate dumpster location/screening with City Engineer, Parking Bureau and Building Official

Inspection Services:

- Residential units do not appear to be permitted on the first floor level.
- Project was previously presented as one business on the first floor at a later date, the proposed floor plan indicates two very small business use.
- Floor plan does not appear to comply with Chapter 93 Housing Standards

- Fourth floor window not permitted to be placed within 3' feet of property line and no projections permitted within 2' feet of property line. Clarify design.
- Parking - Clarify accessibility and accessible route to dwelling units. Indicate general parking arrangement for tenants. Indicate if there will be a loss of municipal parking spaces for laydown area during construction.
- Clarify location of mechanical systems, electrical, gas, sprinkler riser room.
- Indicate location of FDC
- Indicate the process residents will use for recycle and waste.
- Provide compliance method with ordinance 93-9.
- Show dumpster/gate with hardware in details on site plan. This may include an lease/license with Dover.
- Provide solar readiness in the design. This would include the sizing of the electrical gear. Area of refuge to be considered on the floor plan.
- Clarify accessible parking and accessible route.
- Clarify if there is any storage capabilities for bicycles etc.
- Indicate laydown area for construction

Fire Department:

- Limited access to the rear of the building
- Elevator – Medical emergencies
- Do not see a utility/ sprinkler room for fire suppression system(s)
- Fire Department Connection location(s)
- Will there be stand pipes?
- Additional plan details needed

Business Development:

- OBD is willing to consider some amount of first-floor residential at the rear of the site if concerns about the commercial tenancies are addressed, especially if the added units have accessibility/affordability commitments, but cannot support the current proposal.
- Retail, restaurant, and arts/entertainment businesses contribute significantly to the excitement and vibrancy of downtown. While other business types may ultimately lease these spaces, OBD would not support a design in which the Central Avenue commercial spaces were not viable for these business types.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0014

Application Type: Site Plan
Applicant(s): Airey Row on Central LLC
Owner(s): Airey Row on Central LLC
Location: 376-378 Central Ave. (Tax Map 2, Lot 79 & 80)
Date: September 11, 2025

- At a minimum, two commercial spaces of 500 sf each could be viable for a retail business if part of the basement could be converted for secure dry storage. A single tenant space of 1000 sf could also be considered.
- Proposed design changes negatively impact the visibility and viability of the Comm-2 space.
 - The space does not have direct customer access from Central Avenue
 - The design eliminates 1 of the only 2 full-length windows to the space. The remaining high window is less conducive for visibility.
 - The proposed door looks more residential in character, and could further reduce customer attraction.
- The existing entrance to Comm-1 can be difficult to access with a stroller. Could there be an opportunity to redesign the vestibule to provide improved access to 2 commercial tenants?
- Is it possible to relocate residential egress either to the rear (mirroring the hallway to stair A) or to the outside wall
- such that new door cut replaces the high window instead of the existing full window?
- The narrative identifies a third commercial space – a mail room would not be considered commercial space – please explain or revise.

Planning Board:

- Missing plan and zoning narrative to review, only architecturals were provided.

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

Adjournment: T. Clark moved to adjourn the meeting at 11:31 a.m. Seconded by J. Maxfield. Vote: U/A.

WAIVER REQUEST
FOR
SITE PLAN REVIEW APPLICATION

Mixed-Use Development
376-378 Central Avenue
Tax Map 2, Lot 79 & 80

ARTICLE IV, § 153-13

- A. (12) A landscape plan that delineates the arrangement, species and dimensions of all existing and proposed landscaping materials. The landscape plan, in sufficient detail to indicate compliance with these regulations, shall be prepared by a professional landscape architect who is licensed by the State of New Hampshire. The licensed landscape architect shall sign the plan. The landscape plan shall be certified by the licensed landscape architect and include his/her State of New Hampshire license number.

The proposed project does not involve the addition of new structures beyond the existing footprint, nor does it include modifications to site grading, vegetation, or landscaping features. The project is primarily for changes to the interior of the existing building with existing landscaping located along the City sidewalk to remain unchanged. The building's exterior improvements are limited in scope and are designed to remain consistent with the surrounding area in scale, appearance, and use.

Strict conformance to this requirement is not necessary to carry out the purpose and spirit of the regulations. Granting this waiver will not be contrary to the intent of the regulations to ensure compatibility with Dover's neighborhoods and landscape character.

WAIVER REQUEST
FOR
SITE PLAN REVIEW APPLICATION

Mixed-Use Development
376-378 Central Avenue
Tax Map 2, Lot 79 & 80

ARTICLE IV, § 153-14

E. Outdoor lighting. General Requirements.

The proposed project does not involve the addition of new structures beyond the existing footprint. All lighting fixtures are fixed to the existing building(s) and will be replaced/installed, as/where appropriate. Outdoor lighting at this location is primarily provided by streetlights located along the sidewalks and City maintained properties. The building's exterior improvements are limited in scope and are designed to remain consistent with the surrounding area in scale, appearance, and use.

Granting this waiver will not be contrary to the spirit or intent of the regulations.

WAIVER REQUEST
FOR
SITE PLAN REVIEW APPLICATION

Mixed-Use Development

376-378 Central Avenue
Tax Map 2, Lot 79 & 80

§ 157-10. D. Traffic Impact Assessment & Analysis

The basis for this request is that the proposed redevelopment will not generate additional traffic beyond what historically occurred at the site. In fact, it is expected that the proposed use will significantly reduce traffic activity compared to its prior use.

The property previously operated as a 4,000-square-foot restaurant and bakery which regularly generated over 1,000 daily visitors, largely in the form of high-volume foot traffic and frequent vehicle turnover for customer pick-up and dining. By contrast, the proposed redevelopment will consist of four smaller, non-restaurant commercial spaces on the ground level and 15 residential units on the upper floors (floors 2–4). These uses will produce a substantially lower level of daily traffic generation. The residential units will create only modest peak-hour trip activity, while the smaller-scale commercial spaces will serve local needs without replicating the intensity of a large restaurant/bakery operation.

Because the project will likely decrease overall traffic volumes and reduce potential impacts on the surrounding roadway network, the preparation of a detailed traffic impact assessment would not provide additional meaningful information to the Planning Board's review. Granting this waiver would not be contrary to the spirit and intent of the regulation, which is to ensure new development does not overburden Dover's transportation infrastructure.

For these reasons, the applicant respectfully requests that the Planning Board grant a waiver from this submittal requirement.



PO Box 923 | Exeter, New Hampshire 03833
207-439-2900 | info@seacoastseweranddrain.com
<https://www.seacoastseweranddrain.com/>

RECIPIENT:

Airey Brothers Property Network

750 Lafayette Road
Suite 201
Portsmouth, NH 03801

Invoice

Issued

Due

Total

SERVICE ADDRESS:

376-378 Central Avenue
Dover, New Hampshire 03820

Service Visit 09/29/25

Product/Service

Description

Sep 29, 2025

Trailer Hydro Jetting

Jetted storm drains to clear debris and broken fittings out of the line so we could successfully locate where gutter drains in front of building are draining. We were able to confirm that both drains are connected and draining into the storm basin located on central ave at the end of the parking spaces. They drain directly into this storm basin from the gutter drains in front of the building. If you are looking at the building from central ave the storm drain they enter is on your left.



September 23, 2025

1700 Lafayette Road
Portsmouth, NH 03801

Trevor S Emmons
603-332-7515
Trevor.emmons@eversource.com

T Benjamin Airey
Airey Row on Central LLC
376-378 Central Ave
Dover, NH 03820

Dear Airey Row on Central LLC:

I am responding to your request to confirm the availability of electric service for the proposed 376-378 Central Ave Dover NH 03820.

The proposed project consists of a 4-story building with 15 residential units and approximately 2000 s/f of retail/office space at the ground level and possible elevator.

The developer will be responsible for the installation of all underground/overhead facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Site Plan. The proposed building service will be fed from rear of building as depicted on utility/site plan. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground/overhead facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

Eversource approves the current locations; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (<https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2>).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-332-7515

Respectfully,

Trevor Emmons
NH Eastern Regional Engineer, Eversource

cc: (via e-mail)
Thomas Boulter, Eastern Region Operations Manager, Eversource
Nickolai Kosko, Field Supervisor, Electric Design, Eversource

From: Parker, Christopher

Sent: Friday, September 19, 2025 3:37 PM

To: Matt Airey <matthew.airey100@gmail.com>; Smile <smile@theabpn.com>; Matthew Airey <matt@theabpn.com>

Cc: Storer, John <J.Storer@dover.nh.gov>; Benton, Donna <d.benton@dover.nh.gov>

Subject: Re: Airey Row on Central - Trash/Recycling

Matt thanks for reaching out and for the phone call.

Happy to work towards something parallel to your Planning Board approvals. Any agreement will need City Council review and approval, but that should be an easy process.

I'll take a look at templates we have, working with the Community Services and Legal offices.

Have a great weekend and we will process this in the next week or so.

Chris

Christopher G. Parker

Deputy City Manager: Development and Strategic Initiatives

City of Dover, NH

288 Central Ave; Dover, NH 03820

e: c.parker@dover.nh.gov

P (603) 516-6024 | F (603) 516-6049

Dover: First in New Hampshire, First with you!

www.dover.nh.gov/

This electronic message and any attachments may contain information that is confidential

From: Matt Airey <matthew.airey100@gmail.com>

Sent: Friday, September 19, 2025 3:26:03 PM

To: Parker, Christopher; Smile; Matthew Airey

Subject: Airey Row on Central - Trash/Recycling

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

Hi Chris,

Hope all is well. As we spoke about in the past, the trash and recycling situation came up at our first TRC mtg with the city last week. In an effort to take care of this line item for our next mtg, we would like to propose a request for a formal agreement. The area in the rear of the old Harvey's is a sizable gated space where Harvey's stored 2 trash dumpsters and a recycling dumpster (3 containers) since the city built it for them several years ago. We would like to formalize that prior arrangement so we can move forward with our site plan approval.

We would propose a formal agreement allowing Airey Row on Central LLC use of the same area the property has been using on a 99 year lease. We would propose a \$1/ year lease since it's believed and proposed to have been built specifically so Harvey's didn't have 3 large dumpsters on the street for beauty and cleanliness. Is this something you can help me with prior to our next TRC?

Thank you Chris,

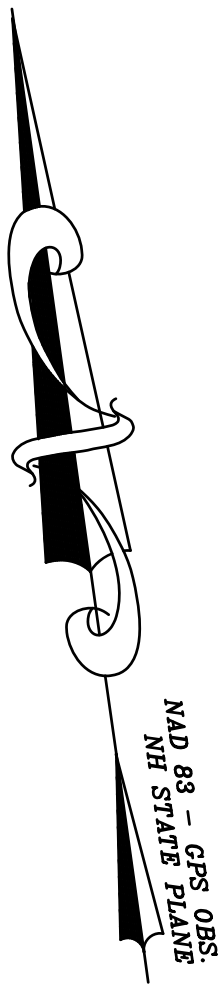
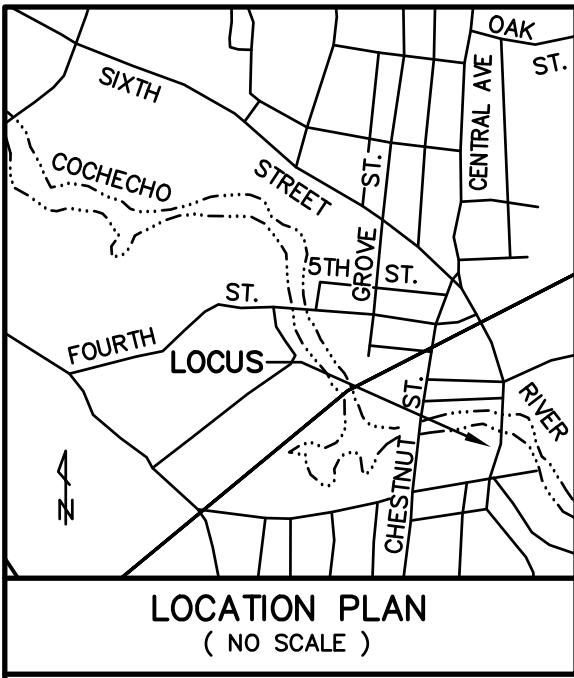
Matt Airey

Airey Row on Central LLC

PO Box 4241

Portsmouth, NH 03802

10/1/2025 15:27:21 File: P:\25116 - 376 Central Avenue Dover NH Avey ROWS\Survey\Drawings\25116 BNDY-EC.dwg Layout: Neighborhood Plan



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25116	NEIGHBORHOOD	25-06	68-72	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	

ADDITIONAL ABUTTERS LIST

2 / 50-1	-	GILLIAN P. CUSACK REVOCABLE LIVING TRUST, GILLIAN P. CUSACK TRUSTEE, 392 CENTRAL AVENUE, UNIT #1, DOVER, NH 03820, BOOK 4614, PAGE 628.
2 / 50-2	-	PAVILLION PROPERTIES LLC, 9 OVERLOOK DRIVE, DOVER, NH 03820, BOOK 4944, PAGE 909.
2 / 50-3	-	EMILY K. BAUMEN, 102 CAPE NEDDICK ROAD, YORK, MA 03909, BOOK 4507, PAGE 917.
2 / 50-4	-	STEVEN A. SMESTAD, P.O. BOX 4333, PORTSMOUTH, NH 03801, BOOK 3229, PAGE 619.
2 / 50-5	-	EDWARD WILLIAMS, 3 WALDRON COURT, DOVER, NH 03820, BOOK 3764, PAGE 559.
2 / 50-6	-	MICHAEL DORROW. 388 CENTRAL AVENUE, UNIT #6, DOVER, NH 03820, BOOK 5189, PAGE 1008.
2 / 50-7	-	PATRICK G. WILLIAMS, 392 CENTRAL AVENUE, UNIT #7, DOVER, NH 03820, BOOK 5082, PAGE 236.
2 / 50-8	-	LOLITE PROPERTIES LLC, 388 CENTRAL AVENUE, DOVER, NH 03820, BOOK 5075, PAGE 732.
2 / 50-9	-	LOLITE PROPERTIES LLC, 388 CENTRAL AVENUE, DOVER, NH 03820, BOOK 5075, PAGE 732.
2 / 50-10	-	LOLITE PROPERTIES LLC, 388 CENTRAL AVENUE, DOVER, NH 03820, BOOK 5075, PAGE 734.

LEGEND

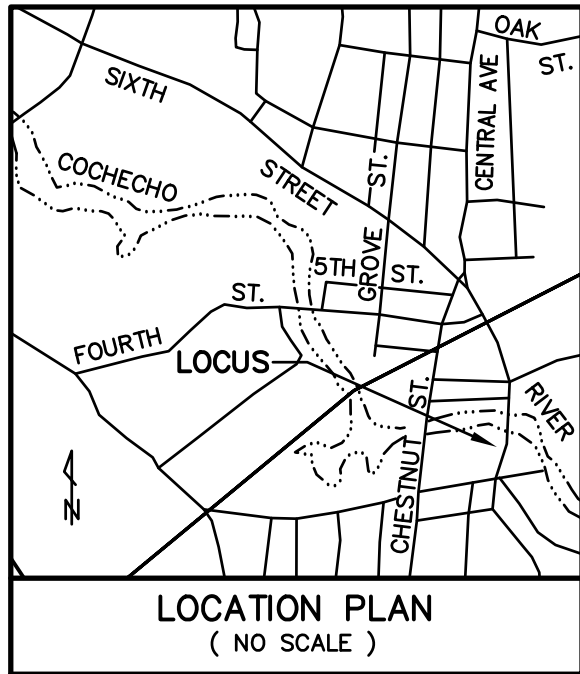
2 / 50 - DENOTES TAX MAP AND PARCEL NUMBER.

NEIGHBORHOOD PLAN
PREPARED FOR
AIREY ROW ON CENTRAL, LLC
TAX MAP 2, LOT No. 79 & 80
376 & 378 CENTRAL AVENUE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

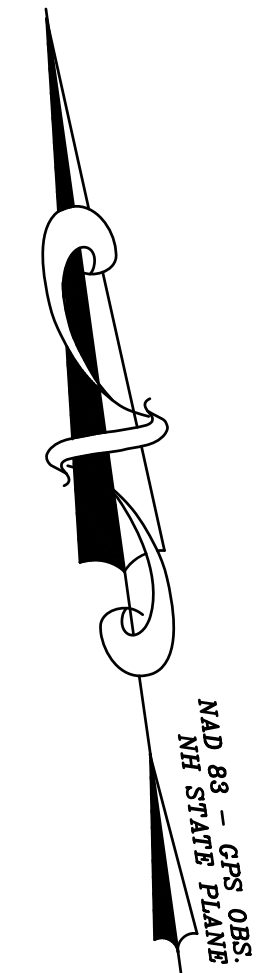
DRAWN BY: <i>JJH</i>	FILE: P25116\DWG\25116 - EC
SCALE: 1" = 30'	DATE: OCTOBER 1, 2025

of NEW ENGLAND
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



LOCATION PLAN
(NO SCALE)



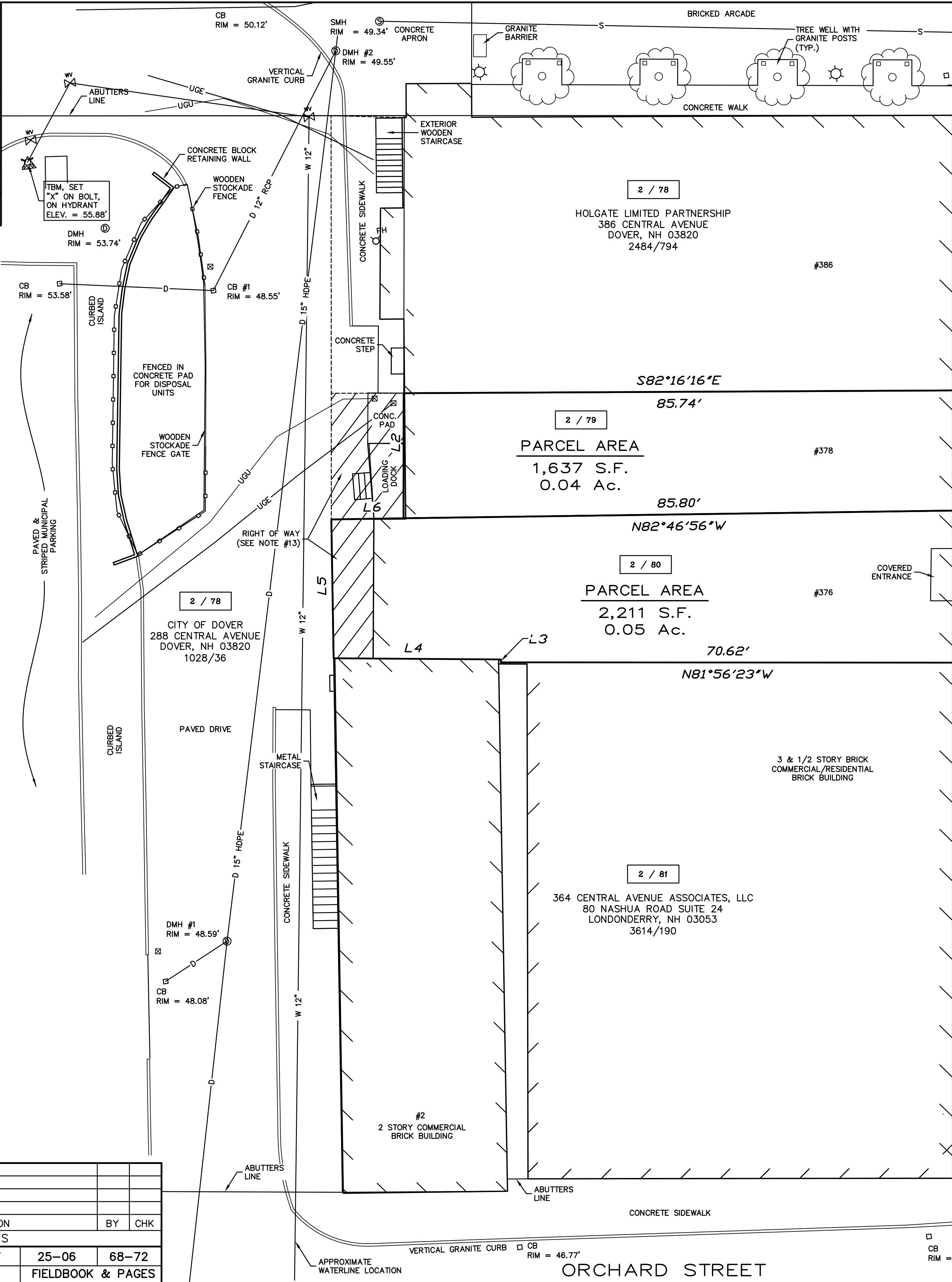
STRUCTURE SCHEDULE:

DMH #1
RIM ELEV. = 48.59'
12" RCP = 43.85' INVERT IN
15" HDPE = 44.43' INVERT IN
15" HDPE = 43.81' INVERT OUT

DMH #2
RIM ELEV. = 49.55'
6" RCP = 44.87' INVERT IN
6" DIP = 42.22' INVERT IN
12" RCP = 42.49' INVERT IN
15" RCP = 42.48' INVERT IN
15" HDPE = 45.25' INVERT IN
15" HDPE = 45.37' INVERT IN
24" CMP = 40.77' INVERT OUT

CB #1
RIM ELEV. = 48.55'
6" DIP = 43.93' INVERT IN
6" DIP = 44.09' INVERT IN
6" RCP = 45.27' INVERT IN
12" RCP = 45.08' INVERT IN
12" RCP = 42.92' INVERT OUT

NO.	DATE	DESCRIPTION	BY	CHK	
REVISIONS					
25116	E.C. & BNDY	25-06	68-72		
PROJECT NO	TYPE	FIELDBOOK	& PAGES		



REFERENCE PLANS:

- 1.) PLAN OF LAND PREPARED FOR CITY OF DOVER, NH PROPERTY KNOWN AS THE ORCHARD STREET PARKING LOT TAX MAP 2, LOT No.83 ORCHARD & CHESTNUT STREETS CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE BY MCNEANEY SURVEY, INC. DATED: MAY 19, 2011; SCALE: 1" = 30'; NOT RECORDED.
- 2.) DISPOSITION PLAN OF LAND - PARCEL M/3/1, PARCEL C/3/5 - DOWNTOWN DOVER NO. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: JANUARY 4, 1979; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 19-44.

No.	Bearing	Distance
L1	S07°59'51"W	18.71'
L2	N08°07'58"E	19.47'
L3	N07°18'26"E	0.45'
L4	N81°34'27"W	26.05'
L5	N07°04'44"E	21.62'
L6	S82°55'16"E	11.24'
L7	S07°59'51"W	23.69'

2 / 35A
VARNEY BROOK LANDS, LLC
375 CENTRAL AVE DOVER, LLC
340 CENTRAL AVENUE #202
DOVER, NH 03820
4503/348

2 / 35
VARNEY BROOK LANDS, LLC
375 CENTRAL AVE DOVER, LLC
340 CENTRAL AVENUE #202
DOVER, NH 03820
4503/348

LEGEND

- DECIDUOUS TREE
- GAS VALVE
- CATCH BASIN
- LIGHT POST
- WATER GATE VALVE
- UTILITY PEDESTAL
- DRAIN MANHOLE
- SEWER MANHOLE
- RCP - REINFORCED CONCRETE PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- HDPE - HIGH-DENSITY POLYETHYLENE
- CMP - CORRUGATED METAL PIPE
- DIP - DUCTILE IRON PIPE
- ELEV. - ELEVATION
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

"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."

NOTES:

- 1.) OWNER OF RECORD:
2 / 79 & 2 / 80
AIREY ROW ON CENTRAL LLC
P.O. BOX 4241
PORTSMOUTH, NEW HAMPSHIRE 03801
S.C.R.D. VOLUME 5262, PAGE 551
- 2.) 2 / 79 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREAS
2 / 79 = 1,604 S.F. / 0.04 Ac.
2 / 80 = 2,211 S.F. / 0.05 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JULY 30, 2025.
- 5.) ZONING DISTRICT:
CENTRAL BUSINESS DISTRICT - GENERAL (CBD-G)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = N/A
MINIMUM LOT COVERAGE = 75 PERCENT
FRONTAGE BUILD-OUT = 70 PERCENT MINIMUM
BUILDING SETBACK REQUIREMENTS:
FRONT PRIMARY BUILD-TO LINE = (1)*
FRONT SECONDARY BUILD-TO LINE = (1)*
SIDE SETBACK = 0' MIN. - 24' MAXIMUM
REAR SETBACK = 10' MINIMUM
MAXIMUM BUILDING HEIGHT = 5 STORY MAXIMUM, 2 STORY MINIMUM
(1)* - THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, 250 FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD-TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN 5 FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL 5 FEET BEYOND THE FRONT FACADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS 5 FEET.
- 6.) THE SUBJECT PARCEL IS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED); AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33017C0330E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JULY 30, 2025. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JULY 30, 2025.
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON DURING JULY 30, 2025 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 9.) THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
- 10.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- 11.) SUBJECT PARCEL IS IN BENEFIT TO A RIGHT OF WAY AS RECORDED S.C.R.D. BOOK 1024, PAGE 323.

EXISTING CONDITIONS PLAN
PREPARED FOR
AIREY ROW ON CENTRAL, LLC
TAX MAP 2, LOT No. 79 & 80
376 & 378 CENTRAL AVENUE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

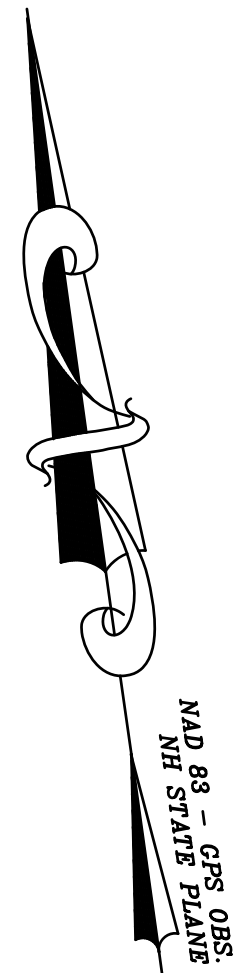
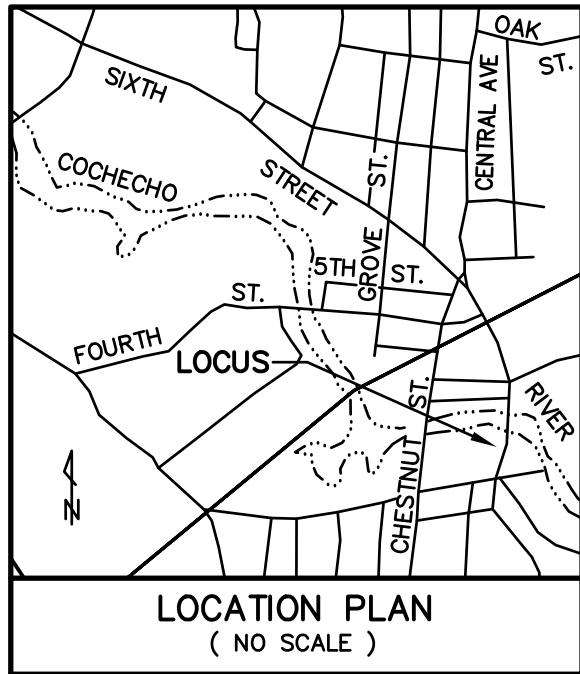
DRAWN BY: JJJ FILE: P25116\DWG\25116 - EC
SCALE: 1" = 10' DATE: AUGUST 28, 2025



McNeaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



STRUCTURE SCHEDULE:

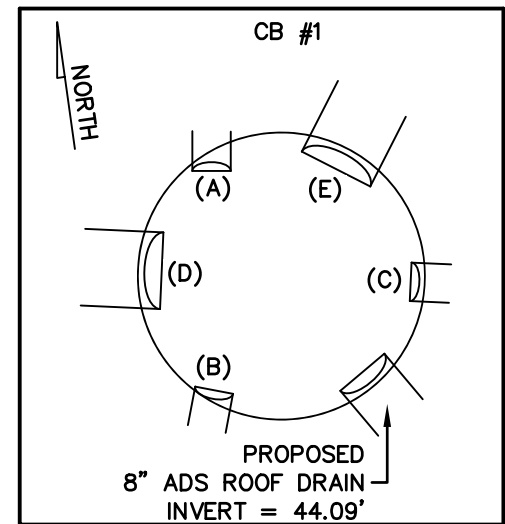
DMH #1
RIM ELEV. = 48.59'
12" RCP = 43.85' INVERT IN
15" HDPE = 44.43' INVERT IN
15" HDPE = 43.81' INVERT OUT

DMH #2
RIM ELEV. = 49.55'
6" RCP = 44.87' INVERT IN
6" DIP = 42.22' INVERT IN
12" RCP = 42.49' INVERT IN
15" RCP = 42.48' INVERT IN
15" HDPE = 45.25' INVERT IN
15" HDPE = 45.37' INVERT IN
24" CMP = 40.77' INVERT OUT

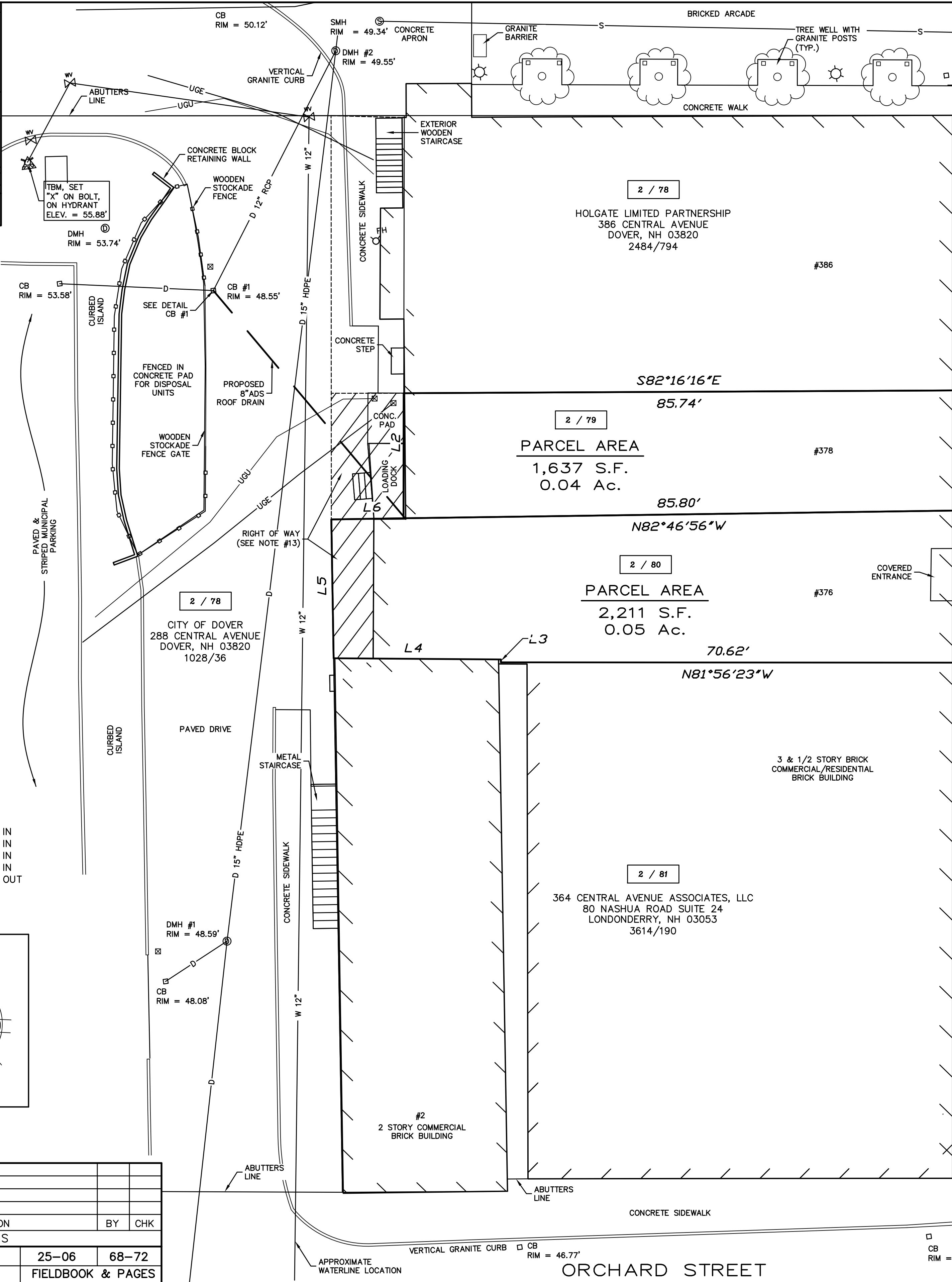
CB #1 (SEE DETAIL)
RIM ELEV. = 48.55'
(A) 6" DIP = 43.93' INVERT IN
(B) 6" DIP = 44.09' INVERT IN
(C) 6" RCP = 45.27' INVERT IN
(D) 12" RCP = 45.08' INVERT IN
(E) 12" RCP = 42.92' INVERT OUT

DETAIL CB #1

NOT TO SCALE



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25116		SITE	25-06	68-72
PROJECT NO		TYPE	FIELDBOOK & PAGES	



REFERENCE PLANS:

- PLAN OF LAND PREPARED FOR CITY OF DOVER, NH PROPERTY KNOWN AS THE ORCHARD STREET PARKING LOT TAX MAP 2, LOT No.83 ORCHARD & CHESTNUT STREETS CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE BY MCNEANEY SURVEY, INC. DATED: MAY 19, 2011; SCALE: 1" = 30'; NOT RECORDED.
- DISPOSITION PLAN OF LAND - PARCEL M/3/1, PARCEL C/3/5 - DOWNTOWN DOVER NO. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: JANUARY 4, 1979; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 19-44.

No.	Bearing	Distance
L1	S07°59'51"W	18.71'
L2	N08°07'58"E	19.47'
L3	N07°18'26"E	0.45'
L4	N81°34'27"W	26.05'
L5	N07°04'44"E	21.62'
L6	S82°55'16"E	11.24'
L7	S07°59'51"W	23.69'

2 / 35A

VARNEY BROOK LANDS, LLC
375 CENTRAL AVE DOVER, LLC
340 CENTRAL AVENUE #202
DOVER, NH 03820
4503/348

2 / 35

VARNEY BROOK LANDS, LLC
375 CENTRAL AVE DOVER, LLC
340 CENTRAL AVENUE #202
DOVER, NH 03820
4503/348

LEGEND

- DECIDUOUS TREE
- GAS VALVE
- CATCH BASIN
- LIGHT POST
- WATER GATE VALVE
- UTILITY PEDESTAL
- DRAIN MANHOLE
- SEWER MANHOLE
- RCP - REINFORCED CONCRETE PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- HDPE - HIGH-DENSITY POLYETHYLENE
- CMP - CORRUGATED METAL PIPE
- DIP - DUCTILE IRON PIPE
- ELEV. - ELEVATION
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

"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."

NOTES:

- OWNER OF RECORD:
2 / 79 & 2 / 80
AIREY ROW ON CENTRAL LLC
P.O. BOX 4241
PORTSMOUTH, NEW HAMPSHIRE 03801
S.C.R.D. VOLUME 5262, PAGE 551
- 2 / 79 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREAS
2 / 79 = 1,604 S.F. / 0.04 Ac.
2 / 80 = 2,211 S.F. / 0.05 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JULY 30, 2025.
- ZONING DISTRICT:
CENTRAL BUSINESS DISTRICT - GENERAL (CBD-G)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = N/A
MINIMUM LOT COVERAGE = 75 PERCENT
FRONTAGE BUILD-OUT = 70 PERCENT MINIMUM
BUILDING SETBACK REQUIREMENTS:
FRONT PRIMARY BUILD-TO LINE = (1)*
FRONT SECONDARY BUILD-TO LINE = (1)*
SIDE SETBACK = 0' MIN. - 24' MAXIMUM
REAR SETBACK = 10' MINIMUM
MAXIMUM BUILDING HEIGHT = 5 STORY MAXIMUM, 2 STORY MINIMUM
(1)* - THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, 250 FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD-TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN 5 FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL 5 FEET BEYOND THE FRONT FACADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS 5 FEET.
- THE SUBJECT PARCEL IS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED); AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33017C0330E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JULY 30, 2025. VERTICAL DATUM IS NAVD83 BASED ON GPS OBSERVATION DATED JULY 30, 2025.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON DURING JULY 30, 2025 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
- THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- SUBJECT PARCEL IS IN BENEFIT TO A RIGHT OF WAY AS RECORDED S.C.R.D. BOOK 1024, PAGE 323.

SITE PLAN
PREPARED FOR
AIREY ROW ON CENTRAL, LLC
TAX MAP 2, LOT No. 79 & 80
376 & 378 CENTRAL AVENUE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: JJJ FILE: P25116\DWG\25116 - EC
SCALE: 1" = 10' DATE: OCTOBER 1, 2025



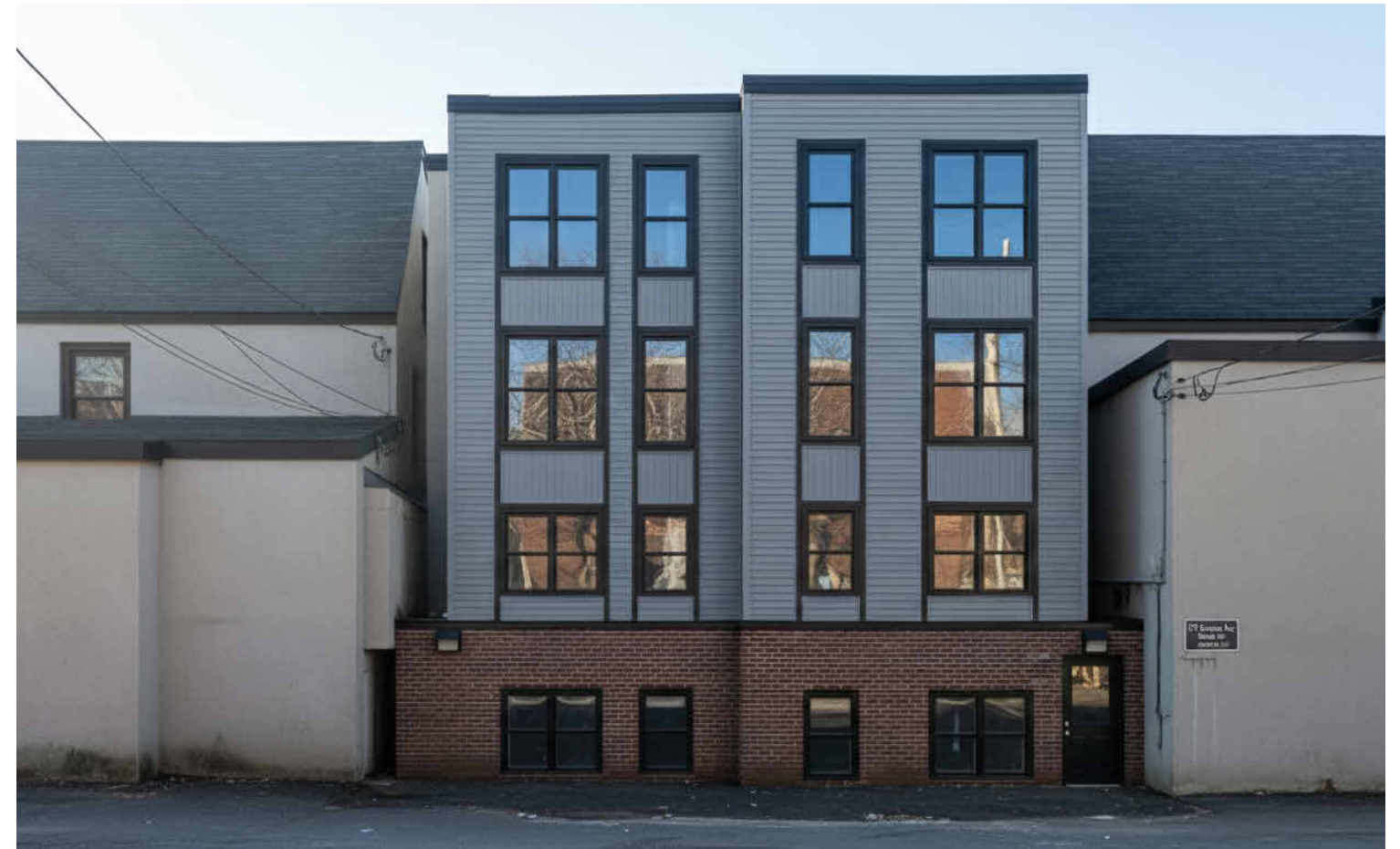
McNeaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



PROPOSED CENTRAL AVE. - RENDERING



PROPOSED WALDRON CT. - RENDERING

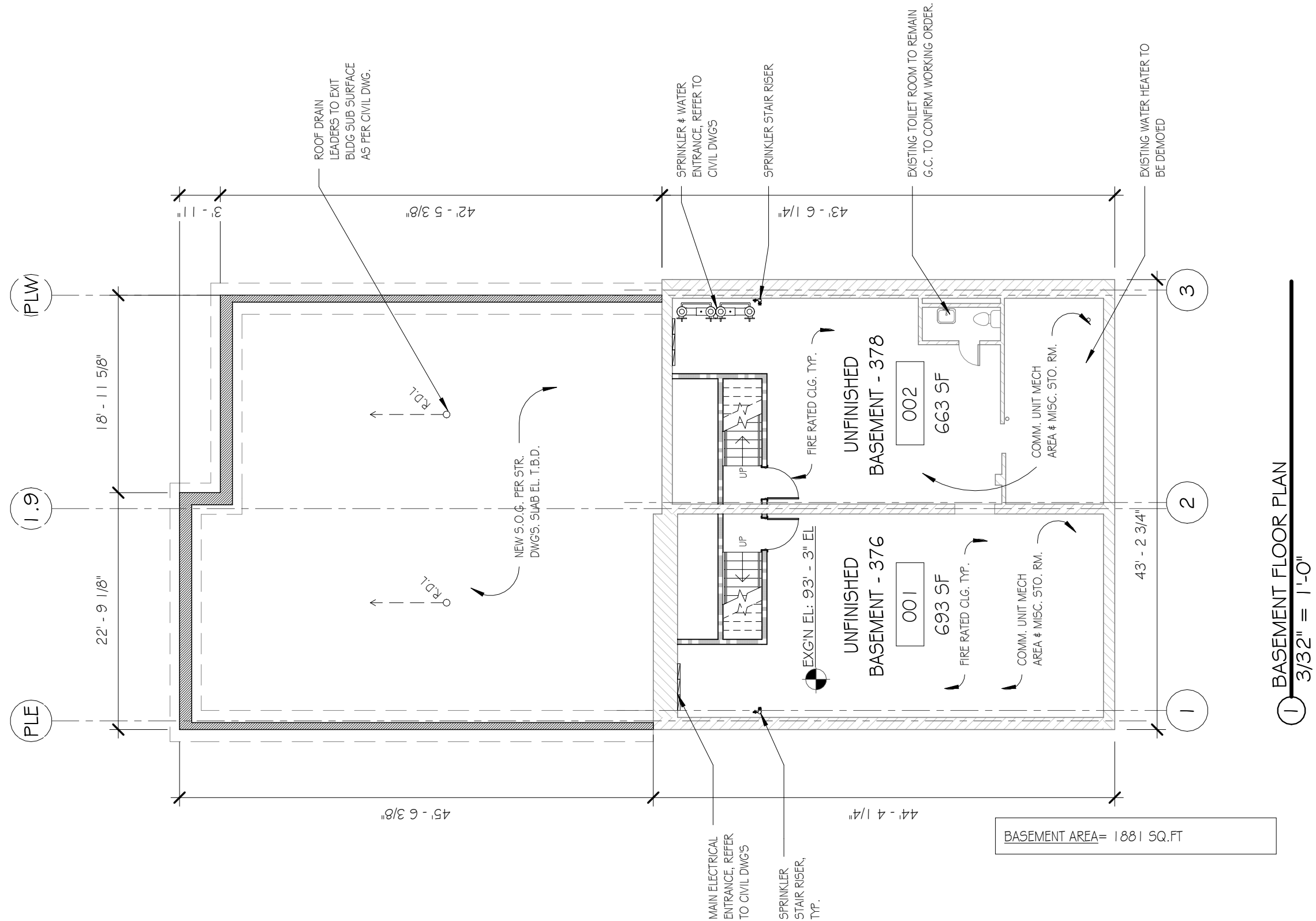
THE OVERARCHING DESIGN INTENT IS REMOVE A PARTIAL TWO-STORY STRUCTURE FROM THE BACK OF THE EXISTING HISTORIC BUILDING AND REPLACE IT WITH A NEW FOUR-STORY ADDITION TO THE REAR OF THE EXISTING FOUR-STORY STRUCTURE, ACCOMMODATING APPROXIMATELY 15 APARTMENT UNITS ACROSS THE SECOND, THIRD, AND A NEWLY EXPANDED FOURTH FLOOR—ACHIEVED THROUGH THE INTEGRATION OF ENLARGED ROOF DORMERS WITHIN THE EXISTING ATTIC VOLUME.

THE GROUND LEVEL / 1ST FLOOR WILL BE DEVELOPED INTO COMMERCIAL RENTAL UNITS COORDINATED WITH THE VERTICAL EGRESS SYSTEMS SERVING THE UPPER RESIDENTIAL FLOORS.

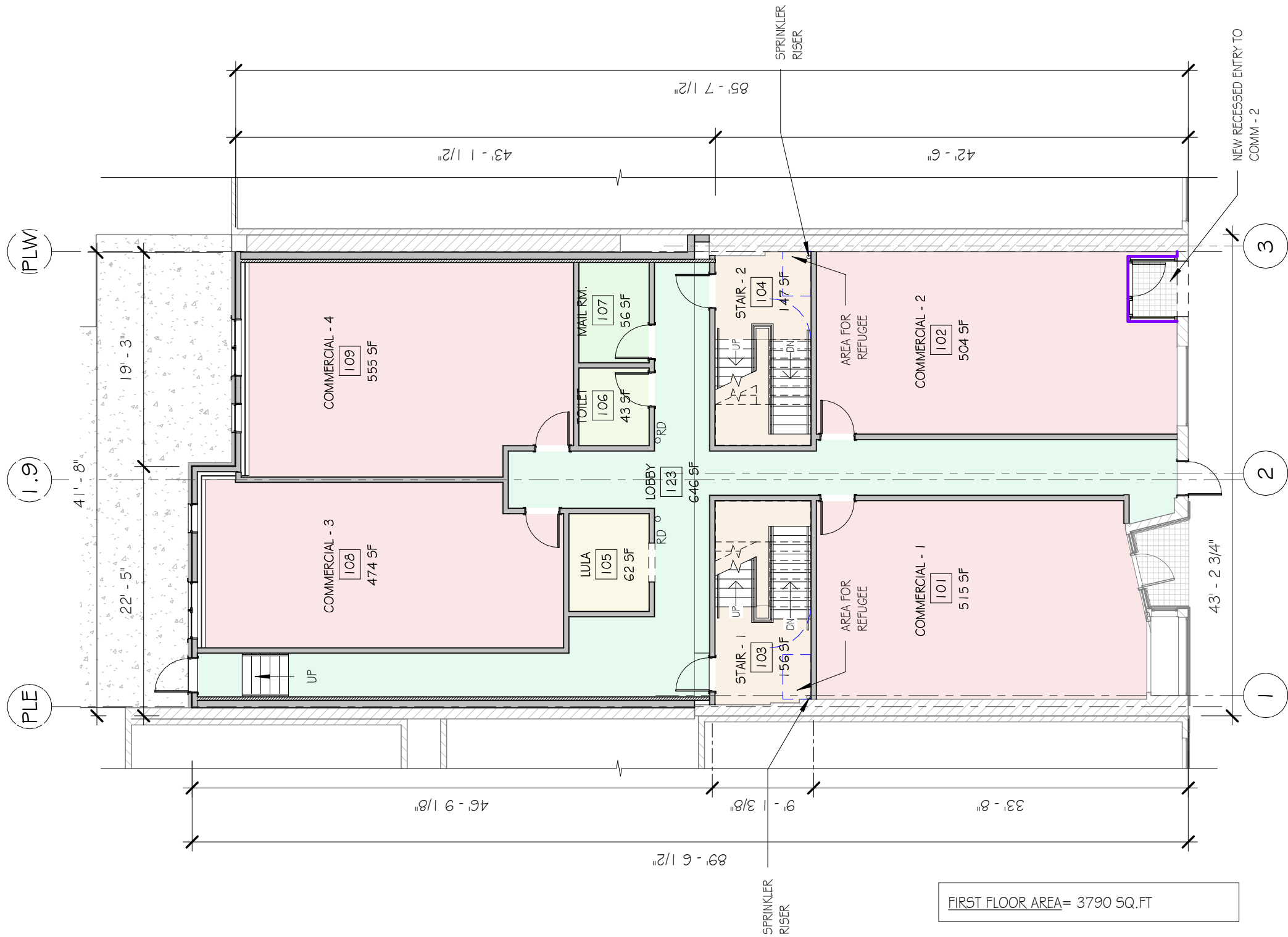
THE PROPOSED REAR ADDITION WILL MEASURE APPROXIMATELY 40 FEET IN DEPTH AND ALIGN WITH THE FULL ROUGHLY 42-FOOT WIDTH OF THE EXISTING BUILDING FOOTPRINT. DUE TO THE PROXIMITY OF NEIGHBORING STRUCTURES AND ADJACENT PROPERTY LINES, FIRE-RATED WALL ASSEMBLIES WILL BE REQUIRED.

BASEMENT PLAN

Airey Row LLC



3/32" = 1'-0"
NFC: 10/02/25
PROGRESS SET



FIRST FLOOR PLAN

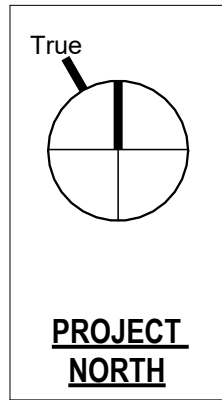
Airey Row LLC

UNIT MATRIX				
COLOR	NAME	# OF	BATHROOM COUNT	SQUARE FOOTAGE
	2 BDRM.	3	3	1891 s.f.
	1 BDRM.	6	6	3709 s.f.
	STUDIO	6	6	1716 s.f.

UNIT COUNT PER FLOOR				
FL.	2 BD.	1 BD.	STUDIO	#
1ST	0	0	0	0
2ND	1	2	2	5
3RD	1	2	2	5
4TH	1	2	2	5
TOTAL	3	6	6	15

Area Matrix First Floor		
Name	Number	Area
FIRST FLOOR		
COMMERCIAL - 1	101	515 SF
COMMERCIAL - 2	102	504 SF
STAIR - 1	103	156 SF
STAIR - 2	104	147 SF
LULA	105	62 SF
TOILET	106	43 SF
MAIL RM.	107	56 SF
COMMERCIAL - 3	108	474 SF
COMMERCIAL - 4	109	555 SF
LOBBY	123	646 SF

① FIRST FLOOR PLAN
3/32" = 1'-0"



As indicated
NFC: 10/02/25
PROGRESS SET



UNIT COUNT PER FLOOR				
FL.	2 BD.	1 BD.	STUDIO	#
1ST	0	0	0	0
2ND	1	2	2	5
3RD	1	2	2	5
4TH	1	2	2	5
TOTAL	3	6	6	15

True



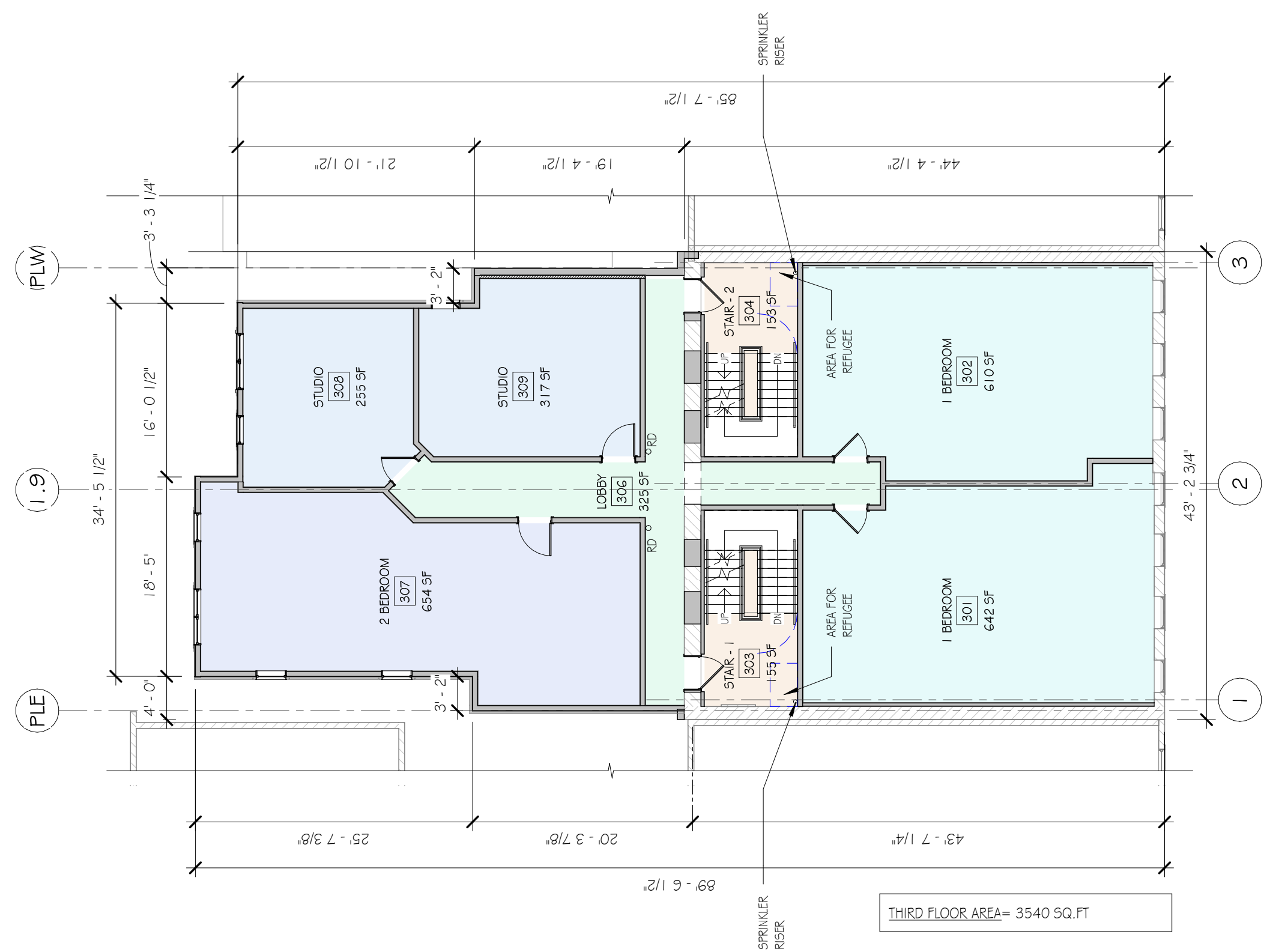
PROJECT
NORTH

As indicated
NFC: 10/02/25
PROGRESS SET

A3

THIRD FLOOR PLAN

Airey Row LLC

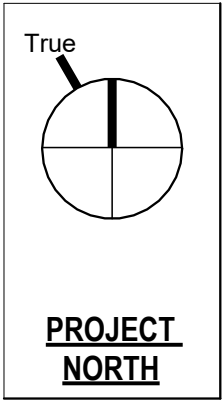


1 THIRD FLOOR PLAN
3/32" = 1'-0"

UNIT MATRIX				
COLOR	NAME	# OF	BATHROOM COUNT	SQUARE FOOTAGE
	2 BDRM.	3	3	1891 s.f.
	1 BDRM.	6	6	3709 s.f.
	STUDIO	6	6	1716 s.f.

UNIT COUNT PER FLOOR				
FL.	2 BD.	1 BD.	STUDIO	#
1ST	0	0	0	0
2ND	1	2	2	5
3RD	1	2	2	5
4TH	1	2	2	5
TOTAL	3	6	6	15

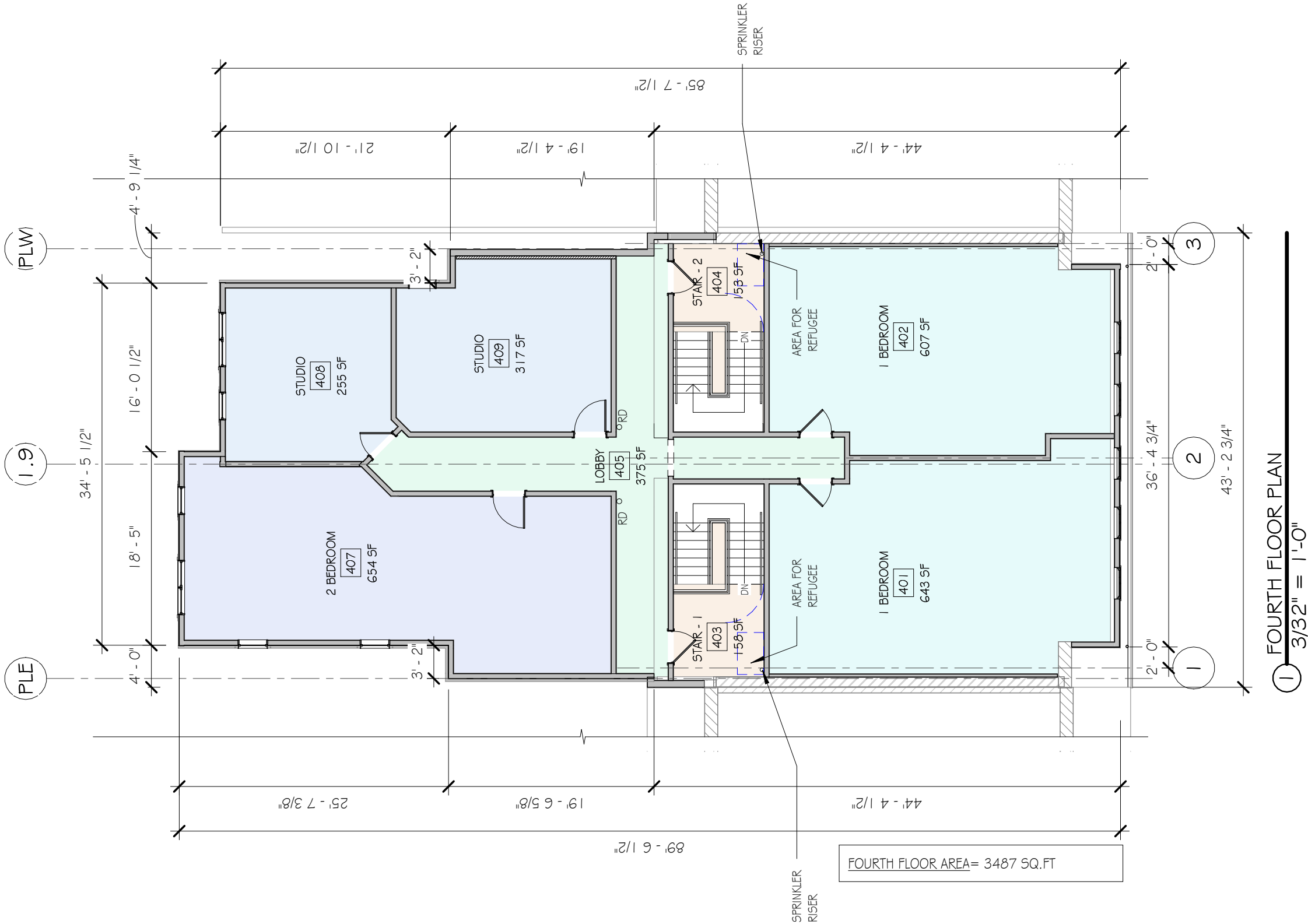
Area Matrix Third Floor		
Name	Number	Area
THIRD FLOOR		
1 BEDROOM	301	642 SF
1 BEDROOM	302	610 SF
STAIR - 1	303	155 SF
STAIR - 2	304	153 SF
LOBBY	306	325 SF
2 BEDROOM	307	654 SF
STUDIO	308	255 SF
STUDIO	309	317 SF



As indicated
NFC: 10/02/25
PROGRESS SET

FOURTH FLOOR PLAN

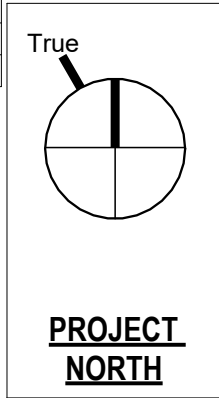
Airey Row LLC



UNIT MATRIX				
COLOR	NAME	# OF	BATHROOM COUNT	SQUARE FOOTAGE
	2 BDRM.	3	3	1891 s.f.
	1 BDRM.	6	6	3709 s.f.
	STUDIO	6	6	1716 s.f.

UNIT COUNT PER FLOOR				
FL.	2 BD.	1 BD.	STUDIO	#
1ST	0	0	0	0
2ND	1	2	2	5
3RD	1	2	2	5
4TH	1	2	2	5
TOTAL	3	6	6	15

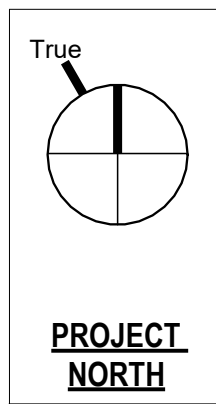
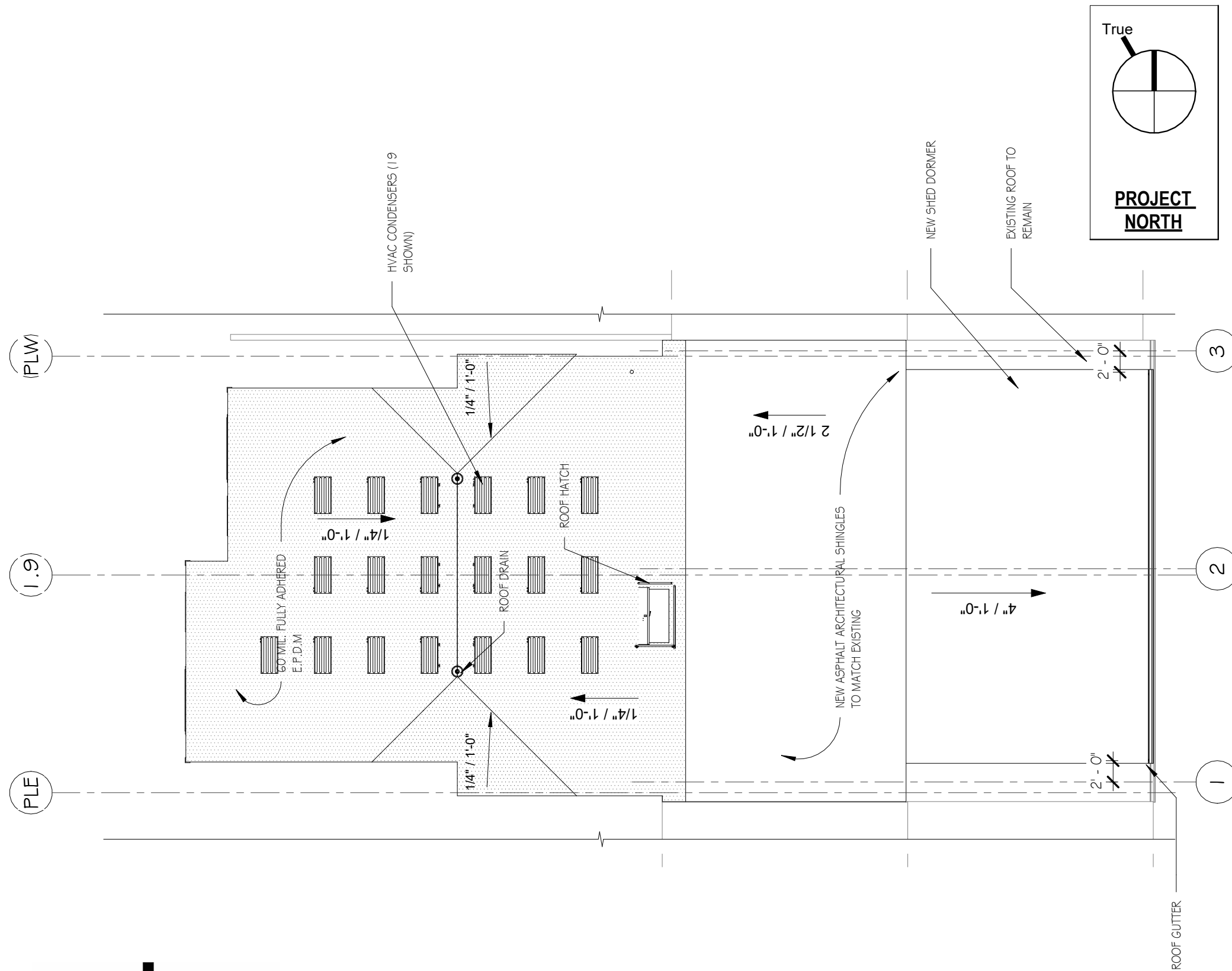
Area Matrix Fourth Floor		
Name	Number	Area
FOURTH FLOOR		
1 BEDROOM	401	643 SF
1 BEDROOM	402	607 SF
STAIR - 1	403	158 SF
STAIR - 2	404	153 SF
LOBBY	405	375 SF
2 BEDROOM	407	654 SF
STUDIO	408	255 SF
STUDIO	409	317 SF



As indicated
NFC: 10/02/25
PROGRESS SET

ROOF PLAN

Airey Row LLC



① ROOF PLAN
3/32" = 1'-0"

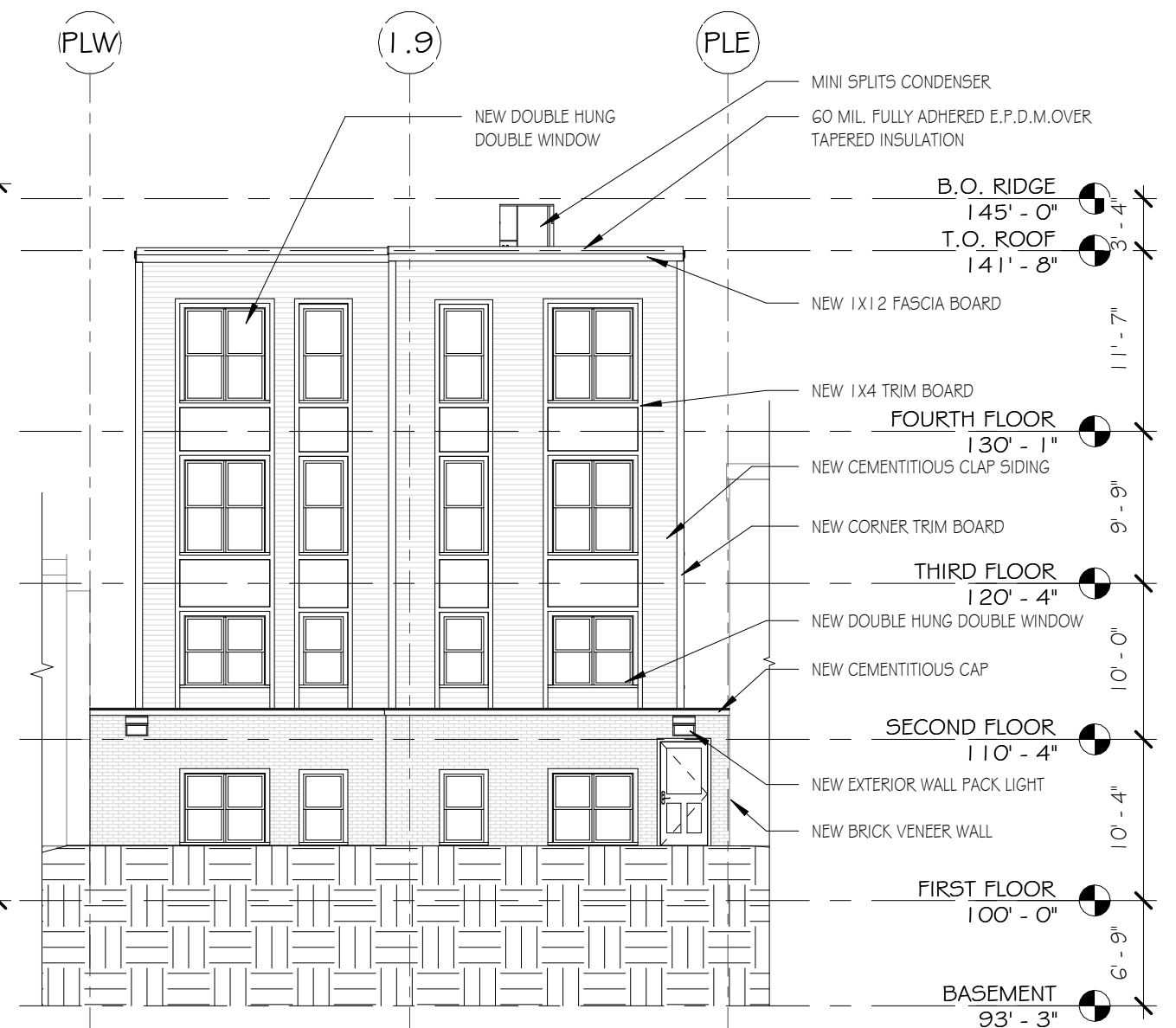
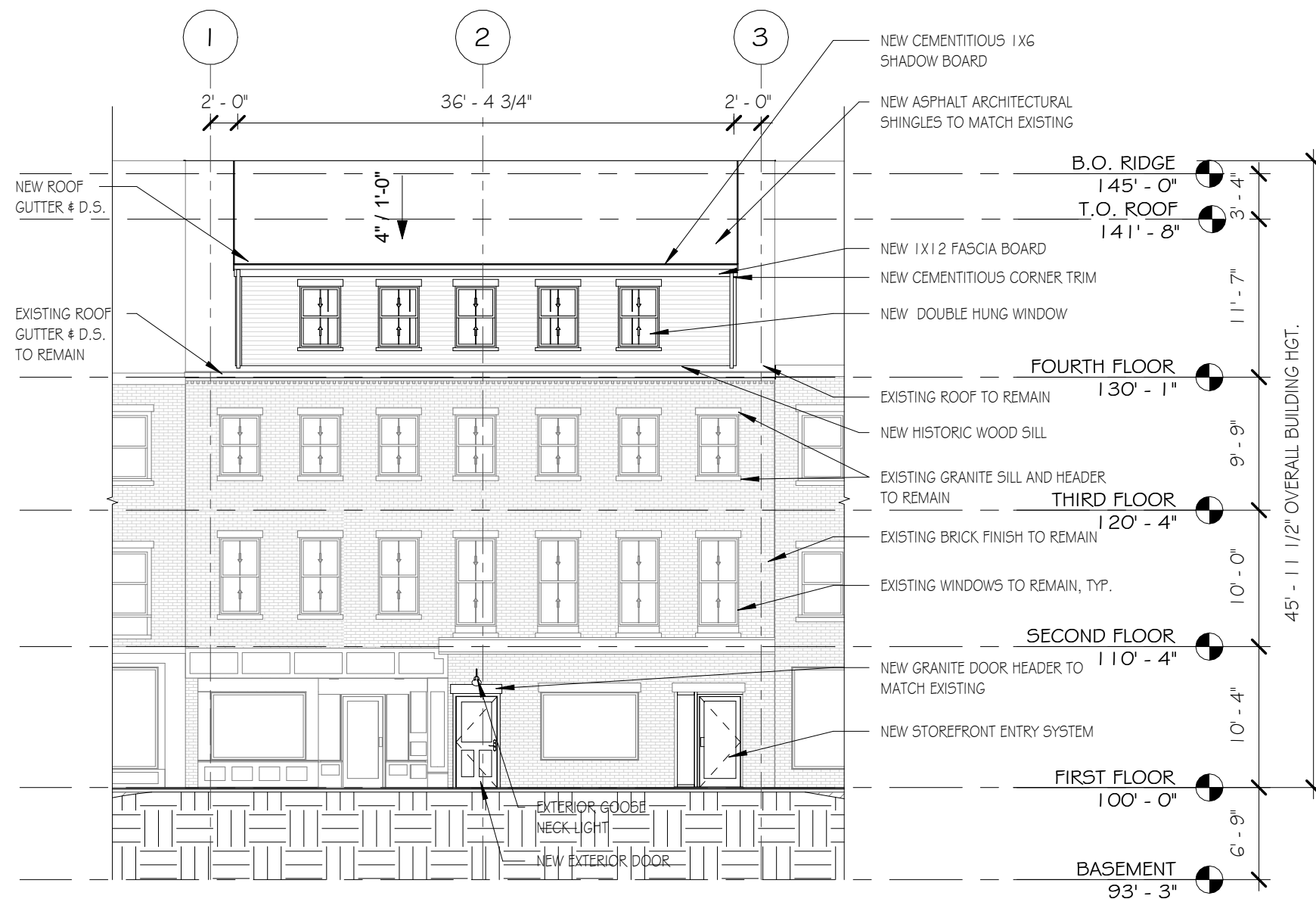


② EXTERIOR VIEW - BACK ALLEY



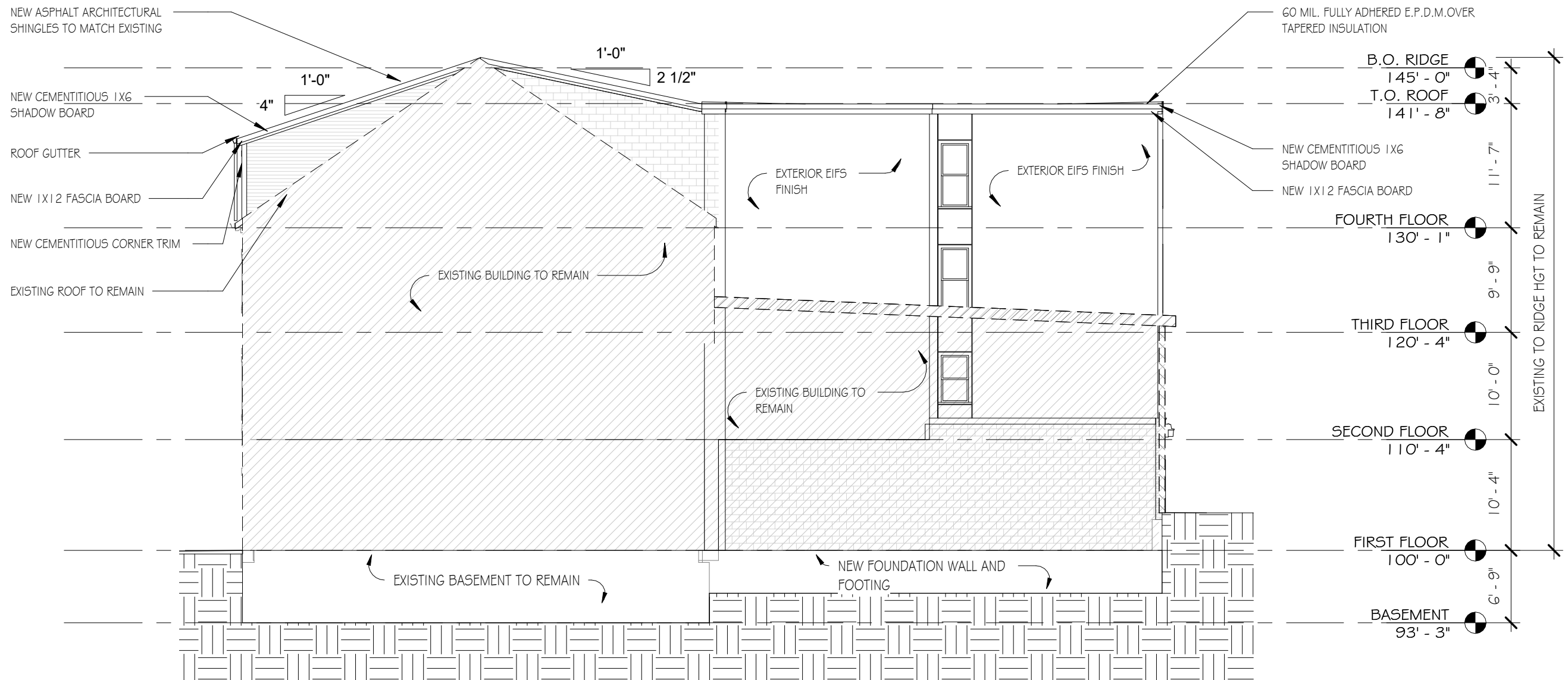
③ EXTERIOR VIEW - CENTRAL AVE

3/32" = 1'-0"
NFC: 10/02/25
PROGRESS SET



② FRONT ELEVATION - CENTRAL AVE
3/32" = 1'-0"

① BACK ELEVATION - WALDRON CT.
3/32" = 1'-0"



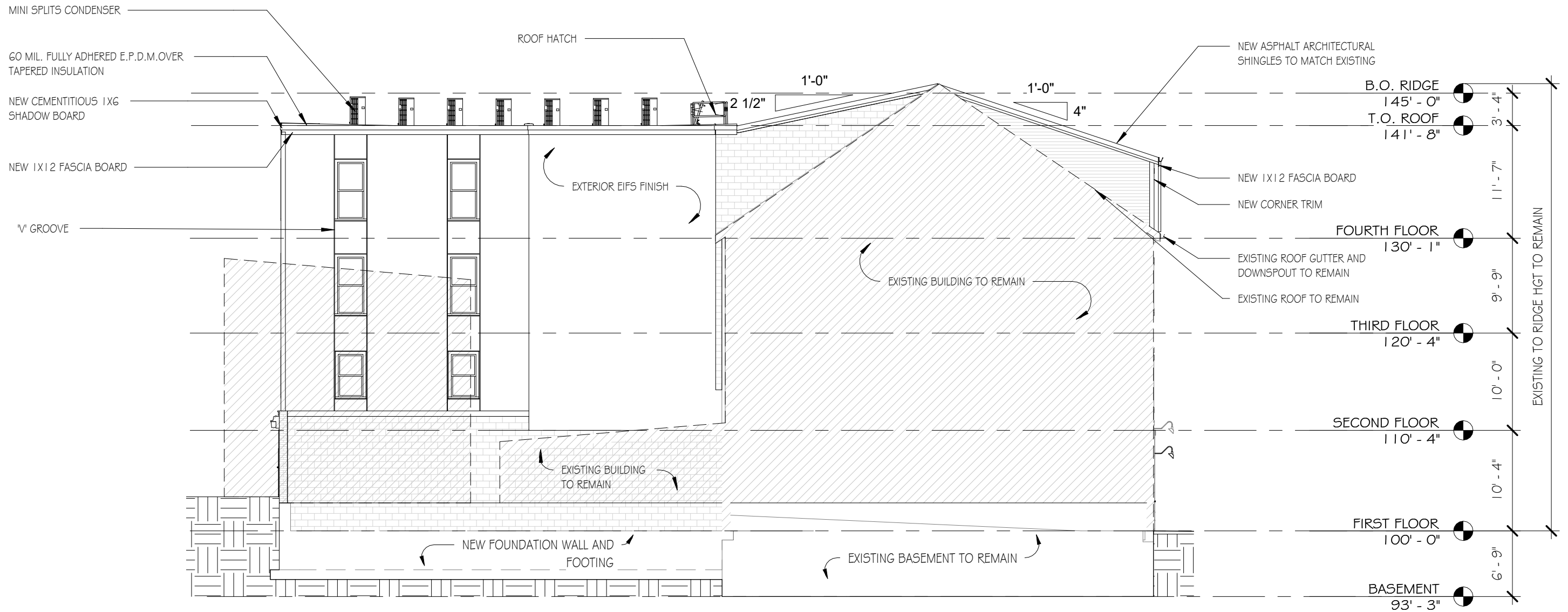
① RIGHT ELEVATION
3/32" = 1'-0"

EXTERIOR ELEVATION

Airey Row LLC

3/32" = 1'-0"
NFC: 10/02/25
PROGRESS SET

A8



① LEFT ELEVATION
3/32" = 1'-0"

EXTERIOR ELEVATION

Airey Row LLC

3/32" = 1'-0"
NFC: 10/02/25
PROGRESS SET

A9





EXTERIOR RENDERING

Airey Brothers - Central Ave

N.F.C. - 081425
PROGRESS SET

A9.2