

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, October 14, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 23, 2025 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

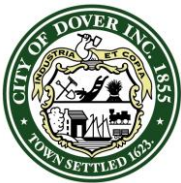
- A. Consideration and acceptance of a Conditional Use Permit for Tina M. Sawtelle Assessor's Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street. (Proposal seeks to allow overlapping impacts to wetland buffers and the Conservation District for an expansion of an existing single-family home with approx. 181 s.f. of permanent wetland buffer impacts and approx. 554 s.f. of temporary buffer disturbance.) *(COND-2025-0014)
- B. Consideration and acceptance of an Amendment to a previously approved TDR Subdivision/Site Plan for 5 Sherman Street, LLC (Owners: 5 Sherman Street, LLC, Cory J. Wright and Shelby K. Cheever, & Jameson and Caitlin Lassar), Assessor's Map H, Lots 50-3, 50-8, and 46-1. Zoned R-40, located at 10 and 11 Banner Drive and 9 Sophie Drive. (Proposal seeks to amend the 1,400-square-foot size restriction for the subject properties as set in the previously approved plans [P21-87].) *(WAIV-2025-0011)
- C. Consideration and possible posting on the proposed Amendments regarding Chapter 153 (Site Plan Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.
- D. Consideration and possible posting on the proposed Amendments regarding Chapter 157 (Land Subdivision Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Doug Glennon (Vice-Chair), Ken Mavrogeorge, Tom Clark, George DeBoer, Jeff Sanborn, Eric Salovitch (Alternate) until 7:10, Devon Dunn (Alternate), and Dennis Shanahan (Deputy Mayor/Alternate Council Representative)

Members Not Present (excused): Kyle Pimental, Tyler Allen (Alternate), Fergus Cullen (Councilor), Melina Gambino

Staff Present: Donna Benton, Planning Director

G. Cruikshank (Chair) called the meeting to order at 7:00p.m. and went through the rules for Citizen's Forum and Public hearings and noted D. Shanahan will sit for F. Cullen and D. Dunn will sit for K. Pimental.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- September 9, 2025 Regular Meeting Minutes

Motion: G. DeBoer moved to approve the regular meeting minutes of September 9, 2025. Seconded by: D. Shanahan. Vote: U/A

3. OLD BUSINESS

4. NEW BUSINESS

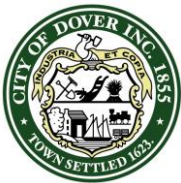
- Site Plan Amendment for McIntosh Dover, LLC, Assessor's Map 13, Lot 23, zoned G, located at 11 McIntosh Drive. (Proposal is to amend plans for Building 2 as part of the previously approved development proposal at McIntosh Drive. Proposal includes an increase in 20 residential units from 39 to 59, and adding 25 underground parking spaces and a 2-story amenities space in place of a clubhouse.) *(WAIV-2025-0006)

D. Benton explained that the Applicant has submitted an application for a Site Plan Amendment to the previously approved project at McIntosh Drive that involves four 4-story apartment buildings. The amendment would add 20 units to Building 2, bringing it from 39 to 59 units and increasing the overall project total from 158 to 178 units.

The proposal would also add 25 underground parking spaces and, to accommodate the additional units, the building footprint would be amended and the previously approved clubhouse would be eliminated. Building 2 is now being proposed as a combined structure with a 2-story amenities space.

The Technical Review Committee reviewed the plan at their June 26, 2025, and August 14, 2025 meetings.

Todd Baker, owner represented the application. He explained the timeline of purchasing the property, renovating it and getting it occupied into mixed uses: commercial, church and residential. They worked with staff and the zoning was changed and approval given for 156 apartments. Last year Planning Board gave approval to change some architectural elements due to increased cost of materials. Construction is about halfway through on two buildings which are all HUD rate affordable units. The construction of these one, two and three bedroom units should be complete by fall 2026.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

Today's request is for the added density for 20 more units. The proposal has been to TRC and feedback has been incorporated. He described the alteration to the buildings and relocation of common areas.

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

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION- Site Plan Amendment:

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

Subsequent Conditions to be Met Prior to Signing of Plans:

1. All prior conditions from original approval (P21-45, P21-46, and P21-47) still apply (understanding impact fees for the additional requested units will not be accessed);
2. Revise plans to include Planning File # WAIV-2025-0006;
3. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
 - 3.1. Owner signature(s);
 - 3.2. Professional stamps and signatures;
 - 3.3. Add note that this plan is subsequent to the site plan (P21-45) and CUPs (P21-46 and P21-47) and to see P21-45 plan set for all other details and conditions related to the site as a whole; and
 - 3.4. Note on sheet C-102B the reconstructed curb ramp on southern side of Cataract Ave.
4. Active and passive recreation fee to be assessed;
5. Development Agreement to be revised (including information regarding the restricted units) and submitted to the Planning Department for review and recording at SCRD;
6. Applicant shall inform NHDES regarding increased number of units and footprint change and provide proof of communication with Planning Department;
7. Submit copy of Alteration of Terrain amendment for review by the Engineering and Planning Departments;

Subsequent Conditions to Be Met Prior to Construction:

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

Subsequent Conditions to Be Met Prior to Building Permit:

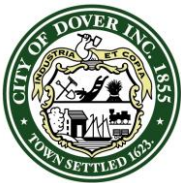
9. Payment of Water and Sewer Investment Fees if applicable at time or request of service;
10. Active and passive recreation fee paid.

Subsequent Conditions to Be Met Prior to Occupancy:

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

Motion: D. Glennon moved to approve the Site Plan Amendment with the subsequent conditions set by staff. Seconded by G. DeBoer. Vote: U/A

E. Salovitch left the meeting at this time.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

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

B. Consideration and acceptance of a Conditional Use Permit for Richardson Estates of Dover, LLC, Assessor's Map 35, Lot 64, zoned R-12, located at 141 Sixth Street. (Proposal seeks to allow approximately 35% impervious surface coverage where 20% max is allowed within the Secondary Groundwater Protection District.) *(COND-2025-0015)

C. Consideration and acceptance of a Site Plan for Richardson Estates of Dover, LLC, Assessor's Map 35, Lots 64, zoned R-12, located at 141 Sixth Street. (Proposal is to construct ten (10), two-family dwelling units on a private road.) *(SITE-2025-0010)

D. Benton explained that the Applicant has submitted an application for a development with 20 residential units in 10 two-family structures with a private road and sidewalk connection to Sixth Street and Dowaliby Court. The design meets R-12 requirements for two-family dwellings to appear as single-family homes and the Planning Board previously approved up to 20 units through Transfer of Development Rights, with a base density of 12 and 8 requested through TDR.

The site has no steep slopes or wetlands, but it is within the Secondary Groundwater Protection District, and a CUP is requested for 35% impervious coverage where 20% is allowed. One waiver is also proposed related to limited infiltration capacity and runoff. The TRC reviewed the project at two meetings and discussed the importance of looping the city water line through Dowaliby Court. Traffic was also reviewed but the traffic impact assessment did not recommend any needed improvements. The Conservation Commission also reviewed the project and endorsed the CUP at their August 11 meeting.

Christopher Berry, Berry Survey and Engineering represented the application and explained the previous TDR density approval and the proposed layout of the project. Permitting is underway with NHDES and revisions were made during the TRC process including moving the sidewalk location. He highlighted storm water management, the waiver request for storm water and CUP for impervious surface coverage.

The applicant is working with the City on looping the proposed water line with the line on Dowaliby Ct to better the water quality for the residents on Dowaliby Ct.

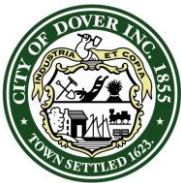
Some discussion occurred among board members and Mr. Berry regarding the 1987 groundwater protection zone map and newer technologies and potential future ordinance modifications.

Additional comments and discussion occurred relating to the location in relation to the community trail and sidewalk locations.

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

Public hearing opened.

Marissa Sewell, 4 Dowaliby Ct, abutter spoke about the drainage issues, high water level and water on her property and others on Dowaliby Ct. She is a civil engineer who develops stormwater management systems and reports. Her concerns are that the increased impervious coverage will exacerbate the already existing water issues. She addressed drainage areas 38 and 5 on the plans which drain towards her property. If her interpretations of the drainage plan are correct she is asking the developer to work with the City to fix the invert to Whittier St to correct the underlying drainage problem.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

Rita Hibscheiler, 24 Whittier St is concerned about the added impervious surfaces and the water issues that already exist getting worse. She is opposed to the waiver request. The 20% that's in the regulations is there for a reason and should be followed.

Liam Sheridan, 4 Dowaliby Ct, abutter, is a construction superintendent and is concerned about flooding which already occurs at that location. He agrees with the other public comments. He requests the developers work with the City to lower the storm water invert on Whittier to fix the drainage issues.

Public hearing closed.

Mr. Berry addressed public comment:

- Peak runoff and volume is being reduced at that location
- They've sent as much water as possible from the proposed development in the other direction
- Roof runoff from the two abutters will also be captured
- Possible reinfiltration of storm water with sidewalk drain location
- Flow off Dowaliby is poor with or without the development
 - Applicant is working with the City to replace a water line in that area
 - If a rim needs to be adjusted or a core provided into that structure to allow water to drain into it, the applicant is willing to do that

K. Mavrogeorge confirmed the applicant is working with the City to install the water line. After that, Dowaliby will be repaved. If the application moves forward, whatever needs to happen with drainage at that location will be reviewed and taken care of at the time the water line is installed.

K. Mavrogeorge clarified which issues will be addressed once the area is opened up.

Consistency with Land Use Regulations – Conditional Use Permit, Groundwater Protection

The Groundwater Protection ordinance §170-33E(4) provides for Conditional Use Permits to allow relief from the ordinance if supported by expert technical documentation demonstrating consistency with the ordinance's purpose and intent, including submission of an environmental protection plan meeting NHDES Best Management Practices (BMPs) for Groundwater Protection, and provisions for routine monitoring and reporting.

Planning Staff finds that the applicant has met all criteria under §170-33E(4). A drainage analysis and soils survey were completed and reviewed. The applicant's stormwater plan is consistent with the ordinance and meets both City and NHDES AoT requirements.

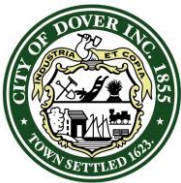
The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent conditions:

Conditions to Be Met Prior to the Issuance of Conditional Use Permit:

1. The owner's signatures on the final plan set.
2. Site Plan (SITE-2025-0010) approved.
3. State and federal permit numbers be added to the plan set.

Motion: G. DeBoer moved to approve the Conditional Use Permit with the subsequent conditions.

Seconded by D. Shanahan. Vote: U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

STAFF RECOMMENDATION - Waivers/Relief:

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

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

Planning Staff believes the applicant’s rationale for the waivers meets criterion (2) because of on-site soil conditions and waiving such standards and requirements is not contrary to the spirit or intent of the ordinance.

The applicant’s soil analysis shows limited infiltration on site, with two drainage points seeing a slight increase in runoff. However, staff finds the stormwater design reduces peak flows, meets ordinance intent, and will not cause flooding or impacts to surrounding properties.

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to grant the waivers with the following subsequent condition:

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

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waiver:
§153-14A(3)(b)[4], post-development stormwater runoff greater than pre-development runoff in 24-hour storm event

D. Benton answered why there are relief mechanisms that can be sought outside of the regulations such as 20% impervious surface regulation for the Deputy Mayor.

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

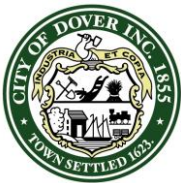
STAFF RECOMMENDATION- Site Plan:

§153-13 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

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

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Approval of COND-2025-0015;
2. Submit condo association documents to the Planning Department for review, ensuring that provisions for maintenance of the stormwater system, roadway, sidewalks, roof, and limited common areas are included, along with reserve and surety calculation;
3. Continue process of pursuing water line looping through Dowaliby Court with the City;
4. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
 - 4.1. Owner’s signatures;
 - 4.2. Professional stamps and signatures;
 - 4.3. Revise plans to show that CB #5 should be relocated on Sixth St before tip down ramp;



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

4.4. Indicate final waterline and hydrant locations;

Subsequent Condition to Be Met Prior to Construction:

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

Subsequent Condition to Be Met Prior to Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

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

Motion: D. Glennon moved to approve the Site Plan with the subsequent conditions set by staff. Seconded by T. Clark.

Mr. Berry addressed board questions relating to the various sizes of the proposed structures/ units, confirmed the units will be market rate, and the proposal for hammer head vs cul-de-sac road option.

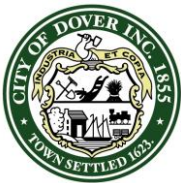
Vote: U/A

The Vice-Chair announced Items D, E, & F, continued from the September 9, 2025 meeting, would be heard together.

- D. Consideration and acceptance of a Conditional Use Permit for the City of Dover, Assessor's Map H, Lot 12, zoned R-20, located 25 Alumni Drive. (Proposal is for approximately 378 s.f. of permanent impacts within the 50' wetland buffer as a result of the proposed renovation of the Dover High School Athletic Complex.) *(COND-2025-0018)
- E. Consideration and acceptance of a Conditional Use Permit for the City of Dover, Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. (Proposal seeks to allow relief from the Secondary Groundwater Protection District for development that creates more than 20% impervious surface for the proposed renovation of the Dover High School Athletic Complex.) *(COND-2025-0020)
- F. Consideration and acceptance of Site Plan Amendment for the City of Dover, Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. (Proposal is for the reconstruction of the Dover High School Athletic Complex.) *(WAIV-2025-0010)

Ken Mavrogeorge and Jeff Sanborn recused themselves. Six board members were available to sit for the item.

D. Benton explained that the proposal is for a Site Plan Amendment for the full reconstruction of the Dover High School Athletic Complex, with the project's authorizing resolutions passing both City Council and the School Board during the summer. RSA 199:3 outlines the role of the Joint Building Committee and it is really the entity to decide items/design of the project therefore, the decision of synthetic turf or natural is in their jurisdiction and they will make final decision based off any bids coming back compared to the budget they have. The project is before the Planning Board tonight because under RSA 674:54, the Planning Board can review governmental land use projects and provide written, nonbinding comments on whether the proposal aligns with normally applicable land use regulations.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

The project proposes replacing the football field, track, baseball field, grandstands, and lighting, along with new bathrooms, concessions, team rooms, press box, storage, and upgraded equipment. It also adds accessible parking, team bus accommodations, and landscaping. The applicant is seeking Conditional Use Permits for impacts to the wetland buffers and impacts within the Secondary Groundwater Protection District, both conditionally endorsed by the Conservation Commission. The Technical Review Committee also reviewed the plan on August 28, 2025.

Fergus Cullen, 152 Boxwood Ln represents the Joint Athletics Building Committee and represented the application.

He noted the committee has been working with Tighe and Bond on the engineering aspects of this project for 18 months, but they couldn't be here tonight.

They are seeking approval for an amended site plan and two CUPs. He explained the CUPs are for impacts to wetland buffer and impervious surface coverage within the secondary groundwater protection zone.

The committee is voluntarily going through the discussion and approval processes with the City committees and boards, though as a public project it is not a requirement.

TRC, all departments, and Conservation Commission have all reviewed the proposal.

He explained the scope and details of the proposal for the new, updated, rearranged athletic complex.

He addressed the material of the field as follows: it is a settled matter. After an exhaustive public process which included feedback from 300 members of the community, the school board endorsed and the City Council voted to fund the project as recommended with synthetic turf on the new field.

The project has gone out to bid this week, but some details will be unknown until after submissions are received and reviewed.

He addressed groundwater protection:

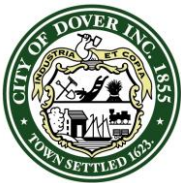
- The amount of impervious surface is not changing that much under the proposal for the new complex
 - Currently 37%
 - Proposed at 43%
- Existing drainage and runoff system failed decades ago
 - The new proposed system will be a vast improvement to groundwater protection from what exists now
- The project is subject to state permits and state review
 - Alteration of Terrain
 - Shoreline protection
 - Sewer connection

He addressed the CUP for impacts to the buffer.

He noted that both grass and synthetic fields are impervious.

Synthetic fields have been used for years and have been thoroughly reviewed by the JBC, Council and School Board. He gave specific numbers of these types of fields in NH.

Mr. Cullen answered questions from the board relating to size of the buffer impact and why that impact (bleachers) can't be reduced, impervious verses pervious status of turf and (preferred) bid request requirement to meet the pervious criteria, explanation of the layers and drainage under a synthetic field, requests that the JBC keep feedback from boards, committees and public as they move forward through the



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

process, and additional information about where the added impervious surfaces are within the new proposed complex.

Motion: G. DeBoer moved to accept the applications and declared no regional impact. Seconded by: D. Shanahan. Vote: U/A

Public hearing opened.

John Atherton, 22 West Concord St is concerned about plastics and toxins getting into the water. He expounded on his concerns which he believes are inevitable.

Peter Siess, 28 Bellamy Rd, abutter is in favor of the project but has concerns about the location of the driveway, parking and maintenance building in relation to his property line. The plans remove the tree buffer that currently exists and creates a parking area. There will be no buffer from lights and sound which will negatively affect his property and the flora and fauna which will be eradicated. He suggested another location for the parking and maintenance building. He made several requests if the plans can't change.

Cynthia Walter, 22 West Concord St, expressed concerns about the synthetic fields and plastics and getting into the ground. She requests the board add conditions to any approvals to prevent unlimited amounts of plastics to be chosen by the JBC for turf and infill. She asked that the recommendations provided by the Conservation Commission are made conditions of approval by the Planning Board. She gave additional requests for conditions of approval.

Kate Surman, 39 Sandra's Run, agrees with what the other speakers have stated. She encourages the board to follow the Conservation Commission's recommendations. She noted the more impervious surfaces there are, the more the wildlife is affected and has less areas available.

Ronan O'Doherty, 13 Elliot Park, JBC member is a coach and has experience maintaining the fields. He highlighted some issues that exist with grass fields. He expressed appreciation for the work and research of the JBC and looks forward to completing the project and giving the community the facilities they deserve.

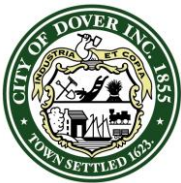
Robin Trefethen, 3 Nantucket Ct, Chair, Dover School Board noted the School Board is supportive of the project. The surface of the field has been up for debate and she clarified the JBC has the authority to decide the materials used based on the funds available. She asked the board to make their decisions based on whether criteria has been met rather than information from special interest groups.

Emails were received by the office and summarized below:

Allison Davis, 11 Hidden Valley Dr, wrote that she strongly supported the recommendations made by the Conservation Commission and requested Planning Board support of the recommendations and highlighted water supply and natural resource protection.

Amy M. Kramer Perry, no address provided, wrote that she strongly supported the recommendations made by the Conservation Commission.

Diana Carpinone, no address provided, wrote that she strongly supported the recommendations made by the Conservation Commission and requested the Planning Board follow Conservation Commission recommendations with emphasis on water quality protection.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

Cynthia Walter, no address provided, provided a detailed overview of potential effects of contaminants in groundwater. She requested that the Planning Board follow the Conservation Commission's recommendations and further requested prioritization of natural grass over synthetic turf.

Peter Siess, 28 Bellamy Road, wrote in support of the athletic complex renovations but has concerns due to the proposed placement of parking and maintenance operations near residential properties. He requests consideration of the relocation/reduction of parking and maintenance uses, installation of an evergreen buffer with fencing, shielded lighting with curfews, permeable paving, construction limits, and a traffic study.

Susan Smith, 2 Susannah's Crossing, wrote that she requests the Planning Board support the recommendations made by the Conservation Commission.

Kristine Baber, 5 Gerrys Lane, wrote that she strongly supported the recommendations made by the Conservation Commission and about the importance of water protection. She requests the Planning Board follow Conservation Commission recommendations, restrict impervious surfaces to current standards, require natural grass for the multi-use field, and prohibit crumb rubber infill.

William Baber, 5 Gerrys Lane, wrote about the importance of stormwater and flood management in the city. He wrote in opposition to the proposed artificial turf field, arguing that artificial turf worsens runoff and contamination risks. He stated that relief should not be granted for groundwater protection standards.

Alexandra Barbahen wrote to follow the recommendations of the Conservation Commission.

Public hearing closed.

F. Cullen addressed public comment:

- Acknowledged the abutter's comments and the JBC will be in touch to try to address some of the concerns he has and requests he's made as an abutter

D. Benton addressed public comment:

- Conditions from the Conservation Commission are non-binding but have been added to the CUP.
- They were included within the conditions for approval tonight for the CUP

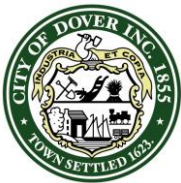
The Chair requested K. Mavrogeorge as Deputy Community Services Director to answer some questions from the board.

K. Mavrogeorge answered questions about whether Dover treats water for plastic nanoparticles and where the drinking water comes from and how it's treated. He gave some comparisons of pros and cons for both turf and grass fields and explained a bit about what happens to the water passing through the synthetic field.

D. Shanahan noted he has various personal opinions on the matter, but the City Council made their decision based on their technical review and the overwhelming feedback from the citizens.

He recognized that the boards and committees which have voted on this project have had many members voting in favor though reluctantly. That is because they have to follow the regulations, criteria and legal authority given to them or not given to them.

D. Dunn noted from a public health standpoint, she hopes the JBC will consider natural rather than synthetic.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

Consistency with Land Use Regulations – Conditional Use Permit, Wetland Protection District

The Wetlands Protection District ordinance §170-28.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

Staff finds the applicant has met the criteria in §170-28.F. Buffer impacts are limited to the visitor grandstands, and the project has been designed to avoid direct wetland impacts while minimizing proximity to wetlands as much as site constraints allow.

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent non-binding conditions:

Subsequent Conditions to Be Met Prior to the Issuance of Conditional Use Permit:

1. Submit a final site plan to the Planning Department that includes:
 - 1.1. Professional stamps and signatures (including LLS and CWS);
 - 1.2. Owner's signature;
2. Copies of approved NHDES permitting.

Motion: D. Glennon moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by D. Shanahan. Vote: U/A

Consistency with Land Use Regulations – Conditional Use Permit, Groundwater Protection

The Groundwater Protection ordinance §170-33E(4) provides for Conditional Use Permits to allow relief from the ordinance if supported by expert technical documentation demonstrating consistency with the ordinance's purpose and intent, including submission of an environmental protection plan meeting NHDES Best Management Practices (BMPs) for Groundwater Protection, and provisions for routine monitoring and reporting.

Planning Staff finds that the applicant has met all criteria under §170-33E(4). A drainage and soils analysis was completed and reviewed. The proposed stormwater system complies with NHDES AoT regulations and includes pretreatment measures and a bioretention rain garden designed to meet water quality and groundwater recharge requirements. An O&M plan also provides for routine monitoring and reporting.

Also, included in the application materials is a supplemental letter from the City of Dover's Community Services Department, provided in response to the Conservation Commission's condition for relevant city staff related to drinking water to submit their input to Planning Board as part of meeting materials;

The Planning Department recommends the Planning Board make findings, and vote to approve the application with the following subsequent nonbinding conditions:

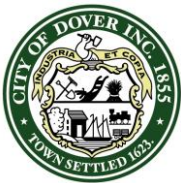
Subsequent Conditions to Be Met Prior to the Issuance of Conditional Use Permit:

1. JBC consider natural grass be used, or organic infill for synthetic turf where required;
2. JBC consider the provided recommendations and information from staff when choosing which bid to accept;
3. Copies of approved NHDES permitting.

Motion: D. Shanahan moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by G. DeBoer. Vote: U/A

STAFF RECOMMENDATION- Site Plan Amendment:

Chapter 153-13 outlines Site development plan requirements. This plan meets those standards outlined.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

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

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Revise plans to include Planning File # WAIV-2025-0010;
2. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
 - 2.1. Owner or designee signature(s);
 - 2.2. Professional stamps and signatures; and
 - 2.3. Add note that should code designer or Inspection Services staff find any design elements need to be altered to meet Fire, Building or Life Safety Code or accessibility, those changes can be made with approval by the JBC and Building Official.
 - 2.4. Add note that final utility locations and capacity will be to the satisfaction of the Community Services Department.
 - 2.5. Add note that this plan is subsequent to the site plan (P16-12) and to see P16-12 plan set for all other details and conditions related to the site as a whole.
 - 2.6. Add note to confirm fire hydrant locations with the Fire Chief and City Engineer.
 - 2.7. Add note about memorial sign for Honorable Ray Proulx Way” to remain post construction.
3. JBC work with abutters on appropriate screening

Subsequent Condition to Be Met Prior to Construction:

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

Subsequent Condition to Be Met Prior to Building Permit:

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

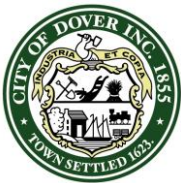
Subsequent Conditions to Be Met Prior to Occupancy:

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

Motion: D. Shanahan moved to approve the Site Plan Amendment with the subsequent conditions set by staff. Seconded by G. DeBoer. Vote: U/A

5. STAFF COMMENT

- Apologies for the technical difficulties tonight with the screens in the room
- The City of Dover is one of 16 communities nationwide that has been selected to participate in the Housing Supply Accelerator Challenge. The initiative is designed to accelerate the implementation of proven and innovative housing strategies. As part of the challenge, the city must designate a “team” that will be participating in the 18-month program. If there is any interest in joining the Housing Accelerator Challenge as a core or drop-in team member, let staff know.
- TRC items since last meeting:
 - September 11th: Site Plan proposal for the redevelopment of 376 and 378 Central Ave. Proposal is to renovate the commercial spaces on the first floor and to construct 16 residential units, primarily on the upper three floors.
- Upcoming TRC items:



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date: **Tuesday, September 23, 2025**
Meeting Time: **7:00 pm**

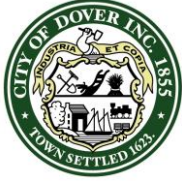
- September 25th: Site Plan proposal for a development at 9-11 Mechanic St. to construct a five-story building, with nine residential units and two commercial units on the first floor.

6. MEMBER COMMENTS

- Member comments
 - None
- The Chair signed the following:
 - Minor Subdivision for 49 Prospect Street.

7. ADJOURNMENT

Motion: G. DeBoer moved to adjourn at 8:46 p.m. Seconded by D. Glennon. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2025-0014

Application Type: Conditional Use Permit
Applicant(s): Tina M. Sawtelle c/o Altus Engineering
Owner(s): Tina M. Sawtelle
Location: 476 Sixth St. (Assessor's Map B, Lot 1-C)
Meeting Date: October 14, 2025

INTENT: Proposal is for a Conditional Use Permit (CUP) to allow overlapping impacts to wetland buffers and the Conservation District for an expansion of an existing single-family home with approximately 181 square feet of permanent wetland buffer impacts and approximately 554 square feet of temporary buffer disturbance.

AGENDA ITEM #: 4-A

FILE: COND-2025-0014

LOTS/UNITS PROPOSED: N/A

ACREAGE: 8.20± ac

ZONING DISTRICT: R-40

EXISTING/PROPOSED LAND USE:
Residential

SURROUNDING LAND USE: Residential

WAIVERS REQUESTED: None.

ZBA ACTION: N/A

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

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail to all abutters.

TECHNICAL REVIEW COMMITTEE:
N/A

CONSERVATION COMMISSION:
Reviewed and endorsed on 8/11/25.

ATTACHMENTS: CUP Site Plan, Application Materials.

Summary of Request and Background:

The applicant is proposing renovations and an expansion of a single-family home at 476 Sixth Street. On May 9, 2023, the Planning Board approved a proposal to construct a larger addition to the existing single-family home that would have created 773 square feet of overlapping impacts to the wetland buffer and Conservation District. That approved project did not take place and the applicant is now proposing a smaller addition and enclosure of an existing deck area that would create approximately 181 square feet of permanent overlapping impacts to the wetland buffer and Conservation District.

The Conservation Commission reviewed and endorsed the application at their August 11, 2025 meeting. (*minutes attached*)

Consistency with Land Use Regulations – CUP 170-28.F

The Wetlands Protection District ordinance §170-28.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170-28.F per their narrative. The proposed project is limited to existing features and therefore cannot be relocated and the applicant is also limiting impacts by not proposing full foundations. Sediment and erosion control measures have also been proposed as part of this application. As there are no wetland impacts, the project does not require mitigation or NHDES wetland permitting. The application was reviewed by the Conservation Commission and received endorsement.

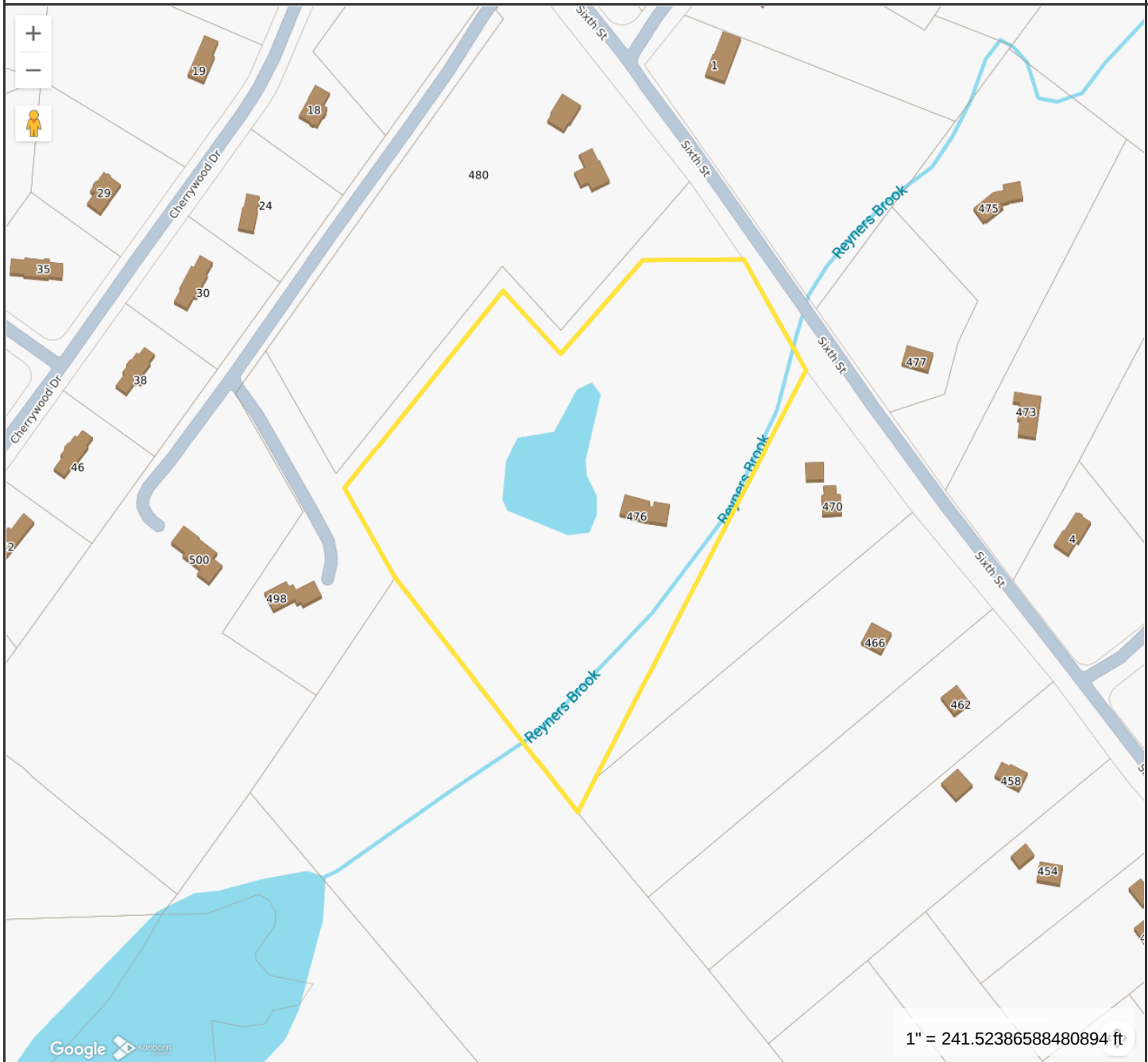
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent conditions of approval:

Subsequent Conditions to be Met Prior to Issuance of Conditional Use Permit:

1. Submit a final site plan to the Planning Department that includes:
 - 1.1. LLS and CWS stamp and signature.
 - 1.2. Owner's signature.

COND-2025-0014 476 SIXTH STREET

**Property Information**

Location 476 SIXTH ST
Owner SAWTELLE TINA M
Land Use 101R
Zoning Code R-40
Property Id B0001-C00000

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

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



PERMIT SNAPSHOT REPORT COND-2025-0014 FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	Project:		App Date:	07/02/2025
Work Class:	Environmental	District:	None	Exp Date:	NOT AVAILABLE
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Blonigen, Rachel	Approval Expire Date:	

Description: We are requesting updated guidance and approval from the City of Dover for a revised Conditional Use Permit for a significantly scaled-down residential renovation project at 476 Sixth Street. This replaces the prior application submitted in 2023 with conditional use approved by the City of Dover (see attachments).

Parcel:	B0001-C00000	Main	Address:	476 Sixth St Dover, NH	Main	Zone:	R-40(Residential - Rural)
Owner	Plan Preparer	Applicant	Engineer				
Tina Sawtelle	Tina Sawtelle	Tina Sawtelle	Erik Saari				
476 6th Street	476 6th Street	476 6th Street	133 Court Street				
Dover, NH 03820	Dover, NH 03820	Dover, NH 03820	Portsmouth, NH 03801				
Mobile: (603) 978-4611	Mobile: (603) 978-4611	Mobile: (603) 978-4611	Business: (603) 433-2335				

Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	Alteration / Addition	Project Zone	Residential
New Change in	0	Work	We are requesting updated guidance and approval from the City of Dover for a revised Conditional Use Permit for a significantly scaled-down residential renovation project at 476 Sixth Street. This replaces the prior application submitted in 2023 with conditional use approved by the City of Dover (see attachments). The original proposal included a substantial front-facing addition to the garage and Creek Room area, which has since been eliminated. The new scope is focused solely on enclosing the existing rear deck and adding a modest 1-foot x 16-foot bumpout, totaling approximately 16 square feet of additional structure beyond the current footprint. The purpose is to convert the existing Creek Room into usable interior space without the need for extensive excavation, foundation work, or major alterations to the site. This revised design results in a much smaller buffer impact compared to		the original project, which proposed a new full foundation extension. No garage or driveway expansion is being proposed. This effort prioritizes thoughtful, low-impact design that meets the family's space needs while minimizing environmental disturbance.
Impervious/Paved Area (sq ft)					

PERMIT SNAPSHOT REPORT (COND-2025-0014)

permitsstatefed

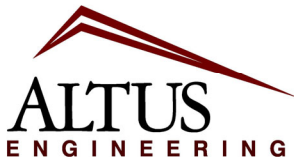
Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Tina_Sawtelle_7/2/2025.jpg	07/02/2025 13:44	Sawtelle, Tina		Uploaded via CSS
Permit Snapshot Report.pdf	07/02/2025 13:45	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2025.7.14_RevisedConservationCommission.Agenda.pdf	07/08/2025 12:13	Blonigen, Rachel		ConCom Agenda
2025.08.11_ConservationCommission.Agenda.pdf	08/04/2025 16:53	Blonigen, Rachel		ConCom Agenda
2025.08.11_ConservationCommission.Minutes.pdf	09/18/2025 10:25	Blonigen, Rachel		ConCom Minutes
2025.10.14_PlanningBoard.Agenda.pdf	10/01/2025 10:22	Blonigen, Rachel		PB Agenda

Note	Created By	Date and Time Created
1. No changes/new impervious paved area per ME	Rachel Blonigen	10/01/2025 11:58

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025013122	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-2025013122		\$200.00	\$200.00
INV-2025014072	Planning Verified Mailing to Abutters	\$156.00	\$0.00
	Planning Creation / Printing of Abutter Labels	\$10.00	\$0.00
	Planning Legal Notice	\$120.00	\$0.00
Total for Invoice INV-2025014072		\$286.00	\$0.00
Grand Total for Permit		\$486.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	Approved	07/02/2025	07/11/2025	08/13/2025	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	Approved	07/02/2025	07/30/2025	08/13/2025

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/02/2025 15:38	08/13/2025 13:13
Confirm application complete v.1	Generic Action		07/02/2025 15:38
Conditional Use Review v.1	Receive Submittal	07/02/2025 0:00	08/13/2025 13:13
Planning Board v.1		08/13/2025 13:14	
Planning Board Agenda v.1	Task	08/13/2025 13:14	10/01/2025 10:17
Invoice for Notices v.1	Task	10/01/2025 10:17	10/01/2025 12:02
Send Notices v.1	Task	10/01/2025 12:02	
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

September 18, 2025

Ms. Donna Benton
Director of Planning and Community Development
City of Dover
288 Central Ave.
Dover, NH 03820

**Re: CUP Application COND-2025-0014
476 Sixth Street
Dover, NH
Altus Project #5297**

Dear Donna,

On behalf of the applicant, Tina Sawtelle, we respectfully a Conditional Use Permit application for property located at 476 Sixth Street. The property currently hosts a residence abutting Reyner's Brook. The application contemplates the construction of a building addition in a previously developed area within the Conservation District. Total impacts to the buffer are limited to a total of 554 sf.

Per section 170-27.1.F(1) of the Dover Zoning Ordinance, impacts within these areas are required to meet the following criteria:

- (a) Practicable Alternative: There is no practicable alternative that would have a less adverse impact on the area.*
 - In this case, the area proposed to be impacted already consists of developed land. Portions of the work include the expansion and reconstruction of existing building features which cannot be relocated. There are no other practical alternatives.
- (b) Avoidance: The potential impacts have been avoided to the maximum extent practicable. The Applicant will demonstrate by plan and example that the proposed construction represents the least impacting alternative.*
 - The proposed addition is in a previously developed area. A different location would require the demolition and relocation of other site features which would require additional impacts to the site. In addition, the building elements proposed for renovation/reconstruction will be done without full foundations which will help to avoid unnecessary buffer impacts.
- (c) Minimization: Any unavoidable impacts have been minimized. No reasonable alternative to the proposed construction exists which does not impact a wetland or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.*
 - The project does not contemplate a wetland impact and all buffer impacts are located in previously developed areas. No new encroachments are proposed and appropriate sediment and erosion control measures have been included in the plan.

(d) *Mitigation: If the Applicant is required by State rules to prepare a compensatory mitigation plan, the Applicant shall provide the Conservation Commission and Planning Board with one copy each of said plan for their review*

- Given its diminutive scope, compensatory mitigation is not required for this project.

(e) *Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G(3) of 170-27.1.*

- NHDES approval is not required as no wetland impact is proposed.

Additionally, the specific criteria of Chapter 170, Section 27.C of the City of Dover Zoning Ordinance requires that the Applicant demonstrate that the proposed use:

- is essential to the productive use of land not in the district;
- is located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas, where it is physically impossible to locate such use on land not in the district;
- economic advantage alone shall not be deemed a sufficient reason for such proposed use.

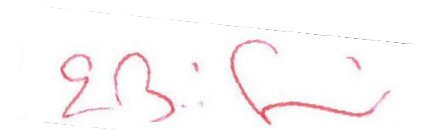
As these pertain to this project, the impacts to the conservation district are necessary due to the configuration of the existing residence. As shown in the plans, the majority of the existing garage, a portion of the house, several decks, a porch, patio, areas of riprap, paved driveway and two retaining walls are already in the 50' buffer. The only area where it is feasible to expand the house is directly adjacent to the existing structure within the limits of previously developed area. However and as started above, this expansion will not be constructed with a full foundation and instead be elevated on piers which will require significantly less impact. Furthermore, temporary erosion and sediment controls will be implemented and maintained for the duration of construction.

In regard to economic gain, this is not a project by a developer where impacts would be required to obtain, for example, additional building lots or a larger parking lot. It is a single-family residence being expanded by the homeowner who incur substantial expense in constructing the project.

If you have any questions or need additional information, please contact us. Thank you for your time and consideration.

Sincerely,

ALTUS ENGINEERING



Erik Saari
Vice President

ebs/5297.01-LTR-CUP-091825

Letter of Authorization

I, Tina Sawtelle, hereby authorize Altus Engineering and Market Square Architects of Portsmouth, NH to represent me as the Owner and Applicant in all matters concerning the engineering and related permitting of a site plan on Dover Tax Map B, Lot 1-C located at 476 Sixth Street in Dover, NH. This authorization shall include representation at public hearings and other project-related meetings in addition to any signatures required for Federal, State and Municipal permit applications.

Tina M. Sawtelle

Signature

Tina Sawtelle

Print Name

8.19.22.

Date

[Signature]

Witness

Mary Beth Johnson

Print Name

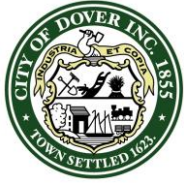
8.19.22

Date

COND-2025-0014

476 SIXTH STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0047-002000	1 REYNERS BROOK DR	KEANE MATTHEW F & SHARON M TRUSTEES	THE KEANE TEAM FAMILY TRUST	1 REYNERS BROOK DR	DOVER	NH	03820
A0048-000000	475 SIXTH ST	MENDENHALL JON L &	MENDENHALL KAREN E	475 SIXTH ST	DOVER	NH	03820
A0048-001000	477 SIXTH ST	FINNIGAN JOHN	FINNIGAN KAREN	477 SIXTH STREET	DOVER	NH	03820
B0001-A00000	480 SIXTH ST	PAOCO PROPERTIES LLC		242 CENTRAL AVE	DOVER	NH	03820
B0001-D00000	500 SIXTH ST	MARONE ADELE J	MARONE RICHARD A	500 SIXTH ST	DOVER	NH	03820
B0001-H00000	462 SIXTH ST	HEBERT NATALIE TRUSTEE	HEBERT NATALIE REVOCABLE LIVING TRUST	462 SIXTH ST	DOVER	NH	03820
B0001-I00000	466 SIXTH ST	STYREN GISELE	STYREN SCOT	466 SIXTH ST	DOVER	NH	03820
B0001-J00000	470 SIXTH ST	MCCARTHY SHANE M		470 SIXTH ST	DOVER	NH	03820
B0001-P00000	498 SIXTH ST	MARONE JUSTIN R &	MARONE AMANDA C	498 SIXTH ST	DOVER	NH	03820
B0023-B00000	39 COUNTY FARM RD	GOWELL WILLIAM G &	GOWELL JULIE A	39 COUNTY FARM ROAD	DOVER	NH	03820
B0001-C00000	476 SIXTH ST	SAWTELLE TINA M	PILOT MICHAEL JOHN	476 SIXTH ST	DOVER	NH	03820
		ALTUS ENGINEERING	ERIK SAARI	133 COURT STREET	PORTSMOUTH	NH	03801



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Monday August 11, 2025
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Russ Warnock, Steve Fellows (Vice Chair), Abigail Lyon, Brendan Mulhall (Alternate)

Absent (Excused): Kristen Murphy, Brianna Group (Alternate), Robert Atwood (Secretary)

Absent (Unexcused):

STAFF PRESENT: Makayla Edgecomb (Conservation Planner), Erin Bassegio (City Planner), Chris Parker (Deputy City manager)

OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

R. Warnock spoke as an abutter to the 141 Sixth St proposal (G). He spoke in opposition to the proposal and gave details about why he is in opposition. He recused himself from any voting on this parcel.

A few other abutters made comments regarding their concern for this proposal.

A Dowaliby Ct abutter to the 141 Sixth St proposal spoke about the concerns she has about the wetness of the land and the possibility of added high groundwater with added development.

Norm Fracassa, Chair of CWDAC spoke about item C and noted the request has the full approval of the CWDA committee and encouraged the Commission to accept and approve the CUP requested.

3. APPROVAL OF THE PRIOR MEETING MINUTES – July 14, 2025

R. Warnock moved to approve the minutes of July 14, 2025. S. Fellows seconded. Vote: 3 in favor with 2 abstaining.

4. OLD BUSINESS

5. NEW BUSINESS

A. Sixth Street Culvert- signature needed

Jillian Semprini spoke about the item to give the Commission some information.

Chair Hunt read the NHDES letter.

Members asked some clarifying questions which were addressed by staff.

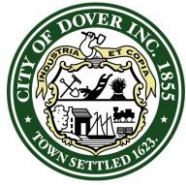
The Commission members clarified with staff that the item will be fully reviewed by the Commission after/ as part of the permit process.

R. Warnock moved to hear item F (G) next. A. Lyon seconded. Vote: U/A

G. City of Dover Conditional Use Permit for The Stabile Companies. Assessor's Map 35, Lot 64, zoned R-12, located at 141 Sixth Street. Proposal seeks to allow 35.15% impervious where 20% max is allowed within the secondary groundwater for the construction of a residential development. *Eight (8) units were approved through Transfer of Development Rights (TDR) for a proposed total of twenty units, where twelve units are allowed by right.*

R. Warnock recused himself from the item.

Christopher Berry, Berry Survey and Engineering represented the item and explained the request for CUP for impervious surfaces within the secondary groundwater. He addressed the requirements for CUP which are met.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Monday August 11, 2025
Meeting Time: 5:30 pm

The Planning Board has reviewed the project for TDR and the applicant explained even without the use of TDR a subdivision of 10-12 units includes nearly the identical amount of coverage.

The soils on site were explained along with drainage proposals and porous material proposals. NHDES permits are required for Alteration of Terrain and storm water infiltration calculations are required for that. These were explained. Additional storm water details were provided.

Mr. Berry clarified additional information for the members including location of the parcel, site info, roadways/connections, layout of the subdivision- 10 buildings/ 20 units, proposed roadway layout, high point and flow of runoff, drainage/ rain gardens, storm water treatment on site, projected run off before and after the proposed project (less than or equal to), secondary groundwater is the entirety of the parcel, CUP requirements for units allowed by right, and changes to the plan that resulted due to TRC meetings.

The members discussed their thoughts and opinions about the item request. There was consensus among those who spoke that it is not an easy plan to review, but the applicant has met the criteria necessary. Also, though there is a regulation for no more than 20%, the site will actually be improved in this area after the proposal is complete.

A. Lyon moved to endorse the CUP as presented. S. Fellows seconded. Vote: 4 in favor (1 recused)

- B.** Conditional Use Permit for Tina M. Sawtelle Assessor's Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street. Proposal seeks to allow wetland buffer impacts and conservation district impacts for the expansion of an existing single-family home with approx. 216 s.f. of permanent wetland buffer impacts and approx. 150 s.f. of temporary buffer disturbance. There are no direct wetland impacts proposed.

Tina Sawtelle, owner represented the item and explained the details and reasons for the request. The proposed addition is for a bump out using existing footings.

Ms. Sawtelle gave additional details to the members about the proposed project, slope of the property and permanent impacts.

S. Fellows moved to endorse the CUP as presented. R. Warnock seconded. Vote U/A

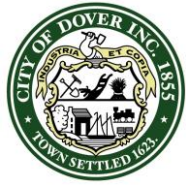
- C.** City of Dover Conditional Use Permit for City of Dover, c/o Cathartes and Tighe & Bond. Assessor's Map 22, Lot 1-7, zoned CWD (Cochecho Waterfront District) located at 40 River St. Proposal seeks to allow wetland buffer impacts as part of a Site Plan Amendment for the construction of the Cochecho Waterfront Development Building F. Proposed permanent buffer impacts are 587 s.f. with temporary buffer impacts proposed at 2,674 s.f.

Rob Simmons, Cathartes represented the item and explained the portion of the waterfront project for tonight's review is for phase II of the project, building F, which contains 43 condominium units, 42 covered parking spaces, and 29 surface spaces on one acre.

The revised plans were presented to the CWDAC and were approved. The project went before TRC for review.

Colter Krzcuik, Tighe & Bond explained the details of the plan explaining the existing conditions on site, NHDES permit approvals and protected areas from human disturbance after completion.

Lucas Acaba, Tighe & Bond scientist addressed the wetlands impacts and reviewed the standards for CUP and how the proposed design meets the criteria.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Monday August 11, 2025
Meeting Time: 5:30 pm

The members reviewed photos of the site.

Chris Parker, Deputy City Manager noted the portions of area that will remain natural. He gave historical information about the previous uses of the site.

Representatives addressed questions from the members relating to pre-construction measurements of run off.

S. Fellows moved to endorse the CUP as presented. A. Lyon seconded. Vote: U/A

- D.** City of Dover Conditional Use Permit for City of Dover, c/o Tighe & Bond and Dover School District. Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. Proposal seeks to allow for temporary and permanent impacts to the wetland buffer for the renovation of the Dover High School Athletic Complex. Proposed permanent buffer impacts of 378 s.f. and proposed temporary buffer impacts of 1,230 s.f.
- E.** City of Dover Conditional Use Permit for City of Dover, c/o Tighe & Bond and Dover School District. Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. Proposal seeks to allow relief from the Secondary Groundwater Protection District for development that creates more than 20% impervious surface for the renovation of the Dover High School Athletic Complex.

Councilor Fergus Cullen represented the items together. He explained the existing track area and the proposed renovations. A retaining wall will be required which will incur the permanent and temporary impacts listed above.

NHDES Alteration of Terrain permit will be required.

He addressed the criteria for CUP requirements for secondary groundwater which is also provided in the packet.

He addressed questions and discussion from the members relating to the reduced size of the proposed grandstand, percentage of impervious surface, (members would like to know the existing impervious surface % and the proposed % to know the increase/decrease [this information was not available during the meeting]), and timeline goals for the next steps of the process.

After members expressed concerns about not having enough information about the existing percentage of coverage of the parcel and proposed percentage coverage of the parcel (one field still TBD on materials), Mr. Cullen again highlighted the criteria for CUP in relation to the proposal.

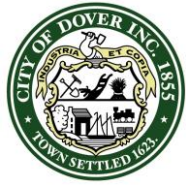
E Bassegio provided some impervious surface numbers.

A. Lyon moved to endorse the CUP for impacts to the buffer with the inclusion of a section of grass as indicated to be classified permanent buffer impacts unless otherwise stated by an engineer. S. Fellows seconded. Vote U/A

A Lyon moved to table the other item to the September meeting (8th) to allow for further information including:

- Current impervious cover and proposed impervious cover
- Having an engineer present to answer specific questions.
- Scenarios (calculations) with the baseball field area as both natural grass and turf

R. Warnock seconded. Vote: U/A



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Monday August 11, 2025
Meeting Time: 5:30 pm

- F. Conceptual Conditional use Permit for Liberty Mutual, c/o Brady Sullivan properties, LLC. Assessor's Map E, Lot 24, zoned IT located at 50/100/150 Liberty Way. Proposal is to consider conceptual environmental impacts on a yield plan. *Yield plan will be used to determine density for future development.*

Tom Zajac, civil engineer, Hayner/Swanson (IMEG), FX Bruton, Bruton and Berube, and Chris Lewis, Brady Sullivan represented the item and explained they are seeking a conceptual CUP. This will be for feedback on phase I which is the repurposing of the building located at 150 Liberty Way. The plan will come back before the Commission when there is a plan to present.

Much discussion occurred clarifying what is before the Commission tonight, how the applicant has come to this step and what the next steps will be.

The applicants presented their plans including the proposal to change the use of 150 Liberty Way to 248 residential units with commercial space on the lower floor, the development area of the parcel, proposed repurposing of the building and parking areas, anticipated impacts (therefore removed from the development area), updated survey, and proposed roadways.

Staff and applicants addressed comments and questions relating to use of the other two buildings if the third is proposed as residential and the related calculations. Discussion ensued about the yield process and maximum allowable residential units for the entire parcel.

A. Lyon moved to endorse the conceptual CUP as presented. S. Fellows seconded. Vote: U/A

6. REPORT FROM THE CHAIR

- A. Review of Correspondence Received from NH Department of Environmental Services
None

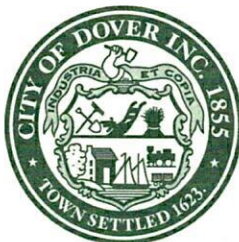
7. OTHER BUSINESS

- A. Update from Forest Management Subcommittee
- Monday August 18th for next meeting
 - Marketing ideas for next Ash tree walk
- B. Conservation Commission Training Assessment: Abigail Lyon
- Years ago developed workshop for how volunteer boards talk to wetland scientists etc
 - Planning to revive the series
 - Survey to find out what topics are wanted
- C. Conversation with DBIDA- Tentative Meeting August 14th
- Due to Conservation Commission concerns about development plans in areas zoned industrial, but with high conservation value

8. ADJOURNMENT

A. Lyon moved and S. Fellows seconded to adjourn. Vote: U/A
The meeting was adjourned at 8:50 PM.

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

May 11, 2023

Tina M. Sawtelle
476 Sixth Street
Dover, NH 03820

Re: Conditional Use Permit for Altus Engineering (Owner: Tina Sawtelle), Assessor's Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street. (Proposal is to construct a building addition in a previously developed area creating 773 square feet of overlapped impact to the Conservation District and wetland buffer. *(COND-2023-0035)

Dear Ms. Sawtelle,

Please be advised that on Tuesday, May 9, 2023 the Dover Planning Board voted to conditionally grant final approval of the above referenced Conditional Use Permit and found the criteria of 170-27.1-F have been met.

The specific subsequent condition to be Met Prior to the Issuance of the Conditional Use Permit is:

1. ☐ The owner shall sign the final plans before Planning Board signature

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

Sincerely,

Donna P. Benton, AICP
Director of Planning & Community Development

EC: Inspection Services
Engineering Office
Assessing Office
Altus Engineering

First in New Hampshire,
First with You!

CONDITIONAL USE PERMIT APPLICATION PLANS
CITY OF DOVER DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
FILE No. COND-2025-0014

SAWTELLE RESIDENCE
476 Sixth Street
Dover, New Hampshire
Assessor's Parcel B-1-C-0
ISSUED FOR REVIEW

Plan Issue Date:

September 18, 2025

Owner/Applicant:

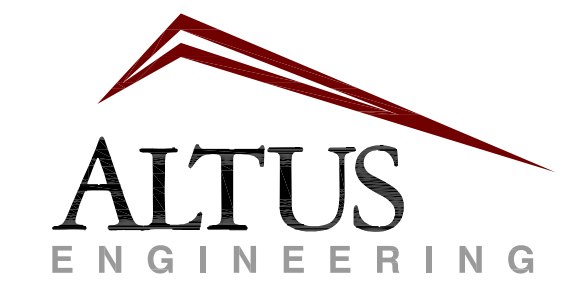
TINA M. SAWTELLE

476 Sixth Street
Dover, NH 03820

Signature: _____

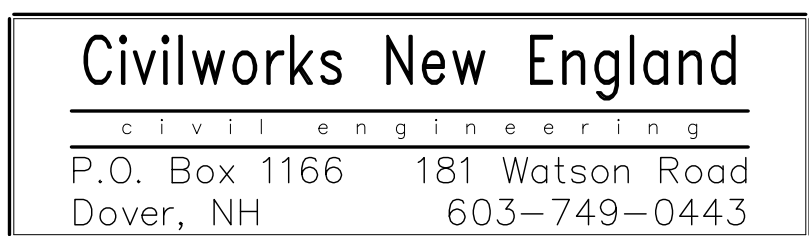
Date: _____

Civil Engineer:



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com

Surveyor:



Architect:

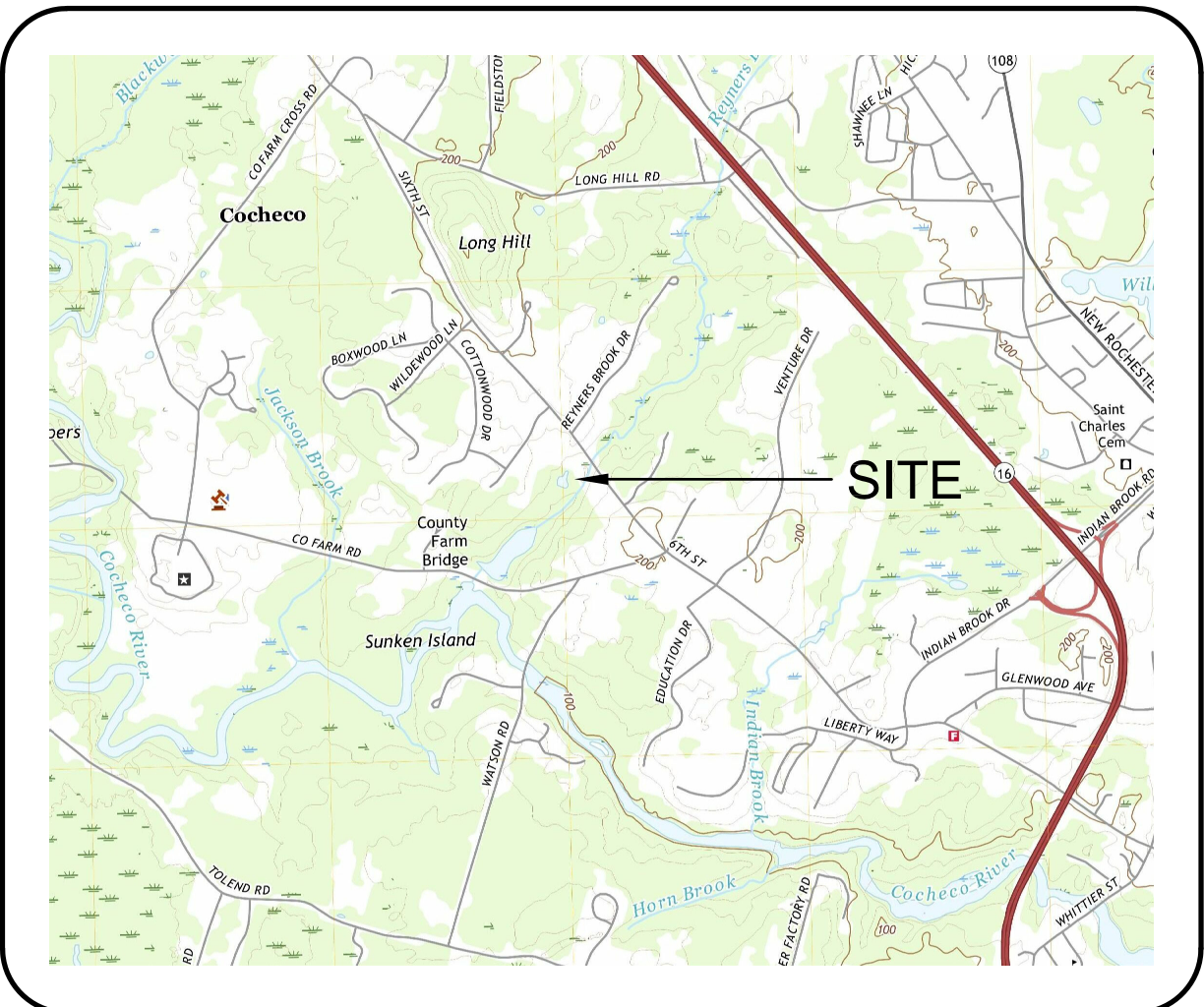


104 Congress Street, Suite 201
Portsmouth, NH 03801
(603) 441-2485

Wetlands Scientist:

Joseph W. Noel, CWS #086

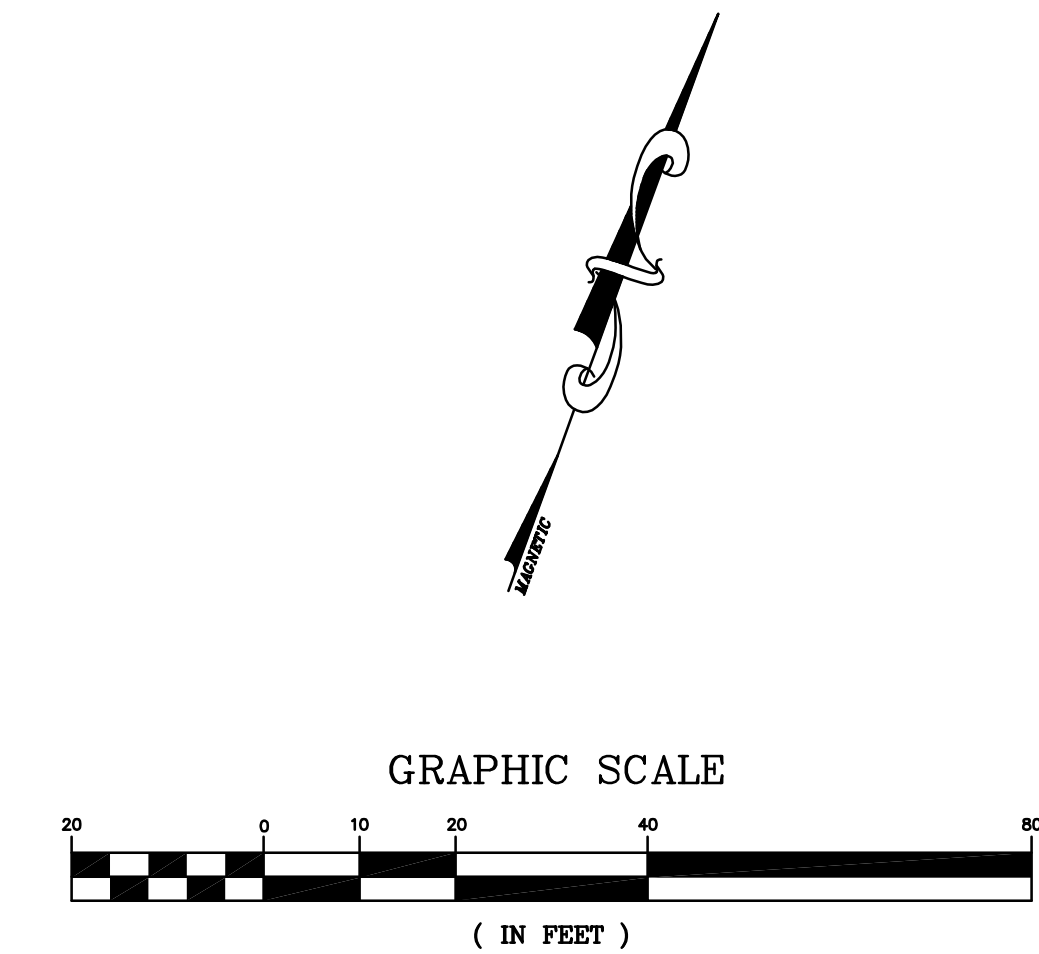
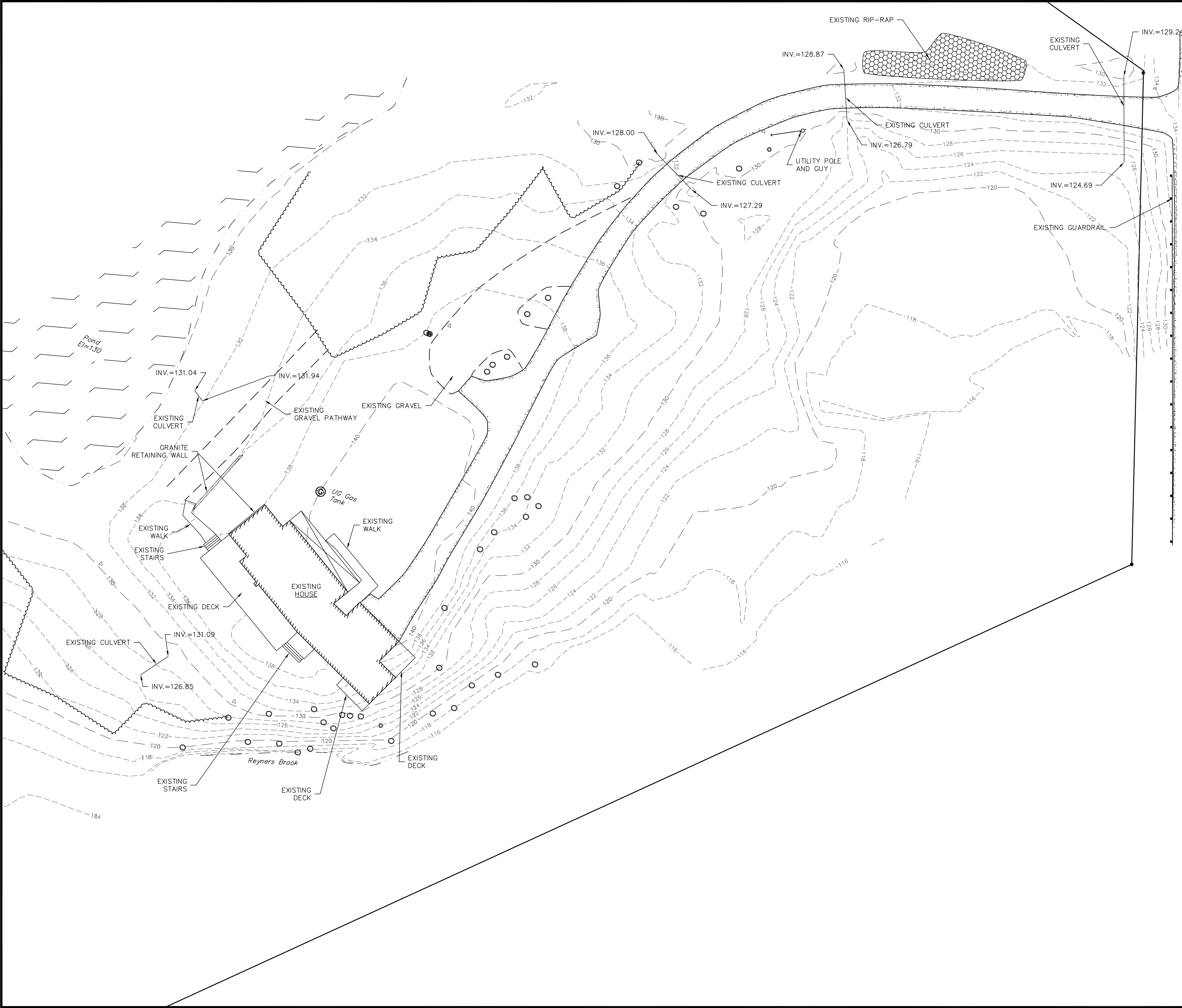
P.O. Box 174
South Berwick, Maine 03908



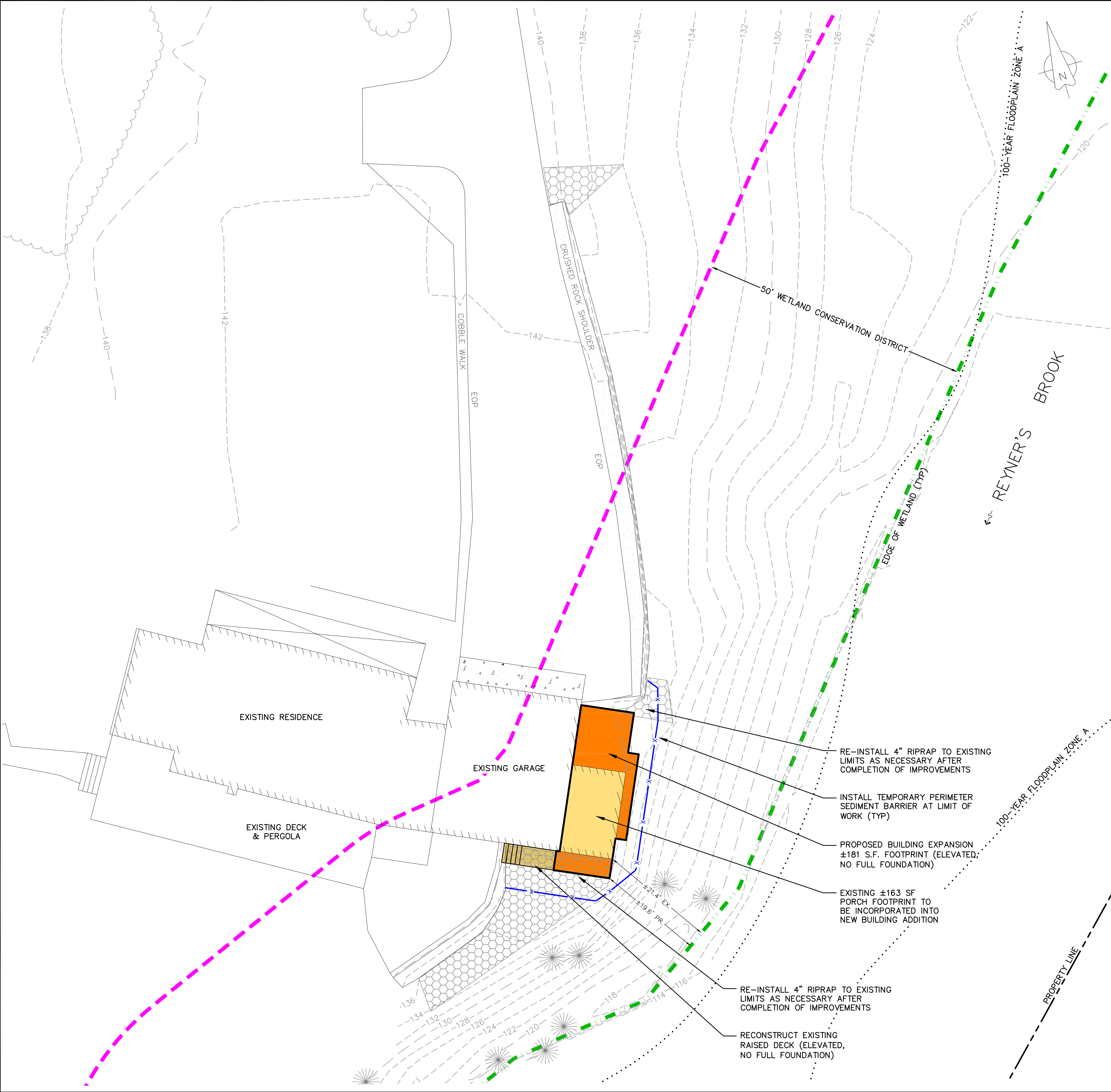
LOCUS

NOT TO SCALE

Sheet Index Title	Sheet Desig.	Sheet No.:	Rev.	Date
Existing Conditions Worksheet	2	1	0	05/11/17
Demolition Plan	3	C-1	0	09/18/25
Site Plan	4	C-2	0	09/18/25
Conditional Use Permit Plan	5	C-3	0	09/18/25
Detail Sheet	6	D-1	0	09/18/25
Floor Plans	7	A1.00	0	08/28/24
Roof Plan and RCP	8	A1.01	0	08/28/24
Exterior Elevations	9	A2.00	0	09/16/25

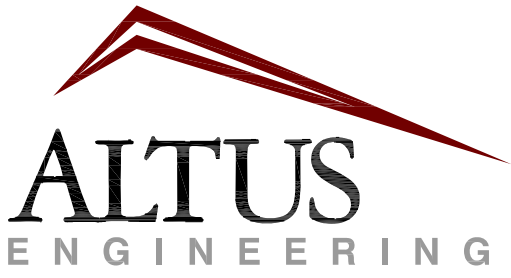
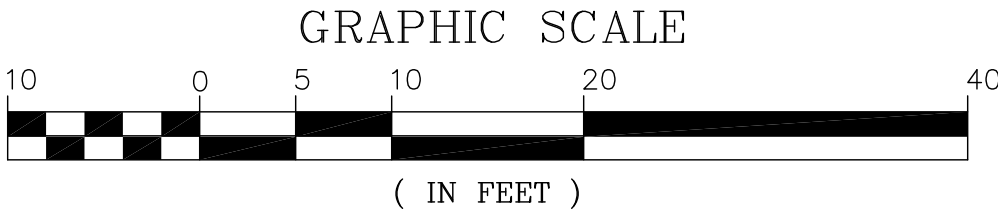


EXISTING CONDITIONS		TINA SAWTELLE DRIVEWAY RECONSTRUCTION DOVER, NH		1				DATE: 5-11-17								
								SCALE: 1"=20'								
								DRAWN BY: SRD								
								DESIGN BY: SRD								
								APPROVED BY: SH								
								PROJECT NO: 1715								
								FILE: SITE.DWG	NO.	REVISION	APP'D	DATE				
								CIVILWORKS NEW ENGLAND CIVIL ENGINEERING 181 Watson Road, P.O. Box 1166 Dover, New Hampshire 03820 (603) 749-0443								



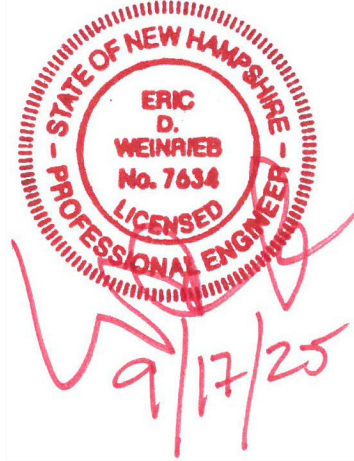
SITE NOTES

- DESIGN INTENT -- THIS PLAN SET IS INTENDED TO DEPICT AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AND OTHER SITE IMPROVEMENTS.
- THE BOUNDARY AND EXISTING CONDITIONS SHOWN HERE WERE OBTAINED FROM A PLAN ENTITLED "EXISTING CONDITIONS" DATED 05/11/17 AND AN UNPUBLISHED AS-BUILT SURVEY WORKSHEET DATED APRIL 2022, BOTH PREPARED BY CIVILWORKS NEW ENGLAND.
- APPROXIMATE LOT AREA: ±8.08 AC.
- ZONE: R-40
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 40,000 S.F.
MIN. STREET FRONTAGE: 150'
FRONT SETBACK: 40'
SIDE SETBACK: 25'
REAR SETBACK: 30'
MAX. BLDG HEIGHT: 35'
MAX. LOT COVERAGE: 10%
- PORTIONS OF THE LOT ARE WITHIN THE 50' CONSERVATION DISTRICT.
- THE SUBJECT PARCEL IS SHOWN AS DOVER PARCEL NUMBER B-1-C-0.
- REFERENCE DEED: STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 4445 PAGE 620.
- OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- A PORTION OF THE LOT LIES WITHIN FEMA ZONE A AS SHOWN ON FIRM PANEL 33017C0310E EFFECTIVE 09/30/15.
- PLAN REFERENCE: THE BASE PLAN USED HERE IS DERIVED FROM A PLAN ENTITLED "EXISTING CONDITIONS" AS REVISED THROUGH MAY 11, 2017, PREPARED BY CIVILWORKS NEW ENGLAND. CIVILWORKS HAS ALSO PROVIDED SUPPLEMENTAL AS-BUILT AND WETLAND DELINEATION INFORMATION TO THIS OFFICE THAT IS NOT SHOWN ON THIS REFERENCE PLAN. ALTUS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PRESENTED ON THE REFERENCE PLAN OR IN THE ADDITIONAL DATA PROVIDED.
- SELECTED WETLANDS WERE DELINEATED BY JOSEPH NOEL ON DECEMBER 30, 2021 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS (ACOE) WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2). HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE'S FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES (VERSION 7.0, 2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004). PLANT SPECIES INDICATOR STATUS WAS BASED ON THE ACOE'S THE NATIONAL WETLAND PLANT LIST (2013).
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS, SLABS OR SIDING. ACTUAL INTERIOR SPACE WILL DIFFER.
- CONDITIONAL USE PERMIT UNDER SECTION 170-27.C OF THE DOVER ZONING ORDINANCE REQUIRED FOR WORK WITHIN THE CONSERVATION DISTRICT.
- THE SITE IS SERVED BY MUNICIPAL WATER FROM THE CITY OF DOVER AND A PRIVATE SUBSURFACE SANITARY DISPOSAL SYSTEM.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF DOVER DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
- THESE PLANS ARE INTENDED FOR PERMITTING PURPOSES ONLY. COORDINATE SITE GRADES, DRAINAGE AND UTILITIES WITH THE ENGINEER AND ARCHITECT PRIOR TO INITIATING CONSTRUCTION.



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: PERMITTING

ISSUE DATE: SEPTEMBER 18, 2025

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	PERMITTING	EBS 09/18/25

DRAWN BY: EBS

APPROVED BY: EBS

DRAWING FILE: 5297-SITE.dwg

SCALE:

22" x 34" - 1" = 10'

11" x 17" - 1" = 20'

OWNER:

TINA M. SAWTELLE

476 SIXTH STREET
DOVER, NH 03820

APPLICANT:

TINA M. SAWTELLE

476 SIXTH STREET
DOVER, NH 03820

PROJECT:

SAWTELLE
RESIDENCE

PARCEL B-1-C-0

476 SIXTH STREET
DOVER, NEW HAMPSHIRE

TITLE:

SITE PLAN

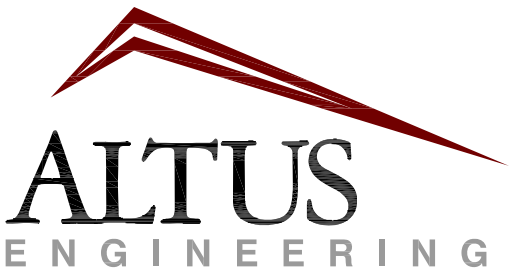
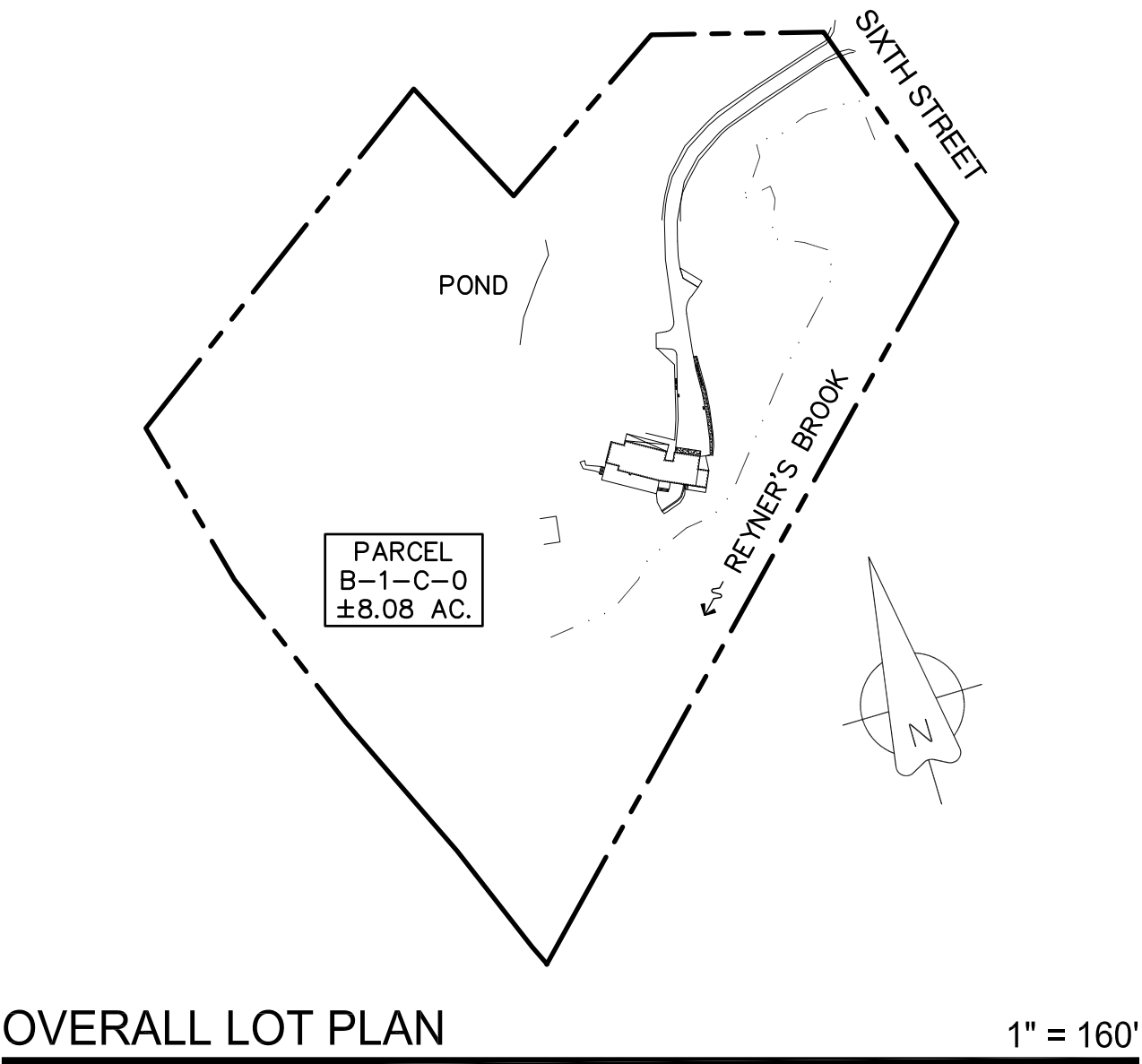
SHEET NUMBER:

C-2

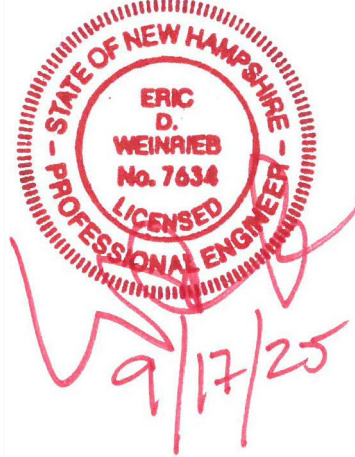


CUP AND EROSION CONTROL NOTES

1. TOTAL PROJECT AREA OF DISTURBANCE = ±554 S.F. (±0.01 AC.). NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED. PROJECT NOT SUBJECT TO EPA NPDES PHASE II – NOI, SWPPP AND MINIMUM WEEKLY INSPECTIONS NOT REQUIRED.
2. PERIMETER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
3. GRIND STUMPS AND REUSE GRINDINGS FOR EROSION CONTROL WHERE POSSIBLE OR TRUCK OFFSITE. NO STUMPS SHALL BE BURIED ON SITE.
4. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
5. SEE DETAIL SHEETS FOR PERTINENT SEDIMENT AND EROSION CONTROL DETAILS AND ADDITIONAL NOTES.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE NEW HAMPSHIRE OF ENVIRONMENTAL SERVICES.
7. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
8. ALL DISTURBED AREAS NOT TO BE PAVED, RIPRAPPED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
9. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
10. CONTRACTOR SHALL READ AND FOLLOW ALL CONDITIONS OF APPROVAL IN THE SITE'S CITY OF DOVER CONDITIONAL USE PERMIT.
11. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
12. CONSERVATION DISTRICT ANALYSIS –
EXISTING: IMPERVIOUS SURFACES: ±1,887 S.F.
PROPOSED: ±2,028 S.F. (141 S.F. INCREASE)
AREA OF DISTURBANCE: ±554 S.F.



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: PERMITTING

ISSUE DATE: SEPTEMBER 18, 2025

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	PERMITTING	EBS 09/18/25

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5297-SITE.dwg

SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

OWNER:
TINA M. SAWTELLE
476 SIXTH STREET
DOVER, NH 03820

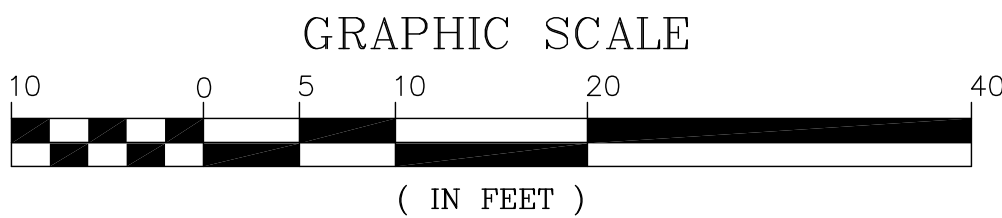
APPLICANT:
TINA M. SAWTELLE
476 SIXTH STREET
DOVER, NH 03820

PROJECT:
SAWTELLE
RESIDENCE
PARCEL B-1-C-0
476 SIXTH STREET
DOVER, NEW HAMPSHIRE

TITLE:

CONDITIONAL USE
PERMIT PLAN

SHEET NUMBER:
C-3



SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

476 SIXTH STREET
DOVER, NEW HAMPSHIRE
TAX MAP B LOT 1-C

LATITUDE: 43°12'10" N
LONGITUDE: 70°52'00" W

OWNER/APPLICANT:
TINA M. SAWTELLE
476 SIXTH STREET
DOVER, NH 03820

DESCRIPTION

The project consists of the renovation/conversion of existing building spaces and a new building addition together with associated site improvements.

DISTURBED AREA

The total area to be disturbed for the development is ±554 S.F. (±0.01 acres).

PROJECT PHASING

The proposed demolition, conversion and construction of building improvements along with associated improvements will be completed in one phase.

NAME OF RECEIVING WATER

The site drains over land to Reyners Brook.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including perimeter controls as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Demolish existing site features, etc. as shown on Demolition Plan.
3. Construct building foundation elements.
4. Rough grade site including placement of any borrow materials and rip.
5. Construct new building addition and associated improvements.
6. Loom (6" min) and seed on all disturbed areas not paved or otherwise stabilized.
7. Install landscaping.
8. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
 - a. Base coarse gravels have been installed in areas to be paved;
 - b. A minimum of 85% vegetated growth as been established;
 - c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; – or –
 - d. Erosion control blankets have been properly installed.
9. Areas disturbed during construction shall be left exposed for more than 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
 - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
 - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

Guidelines for Winter Mulch Application –		
Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrubs.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CONTINUED)

Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100% dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85% passing a 0.75" screen. *The organic portion needs to be fibrous and elongated. *Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. *The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. PERMANENT SEEDING –

1. Bedding – stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.
10–20–20 organic fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended):

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

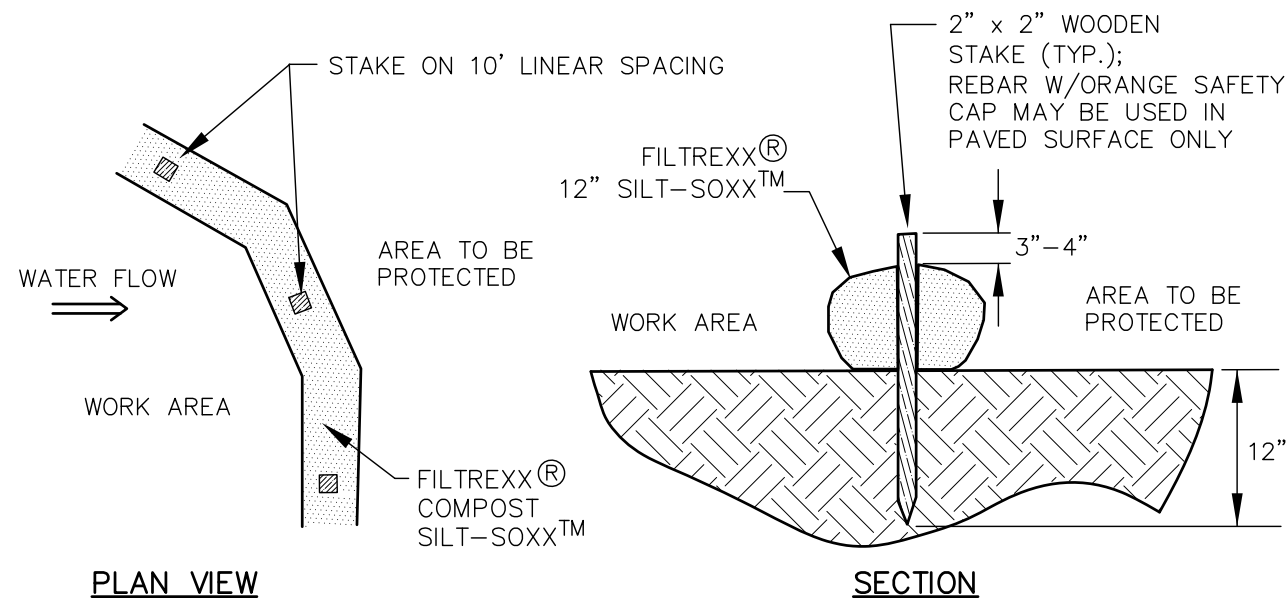
Seed Mixture (For slope embankments):
Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs/Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
Total			90 (80)

- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
 - b. Fescue varieties shall include – Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

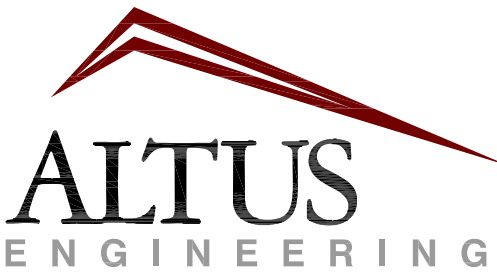
WINTER CONSTRUCTION NOTES

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

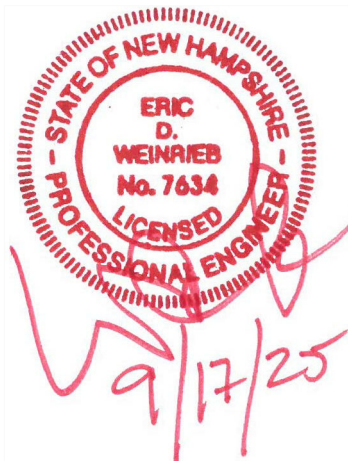


- NOTES:
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER NOT TO SCALE



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:

PERMITTING

ISSUE DATE:

SEPTEMBER 18, 2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	PERMITTING	EBS	09/18/25

DRAWN BY: _____ EBS

APPROVED BY: _____ EBS

DRAWING FILE: _____ 5297-SITE.dwg

SCALE:

22" x 34" - NOT TO SCALE

OWNER:

TINA M. SAWTELLE

476 SIXTH STREET
DOVER, NH 03820

APPLICANT:

TINA M. SAWTELLE

476 SIXTH STREET
DOVER, NH 03820

PROJECT:

SAWTELLE
RESIDENCE

PARCEL B-1-C-0

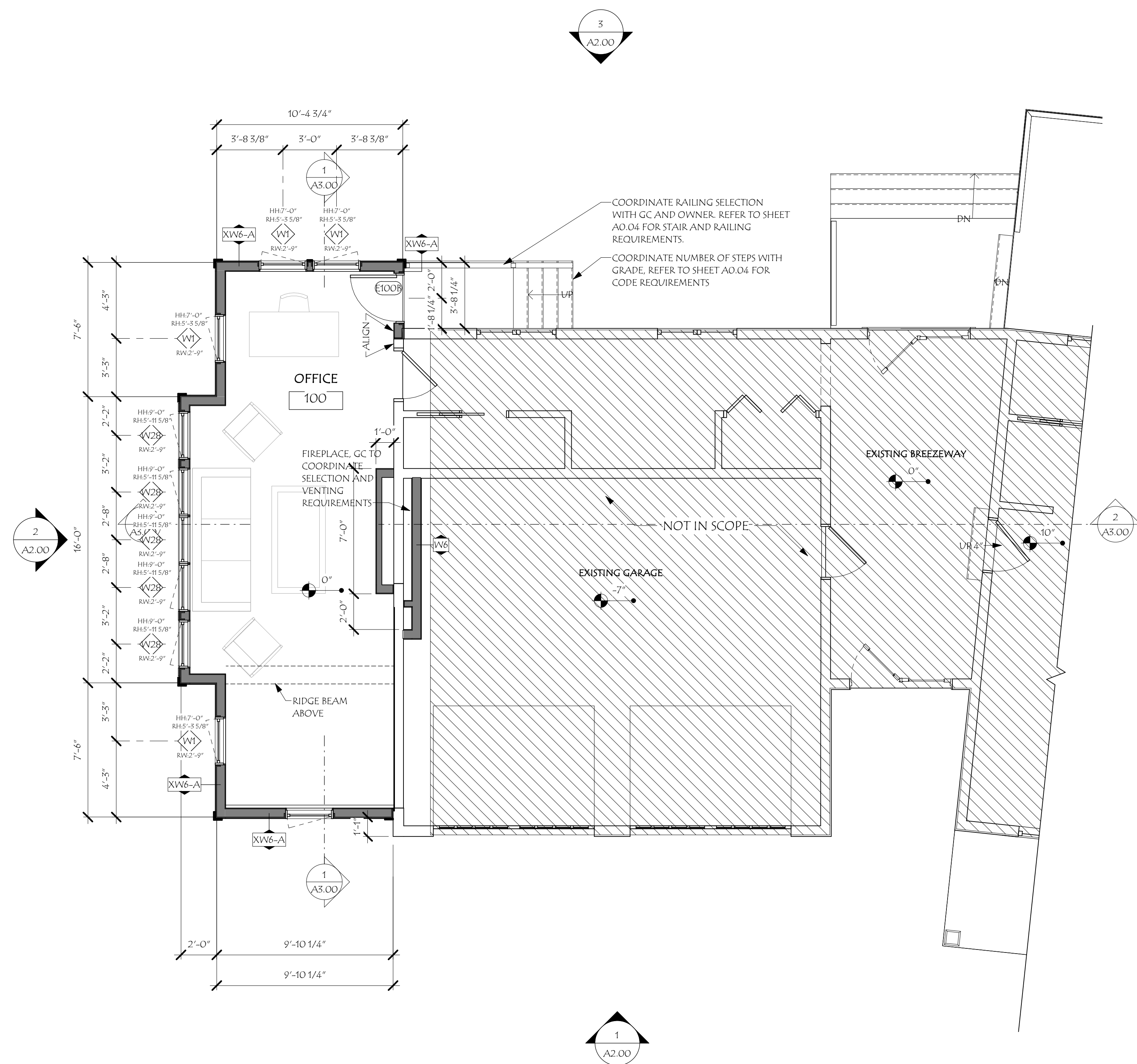
476 SIXTH STREET
DOVER, NEW HAMPSHIRE

TITLE:

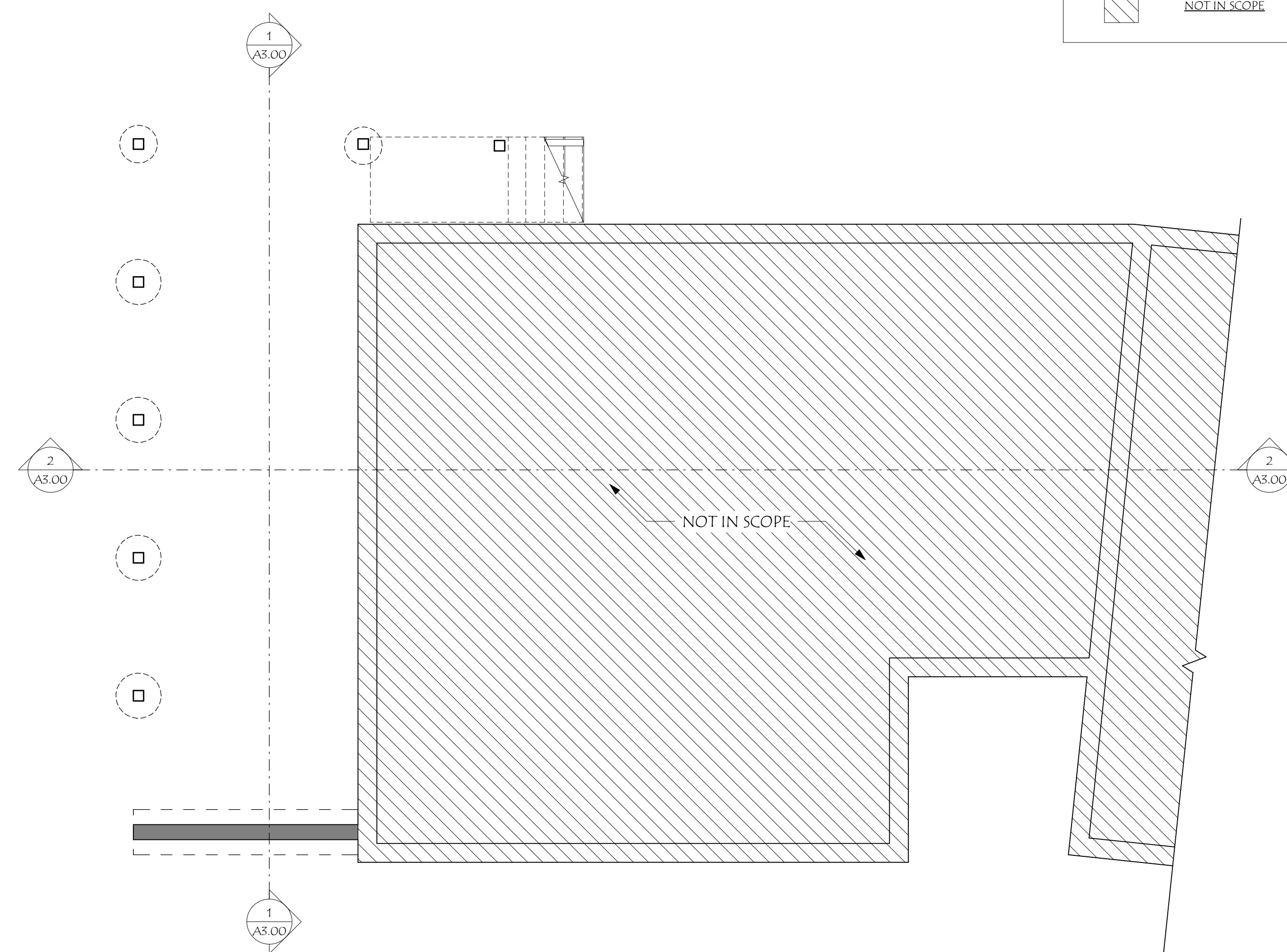
DETAIL SHEET

SHEET NUMBER:

D-1



2 FIRST FLOOR
SCALE: 1/4" = 1'-0"

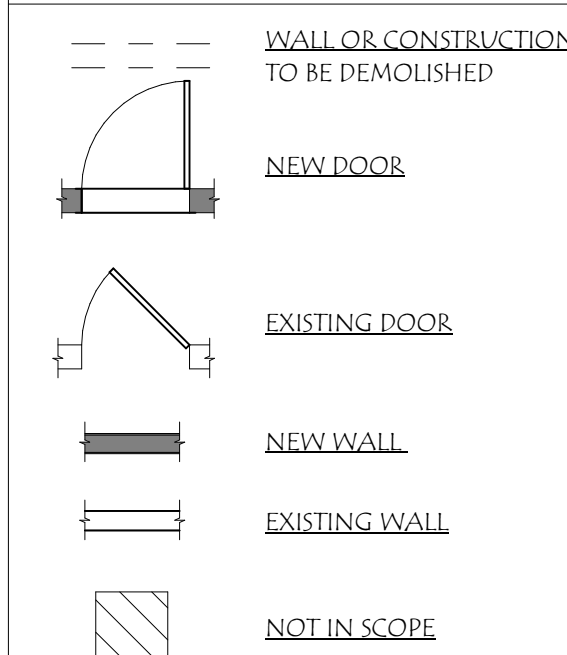


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- | |
|--------------------|
| GENERAL PLAN NOTES |
|--------------------|

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. REFERENCE DRAWING AO.01 THROUGH AO.04 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES AND EXTERIOR WALL & PARTITION TYPES.
3. REFERENCE DRAWING AO.01 THROUGH AO.04 FOR PARTITION AND ROOF-CEILING FRAMING DETAILS.
4. ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
5. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
6. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GOVERNMENT.
7. REFER TO A5.00 FOR DOOR AND FRAME TYPES.
8. REFER TO A5.10 FOR WINDOW TYPES.
9. REFER TO SHEET AO.00 FOR ABBREVIATIONS, SYMBOLS, AND GRAPHIC CONVENTIONS.

GRAPHIC WALL LEGEND



SAWTELLE RESIDENCE

476 6TH STREET
DOVER, NH 03820

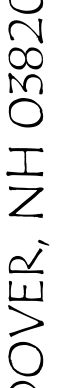
Title: FLOOR PLANS	Scale:	As indicated	Revisions:	Date:
	Drawn By:	AND	 Description	
A1.00	Checked By:	R/H		
	Project No.:	2022044		
	SD			
	Date:	8/28/24		

© 2025 Red Fox Architects

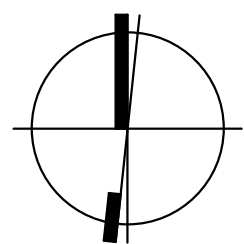
3/28/2025 3:35:08 PM

1. COORDINATE FINAL CEILING HEIGHT WITH OWNER, ARCH. & GC.
2. GC TO COORDINATE POWER AND LIGHTING LOCATIONS WITH OWNER, ARCH AND ID.

1. AT ALL ROOF/WALL INTERSECTIONS, PROVIDE CONT. ICE AND WATER SHIELD AT WALL AND ROOF TYP.
2. PROVIDE FLASHING AT ALL VALLEYS, 18" FACE SIDE OF VALLEY, TYP.
3. COORDINATE LOCATIONS OF SNOW GUARDS AND GUTTERS WITH OWNER & G.C.



DOVER, NH 03820



* 2025 Red Fox Architects 8/28/2025 3:35:09 PM

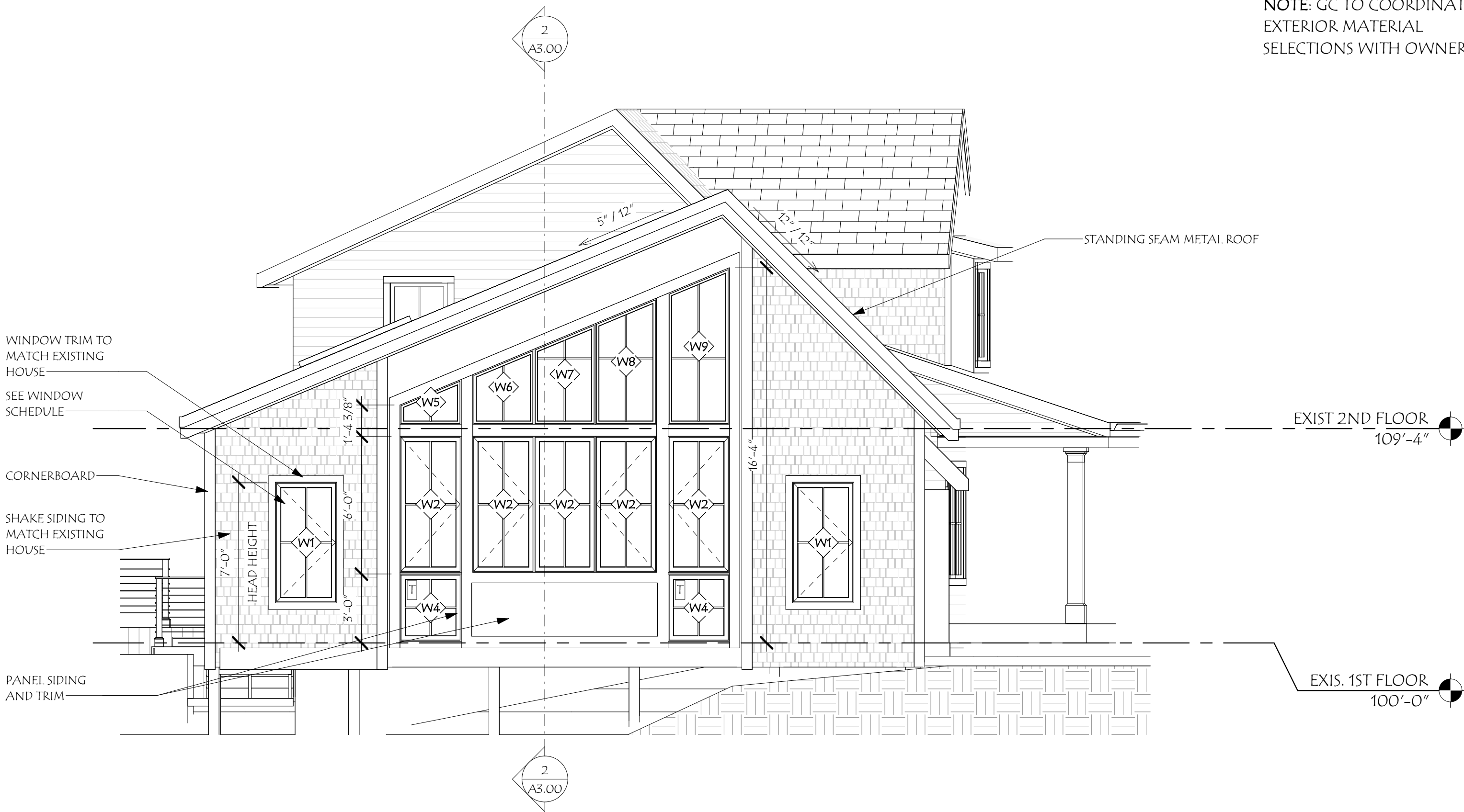
WINDOW KEYNOTES

- T TEMPERED GLASS
E EGRESS WINDOW

NOTE: GC TO COORDINATE
EXTERIOR MATERIAL
SELECTIONS WITH OWNER.

SAWTELLE RESIDENCE

476 6TH STREET
DOVER, NH 03820



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

Title: EXTERIOR ELEVATIONS	A2.00		
	2025 Red Fox Architects 9/16/2025 11:58:08 AM		
Scale:	As indicated	AD	AD
Drawn By:	AD	R/JH	R/JH
Checked By:	AD	R/JH	R/JH
Project No.:	2022044	2022044	2022044
Schematic Design	9/16/25	9/16/25	9/16/25
Date:	9/16/25	9/16/25	9/16/25
Revisions:			
Description			
Date			



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2025-0011

Application Type:	Site Plan Amendment
Applicant(s):	5 Sherman Street, LLC
Owner(s):	5 Sherman Street, LLC, Cory J. Wright and Shelby K. Cheever, & Jameson and Caitlin Lassor
Location:	10 and 11 Banner Dr. and 9 Sophie Dr. (Assessor's Map H, Lots 50-3, 50-8, and 46-1)
Meeting Date:	October 14, 2025

INTENT: Proposal seeks to amend the 1,400-square-foot size restriction for the subject dwellings on the properties as set in the previously approved TDR plans [P21-87].

AGENDA ITEM #: 4-B

FILE: WAIV-2025-0011

LOTS/UNITS PROPOSED: N/A

ACREAGE: 10 Banner Drive: 0.24± ac
11 Banner Drive: 0.18± ac
9 Sophie Drive: 0.38± ac

ZONING DISTRICT: R-40

EXISTING/PROPOSED LAND USE:
Residential

SURROUNDING LAND USE: Residential

WAIVERS REQUESTED: None.

ZBA ACTION: N/A

PERMITS REQUIRED: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail to all abutters.

TECHNICAL REVIEW COMMITTEE:
N/A

CONSERVATION COMMISSION: N/A

ATTACHMENTS: Approved Subdivision Plan, Application Materials.

Summary of Request and Background

The applicant is proposing an amendment to the previously approved TDR Subdivision/Site Plan (P21-87). Homeowners of three of the twelve single-family homes on Sophie and Banner Drives are proposing to amend the 1,400-square-foot size restriction to allow the basements at the subject properties to be finished.

Per the recorded Development Agreement:

“The single-family home units 2, 3, 4, 5, 6, 7, 8, 9, 28, 29, 30, 31, as shown on the Overall Site Plan, are the units created through the transfer of development rights and shall not be constructed or reconstructed with more than 1,400 square feet of total living area, excluding garages, basements, and porches, as long as they remain unfinished. Residences shall remain single-family. Pursuant to City of Dover Zoning Ordinance Section 170-27.2.G(iii), as amended, the units created through the transfer of development rights must be limited to the square footage originally constructed, unless the property owner obtains permission from the City of Dover to expand the size of the unit.”

The proposed amendment would affect units 2 (9 Sophie Dr.), 7 (10 Banner Dr.), and 29 (11 Banner Dr.).

As the TDR application and the subdivision/site plan both identified size-restricted units, and the project was designed accordingly by the engineer, removing this restriction requires an amendment approved by the Planning Board. The design engineer has submitted revised plans; if approved, the applicant and homeowners would then need to formally remove the restriction from their deeds.

Consistency with Land Use Regulations – TDR Subdivision Amendment

The plan is consistent with §157-15 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots and §170-29 of the City of Dover's Zoning Ordinance which provides for additional density to be purchased through Transfer of Development Rights, provided all criteria are met.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE # WAIV-2025-0011

Application Type:	Site Plan Amendment
Applicant(s):	5 Sherman Street, LLC
Owner(s):	5 Sherman Street, LLC, Cory J. Wright and Shelby K. Cheever, & Jameson and Caitlin Lassar
Location:	10 and 11 Banner Dr. and 9 Sophie Dr. (Assessor's Map H, Lots 50-3, 50-8, and 46-1)
Meeting Date:	October 14, 2025

Further, the applicant states that the request is driven by a practical need for additional living space but the proposed changes will not affect the exterior appearance, building footprint, impervious surface, or visible height of the homes.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board makes the necessary and supporting findings of fact, and vote to approve the site plan amendment with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Revise and update Development Agreement, to be reviewed by the Planning Department, and re-recorded at the Strafford County Registry of Deeds (SCRD);
2. Revise and update the condominium owners' association (COA) documents in accordance with the amendment process outlined in the COA documents, and re-recorded at the SCRD. Proof of compliance, including meeting minutes and recording information, shall be submitted to the Planning Department;
3. The applicant shall pay the City of Dover the difference in TDR fees to reflect the unrestricted rate per unit;
4. Provide physical and digital copies (including CAD) of revised plan sheets for final Planning Board signature which additionally shall include:
 - 4.1. Planning File #WAIV-2025-0011;
 - 4.2. Owner or designee signature(s);
 - 4.3. Professional stamps and signatures; and
 - 4.4. Revised note to specify all units affected by the removal of the size-restriction.

An aerial map of a residential area with numbered lots. The map shows several streets: Cold Springs Rd at the top, Banner Dr running vertically through the center, and Belamy Rd running vertically on the right. A winding waterway, likely a creek or river, flows from the top left towards the bottom center. Numerous brown building footprints are scattered across the lots, many of which are labeled with numbers. Two specific parcels are highlighted with colored outlines: one parcel (lot 9) is outlined in orange, and another parcel (lot 11) is outlined in yellow. In the bottom left corner, there is a Google logo and a small '© 2018' copyright notice. In the bottom right corner, a scale bar indicates '1" = 120.85534324687754 ft'.

Location	10 BANNER DR
Owner	5 SHERMAN STREET LLC
Land Use	101R
Zoning Code	R-40
Property Id	H0050-003000



City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

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



PLAN SNAPSHOT REPORT WAIV-2025-0011 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment **Project:** **App Date:** 09/16/2025
Work Class: Plan **District:** None **Exp Date:** 11/20/2025
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Description: To remove 1,400 sf restriction **Expire Date:**

Parcel: H0046-001000	Address: 11 Banner Dr Dover, 03820 9 Sophie Dr Dover, 03820 10 Banner Dr Dover, 03820	Zone: R-40(Residential - Rural)
H0050-008000		
H0050-003000 Main		

Owner Cory J Wright P.O. Box 340 Waterville Valley, NH 03215	Owner Jameson Lassar 9 Sophie Drive Dover, NH 03820 Home: (603) 781-9612 Business: (603) 781-9612 Mobile: (603) 781-9612	Applicant Robert Baldwin 242 CENTRAL AV DOVER, 03820 Home: (603) 986-2373 Business: (603) 986-2373 Mobile: (603) 986-2373
--	---	--

Plan Custom Fields

Waiver Request Type	Amendment	Project Name	Banner Drive	Original Plan Approval Date	May 4 2022 12:00AM
Plan ID Number	P21-87	Plan Type	Subdivision	Amendment Request Detail	To remove the 1,400 s.f. TDR restriction.

Attachment File Name	Added On	Added By	Attachment Group	Notes
2025.10.14_PlanningBoard.Agenda.pdf	10/01/2025 13:02	Blonigen, Rachel		PB Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025013972	Planning Waiver / Extension /Amend Application Fee	\$200.00	\$200.00
Total for Invoice INV-2025013972		\$200.00	\$200.00
INV-2025014079	Planning Verified Mailing to Abutters	\$260.00	\$0.00
	Planning Creation / Printing of Abutter Labels	\$20.00	\$0.00
	Planning Legal Notice	\$120.00	\$0.00
Total for Invoice INV-2025014079		\$400.00	\$0.00
Grand Total for Plan		\$600.00	\$200.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/24/2025 12:01	09/24/2025 12:01
Confirm application complete v.1	Generic Action		09/24/2025 12:01
Technical Review Committee Meeting Agenda v.1	Task		09/24/2025 12:01
Land Use Plan Technical Review v.1	Receive Submittal		09/24/2025 12:01
Technical Review Committee Meeting v.1	Hold Meeting		09/24/2025 12:01
Planning Board v.1		09/24/2025 12:01	
Planning Board Agenda v.1	Task	09/24/2025 12:01	10/01/2025 12:04
Invoice for Notices v.1	Task	10/01/2025 12:04	10/01/2025 12:41
Send Notices v.1	Task	10/01/2025 12:40	
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		

PLAN SNAPSHOT REPORT (WAIV-2025-0011)

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

SEP 15 2025

Dover, New Hampshire

[Revised August 20, 2020]



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

Office Use Only

Amount Paid: _____

Date/Time Received: _____

APPLICANT INFORMATIONName of Applicant: 5 SHAWMAN ST LLC Telephone # 603-986-7375Address of Applicant: 242 CENTRAL AVE, DOVER E-Mail robust@centralhillsrealty.comProject Name: BANNER DRIVE Project Location: DOVER NHPlanning File Number: DB 2021-120 Date of Original Approval MAY 14, 2022File Type: Conditional Use _____ Site Plan Review _____ Subdivision ☒**EXTENSION INFORMATION (Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 157-23.B only)**

Extension type requested (check one): _____ Sec. 153-8.A _____ Sec. 153-9.B _____ Sec. 157-13.A _____ Sec. 157-23.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (attach additional sheets as needed): _____

AMENDMENT INFORMATIONCondition(s) or portion of plan to be amended: REMOVE 1400 SQ FT RESTRICTIONReason(s) for amendment/comments (attach additional sheets as needed): SEE ATTACHED10 BANNER DRIVE, 9 SOPHIE DRIVE, 11 BANNER DRIVE**WAIVER INFORMATION**

Site Review/Subdivision Regulations section(s) to be waived: _____

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

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 9/15/2025Signature of Applicant (if different from owner): [Signature] Date: 9/15/2025

Signature of Agent: _____ Date: _____

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

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

WAIV-2025-0011

11 & 10 BANNER DRIVE AND 9 SOPHIE DRIVE

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0042-A00000	45 BELLAMY RD	HOWARD KAREN M TRUSTEE	THE KAREN M HOWARD REVOCABLE LIVING TRUS	45 BELLAMY RD	DOVER	NH	03820
H0042-B00000	47 BELLAMY RD	WIEDMANN FREDDY R &	WIEDMANN ELIZABETH A	47 BELLAMY RD	DOVER	NH	03820
H0045-A00000	55 BELLAMY RD	LABRIE PATRICK &	LABRIE HELEN B	55 BELLAMY RD	DOVER	NH	03820
H0045-B00000	57 BELLAMY RD	SULLIVAN CAROLE	SULLIVAN ANTHONY I	PO BOX 1119	MILTON	NH	03851
H0045-C00000	59 BELLAMY RD	ROWE BARBARA S TRUSTEE	ROWE BARBARA REVOCABLE TRUST	59 BELLAMY RD	DOVER	NH	03820
H0046-000000	51 BELLAMY RD	KNOX MARSH DEVELOPMENT LLC		242 CENTRAL AVE	DOVER	NH	03820
H0046-000DRV	SOPHIE DR	KNOX MARSH DEVELOPMENT LLC		242 CENTRAL AVE	DOVER	NH	03820
H0046-002000	10 SOPHIE DR	GALLANT TUCKER	GALLANT SETFFANY	10 SOPHIE DR	DOVER	NH	03820
H0046-003000	6 SOPHIE DR	ROSSI CHRISTOPHER T	BAU CHRISTIANA	6 SOPHIE DR	DOVER	NH	03820
H0047-A00000	COLD SPRINGS RD	5 SHERMAN STREET LLC		242 CENTRAL AVE	DOVER	NH	03820
H0050-000000	65 BELLAMY RD	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-001000	6 BANNER DR	HOCH CASEY		6 BANNER DR	DOVER	NH	03820
H0050-002000	8 BANNER DR	CLARK MATTHEW PHILLIP DOTY		8 BANNER DR	DOVER	NH	03820-3291
H0050-004000	12 BANNER DR	ZORN GARRETT DAVID	ZORN MARGORIE COUETT	50 DEERTREES LN	NEWFIELDS	NH	03856
H0050-005000	14 BANNER DR	SINGH VIJAY	SINGH POOJA KUMARI JITENDRA	14 BANNER DR	DOVER	NH	03820
H0050-006000	BANNER DR	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-006001	18 BANNER DR	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-006002	18 BANNER DR	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-006003	18 BANNER DR	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-006004	18 BANNER DR	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-006013	21 BANNER DR	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-006014	21 BANNER DR	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-006015	21 BANNER DR	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-006016	21 BANNER DR	DOVE DEVELOPMENT GROUP LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-007000	15 BANNER DR	TORRISI MATTHEW A	TORRISI GRACE C	15 BANNER DR	DOVER	NH	03820
H0050-009000	7 BANNER DR	POPEK JACOB	POPEK ELIZABETH	7 BANNER DR	DOVER	NH	03820
H0050-010000	5 BANNER DR	STAHRE VICTORIA L		5 BANNER DR	DOVER	NH	03820
H0050-A00000	65 BELLAMY RD	CHANDLER DONALD S &	CHANDLER-JANUS CHRISTINE A	65A BELLAMY ROAD	DOVER	NH	03820
H0046-001000	9 SOPHIE DR	LASSOR JAMESON ARAM	LASSOR CAITLIN	9 SOPHIE DR	DOVER	NH	03820
H0050-003000	10 BANNER DR	5 SHERMAN STREET LLC		242 CENTRAL RD	DOVER	NH	03820
H0050-008000	11 BANNER DR	WRIGHT CORY J	CHEEVER SHELBY K	PO BOX 340	WATERVL VI	NH	03215

RECEIVED
Planning Office

SEP 15 2025

Dover, New Hampshire

ADMENDMENT INFORMATION

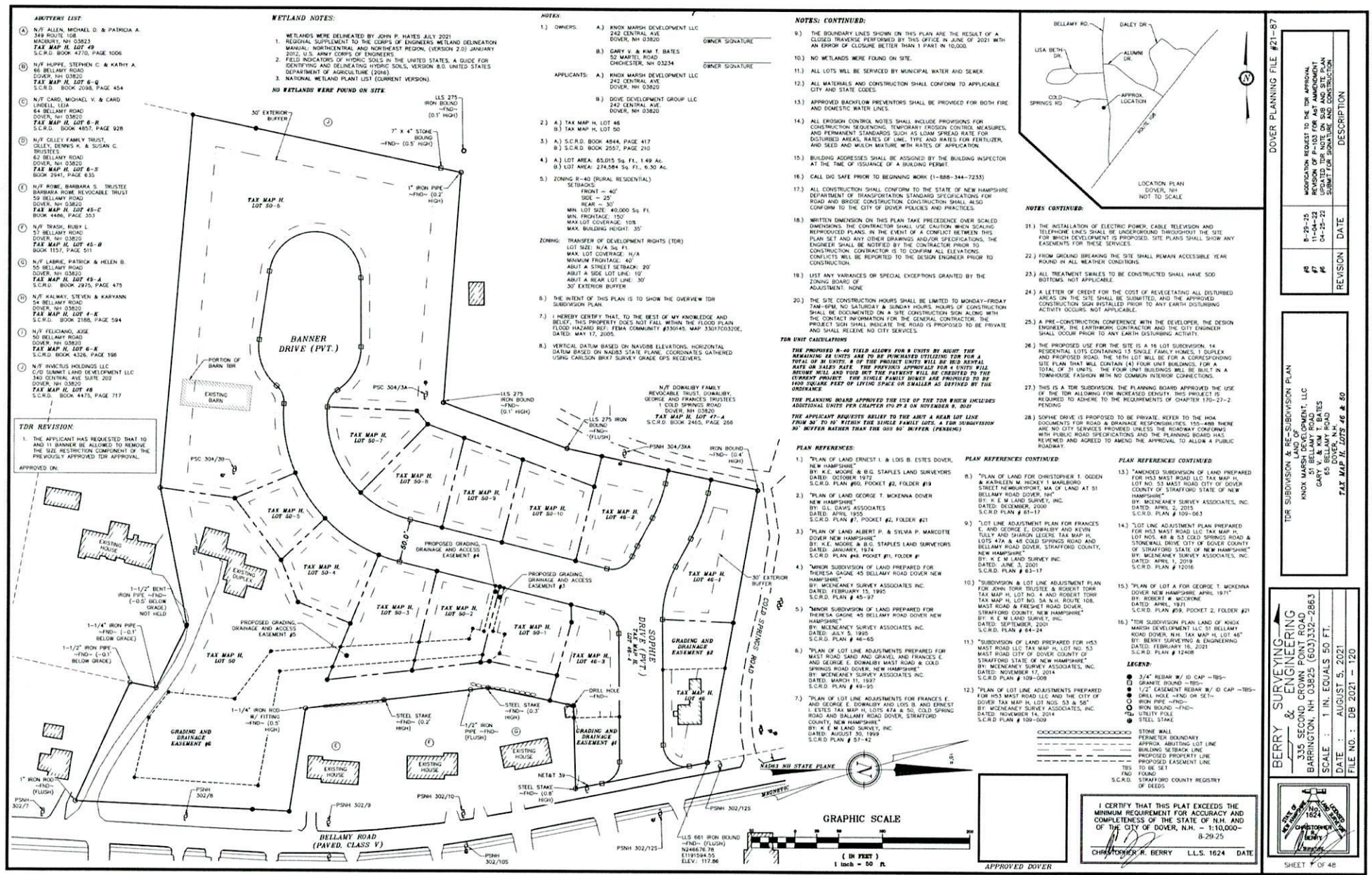
Reason for Amendment – Banner Drive Subdivision

The homeowners at three (3) of the twelve (12) single-family homes within the Banner Drive subdivision are requesting an amendment to remove the existing 1,400 square foot size restriction.

This request arises from a practical need rather than a desire to alter the character of the subdivision. The homeowners are very satisfied with their homes and location; however, as their families grow, they require additional interior living space. The requested amendment would allow them to finish their basements, thereby providing more functional space without altering the exterior appearance, building footprint, or overall design of the homes.

The change will not increase building massing, impervious surface area, or visible height. The visual character and neighborhood cohesion of the subdivision will remain intact, as the homes will appear exactly the same from the street and adjoining properties. The sole effect will be to permit additional finished living area within the already-constructed basements, thereby enhancing the long-term livability and sustainability of these homes for current and future residents.

This amendment represents a modest and reasonable adjustment to accommodate evolving family needs while maintaining the integrity of the original subdivision design. It supports the City's broader housing goals by providing flexibility and enabling residents to stay in their homes as their needs change, without increasing density or altering the community's established character.



- ADDITIONAL LIST**
- A) N.Y. ALLEN, MICHAEL D. & PATRICIA A. 349 ROUTE 108, MAURY, NH 03823. TAX MAP H, LOT 49. S.C.R.D. BOOK 4710, PAGE 1006.
 - B) N.Y. HUPPE, STEPHEN C. & KATHY A. 66 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-Q. S.C.R.D. BOOK 2098, PAGE 454.
 - C) N.Y. CARD, MICHAEL V. & CAROL LINELL, LISA. 64 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 45-C. S.C.R.D. BOOK 4807, PAGE 928.
 - D) N.Y. GLETT, FAMILY TRUST, GLETT, DENNIS K. & SUSAN C. 62 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-R. S.C.R.D. BOOK 2941, PAGE 835.
 - E) N.Y. ROWE, BARBARA S. TRUSTEE BARBARA ROWE RIVOLANTE TRUST 59 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 45-C. S.C.R.D. BOOK 4807, PAGE 303.
 - F) N.Y. TRASH, RUBY L. 57 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-R. S.C.R.D. BOOK 2941, PAGE 835.
 - G) N.Y. LARUE, PATRICK & HELEN B. 55 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 45-A. S.C.R.D. BOOK 2975, PAGE 475.
 - H) N.Y. KAWAY, STEVEN & KARYANN 54 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 4-R. S.C.R.D. BOOK 2188, PAGE 594.
 - I) N.Y. FELICIANO, JOSE 50 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-K. S.C.R.D. BOOK 4326, PAGE 196.
 - J) N.Y. INVOLUS HOLDINGS LLC C/O SUMMIT LAND DEVELOPMENT LLC 340 CENTRAL AVE SUITE 202 DOVER, NH 03820. TAX MAP H, LOT 48. S.C.R.D. BOOK 4475, PAGE 717.

- WETLAND NOTES:**
- WETLANDS WERE DELINEATED BY JOHN P. HAYES JULY 2021
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHWESTERN AND NORTHWEST REGION, VERSION 2.0 (JANUARY 2012), U.S. ARMY CORPS OF ENGINEERS
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2004)
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION)
- NO WETLANDS WERE FOUND ON SITE

- NOTES:**
- 1) OWNERS: A) KNOX MARSH DEVELOPMENT LLC 242 CENTRAL AVE. DOVER, NH 03820
 - 2) TAX MAP H, LOT 46
 - 3) TAX MAP H, LOT 50
 - 4) S.C.R.D. BOOK 4844, PAGE 417
 - 5) S.C.R.D. BOOK 2557, PAGE 210
 - 6) LOT AREA: 63,015 Sq. Ft., 1.49 AC.
 - 7) LOT AREA: 274,584 Sq. Ft., 6.30 AC.
 - 8) ZONING: R-40 (RURAL RESIDENTIAL)
 - 9) SETBACKS: FRONT - 40' SIDE - 25' REAR - 30' MIN. LOT SIZE: 40,000 Sq. Ft. MIN. FRONTAGE: 150' MAX. LOT COVERAGE: 10% MAX. BUILDING HEIGHT: 30'
 - 10) ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
 - 11) LOT SIZE: N/A Sq. Ft. MAX. LOT COVERAGE: N/A MAXIMUM FRONTAGE: 40' ABOUT A STREET SETBACK: 20' ABOUT A SIDE LOT LINE: 30' ABOUT A REAR LOT LINE: 30'
 - 12) 30' EXTERIOR BUFFER
 - 13) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW TDR SUBDIVISION PLAN
 - 14) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN, FLOOD HAZARD, OR FEMA COMMUNITY #330458, MAP 3303030303E, DATED: MAY 17, 2005.
 - 15) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL DATUM BASED ON NAD83 STATE PLANE, COORDINATES OBTAINED USING CARLSON BRIT SURVEY GAUGE GPS RECEIVERS.

- NOTES: CONTINUED:**
- 16) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR IN JUNE OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000.
 - 17) NO WETLANDS WERE FOUND ON SITE.
 - 18) ALL LOTS WILL BE SERVED BY MUNICIPAL WATER AND SEWER.
 - 19) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
 - 20) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
 - 21) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL, SLOPES, AND PERMANENT STANDARDS SUCH AS LOAD SPREAD RATE FOR DISTURBED AREAS, RADES OF EROSION, AND RATES FOR FERTILIZER, AND SEED AND MULCH MATERIAL WITH RATES OF APPLICATION.
 - 22) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - 23) CALL 911 SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
 - 24) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICES AND PRACTICES.
 - 25) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING. REPRODUCED PLANS IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTORS SHALL CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
 - 26) ALL VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE
 - 27) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-5PM, SATURDAY 8AM-12PM. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION LOG ALONG WITH THE CONTRACT PERFORMANCE FOR THE GENERAL CONTRACTOR. PROJECT SIGN SHALL INDICATE THE ROAD IS PROPOSED TO BE PRIVATE AND SHALL REMAIN NO CITY SERVICES.

- TDR UNIT CALCULATIONS:**
- THE PROPOSED R-40 TDR ALLOWED FOR 8 UTILIZING TDR BY BUYING THE REMAINING 48 UNITS ARE TO BE PURCHASED ENTIRELY FOR A TOTAL OF 56 UNITS. 8 OF PROPOSED UNITS WILL BE USED AT RENTAL RATE OR SALES RATE. THE PREVIOUS APPROVALS FOR 4 UNITS WILL REMAIN VALID AND YOUR TDR PAYMENT WILL BE CREDITED TO THE CURRENT PROJECT. THE SINGLE FAMILY HOMES ARE PROPOSED TO BE 140 SQUARE FEET OF LIVING SPACE OR SMALLER AS DEFINED BY THE ORDINANCE.
- THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 779.P.P.R. ON NOVEMBER 8, 2021.
- THE APPLICANT REQUESTS RELIEF TO THE ADJ. A REAR LOT LINE FROM 30' TO 20' WITHIN THE SINGLE FAMILY LOTS, A TDR SUBDIVISION 30' BUFFER RATHER THAN THE 50' BUFFER (PENDING)

- PLAN REFERENCES:**
- 1) "PLAN OF LAND ERNEST I. & LUIS B. ESTES DOVER, NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: OCTOBER 1972 S.C.R.D. PLAN #60, FOLDER #2, FOLDER #19
 - 2) "PLAN OF LAND GEORGE T. WICKENHA DOVER NEW HAMPSHIRE" BY: GIL COLLINS ASSOCIATES DATED: APRIL 1955 S.C.R.D. PLAN #7, FOLDER #2, FOLDER #21
 - 3) "PLAN OF LAND ALBERT P. & SYLVIA P. MARCOTTE DOVER NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: JANUARY 1974 S.C.R.D. PLAN #48, FOLDER #1
 - 4) "MINOR SUBDIVISION OF LAND PREPARED FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: FEBRUARY 15, 1997 S.C.R.D. PLAN #45-97
 - 5) "MINOR SUBDIVISION OF LAND PREPARED FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: FEBRUARY 15, 1997 S.C.R.D. PLAN #45-97
 - 6) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: MARCH 11, 1997 S.C.R.D. PLAN #48-95
 - 7) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: AUGUST 30, 1999 S.C.R.D. PLAN #57-42

- PLAN REFERENCES CONTINUED:**
- 8) "PLAN OF LAND FOR CHRISTOPHER T. OGDEN & KATHLEEN M. HEDLEY 1 MARLBORO STREET NEWHAMPTON, MA OF LAND AT 51 BELLAMY ROAD DOVER, NH" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: DECEMBER, 2000 S.C.R.D. PLAN #61-17
 - 9) "LOT LINE ADJUSTMENT PLAN FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 48 & 53 COLD SPRINGS ROAD & BELLAMY ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: JUNE 3, 2001 S.C.R.D. PLAN #63-17
 - 10) "SUBDIVISION & LOT LINE ADJUSTMENT PLAN FOR JOHN TORR TRUSTEE & ROBERT TORR TAX MAP H, LOT NO. 54 & 55 ROUTE 108, MAIN ROAD & FRESHET ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: SEPTEMBER, 2001 S.C.R.D. PLAN #64-24
 - 11) "SUBDIVISION OF LAND PREPARED FOR H35 MAIN ROAD LLC TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: NOVEMBER 17, 2014 S.C.R.D. PLAN #109-009
 - 12) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR H35 MAIN ROAD LLC AND THE CITY OF DOVER TAX MAP H, LOT NO. 53 & 58" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: NOVEMBER 14, 2014 S.C.R.D. PLAN #109-009

- PLAN REFERENCES CONTINUED:**
- 13) "UNDIVIDED SUBDIVISION OF LAND PREPARED FOR H35 MAIN ROAD LLC TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: APRIL 2, 2015 S.C.R.D. PLAN #109-063
 - 14) "LOT LINE ADJUSTMENT PLAN PREPARED FOR H35 MAIN ROAD LLC TAX MAP H, LOT NO. 48 & 53 COLD SPRINGS ROAD & BELLAMY ROAD DOVER, STRAFFORD COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: APRIL 2, 2015 S.C.R.D. PLAN #12016
 - 15) "PLAN OF LOT FOR GEORGE T. WICKENHA DOVER NEW HAMPSHIRE APRIL 1957" BY: ROBERT W. WICKENHA DATED: APRIL 1957 S.C.R.D. PLAN #7, FOLDER #2, FOLDER #21
 - 16) "TDR SUBDIVISION PLAN LAND OF KNOX MARSH DEVELOPMENT LLC 51 BELLAMY ROAD DOVER, NH TAX MAP H, LOT 46" BY: BERRY SURVEYING & ENGINEERING DATED: FEBRUARY 16, 2021 S.C.R.D. PLAN #12408

- LEGEND:**
- 3/4" REBAR W/ 6" CAP - 18"
 - 1/2" CASSETT REBAR W/ 6" CAP - 18"
 - DRILL HOLE - 1/2" DIA. ON SET
 - IRON PIPE - 1/2" DIA. ON SET
 - IRON BOUND - 1/2" DIA. ON SET
 - UTILITY POLE
 - STEEL STAKE
 - STONE WALL
 - PERMETER BOUNDARY
 - APPROX. ADJUTING LOT LINE
 - BUILDING SETBACK LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - TO BE SET
 - FOUND
 - 7/80
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF RECORDS

- GRAPHIC SCALE**
- 1 inch = 50 feet
- APPROVED DOVER

- RECEIVED**
- Planning Office
- SEP 15 2025
- Dover, New Hampshire

- ADDITIONAL LIST**
- A) N.Y. ALLEN, MICHAEL D. & PATRICIA A. 349 ROUTE 108, MAURY, NH 03823. TAX MAP H, LOT 49. S.C.R.D. BOOK 4710, PAGE 1006.
 - B) N.Y. HUPPE, STEPHEN C. & KATHY A. 66 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-Q. S.C.R.D. BOOK 2098, PAGE 454.
 - C) N.Y. CARD, MICHAEL V. & CAROL LINELL, LISA. 64 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 45-C. S.C.R.D. BOOK 4807, PAGE 928.
 - D) N.Y. GLETT, FAMILY TRUST, GLETT, DENNIS K. & SUSAN C. 62 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-R. S.C.R.D. BOOK 2941, PAGE 835.
 - E) N.Y. ROWE, BARBARA S. TRUSTEE BARBARA ROWE RIVOLANTE TRUST 59 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 45-C. S.C.R.D. BOOK 4807, PAGE 303.
 - F) N.Y. TRASH, RUBY L. 57 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-R. S.C.R.D. BOOK 2941, PAGE 835.
 - G) N.Y. LARUE, PATRICK & HELEN B. 55 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 45-A. S.C.R.D. BOOK 2975, PAGE 475.
 - H) N.Y. KAWAY, STEVEN & KARYANN 54 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 4-R. S.C.R.D. BOOK 2188, PAGE 594.
 - I) N.Y. FELICIANO, JOSE 50 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-K. S.C.R.D. BOOK 4326, PAGE 196.
 - J) N.Y. INVOLUS HOLDINGS LLC C/O SUMMIT LAND DEVELOPMENT LLC 340 CENTRAL AVE SUITE 202 DOVER, NH 03820. TAX MAP H, LOT 48. S.C.R.D. BOOK 4475, PAGE 717.

- WETLAND NOTES:**
- WETLANDS WERE DELINEATED BY JOHN P. HAYES JULY 2021
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHWESTERN AND NORTHWEST REGION, VERSION 2.0 (JANUARY 2012), U.S. ARMY CORPS OF ENGINEERS
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2004)
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION)
- NO WETLANDS WERE FOUND ON SITE

- NOTES:**
- 1) OWNERS: A) KNOX MARSH DEVELOPMENT LLC 242 CENTRAL AVE. DOVER, NH 03820
 - 2) TAX MAP H, LOT 46
 - 3) TAX MAP H, LOT 50
 - 4) S.C.R.D. BOOK 4844, PAGE 417
 - 5) S.C.R.D. BOOK 2557, PAGE 210
 - 6) LOT AREA: 63,015 Sq. Ft., 1.49 AC.
 - 7) LOT AREA: 274,584 Sq. Ft., 6.30 AC.
 - 8) ZONING: R-40 (RURAL RESIDENTIAL)
 - 9) SETBACKS: FRONT - 40' SIDE - 25' REAR - 30' MIN. LOT SIZE: 40,000 Sq. Ft. MIN. FRONTAGE: 150' MAX. LOT COVERAGE: 10% MAX. BUILDING HEIGHT: 30'
 - 10) ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
 - 11) LOT SIZE: N/A Sq. Ft. MAX. LOT COVERAGE: N/A MAXIMUM FRONTAGE: 40' ABOUT A STREET SETBACK: 20' ABOUT A SIDE LOT LINE: 30' ABOUT A REAR LOT LINE: 30'
 - 12) 30' EXTERIOR BUFFER
 - 13) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW TDR SUBDIVISION PLAN
 - 14) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN, FLOOD HAZARD, OR FEMA COMMUNITY #330458, MAP 3303030303E, DATED: MAY 17, 2005.
 - 15) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL DATUM BASED ON NAD83 STATE PLANE, COORDINATES OBTAINED USING CARLSON BRIT SURVEY GAUGE GPS RECEIVERS.

- NOTES: CONTINUED:**
- 16) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR IN JUNE OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000.
 - 17) NO WETLANDS WERE FOUND ON SITE.
 - 18) ALL LOTS WILL BE SERVED BY MUNICIPAL WATER AND SEWER.
 - 19) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
 - 20) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
 - 21) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL, SLOPES, AND PERMANENT STANDARDS SUCH AS LOAD SPREAD RATE FOR DISTURBED AREAS, RADES OF EROSION, AND RATES FOR FERTILIZER, AND SEED AND MULCH MATERIAL WITH RATES OF APPLICATION.
 - 22) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - 23) CALL 911 SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
 - 24) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICES AND PRACTICES.
 - 25) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING. REPRODUCED PLANS IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTORS SHALL CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
 - 26) ALL VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: NONE
 - 27) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-5PM, SATURDAY 8AM-12PM. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION LOG ALONG WITH THE CONTRACT PERFORMANCE FOR THE GENERAL CONTRACTOR. PROJECT SIGN SHALL INDICATE THE ROAD IS PROPOSED TO BE PRIVATE AND SHALL REMAIN NO CITY SERVICES.

- TDR UNIT CALCULATIONS:**
- THE PROPOSED R-40 TDR ALLOWED FOR 8 UTILIZING TDR BY BUYING THE REMAINING 48 UNITS ARE TO BE PURCHASED ENTIRELY FOR A TOTAL OF 56 UNITS. 8 OF PROPOSED UNITS WILL BE USED AT RENTAL RATE OR SALES RATE. THE PREVIOUS APPROVALS FOR 4 UNITS WILL REMAIN VALID AND YOUR TDR PAYMENT WILL BE CREDITED TO THE CURRENT PROJECT. THE SINGLE FAMILY HOMES ARE PROPOSED TO BE 140 SQUARE FEET OF LIVING SPACE OR SMALLER AS DEFINED BY THE ORDINANCE.
- THE PLANNING BOARD APPROVED THE USE OF THE TDR WHICH INCLUDES ADDITIONAL UNITS PER CHAPTER 779.P.P.R. ON NOVEMBER 8, 2021.
- THE APPLICANT REQUESTS RELIEF TO THE ADJ. A REAR LOT LINE FROM 30' TO 20' WITHIN THE SINGLE FAMILY LOTS, A TDR SUBDIVISION 30' BUFFER RATHER THAN THE 50' BUFFER (PENDING)

- PLAN REFERENCES:**
- 1) "PLAN OF LAND ERNEST I. & LUIS B. ESTES DOVER, NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: OCTOBER 1972 S.C.R.D. PLAN #60, FOLDER #2, FOLDER #19
 - 2) "PLAN OF LAND GEORGE T. WICKENHA DOVER NEW HAMPSHIRE" BY: GIL COLLINS ASSOCIATES DATED: APRIL 1955 S.C.R.D. PLAN #7, FOLDER #2, FOLDER #21
 - 3) "PLAN OF LAND ALBERT P. & SYLVIA P. MARCOTTE DOVER NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: JANUARY 1974 S.C.R.D. PLAN #48, FOLDER #1
 - 4) "MINOR SUBDIVISION OF LAND PREPARED FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: FEBRUARY 15, 1997 S.C.R.D. PLAN #45-97
 - 5) "MINOR SUBDIVISION OF LAND PREPARED FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: FEBRUARY 15, 1997 S.C.R.D. PLAN #45-97
 - 6) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: MARCH 11, 1997 S.C.R.D. PLAN #48-95
 - 7) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: AUGUST 30, 1999 S.C.R.D. PLAN #57-42

- PLAN REFERENCES CONTINUED:**
- 8) "PLAN OF LAND FOR CHRISTOPHER T. OGDEN & KATHLEEN M. HEDLEY 1 MARLBORO STREET NEWHAMPTON, MA OF LAND AT 51 BELLAMY ROAD DOVER, NH" BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS DATED: DECEMBER, 2000 S.C.R.D. PLAN #61-17
 - 9) "LOT LINE ADJUSTMENT PLAN FOR FRANCES E. AND GEORGE E. DOWNEY AND ROBERT TORR TULLY AND SHARON LECHE TAX MAP H, LOT NO. 48 & 53 COLD SPRINGS ROAD & BELLAMY ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: JUNE 3, 2001 S.C.R.D. PLAN #63-17
 - 10) "SUBDIVISION & LOT LINE ADJUSTMENT PLAN FOR JOHN TORR TRUSTEE & ROBERT TORR TAX MAP H, LOT NO. 54 & 55 ROUTE 108, MAIN ROAD & FRESHET ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: SEPTEMBER, 2001 S.C.R.D. PLAN #64-24
 - 11) "SUBDIVISION OF LAND PREPARED FOR H35 MAIN ROAD LLC TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: NOVEMBER 17, 2014 S.C.R.D. PLAN #109-009
 - 12) "PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR H35 MAIN ROAD LLC AND THE CITY OF DOVER TAX MAP H, LOT NO. 53 & 58" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: NOVEMBER 14, 2014 S.C.R.D. PLAN #109-009

- PLAN REFERENCES CONTINUED:**
- 13) "UNDIVIDED SUBDIVISION OF LAND PREPARED FOR H35 MAIN ROAD LLC TAX MAP H, LOT NO. 53 MAIN ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: APRIL 2, 2015 S.C.R.D. PLAN #109-063
 - 14) "LOT LINE ADJUSTMENT PLAN PREPARED FOR H35 MAIN ROAD LLC TAX MAP H, LOT NO. 48 & 53 COLD SPRINGS ROAD & BELLAMY ROAD DOVER, STRAFFORD COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: K.E. MOORE & B.G. STAPLES LAND SURVEY INC. DATED: APRIL 2, 2015 S.C.R.D. PLAN #12016
 - 15) "PLAN OF LOT FOR GEORGE T. WICKENHA DOVER NEW HAMPSHIRE APRIL 1957" BY: ROBERT W. WICKENHA DATED: APRIL 1957 S.C.R.D. PLAN #7, FOLDER #2, FOLDER #21
 - 16) "TDR SUBDIVISION PLAN LAND OF KNOX MARSH DEVELOPMENT LLC 51 BELLAMY ROAD DOVER, NH TAX MAP H, LOT 46" BY: BERRY SURVEYING & ENGINEERING DATED: FEBRUARY 16, 2021 S.C.R.D. PLAN #12408

- LEGEND:**
- 3/4" REBAR W/ 6" CAP - 18"
 - 1/2" CASSETT REBAR W/ 6" CAP - 18"
 - DRILL HOLE - 1/2" DIA. ON SET
 - IRON PIPE - 1/2" DIA. ON SET
 - IRON BOUND - 1/2" DIA. ON SET
 - UTILITY POLE
 - STEEL STAKE
 - STONE WALL
 - PERMETER BOUNDARY
 - APPROX. ADJUTING LOT LINE
 - BUILDING SETBACK LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - TO BE SET
 - FOUND
 - 7/80
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF RECORDS

- GRAPHIC SCALE**
- 1 inch = 50 feet
- APPROVED DOVER

- RECEIVED**
- Planning Office
- SEP 15 2025
- Dover, New Hampshire

- ADDITIONAL LIST**
- A) N.Y. ALLEN, MICHAEL D. & PATRICIA A. 349 ROUTE 108, MAURY, NH 03823. TAX MAP H, LOT 49. S.C.R.D. BOOK 4710, PAGE 1006.
 - B) N.Y. HUPPE, STEPHEN C. & KATHY A. 66 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-Q. S.C.R.D. BOOK 2098, PAGE 454.
 - C) N.Y. CARD, MICHAEL V. & CAROL LINELL, LISA. 64 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 45-C. S.C.R.D. BOOK 4807, PAGE 928.
 - D) N.Y. GLETT, FAMILY TRUST, GLETT, DENNIS K. & SUSAN C. 62 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-R. S.C.R.D. BOOK 2941, PAGE 835.
 - E) N.Y. ROWE, BARBARA S. TRUSTEE BARBARA ROWE RIVOLANTE TRUST 59 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 45-C. S.C.R.D. BOOK 4807, PAGE 303.
 - F) N.Y. TRASH, RUBY L. 57 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-R. S.C.R.D. BOOK 2941, PAGE 835.
 - G) N.Y. LARUE, PATRICK & HELEN B. 55 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 45-A. S.C.R.D. BOOK 2975, PAGE 475.
 - H) N.Y. KAWAY, STEVEN & KARYANN 54 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 4-R. S.C.R.D. BOOK 2188, PAGE 594.
 - I) N.Y. FELICIANO, JOSE 50 BELLAMY ROAD, DOVER, NH 03820. TAX MAP H, LOT 6-K. S.C.R.D. BOOK 4326, PAGE 196.
 - J) N.Y. INVOLUS HOLDINGS LLC C/O SUMMIT LAND DEVELOPMENT LLC 340 CENTRAL AVE SUITE 202 DOVER, NH 03820. TAX MAP H, LOT 48. S.C.R.D. BOOK 4475, PAGE 717.

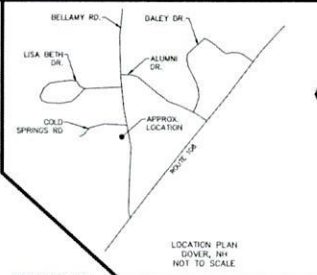
- WETLAND NOTES:**
- WETLANDS WERE DELINEATED BY JOHN P. HAYES JULY 2021
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHWESTERN AND NORTHWEST REGION, VERSION 2.0 (JANUARY 2012), U.S. ARMY CORPS OF ENGINEERS
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2004)
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION)
- NO WETLANDS WERE FOUND ON SITE

- NOTES:**
- 1) OWNERS: A) KNOX MARSH DEVELOPMENT LLC 242 CENTRAL AVE. DOVER, NH 03820
 - 2) TAX MAP H, LOT 46
 - 3) TAX MAP H, LOT 50
 - 4) S.C.R.D. BOOK 4844, PAGE 417
 - 5) S.C.R.D. BOOK 2557, PAGE 210
 - 6) LOT AREA: 63,015 Sq. Ft., 1.49 AC.
 - 7) LOT AREA: 274,584 Sq. Ft., 6.30 AC.
 - 8) ZONING: R-40 (RURAL RESIDENTIAL)
 - 9) SETBACKS: FRONT - 40' SIDE - 25' REAR - 30' MIN. LOT SIZE: 40,000 Sq. Ft. MIN. FRONTAGE: 150' MAX. LOT COVERAGE: 10% MAX. BUILDING HEIGHT: 30'
 - 10) ZONING: TRANSFER OF DEVELOPMENT RIGHTS (TDR)
 - 11) LOT SIZE: N/A Sq. Ft. MAX. LOT COVERAGE: N/A MAXIMUM FRONTAGE: 40' ABOUT A STREET SETBACK: 20' ABOUT A SIDE LOT LINE: 30' ABOUT A REAR LOT LINE: 30'
 - 12) 30' EXTERIOR BUFFER
 - 13) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW TDR SUBDIVISION PLAN
 - 14) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN, FLOOD HAZARD, OR FEMA COMMUNITY #330458, MAP 3303030303E, DATED: MAY 17, 2005.
 - 15) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL DATUM BASED ON NAD83 STATE PLANE, COORDINATES OBTAINED USING CARLSON BRIT SURVEY GAUGE GPS RECEIVERS.

- NOTES: CONTINUED:**
- 16) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR IN JUNE OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000.
 - 17) NO WETLANDS WERE FOUND ON SITE.
 - 18) ALL LOTS WILL BE SERVED BY MUNICIPAL WATER AND SEWER.
 - 19) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
 - 20) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
 - 21) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL, SLOPES, AND PERMANENT STANDARDS SUCH AS LOAD SPREAD RATE FOR DISTURBED AREAS, RADES OF EROSION, AND RATES FOR FERTILIZER, AND SEED AND MULCH MATERIAL WITH RATES OF APPLICATION.
 - 22) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - 23) CALL 911 SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
 - 24) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICES AND PRACTICES.
 - 25) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING. REPRODUCED PLANS IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTORS SHALL CONFIRM ALL ELEVATIONS. CON

NOTES: CONTINUED

- 9) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2002 WITH AN ERROR OF CLOSURE BEING FEWER THAN 1 PART IN 10,000.
- 10) NO WETLANDS WERE FOUND ON SITE.
- 11) ALL LOTS WILL BE SERVED BY MUNICIPAL WATER AND SEWER.
- 12) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 13) APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND POTABLE WATER.
- 14) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, EROSION CONTROL STANDARDS, EROSION CONTROL PLANS, EROSION FOR DISTURBED AREAS, RATES OF EROSION, TIME AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 15) BUILDING ACCESSORIES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUING PERMITS.
- 16) CALL OUT SIDE PROPERTY TO BEGINNING WORK (1-888-344-7233)
- 17) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, AND CONFORMING EROSION CONTROL TO THE CITY OF DOVER PRACTICES AND PRACTICES.
- 18) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING ANY DIMENSIONS ON THIS PLAN. IN THE EVENT OF A CONFLICT BETWEEN THE PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE DIMENSIONS SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE. AS TO CONSTRUCTION, CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONTRACTOR SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 19) LIST ANY VARIANCES OF SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT. NONE
- 20) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, NO SATURDAY & SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE LIMITED ON A DATE CONSTRUCTION STOP ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL BE PROHIBITED FROM BEING PRIVATE AND SHALL RESOLVE NO CITY SERVICES.



NOTES CONTINUED

- UNIT CALCULATIONS
- THE PROPOSED R-40 YIELD ALLOWS FOR 9 UNITS BY RIGHT. THE PROPOSED 32 UNITS ARE TO BE SUBMITTED UTILIZED FOR A TOTAL OF 31 UNITS. 8 OF THE PROJECT UNITS WILL BE MID RENTAL RATE OR SALES RATE. THE PREVIOUS APPROVALS FOR 4 UNITS WILL REMAIN NULL AND VOID BUT THE PAYMENT WILL BE CREDITED TO THE PROJECT. THE SINGLE FAMILY HOUSES ARE PROPOSED TO BE 1400 SQUARE FEET OF LIVING SPACE OR SMALLER AS DEFINED BY THE ORDINANCE.

- 21) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE AND NEARBY AREAS. THE PROPOSED SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
- 22) FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
- 23) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE 500 BATTERS, NOT APPLICABLE.
- 24) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS OF THE SITE SHALL BE SUBMITTED AND THE APPROVED CONSTRUCTION SHALL INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES. THIS SHALL NOT BE LESS THAN \$100,000.
- 25) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 26) THE PROPOSED USE FOR THE SITE IS A 16 LOT SUBDIVISION. 14 OF THE LOTS CONTAIN EXISTING AND PROPOSED DENSITY. THE DUPLEX AND PROPOSED ROAD, THE 16TH LOT WILL BE FOR A CORRESPONDING SITE. THE WILL COMPLY WITH THE CITY OF CHICAGO ZONING ORDINANCE. TOTAL OF 31 UNITS. THE FOUR LOT BUILDINGS WILL BE BUILT IN A TOWNHOUSE FASHION WITH NO COMMON INTERIOR CONNECTIONS.
- 27) THIS IS A TIER 2 SUBDIVISION. THE PLANNING BOARD APPROVED THE 17-27 OF THE CITY OF CHICAGO ZONING ORDINANCE. THIS PROJECT IS REQUIRED TO ADHERE TO THE REQUIREMENTS OF CHAPTER 170-27.2 OF THE CITY OF CHICAGO ZONING ORDINANCE.
- 28) SOME DRIVE IS PROPOSED TO BE PRIVATE. REFER TO THE HOA DOCUMENTS FOR ROAD & DRAINAGE REQUIREMENTS. 125-400 THERE

PLAN REFERENCE

1. THE APPLICANT HAS REQUESTED THAT AND 11 BANNER BE ALLOWED TO REMOVE THE SIZE RESTRICTION COMPONENT OF PREVIOUSLY APPROVED TDR APPROVAL.

- [illegible]

- [illegible]

STATE OF NEW HAMPSHIRE
SCHOOL SURVEY ASSOCIATION
OCTOBER 17, 2014

- 109-008
109-009
- ROAD ADJUSTMENTS PREPARED
BY ROAD LOCAL AND THE CITY OF
HAWAII, LOT NOS. 53 & 56,
AS SURVEYED BY SURVEY ASSOCIATES, INC.
ON JAN. 14, 2014
- 109-009
109-010
- STONE WALL
PERMITTER BOUNDARY
APPROXIMATE LUT LINE
BUILDING SETBACK LINE
PROPOSED PROPERTY LINE
PROPOSED EASEMENT LINE
TO BE SET
FOUND
- S.C.R.D.
STRAIGHT COUNTY REGISTRY
OR DEETS.

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF DOVER, N.H. - 1:10,000
8-29-25
CHRISTOPHER R. BERRY L.L.S. 1624

DOVER PLANNING FILE #21-87

REVISION	DATE	DESCRIPTION
#6	8-29-25	MODIFICATION REQUEST TO THE TDR APPROVAL
#7	11-04-22	REVISION OF P-103 FOR ASST AMENDMENT
#6	04-22-22	UPDATED THE NOTE ON SUB AND SITE PLAN SUBMIT FOR SIGNATURE AND CONSTRUCTION

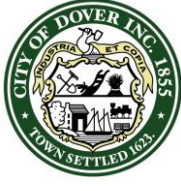
TDR SUBDIVISION & RE-SUBDIVISION PLAN
LAND OF

 & ENGINEERING

STATE OF
NEW HAMPSHIRE

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 352-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 5, 2021

RECEIVED
Planning Office
SEP 15 2025
Dover, New Hampshire

 CITY OF DOVER	CITY OF DOVER - ORDINANCE	
	Posted: XXXXXXXXXX	
	Ordinance Number:	O – yyyy.mm.dd -
	Ordinance Title:	Site Review Regulation Amendments
	Chapter:	153

The City of Dover Ordains:

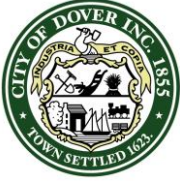
PURPOSE

The purpose of this ordinance is to amend Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, by updating the Code to reflect changes in New Hampshire state law relative to approval duration.

1. Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 9, “Expiration of Planning Board approval”, as follows:

“§ 153-9. Expiration of Planning Board approval.

- A. Planning Board approval shall be valid for ~~five~~ **seven** years from the date of said approval. If a building permit has not been issued within such time constraints, then said approval shall be considered null and void, except as provided below.
- B. The Planning Board may grant time extensions, not to exceed one year each.
 - (1) The applicant shall appear before the Planning Board and document that the following criteria are met:
 - (a) The proposed project is consistent with the City Master Plan.
 - (b) Surrounding conditions (i.e., traffic flow, school capacity, water/sewer demand) have not changed to the point of requiring reanalyzing of the proposed project.
 - (c) The proposed project complies with current City, state and federal regulations, ordinances and statutes.
 - (2) Notification of abutters shall be required of all first-time extension requests. Said notification shall be by certified mail and shall be at the expense of the applicant.
- C. Approved site plans shall be protected from future amendments in regulations and ordinances in accordance with RSA 674:39. In order to be protected under RSA 674:39, the owner shall have completed active and substantial development, which is defined as the construction of basic infrastructure to support the development, including foundation walls and footings, driveway and parking lot construction to a minimum of gravel base, utilities placed in underground conduits, construction of all drainage improvements, and installation of all erosion and sediment control measures. Substantial completion shall be deemed to have occurred when a certificate of occupancy for all buildings shown on the



CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: XXXXXXXXXX

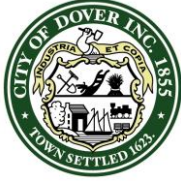
Ordinance Number: O – yyyy.mm.dd -
Ordinance Title: Site Review Regulation Amendments
Chapter: 153

approved site plan has been issued by the Building Official, any parking lot improvements have been completed, and off-site improvements specified in the site plan approval have been completed or a surety has been provided to the City to ensure completion of all unfinished off-site improvements.”

2. Chapter 153 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 23, “Definitions”, as follows:

§ 153-23. Definitions.

“CONTIGUOUS — Any actual or proposed terrain land disturbance within ~~five~~ seven years before the terrain alteration activity for which a permit is sought begins or within ~~five~~ seven years after the terrain alteration activity ends shall be deemed part of the total project and included in the calculation of the amount of contiguous area disturbed.”

 CITY OF DOVER	CITY OF DOVER - ORDINANCE	
	Posted: XXXXXXXXXX	
	Ordinance Number:	O – yyyy.mm.dd -
	Ordinance Title:	Land Subdivision Regulations Amendments
	Chapter:	157

The City of Dover Ordains:

PURPOSE

The purpose of this ordinance is to amend Chapter 157 of the Code of the City of Dover, entitled Land Subdivision Regulations, by updating the Code to reflect changes in New Hampshire state law relative to approval duration.

1. Chapter 157 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising Section 23-A, “Performance requirements”, as follows:

“§ 157-23. Performance requirements.

- A. All site improvements in the approved subdivision or part thereof shall be constructed and/or installed within ~~five~~ **seven** years of the date of final plat approval in accordance with the requirements specified herein, unless such time is extended by written mutual consent of the applicant and the Planning Board. Such improvements shall not be considered complete until officially approved by the City Engineer and Community Services Director or accepted by the City Council, as appropriate. Responsibility for uninspected and unimproved utilities will be that of the developer.”