



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, October 16, 2025**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF THE PRIOR MINUTES

- September 18, 2025 Regular Meeting Minutes

3. HEARINGS

- A. **ZONE-2025-0031** Applicant: Lassel Architects (Owner: Katrine B. & John M. MacGregor) 50 Mount Vernon Street, Tax Map 30, Lot 150, located in the Urban Density Multi-Residential District (RM-U), requests a Special Exception via **Section 170-12(B), RMU Table of Uses**, to, following the conversion of an existing 3-unit home to a 2-unit home, construct a 2-unit addition for an increased from 3-units to 4-units total.

4. OTHER BUSINESS

5. ADJOURN

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to the Zoning Board of Adjustment, 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

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, September 18, 2025
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), Anthony Sillitta (Vice Chair), Jackson Brown, Rich Onufry, Hilary Hamer (Alternate)

Members Not Present: Nicholas Couturier, Nicole Morin (Alternate)

Staff Present: Paul R. Crouser (Zoning Administrator)

Chair Prior called the meeting to order at 7PM.

2. APPROVAL OF MEETING MINUTES OF AUGUST 21, 2025

Motion: Brown moved to approve the minutes of August 21, 2025 as amended. Seconded by Hamer. Vote: 4 in favor with Onufry abstaining

3. HEARINGS

A. ZONE-2025-0031 Applicant: Lassel Architects (Owner: Katrine B. & John M. MacGregor) 50 Mount Vernon Street, Tax Map 30, Lot 150, located in the Urban Density Multi-Residential District (RM-U), requests a Special Exception via Section 170-12(B), RMU Table of Uses, to, following the conversion of an existing 3-unit home to a 2-unit home, construct a 2-unit addition for an increased from 3-units to 4-units total.

The applicant submitted a request to move the item to the next meeting.

Motion: Onufry moved to continue this agenda item to the October 16, 2025 meeting. Brown seconded. Vote: All in favor

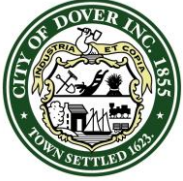
B. ZONE-2025-0032 Timothy & Cheryl Lindsay Revocable Trust, 4 Bay View Road, Tax Map J, Lot 17, located in Rural Residential District (R-40), requests a Variance from Section 170-12(B), to allow for an increase in maximum lot cover to 12.2% due to non-conformity, where 10% is allowed.

Chair Prior explained the hearing process.

Pat Bedard, attorney presented the item. He explained the proposal for a detached garage following the purchase of additional land from the abutter to meet setbacks and the total increase of approximately 10% lot coverage to approximately 12.2% lot coverage where 10% is allowed.

Even with the added land area the lot size is non – conforming. The criteria was addressed in the application and he explained the lot will still fit the character of the neighborhood and will not affect any other properties.

He addressed comments and questions from the board relating to the recorded lot line adjustment documentation, the neighbor was aware of the proposed plans at the time of the agreement to alter the lot lines, and staff proposed condition of approval.



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ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date:	Thursday, September 18, 2025
Meeting Time:	7:00 pm

Public Hearing opened:
None

Planning Department input:

The Applicant provides a sound justification for why the relief provided by the sought variance is necessitated; the existing lot is nonconforming both in terms of frontage and area, and it is the smallest lot in the neighborhood by a significant margin. The only real analysis in this case is to consider what reasonable alternative to the variance relief is available to the Applicant. The answer to that question is a garage which is less than 600 s.f. in area, which at maximum, yields a two-car garage. This Board is tasked with deciding whether, given the available alternative, the Applicant's variance request is reasonable or not.

Staff recommends that should this Board approve this variance request, it do so with the following condition:

1. No future variance will be given at this property for exceeding lot coverage.

Public Hearing closed.

Motion: Sillitta moved to grant the variance as presented as it meets the criteria with the conditions set forth by staff. Onufry seconded.

Chair Prior noted the increase above the regulation is minimal and the direct abutter was involved with moving the proposal forward by transferring the land. There was no input received from anyone opposed to the project.

Discussion ensued regarding the language of the condition and hypothetical future changes to coverage regulations.

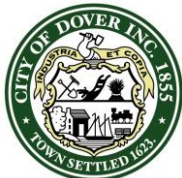
Vote: All in favor

4. OTHER BUSINESS

None

5. ADJOURN

Motion: Silitta moved to adjourn at 7:15pm. Brown seconded. Vote: U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date: **Thursday, October 16, 2025**
Meeting Time: **7:00 pm**

INTENT: The applicant requests a Special Exception via Section 170-12(B), RM-U Table of Uses, to, following the conversion of an existing 3-unit home to a 2-unit home, construct a 2-unit addition for an increased from 3-units to 4-units total.

UNITS PROPOSED: 4 total (3 existing)

AGENDA ITEM: 3-A

ZONING DISTRICT: Urban Density Multi Residential District, (RM-U)

FILE: ZONE-2025-0031

APPLICANT: Lassel Architects

OWNERS: Katrine B. & John M. MacGregor

LOCATION: 50 Mt. Vernon St. (Tax Map 30, Lot 150)

ACREAGE: ±14,810.40 s.f. No change in lot area

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential, no change

SURROUNDING LAND USE: Mixed-use

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.: No, but TRC review and approval is required to verify compliance with Chapter 153 §§ 14 and 17.

ATTACHMENTS: Application, Proposed Site Plan

STAFF RECOMMENDATION: Staff has confirmed the Applicant has met all applicable special exception criteria, with the exception of criterion D, and therefore is in favor of approval with conditions to ensure compliance with criterion D and Chapter 170 §56.

BACKGROUND INFORMATION

The property seeking this Special Exception request is located at 50 Mount Vernon St. within the RM-U Zoning District. The parcel is approximately 14,810.40 s.f. in area and currently holds three (3) existing dwelling units. The Applicant seeks to raze the existing detached garage and a portion of the existing 3-dwelling structure and subsequently construct an addition to the structure, with the intent of redistributing the units such that two (2) will remain within the existing portion of the structure, with the third and fourth (new unit) being housed within the addition. To support the tenants of the overall development, the Applicant is also proposing to expand the available parking by providing two (2) garage spaces on the first floor of the addition, with six (6) additional spaces being available in a parking lot on the property.

STAFF RECOMMENDATION

Staff will comment on the Applicant's adherence to each of the six (6) Special Exception criteria below:

Conversion to, or creation of Dwelling, 3-4 Family: Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:

- A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the RM-U District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
 - a. Criterion A has been satisfied. Applicant has provided a report showing open space calculations proving compliance, with staff confirming its accuracy.
- B. Off-street parking, in accordance with Chapter 153, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.
 - a. Criterion B has been satisfied. In addition, due to recent legislation, the City cannot require more than one (1) parking space per unit, so the plan, as presented, provides excess parking from what is required.
- C. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
 - a. Criterion C has been satisfied.
- D. Parking areas shall be screened from the street and from

abutting lots.

- a. As part of the application, it is stated that vegetation will be provided to screen the parking areas from the street and abutting properties. Staff would prefer to see fencing as screening due to its permanency, but at the very least, the Applicant should provide landscaping details as to what specific plantings are proposed, where, and how many.
- E. Structures shall be at least twenty (20) feet from a front property line, fifteen (15) feet from a rear property line and fifteen (15) feet from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.
 - a. The Applicant complies with criterion E. Although the existing structure is in violation of the fifteen (15) foot side setback, the existing nonconforming structure is being partially eliminated, thus increasing the conformity of the existing structure which is encouraged by the Zoning Ordinance. Also, the addition of structure and dwelling unit in no way exacerbates the nonconformity of the existing side setback violation.
- F. If the units generated are restricted to the HUD Fair Market Rent rates, for Dover, criteria A and E do not apply.
 - a. N/A

Staff therefore recommends that the Board open the public hearing, accept testimony, and make findings on each of the six (6) Special Exception criteria. Based on the evidence presented in the provided application, Staff believes the Applicant has proven compliance with all criteria with the exception of criterion D – the screening of parking areas regulation.

Notwithstanding the above, however, staff would support the granting of this Special Exception request with the following condition:

- 1) The Applicant shall provide the Board with a plan which shows compliance with parking area screening requirements.



PERMIT SNAPSHOT REPORT ZONE-2025-0031 FOR CITY OF DOVER, N.H.

Permit Type	Zoning	Project:		App Date:	08/21/2025
Work Class:	Special Exception	District:	None	Exp Date:	NOT AVAILABLE
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Crouser, Paul	Approval Expire Date:	
Description: Convert existing 3-unit home to a 2-unit home and construct a 2-unit addition for an increase from 3-units to 4-units total.					

Parcel:	30150-000000	Main	Address:	50 Mount Vernon St Dover, NH	Main	Zone:	RM-U(Residential - Urban Density)
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Architect	Applicant	Owner/Builder
Sarah Hourihane	Brad Cruver	Katrine MacGregor
370 Main Street	370 Main Street	92 Dover Road
Berwick, ME 03809	South Berwick, ME 03908	Durham, NH 03824
Mobile: (603) 553-6911	Business: (207) 384-2049	Home: (508) 479-0016
		Business: (508) 479-0016
		Mobile: (508) 479-0016

Permit Custom Fields

ZoneSpExPlanSummary	Convert existing 3-unit home to a 2-unit home and construct a 2-unit addition for an increase from 3-units to 4-units.	ZoneSpExAppealSect	170-52	ZoneSpExA1GenPubWelfare	Two new construction units would provide safe and comfortable rental housing options for residents to live within walking distance to downtown and other Dover amenities.
ZoneSpExA2SafetyImpact	Proposed use would be adding one more unit to the lot. This would mean only one or two more vehicles regularly traveling the area. The proposed relocation and addition to the existing parking lot will be further back from the sidewalk which will help pedestrians feel more comfortable when crossing the lot.	ZoneSpExA3UtilityImpact	One additional unit with two bedrooms should not significantly impact water, drainage, sewerage or any other municipal systems.	What is the parcel zoned?	RM-U
A.	With the proposed addition, the demolition of the existing garage and demolition of part of the existing house, approximately 73% of the lot will be open space (excluding the existing parking lot).	B.	The proposed changes to the lot will be in accordance with two (2) parking spaces per unit. Proposed changes show two (2) garage spots and six (6) uncovered parking lot spaces. Turnaround area will be provided on site to not necessitate using the street.	C.	Proposed parking lot is further into the lot than the existing parking lot. Proposing more than five (5) feet from side property line and more than ten (10) feet from front property line.
D.	Parking will be screened with natural plantings from the street and abutting lots.	E.	Proposed addition is clear of the fifteen (15) foot side setback and is located behind the existing structure.	F.	

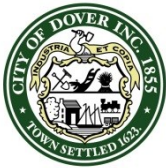
PERMIT SNAPSHOT REPORT (ZONE-2025-0031)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Brad_Cruver_8/21/2025.jpg	08/21/2025 14:25	Cruver, Brad		Uploaded via CSS
Permit Snapshot Report.pdf	08/21/2025 14:26	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025013670	Planning Zoning Special Exception Application Fee	\$200.00	\$200.00
Total for Invoice INV-2025013670		\$200.00	\$200.00
Grand Total for Permit		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	08/25/2025	09/12/2025		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	08/25/2025	09/12/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/25/2025 13:17	
Confirm application complete v.1	Generic Action		08/25/2025 13:18
Planning Permit Application Review v.1	Receive Submittal	08/25/2025 0:00	
Zoning Board v.1			
Zoning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Zoning Administrator Creates Staff Recommendations v.1	Task		
Distribute Zoning Board Materials v.1	Task		
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Document Archival v.1	Generic Action		
Internal Notification of Permit Completion v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only Case #: _____ Date Received: _____
Amount Paid: \$ _____ Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Lassel Architects Phone # (207) 384-2049

Address of Applicant: 370 Main Street, South Berwick, ME 03908

E-Mail Address: sarah@lasselarchitects.com

PROPERTY OWNER (if different from applicant): Katrine MacGregor

Address: 92 Dover Road, Durham, NH 03824 Phone # _____

E-Mail Address: kmacgregor712@yahoo.com

PROPERTY/PARCEL INFORMATION

Address: 50 Mt. Vernon Street, Dover, NH 03820

Brief Directions: Between Ash Street and Hough Street

Zoning District: RM-U Assessor's Map # 30 Lot(s) # 150

TYPE OF APPEAL: (Please check one)

☐ Variance	from Section _____ of the Zoning Ordinance
☐ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
☒ Special Exception	per Section <u>170-52</u> of the Zoning Ordinance
☐ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
☐ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Convert existing 3-unit home to a 2-unit home and construct a 2-unit addition for an increase from 3-units to 4-units total.

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant) X

Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.
- B. **10 Copies of Completed Zoning Board of Adjustment Application** X

Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)).
- C. **10 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X

- D. Submit at least one (1) copy of the plot plan at a size of **8 ½ x 11** (this is in addition to the 10 copies required in 'C' above). X

- E. **10 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. X

- F. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.
1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # _____ of x \$8.00 =
 2. Certified letters fee: # of abutters _____ X \$8.00 = \$ _____
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
 4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____
- G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"
1. Application fee of:
 - \$200.00 VARIANCE (per Section requested) \$ _____
 - \$200.00 SPECIAL EXCEPTION \$ _____
 - \$200.00 APPEAL FROM ADMINISTRATIVE DECISION \$ _____
 - \$200.00 EQUITABLE WAIVER \$ _____
 2. Foster's newspaper public notice \$ **100.00**

TOTAL FEE \$ _____

SPECIAL EXCEPTION REQUIREMENTS

THIS SECTION TO BE COMPLETED BY SPECIAL EXCEPTION APPLICANTS ONLY

A. General Special Exception Requirements (as set forth in §170-52.C.3 of the Zoning Ordinance)

1. Explain how the requested use would be essential or desirable to the public convenience or welfare. Two new construction units would provide safe and comfortable rentable housing options for residents to live within walking distance to downtown and other Dover amenities.

2. Detail how the requested use would not create undue traffic congestion or unduly impair pedestrian safety. Proposed use would be adding one more unit to the lot. This would mean only one or two more vehicles regularly traveling the area. The proposed relocation and addition to the existing parking lot will be further back from the sidewalk which will help pedestrians feel more comfortable when crossing the lot.

3. Describe how the requested use would not overload any public water, drainage or sewerage system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the City will be unduly subjected to hazards affecting health, safety or the general welfare. One additional unit with two bedrooms should not significantly impact water, drainage, sewerage or any other municipal systems.

B. Specific Special Exception Requirements (as may be set forth in the applicable Table of Use)

Explain how the proposal meets the specific special exception requirements as may be set forth in the Table of Use for the zoning district in which the subject property is located:

- A. With the proposed addition, the demolition of the existing garage and the demolition of part of the existing house, approximately 73% of the lot will be open space (not including where the existing parking lot is).
- B. The proposed changes to the lot will be in accordance with two (2) parking spaces per unit. Proposed changes show two (2) garage spots and six (6) uncovered parking lot spaces. Turnaround area will be provided on site to not utilize the street.
- C. Proposed parking lot is further into the lot than the existing parking lot. Proposing more than five (5) feet from side property line and more than ten (10) feet from front property line.
- D. Parking will be screened with natural plantings from the street and abutting lots,
- E. Proposed addition is clear of the fifteen (15) foot side setback and is located behind the existing structure.

F.

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

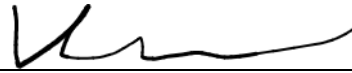
I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.



Signature of Applicant*



Signature of Owner*

*Both Signatures Required

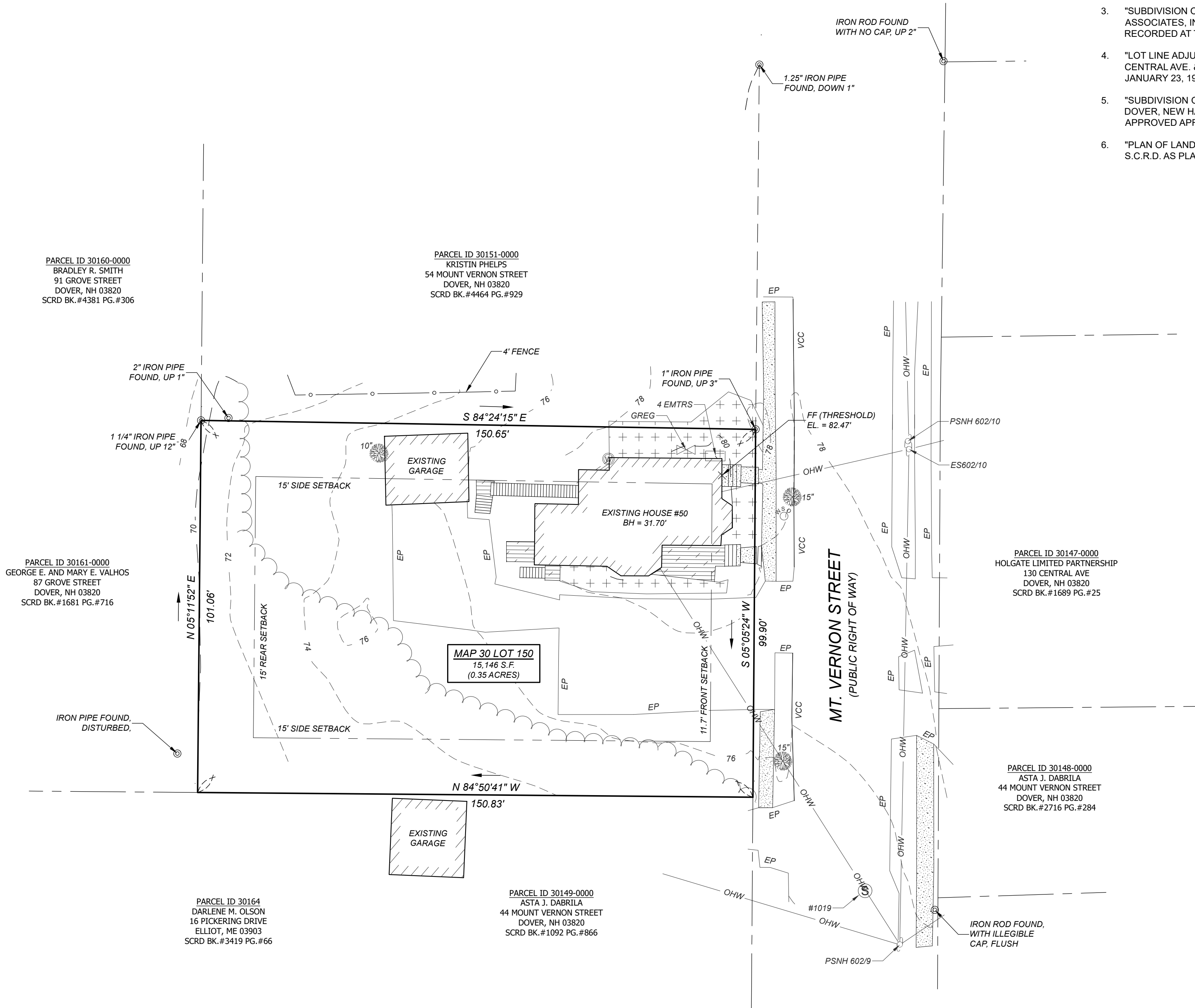
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 08 / 21 / 2025

ZONE-2025-0031
50 MOUNT VERNON STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
30080-000000	28 HOUGH ST	MCCRACKEN MICHAEL B &	MCCRACKEN CASSANDRE	43 MAIN ST	DOVER	NH	03820
30104-000000	10 HOUGH ST	MARKEY JAMES C		107 WILLOWBROOK AVE	STRATHAM	NH	03885
30104-A00000	42 MOUNT VERNON ST	SAVAGE JEFFREY W	SAVAGE EVELYN	42 MOUNT VERNON STREET	DOVER	NH	03820
30105-000000	16 HOUGH ST	DUNN CHRISTOPHER M		497 WINNACUNNET RD UNIT 3	HAMPTON	NH	03842
30106-000000	20 HOUGH ST	DIPIRRO JOSEPH		13 JACOBS DR	ROCHESTER	NH	03867-2455
30107-000000	24 HOUGH ST	SCOTT WAYNE ALLEN		26 HOUGH ST	DOVER	NH	03820
30119-A00000	4 HOUGH ST	NADEAU BARBARA J TRUSTEE	NADEAU BARBARA J REVOCABLE TRUST OF 2020	4 HOUGH ST	DOVER	NH	03820
30129-000000	3 HOUGH ST	HOUGH MANAGEMENT LLC		133 ADAMS RD	CANDIA	NH	03034
30129-001000	1 HOUGH ST	GOODRICH MARION G		1 HOUGH ST	DOVER	NH	03820
30131-000000	634 CENTRAL AV	GUADANO ARTHUR &	GUADANO ANDREA M	24 PINE CREST LN	DURHAM	NH	03824
30132-000000	640 CENTRAL AV	AMERICAN LEGION POST #8		640 CENTRAL AVE	DOVER	NH	03820
30133-000000	642 CENTRAL AV	LABELLE HERMAN REAL ESTATE HOLDINGS LLC		642 CENTRAL AV	DOVER	NH	03820
30134-000000	648 CENTRAL AV	MCBEE DEVELOPMENT LLC		1201 WESTFORD ST SUITE G-1B	LOWELL	MA	01851
30145-000000	51 MOUNT VERNON ST	HART ADAM LIVINGSTONE &	HART SARAH K	51 MOUNT VERNON ST	DOVER	NH	03820-3030
30146-000000	49 MOUNT VERNON ST	AIREY THOMAS B &	AIREY KATIE M	PO BOX 4241	PORTSMOUTH	NH	03802
30147-000000	47 MOUNT VERNON ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
30148-000000	45 MOUNT VERNON ST	DABRILA ASTA J		44 MOUNT VERNON ST	DOVER	NH	03820
30149-000000	44 MOUNT VERNON ST	DABRILA ASTA J		44 MOUNT VERNON STREET	DOVER	NH	03820
30151-000000	54 MOUNT VERNON ST	HELPS KRISTEN		54 MOUNT VERNON ST	DOVER	NH	03820
30152-000000	58 MOUNT VERNON ST	GIRARD ANGELINA	GIRARD ROLAND J	58 MOUNT VERNON STREET	DOVER	NH	03820
30153-G00000	68 MOUNT VERNON ST	NORMAN MICHAEL H		112 MOUNT VERNON STREET	DOVER	NH	03820
30158-000000	95 GROVE ST	KELSEY EDWARD S &	KELSEY JENNIFER L	95 GROVE ST	DOVER	NH	03820
30159-000000	93 GROVE ST	DEMARSICO JONATHAN D &	DEMARSICO KAITLYN	93 GROVE ST	DOVER	NH	03820
30160-000000	91 GROVE ST	SMITH BRADLEY R		91 GROVE ST	DOVER	NH	03820
30161-000000	87 GROVE ST	VALHOS GEORGE E &	VALHOS MARY E	87 GROVE ST	DOVER	NH	03820
30162-000000	79 GROVE ST	JOYCE MEREDITH A		79 GROVE ST	DOVER	NH	03820
30163-000000	21 HOUGH ST	MY FRIENDS PLACE INC		368 WASHINGTON STREET	DOVER	NH	03820
30163-A00000	25 HOUGH ST	FORD DAVID &	STRACUZZI NENA	143 SIXTH ST	DOVER	NH	03820
30164-000000	17 HOUGH ST	OLSON DARLENE M		16 PICKERING DR	ELIOT	ME	03903
30150-000000	50 MOUNT VERNON ST	MACGREGOR KATRINE B &	MACGREGOR JOHN M	92 DOVER RD	DURHAM	NH	03824
		LASSEL ARCHITECTS	SARAH HOURIHANE	370 MAIN STREET	BERWICK	ME	03809



PLAN REFERENCES:

- "SUBDIVISION OF LAND DOVER, NH FOR: DANIEL J. PHILBRICK", PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. APPROVED FEBRUARY 7, 1984. RECORDED AT THE S.C.R.D. AS PLAN 24-138.
- "SUBDIVISION OF LAND FOR THOMAS LIVINGSTON IN DOVER, N.H." PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED DECEMBER 28, 1987. REVISED FEBRUARY 15, 1988. APPROVED FEBRUARY 24, 1988. RECORDED AT THE S.C.R.D. AS PLAN 33A-7.
- "SUBDIVISION OF LAND FOR THOMAS LIVINGSTON IN DOVER, N.H." PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED DECEMBER 28, 1987. REVISED FEBRUARY 15, 1988. APPROVED OCTOBER 17, 1991. RECORDED AT THE S.C.R.D. AS PLAN 39-72.
- "LOT LINE ADJUSTMENT PREPARED FOR GEORGE & ANASTASIA SAVRAMIS AND RAYMOND & DEBORAH EATON CENTRAL AVE. & MT. VERNON ST. DOVER, N.H." PREPARED BY McENEANEY SURVEY ASSOCIATES. DATED JANUARY 23, 1990. APPROVED APRIL 10, 1990. RECORDED AT THE S.C.R.D. AS PLAN 37A-136.
- "SUBDIVISION OF LAND PREPARED FOR THE ESTATE OF MARIE RANDALL MT. VERNON AND HOUGH STREETS DOVER, NEW HAMPSHIRE". PREPARED BY McENEANEY SURVEY ASSOCIATES INC. DATED JANUARY 4, 1996. APPROVED APRIL 18, 1996. RECORDED AT THE S.C.R.D. AS PLAN 47-78.
- "PLAN OF LAND BELONGING TO RALPH HOUGH, DOVER, N.H." DATED SEPTEMBER 10, 1880. RECORDED AT THE S.C.R.D. AS PLAN 36, POCKET 10, FOLDER 2.

NOTES:

- SUBJECT PARCEL: PARCEL ID 30150-0000
50 MOUNT VERNON STREET
DOVER, NH 03820
NS PROJECT #1136
- OWNER OF RECORD: KATRINE B. AND JOHN M. MACGREGOR
92 DURHAM RD
DURHAM, NH 03824
S.C.R.D. BOOK 4714, PAGE 930
- PARCEL AREA: 15,146 S.F. OR 0.36 AC
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE SUBJECT PARCEL.
- DIMENSIONAL REQUIREMENTS:**
MIN LOT AREA: 10,000 S.F.
MIN LOT FRONTAGE: 80'
MIN FRONT SETBACK: 11.7' (SEE FN. 3 IN (RM-U) DISTRICT REGULATIONS SUMMARY)
MIN SIDE/REAR SETBACK: 15'
MAX BUILDING HEIGHT: 40'
MAX LOT COVERAGE: 40%

OVERLAY DISTRICTS

ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF DOVER ZONING ORDINANCE DATED MAY 23, 1979 LAST REVISED AUGUST 16, 2023. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0310D, DATED 9/30/2015.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JULY, 2024 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAVD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

EXISTING CONDITIONS PLAN
FOR
KATRINE & JOHN MACGREGOR
OF
TAX MAP 30 LOT 150
50 MOUNT VERNON STREET
DOVER, NH 03820
STRAFFORD COUNTY

SCALE: 1"=20' (22x34) 1"=40' (11x17)

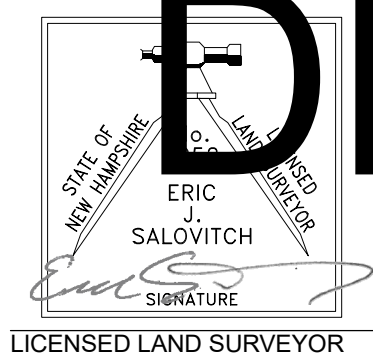
JOB NO.	1136	DATE:	2024-08-09
DRAWN BY:	ZMH/PJN	DRAWING:	1136 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

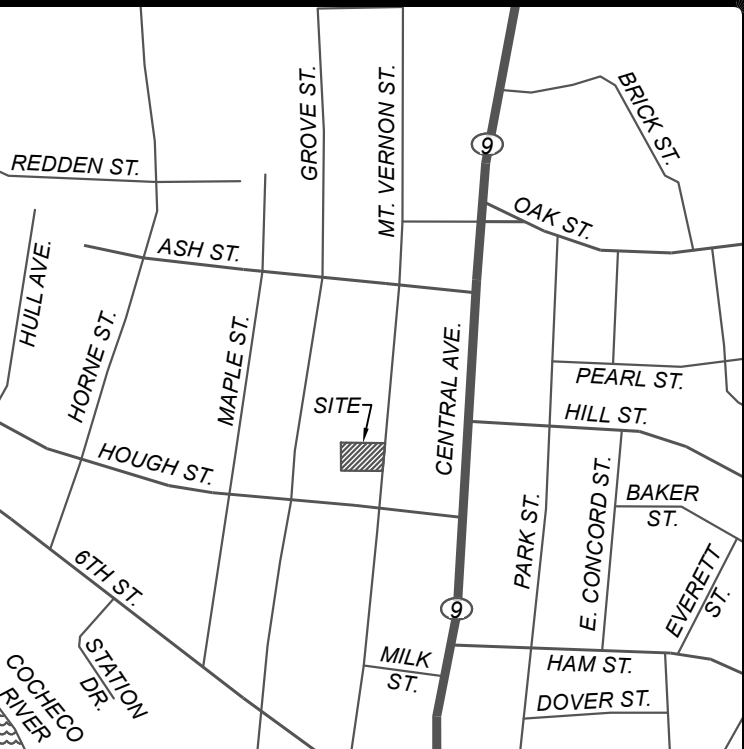


DRAFT

AUGUST 9, 2024
DATE

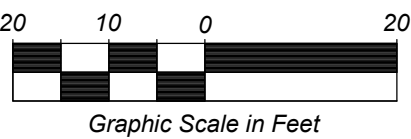


NORTHAM
SURVEY LLC
750 Central Ave, Ste N, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com



LOCUS

- LEGEND:
- MAP 30 LOT 150
BK. PG.
SCRD
BH
EMTR
EP
FF
GREG
VCC
IRON PIPE/ROD FOUND
BOUND FOUND
UTILITY POLE
DECIDUOUS TREE
SEWER MANHOLE
WELL
WATER SHUT OFF
CHAINLINK FENCE
BOUNDARY LINE
SETBACK LINE
TREE LINE
CONCRETE
WOODEN DECK
LANDSCAPING



PROJECT:

50 MT. VERNON ST

ADDRESS:

50 MT. VERNON STREET
DOVER, NH 03820

CLIENT:

KATE MACGREGOR
DOVER, NH

DRAWING LIST:

DRAWING No.	DRAWING NAME.
Schematic Design	
SD-01	SITE PLAN
SD-02	FIRST & SECOND FLOOR PLANS
SD-03	THIRD FLOOR & ROOF PLANS
SD-04	ELEVATIONS - EAST & SOUTH
SD-05	ELEVATION - WEST
SD-06	SITE PHOTOS



LASSEL
ARCHITECTS

370 MAIN STREET
SOUTH BERWICK, ME 03908
207 384 2049
lasselarchitects.com

SCHEMATIC DESIGN

PROJECT NUMBER

23.21

DATE:

10.01.2025

DRAWING NAME:

COVER SHEET

DRAWING NUMBER:

SD-00

10/10/2025 3:04:37 PM \\server\data\FILES CURRENT\23.21 50 Mt. Vernon Dover\6. DRAWINGS\6.2 REV\150 MT VERNON SD 2025 Connected.rvt

CLIENT:
KATE MACGREGOR
DOVER, NH

PROJECT:

50 MT. VERNON ST

PROJECT NUMBER

23.21

DATE:

10.10.2025

SCALE:

AS NOTED

REVISION:

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

SD-01

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SCHEMATIC DESIGN



ARBORVITAE



EXISTING PLANTINGS



PVC FENCING

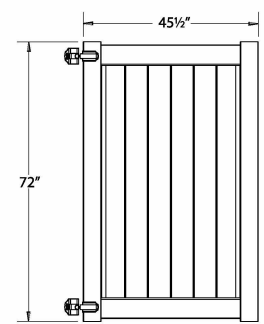
SELECT | 6' X 8' NEWBURY

SOLID VERTICAL PRIVACY | ELEMENT BASE RAIL

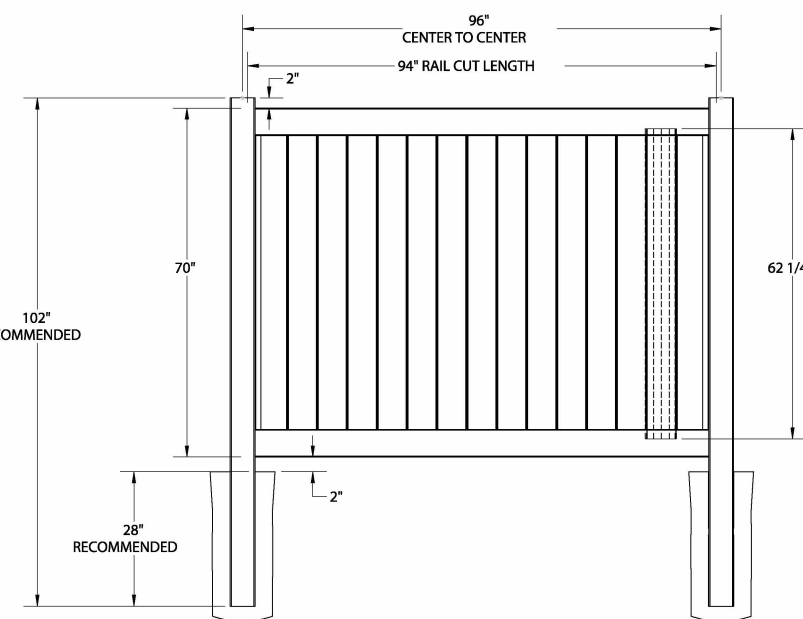
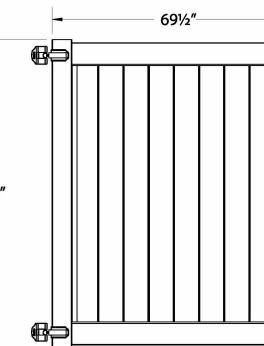
DESCRIPTION	COASTAL CEDAR		MESQUITE		WEATHERED ASPEN	
	QTY	SKU	QTY	SKU	QTY	SKU
6' x 8' Newbury Solid Vertical Privacy Panel (70")		73055477		73055478		73055479
5' x 5' x 96" Line Post (ZH)		73051801		73051795		73051908
5' x 5' x 96" Corner Post (ZH)		73051799		73051793		73051902
5' x 5' x 96" End Post (ZH)		73051800		73051794		73051904
5' x 5' x 108 Line Post (ZH)		73051798		73051778		73055536
5' x 5' x 108 Corner Post (ZH)		73051796		73051776		73055537
5' x 5' x 108 End Post (ZH)		73051797		73051777		73055538
5' x 5' Pyramid Post Cap		73053064		73053065		73053068
5' x 5' New England Post Cap		73053088		73053091		73053094
6' x 46" Newbury Solid Vertical Privacy Walk Gate		73056761		73056763		73056759
6' x 58" Newbury Solid Vertical Privacy Drive Gate		73056762		73056764		73056760
5' x 5' x 106" Gate Post Insert				73003463		

WALK GATE

FENCE PANEL



DRIVE GATE



MATERIAL PER SECTION

QTY	ITEM	DIMENSION
2	Rails	1 1/2" x 5 1/2" x 94"
15	Tongue-and Groove Boards	3/4" x 6" x 62 1/4"
2	U-Channels	1.01" x 1.20" x 59"
1	Aluminum Rail Stiffener	1 1/4" x 1 1/4" x 93"

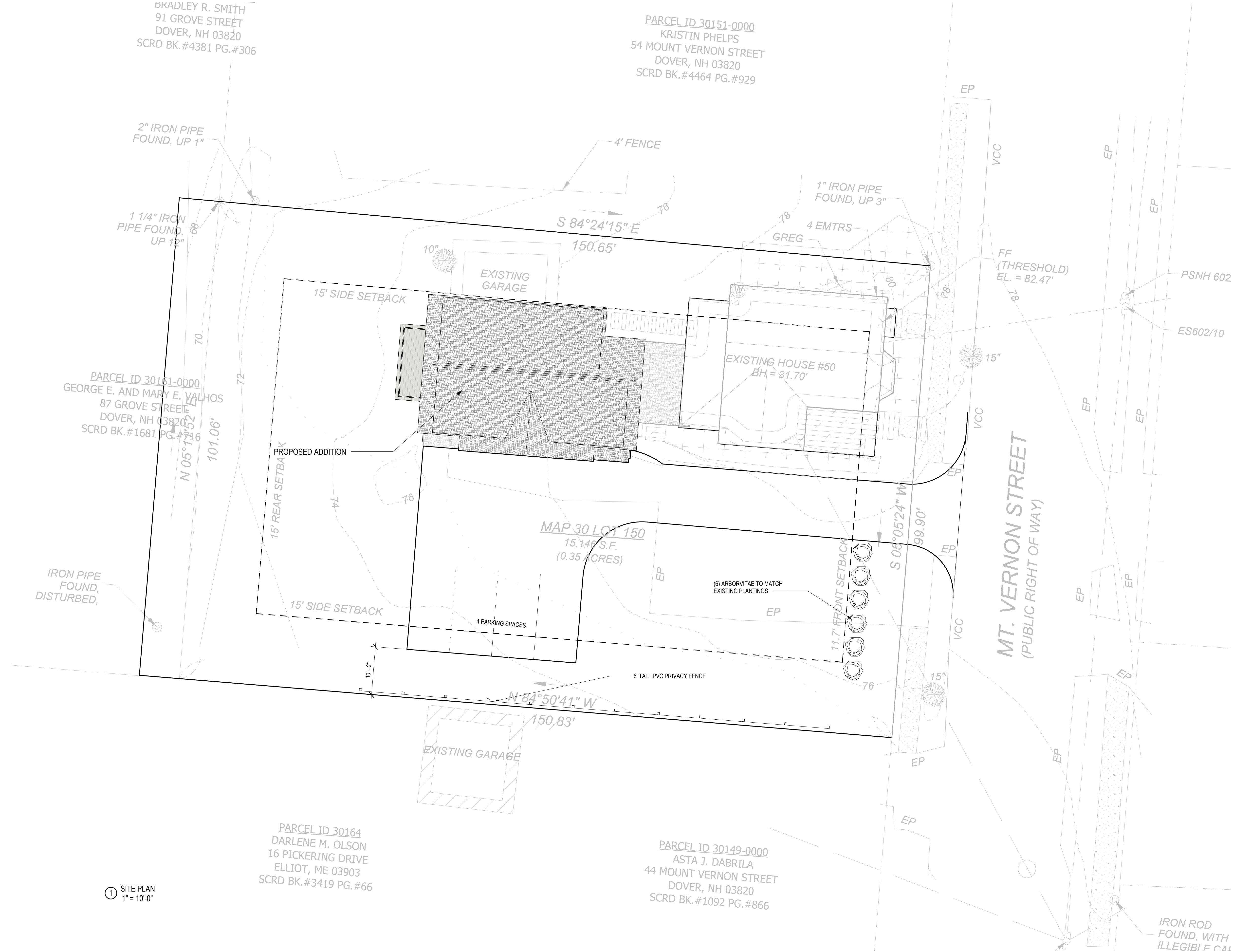
RAIL PROFILE



ELEMENT BASE

1 1/2" x 5 1/2"

Catalyst® Fence Solutions Rev.06.25

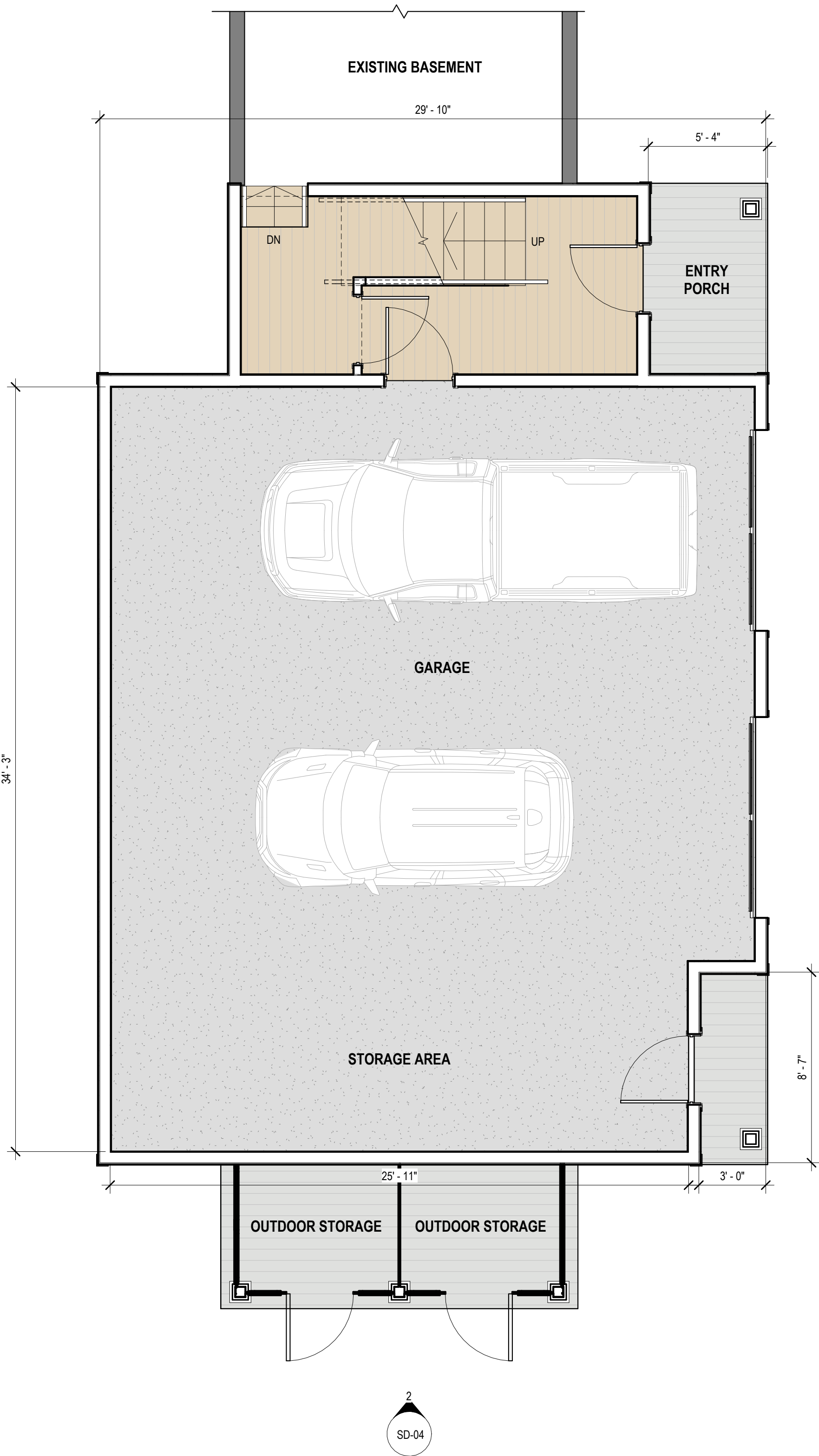


1 SITE PLAN
1" = 10'-0"

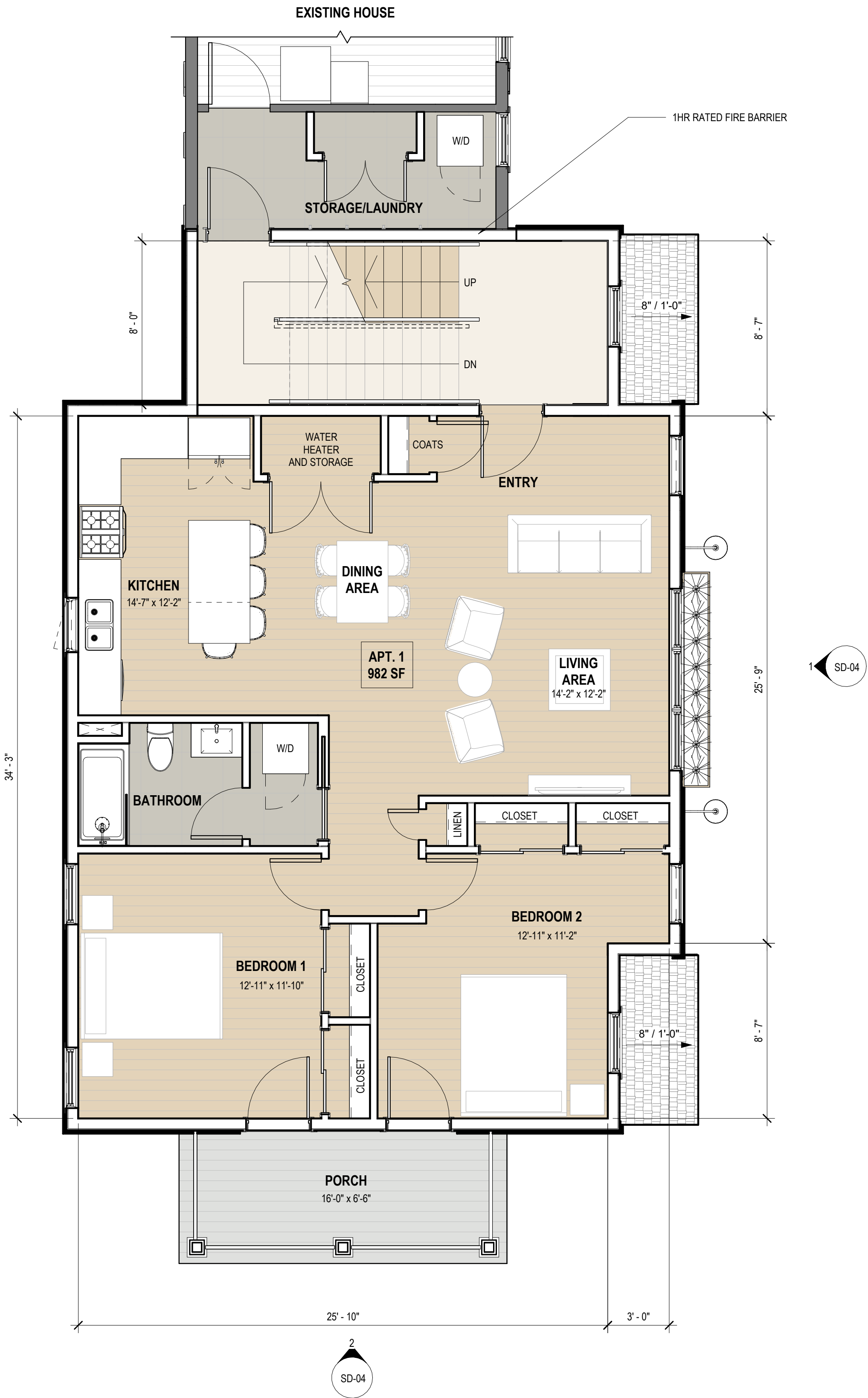


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1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"

SCHEMATIC DESIGN

CLIENT:

KATE MACGREGOR
DOVER, NH

PROJECT:

50 MT. VERNON ST

PROJECT NUMBER

23.21

DATE:

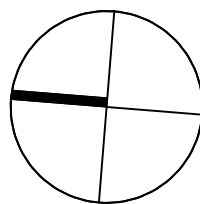
10.01.2025

SCALE:

AS NOTED

REVISION:

NORTH:



DRAWING NAME:

FIRST & SECOND FLOOR PLANS

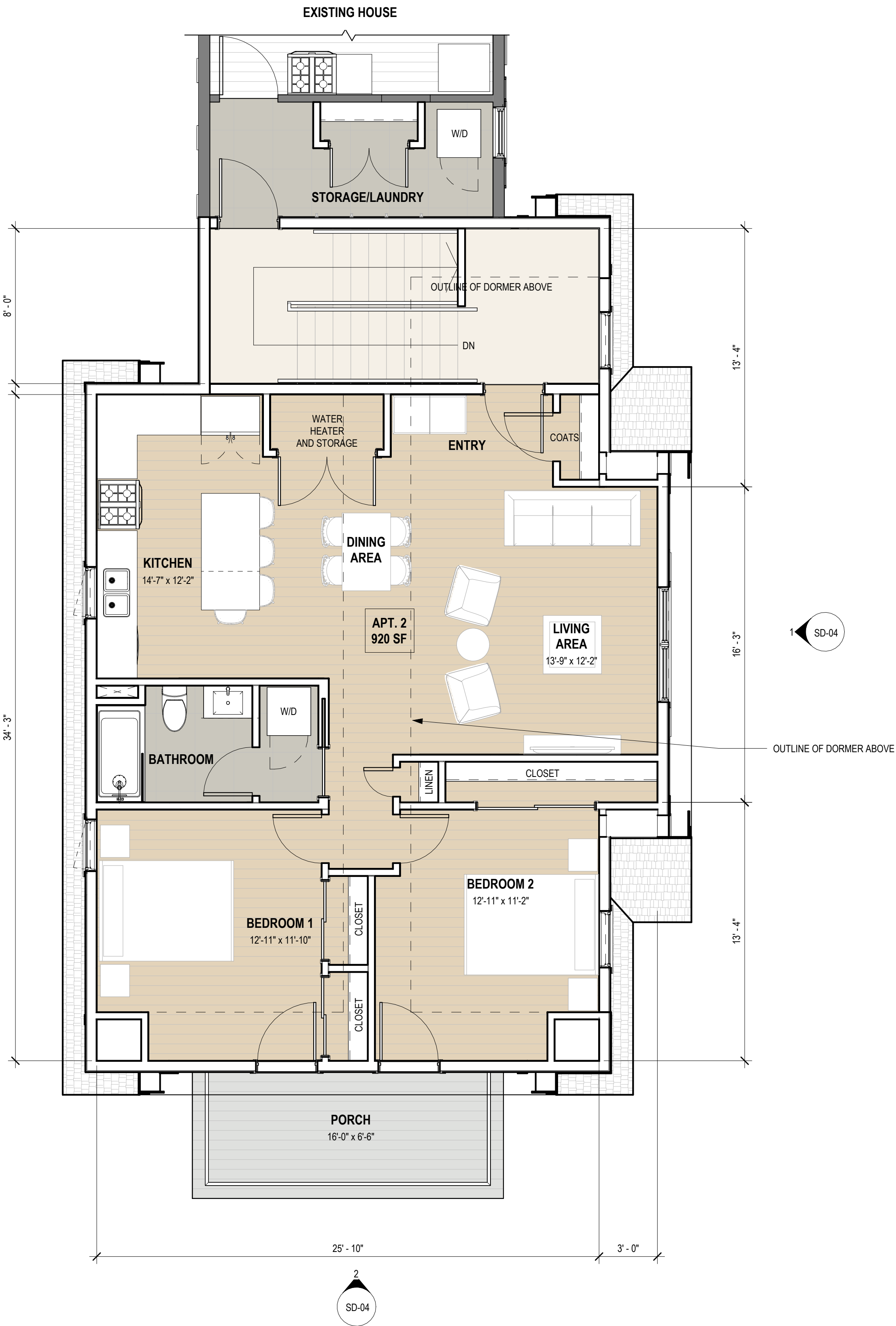
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SD-02

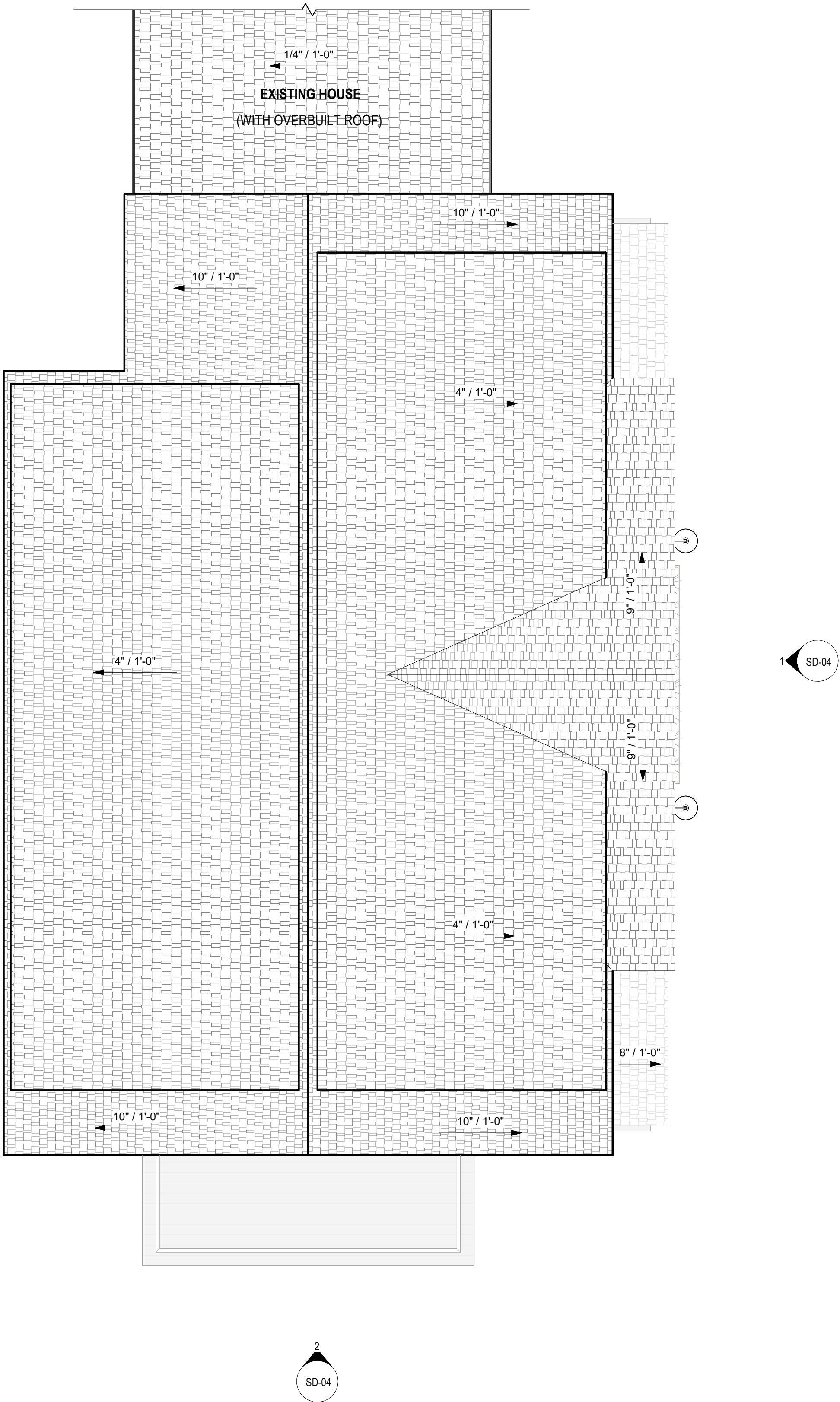


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1 THIRD FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

SCHEMATIC DESIGN

CLIENT:

KATE MACGREGOR
DOVER, NH

PROJECT:

50 MT. VERNON ST

PROJECT NUMBER

23.21

DATE:

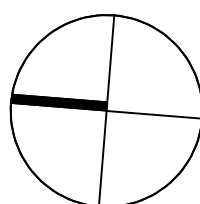
10.01.2025

SCALE:

AS NOTED

REVISION:

NORTH:



DRAWING NAME:

THIRD FLOOR & ROOF PLANS

DRAWING NUMBER:

SD-03



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207 384 2049
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① EAST ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"

SCHEMATIC DESIGN

CLIENT:

KATE MACGREGOR
DOVER, NH

PROJECT:

50 MT. VERNON ST

PROJECT NUMBER

23.21

DATE:

10.01.2025

SCALE:

AS NOTED

REVISION:

DRAWING NAME:

ELEVATIONS - EAST & SOUTH

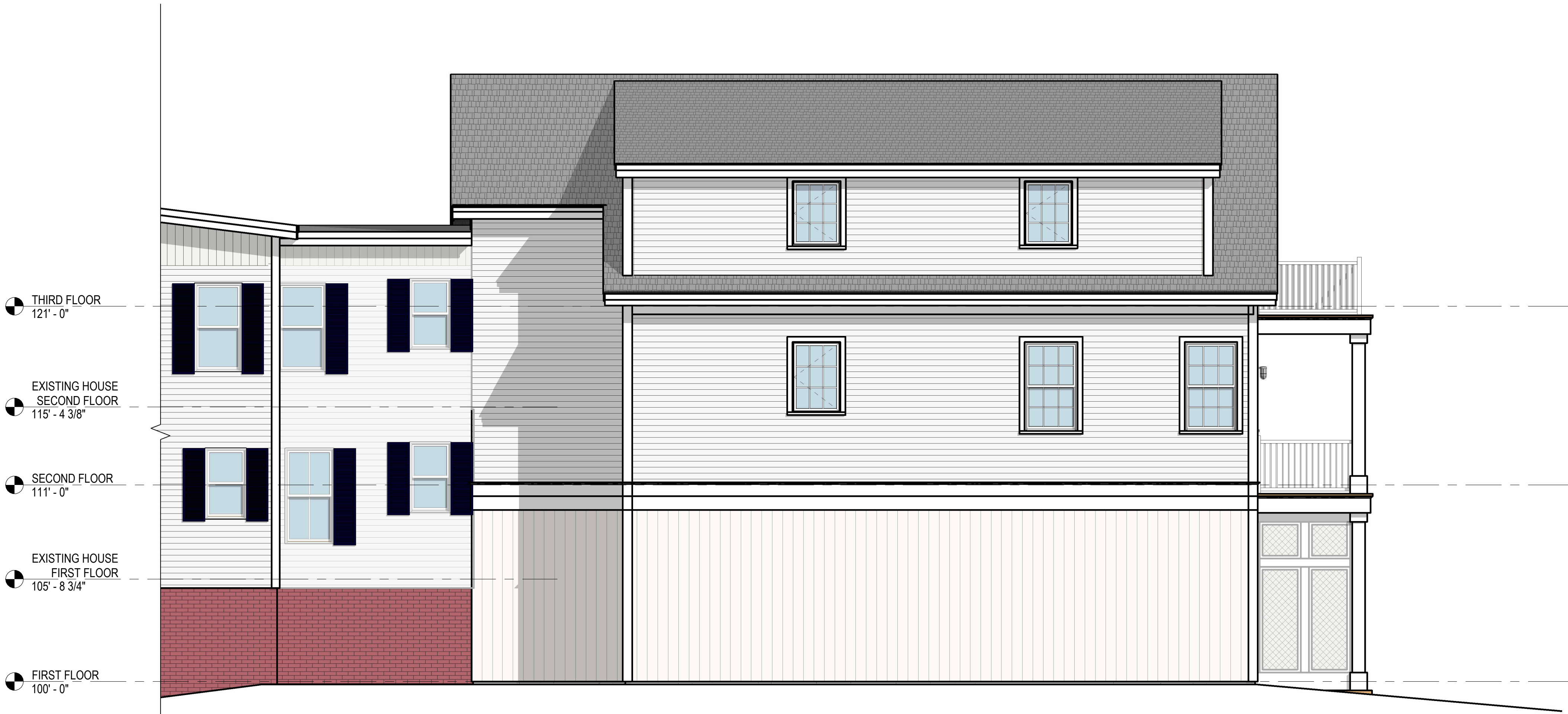
DRAWING NUMBER:

SD-04



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① WEST ELEVATION
1/4" = 1'-0"

SCHEMATIC DESIGN

CLIENT:

KATE MACGREGOR
DOVER, NH

PROJECT:

50 MT. VERNON ST

PROJECT NUMBER

NORTH:

DRAWING NAME:

23.21

DATE:

10.01.2025

SCALE:

AS NOTED

REVISION:

ELEVATION - WEST

DRAWING NUMBER:

SD-05



PROPOSED AFFECTED AREA



VIEW FROM PARKING LOT SIDE



REAR OF PROPOSED AFFECTED AREA



VIEW FROM STREET

SCHEMATIC DESIGN

CLIENT:

KATE MACGREGOR
DOVER, NH

PROJECT:

50 MT. VERNON ST

PROJECT NUMBER

23.21

DATE:

10.01.2025

SCALE:

AS NOTED

REVISION:

NORTH:

DRAWING NAME:

SITE PHOTOS

DRAWING NUMBER:

SD-06