

CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, November 10, 2025
Meeting Time: 5:30 pm

1. CALL TO ORDER AND ROLL CALL

2. CITIZEN'S FORUM

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

4. OLD BUSINESS

5. NEW BUSINESS

- A. Review of Sixth St NHDES Wetlands Permit Application
- B. City of Dover Conditional Use Permit for Raghbir Singh, Assessor's Map H, Lots 14D-1, 14D-2, zoned R-20, located at 4 and 8 Zeland Drive. Proposal seeks to demolish two (2) existing homes and relocate and construct two (2) single-family homes creating approximately 3,559 square feet of permanent impacts and approximately 8,521 square feet of temporary impacts within the Conservation District. (COND-2025-0024)
- C. City of Dover Conditional Use Permit for William and Lori Goldenthal, Assessor's Map N, Lot 8-1-8, zoned R-40, located off Saddle Trail Drive. Proposal is for the construction of a single-family home within the Conservation District due to the amount of impacts, approximately 10,997 square feet, within an area containing slopes greater than 20%. (COND-2025-0027)
- D. City of Dover Conditional Use Permit for 914 Central Avenue, LLC, Assessor's Map 38, Lot 20, zoned Commercial, located at 914 Central Ave. Proposal is to redevelop the site and construct a childcare facility, resulting in an approximate 1% increase in impervious surface area from existing conditions, for a total of about 45% impervious coverage within the Secondary Groundwater Protection District. (COND-2025-0023)

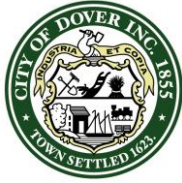
6. REPORT FROM THE CHAIR

- A. Review of Correspondence Received from NH Department of Environmental Services

7. OTHER BUSINESS

- A. Technical Review Committee Designee and Alternate
- B. Conservation Commission Memos
- C. Update from Forest Management Subcommittee
- D. Handbook and By Laws

8. ADJOURNMENT



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room, City Hall, 288 Central Ave.
Meeting Date: **Monday October 14, 2025**
Meeting Time: **5:30 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Brianna Group (Alternate), Robert Atwood (Secretary) Russ Warnock

Absent (Excused): Steve Fellows (Vice Chair), Abigail Lyon, Kristen Murphy

Absent (Unexcused): Brendan Mulhall (Alternate)

STAFF PRESENT: Makayla Edgecomb (Conservation Planner)

OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:38 PM.

2. CITIZEN'S FORUM

3. APPROVAL OF THE PRIOR MEETING MINUTES – September 8, 2025

R. Atwood moved to approve the minutes of September 8, 2025. B. Group seconded. Vote: 3 in favor with 1 abstaining.

4. OLD BUSINESS

5. NEW BUSINESS

- A.** City of Dover Conditional Use Permit Application for Rossignol Family Revocable Trust of 2016. Assessor's Map 7, Lot 6, zoned R-20, located at 13 ½ Boston Harbor Road. Proposal is to raise the existing home which would result in 869 square feet of temporary impacts within the Conservation District and 75 square feet of permanent impacts for the construction of stairs and a covered porch to access the proposed raised structure. (COND-2025-0022)

Sam Hayden, Hayden Ward represented the item. He noted the applicant was before them last month requesting an expediated NH DES wetlands application. They are here now to request the CUP. He explained the existing conditions on site and the proposal to raise the structure, add the foundation and lower the house onto it. There is a slight change to the footprint mostly due to the reconfiguration of the entrance stairs due to the added height and the decks.

The intent of the project is to get the first floor out of the flood zone.

Mr. Hayden addressed questions from the Commission members.

R. Warnock made a motion to endorse the proposal as presented. R. Atwood seconded. Vote: 4-0

6. REPORT FROM THE CHAIR

- A.** Review of Correspondence Received from NH Department of Environmental Services

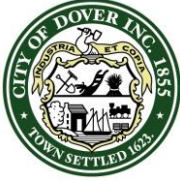
M. Edgecomb noted receipt of a request for more information for 141 Sixth St for an Alteration of Terrain permit. The applicant will have to address the issue.

7. OTHER BUSINESS

- A.** Technical Review Committee Designee and Alternate

M. Edgecomb offered that a member of the Commission can take on this role and review plans prior to the TRC meetings and provide comments that staff can present at the meetings to the applicants.

The members noted their appreciation for receiving the minutes from these meetings. As several members were not present, this can be addressed again at another meeting and in the future. If someone wants this role, let staff know.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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B. Conservation Commission Memos

M. Edgecomb noted Planning Board receives staff memos regarding each application being heard by the board at the meeting. She showed an example and asked if the Commission would like to receive similar staff memos prior to Conservation Commission meetings. Staff memos for Conservation Commission meetings would not include staff recommendations.

There was some trepidation about causing more work for staff, but agreement to give it a try.

C. Update from Forest Management Subcommittee

None

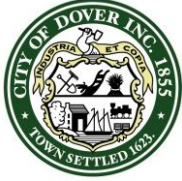
M. Edgecomb noted there was an ash tree scavenger hunt at Apple Harvest Day She put the additional forms downstairs so people can participate.

Discussion about how many people have used the QR codes downtown. Staff can find out.

R. Warnock gave a presentation on trees that he has mapped and the reason a plan is needed for tree planting. The committee members discussed how to best use the data he provided.

8. ADJOURNMENT

R. Atwood moved to adjourn at 6:37pm. B. Group seconded. Vote: All in favor



CITY OF DOVER

CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2025-0024

Application Type: Conditional Use Permit
Applicant(s): Raghbir Singh
Owner(s): Raghbir Singh
Location: 4 and 8 Zeland Drive (Assessor's Map H, Lot's 14D-1, 14D-2)
Meeting Date: November 10, 2025

INTENT: Proposal is for a Conditional Use Permit (CUP) to demolish and rebuild two homes creating temporary and permanent impacts within the Conservation District.

AGENDA ITEM #: 5-B

FILE: COND-2025-0024

LOTS/UNITS PROPOSED: Two single-family homes (replacing two single-family homes)

ACREAGE:

4 Zeland Dr.: 0.36± acres

8 Zeland Dr.: 0.91± acres

ZONING DISTRICT: R-20, Conservation District

EXISTING/PROPOSED LAND USE:
Residential

SURROUNDING LAND USE: Residential, Dover High School and Middle School, Bellamy River

WAIVERS REQUESTED: None.

ZBA ACTION: N/A for proposal.

PERMITS REQUIRED: One City of Dover CUP for proposed impacts to the Conservation District, Amendment to the previously approved NHDES Shoreland Permit

APPLICATION IS COMPLETE: Yes

TECHNICAL REVIEW COMMITTEE:
N/A

ATTACHMENTS: CUP Site Plan, Application Materials.

Summary of Request and Background:

The applicant is proposing to demolish the two existing homes, and reconfiguring the two new building layouts. The proposed reconstructed homes at 4 and 8 Zeland Drive will have direct access from Zeland Drive with pervious pavers used for the driveways and walkways, eliminating the gravel accessways within the Conservation District.

The proposed reconstructed homes are being relocated further from the Bellamy River and removed from the NHDES 50' Shoreland Buffer.

The proposed units are part of a previously approved five-lot TDR subdivision. The two single-family homes under consideration were existing at the time of the original approval, while the three newly approved units have since been constructed.

Consistency with Land Use Regulations – CUP 170.27.C

The Conservation District ordinance §170.27.C provides for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Planning Staff have reviewed the materials submitted by the applicant. The following items are of note. No wetland impacts are proposed for either of the demolitions or rebuilds. The impacts being proposed to the Conservation District for the new single-family homes will be a reduction from the existing homes. Further, all accessways and structures are being removed from the 50' NHDES Shoreland Buffer. The applicant is proposing pervious pavers for the driveways and walkways and a soil erosion and sedimentation control plan has been submitted for review. An amendment to the applicant's previously approved NHDES Shoreland Permit has been submitted for review. The original permit was approved in 2021 as part of the five-lot subdivision for Zealand Drive.



PERMIT SNAPSHOT REPORT COND-2025-0024 FOR CITY OF DOVER, N.H.

Permit Type Conditional Use **Project:** **App Date:** 10/02/2025
Work Class: Environmental **District:** None **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Edgecomb, Makayla **Approval**
Expire Date:

Description: Demo 2 homes on 2 lots that currently sit in the conservation district then re-locate and re-build 2 new homes. House #1 will have a reduction in impervious area of 1,285 sf. House #2 will have a reduction in impervious area of 530 sf.

Parcel: H0014-D00100	Address: 4 Zeland Dr 8 Zeland Dr Dr Main	Zone: R-20(Residential - Low Density)
H0014-D00000 Main	Dover, NH 03820	
	4 Zeland Dr	
	Dover, 03820	
	8 Zeland Dr	
	Dover, 03820	

Plan Preparer Damon Burt 38 garland road Strafford, NH 03884 Home: (603) 969-5574 Business: (603) 969-5574 Mobile: (603) 969-5574	Owner Raghubir Singh Home: (617) 899-3349 Mobile: (617) 899-3349	Plan Preparer McEaney Survey Associates P.O. Box 1166 DOVER, NH 03821 Business: (603) 742-0911	Applicant John Diamond 15 Olive Meadow Lane Dover, NH 03820 Mobile: (603) 969-4071
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Permit Custom Fields

Select Permit Type	Conservation District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	R-20	New Change in Impervious/Paved Area (sq ft)	-1815	Work	Demo 2 homes on 2 lots that currently sit in the conservation district then re-locate and re-build 2 new homes. House #1 will have a reduction in impervious area of 1,285 sf. House #2 will have a reduction in impervious area of 530 sf.

permitstatedef NHDES Shoreland Permit
#: 2021-00587 (in the
process of being
amended)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_John_Diamond_10/2/2025.jpg	10/02/2025 15:45	Singh, Raghubir		Uploaded via CSS
Permit Snapshot Report.pdf	10/02/2025 15:46	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014119	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-2025014119		\$200.00	\$200.00
Grand Total for Permit		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	10/02/2025	10/06/2025		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	10/02/2025	10/30/2025	

PERMIT SNAPSHOT REPORT (COND-2025-0024)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/02/2025 16:23	
Confirm application complete v.1	Generic Action		10/02/2025 16:23
Conditional Use Review v.1	Receive Submittal	10/02/2025 0:00	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	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		

PROJECT NARRATIVE

Zealand Drive, Dover, NH

Our plan is to tear down 2 existing home down that sit in the Conservation District, then re-locate and build 2 new home on their prospective lots.

- A) **Practicable Alternatives:** The new homes will be brought up to frontage setbacks, that will put new homes as far away from the river as possible. There are no practicable alternatives that would have a less adverse impact on the area.
- B) **Avoidance:** The new homes will have permeable pavers driveways and walkways. There will be no pavement on either home site.
- C) **Minimization:** The new homes will be built as far away from the Bellamy River as possible, they will impact the Conservation District far less than the current homes on these lots do now
- D) **Mitigation:** See Sedimentation and Erosion Control Plan
- E) A NHDES Shoreland permit (NHDES2021-00587) has been approved for the 5-lot subdivision on Zealand Drive however, an amendment request has been submitted to the department for the reconstruction of house #1 and #2 as described above. The 3 other houses have been constructed.
- F) No wetlands are impacted.

House #1; Tax Map H/Lot 14D-1(Lot 1)- Our new house plan will be less square footage disturbed in the Conservation District than is currently there. We are using “pervious pavers” for the driveway. We have positioned the home so that it is as close to the frontage boundary as possible (as close to Zealand Drive as practically possible).

No wetland impacts are proposed for the reconstruction of House #1.

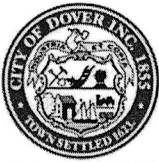
House #2; Tax Map H/Lot 14D(Lot 2)- This home is currently 100% in the conservation district and into the DES 50ft setback. The new home will be rebuilt up at the frontage boundary (as far away from the river as possible). This new home will only be partially in the Conservation District. The disturbed area will be far less than is currently being disturbed.

No wetland impacts are proposed for the reconstruction of House #2.

Total impact within the Dover Conservation District is proposed to be less than what currently exists. No compensatory mitigation is required nor proposed as part of this project.

- 1) The property at 8 Zealand Drive known as house #2 for the purpose of the Conservation District meeting currently impacts the conservation district with 1,594sf of building, porch, and deck, the driveway would be another 880sf. The total impact is 2,474sf
- 2) The new build will impact the district with 1,315sf of building, porch, and deck, the driveway is not in the district. The total impact will be 1,315sf

- 1) The Property at 4 Zeland Drive know as house #1 currently impacts the 1,584sf building, porch, and stairway, the drive would be another 940sf. The total impact will be 2,488sf.
- 2) The new build will impact the district with 2,244sf. The driveway is not in the district. The total impact will be 2,244sf



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only Project #: _____ Date Received: _____
Amount Paid: _____ Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Raghubir Singh Telephone # _____

Address of Applicant: 15 OLIVE MEADOW LANE DOVER, NH. 03820

E-Mail Address: raghubir.tamber@yahoo.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 14D-1 and 14D-2

Address of Property: 4 AND 8 ZELAND DR DOVER, NH. 03820

Zoning District(s) R-20 Overlay District(s) _____

Existing Use of Property: RESIDENTIAL

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|---|---|--|
| ☒ Conservation District | ☐ RCM Use Overlay District | ☐ Gateway District |
| ☐ Groundwater Protection | ☐ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☐ Wetland Protection District | ☐ Central Business District | ☐ Heritage Residential District |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

Demo 2 homes in the conservation district. - then,
RE-Build 2 homes - house #1 stays in the district -
house #2 will move much further from the river
taking it from completely in the conservation district
to approximately 50% out of the district.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

NHDES Shoreline Permit # 2021-00587 (in the process of being FRAGGLE ROCK ENVIRONMENTAL - AMENDED)

Name of Professional That Prepared Plans: BASE PLAN - McERNANEY SURVEY
FRAGGLE ROCK 603-969-5574
Address McERNANEY - 181 Watson Rd, Dover Telephone #: 603-742-0911
Professional License #: 661 E-mail address: FRAGMENTAL@gmail.com
SHAIGHT@CIVILWORKS.COM

SIGNATURES

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

Signature of Property Owner: Raphel Smith Date: 10-2-2025

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

Signature of Agent: John J. Diann Date: 10-2-2025

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Raphel Smith Date: 10-2-2025



CITY OF DOVER, NEW HAMPSHIRE

PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: Raghbir Singh

Signature(s) of Property Owner(s): _____ Date: 2025-10-02

Signature of Applicant: _____ Date: 2025-10-02
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: Raghbir Singh

Signature(s) of Property Owner(s): _____ Date: 2025-10-02

Signature of Applicant: _____ Date: 2025-10-02
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

☐ Permanent Sign
☐ Temporary Sign
☐ Community Sign



City of Dover, New Hampshire Permit

Permit # BLDM-2025-0267

Parcel #: H0014-D00100
Parcel Address: 4 ZELAND DR, Dover, NH
Owner: Raghbir Singh
Applicant: John Diamond

Permit Class: **Building - Minor - Alteration / Addition**
Detail: Demo entire building - permit is solely to Raze the structure- addition work will require additional permits
Issue Date: July 16, 2025
Terms of Expiration: January 15, 2026



Issued By: *Jim Maxfield*
Building Official

Applicant agrees to follow details of approved application and sketch, along with all conditions. Applicant agrees all appropriate professional and business licensing in place and all applicable City, State and Federal laws are followed.

All permits require visible posting.



City of Dover, New Hampshire Permit

Permit # BLDM-2025-0268

Parcel #: H0014-D00000
Parcel Address: 8 ZELAND DR, Dover, NH
Owner: Raghbir Singh
Applicant: John Diamond

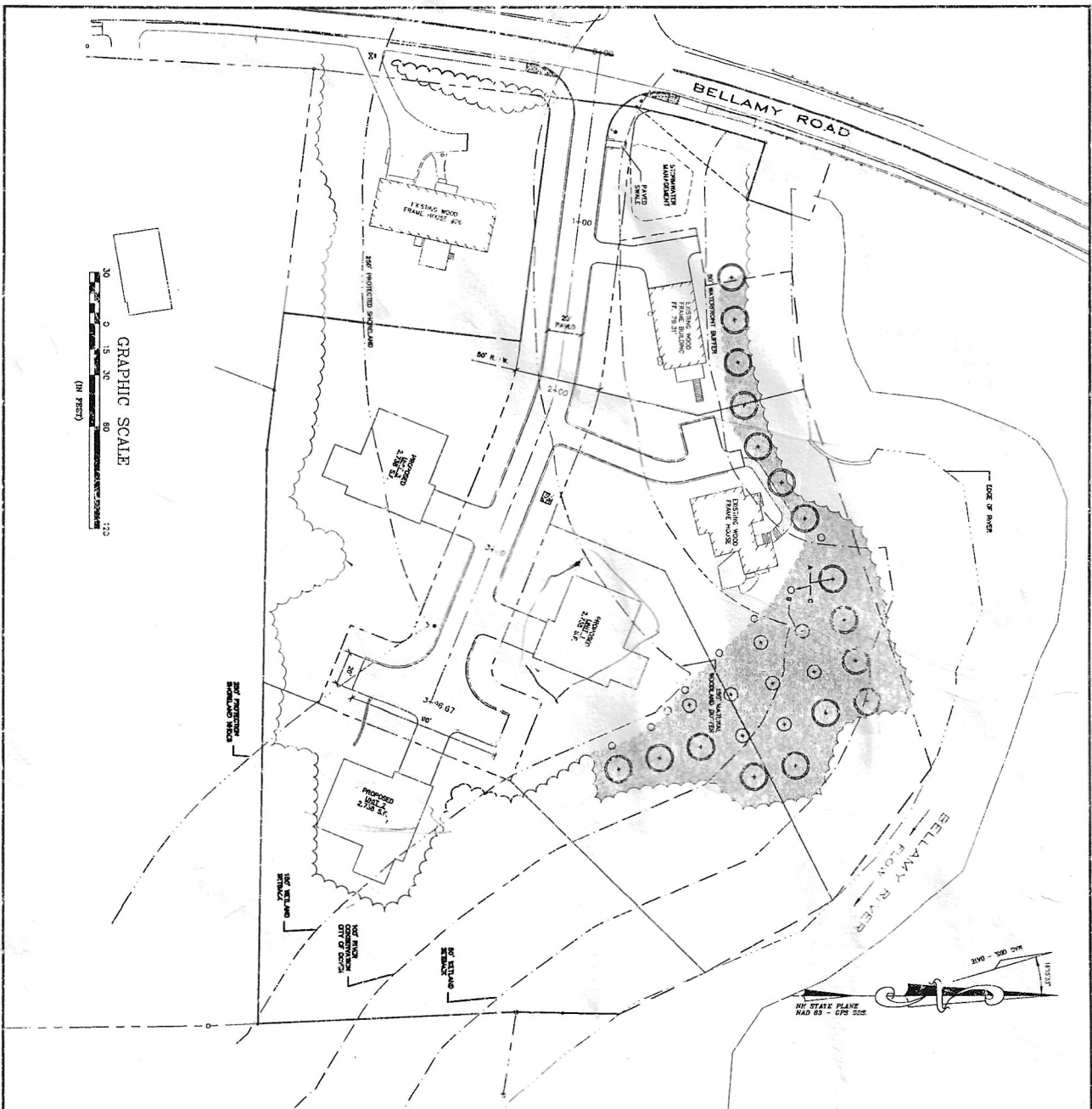
Permit Class: **Building - Minor - Alteration / Addition**
Detail: Demo existing building - permit is solely to Raze the structure-
addition work will require additional permits
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Terms of Expiration: January 15, 2026



Issued By: *Jim Maxfield*
Building Official

Applicant agrees to follow details of approved application and sketch, along with all conditions. Applicant agrees all appropriate professional and business licensing in place and all applicable City, State and Federal laws are followed.

All permits require visible posting.



- REVEGETATION SCHEDULE**
- A (17) 5-6' HIGH PINUS STROBUS
 - B (18) 10-12' HIGH PINUS STROBUS
 - C (40) 10' COMPTONIA PERENGINA

LEGEND

- S.F. SQUARE FEET
- A.S. ADE OF LESS
- EOM. EXISTING SPOT GRADE
- 84.00 EXISTING GRADE
- EXISTING TIELINE
- EDGE OF PAVED
- PROPOSED SALICIX
- PROPOSED BUILDING
- PROPOSED TIELINE
- PROPOSED RE-VEGETATED AREA

PLAN OF AREAS
 1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 400' OF BELLAMY ROAD, BELLAMY, NEW HAMPSHIRE, AND OUTLINES FOR A 5 UNIT SHED FAMILY DETACHED COMPOUND.

NOTES: SHORELAND PERMIT APPLICATION: NHSES2021-00027 APPROVED MARCH 19, 2021

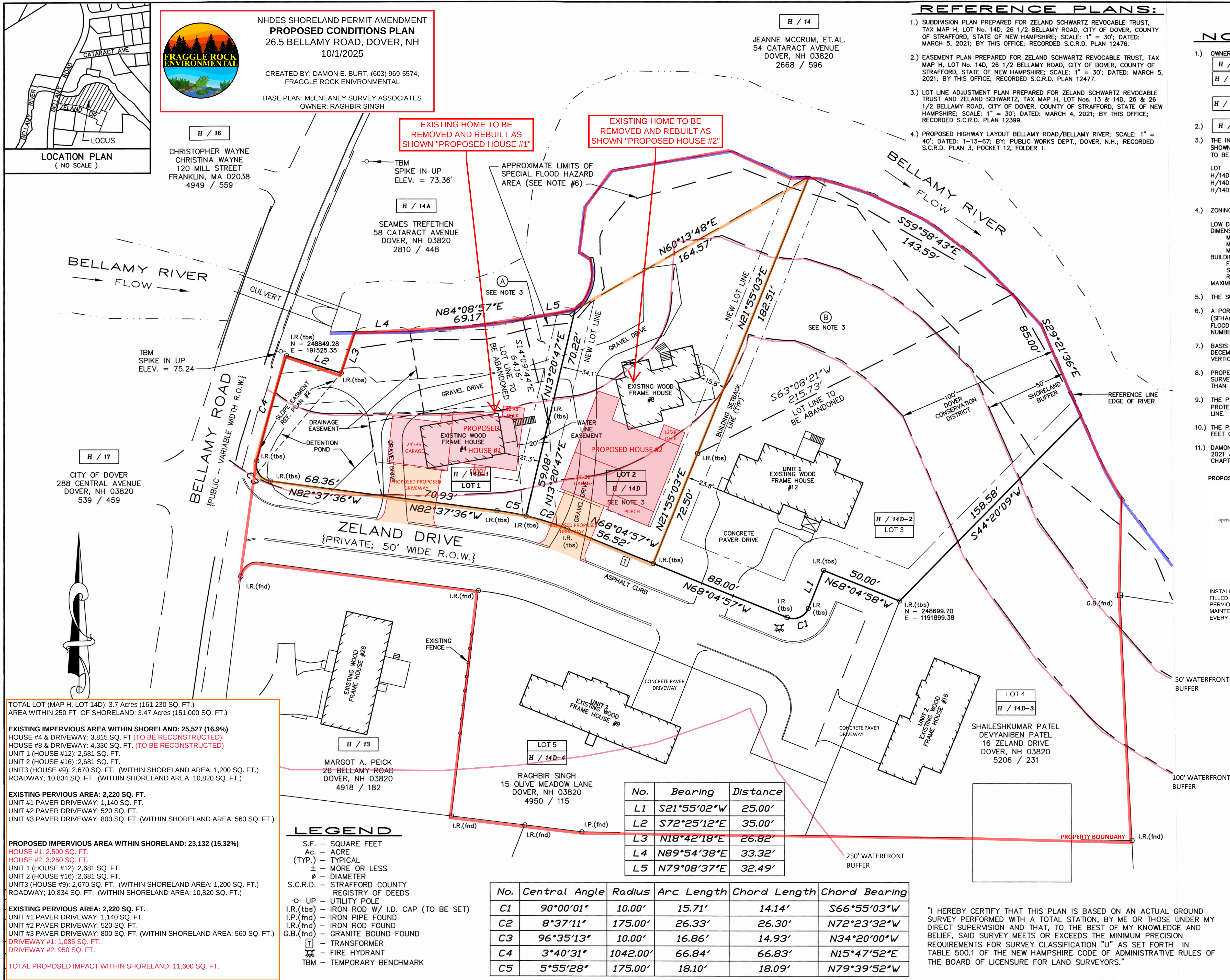
- GENERAL NOTES**
1. ALL CONSTRUCTION AND APPLICATIONS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE, NEW HAMPSHIRE, 1970-21-21.
 2. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 3. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 4. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 5. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 6. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 7. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 8. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 9. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 10. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 11. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 12. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).
 13. ZONING DISTRICT IS R-20, TOWN OVERLAY DISTRICT (170-21-21).

NHDES SHORELAND/RE-VEGETATION PLAN		DATE: 2-3-21		NOT FOR CONSTRUCTION FOR PERMIT USE ONLY	
SCALE: 1"=50'		DRAWN BY: JRG		CIVILWORKS NEW ENGLAND	
DESIGN BY: JRG		APPROVED BY: JRG		181 Watson Road, PO Box 1188	
PROJECT NO: 202002		FILE NO: 202002		Dover, New Hampshire 03821	
NO		REVISION		601.749.0443	
APP'D		DATE			

SCHWARTZ SUBDIVISION
 26 1/2 BELLAMY ROAD
 DOVER, NH 03820

ZELAND SCHWARTZ REVOCABLE TRUST
 14 HUCKINS ROAD
 MADBURY, NH 03825

5-1



LOT LINE ADJUSTMENT PLAN
PREPARED FOR
RAGHBIR SINGH
TAX MAP H, LOT Nos. 14D-1, 14D & 14D-2
4, 8 & 12 ZELAND DRIVE
CITY OF DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. LOTA-2025-0005

DRAWN BY: KJP **FILE:** P:\35048\35048_LLADJ.dwg
SCALE: 1" = 30' **DATE:** MAY 2, 2025

McNeaney Survey Associates
of NEW ENGLAND
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



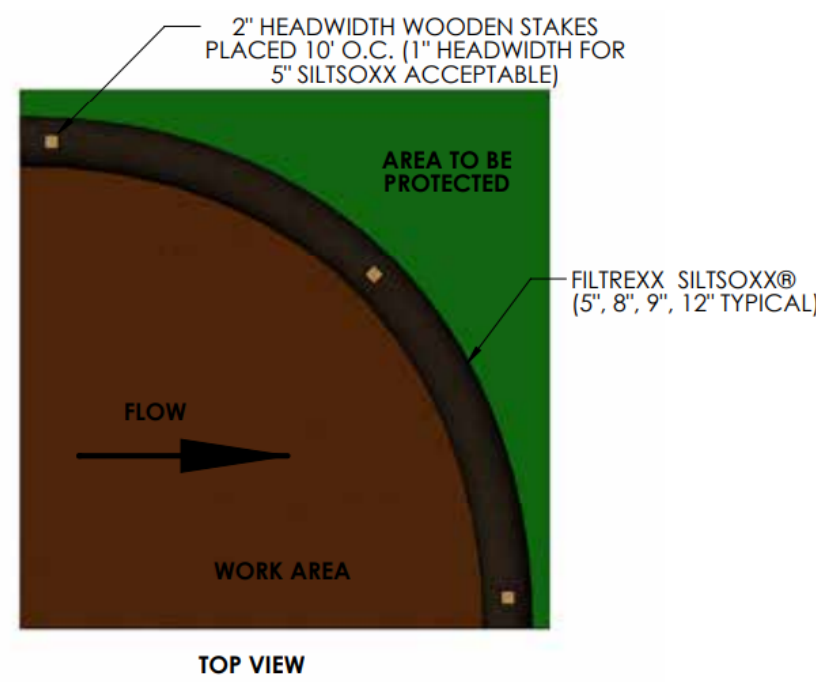
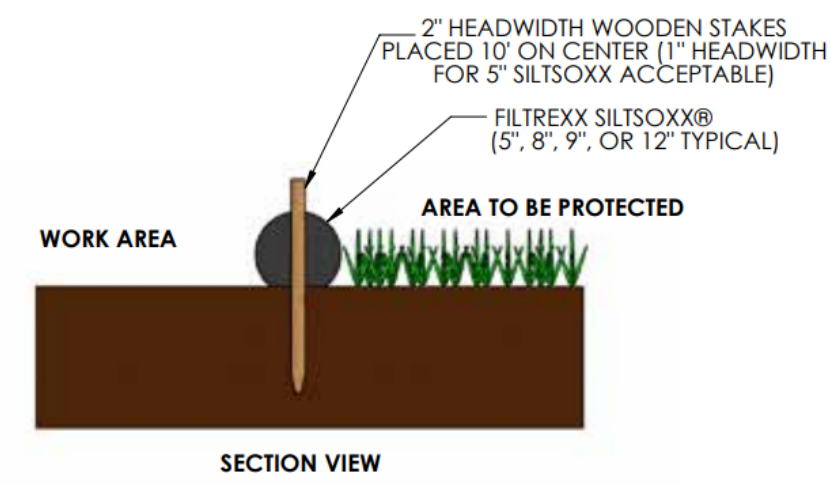
NHDES SHORELAND PERMIT AMENDMENT
SEDIMENTATION & EROSION CONTROL
DETAIL PLAN
26.5 BELLAMY ROAD, DOVER, NH
10/3/2025

CREATED BY: DAMON E. BURT, (603) 969-5574,
FRAGGLE ROCK ENVIRONMENTAL

BASE PLAN: McENEANEY SURVEY ASSOCIATES
OWNER: RAGHBIR SINGH

EROSION CONTROL LOGS (SILTSOXX OR EQUIVALENT)

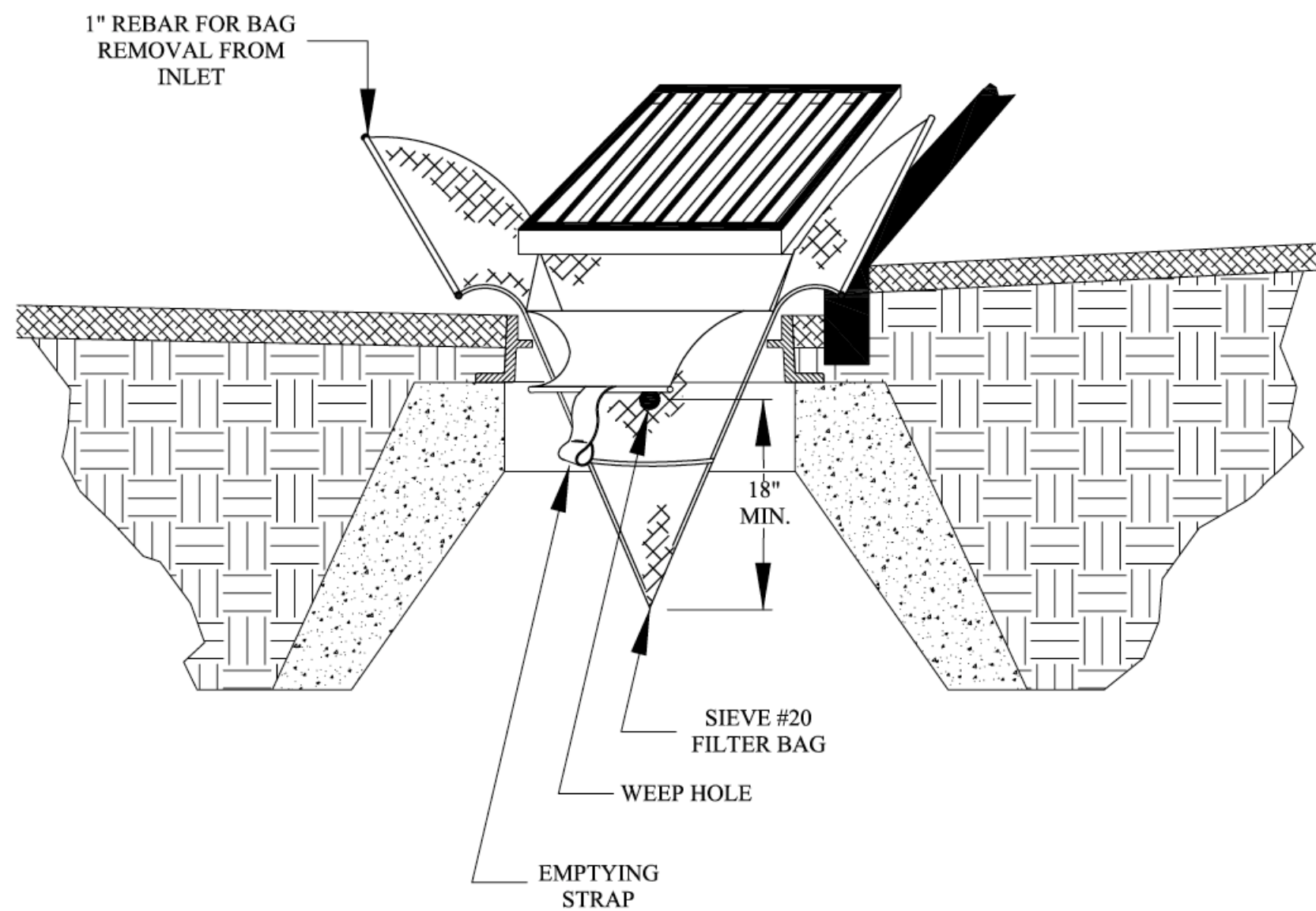
FILTREXX SILTSOXX®



TWO ROWS OF EROSION CONTROL IS REQUIRED WITHIN 50 FEET OF WETLANDS/WATERCOURSES.

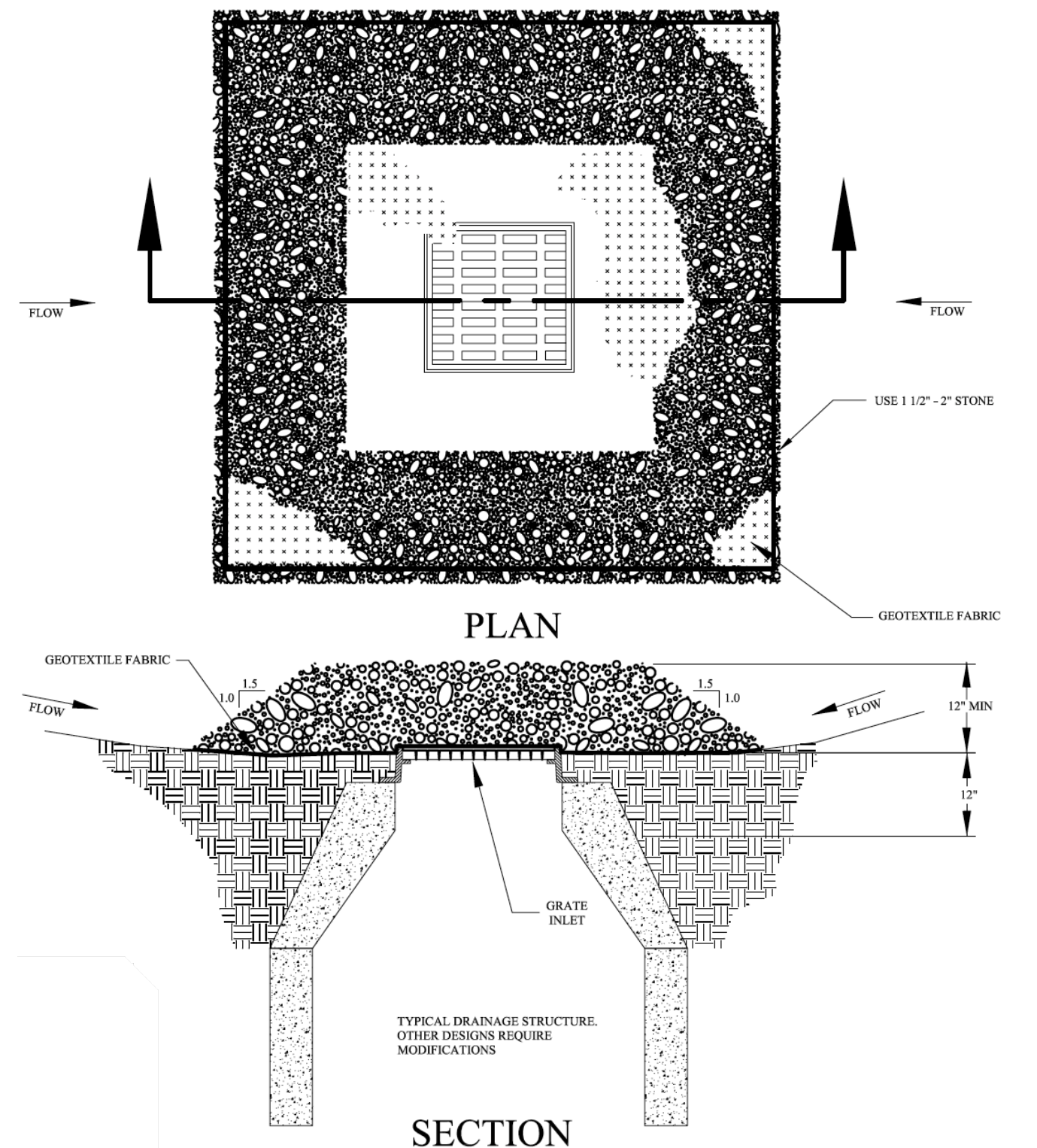
1. SILTSOXX (OR EQUIVALENT) TO BE INSTALLED DOWNSLOPE OF ANY DISTURBED AREA TO PREVENT SEDIMENT FROM ENTERING WETLANDS/WATERCOURSES ADJACENT TO PROJECT AREAS.
2. SILTSOXX (OR EQUIVALENT) WILL BE PLACED IN LOCATIONS NOTED ON THE PLAN AND INSTALLED IN A MANNER AS DIRECTED BY THE ENGINEER/STORMWATER INSPECTOR OR THE MANUFACTURER (SEE ABOVE).
3. SILTSOXX (OR EQUIVALENT) CAN BE USED IN ENVIRONMENTALLY SENSITIVE AREAS. ESPECIALLY IN AREAS WHERE WILDLIFE MAY BE IMPEDED BY THE USE OF FENCES OR IF TRENCHING MAY DAMAGE ROOTS.
4. SILTSOXX (OR EQUIVALENT) ARE EFFECTIVE WHEN INSTALLED PERPENDICULAR TO SHEET FLOW OR LOT CONCENTRATED FLOW, AND IN AREAS WHERE SILT FENCE IS NORMALLY CONSIDERED APPROPRIATE.
5. STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE CONTROL. IN THE EVENT THAT STAKING IS NOT POSSIBLE, SAND BAGS (OR EQUIVALENT) MAY BE USED TO STABILIZE SILTSOXX (OR EQUIVALENT), ON IMPERVIOUS SURFACES CONCRETE BLOCKS (OR EQUIVALENT) CAN BE PLACED BEHIND THE CONTROL TO HELP STABILIZE.
6. CAN BE APPLIED TO AREAS OF HIGH SHEET RUNOFF AND EROSION, ON SLOPES UP TO A 1:1 GRADE (SHOULD BE USED IN CONJUNCTION WITH SLOPE STABILIZATION/EROSION CONTROL TECHNOLOGY ON SLOPES > 4:1)
7. THE CONTRACTOR SHALL MAINTAIN THE CONTROL THROUGHOUT THE DURATION OF DISTURBANCE, AND WILL INSPECT THAT THE CONTROL IS IN A FUNCTIONING CONDITION REGULARLY.

GRATE INLET PROTECTION (SEDIMENT FILTER BAG)

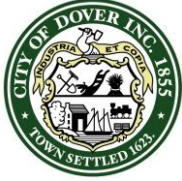


1. CONTROL MEASURE FILTERS SEDIMENT CONTENT OF STORMWATER RUNOFF ENTERING STORM DRAIN SYSTEMS.
2. WOVEN GEOTEXTILE SEDIMENT BAG HELD IN PLACE BY CATCH BASIN GRATE.
3. CEN BE USED IN PLACES NEAR CURBING AND PAVED AREAS.
4. EMPTYING STRAPS AND REMOVAL FLAP POCKETS COVERED WITH BACKFILL. USE LIFTING LOOPS TO LIFT SEDIMENT FILTER FROM CATCH BASIN. REMOVE WHEN NYLON RESTRAINT CORD IS NO LONGER VISIBLE.
5. EMPTY SEDIMENT FILTER BAG BY REMOVING GRATE AND FILTER BAG. PLACE CONTENTS IN DISPOSAL AREA, TURN INSIDE OUT, CLEAN, AND RINSE. RETURN TO ORIGINAL SHAPE AND REUSE. DO NOT STORE SEDIMENT FILTER BAG IN DIRECT SUNLIGHT.
6. INSPECT SEDIMENT FILTER BAG WEEKLY AND FOLLOWING RAIN EVENTS.
7. SEDIMENT DISPOSAL SHALL BE IN UPLAND AREA WITH LOW EROSION POTENTIAL AWAY FROM ENVIRONMENTALLY SENSITIVE AREAS AND WATERWAYS.

GRATE INLET PROTECTION (STONE WITH GEOTEXTILE FABRIC)



1. CONTROL MEASURE ALLOWS WATER TO POND AND DRAIN PERMITTING SEDIMENTS TO SETTLE OUT OF RUNOFF WATER DURING CONSTRUCTION ACTIVITIES.
2. DEPTH OF STONE A MINIMUM OF 12 INCHES. WATER SHOULD NOT BE ALLOWED TO FLOW OVER STONE.
3. INSTALL STONE BARRIER IN SUMP CONDITION ONLY. SUMP CONDITION OCCURS IN LOW AREA THAT RECEIVES RUNOFF SURROUNDING LANDS.
4. DO NOT ALLOW DAMAGE TO OCCUR TO PAVEMENT DUE TO PONDING, I.E. SEEPAGE ONTO, ASPHALT, FREEZE/THAW CYCLES.
5. REPLACE OR RAKE STONE AS NECESSARY.



CITY OF DOVER

CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2025-0027

Application Type: Conditional Use Permit
Applicant(s): William and Lori Goldenthal
Owner(s): William and Lori Goldenthal
Location: Saddle Trail Drive (Assessor's Map N, Lot 8-1-8)
Meeting Date: November 10, 2025

INTENT: Proposal is for a Conditional Use Permit (CUP) to construct a new home with an attached garage, septic system, retaining walls, and patios creating impacts within the Conservation District.

AGENDA ITEM #: 5-C

FILE: COND-2025-0027

LOTS/UNITS PROPOSED: Single-family home

ACREAGE: 5.10± Acres

ZONING DISTRICT: R-40, Conservation District

EXISTING: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Cochecho River

WAIVERS REQUESTED: None.

ZBA ACTION: N/A for proposal.

PERMITS REQUIRED: City of Dover CUP for proposed impacts to the Conservation District, NHDES Shoreland Permit for impacts within the 250' Protected Shoreland

APPLICATION IS COMPLETE: Yes

TECHNICAL REVIEW COMMITTEE: N/A

ATTACHMENTS: CUP Site Plan, Application Materials.

Summary of Request and Background:

The applicant is proposing to construct a new single-family home on a currently vacant lot on Saddle Trail Drive (Tax Map N, Lot 8-1-8).

The project includes the construction of a residence with an attached garage, driveway, septic system, retaining walls, and patios. The proposal would create approximately 10,997 square feet of disturbance within the City's Conservation District due to impacts in areas exceeding 2,000 square feet of contiguous slope greater than 20%.

The proposal does not require Site Review or review by the Technical Review Committee.

Consistency with Land Use Regulations – CUP 170.27.C

The Conservation District ordinance §170.27.C provides for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal approvals have been applied for, and a written review by the Conservation Commission has been sought.

Planning Staff have reviewed the materials submitted by the applicant. The following items are of note. The subject property is currently vacant, and the applicant is proposing to locate a single-family home, garage, patio, and accessway outside of the 100-foot reference line from the Cochecho River, the City of Dover Conservation District boundary, and the NHDES Tidal Buffer Zone. However, in selecting a location outside of these areas, the project will result in over 2,000 square feet of contiguous disturbance on slopes exceeding 20%, which is another criterion for identifying Conservation District areas within the city. The project being located in these areas of steep slopes has been proposed as the alternative to being proposed closer to the river and impacting surface water and directly impacting wetlands and buffers. A soil erosion and sedimentation control plan has been submitted for review which includes proposed temporary controls for construction. The applicant has also submitted an NHDES Shoreland Permit application for review of the project's proposed impacts within the 250' Protected Shoreland Zone.



PERMIT SNAPSHOT REPORT COND-2025-0027 FOR CITY OF DOVER, N.H.

Permit Type Conditional Use **Project:** **App Date:** 10/22/2025
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: Construction of a residence on areas within the conservation district overlay, <20% slopes.

Parcel: N0008-001008	Main	Address: Saddle Trail Dr Dover, NH	Main	Zone: R-40(Residential - Rural)
-----------------------------	------	--	------	--

Applicant Sam Hayden 571 West Road Unit #3 Unit #3 Portsmouth, NH 03801 Business: (207) 770-6438	Plan Preparer John Chagnon 200 Griffin Road Unit 14 Unit 14 Portsmouth, NH 03801 Business: (603) 766-2988	Owner William D Goldenthal Home: (781) 439-5172 Mobile: (781) 439-5172
--	--	---

Permit Custom Fields

Select Permit Type	Conservation District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	R-40	New Change in Impervious/Paved Area (sq ft)	10402	Work	Construction of a new residence on slopes <20%. Construction impacts for driveway, parking, home, garage, associated patios, and on-site septic disposal field. Permanent impacts for construction and grading are 25,858 sq. ft. temporary impacts 2,874 sq. ft. No impacts to wetlands or buffers proposed. See Sheet C106. Sheet 108 shows areas with <20% slope.

permitstatefed NHDES Shoreland Permit, submitted 10/15. Processing.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Sam_Hayden_10/22/2025.jpg	10/22/2025 16:49	Hayden, Sam		Uploaded via CSS
Permit Snapshot Report.pdf	10/22/2025 16:50	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014345	Planning Impervious Paved Area Fee	\$728.14	\$0.00
	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-2025014345		\$928.14	\$0.00
Grand Total for Permit		\$928.14	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	10/23/2025	11/07/2025		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	10/23/2025	11/20/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
October 23, 2025	City of Dover		

PERMIT SNAPSHOT REPORT (COND-2025-0027)

Review v.1

10/23/2025 0:00

Confirm application complete v.1

Generic Action

10/23/2025 11:06

Conditional Use Review v.1

Receive Submittal

10/23/2025 11:06

Planning Board v.1

Planning Board Agenda v.1

Task

Invoice for Notices v.1

Task

Send Notices v.1

Task

Planner Creates Staff Recommendations v.1

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 Treneo v.1

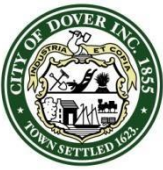
Generic Action

Internal Notification of Plan Completion v.1

Generic Action

Recording v.1

Task



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: William and Lori Goldenthal Telephone # 781 439 5172

Address of Applicant: 46 Wall Street, Wellesley, MA 02481

E-Mail Address: wdgoldenthal@gmail.com

Name of Property Owner (if different from applicant): N/A Telephone # N/A

Address of Property Owner: N/A

PROPERTY INFORMATION

Assessor's Map # N Lot(s) # 8-1-8

Address of Property: No property address assigned, off of Saddle Trail Drive (See tax map)

Zoning District(s) R-40 Overlay District(s) Conservation

Existing Use of Property: Unimproved, forested.

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|---|---|--|
| ☒ Conservation District | ☐ RCM Use Overlay District | ☐ Gateway District |
| ☐ Groundwater Protection | ☐ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☐ Wetland Protection District | ☐ Central Business District | ☐ Heritage Residential District |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

The project proposes the construction of a residence on the property including driveway, utilities, attached garage, septic system, retaining walls and patios. Disturbance is proposed in the Conservation District due to areas greater than 2,000 square feet with greater than 20% slope.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: New Hampshire DES Shoreland Permit, submitted 10/15/2025

Name of Professional That Prepared Plans: John Chagnon, LLS Haley Ward

Address 200 Griffin Road, Unit #3, Portsmouth, NH 03801 Telephone #: 207 770 6438

Professional License #: 738 E-mail address: jchagnon@haleyward.com

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 10/22/25

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 10/22/25

CITY OF DOVER CONDITIONAL USE 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
N	8-1-8	William Goldenthal	46 Wall Street, Wellesley Massachusetts 02481

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
William Goldenthal	N/A	46 Wall Street, Wellesley Massachusetts 02481

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
John Chagnon	Haley Ward	200 Griffin Road, Unit #3, Portsmouth, NH 03801
Phillip Yetman	Haley Ward	200 Griffin Road, Unit #3, Portsmouth, NH 03801
Sam Hayden	Haley Ward	200 Griffin Road, Unit #3, Portsmouth, NH 03801

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
N/A			

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft.= \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # 1 per Application = \$ 200
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00= \$ _____
 - ☐ Permit fee \$75.00= \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____

- 2. TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE (A) = \$ 200

AND

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

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - ☐ Certified letters fee # _____ of x \$8.00= \$ _____
- ☐ Certified letters fee: # of abutters _____ X \$8.00= \$ _____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= \$ _____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00= \$ _____

- C. Foster's newspaper public notice fee \$100.00 x # _____ applications = \$ _____**

SUBTOTAL NOTICE FEE (B & C) = \$ _____

TOTAL INVOICE AMOUNT (A, B & C) = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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

October 22, 2025

Gina Cruikshank
Planning Board Chairperson
288 Central Ave
Dover, NH

Re: Conditional Use Permit Application, Tax Map N, Lot 6, 13 ½ Boston Harbor Road, New Hampshire

Dear Ms. Cruikshank:

This letter transmits a City of Dover Conditional Use Permit (CUP) application request to permit the construction of a new residence which will result in 10,997 sq. ft. of impacts to the conservation district for areas totaling more than 2,000 square feet of contiguous area greater than 20% slope. William and Lori Goldenthal (applicants) purchased the lot with the intention of constructing a residence. To ensure compliance with state and local regulations, a civil and natural resources survey was conducted, which identified the Highest Observable Tide Line (HOTL) of the Cocheco River, freshwater wetlands, and areas with greater than 20% slope.

The proposed house designs attempted to minimize impacts to the overlapping protected areas including wetlands, wetland setbacks, tidal buffer zones, and City of Dover conservation district overlay. The extent of the overlay was calculated using the topographic map developed for the property and slope identification tools within the computer aided design (CAD) software utilized by our surveyors (Sheet C108).

Per subsection 170-27.C(2) of the City of Dover Zoning Ordinance, the Planning Board can grant a CUP provided it meets the following criteria.

(a) The applicant shall demonstrate that the proposed use is essential to the productive use of land not in the district and 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, and economic advantage alone shall not be deemed a sufficient reason for such proposed use.

The proposed project converts an undeveloped parcel to a single family residence allowing for private use and enjoyment of the property. The house was sited to minimize impacts to surface waters by staying outside of all state and local setbacks from the



Cocheco River and the freshwater wetland. Additionally, the project has submitted a shoreland permit application to the NH Department of Environmental Protection for impacts within the 250' shoreland zone.

Locating the home on relatively flatter areas closer to the water would be more impacting to surface waters by moving impervious surfaces closer to the resource and directly impacting wetlands or buffers. The Septic system was located to avoid impacts to buffers and steep slopes, while complying with state and local setbacks and sizing requirements.

(b) A soil erosion and sedimentation control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water.

A sedimentation control plan is included on sheet C108 and C501. The entire workspace will be enclosed with temporary erosion and sedimentation controls as shown on sheet C108, exposed soils will be mulched and permanently stabilized with vegetation. The extent of disturbance and steep slopes are shown on Sheet 108. In addition to the erosion and sedimentation controls, the project has approximately 110 feet of low slope (less than 20%) before it reaches the steep (greater than 20%) banks of the Cocheco river. This area contains mature deciduous trees, a developed organic duff layer, and shrubby ground cover capable of slowing and infiltrating surface waters and adding an extra layer of stormwater protection for the Cocheco River.

(c) Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the conditional use permit by the Planning and Community Development Department.

The project has submitted a shoreland permit application to the NH Department of Environmental Protection for impacts within the 250' shoreland zone. The project complies with all the requirements of RSA 483-b including the maintenance of a waterfront buffer and woodland buffer. If this permit has not been issued prior to the planning board meeting, we respectfully request planning board approval conditional on the NHDES Shoreland permit authorization.

(d) A written review by the Conservation Commission of the environmental effects of the proposed use upon the area in question has been submitted. The Commission's review shall address the following, but is not limited to:

The project will be presented to the conservation commission prior to the Planning Board for their review and comment.

We believe that the proposed project complies with the City of Dover Zoning Ordinance and respectfully request a conditional use permit to construct the residence.



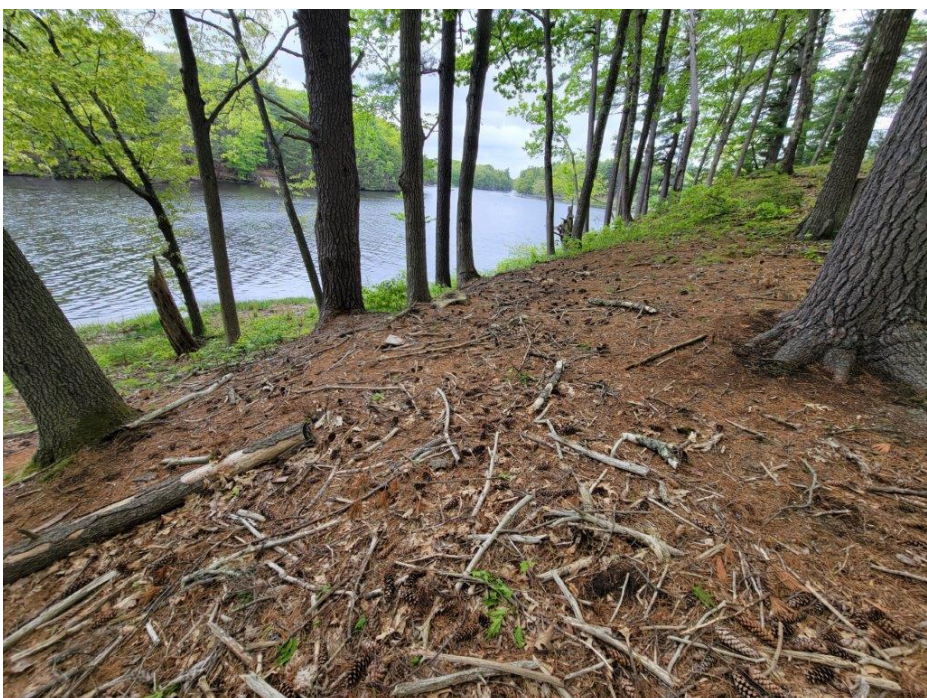
Sincerely,

Sam Hayden, PWS, CWS, LSE
Project Manager



GOLDENTHAL PLOT PHOTOGRAPHS
Lot 8-1-8 OFF SADDLE TRAIL DRIVE

Photo No. 1	
Photo Date: 5/22/2025	
Site Location: Saddle Trail Drive, Dover NH	
Description: Typical view of slope down to shoreline. Existing water access stairs to remain. These areas will not be impacted by the project.	
Photo By: SNH	

Photo No. 2	
Photo Date: 5/22/2025	
Site Location: Saddle Trail Drive, Dover NH	
Description: Typical view of slope down to shoreline. Mature forest with very little understory. These areas will not be impacted by the project.	
Photo By: SNH	



GOLDENTHAL PLOT PHOTOGRAPHS
Lot 8-1-8 OFF SADDLE TRAIL DRIVE

Photo No. 3	
Photo Date: 5/22/2025	
Site Location: Saddle Trail Drive, Dover NH	
Description: View north of building location. Habitat is mature forest with little to no understory.	
Photo By: SNH	

Photo No. 4	
Photo Date: 3/18/2025	
Site Location: Saddle Trail Drive, Dover NH	
Description: View east of septic field and house location. Habitat is mature forest with little to no understory.	
Photo By: SNH	

Project Tax Map



Property Information

Location SADDLE TRAIL DR
Owner GOLDENTHAL LORI FELIX
Land Use 130V
Zoning Code R-40
Property Id N0008-001008



**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.

October 14, 2025

Shoreland Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive / P.O. Box 95
Concord, New Hampshire 03302

Re: Shoreland Application, Goldenthal Residence, Off Saddle Trail Drive, Dover NH.

Dear reviewer,

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Shoreland Permit Application request under RSA 483-B to permit 1,931 sq. ft. of temporary construction impact, and 26,170 sq. ft. of permanent impact within the 250' Protected Shoreland for an expansion of an existing residence (see NHDES Permit Plan-Sheet C2). The project proposes construction of a 2-story residence and associated patios, retaining walls, footpaths, septic system, and landscaping.

The existing project area is a forested slope leading down to the tidal Cocheco River. No work is proposed in the 100' Tidal Buffer Zone or within the Waterfront Buffer. The proposal plan results in 10,685 sq. ft. (6.3% of the 250' shoreland zone) of impervious surface.

Attached to this application you will find a plan set which depicts the existing conditions, jurisdictional areas, abutting parcels, existing structures, proposed work, temporary and permanent impacts, and proposed natural woodland preservation area.

I believe the proposed project meets all of the standards set forth by RSA 483-B, and I respectfully request your review.



Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Haley Ward, Inc.

Sam Hayden, CWS, PWS
Project Manager

SNH/lmb



Shoreland Permit Application
Water Division / Wetlands Bureau
Land Resources Management Program
[Check the status of your application](#)



RSA / Rule: RSA 483-B, Env-Wq 1400

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

This is a permit application to excavate, fill, construct new structures or remove structures within the protected shoreland.

SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07) <i>Please concisely describe your proposed project.</i>			
The project proposes impacts to the 250 Shoreland Zone, A new residence will be built on the property, including a sanitary wastewater disposal field, patios, and attached garage.			
SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)			
Address: Off of Saddle Trail Drive		Town or city: Dover	State: NH
Waterbody name: Cocheco River		ZIP: 03820	
Tax map / block / lot number: N-8-1-8			
SECTION 3 - PROPERTY OWNER AND DEED INFORMATION (Env-Wq 1406.07)			
<i>The legal name of each property owner must be as it appears on the deed of record. If the owner is a trust or a company, write the name of the trust or company as the owner's name.</i>			
Last name, first name, middle initial: Goldenthal, Lori F. and William D			
Mailing address: 46 Wall Street		Town or city: Wellesley	State: MA
Phone: 781.439.5179		ZIP: 02481	
Email, if available: wdgoldenthal@gmail.com			
Registry of deed county, book number, page number:			
SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER), IF DIFFERENT THAN OWNER (Env-Wq 1406.07)			
<i>If the applicant is a trust or a company, write the name of the trust or company as the applicant's name. If the applicant is the owner, please leave blank and check the following box: ☐.</i>			
Last name, first name, middle initial:			
Mailing address:		Town or city:	State:
Phone:		ZIP:	
Email, if available:			
SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)			
Last name, first name, middle initial:			
Address:		Town or city:	State:
Phone:		ZIP:	
Email, if available:			

Section 6 - CRITERIA (Env-Wq 1406.07) Please check at least one of the following boxes.

- ☒ This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.
- ☐ This shoreland permit application includes a proposal to make the structures and/or the property [more nearly conforming](#) in accordance with RSA 483-B:11.
- ☐ This shoreland permit application includes a [request for a waiver](#) of the following minimum standard(s): RSA 483-B:9, V.

SECTION 7 - RELATED PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (Env-Wq 1406.14)

Please indicate if you also require the following permits. If so, confirm the status of your permit application.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain per RSA 485-A:17	☐ Yes ☒ No		☐ Approved ☐ Pending ☐ Denied
Individual Sewerage Disposal per RSA 485-A:29	☒ Yes ☐ No		☐ Approved ☐ Pending ☐ Denied
Subdivision Approval per RSA 485-A:29	☐ Yes ☒ No		☐ Approved ☐ Pending ☐ Denied
Wetlands Permit per RSA 482-A	☐ Yes ☒ No		☐ Approved ☐ Pending ☐ Denied

SECTION 8 - REFERENCE LINE ELEVATION (Env-Wq 1406.07)

Required for projects located within the protected shoreland. The reference line elevations for most lakes, ponds, and artificial impoundments greater than 10 acres in size are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. Please see RSA 483-B:4, XVII for the definition of reference line.

Reference line elevation (feet above sea level): 132 feet above sea level

SECTION 9 - APPLICATION FEE AND SUBMITTAL (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)

A nonrefundable permit application fee of \$200 plus \$0.20 per total square feet of impact for restoration of water quality improvement projects, or \$400 plus \$0.20 per total square feet of impact for all other projects is required at the time the application is submitted. Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than \$3,750.

Please upload, mail or hand deliver this application and all required attachments to the NHDES Wetlands Bureau. Missing information may delay your application and/or result in denial. If filing offline, please make checks payable to the Treasurer, State of New Hampshire.

SECTION 10 - CALCULATE TOTAL IMPACT AREA / PERMIT APPLICATION FEE (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)		
<i>Calculate all areas proposed to be disturbed by regrading, excavating, filling, construction or structure removal. These may include but are not limited to new driveways, new structures, areas disturbed when installing septic systems and foundations, creating temporary access roads to drill a new well and regrading associated with landscaping activities.</i>		
Total proposed area impacted within the protected shoreland (A), in square feet:		
For water quality restoration or improvement projects, multiply (A) by \$0.20 and add \$200.		
[(A) × \$0.20] + \$200 = (permit application fee*) =		
For all other projects, multiply (A) by \$0.20 and add \$400.		
[(A) × \$0.20 + \$400] =		
SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a)) Please initial and sign below.		
Initials:	The information provided is true, complete, and not misleading to my knowledge and belief.	
Initials:	I understand that: - Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation. - I am subject to applicable penalties in RSA 641 for falsification in official matters. - Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals.	
Initials:	I have notified the governing body of the municipality or municipalities in which the property is located by certified mail, in accordance with Env-Wq 1406.13.	
Initials:	I have notified all abutters** of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.	
Initials:	☐ This project is within one-quarter mile of a designated river, and I have provided the Local River Management Advisory Committee (LAC) with a copy of my complete application, including all supporting materials, via certified mail, in accordance with Env-Wq 1406.13. ☐ This project is <i>not</i> within one-quarter mile of a designated river.	
Initials:	For any project proposing that the impervious area be at least 15% but not more than 20% within the protected shoreland, I certify that the impervious area is not more than 20%. ☐ N/A	
SECTION 12 - REQUIRED SIGNATURES (Env-Wq 1406.08)		
Both the property owner and applicant must sign.		
Signature (owner):	Print name legibly:	Date:
Signature (applicant, if different from owner):	Print name legibly:	Date:

*Projects solely funded by municipal, county, state, or federal entities shall incur a permit application fee no greater than \$3,750.

**"Abutter" means any person who owns property immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include properties separated by a public road or located more than ¼ mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the ¼ mile limitation.

SHORELAND PERMIT APPLICATION WORKSHEET

Please include this worksheet with your permit application. Include a separate worksheet for each individual lot of record where impacts are proposed. "Pre-construction impervious surface area"¹ means all human-made impervious surfaces² currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "Post-construction impervious area" means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers must be in square feet.

CALCULATING IMPERVIOUS AREA

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREAS, IN SQUARE FEET	POST-CONSTRUCTION IMPERVIOUS AREAS, IN SQUARE FEET
PRIMARY STRUCTURE(S) House and all attached decks and porches.			
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures may include driveways, walkways, patios and sheds.			
TOTAL:		(A)	(B)
Area of the lot located within 250 feet of reference line, in square feet:			(C)
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (A) by (C) x 100]</i>			(D) %
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: <i>[divide (B) by (C) x 100]</i>			(E) %

¹ "Impervious surface area" as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the total footprint of each impervious surface that is located within the protected shoreland.

² "Impervious surface" as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples may include roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

STORMWATER MANAGEMENT REQUIREMENTS

IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g))	
☐	A net decrease or no net increase in impervious area is proposed (If [E] is less than or equal to [D]).
☐	The percentage of post-construction impervious area (E) is less than or equal to 20%. This project does not require a stormwater management plan and does not require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
☐	A net increase in impervious area is proposed, and the percentage of post-construction impervious area (E) is greater than 20%, but less than 30%. This project <i>requires</i> a stormwater management but <i>does not</i> require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
☐	A net increase in impervious area is proposed, and the percentage of post-construction impervious area (E) is greater than 30%. This project <i>requires</i> a stormwater management plan designed and certified by a professional engineer and <i>requires</i> plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score.

NATURAL WOODLAND AREA REQUIREMENTS

DETERMINE THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot, in square feet, between 50 feet and 150 feet of the reference line, within which the vegetation currently exists as natural woodland ³ (<i>see definition below</i>).	(F)
Total area of the lot, in square feet, between 50 feet and 150 feet from the reference line.	(G)
At least 25% of area (G) must remain in as natural woodland. $[0.25 \times G]$	(H)
Enter the lesser of area (F) and calculation (H) on this line, in square feet. To comply with the <i>natural woodland area requirement</i> , this is the minimum area that must remain as natural woodland between 50-150 feet from the reference line. This area must be represented on all plans, and this area, exclusive of existing lawn, must remain in an unaltered state ⁴ .	(I)
Name of person who prepared this worksheet:	
Name and date of the plan associated with this worksheet:	

³ **"Natural woodland"** means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth (483-B:4, XI).

⁴ **"Unaltered state"** means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health (483-B:4, XXIV-b).

Please keep this checklist for your reference. Do not include it with your application.

SHORELAND PERMIT APPLICATION CHECKLIST

Unless specified, all items listed below are required. Failure to include them may delay a decision on your permit application and may result in denial. For more information, please refer to RSA 483-B, the Shoreland Water Quality Protection Act (SWQPA) and administrative rules Env-Wq 1400 et seq.

Required attachments for all projects (Env-Wt 1406.06, Env-Wq 1406.07; Env-Wq 1406.12; Env-Wq 1406.13).

- ☐ Application fee required by RSA 483-B:5-b, I(b).
- ☐ A copy of the recorded deed of the current property owner.
- ☐ A copy of the U.S. Geological Survey map with the property and project located.
- ☐ Photos of existing site conditions within the protected shoreland, including within 50 feet of all proposed impacts.
- ☐ A copy of the tax map showing the location and lot number of the proposed project.
- ☐ A list of names and mailing addresses, as well as tax map and lot numbers, of all abutters (Env-Wq 1406.12(e)). Public infrastructure projects such as public roads, public utility lines, and associated structures and facilities, including public water access facilities, are not required to notify abutters (RSA-483-B:5-b, IV-a).
- ☐ Certified mail receipts verifying that the governing body of the municipality in which the project will be located, the Local River Management Advisory Committee (LAC), if the project is within $\frac{1}{4}$ mile of a Designated River under RSA 483:15, and all abutters have been notified, as applicable (RSA-483-B:5-b, IV-a).
- ☐ A copy of the DataCheck Tool results for the subject property indicating that the project has been screened for species of concern.
- ☐ If the applicant is not the property owner and is not the authorized agent of the property owner for purposes of the application, documentation supporting the applicant's right to engage in the proposed activity on the property, such as a long-term lease or purchase-and-sale agreement.
- ☐ Plans and additional information, as described below.

Plans (format)

- ☐ Plans shall have a left margin of 2 inches. Remaining margins shall be at least 1 inch (Env-Wq 1406.11(b)).
- ☐ Plans drawn to scale shall be shown using a scale of not more than 20 feet to 1 inch. If a lot cannot be shown on a 1:20 scale, it shall be shown on a larger scale on a separate sheet (Env-Wq 1406.11(c)).
- ☐ Fold oversized plans to 8.5 x 11 inches (Env-Wq 1406.11(d)).

Plans (details)

The following information must be shown on all plans (Env-Wq 1406.09; Env-Wq 1406.10):

- ☐ An overview plan of the property within 250 feet of the reference line that shows the approximate location of all property lines, easements and rights-of-way, clearly labeled.
- ☐ The scale, if any, used on the plan. If the plan is not to scale, show the complete dimensions of all features.
- ☐ A north-pointing arrow, indicating orientation.
- ☐ A legend that clearly indicates all symbols, line types and shadings.
- ☐ The reference line, the primary building line (meaning the 50-foot primary structure setback line), the limits of the woodland buffer and the protected shoreland.

- ☐ All other applicable local and state setbacks.
- ☐ The dimensions and locations of all existing structures, impervious areas, disturbed areas and all other relevant features necessary to clearly define existing conditions.
- ☐ The dimensions and locations of all proposed structures, impervious areas, and all other relevant features necessary to clearly define the proposed project.
- ☐ A delineation of all existing and proposed cleared areas, such as, lawns, fields, paths, gardens, and beaches.
- ☐ The dimensions, locations, and descriptions of all proposed temporary impacts associated with completion of the project.
- ☐ The locations of all areas between 50 feet and 150 feet of the reference line that will remain as *natural woodland* (as determined on *Line (I)* of the shoreland application worksheet).
- ☐ Proposed methods of erosion and siltation controls indicated graphically and labeled, or otherwise annotated as needed for clarity, as specified by Env-Wq 1404.
- ☐ If the topography is to be permanently altered, the existing and proposed topography, including a reference elevation.
- ☐ A plan of any planting(s) proposed in the waterfront buffer, showing the proposed location(s) and scientific names or common names of proposed species.
- ☐ If applicable, the location of an existing or proposed 6-foot-wide foot path to the waterbody or temporary access path, as allowed by RSA 483-B:9, V(a)(2)(D)(viii) and (ix).
- ☐ The date of plan and the preparer's name.

Required additional information

1. Projects within the waterfront buffer (RSA 483-B:9, V(a)(2)(D); Env-Wq 1405.03; Env-Wq 1406.10)

- ☐ A plan delineating each waterfront buffer grid segment that will be impacted by the project.
- ☐ The location and diameter of all trees and saplings, at least up to that which is sufficient to meet the minimum point requirement specified in RSA 483-B:9, V(a)(2)(D) within each grid segment to be impacted.
- ☐ A designation of the trees and/or saplings to be cut during the project, if any, including:
 - ☐ The diameter of all trees and saplings at 4½ feet from the ground.
 - ☐ The names of the existing species, using either scientific names or common names.
- ☐ For any project proposing new or modification to the footprint of accessory structures within the waterfront buffer, provide the shoreland frontage of the lot, which is required to determine compliance with Env-Wq 1405.03.

2. Subdivision projects and projects requiring new septic systems (RSA 483-B:9)

- ☐ Location and description of any on-site or proposed septic system including approval number, if known, to provide evidence of compliance with RSA 483-B:9, V(c).
- ☐ For subdivisions only: shoreland frontage of the lot, to provide evidence of compliance with RSA 483-B:9, V(e) & (f).

3. Projects involving an increase in impervious area (Env-Wq 1404.02; Env-Wq 1406.10; RSA 483-B:9, V(g))

Projects that propose a *net increase* in impervious area may be required to incorporate a stormwater management plan and enhance the waterfront buffer with additional vegetation:

- For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 20%, but less than 30% (**as determined on *Line (E) of the shoreland application worksheet***) within the protected shoreland, as specified in RSA 483-B:9, V(g)(2), please provide:
 - ☐ Plans for a stormwater management system that will infiltrate increased stormwater from development in accordance with Env-Wq 1500.
- For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 30% (*as determined on Line (E) of the shoreland application worksheet*) within the protected shoreland, as specified in RSA 483-B:9, V(g)(1) and (3), please provide:
 - ☐ Plans for a stormwater management system designed and certified by a professional engineer. Such design shall demonstrate that the post-development volume and peak flow rate based on the 10-year, 24-hour storm event, shall not exceed the pre-development volume and peak flow rate for flow off the property within the protected shoreland.
 - ☐ Evidence that each grid segment of the waterfront buffer at least meets the minimum required tree and sapling point score and/ or a planting plan in accordance with PART Env-Wq 1413, with the locations and species of all native plantings proposed to at least bring each deficient grid segment up to the required minimum point score. An explanation of how to score grid segments and a native species planting list is available in the "[Vegetation Management for Water Quality](#)" fact sheet.

4. Pervious technology use (Env-Wq 1406.10)

For any project that proposes the use of pervious surface technologies such as pervious asphalt or porous concrete, or to maintain existing pervious surfaces, please provide:

- ☐ A plan with the dimensions and locations of all proposed pervious surfaces.
- ☐ A cross-section of each type of pervious surface that shows the construction method and details.
- ☐ Specifications indicating how the pervious technologies will be installed and maintained.

5. Nonconforming structures in accordance with RSA 483-B:11 (Env-Wq 1408.05)

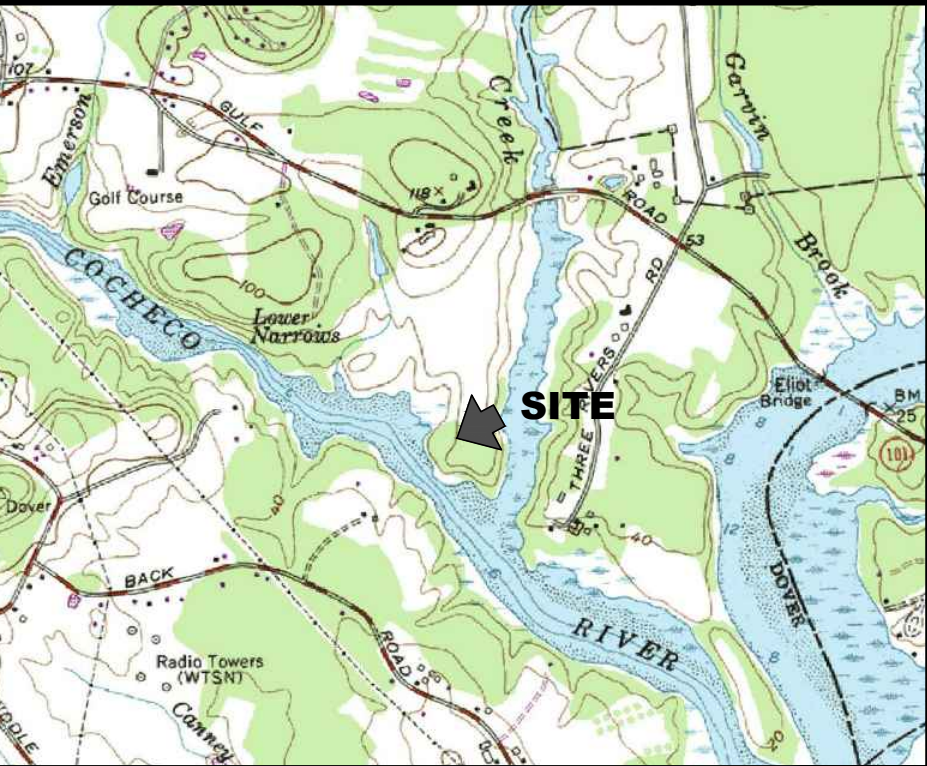
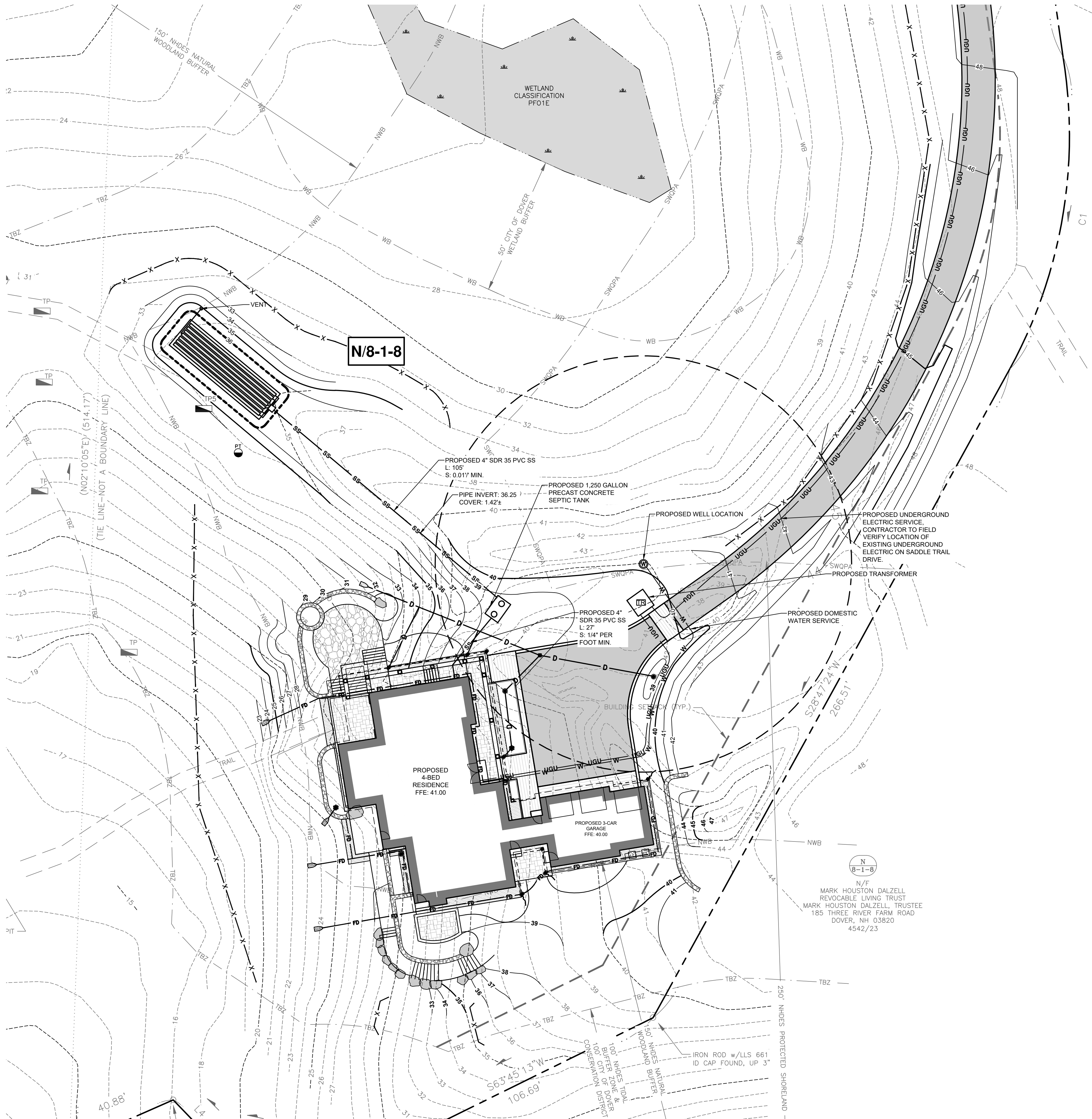
- ☐ For projects that propose expansions of non-conforming primary structures, please provide a completed [More Nearly Conforming Request Form](#) or your own request explaining how the project meets the requirements of RSA 483-B:11 and Env-Wq 1408.05.

6. Waiver from the minimum standards (Env-Wq 1406.10; Env-Wq 1409)

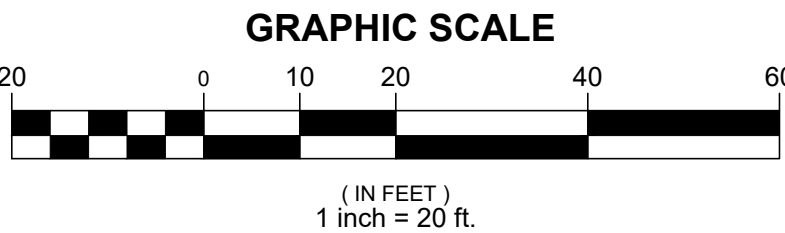
- ☐ For projects that request a waiver from the minimum standards of RSA 483-B:9, please provide a completed [Request Waiver from the Minimum Standards Request Form](#) or your own request explaining how the project meets the requirements of RSA 483-B:9,V(i) and PART Env-Wq 1409.01.

7. Waiver from the rules (Env-Wq 1413)

- ☐ For projects that request a waiver from the Env-Wq 1400 rules, please provide a completed [Request Waiver from the Shoreland Rules Form](#) or your own request explaining how the project meets the requirements of Env-Wq 1413.



- LOCATION MAP:** SCALE: 1"=2000'
- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP N AS LOT 8-1-8.
 - 2) OWNERS OF RECORD:
LORI FELIX GOLDENTHAL
WILLIAM DAVID GOLDENTHAL
46 WALL STREET
WELLESLEY, MA. 02481
S.C.R.D. DEED BOOK 5181 PG. 885
S.C.R.D. PLAN#12272
 - 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0330E. EFFECTIVE DATE SEPTEMBER 30, 2015.
 - 4) EXISTING LOT AREA:
222,491± S.F. (TO MEAN HIGH WATER)
5.1077± ACRES (TO MEAN HIGH WATER)
 - 5) PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT AND IS SUBJECT TO THE CONSERVATION & WETLAND PROTECTION OVERLAY DISTRICTS.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 40,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT 40 FEET
SIDE 25 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 10%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED UTILITIES ON ASSESSOR'S MAP N LOT 8-1-8 IN THE CITY OF DOVER.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) MEAN HIGH WATER (EL. 3.37), MEAN LOW WATER (EL. -3.67), AND MEAN LOWER LOW WATER (EL. -3.93) BASED ON NOAA STATION 8420411 DOVER, COCHECO RIVER NEW HAMPSHIRE.



0	10/03/2025	ISSUED FOR COMMENT	CBA	JRC
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

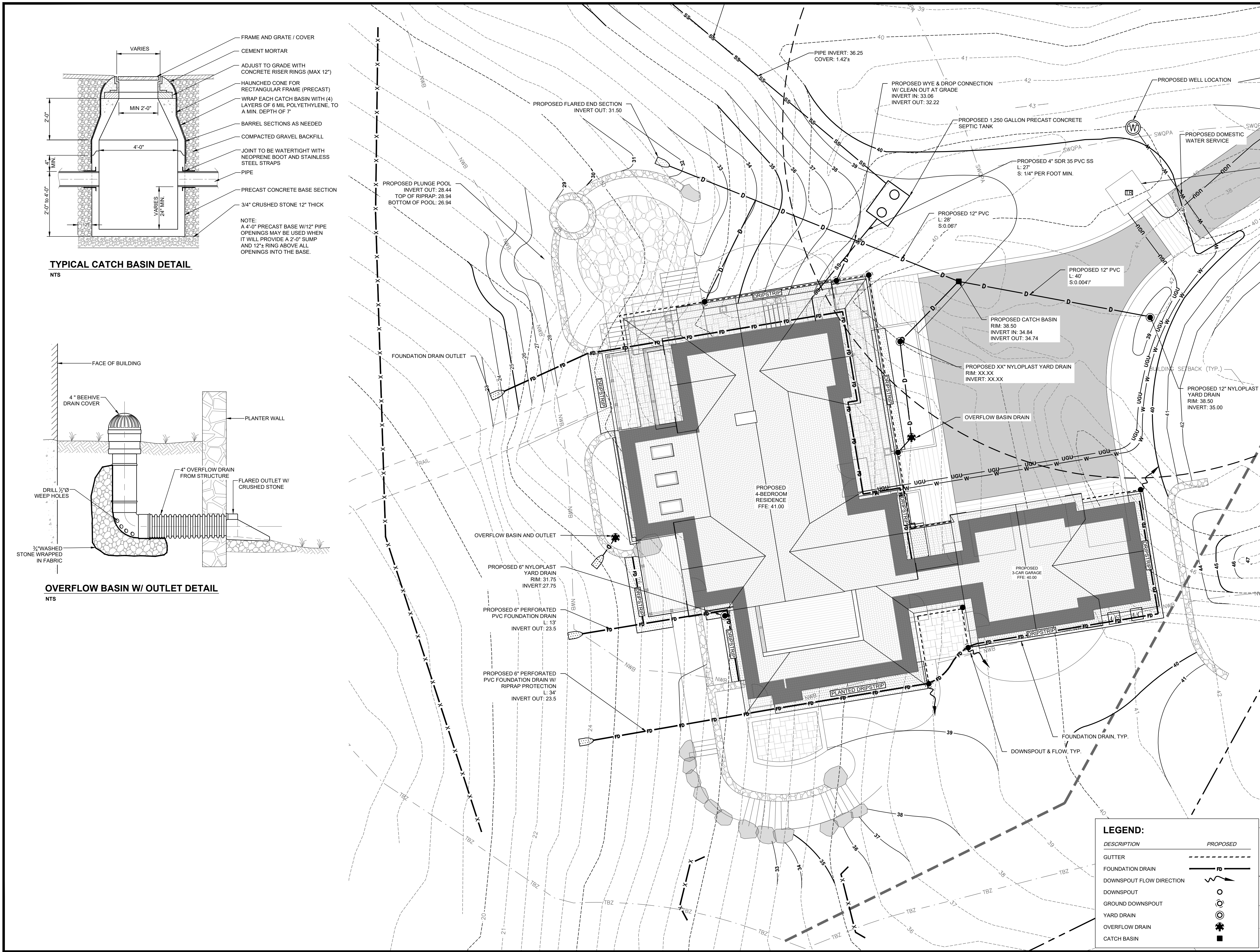
GOLDENTHAL RESIDENCE
31 SADDLE TRAIL DOVER, NEW HAMPSHIRE

TITLE

SITE UTILITY & GRADING PLAN

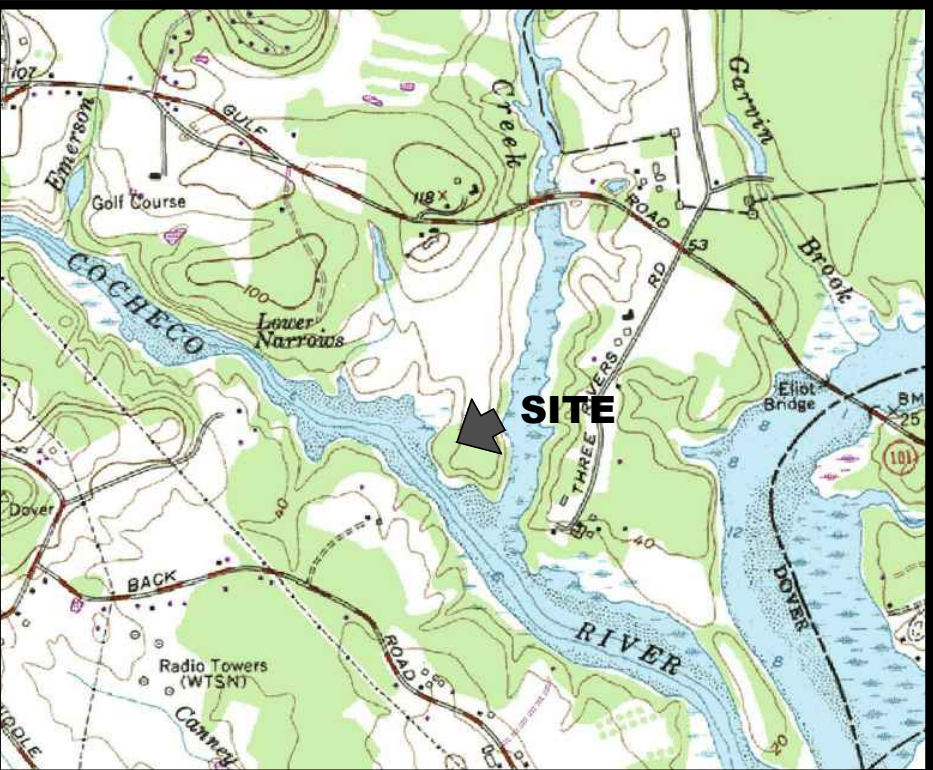
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DRAWN BY CBA/PJM		DESIGNED BY SNH	CHECKED BY SNH
PROJECT No. 5010490.3050.35		FIELD BOOK AND PAGE FB 386 PG 24	
DRAWING No. C103		REV. 0	

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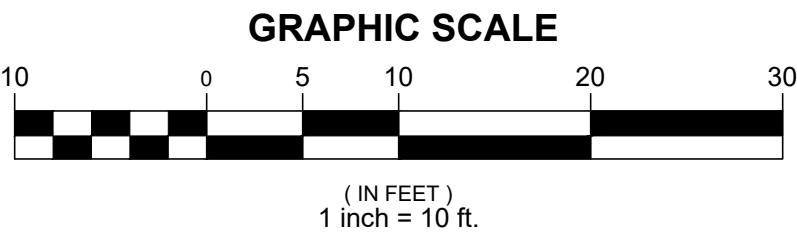


TYPICAL CATCH BASIN DETAIL
NTS

OVERFLOW BASIN W/ OUTLET DETAIL
NTS



- LOCATION MAP:** SCALE: 1"=200'
- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP N AS LOT 8-1-8.
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MIN. LOT AREA: 40,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT 40 FEET
SIDE 25 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 10%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING ON ASSESSOR'S MAP N LOT 8-1-8 IN THE CITY OF DOVER.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) MEAN HIGH WATER (EL. 3.37), MEAN LOW WATER (EL. -3.67), AND MEAN LOWER LOW WATER (EL. -3.93) BASED ON NOAA STATION 8420411 DOVER, COCHECO RIVER NEW HAMPSHIRE.



0	10/03/2025	ISSUED FOR COMMENT	CBA	JRC
REV	DATE	DESCRIPTION	BY	CHK

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PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GOLDENTHAL RESIDENCE
31 SADDLE TRAIL DOVER, NEW HAMPSHIRE

TITLE

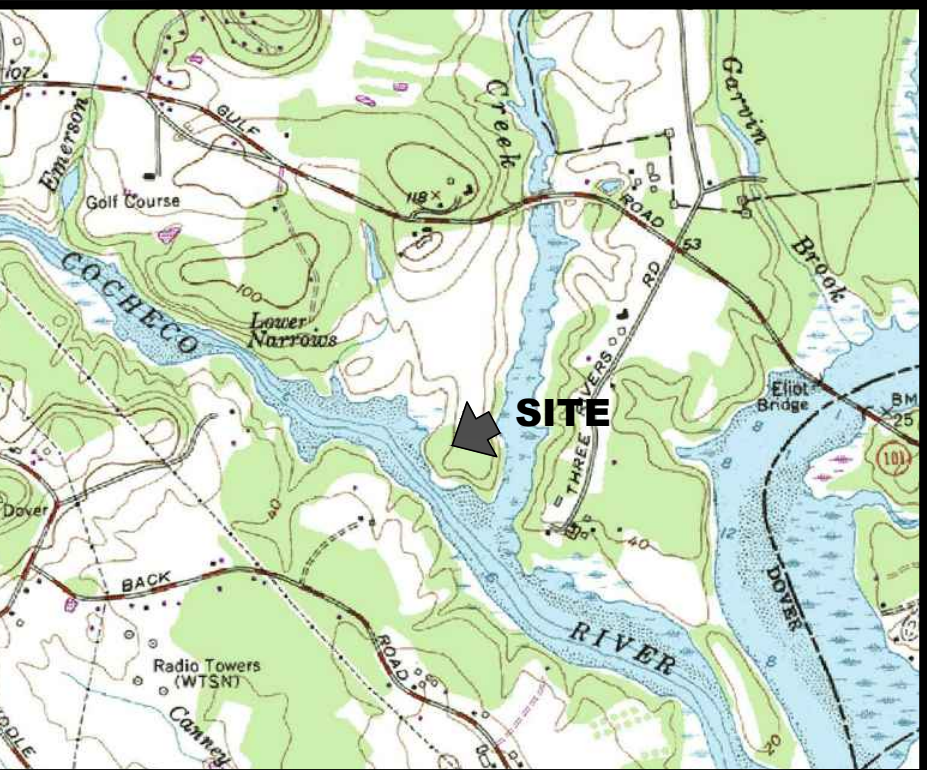
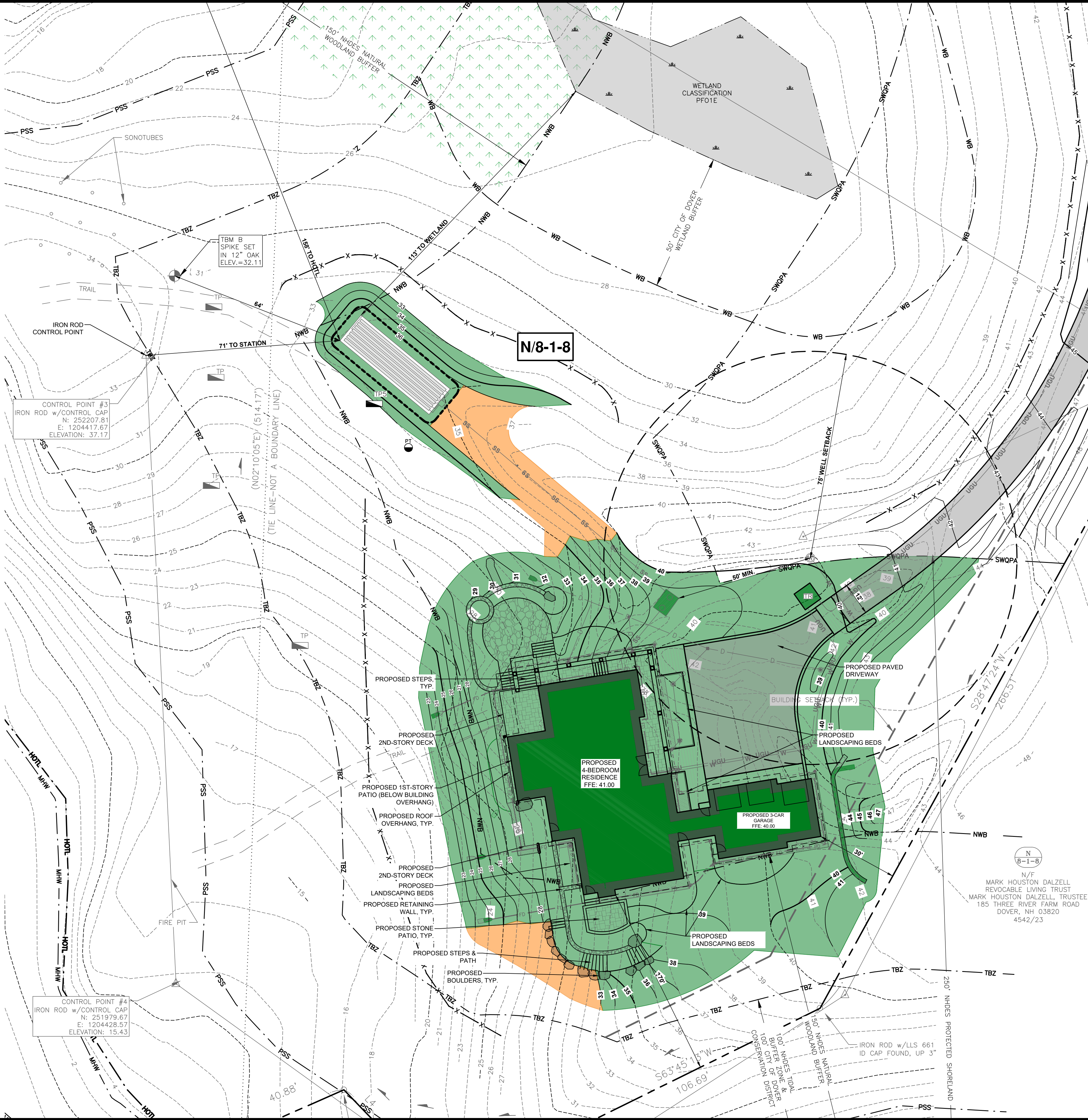
DETAILED GRADING PLAN

	DATE MARCH 2025	SCALE 1" = 10'	
	DRAWN BY CBA	DESIGNED BY JRC	CHECKED BY JRC
	PROJECT No. 5010490.3050.35	FIELD BOOK AND PAGE FB 386 PG 24	
	DRAWING No. C104		REV. 0

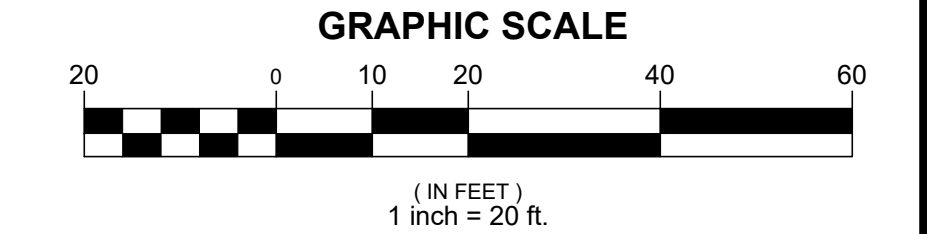
IMPERVIOUS SURFACE AREAS (WITHIN THE 250' SWQPA ZONE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	4,349
DECK/PATIO	0	2,385
PAVEMENT	0	3,109
RETAINING WALLS	0	359
WOODEN PIER	483	483
TOTAL	483	10685
AREA WITHIN 250' SWQPA	169,017	169,017
% LOT COVERAGE	0.3%	6.3%

IMPERVIOUS SURFACE AREAS (WITHIN THE 100' TIDAL BUFFER ZONE) NO CHANGE		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	0
DECK/PATIO	0	0
PAVEMENT	0	0
RETAINING WALLS	0	0
WOODEN PIER	483	483
TOTAL	483	483
AREA WITHIN 100' TBZ	72,035	72,035
% LOT COVERAGE	0.7%	0.7%

IMPACT AREAS (WITHIN THE 250' SWQPA ZONE)		
ZONE	TEMPORARY IMPACT (S.F.)	PERMANANT IMPACT (S.F.)
250' PROTECTED SHORELAND	1,931	26,170
100' TIDAL BUFFER	0	0



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0	10/03/25	ISSUED FOR COMMENT	CBA	JRC
REV	DATE	DESCRIPTION	BY	CHK

PERMIT PLAN

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Portsmouth, NH 03801
603.430.9282
www.haleyward.com

GOLDENTHAL RESIDENCE
31 SADDLE TRAIL DOVER, NEW HAMPSHIRE

NHDES SHORELAND PERMIT PLAN

DATE MARCH 2025		SCALE 1" = 20'
DRAWN BY CBA	DESIGNED BY CBA	CHECKED BY JRC
PROJECT No. 5010490.3050.35		FIELD BOOK AND PAGE FB 386 PG 24
DRAWING No. C106		REV. 0

LEGEND:

N/F	NOW OR FORMERLY	
RP	RECORD OF PROBATE	
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS	
	MAP 11 / LOT 21	
	RAILROAD SPIKE FOUND	
	IRON ROD/IRON PIPE FOUND	
	IRON PIPE FOUND	
	STONE/CONCRETE BOUND FOUND	
	RAILROAD SPIKE SET	
	IRON ROD SET	
	DRILL HOLE SET	
	GRANITE BOUND SET	
	BOUNDARY	
----	BUILDING SETBACK	
-----	MEAN HIGH WATER LINE	
-----	MLW	MEAN LOW WATER LINE
-----	MLLW	MEAN LOWER LOW WATER LINE
-----	MLLW	NHDES HIGHEST OBSERVABLE TIDE LINE
-----	MLLW	NHDES 100' TIDAL BUFFER ZONE
-----	MLLW	NHDES 150' NATURAL WOODLAND BUFFER
-----	MLLW	NHDES 250' PROTECTED SHORELAND
-----	WB	FRESHWATER WETLAND LINE
-----	WB	WETLAND BUFFER LINE
-----	-----	OVERHEAD ELECTRIC WIRES
-----	-----	CONTOUR
-----	-----	SPOT ELEVATION
-----	-----	EDGE OF PAVEMENT (EP)
-----	-----	ELEVATION
-----	-----	EDGE OF PAVEMENT
-----	-----	INVERT
-----	-----	TEMPORARY BENCHMARK
-----	-----	TYPICAL

PLAN REFERENCES:

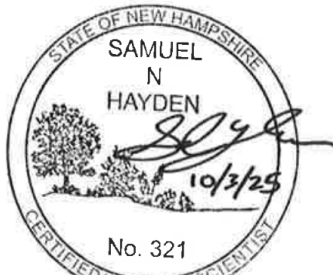
1) LOT LINE ADJUSTMENT PLAN PREPARED FOR MARK HOUSTON DALZELL REVOCABLE TRUST, TAX MAP N, LOT NOS. 8-1-7 & 8-1-8, SADDLE TRAIL DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. PREPARED BY MCNEANEY SURVEY ASSOCIATES. DATED OCTOBER 20, 2020. S.C.R.D. PLAN #12272.

2) SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 10/15/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



NATURAL WOODLAND CALCULATIONS

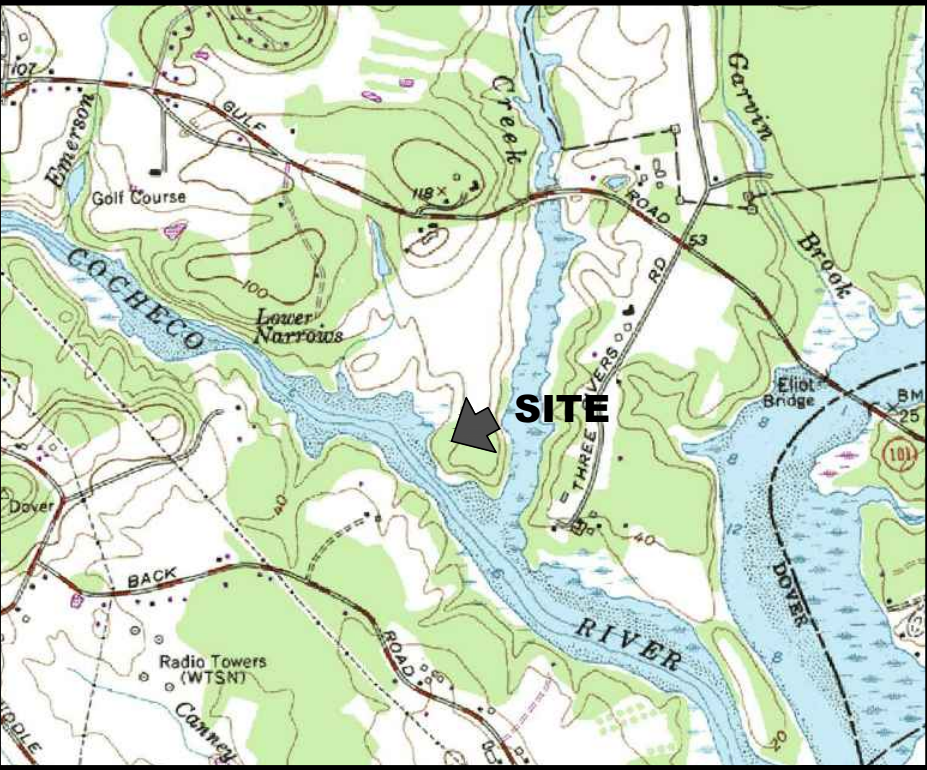
	AREA (S.F.)
UNALTERED NW AREA	F) 69,064
NWB TOTAL AREA	G) 72,150
25% OF TOTAL NWB	H) 18,038
DESIGNATED NW TO REMAIN	I) 18,038
*NW - NATURAL WOODLAND	
*NWB - NATURAL WOODLAND BUFFER	
*AREA [PER RSA 483-B:9, V(b)(2)(A)]	

CSPA GRID TABLE:

SEGMENT	(SF) AREA	REQUIRED SCORE*	TREE SCORE	SHRUB/GROUND SCORE	TOTAL SCORE
1	1,250	25.0	38	10	48
2	1,250	25.0	109	10	119
3	1,250	25.0	54	10	64
4	1,250	25.0	88	10	98
5	1,250	25.0	128	10	138
6	1,250	25.0	32	10	42
7	1,250	25.0	56	10	66
8	1,250	25.0	110	10	120
9	1,250	25.0	69	10	79
10	1,250	25.0	157	10	167
11	1,250	25.0	118	5	123
12	1,250	25.0	184	5	189
13	1,250	25.0	110	5	115
14	1,250	25.0	110	10	120
15	1,250	25.0	95	10	105
16	1,250	25.0	50	10	60
17	1,250	25.0	85	10	95
18	1,250	25.0	65	10	75
19	1,250	25.0	125	7	132
20	1,250	25.0	35	5	40
21	1,250	25.0	85	5	90
22	1,250	25.0	75	5	80
23	1,250	25.0	106	8	114
24	1,250	25.0	197	5	202
25	1,250	25.0	124	5	129
26	1,250	25.0	81	6	87
27	257	5.1	32	1	33

* REQUIRE SCORE IS DEFINED BY RSA 483-B:9, V(a)(2)(D)(iv); FORMULA: =(AREA)*0.02

** TREE SCORES WERE CALCULATED BY SAM HAYDEN, PWS, ON MAY 2025 IN ACCORDANCE WITH RAS 483-B:9, V(a)(2)(D)(iv)



LOCATION MAP: SCALE: 1"=2000'

- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP N AS LOT 8-1-8.
- 2) OWNERS OF RECORD:
LORI FELIX GOLDENTHAL
WILLIAM DAVID GOLDENTHAL
46 WALL STREET
WELLESLEY, MA. 02481
S.C.R.D. DEED BOOK 5181 PG. 885
S.C.R.D. PLAN#12272
- 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0330E. EFFECTIVE DATE SEPTEMBER 30, 2015.
- 4) EXISTING LOT AREA:
222,491± S.F. (TO MEAN HIGH WATER)
5.1077± ACRES (TO MEAN HIGH WATER)
- 5) PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT AND IS SUBJECT TO THE CONSERVATION & WETLAND PROTECTION OVERLAY DISTRICTS.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 40,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT 40 FEET
SIDE 25 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 10%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP N LOT 8-1-8 IN THE CITY OF DOVER.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) MEAN HIGH WATER (EL. -3.37), MEAN LOW WATER (EL. -3.67), AND MEAN LOWER LOW WATER (EL. -3.93) BASED ON NOAA STATION 8420411 DOVER, COCHECO RIVER NEW HAMPSHIRE.

1	10/14/25	NATURAL WOODLAND CALCULATIONS	CBA	SNH
0	05/17/25	ISSUED FOR COMMENT	CBA	SNH
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS
PERMIT PLAN



PROJECT
GOLDENTHAL RESIDENCE 31 SADDLE TRAIL DOVER, NEW HAMPSHIRE

TITLE
CSPA TREE SCORING PLAN

DATE MARCH 2025		SCALE 1" = 40'	
DRAWN BY CBA	DESIGNED BY SNH		CHECKED BY SNH
PROJECT No. 5010490.3050.35		FIELD BOOK AND PAGE FB 386 PG 24	
DRAWING No. C107		REV. 1	

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

FOR TEMPORARY PLANTING FROM PIERSON NURSERIES (207) 499-2994

SEED WITH BUFFER PROTECTION OF DISTURBED AREAS:

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

PERENNIAL RYE: 0.7 LBS/1,000 S.F.

MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH A MINOR COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE GRASSES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE

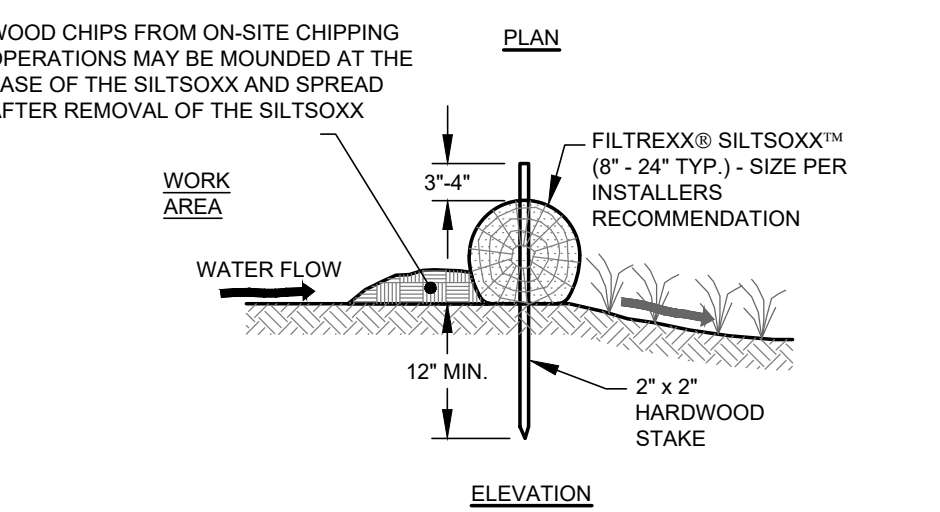
Diagram illustrating the cross-section of a road base structure, showing the following layers from top to bottom:

- 2" OF STONE DUST
- 4" OF AGGREGATE BASE GRAVEL
- 12" OF AGGREGATE SUB-BASE GRAVEL
- GEOTEXTILE EQUAL TO MIRAFI 600X

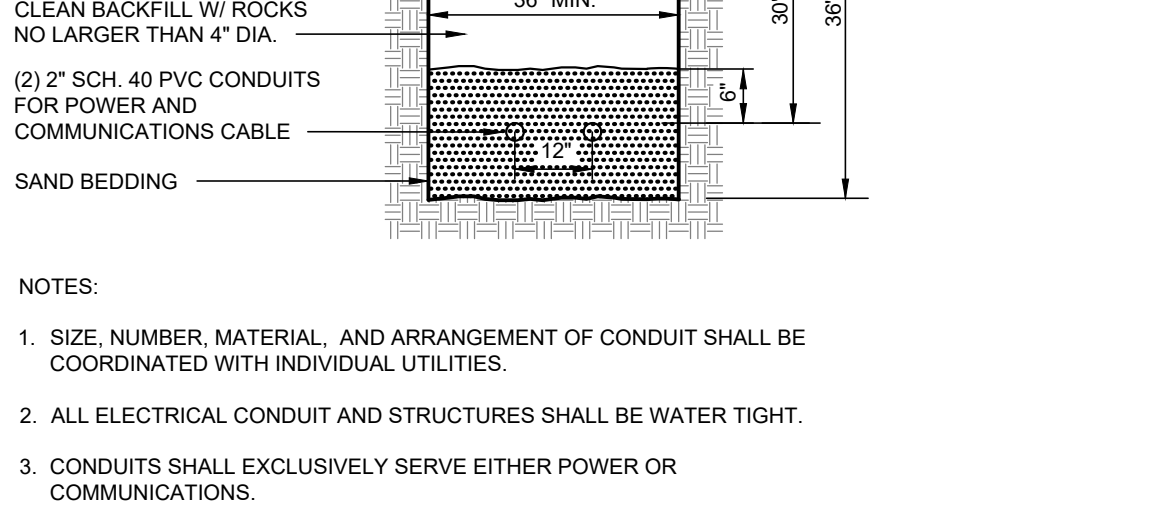
Additional labels on the right side of the diagram include:

- CRUSHED STONE
- BACKFILL
- CLEAN GRAVEL

A	TYPICAL GRAVEL BUILDUP DETAIL
C102	N.T.S.

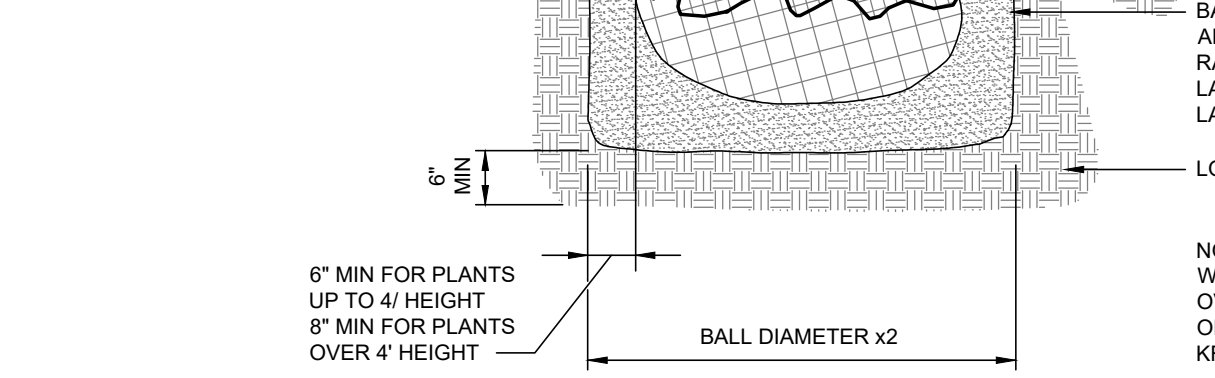


E	FILTREXX® SILTSOXX™ DETAIL
C103	N.T.S.

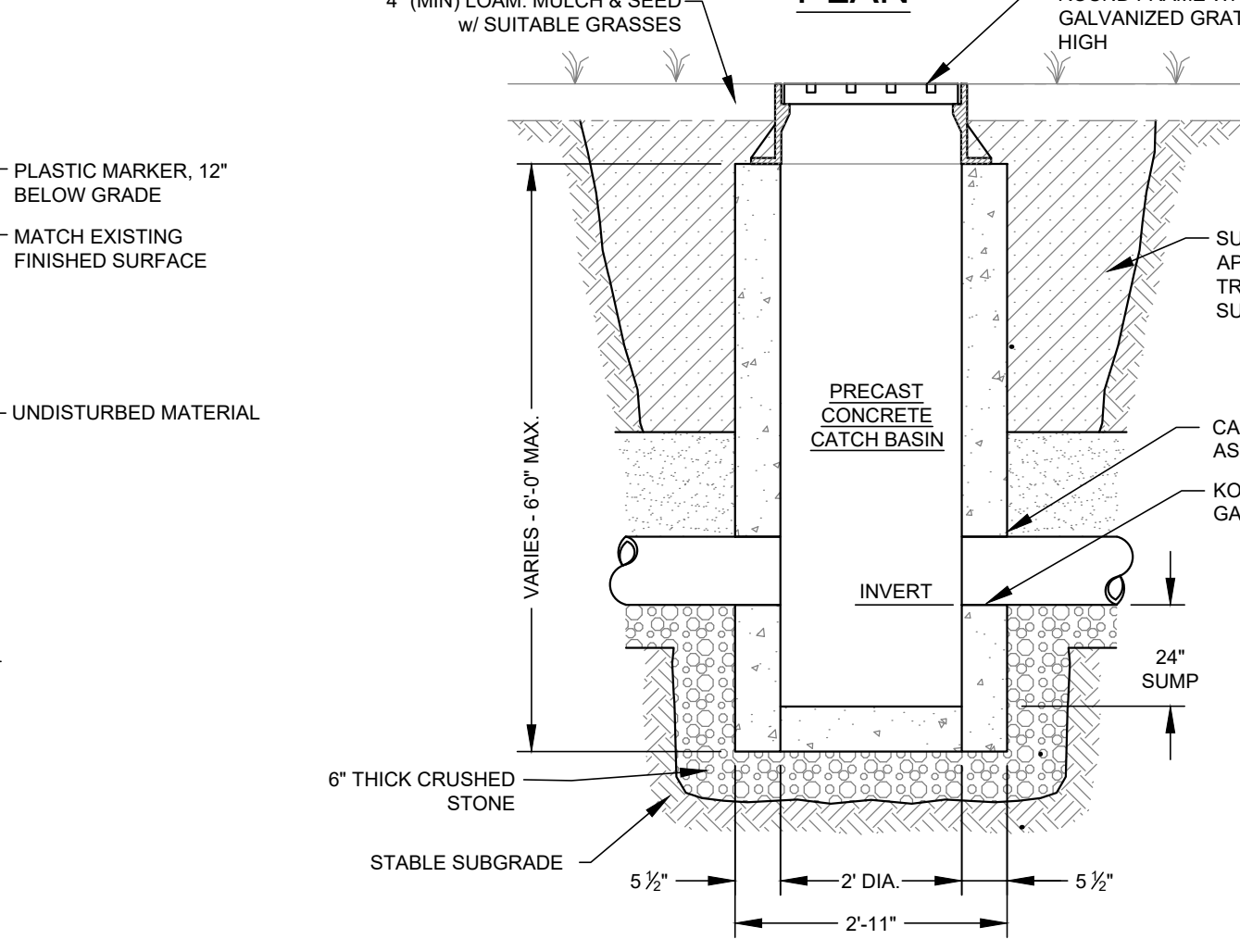


J **TYPICAL UNDERGROUND UTILITY TRENCH DETAIL**
C103 N.T.S.

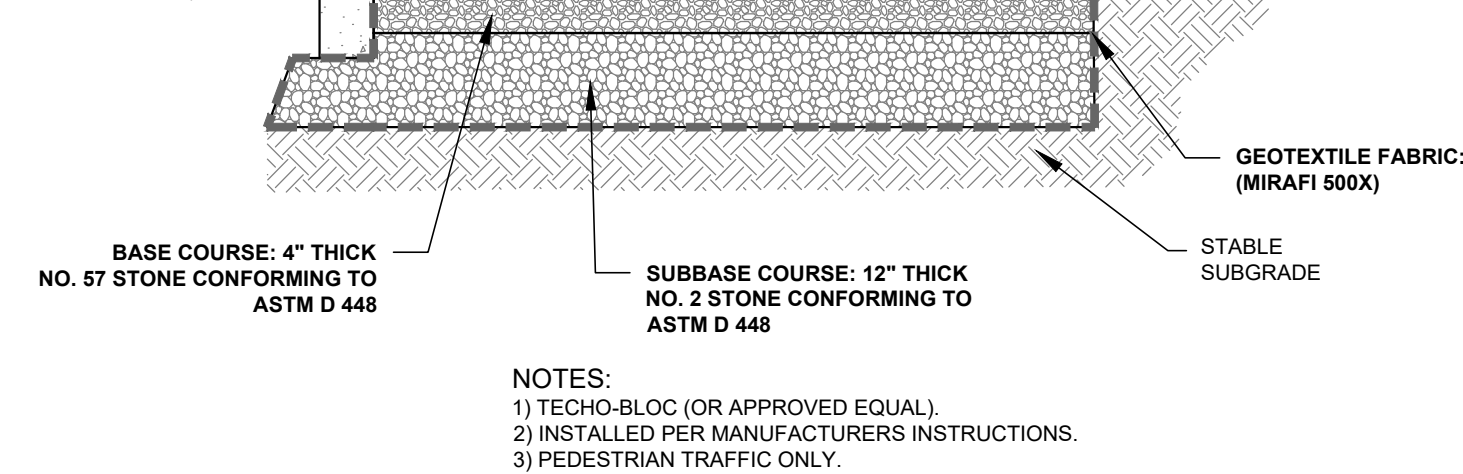
B DRIP EDGE DETAIL
C102 NTS



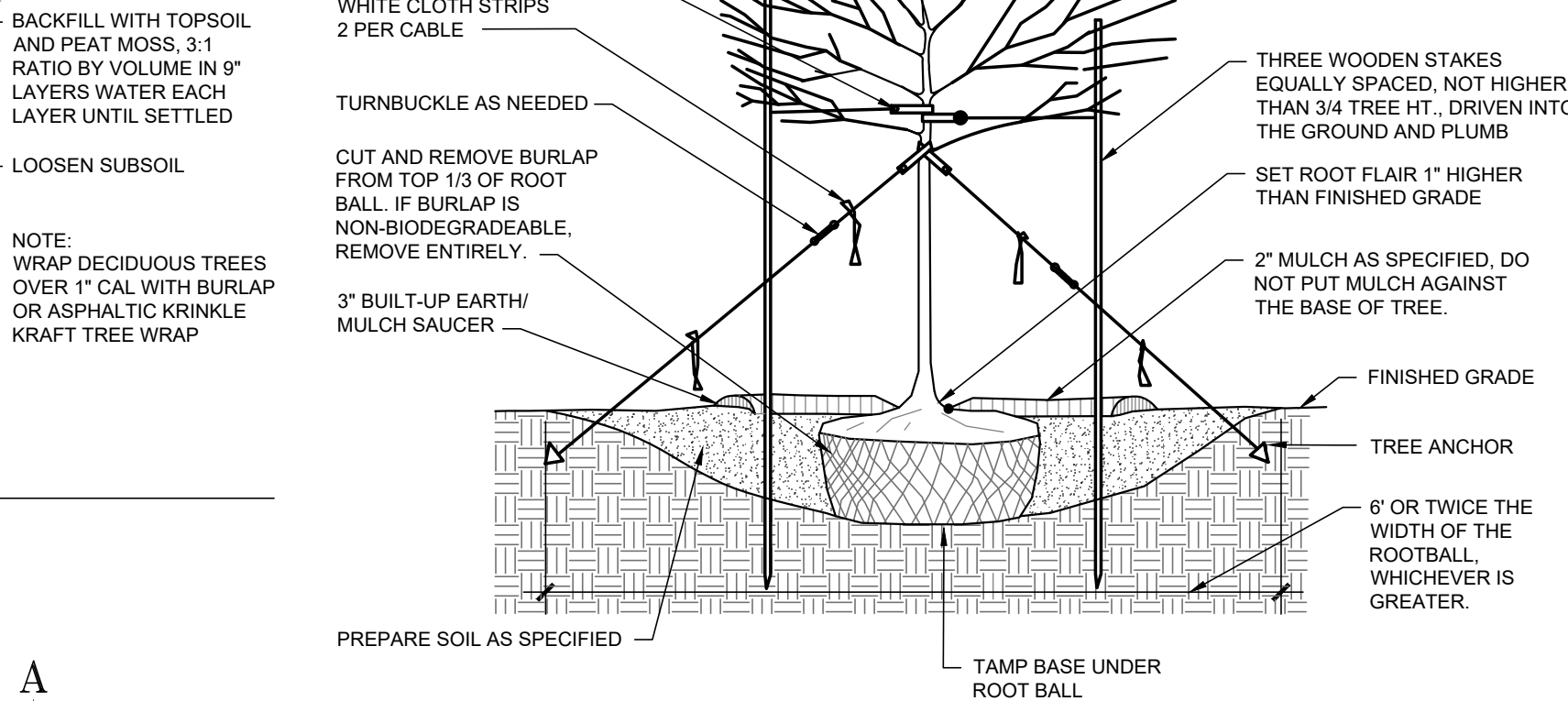
SHRUB PLANTING DETAIL



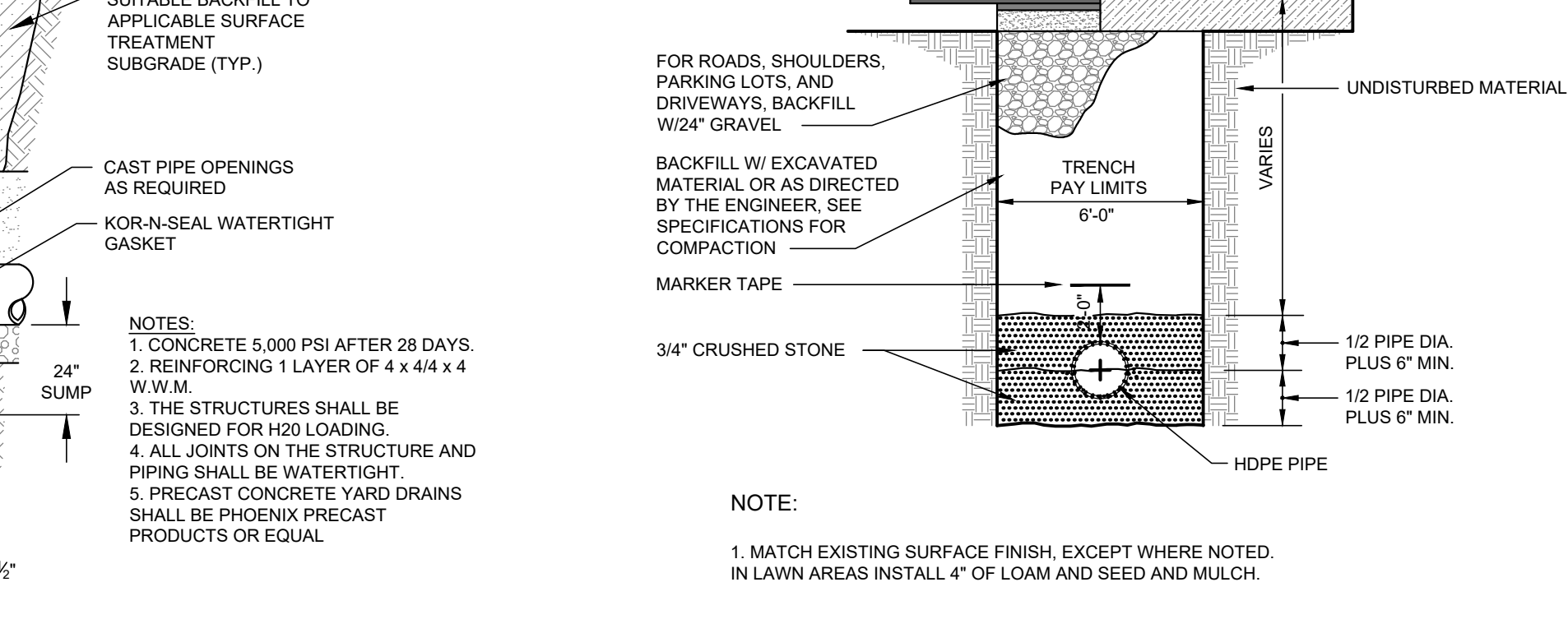
CH DETAIL  **TYPICAL YARD DRAIN DETAIL**



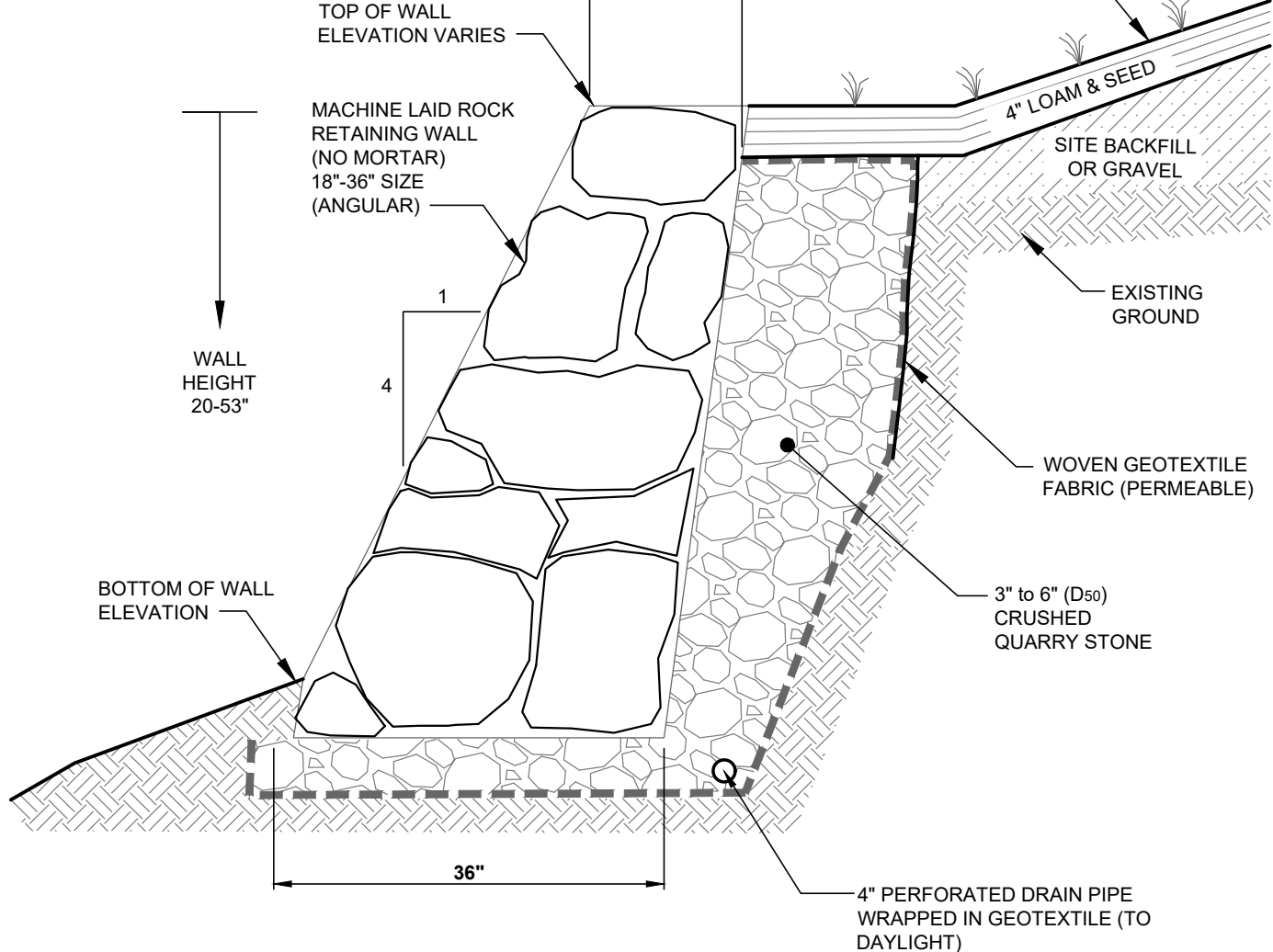
C **TECHNO-BLOC® POROUS PATIO/WALKWAY**
C102 NTS HARDSCAPE DESIGN & INSTALLATION
 1.410.060.0360



TREE PLANTING DETAIL



_____  **TYPICAL DRAINAGE TRENCH DETAIL**
NTS



DRY ROCK RETAINING WALL DETAIL

RESERVED
NTS

1	10/03/2025	DETAIL H	CBA	JRC
0	08/27/2025	ISSUED FOR COMMENT	CBA	JRC
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS



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HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, NH 03801
603.430.9282

PROJECT	
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GOLDENTHAL RESIDENCE

31 SADDLE TRAIL DOVER, NEW HAMPSHIRE

TITLE	
-------	--

SITE DETAILS

DATE MARCH 2025		SCALE NTS	
DRAWN BY CBA	DESIGNED BY JRC	CHECKED BY JRC	
PROJECT No.			
DRAWING No. C501		REV. 1	

FILE LOCATION: F:\NH\01\0460\WILLIAM & LORI GOLDENTHAL\3050\35-SADDLE TRAIL DR. DOVER, SNH\02-CAD_FLESCOV\1040\1040.35-C-5P.DWG, 2023.09.04, 1:08 PM

NHB25-1592 NEW HAMPSHIRE FISH AND GAME CONSERVATION MEASURES:

- ATLANTIC STURGEON (STATE AND FEDERALLY THREATENED), SHORTRNOSE STURGEON (STATE AND FEDERALLY ENDANGERED), CLIFF SWALLOW (STATE THREATENED), SPOTTED TURTLE (STATE THREATENED) AND NEW ENGLAND COTTONTAIL (STATE ENDANGERED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. BLANDING'S TURTLE (STATE ENDANGERED) ALSO VERY LIKELY OCCUR IN THE VICINITY DUE TO OVERLAPPING HABITAT USE AND DISTRIBUTION. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG CONTACT INFORMATION. PROTECTED SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT NHFG IMMEDIATELY AND NHFG CONTACT INFORMATION) SHALL BE COMMUNICATED DURING MORNING MEETINGS PRIOR TO WORK COMMENCEMENT THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. SEE PLAN SHEET C501.
- NO IN-WATER WORK IS PROPOSED.
- CLIFF SWALLOWS MAY NEST IN STRUCTURAL FIGURES ON NEARBY BUILDINGS SUCH AS EAVES, GUTTERS, DORMERS, RAFTERS, ROOFS, OR SIMILAR FEATURES. IF NESTING CLIFF SWALLOWS ARE OBSERVED IN OR DIRECTLY ADJACENT TO THE PROJECT AREA, NHFG SHALL BE NOTIFIED FOR FURTHER COORDINATION AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE DATA CHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. SEE PLAN SHEET C2.
- TURTLES MAY BE ATTRACTED TO DISTURBED GROUND DURING NESTING SEASON (MAY 15TH – JULY 15TH). TURTLE NESTS ARE PROTECTED BY NH LAWS (RSA 212-B:4, FIS 1401.03). IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHALL CONTACT JOSH MEGYESY AT NHFG IMMEDIATELY FOR FURTHER CONSULTATION. SEE SPECIES FLYERS, SEE PLAN SHEET C502 FOR NHFG CONTACT INFORMATION.
 - THE NEST OR SUSPECTED NEST SHALL BE MARKED (SURROUNDING ROPED OFF OR CONE BUFFER DEPLOYED) AND AVOIDED; THIS SHALL BE COMMUNICATED TO ALL PERSONNEL ONSITE.
 - SITE ACTIVITIES SHALL NOT OCCUR IN THE AREA SURROUNDING THE NEST OR SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED BY NHFG.
 - TO MINIMIZE THE POTENTIAL FOR NESTING TO OCCUR WITHIN THE PROJECT SITE:
 - MINIMIZE GROUND DISTURBANCE ACTIVITIES DURING THE ACTIVE NESTING SEASON. LIMIT CLEARING AREAS AND DISTURBING GROUND UNTIL READY TO START ACTIVE CONSTRUCTION FOR A PROJECT COMPONENT.
 - MINIMIZE ACCESS OR MAKE AREAS LESS ATTRACTIVE TO WILDLIFE FOR NESTING FOR DISTURBED GROUND AREAS DURING ACTIVE NESTING SEASON. SOIL/SANDY MOUNDS OR OPEN SANDY/GRAVELY AREAS WITHIN THE ACTIVE PROJECT SITE SHALL BE COVERED WITH TARPS OR OTHER CONSTRUCTION MATERIALS AT THE END OF THE WORK DAY (NOTE TURTLES CAN MOVE INTO A SITE OVERNIGHT TO NEST – BE OBSERVANT FOR OF TRACKS AND NESTING SIGNS).
- ANY SCRUB/SHRUB VEGETATION SHALL BE MAINTAINED WHERE FEASIBLE (OR IF PRESENT), IN PARTICULAR IF PRESENT ALONG THE COCHECO RIVER TO MAINTAIN CONNECTIVITY WITHIN THE LANDSCAPE FOR NEW ENGLAND COTTONTAIL.
- PROPER EROSION CONTROL SHALL BE INSTALLED TO PREVENT SEDIMENTATION FROM REACHING INTO THE WATERBODY. SEE PLAN SHEET C501.
- EQUIPMENT OR MATERIALS SHALL NOT BE STAGED OR STORED IN WETLANDS OR SCRUB/SHRUB VEGETATION, IF PRESENT. SEE PLAN SHEET C2.
- NATIVE SPECIES SHOULD BE USED FOR RESEEDING OR LANDSCAPING DISTURBED AREAS, IF APPLICABLE. SEE PLAN SHEETS C2.
- ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHOULD NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES. SEE PLAN SHEET C501.
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHOULD BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHOULD BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
- THESE CONSERVATION MEASURES DO NOT CONSTITUTE COMPLIANCE WITH THE FEDERAL ENDANGERED SPECIES ACT (ESA). THERE MAY BE OCCURRENCES OF FEDERALLY LISTED SPECIES IN NEW HAMPSHIRE THAT ARE NOT INCLUDED ON THE DATACHECK LETTER. PLEASE VISIT THE US FISH AND WILDLIFE SERVICE'S (USFWS) INFORMATION FOR PLANNING AND CONSULTATION WEBSITE (IPAC, [HTTPS://IPAC.ECOSPHERE.FWS.GOV/](https://ipac.ecosphere.fws.gov/)) FOR AN OFFICIAL LIST OF FEDERALLY LISTED SPECIES THAT MAY BE PRESENT IN YOUR PROJECT AREA. IF A FEDERAL AGENCY IS INVOLVED IN YOUR PROJECT THROUGH FUNDING, PERMIT, OR OTHER AUTHORIZATION, COORDINATE YOUR IPAC RESULTS WITH YOUR POINT OF CONTACT AT THE AGENCY FOR FURTHER ESA REVIEW. IF THERE IS NO FEDERAL AGENCY NEXUS TO YOUR PROJECT, AND YOU DETERMINE THROUGH IPAC, HABITAT EVALUATIONS, ETC. THAT A PROJECT MAY CAUSE TAKE OF A FEDERALLY LISTED SPECIES, WE RECOMMEND COORDINATING WITH THE USFWS' NEW ENGLAND FIELD OFFICE (NEWENGLAND@FWS.GOV, 603-223-2541).
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHOULD NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
- NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHOULD HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.



NEW HAMPSHIRE
STATE ENDANGERED

BLANDING'S TURTLE



Report Sightings: Contact Wildlife Biologist Josh Megyesy at (603) 271 – 1125 or the Wildlife Division at (603) 271 – 2461. Observation reports can be sent to RAARP@wildlife.nh.gov. Photographs and exact locations are strongly encouraged.



Specific Information:

- Adults are 7 – 9 inches long.
- Shell is highly domed with light speckles.
- Distinct yellow throat and chin.
- Uses variety of wetlands and moves extensively over land.
- Turtles are frequently concealed by leaves and undergrowth and may not be easily visible.
- Turtles are most active from April 15 – October 15.
- During nesting season (May 15 – July 15) turtles are attracted to disturbed ground.



This species is protected under RSA 212-A and Fis 1000. Thank you for reporting any observations.

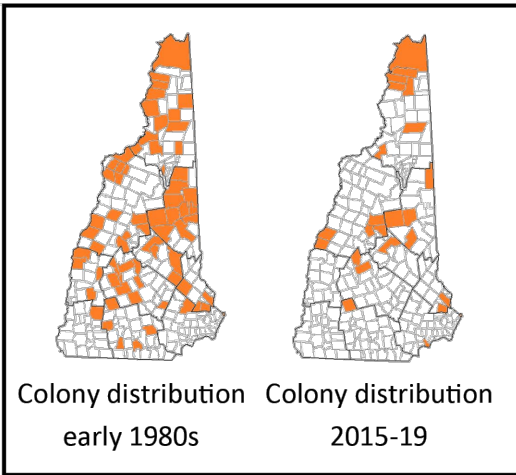
PLEASE DO NOT DISTURB OR HANDLE WILDLIFE

Cliff Swallows in New Hampshire: Fast Facts

Distribution and trends (see maps):

- Early 1980s: over 80 colonies
- Early 2000s: fewer than 40 colonies
- 2015-2019: 20-25 colonies

Existing colonies are primarily located in northern Coos County, with a second cluster in the Lakes Region. Most are on houses or barns, with two known sites on bridges. They range in size from single pairs to over 30, with most in the 5-10 range.



Migration:

- Arrive in early May and depart in August
- Rarely linger into September

Breeding:

- Lay eggs by end of May (sometimes later in the north)
- Incubation for two weeks
- Young leave nest in three weeks
- Most breeding completed by end of July

Cliff Swallows belong to a group of birds collectively known as “aerial insectivores,” meaning that they feed primarily on insects caught while in flight. This group includes all swifts, swallows, flycatchers, and night-jars (nighthawks and whip-poor-wills), and shows some of the strongest declines among North American birds.

Most aerial insectivores in the Northeast are declining, and several additional species are considered “species of greatest conservation need” in New Hampshire including:

- Common Nighthawk (endangered)
- Purple Martin (threatened)
- Bank Swallow
- Chimney Swift
- Eastern Whip-poor-will
- Olive-sided Flycatcher

For more information on these species, please see the NH Wildlife Action Plan

<https://www.wildlife.state.nh.us/wildlife/wap.html>

For more detail on NH Cliff Swallows or to report sightings, contact Pam Hunt at NH Audubon (phunt@nhaudubon.org, 603-224-9909 x328).

Additional information available at: <https://www.cliffswallow.org/>

Acknowledgments

Brochure developed by NH Audubon and the NH Fish and Game Department's Nongame Program with funding from a USFWS State Wildlife Grant and private donations.



NH's Threatened

Cliff Swallows



Photo by Alan Schmierer

The Cliff Swallow (*Petrochelidon pyrrhonota*) is a colonial swallow that builds mud nests on vertical surfaces across most of North America. The number of colonies in New Hampshire has declined from over 80 in the 1980s to less than 25 today, and as a result it was added to the state's list of threatened species in 2017.



Cliff Swallow in a nest in Pittsburg (Pam Hunt)

The nest is gourd-shaped, made of mud, and attached to a vertical surface under an overhang (e.g., building eave). Nests are often very close together, even overlapping.

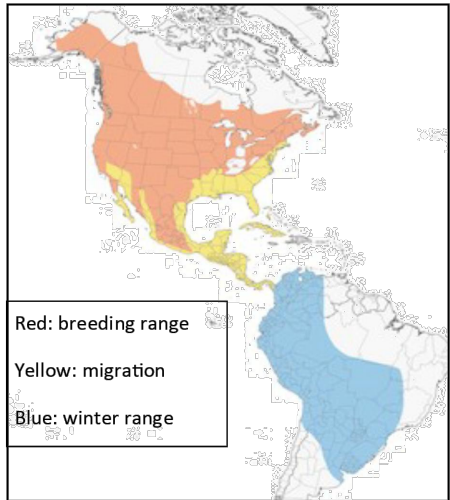
Species Overview

Cliff Swallows may be confused with the related Barn Swallow, which is far more common in NH. Barn Swallows are easily recognized by their long forked tails, while those of Cliff Swallows are short and square. They also have a buffy rump and white forehead.

Cliff Swallows breed across most of North America and spend the winter in South America.



Photo by Dick Dionne



Historically, they nested on vertical natural cliffs in western North America, but were rare in the largely forested east. Agricultural clearing in the late 1800s created the open habitat needed for foraging, and allowed the species to expand its range into New England. The birds that colonized the east tended to nest on buildings, since natural cliffs were rare. More recently the species also took to nesting on bridges.

Threats to Cliff Swallows

Disturbance

Cliff Swallows and active nests are protected under state and federal law but nests are sometimes removed by homeowners who do not want mud or droppings on the sides of their houses. Nests are also vulnerable to removal during bridge-cleaning.

Competition

Non-native House Sparrows often occur in the same agricultural settings as Cliff Swallows, and may take up residence in old swallow nests before swallows arrive in the spring. Even if swallows build new nests, the sparrows may take them over, and are also known to remove eggs or kill nestling swallows in the process.

Pesticides

Pesticide use in heavily agricultural landscapes may result in declines in Cliff Swallows' insect prey. Data linking agricultural intensification to swallow reproductive success are inconclusive, and more research is needed.

Climate change

Cold wet weather in late spring suppresses flying insects, and thus reduces food availability for swallows. If weather patterns become increasingly variable in this manner, swallows may fail to reproduce or suffer direct mortality.

Habitat loss

As farms are abandoned, the availability of barns for nesting and associated fields for foraging may become lower. Many formerly occupied sites in NH do not appear to have changed so this threat is presumed low.

How You Can Help Cliff Swallows

Please don't knock down their nests!

With so few colonies in NH, we need to help Cliff Swallows as much as we can. If nests are resulting in a mess on the outside of your house, please wait until August to remove them and contact NH Audubon or NHFG for further guidance. Cliff Swallows and active nests are protected under state and federal law.

Provide artificial nests

Sometimes Cliff Swallows will build their nests on clay replicas attached to eaves of buildings, and this may be a way to get them to move locations. Nests should be placed at the top of a wall and directly under the eaves, and taken down for cleaning over the winter.

Provide a source of mud

If you do have nesting Cliff Swallows, you can help them out by maintaining a mud puddle nearby. They'll use this throughout the season to refurbish their nests. Make sure the mud is sticky (e.g., a good clay content).



Cliff Swallows gathering mud in Missouri (Pam Hunt)

Minimize use of insecticides

Report colonies to NH Audubon

If you see Cliff Swallows on your property during the summer, report them, even if you don't see nests.

0	08.27.2025	ISSUED FOR COMMENT	CBA	SNH
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

PERMIT PLAN



PROJECT

GOLDENTHAL RESIDENCE 31 SADDLE TRAIL DOVER, NEW HAMPSHIRE

OWNER

NH FISH & GAME CONSERVATION MEASURES

DATE MARCH 2025	SCALE NTS
DRAWN BY CBA	DESIGNED BY CBA
CHECKED BY SNH	
PROJECT No. 5010490.3050.35	
DRAWING No. C502	REV. 0

Return to:

Lori F. Goldenthal
William D. Goldenthal
46 Wall Street
Wellesley, MA 02481

E-Doc # 240005062
Book 5181 Page 885

05/03/2024 09:48:04 AM
Page 1 of 3

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA217975 25.00
TRANS TAX ST863287 26,850.00

Transfer Tax: \$ 26,850.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **MICHAEL C. CENTRELLA AND ANN MARGARET CENTRELLA**, a Married Couple with an address of 118 Anthony Avenue, Alton Bay, New Hampshire 03810, for consideration paid, hereby grant to **LORI FELIX GOLDENTHAL AND WILLIAM DAVID GOLDENTHAL**, with an address of 46 Wall Street, Wellesley, MA 02481, as joint tenants with rights of survivorship with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land situate on Saddle Trail Drive, City of Dover, County of Strafford, State of New Hampshire, depicted as Lot N/8-1-8 on a Plan of land entitled "Lot Line Adjustment Plan prepared for Mark Houston Dalzell Revocable Trust," dated October 20, 2020, prepared by Kevin McEneaney, Survey Associates, and recorded at the Strafford County Registry of Deeds as Plan #12272, containing 5.1 acres more or less and more particularly bounded and described in accordance with said Plan as follows:

Beginning at an iron rod set on the southerly sideline of the cul-de-sac located on Saddle Trail Drive as shown on said Plan; thence running N 07° 57' 49" W a distance of 346.93 feet to an iron rod to be set; thence turning and running along Lot N/8-1-7 as shown on said Plan S 74° 36' 43" W a distance of 37.76 feet to an iron rod to be set; thence turning and running along Lot N/8-1-7 N 07° 57' 49" W a distance of 209.77 feet to an iron rod to be set; thence continuing along the arc of a curve to the left along Lot N/8-1-7 with a radius of 175 feet and a distance of 116.62 feet to an iron rod found; thence continuing along Lot N/8-1-7 N 28° 47' 24" E a distance of 266.51 feet to an iron rod to be set; thence turning and running along Lot N/8-1-7 N 63° 45' 13" E a distance of 106.69 feet to an iron rod to be set; thence continuing along Lot N/8-1-7 N 87° 32' 09" E a distance of 37.38 feet to an iron rod to be set; thence continuing along Lot N/8-1-7 S 78° 36' 53" E a distance of 27.03 feet to an iron rod to be set; thence continuing along Lot N/8-1-7 S 43° 49' 32" E a distance of 19.21 feet to an iron rod to be set; thence turning and running along N/8-1-7 N 66° 13' 39" E a distance of 40.88 feet to the Cocheco River and an iron rod to be set; thence turning and running along the Cocheco River N 02° 10' 05" E a distance of 514.17 feet to an iron rod found; thence turning and running along Lot N/8-1-9 as shown on said Plan N 74° 37' 09" E a distance of 262.54 feet to an iron rod found; thence turning and running along Lot N/8-1-9 N 07° 57' 49" W a distance of 381.70 feet to an iron rod found on the southerly sideline of the cul-de-sac

located on Saddle Trail Drive; thence turning and running along the arc of a curve to the right of the southerly sideline of the cul-de-sac located on Saddle Trail Drive with a radius of 64 feet and a distance of 40 feet to the point of beginning.

TOGETHER WITH and SUBJECT To the right of ingress and egress in common with others and titled thereto over the Private Road now known as "Saddle Trail Drive" as shown and noted on a certain plan recorded at the Strafford County Registry of Deeds as 93-55 and 93-56 (the "Plan") and as set forth in the "Declaration of Restricted Covenants The Paddocks at Tidewater Farms Subdivision Dover, New Hampshire" including the Blanket Road/Utility Easement reserved therein, dated March 5, 2008, and recorded at the Strafford County Registry of Deeds in Book 3622, Page 18 as said Covenants may be amended in the future (hereinafter referred to as the "Declaration of Covenants").

Said parcel is conveyed subject to the easements, conditions, covenants, and restrictions as shown and noted on the Plan.

This parcel is conveyed subject to a driveway easement in favor of Lot N/8-1-7 and shown as "Tract B" on said Plan. This easement is for all purposes of ingress and egress in favor of Lot N/8-1-7. The owners of Lot N/8-1-7 and Lot N/8-1-8 shall jointly determine what the surface of the right of way shall consist of, jointly maintain this easement, and equally share in all costs related thereto. Provided however, until Lot N/8-1-7 is developed, the owner of Lot N/8-1-8 shall be solely responsible for the installation of a gravel or dirt driveway and all maintenance costs associated with this easement. The easement identified as Tract B is bounded and described in accordance with said Plan as follows:

Beginning at the northeasterly corner of Tract 8 at an iron rod to be set and thence running along Lot N/9-1-7 N 07° 57' 49" W a distance of 209.77 feet to an iron rod to be set; thence continuing along Lot N/9-1-7 along the arc of a curve to the left with a radius of 175 feet and a distance of 116.82 feet to an iron rod found; thence turning and running N 07° 57' 49" W a distance of 313.07 feet to an iron rod to be set; thence turning and running S 74° 36' 43" W a distance of 37.76 feet to the point of beginning.

This parcel is also conveyed with the benefit of the existing driveway easement in favor of Lot N/8-1-8 as shown on said Plan. This easement is for all purposes of ingress and egress in favor of Lot N/8-1-8. The owners of Lot N/8-1-7 and Lot N/8-1-8 shall jointly have the right to use this driveway easement and determine what the surface of the right of way shall consist of, jointly maintain this easement, and equally share in all costs related thereto. Provided however, until Lot N/8-1-7 is developed, the owner of Lot N/8-1-8 shall be solely responsible for the installation of a gravel or dirt driveway and all maintenance costs associated with this easement. The driveway easement is described as follows:

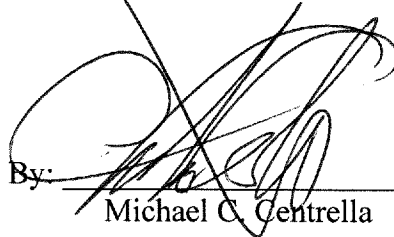
Beginning at an iron rod found along the southerly sideline of the tract located on Saddle Trail Drive as shown on said Plan; thence continuing S 07° 57' 49" E a distance of 223.58 feet to an iron rod to be set; thence turning and running S 74° 36' 43" W a distance of 37.76 feet to an iron rod to be set; thence turning and running N 07° 57' 49" W a distance of 346.93 feet to an iron

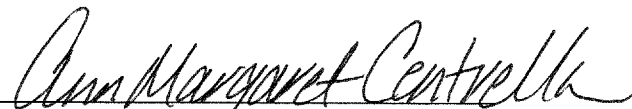
rod set; thence turning and running along the arc of a curve with a radius of 64 feet and a distance of 40 feet to the point of beginning.

This is not homestead property.

Meaning and intending to convey the same premises conveyed to Michael C. Centrella and Ann Margaret Centrella by deed of Bonterra Farms, LLC, and recorded in the Strafford County Registry of Deeds at Book 5025, Page 617.

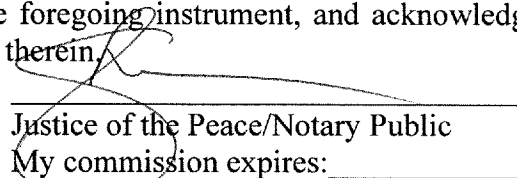
Signed this 30th day of April, 2024.

By: 
Michael C. Centrella

By: 
Ann Margaret Centrella

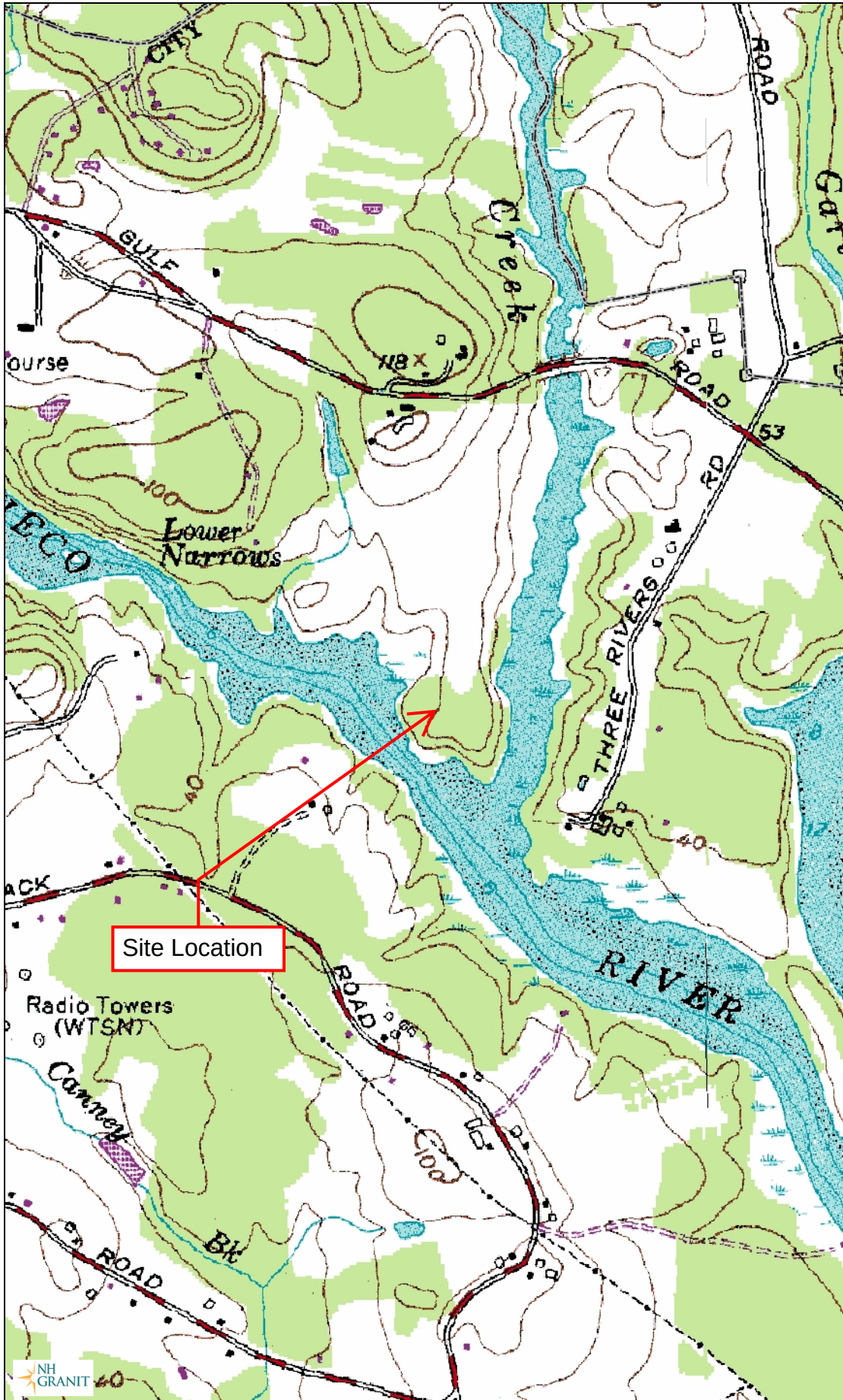
STATE OF New Hampshire
COUNTY OF Rockingham

On this, the 30th day of April, 2024, before me, the undersigned Officer, personally appeared Michael C. Centrella and Ann Margaret Centrella, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes set forth therein.


Justice of the Peace/Notary Public
My commission expires: _____



Map by NH GRANIT



Legend

- State
- County
- City/Town
- World Imagery
- Low Resolution 15m Imager
- High Resolution 60cm Imager
- High Resolution 30cm Imager
- Citations
- 4.8m Resolution Metadata

Map Scale

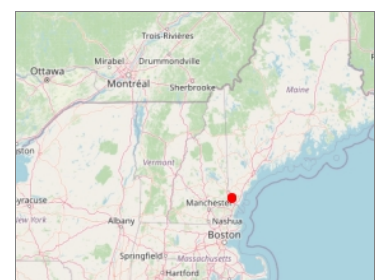
1: 12,988

© NH GRANIT, www.granit.unh.edu

Map Generated: 8/13/2025



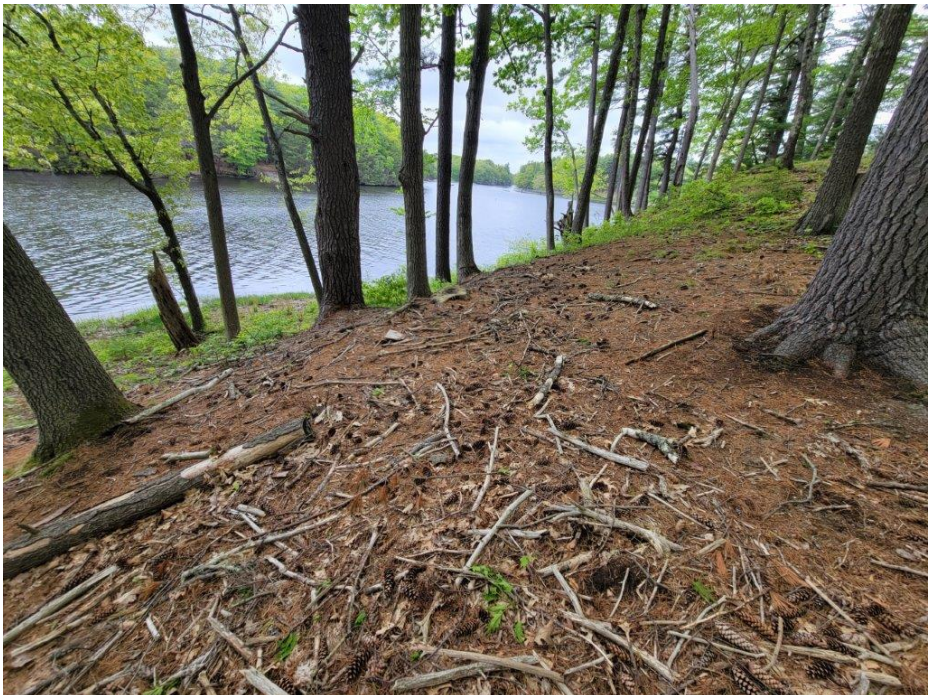
Notes





GOLDENTHAL PLOT PHOTOGRAPHS
Lot 8-1-8 OFF SADDLE TRAIL DRIVE

Photo No. 1	
Photo Date: 5/22/2025	
Site Location: Saddle Trail Drive, Dover NH	
Description: Typical view of slope down to shoreline. Existing water access stairs to remain. These areas will not be impacted by the project.	
Photo By: SNH	

Photo No. 2	
Photo Date: 5/22/2025	
Site Location: Saddle Trail Drive, Dover NH	
Description: Typical view of slope down to shoreline. Mature forest with very little understory. These areas will not be impacted by the project.	
Photo By: SNH	



GOLDENTHAL PLOT PHOTOGRAPHS
Lot 8-1-8 OFF SADDLE TRAIL DRIVE

Photo No. 3	
Photo Date: 5/22/2025	
Site Location: Saddle Trail Drive, Dover NH	
Description: View north of building location. Habitat is mature forest with little to no understory.	
Photo By: SNH	

Photo No. 4	
Photo Date: 3/18/2025	
Site Location: Saddle Trail Drive, Dover NH	
Description: View east of septic field and house location. Habitat is mature forest with little to no understory.	
Photo By: SNH	



Property Information			
Location	SADDLE TRAIL DR		Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.
Owner	GOLDENTHAL LORI FELIX		
Land Use	130V		
Zoning Code	R-40		
Property Id	N0008-001008		
		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	

Ambit Engineering Abutter Research

Name	Goldenthal Residence
Address	Saddle Trail Drive
City, State	Dover NH

Date	8.18.2025	5010490.3050.35
Job Name	Goldenthal	
Town	Dover	
Research by	SLH	

Applicant/Owner(s)[illegible]

Other Consultants

Abutters

[illegible]

Sam Hayden

From: DES: Ecological Reviews <EcologicalReviews@des.nh.gov>
Sent: Tuesday, September 16, 2025 2:36 PM
To: Sam Hayden
Subject: RE: DCT25-2188 Saddle Trail Drive

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from ecologicalreviews@des.nh.gov. [Learn why this is important](#)

Hi Sam,

Thank you for confirming that there are no impacts proposed to the riverbank and that erosion and sediment controls will be used.

Because of this I have no further concerns regarding impacts to rare plants or exemplary natural communities under DCT25-2188.

Best,

Madeline (Maddie) Severance (*she/her/hers*)
Environmental Reviewer
Ecological Review Section
Land Resources Management Program
Water Division, NH Department of Environmental Services
P.O. Box 95
Concord, NH 03302-0095
(603)-271-6261 (*note the new number*)
EcologicalReviews@des.nh.gov
[DataCheck Tool](#)

NHDES would greatly appreciate your feedback and wants to hear from you. Please take a moment to fill out our short (5-question) [NHDES Customer Service Satisfaction Survey](#).

Please note as of July 29, 2025, the email ecologicalreviews@des.nh.gov is the primary contact for DataCheck Tool questions and rare plant and exemplary natural community coordination. Please do not email nhbreview@dnr.nh.gov going forward, NHDES Ecological Review staff will not be monitoring this inbox and if you email this inbox your review may be delayed.

Please note as of July 1, 2025, processing DataCheck Tool requests and conducting ecological reviews for threatened and endangered species is the responsibility of the NH Department of Environmental Services. Existing rare species consultation processes and contacts will remain the same. The DataCheck Fee has also increased to \$50 for all users. Payment is only required if given a notice of "potential impacts" when submitting a project, or if you choose to send maps by email or mail rather than using the mapping tool. These changes are part of the state budget for FY2026-27 passed by the Legislature. Our goal is to keep you informed and supported through this change and we welcome any questions or feedback.

From: Sam Hayden <shayden@haleyward.com>
Sent: Friday, September 12, 2025 10:09 AM
To: DES: Ecological Reviews <EcologicalReviews@des.nh.gov>
Subject: DCT25-2188 Saddle Trail Drive

EXTERNAL EMAIL WARNING! This email originated outside of the New Hampshire Executive Branch network. Do not open attachments or click on links unless you recognize the sender and are expecting the email. Do not enter your username and password on sites that you have reached through an email link. Forward suspicious and unexpected messages by clicking the Phish Alert button in your Outlook and if you did click or enter credentials by mistake, report it immediately to helpdesk@doit.nh.gov!

Hello reviewer,

We received the attached datacheck results letter which noted the potential presence of a low brackish riverbank marsh natural community, eastern grasswort, and seaside brookweed. This community and species are closely associated with each other, existing on the margins of tidal rivers which experience frequent inundation.

The proposed project is located well above any potential marsh, outside of the 100' tidal buffer zone. The project proposes the development of a residence in protected shoreland zone, however there will be no work along the riverbank and no work within 100 feet of the HOTL.

Because there will be no work in the areas on the site which may support this natural community and these species, we do not anticipate any negative impacts on these species as a result of the project. The workspace will be fully protected by typical erosion and sedimentation controls until final stabilization is achieved.

A map showing the approximate location of the project is attached. Please review and let me know if you have any concerns associated with this project.

Thank you,



Sam Hayden, CWS, PWS
Project Manager
t: 207.283.9151 m: 443.474.1880
a: 120 Main Street, Suite 132, Saco, ME 04072



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DataCheck Results Letter
For NHDES Ecological Review

To: Sam Hayden, HaleyWard
200 Griffin Road Unit #3
Portsmouth, NH 03801
shayden@haleyward.com

From: Ecological Review Section
NH Department of Environmental Services
Main Contact: Maddie Severance - EcologicalReviews@des.nh.gov

cc: NHFG Review, David Simmons

Date: 08/07/2025 (valid until 08/07/2026)

Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game

Permits: NHDES - Shoreland Standard Permit

DCT ID: DCT25-2188

Town: Dover
Location: Saddle Trail Drive

Project Description: construct a single residence on the property within the shoreland zone.

Next Steps for Applicant:

NHDES's Ecological Review Section has searched the Natural Heritage Bureau's (NHB) database of rare species and exemplary natural communities. Please carefully read the comments below and the consultation requirements on the following page.

Plant and Natural

Community Comments: The exemplary natural community and rare plants included on the DataCheck Letter are only likely to be impacted if there are impacts proposed to the river banks. Based on the proposed project description and mapping this seems unlikely, however, if there are impacts proposed to the river banks please send proposed plans and photos of the proposed impact areas.

Wildlife Comments: Please refer to NHFG consultation requirements below.



DataCheck Results Letter For NHDES Ecological Review

Plant and Natural Community Consultation

If this DataCheck letter includes records of rare plants and/or natural communities/systems, please contact the Ecological Review Section and provide any requested supplementary materials by emailing EcologicalReviews@des.nh.gov.

If this DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with the Ecological Review Section regarding rare plants and/or natural communities/systems is required.

Wildlife Consultation

If this DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department (NHFG) pursuant to Fis 1004 is required.

If this DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and must include the DataCheck results letter number and "Fis 1004 consultation request" in the subject line.

If the DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification*, *permit by rule*, *permit by notification*, *routine roadway registration*, *docking structure registration*, or *conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.

Federal ESA Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the NH DataCheck Letter. For compliance with the federal Endangered Species Act (ESA), please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (<https://ipac.ecosphere.fws.gov/>; IPaC) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).



DataCheck Results Letter

For NHDES Ecological Review

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project. Please refer to this list when coordinating.

Natural Community	State ¹	Federal	Notes
Low brackish riverbank marsh	--	--	
Plant species	State ¹	Federal	Notes
eastern grasswort (<i>Lilaeopsis chinensis</i>)	E	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
seaside brookweed (<i>Samolus parviflorus</i>)	E	--	Occurs on river and streambanks, as well as estuarine and seashore habitats. Threats include direct destruction of the plants and major alterations of their habitat.
Vertebrate species	State ¹	Federal	Notes
Atlantic Sturgeon (<i>Acipenser oxyrinchus oxyrinchus</i>)*	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Cliff Swallow (<i>Petrochelidon pyrrhonota</i>)*	T	--	Contact the NH Fish & Game Dept (see above).
New England Cottontail (<i>Sylvilagus transitionalis</i>)*	E	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (<i>Acipenser brevirostrum</i>)*	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Spotted Turtle (<i>Clemmys guttata</i>)*	T	--	Contact the NH Fish & Game Dept (see above).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'Wildlife Consultation' section above. For all federally-listed species, refer to the 'Federal ESA Compliance' section above.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species. Surveys are recommended to determine what species/natural communities are present onsite.



DataCheck Results Letter
For NHDES Ecological Review



DataCheck Results Letter
For NHDES Ecological Review

Please note: Effective June 10th, 2025, DataCheck letters will no longer include specific locations of rare species and exemplary natural communities. Changes to the map have been made to reflect this update.

Important: The list of rare species and exemplary natural communities that may be impacted by the project is included. Please refer to that list when coordinating.

DCT25-2188



Sam Hayden

From: DES: Ecological Reviews <EcologicalReviews@des.nh.gov>
Sent: Tuesday, September 16, 2025 2:36 PM
To: Sam Hayden
Subject: RE: DCT25-2188 Saddle Trail Drive

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Sam,

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Best,

Madeline (Maddie) Severance (*she/her/hers*)
Environmental Reviewer
Ecological Review Section
Land Resources Management Program
Water Division, NH Department of Environmental Services
P.O. Box 95
Concord, NH 03302-0095
(603)-271-6261 (*note the new number*)
EcologicalReviews@des.nh.gov
[DataCheck Tool](#)

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From: Sam Hayden <shayden@haleyward.com>
Sent: Friday, September 12, 2025 10:09 AM
To: DES: Ecological Reviews <EcologicalReviews@des.nh.gov>
Subject: DCT25-2188 Saddle Trail Drive

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Thank you,



Sam Hayden, CWS, PWS
Project Manager
t: 207.283.9151 m: 443.474.1880
a: 120 Main Street, Suite 132, Saco, ME 04072



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Sam Hayden

From: Whitmore, Jessica <Jessica.L.Whitmore@wildlife.nh.gov>
Sent: Tuesday, August 19, 2025 12:53 PM
To: Sam Hayden
Cc: FGC: NHFG review
Subject: Saddle Trail Drive_Dover_DCT25-2188_NHDES Shoreland Standard File#DNF-NHFG Conservation Measures
Attachments: Blandings Turtle Flyer.pdf; Cliff Swallow Brochure (May 2020)_FINAL.pdf; Spotted Turtle Flyer.pdf

You don't often get email from jessica.l.whitmore@wildlife.nh.gov. [Learn why this is important](#)

Hello Sam,

On August 19, 2025, New Hampshire Fish and Game (NHFG) Nongame & Endangered Wildlife Program completed review of materials submitted for consultation for **DCT25-2188** submitted on 8/14/2025 (site plans dated July 11, 2025), prepared by Haley Ward. The project proposes to construct a single residence on the property within the shoreland zone. The project is located at Saddle Trail Drive in Dover, NH (Tax Map 8, Block 1, Lot 8). Please update NHFG with NHDES Permit File# once applications/notifications are submitted.

Permit applications associated with this project:

NHDES SHORELAND STANDARD#DNF

Note: if you apply for other permits not listed above, you must notify NHFG and request a response to see if recommendations provided below can be applied to other permit applications.

Based on the NHB DataCheck results letter and the information provided in the submission as well as in communications and materials provided during our consultation review, we request the following recommended permit conditions. THESE RECOMMENDED PERMIT CONDITIONS ARE APPLICABLE ONLY TO STATE PERMITS LISTED ABOVE.

- **For consideration in the AoT permit review process, please incorporate recommendations along with associated materials as detailed, into the final sheet plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG.**
- **For all other permits, please include recommended permit conditions in final plan sheets plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG. Permit reviewers will adopt/include NHFG permit conditions in the permit if approved.**

DCT25-2188 New Hampshire Fish and Game Conservation Measures:

1. Atlantic Sturgeon (State and Federally Threatened), Shortnose Sturgeon (State and Federally Endangered), Cliff Swallow (State Threatened), Spotted Turtle (State Threatened) and New England Cottontail (State Endangered) occur within the vicinity of the project area. Blanding's Turtle (State Endangered) also very likely occur in the vicinity due to overlapping habitat use and distribution. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG contact information. Protected species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning meetings prior to work commencement throughout the construction phase of the project. **See Plan Sheet xxxxxx**

2. No in-water work is proposed.
3. Cliff swallows may nest in structural features on nearby buildings such as eaves, gutters, dormers, rafters, roofs, or similar features. If nesting cliff swallows are observed in or directly adjacent to the project area, NHFG shall be notified for further coordination at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the Data Check tool results letter assigned number, the project name, and the term Wildlife Species Observation. See Plan sheet(s) XXXXX.
4. Turtles may be attracted to disturbed ground during nesting season (May 15th – July 15th). Turtle nests are protected by NH laws (RSA 212-B:4, Fis 1401.03). If a nest is observed or suspected, operators shall contact Josh Megyesy at NHFG immediately for further consultation. See Species Flyers, See Plan sheet(s) XXXXX for NHFG contact information.
 - a. The nest or suspected nest shall be marked (surrounding roped off or cone buffer deployed) and avoided; this shall be communicated to all personnel onsite.
 - b. Site activities shall not occur in the area surrounding the nest or suspected nest until further guidance is provided by NHFG.
 - c. To minimize the potential for nesting to occur within the project site:
 1. Minimize ground disturbance activities during the active nesting season. Limit clearing areas and disturbing ground until ready to start active construction for a project component.
 2. Minimize access or make areas less attractive to wildlife for nesting for disturbed ground areas during active nesting season. Soil/sandy mounds or open sandy/gravelly areas within the active project site shall be covered with tarps or other construction materials at the end of the work day (note turtles can move into a site overnight to nest – be observant for of tracks and nesting signs).
5. Any scrub/shrub vegetation shall be maintained where feasible (or if present), in particular if present along the Cocheco River to maintain connectivity within the landscape for New England Cottontail.
6. Proper erosion control shall be installed to prevent sedimentation from reaching into the waterbody or wetlands on site. See Plan Sheet xxxxxx.
7. Equipment or materials shall not be staged or stored in wetlands or scrub/shrub vegetation, if present. See Plan Sheet xxxxxx.

8. Native species should be used for reseeding or landscaping disturbed areas, if applicable. See Plan Sheet XXXXX.

9. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps shall not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches. See Plan sheet(s) XXXXX.

10. All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation. Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHFG in digital format at the above email address for verification, as feasible.

11. These Conservation Measures do not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the DataCheck Letter. Please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (IPaC; <https://ipac.ecosphere.fws.gov/>) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).

12. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.

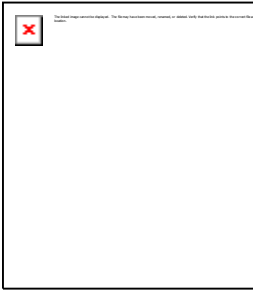
13. NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit.

NHFG has completed our review of materials submitted for consultation under FIS 1004. No further coordination with NHFG is requested at this time. Please note that additional or a new consultation may be required in accordance with [Fis 1004.08\(b\)4](#) if there are changes in project design that is referenced above which might result in potential impacts to threatened and endangered species, whether suggested to avoid harm to the species, or which could serve to increase the potential of adverse impacts to species.

These recommendations have been transmitted to the applicable permitting agency. Questions or concerns on NHFG recommendations provided in this communication must follow [FIS 1004.12](#) that requires a written request for further consultation provided within 10 days of receipt of this communication. Note that NHFG recommendations may be withdrawn pursuant to [FIS 1004.13](#).

Respectfully,

Jess Whitmore



Jessica Whitmore

Environmental Review Biologist

Wildlife Division
New Hampshire Fish and Game Department
11 Hazen Drive, Concord NH 03301
p. 603-271-3017 | c.
e. Jessica.L.Whitmore@wildlife.nh.gov
wildlife.nh.gov

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From: Sam Hayden <shayden@haleyward.com>
Sent: Thursday, August 14, 2025 2:58 PM
To: FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Subject: Goldenthal - DCT25-2188 - Review Request

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Dear Reviewer,

Please see attached a review request for a proposed project off of Saddle Trail Drive in Dover, NH. Please let me know if any questions arise during your review.

Thank you,



Sam Hayden, CWS, PWS
Project Manager
t: 207.283.9151 m: 443.474.1880
a: 120 Main Street, Suite 132, Saco, ME 04072



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DataCheck Results Letter
For NHDES Ecological Review

To: Sam Hayden, HaleyWard
200 Griffin Road Unit #3
Portsmouth, NH 03801
shayden@haleyward.com

From: Ecological Review Section
NH Department of Environmental Services
Main Contact: Maddie Severance - EcologicalReviews@des.nh.gov

cc: NHFG Review, David Simmons

Date: 08/07/2025 (valid until 08/07/2026)

Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game

Permits: NHDES - Shoreland Standard Permit

DCT ID: DCT25-2188

Town: Dover
Location: Saddle Trail Drive

Project Description: construct a single residence on the property within the shoreland zone.

Next Steps for Applicant:

NHDES's Ecological Review Section has searched the Natural Heritage Bureau's (NHB) database of rare species and exemplary natural communities. Please carefully read the comments below and the consultation requirements on the following page.

Plant and Natural

Community Comments: The exemplary natural community and rare plants included on the DataCheck Letter are only likely to be impacted if there are impacts proposed to the river banks. Based on the proposed project description and mapping this seems unlikely, however, if there are impacts proposed to the river banks please send proposed plans and photos of the proposed impact areas.

Wildlife Comments: Please refer to NHFG consultation requirements below.



DataCheck Results Letter For NHDES Ecological Review

Plant and Natural Community Consultation

If this DataCheck letter includes records of rare plants and/or natural communities/systems, please contact the Ecological Review Section and provide any requested supplementary materials by emailing EcologicalReviews@des.nh.gov.

If this DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with the Ecological Review Section regarding rare plants and/or natural communities/systems is required.

Wildlife Consultation

If this DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department (NHFG) pursuant to Fis 1004 is required.

If this DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and must include the DataCheck results letter number and "Fis 1004 consultation request" in the subject line.

If the DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification*, *permit by rule*, *permit by notification*, *routine roadway registration*, *docking structure registration*, or *conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.

Federal ESA Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the NH DataCheck Letter. For compliance with the federal Endangered Species Act (ESA), please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (<https://ipac.ecosphere.fws.gov/>; IPaC) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).



DataCheck Results Letter

For NHDES Ecological Review

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project. Please refer to this list when coordinating.

Natural Community	State ¹	Federal	Notes
Low brackish riverbank marsh	--	--	
Plant species	State ¹	Federal	Notes
eastern grasswort (<i>Lilaeopsis chinensis</i>)	E	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
seaside brookweed (<i>Samolus parviflorus</i>)	E	--	Occurs on river and streambanks, as well as estuarine and seashore habitats. Threats include direct destruction of the plants and major alterations of their habitat.
Vertebrate species	State ¹	Federal	Notes
Atlantic Sturgeon (<i>Acipenser oxyrinchus oxyrinchus</i>)*	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Cliff Swallow (<i>Petrochelidon pyrrhonota</i>)*	T	--	Contact the NH Fish & Game Dept (see above).
New England Cottontail (<i>Sylvilagus transitionalis</i>)*	E	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (<i>Acipenser brevirostrum</i>)*	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Spotted Turtle (<i>Clemmys guttata</i>)*	T	--	Contact the NH Fish & Game Dept (see above).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'Wildlife Consultation' section above. For all federally-listed species, refer to the 'Federal ESA Compliance' section above.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species. Surveys are recommended to determine what species/natural communities are present onsite.



DataCheck Results Letter
For NHDES Ecological Review



DataCheck Results Letter
For NHDES Ecological Review

Please note: Effective June 10th, 2025, DataCheck letters will no longer include specific locations of rare species and exemplary natural communities. Changes to the map have been made to reflect this update.

Important: The list of rare species and exemplary natural communities that may be impacted by the project is included. Please refer to that list when coordinating.

DCT25-2188



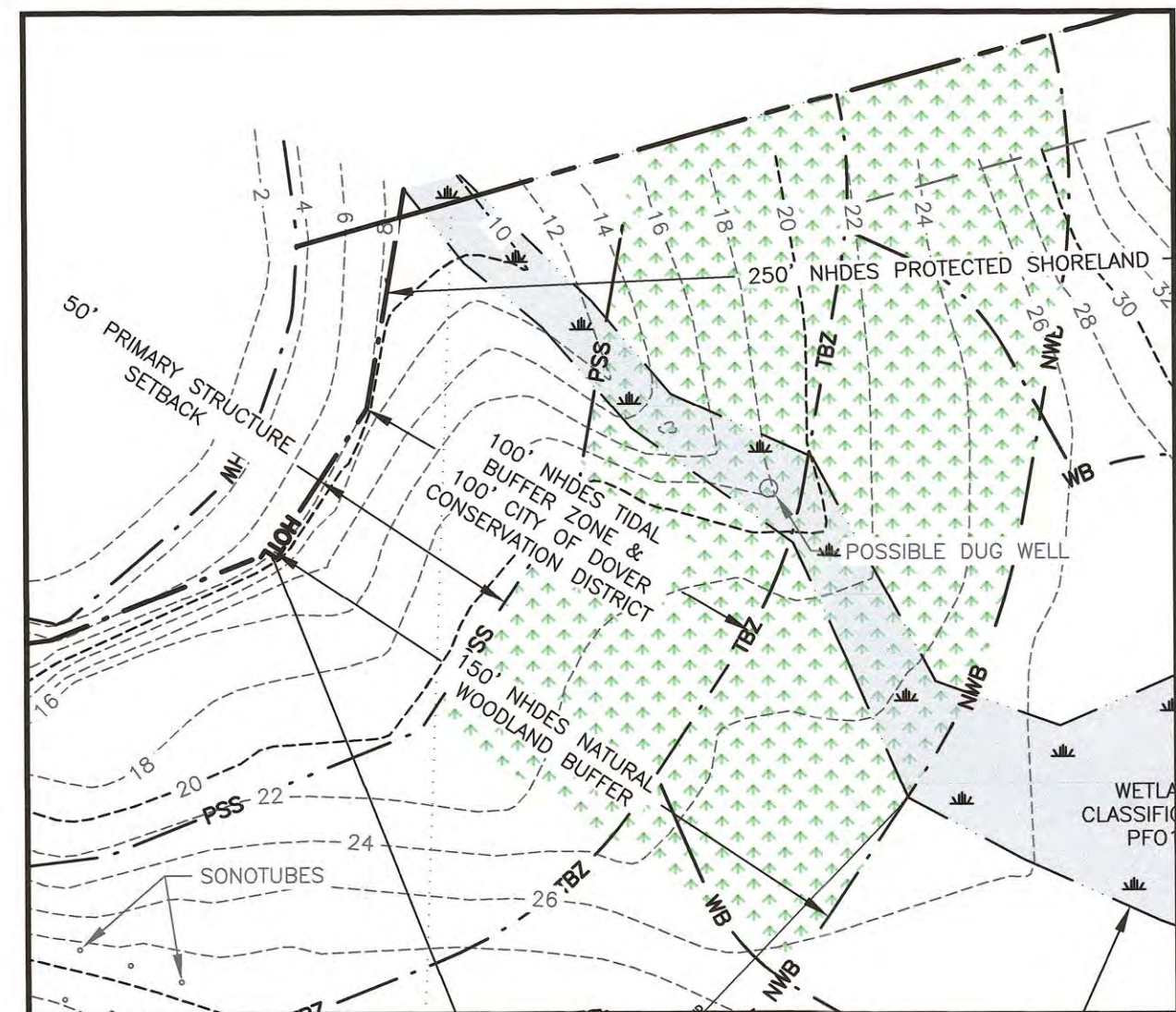
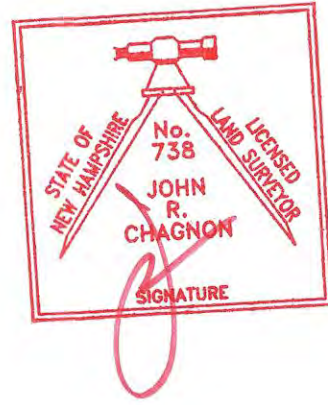
9:VNHS010490-William_&Lori_Goldenthal3050.35-Saddle Trail Dr, Dover - \$NH02-CAD_Files\Civil\5010490.35-C-59 BACKUP.dwg, 10/10/2025 12:29:11 PM

IMPERVIOUS SURFACE AREAS (WITHIN THE 250' SWQPA ZONE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	4,349
DECK/PATIO	0	2,385
PAVEMENT	0	3,109
RETAINING WALLS	0	359
WOODEN PIER	483	483
TOTAL	483	10685
AREA WITHIN 250' SWQPA	169,017	169,017
% LOT COVERAGE	0.3%	6.3%

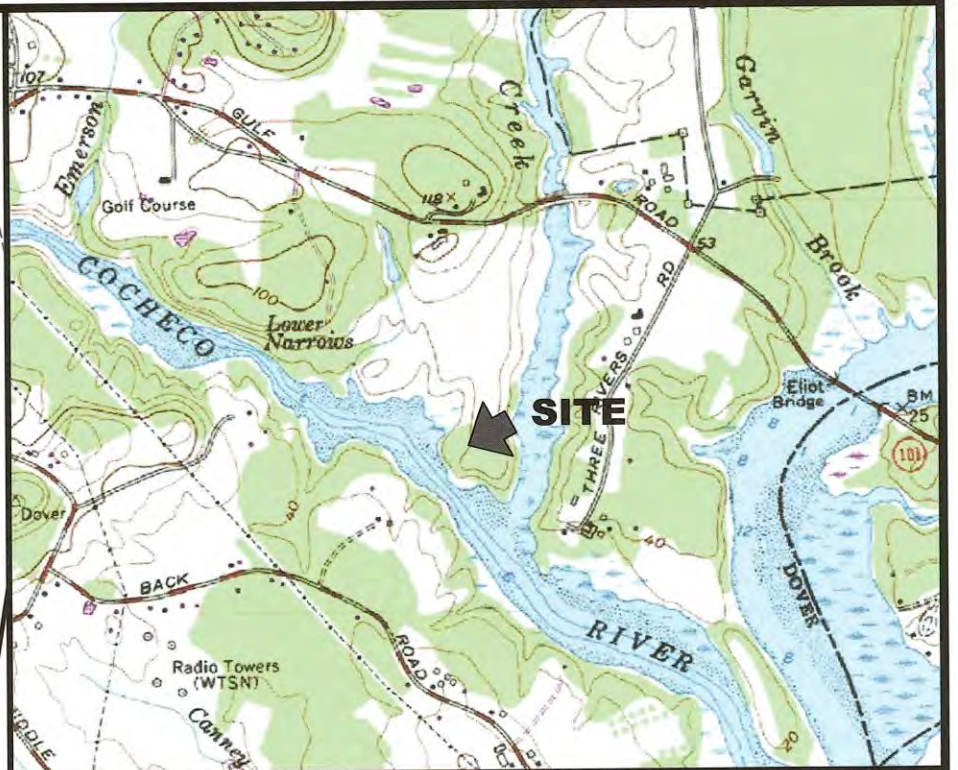
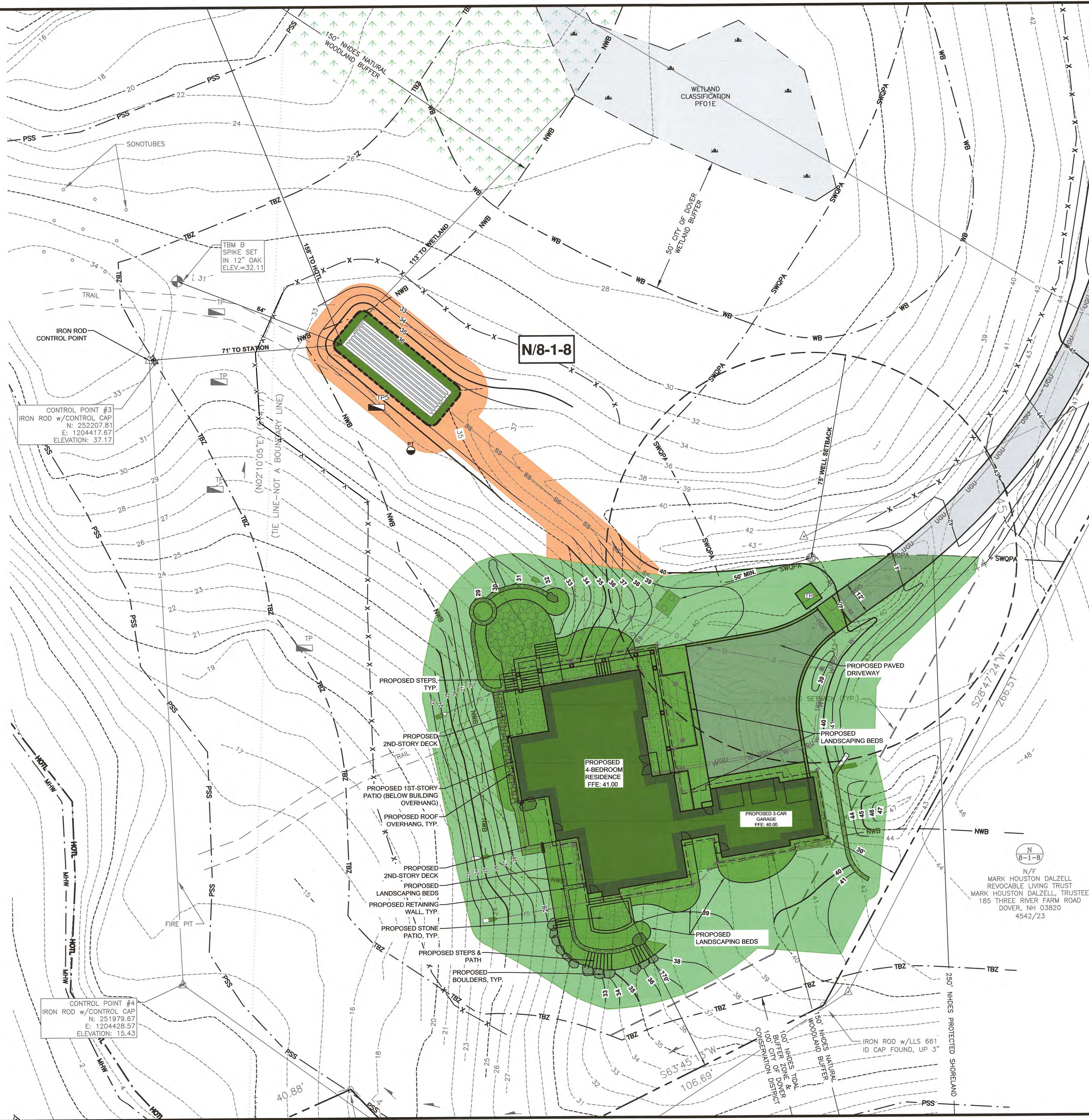
IMPERVIOUS SURFACE AREAS (WITHIN THE 100' TIDAL BUFFER ZONE) NO CHANGE		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	0
DECK/PATIO	0	0
PAVEMENT	0	0
RETAINING WALLS	0	0
WOODEN PIER	483	483
TOTAL	483	483
AREA WITHIN 100' TBZ	72,035	72,035
% LOT COVERAGE	0.7%	0.7%

IMPACT AREAS (WITHIN THE 250' SWQPA ZONE)		
ZONE	TEMPORARY IMPACT (S.F.)	PERMANANT IMPACT (S.F.)
250' PROTECTED SHORELAND	2,874	25,858
100' TIDAL BUFFER	0	0

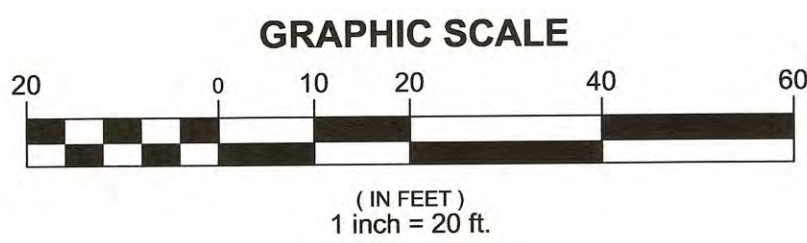
NATURAL WOODLAND CALCULATIONS (WITHIN LOT PERIMETER)		AREA (S.F.)
UNALTERED NW AREA	F)	72,150
NWB TOTAL AREA	G)	72,150
25% OF TOTAL NWB	H)	18,038
DESIGNATED NW TO REMAIN	I)	18,038
*NW - NATURAL WOODLAND		
*NWB - NATURAL WOODLAND BUFFER		
*AREA [PER RSA 483-B-9, V(b)(2)(A)]		



DESIGNATED NW TO REMAIN DETAIL
NTS



- LOCATION MAP:** SCALE: 1"=2000'
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP N AS LOT 8-1-8.
 - 2) OWNERS OF RECORD:
LORI FELIX GOLDENTHAL
WILLIAM DAVID GOLDENTHAL
46 WALL STREET
WELLESLEY, MA 02481
S.C.R.D. DEED BOOK 5181 PG. 885
S.C.R.D. PLAN#12272
 - 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0330E. EFFECTIVE DATE SEPTEMBER 30, 2015.
 - 4) EXISTING LOT AREA:
222,491± S.F. (TO MEAN HIGH WATER)
5.1077± ACRES (TO MEAN HIGH WATER)
 - 5) PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT AND IS SUBJECT TO THE CONSERVATION & WETLAND PROTECTION OVERLAY DISTRICTS.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 40,000 S.F.
FRONTAGE: 150 FEET
FRONTAGE: 40 FEET
SETBACKS: FRONT 40 FEET
SIDE 25 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 10%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE DES PERMIT CONDITIONS ON ASSESSOR'S MAP N LOT 8-1-8 IN THE CITY OF DOVER.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) MEAN HIGH WATER (EL. 3.37), MEAN LOW WATER (EL. -3.67), AND MEAN LOWER LOW WATER (EL. -3.93) BASED ON NOAA STATION 8420411 DOVER, COCHECO RIVER NEW HAMPSHIRE.



0	10/03/25	ISSUED FOR COMMENT	CBA	JRC
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
www.haleyward.com

GOLDENTHAL RESIDENCE
31 SADDLE TRAIL DOVER, NEW HAMPSHIRE

NHDES SHORELAND PERMIT PLAN

	DATE MARCH 2025	SCALE 1" = 20'
	DRAWN BY CBA	DESIGNED BY CBA
	CHECKED BY JRC	PROJECT No. 5010490.3050.35
	FIELD BOOK AND PAGE FB 386 PG 24	DRAWING No. C106
		REV. 0

LEGEND:

N/F	NOW OR FORMERLY	
RP	RECORD OF PROBATE	
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS	
	MAP 11 / LOT 21	
	RAILROAD SPIKE FOUND	
	IRON ROD/IRON PIPE FOUND	
	IRON PIPE FOUND	
	STONE/CONCRETE BOUND FOUND	
	RAILROAD SPIKE SET	
	IRON ROD SET	
	DRILL HOLE SET	
	GRANITE BOUND SET	
---	BOUNDARY	
---	BUILDING SETBACK	
---	MEAN HIGH WATER LINE	
---	MLW	MEAN LOW WATER LINE
---	MLLW	MEAN LOWER LOW WATER LINE
---	MLLW	NHDES HIGHEST OBSERVABLE TIDE LINE
---	MLLW	NHDES 100' TIDAL BUFFER ZONE
---	MLLW	NHDES 150' NATURAL WOODLAND BUFFER
---	MLLW	NHDES 250' PROTECTED SHORELAND
---	WB	FRESHWATER WETLAND LINE
---	WB	WETLAND BUFFER LINE
	OVERHEAD ELECTRIC WIRES	
	CONTOUR	
97x3	SPOT ELEVATION	
---	EDGE OF PAVEMENT (EP)	
---	ELEVATION	
---	EDGE OF PAVEMENT	
---	INVERT	
---	TEMPORARY BENCHMARK	
---	TYPICAL	

PLAN REFERENCES:

1) LOT LINE ADJUSTMENT PLAN PREPARED FOR MARK HOUSTON DALZELL REVOCABLE TRUST, TAX MAP N, LOT NOS. 8-1-7 & 8-1-8, SADDLE TRAIL DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. PREPARED BY MCNEANEY SURVEY ASSOCIATES. DATED OCTOBER 20, 2020. S.C.R.D. PLAN #12272.

2) SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 10/15/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



NATURAL WOODLAND CALCULATIONS

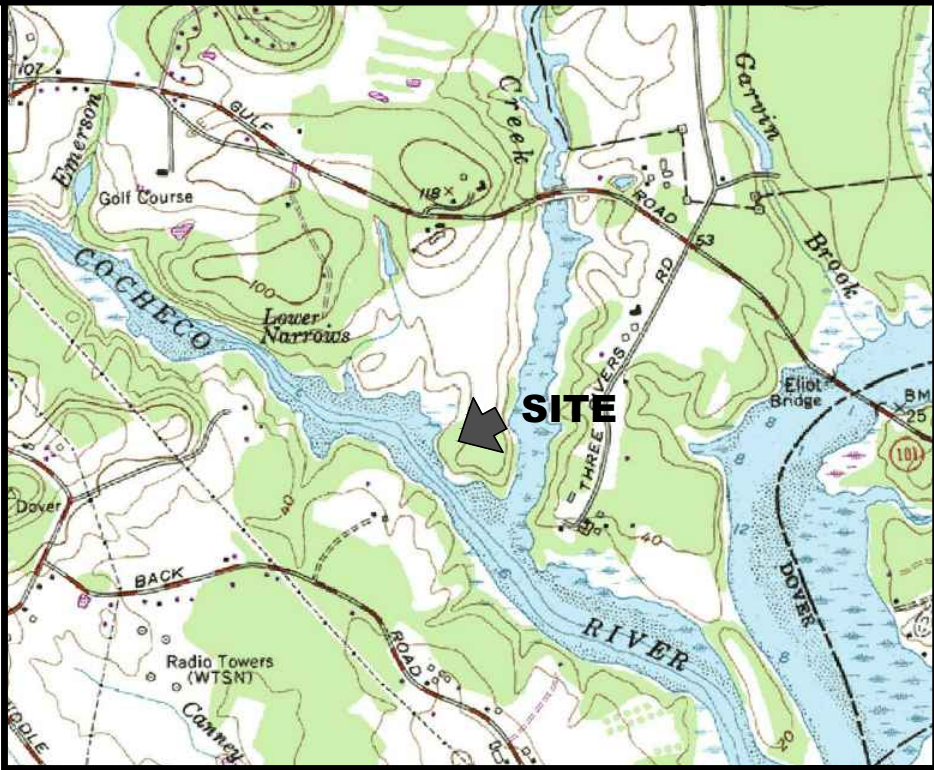
	AREA (S.F.)
UNALTERED NW AREA	F) 69,064
NWB TOTAL AREA	G) 72,150
25% OF TOTAL NWB	H) 18,038
DESIGNATED NW TO REMAIN	I) 18,038
*NW - NATURAL WOODLAND	
*NWB - NATURAL WOODLAND BUFFER	
*AREA [PER RSA 483-B:9, V(b)(2)(A)]	

CSPA GRID TABLE:

SEGMENT	(SF) AREA	REQUIRED SCORE*	TREE SCORE	SHRUB/GROUND SCORE	TOTAL SCORE
1	1,250	25.0	38	10	48
2	1,250	25.0	109	10	119
3	1,250	25.0	54	10	64
4	1,250	25.0	88	10	98
5	1,250	25.0	128	10	138
6	1,250	25.0	32	10	42
7	1,250	25.0	56	10	66
8	1,250	25.0	110	10	120
9	1,250	25.0	69	10	79
10	1,250	25.0	157	10	167
11	1,250	25.0	118	5	123
12	1,250	25.0	184	5	189
13	1,250	25.0	110	5	115
14	1,250	25.0	110	10	120
15	1,250	25.0	95	10	105
16	1,250	25.0	50	10	60
17	1,250	25.0	85	10	95
18	1,250	25.0	65	10	75
19	1,250	25.0	125	7	132
20	1,250	25.0	35	5	40
21	1,250	25.0	85	5	90
22	1,250	25.0	75	5	80
23	1,250	25.0	106	8	114
24	1,250	25.0	197	5	202
25	1,250	25.0	124	5	129
26	1,250	25.0	81	6	87
27	257	5.1	32	1	33

* REQUIRE SCORE IS DEFINED BY RSA 483-B:9, V(a)(2)(D)(iv); FORMULA: =(AREA)*0.02

** TREE SCORES WERE CALCULATED BY SAM HAYDEN, PWS, ON MAY 2025 IN ACCORDANCE WITH RAS 483-B:9, V(a)(2)(D)(iv)



LOCATION MAP: SCALE: 1"=2000'

NOTES:
1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP N AS LOT 8-1-8.

2) OWNERS OF RECORD:
LORI FELIX GOLDENTHAL
WILLIAM DAVID GOLDENTHAL
46 WALL STREET
WELLESLEY, MA. 02481
S.C.R.D. DEED BOOK 5181 PG. 885
S.C.R.D. PLAN#12272

3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0330E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
222,491± S.F. (TO MEAN HIGH WATER)
5.1077± ACRES (TO MEAN HIGH WATER)

5) PARCEL IS LOCATED IN THE RURAL RESIDENTIAL (R-40) ZONING DISTRICT AND IS SUBJECT TO THE CONSERVATION & WETLAND PROTECTION OVERLAY DISTRICTS.

6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 40,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT 40 FEET
SIDE 25 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 10%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP N LOT 8-1-8 IN THE CITY OF DOVER.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) MEAN HIGH WATER (EL. -3.37), MEAN LOW WATER (EL. -3.67), AND MEAN LOWER LOW WATER (EL. -3.93) BASED ON NOAA STATION 8420411 DOVER, COACHECO RIVER NEW HAMPSHIRE.

1	10/14/25	NATURAL WOODLAND CALCULATIONS	CBA	SNH
0	05/17/25	ISSUED FOR COMMENT	CBA	SNH
REV	DATE	DESCRIPTION	BY	CHK

PERMIT PLAN



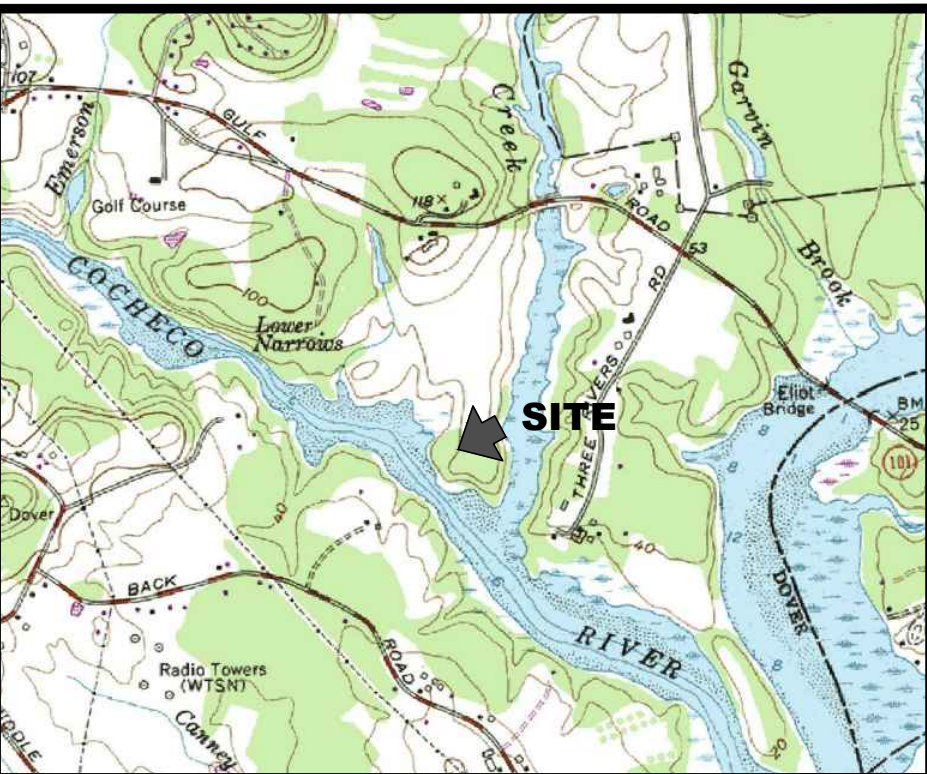
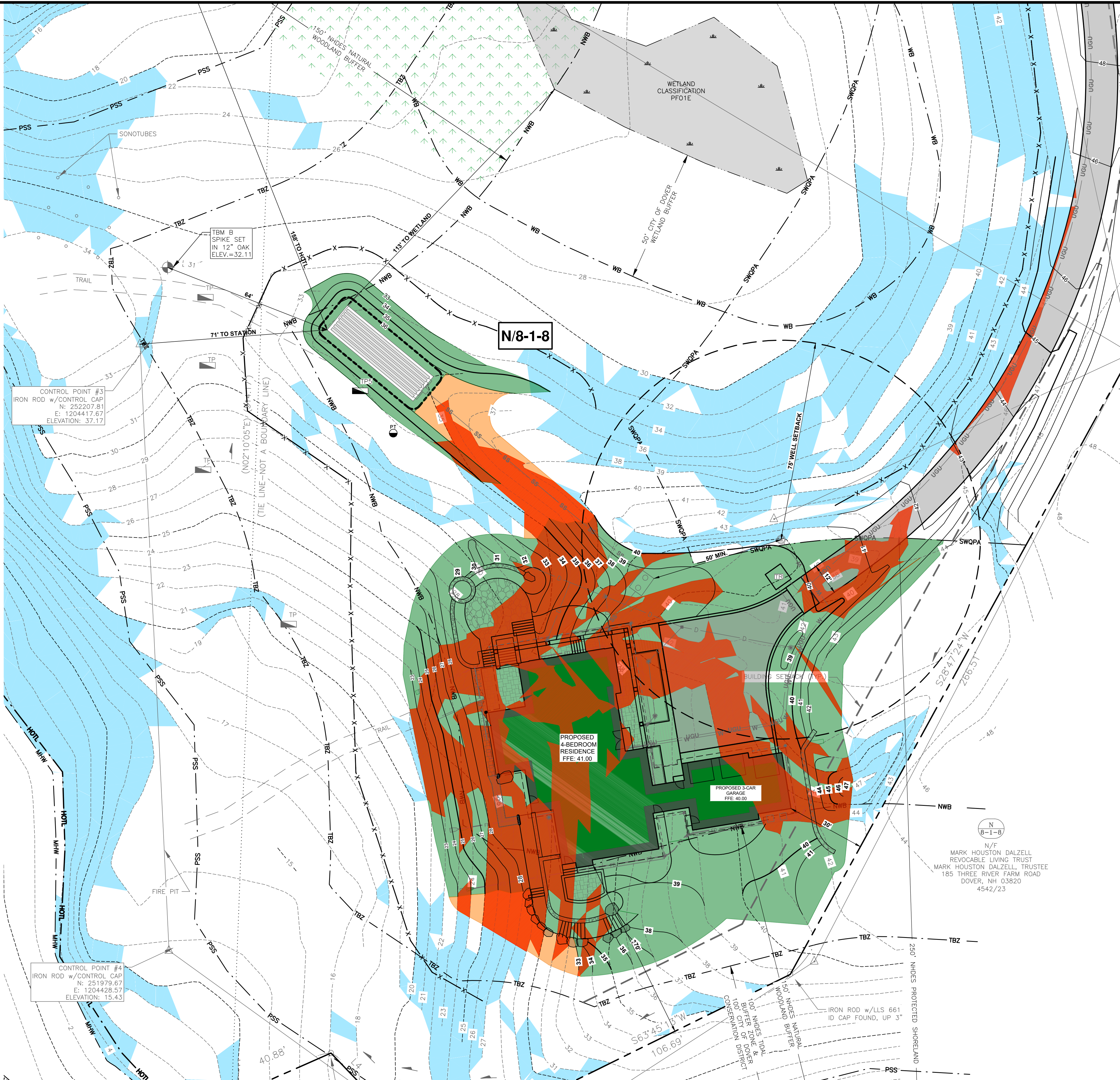
GOLDENTHAL RESIDENCE
31 SADDLE TRAIL DOVER, NEW HAMPSHIRE

CSPA TREE SCORING PLAN

DATE	MARCH 2025	SCALE	1" = 40'
DRAWN BY	CBA	DESIGNED BY	SNH
CHECKED BY			
PROJECT NO.	5010490.3050.35	FIELD BOOK AND PAGE	FB 386 PG 24
DRAWING NO.		REV.	
C107			1

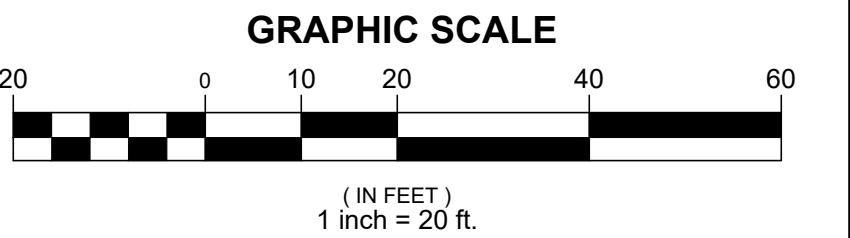
CONSERVATION DISTRICT
CALCULATIONS

EXISTING LOT (WITHIN LOT PERIMETER)	AREA (S.F.)
EXISTING LOT	222,491
TOTAL >20% SLOPE	65,786
% OF LOT >20% SLOPE	30%
TOTAL CONSTRUCTION AREA	28,324
>20% SLOPE IN CONSTRUCTION AREA	10,997
% OF CONSTRUCTION AREA >20% SLOPE	39%



LOCATION MAP: SCALE: 1"=2000'

- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP N AS LOT 8-1-8.
 - 2) OWNERS OF RECORD:
LORI FELIX GOLDENTHAL
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46 WALL STREET
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0	10/16/25	ISSUED FOR COMMENT	CBA	SNH
REV	DATE	DESCRIPTION	BY	CHK

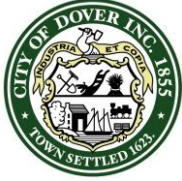
PERMIT PLAN



GOLDENTHAL RESIDENCE
31 SADDLE TRAIL DOVER, NEW HAMPSHIRE

CONSERVATION PERMIT PLAN

DATE MARCH 2025		SCALE 1" = 20'	
DRAWN BY CBA		DESIGNED BY CBA	
		CHECKED BY JRC	
PROJECT No. 5010490.3050.35		FIELD BOOK AND PAGE FB 386 PG 24	
DRAWING No. C108		REV. 0	



CITY OF DOVER

CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2025-0023

Application Type: Conditional Use Permit
Applicant(s): InSite Development Services, LLC c/o Civilworks New England
Owner(s): 914 Central Avenue, LLC
Location: 914 Central Ave (Assessor's Map 38, Lot 20)
Meeting Date: November 10, 2025

INTENT: Proposal is for a Conditional Use Permit (CUP) to redevelop the subject property and construct a childcare facility within the Secondary Groundwater Protection District.

AGENDA ITEM #: 5-D

FILE: COND-2025-0023

LOTS/UNITS PROPOSED: One commercial unit

ACREAGE: 1.28± ac.

ZONING DISTRICT: Commercial

EXISTING LAND USE: Vacant Restaurant

PROPOSED LAND USE: Daycare Facility

SURROUNDING LAND USE: Commercial, Residential

WAIVER REQUESTED: [§153-14K\(1\)\(a\)](#), relief requested for location of parking in front of the building.

ZBA ACTION: N/A for proposal.

PERMITS REQUIRED: City of Dover CUP for impervious service coverage over 20% within the Secondary Groundwater Protection District.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TECHNICAL REVIEW COMMITTEE: Reviewed on Oct. 9, 2025 and second review scheduled for Nov. 13, 2025.

ATTACHMENTS: CUP Site Plan, Application Materials.

Summary of Request and Background:

The applicant is proposing to redevelop the subject property at 913 Central Ave. (Tax Map 38, Lot 20). The proposal involves the demolition of the existing vacant restaurant building and redeveloping the site and constructing a childcare facility.

The subject property is completely within the Secondary Groundwater Protection District. The existing impervious surface coverage totals approximately 44% and proposal would result in an approximate 1% increase in impervious surface area from existing conditions.

The proposal has been reviewed by the Technical Review Committee on Oct. 9, 2025. Discussion and requested revisions included the accessway design and amount of parking spaces. Also requested was appropriate signage for identifying porous asphalt and restrictions on deicing materials on the proposed porous surfaces.

Consistency with Land Use Regulations- CUP 170-33.

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 have reviewed the materials submitted by the applicant. The following items are of note. A full drainage analysis and site-specific soils survey were conducted and reviewed by Planning staff and members of the Technical Review Committee. Furthermore, while the site currently does not have a treatment system for runoff from the impervious areas, the proposed stormwater management system has been designed to meet City of Dover requirements to treat and mitigate the infiltrated runoff. The project also proposes an increase in post-developmental groundwater recharge. An Inspection and Maintenance Plan has been submitted by the applicant, consistent with the New Hampshire Stormwater Manual, updated by NHDES.



PERMIT SNAPSHOT REPORT COND-2025-0023 FOR CITY OF DOVER, N.H.

Permit Type: Conditional Use **Project:** **App Date:** 09/22/2025
Work Class: Environmental **District:** None **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Edgecomb, Makayla **Approval**
Expire Date:

Description: Secondary Groundwater Protection Zone

Parcel: 38020-000000	Main	Address: 914 Central Av Dover, NH	Main	Zone: R-12(Residential - Medium Density) C(Non-Residential - Commercial)
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Applicant Sean Graham Business: (603) 592-3203	Owner Sean Graham Business: (603) 592-3203	Plan Preparer Stephen Haight Business: (603) 749-0444	Applicant Civilworks New England Steve Haight 181 Watson Road PO Box 1166 Dover, NH 03820 Business: (603) 749-0443 Mobile: (603) 817-6651
--	--	---	--

Permit Custom Fields

Select Permit Type	Groundwater Protection	General Purpose	New Construction	Project Zone	Non-Residential
What is the parcel zoned?	C	New Change in Impervious/Paved Area (sq ft)	10330	Work	Entire lot is located within the Secondary Groundwater Protection Zone.

permitstatedef

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Steve_Haight_9/22/2025.jpg	09/22/2025 12:22	Haight, Steve		Uploaded via CSS
Permit Snapshot Report.pdf	09/22/2025 12:23	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025013966	Planning General Application Fee	\$200.00	\$200.00
Total for Invoice INV-2025013966		\$200.00	\$200.00
Grand Total for Permit		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	10/31/2025	11/28/2025		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	10/31/2025	11/28/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/22/2025 13:15	
Confirm application complete v.1	Generic Action		09/22/2025 13:15
Conditional Use Review v.1	Receive Submittal	10/31/2025 12:33	

Planning Board v.1

Planning Board Agenda v.1	Task
Invoice for Notices v.1	Task
Send Notices v.1	Task
Planner Creates Staff Recommendations v.1	Permit Activity
Distribute Planning Board Materials v.1	Task

PERMIT SNAPSHOT REPORT (COND-2025-0023)

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



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only	Project #: _____	Date Received: _____
	Amount Paid: _____	Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: INSITE DEVELOPMENT SERVICES, LLC Telephone # 603-592-3203

Address of Applicant: 1400 16th Street, Suite 300 Oak Brook, IL 60523

E-Mail Address: sgraham@insiterealestate.com

Name of Property Owner (if different from applicant): 914 Central Avenue, LLC Telephone # 603-592-3203

Address of Property Owner: 199 New Zealand Road, Seabrook, NH 03874

PROPERTY INFORMATION

Assessor's Map # 38 Lot(s) # 20

Address of Property: 914 Central Avenue

Zoning District(s) Commercial Overlay District(s) Groundwater Protection

Existing Use of Property: Vacant Building

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|--|---|--|
| ☐ Conservation District | ☐ RCM Use Overlay District | ☐ Gateway District |
| ☒ Groundwater Protection | ☐ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☐ Wetland Protection District | ☐ Central Business District | ☐ Heritage Residential District |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

The project proposes a 10,075 sf childcare development facility on a site that is fully within the

Secondary Groundwater Protection District, requiring a Conditional Use Permit.

Total proposed lot coverage is 45%.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NA

Name of Professional That Prepared Plans: Stephen J. Haight, PE - Civilworks New England

Address PO Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: NH PE # 7978 E-mail address: shaight@civilworksne.com

SIGNATURES

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

Signature of Property Owner: [Signature] Date: 9.10.25

Signature of Applicant (if different from owner): [Signature] Date: 9/15/25

INSITE DEVELOPMENT SERVICES, L.L.C.

Larissa A. Addison, Manager

S.G.

K.L.

Signature of Agent: [Signature] Date: 9/17/25

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: [Signature] Date: 9-10-25

CITY OF DOVER CONDITIONAL USE 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
38	20	914 Central Avenue, LLC	199 New Zealand Road, Seabrook, NH 03874

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Sean Graham	Insite Development Services, LLC	1400 16th Street, Suite 300 Oak Brook, IL 60523

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, PE	Civilworks New England	P.O. Box 1166 Dover, NH 03821
Kevin McEneaney, LLS	McEneaney Survey Associates	P.O. Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit = \$ _____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☒ CONDITIONAL USE PERMIT Application fee \$200.00 x # 1 per Application = \$ 200.00
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE = \$ 200.00

AND

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

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

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

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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

CONDITIONAL USE NARRATIVE
§170-33
GROUNDWATER PROTECTION ZONE
CONDITIONAL USE APPROVAL REQUIREMENTS

for
InSite Development Services, LLC
Proposed Childcare Development Facility
Tax Map 38, Lot 20
914 Central Avenue

September 2025
REV: October 2025

F. Performance standards.

- (1) Applicability. Within the primary and secondary groundwater protection zones, the following performance standards shall apply to all new nonresidential and multifamily development, expansion of preexisting nonresidential and multifamily developments that expand the lot coverage of the existing structure(s) by more than 20%, and all subdivisions of four or more new lots:
 - (a) Post-development infiltration volumes shall be no greater than predevelopment volumes as determined by use of the Development Review Model described in Subsection G below. **As indicated in the Development Review Model; Total recharge Pre-Development (MGAL/YR) = 0.75, Total recharge Post-Development (MGAL/YR) = 1.44. This results in an increase in post-development recharge.**
 - (b) Stormwater shall be treated by use of a stormwater treatment system designed to remove no less than 80% of the annual load of total suspended solids. The removal rate shall be accomplished using best management practices installed in advance of the final infiltration system. **Pollutant removal on site consists of; 81% TSS removal, 56% TN removal, and 60% TP removal.**
 - (c) No stormwater infiltration system shall be located within the 200-day travel time of an existing or proposed municipal well as depicted on the map referenced in Subsection B above. In absence of a defined 200-day-travel-time radius, the applicant shall submit a technical evaluation from a professional engineer, hydrologist or geologist that documents that the proposed discharge is consistent with the stated purpose and intent of this requirement. **No infiltration of stormwater will occur within the 200-day travel time of a municipal well.**

(2) Specific requirements. Within the primary and secondary groundwater protection zones, the following performance standards shall apply to specific activities which may impact the groundwater quality:

(a) Sand and gravel extraction operations shall not excavate below an elevation four feet above the seasonal high-water table observed when the associated water supply well has not been operating for at least two weeks prior to the date of measurement. The operator of the sand and gravel extraction operation shall prepare for the City an annual report documenting compliance with the requirements of this section. Pursuant to RSA 155-E:11, II, the requirements of this subsection may be waived if the applicant demonstrates that such excavation will not adversely affect water quality and that written notice of such exception shall be recorded in the Registry of Deeds, and one copy filed with the New Hampshire Department of Environmental Services. **N/A**

(b) Pursuant to Chapter 81, Fire Prevention and Life Safety, § 81-24, on-premises use of heating oil tank facilities shall comply with the provisions of the National Fire Protection Association Standard NFPA 31, Installation of Oil-Burning Equipment. **N/A**

Table 1. City of Dover, NH : Development Review Model

Project Location:	914 Central Ave
<u>INPUT FACTORS</u>	
Project Total Land Area (acres)	1.28
Number of Residential units	0
Number of Bedrooms per Residence	0
On-Site Sewage Flow per Residence (gal/day)	0
N-Conc. in Effluent (mg/l)	35
Lawn Area per Residence (sq ft)	0
Pavement Area per Residence (sq ft)	0
Roof Area per Residence (square feet)	0
Number of Commercial Lots	1
Total On-Site Sewage Flow from Commercial Lots (gal/day)	1330
Lawn Area per Commercial Lot (sq ft)	30747
Pavement Area per Commercial Lot (sq ft)	14620
Roof Area per Commercial Lot (sq ft)	10076
Total Road Area in Development (sq ft)	0
Total Pervious Area (acres)	0.71
Total Impervious Area (acres)	0.57
Recharge Rate for Pervious Area (in/yr)	21.5
Recharge Rate for Impervious Area (in/yr)	38.7
Impervious Area Outside of Development Draining Into Area via Catchbasins (sq ft)	0
Impervious Area Within Development Draining from Area via Catchbasins (sq ft)	1711

Table 1. City of Dover, NH : Development Review Model

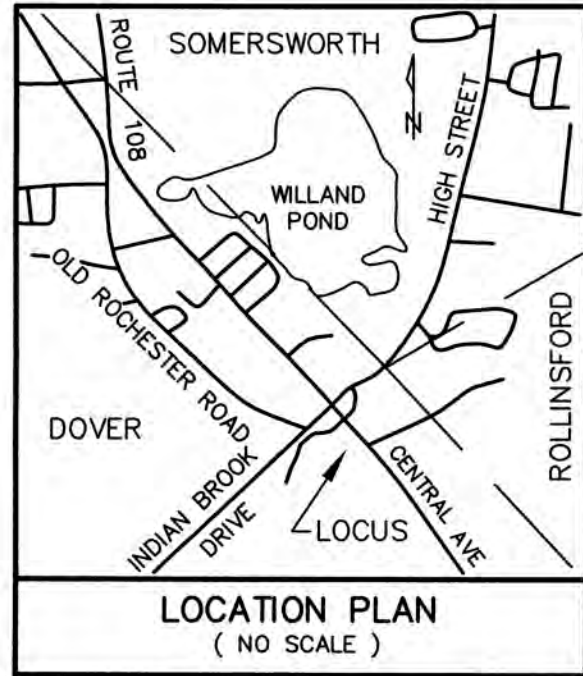
INPUT	CALCULATIONS	RESULTS
Sewage (gal/day)		CALCULATED LOADING (LBS/YR)
1,330	x N-conc (mg/l) x 3.785 L/gal x 365 days/yr ÷ 454000 mg/lb	142
Lawn area (sq ft)		
30,747	x 0.0009 lb N/sq ft	28
Pavement area (sq ft)		
12,909	x 0.00031 lb N/sq ft	4
Roof area (sq ft)		
10,076	x 0.00015 lb N/sq ft	2
Natural area (acres)		
0	x 43560 sq ft/acre x 0.000005 lb N/sq ft	0
Storm Drainage input Area (sq ft)		
0	x 0.00031 lb N/sq ft	0
	TOTAL NITROGEN LOADING (LBS/YR)	175
		TOTAL RECHARGE (MG/YR)
Recharge from Sewage (gal/day)		
1,330	x 365 days/yr : 1,000,000 gal/million gal	0.49
Total Pervious Area (sq ft)		
30,928	x 21.5 in/yr /12 in/ft x 7.48 gal/cu ft : 1,000,000 gal/million gal	0.41
Total Impervious Area (sq ft)		
22,985	x 38.7 in/yr /12 in/ft x 7.48 gal/cu ft : 1,000,000 gal/million gal	0.55
Net Recharge from Stormdrains (gal/yr)		
-41,274	1,000,000 gal/million gal	-0.04

TOTAL RECHARGE Pre- Development (MGAL/YR)	0.75
TOTAL RECHARGE Post- Development (MGAL/YR)	1.41
% Pre to Post Development Recharge Discrepancy	89.11

Note : Post- Development must be > = Pre- Development Recharge

TOTAL NITROGEN LOAD/TOTAL RECHARGE X 454,000 MG/LB / 3,785,000 L/MGAL	
Post- Dev NITROGEN Concentration (mg/l or ppm)	14.84
Nitrogen Concentration Guideline (mg/L or ppm)	5.00
Nitrogen Concentration +/- Guideline (mg/L or ppm)	9.84

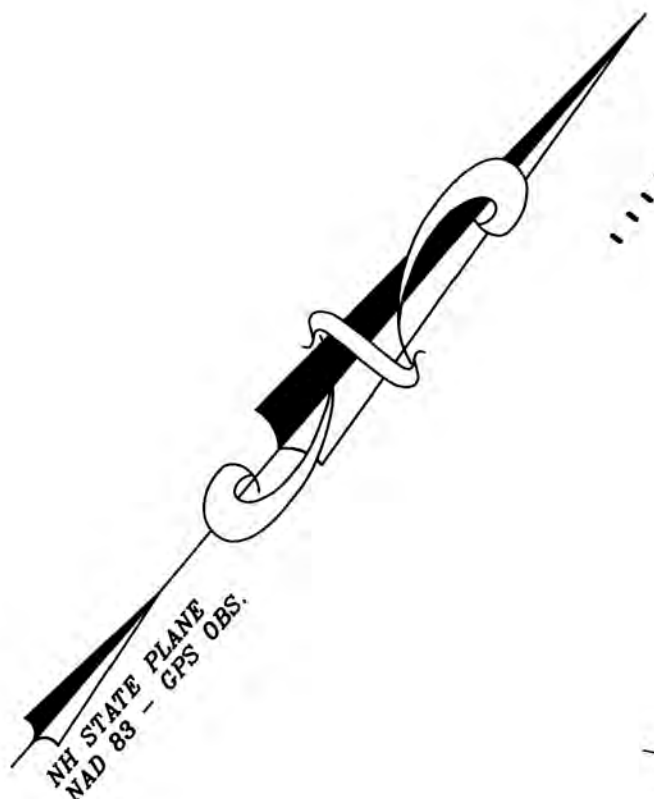
PREPARED BY HORSLEY & WITTEN, INC.
June 1999



No.	Bearing	Distance
L1	S36°56'38"E	3.03'

REFERENCE PLANS:

- 1.) PLAN OF LAND, NESTOR J. BELLETETE, DOVER, NEW HAMPSHIRE;
SCALE: 1" = 40'; DATED NOVEMBER 1955; BY G.L. DAVIS &
ASSOCIATES; RECORDED S.C.R.D. PLAN 28, POCKET 2, FOLDER 21.
- 2.) PLAN OF PROPERTIES IN DOVER, NH, No. 912 CENTRAL AVENUE,
STRAFFORD COUNTY, PREPARED FOR: McDONALD'S CORPORATION,
LOCATION 28-022; SCALE: 1" = 20'; DATED: DECEMBER 3, 1994, REV.
MARCH 29, 1995; BY: GOLDEN LAND SURVEY, INC.; RECORDED S.C.R.D.
PLAN 45-81.
- 3.) NHDOT HIGHWAY PLAN, FEDERAL PROJECT No. STP-X-027-1(35),
STATE PROJECT No. 10023-E; BY: CARON ENGINEERING; DATED:
FEBRUARY 1993; RECORDED S.C.R.D. PLAN BOOK 56, PAGES 68 & 82.



MATTHEW MICHAEL REALTY, LLC
304 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
3440 / 787

CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
599 / 387

BARBED WIRE IN
24" PINE

I.R.(set)
N = 263339.63
E = 1192114.76

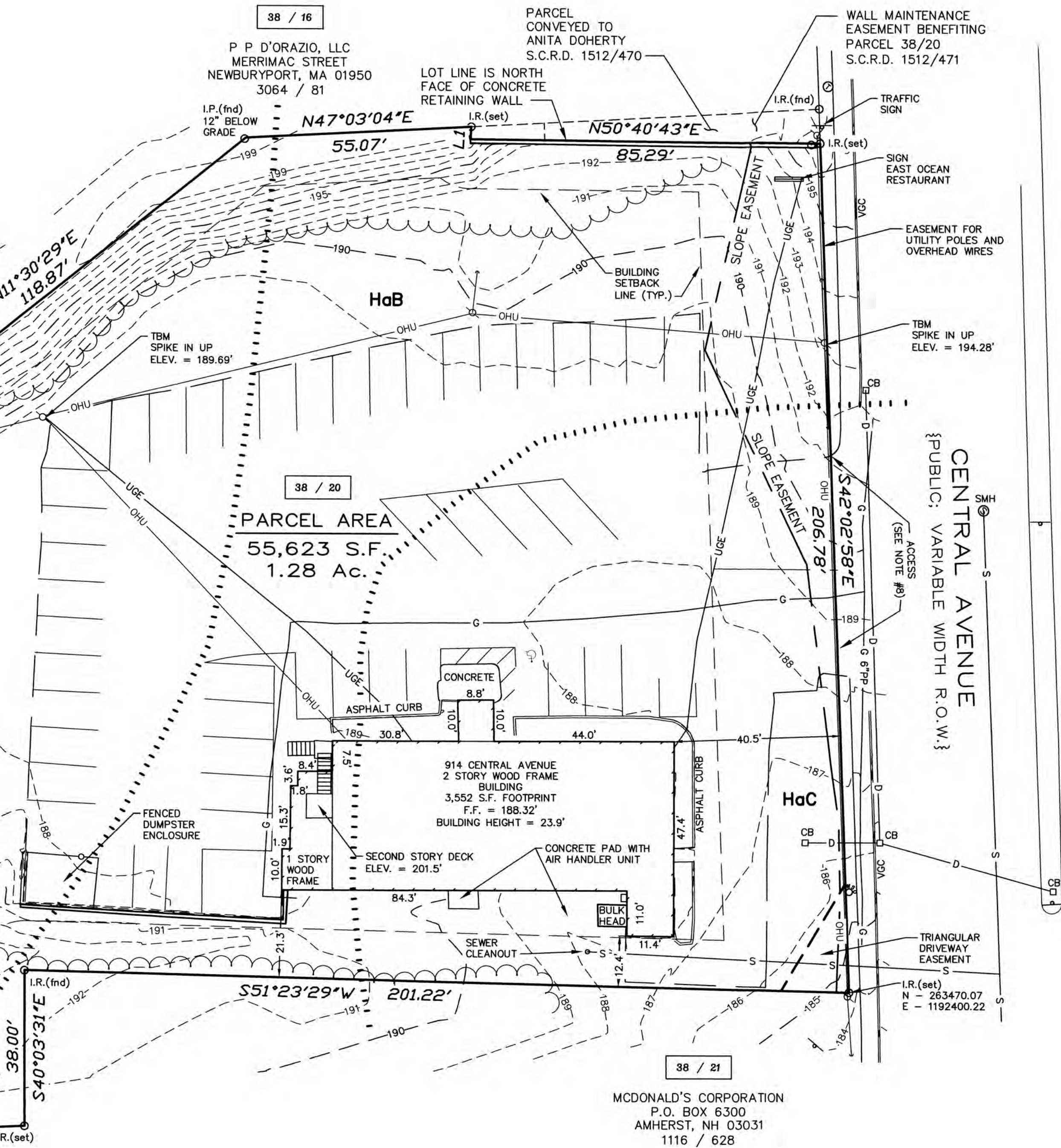
38 / 23A

LEGEND

S.S.(fnd) - STEEL STAKE FOUND
I.R.(fnd) - IRON ROD FOUND
I.R.(set) - IRON ROD SET
I.P.(fnd) - IRON PIPE FOUND
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
xxx / xxx - BOOK No. / PAGE No.
S.F. - SQUARE FEET
Ac. - ACRES
F.F. - FINISHED FLOOR ELEVATION
UP - UTILITY POLE
OHU - OVERHEAD UTILITY WIRES
UGE - UNDERGROUND ELECTRIC
G - GAS LINE
PP - PLASTIC PIPE
D - DRAINAGE LINE
S - SEWER LINE

190 - CONTOUR LINE (2' INTERVAL)
TBM - TEMPORARY BENCH MARK
P.O.B. - POINT OF BEGINNING
CB - CATCH BASIN
SMH - SEWER MANHOLE
S - WATER SHUTOFF
- SIGN
- EXISTING TREE LINE
VGC - TELECOMMUNICATIONS MANHOLE
H - HANDICAP PARKING SPACE DESIGNATION
- SOIL LINE
HaB - SOIL TYPE DELINEATION

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25044	EXIST. COND.	25-03	47-53	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

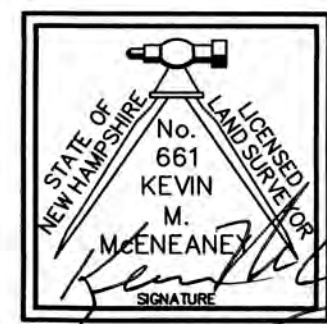
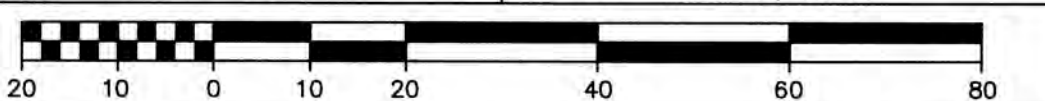


NOTES:

- 1.) OWNER OF RECORD:
914 CENTRAL AVENUE, LLC
199 NEW ZEALAND ROAD
SEABROOK, NH 03874
S.C.R.D. VOLUME 5108, PAGE 1037
- 2.) 38 / 20 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 55,623 S.F. / 1.28 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY
AND EXISTING SITE CONDITIONS AS OF MAY 8, 2025.
- 5.) ZONING DISTRICT: COMMERCIAL DISTRICT (C)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 20,000 S.F.
MAXIMUM LOT COVERAGE = 50 PERCENT
MINIMUM FRONTAGE = 125 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 30 FEET
SIDE SETBACK = 12 FEET
REAR SETBACK = 15 FEET
MAXIMUM BUILDING HEIGHT = 40 FEET
- 6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP
33017C0310E, EFFECTIVE DATE 9/30/2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL
DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED APRIL 30,
2025.
- 8.) ACCESS NOTE: THE PARCEL IS ACCESSED FROM CENTRAL AVENUE IN
ONE (1) LOCATION AS SHOWN.
- 9.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER
SUPPLY.
- 10.) THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS
MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF
UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT
LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
- 11.) PARKING SPACES PROVIDED = 47 STRIPED SPACES, INCLUDING ONE
ACCESSIBLE SPACE.
- 12.) THE SOIL TYPES ON THE SITE ARE:
HaB HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
HaC HINCKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
HbE HINCKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL
SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

EXISTING CONDITIONS PLAN
PREPARED FOR
914 CENTRAL AVENUE, LLC
TAX MAP 38, LOT No. 20
914 CENTRAL AVENUE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: KJF FILE: P\25044\SD\25044 EC
SCALE: 1" = 20' DATE: MAY 12, 2025

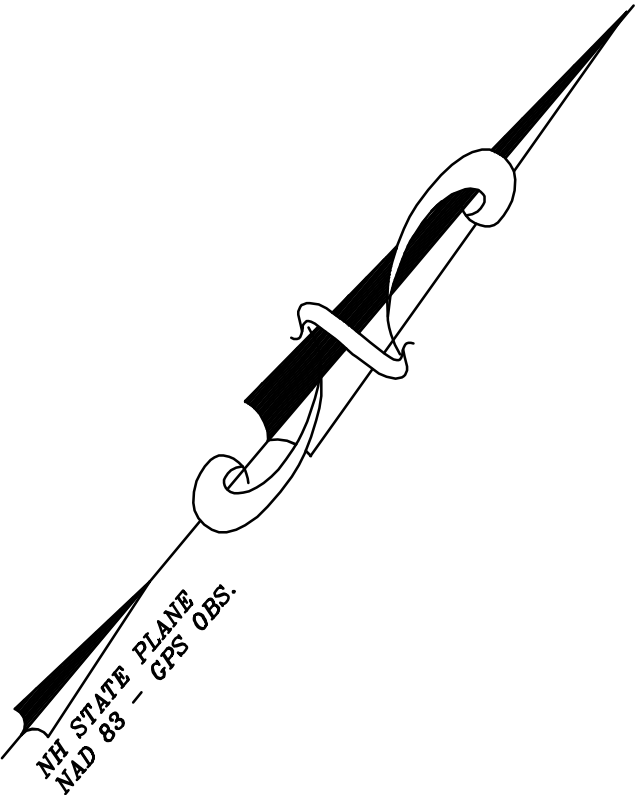
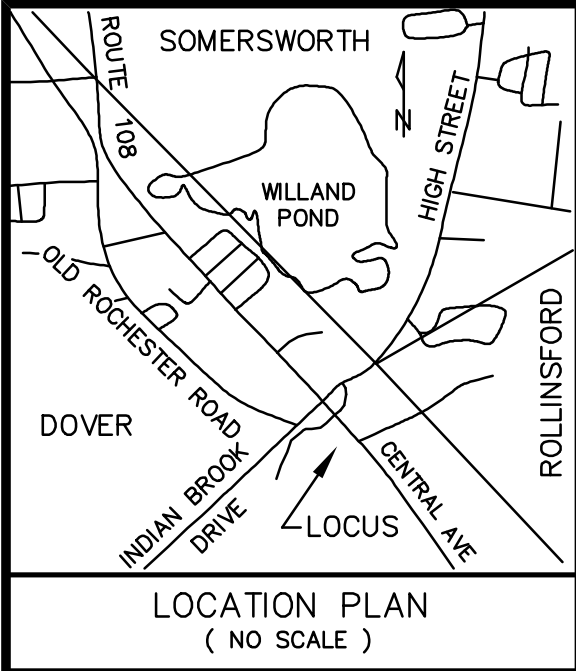


McEaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

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



D / 1

CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820
599 / 387

38 / 23A

MATTHEW MICHAEL REALTY, LLC
304 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
3440 / 787

38 / 16

P P D'ORAZIO, LLC
MERRIMAC STREET
NEWBURYPORT, MA 01950
3064 / 81

LOT LINE IS NORTH
FACE OF CONCRETE
RETAINING WALL

INFILTRATION
BASIN 2

FF:190
PROPOSED
10,075 SF
CHILD DEVELOPMENT
FACILITY

CLEAN
OUT

PROPOSED
SILT/SOXX

CONSTRUCTION
ENTRANCE

HP195.42

TBM
SPIKE IN UP
ELEV. = 194.28'

CENTRAL AVENUE
PUBLIC; VARIABLE WIDTH R.O.W.

PDMH1
RIM=187.80
INV.IN(IB2)=180.71
INV.IN(PCB1)=180.71
INV.IN(PCB2)=180.71
INV.OUT=180.65

P5
6" ADS
L=26'
S=0.01

EXISTING CB#3
RIM=185.68
INV.IN(ECB4)=180.08
INV.IN(ECB2)=179.88
INV.OUT=179.63

EXISTING CB#5
RIM=185.84
INV.IN(ECB3)=178.74
INV.OUT=177.89

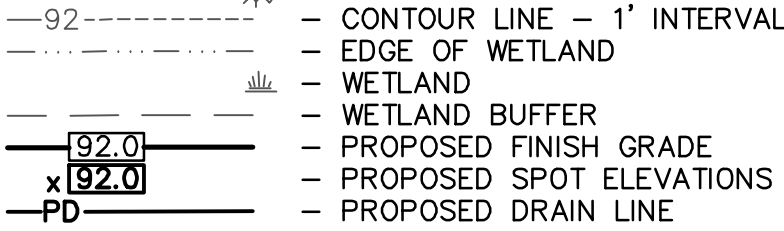
EXISTING CB#4
RIM=186.34
INV.IN(PDMH1)=180.36
INV.IN(IB1)=180.36
INV.IN(PCB3)=180.36
INV.OUT(15" PVC)=180.26

PCB3
RIM=184.60
INV.OUT=180.99

MCDONALD'S CORPORATION
P.O. BOX 6300
AMHERST, NH 03031
1116 / 628

LEGEND

- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
- UP - UTILITY POLE
- SMH - SEWER MANHOLE
- W - WATER SHUT-OFF
- W - WATER GATE VALVE
- F - FIRE HYDRANT
- C - CONTOUR LINE - 1' INTERVAL
- E - EDGE OF WETLAND
- W - WETLAND
- W - WETLAND BUFFER
- P - PROPOSED FINISH GRADE
- S - PROPOSED SPOT ELEVATIONS
- D - PROPOSED DRAIN LINE



CONDITIONAL USE PERMIT
SECONDARY GROUNDWATER
PROTECTION DISTRICT
IMPACT AREA
PRE-IMP 24,526 S.F.
POST-IMP 25,688 S.F.
DIFFERENCE +1,162 S.F.

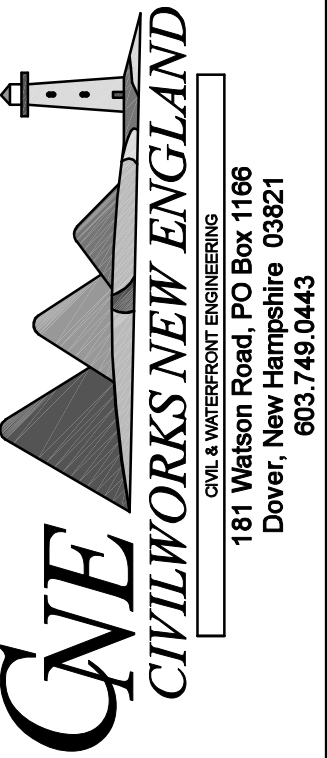
PLANNING FILE NO.: SITE-2025-0016

GRADING, DRAINAGE & EROSION CONTROL PLAN

CHILDCARE DEVELOPMENT
FACILITY
914 CENTRAL AVENUE, LLC
199 NEW ZEALAND ROAD
SEABROOK, NH 03874

CHILDCARE DEVELOPMENT
FACILITY
INSITE DEVELOPMENT SERVICES, LLC
914 CENTRAL AVENUE
DOVER, NH 03820

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY



181 Watson Road, PO Box 1166
Dover, NH 03821
603.749.0443

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	REV PER	TRC #	COMMENTS	APP'D	DATE
9-18-25	1"=20'	MJM	MJM	MJM	25044	1				