

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, November 18, 2025**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- October 28, 2025 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible approval of a Lot Line Adjustment for Drew Family Revocable Trust and Wendy E & Scott D. Drew, Assessor's Map F, Lots 8 & 8-C, zoned R-40, located at Tolend Road & 276 Tolend Road.
(Proposal is to adjust the lot lines between the two (2) parcels.) *(LOTA-2025-0010)

4. NEW BUSINESS

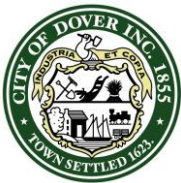
- A. Consideration and acceptance of a Conditional Use Permit for Raghbir Singh, Assessor's Map H, Lots 14-D & 14-D-1, zoned R-20, located at 8 & 4 Zeland Drive. (Proposal is to demolish two (2) existing homes and relocate and construct two single-family homes creating approximately 3,559 square feet of permanent impacts within the Conservation District). *(COND-2025-0024)
- B. Consideration and acceptance of a Transfer of Development Rights for Knox Marsh Development, LLC, Assessor's Map 24, Lot 6, zoned RM-U, located at 36 Forest Street. (Proposal is to purchase two (2) residential units restricted to HUD Fair Market Rental rates through TDR. *(TRAN-2025-0006)
- C. Consideration and acceptance of Site Plan for Airey Row on Central, LLC, Assessor's Map 2, Lots 79 & 80, zoned CBD-G, located at 376 & 378 Central Avenue. (Proposal is to renovate the existing 4-story building to include four commercial spaces on the first floor and fifteen (15) residential units on the upper floors). *(SITE-2025-0014)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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



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Members Present: Gina Cruikshank (Chair), Ken Mavrogeorge, Tom Clark, Jeff Sanborn, Fergus Cullen (Councilor), George DeBoer, Tyler Allen (Alternate), Eric Salovitch (Alternate) and Devon Dunn (Alternate)

Members Not Present (excused): Doug Glennon (Vice-Chair), Kyle Pimental, Melina Gambino

Staff Present: Donna Benton, Planning Director

G. Cruikshank (Chair) called the meeting to order at 7:00p.m noted that Devon Dunn would be sitting for Doug Glennon, Tyler Allen for Kyle Pimental and Eric Salovitch would be sitting for Melina Gambino, and that Jeff would serve as Vice Chair tonight and went through the rules for Citizen's Forum and Public hearings.

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- October 14, 2025 Regular Meeting Minutes

Motion: T. Clark moved to approve the regular meeting minutes of October 14, 2025. Seconded by: J. Sanborn. Vote: U/A

3. OLD BUSINESS

4. NEW BUSINESS

- A. Public hearing and possible recommendation on the City's proposed Capital Improvements Program (CIP) FY 2027-2032. The CIP can be found on the City website at www.dover.nh.gov and in the Library, City Clerk's office, and the Planning Department. *

D. Benton explained the CIP process and provided an overview of the document. She recommended the board hold the public hearing and if they wish, they can vote tonight that the CIP meets the intent of the Master Plan and recommend it to City Council.

Public hearing opened.

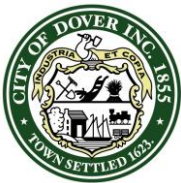
Eric Leaver, 42 Main St representing Strongtown Seacoast- volunteer advocacy group commented on the new proposed parking garage noting space limitations and City preference for elevated parking. The cost is much higher than ground level parking. He noted parking permits are priced very low which doesn't match the scarcity and desirability of them.

He recommends the price for parking permits be increased, and delay plans for the parking garage until there is more accurate data compiled.

Public hearing closed.

Parking manager was not present. D. Benton addressed the timeline of the parking garage placement within the CIP and the intentions behind its placement in "year 3".

An email was received regarding Shaw's Lane parking lot and F. Cullen noted it is in the 6-year plan, but encouraged the project to be moved up.



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Motion: T. Clark moved to recommend approval of the City's proposed FY27-32 CIP to the City Council as it is in line with the Master Plan. Seconded by: K. Mavrogeorge. Vote: U/A

G. DeBoer arrived at this time.

- B. Consideration and acceptance of a Conditional Use Permit for Krystian Kozlowski, Assessor's Map 24, Lot 74, zoned Gateway, located at 94 Portland Avenue. (Proposal is to allow relief from the front build-to-line requirement, in order to construct a new detached single-family dwelling on a parcel with an existing two-family dwelling.) *(COND-2025-0025)

D. Benton explained that the application is for a CUP to allow relief from the front build-to-line requirement in the Gateway Zoning District where the subject property is. Currently, there is a two-family home and a detached garage on site and the applicant is proposing an additional single-family home with a front build-to-line of 100 feet, where 20 feet is typically allowed.

The applicant is otherwise complying with requirements of the Gateway District which allows multiple primary structures and up to three dwelling units on this lot based on its size.

Krystian Kozlowski, owner, represented the application and explained the request listing several other properties in the area which exceed the build-to line and which have similar layouts. The property was recently surveyed, and no issues were found. He highlighted some items included in the narrative supplied to the board: sufficient parking, no changes to abutting property accesses, no historic structures, new structure is proposed in the back out of immediate site.

He answered questions from the board relating to lot coverage compliance, additional parking not currently proposed as existing parking should be sufficient to handle the added unit.

Motion: T. Clark moved to accept the applications and declared no regional impact. Seconded by: J. Sanborn. Vote: 8 in favor with E. Salovitch recusing himself on this item as he is an abutter.

Public hearing opened.

Barbara Murphy, 90 Portland Ave shared concerns about fire access. She asked how abutters are notified throughout the process. She noted the current parking looks pretty full with about four vehicles using it for the existing two-family.

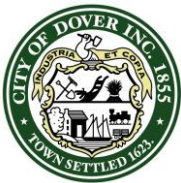
Public hearing closed.

The applicant addressed public comment:

- No rendering yet for the proposed structure
- Fire access

D.Benton noted there are no additional steps in the process that would come before the Planning Board or require abutter notices. Issued building permits are searchable in the public portal and the public can track them there.

The applicant stated 3 additional spaces can fit in the proposed area which meets the 1.5 spaces per unit requirement.



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STAFF RECOMMENDATION: Non-Environmental CUP Criteria and Gateway CUP Criteria

Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

- (a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.*
- (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.*
- (c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.*
- (d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.*
- (e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.*
- (f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.*
- (g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.*
- (h) That the preservation and renewal of historic buildings shall be facilitated.*
- (i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.*
- (j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.*

Staff feels the applicant has met said criteria as the proposal complies with underlying zoning for density, side and rear setbacks, and the allowance of a multiple primary structures while not adversely affecting public spaces, pedestrian safety, or the existing street design.

Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the Gateway Zoning District. Staff feels this proposal meets those criteria which include:

- (a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.*
- (b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*
- (c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.*

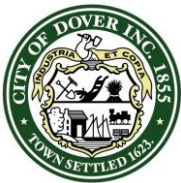
Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-20.B.2 due to the above; and similar and excess densities in the immediately surrounding area.

The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Provide a foundation certification by an LLS to ensure setback compliance;
2. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

Motion: T. Clark moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by F. Cullen. Vote: 8-0 (Salovitch recused)



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- C. Consideration and acceptance of a Conditional Use Permit 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 and modify the existing home which would result in approximately 869 square feet of temporary impacts and 75 square feet of permanent impacts within the Conservation District.)
*(COND-2025-0022)

F. Cullen disclosed that he has a professional relationship with CivilWorks NE and McEneaney Survey Associates, and he is a client of these companies. He does not have any financial, personal, or professional interest that would create a conflict of interest in relation to these three applications. His evaluation of this application is unbiased and impartial. If any member of the Planning Board objects to his participation with this application, he asked them to say so. (No one spoke)

T. Allen similarly has professional relationships with McEneaney Survey Associates, has no interest in the items before the board tonight, but has a conflict of interest for item E and will recuse himself for that.

D. Benton explained that the applicant is proposing to raise an existing home within the FEMA Flood Hazard Area along the Piscataqua river by two feet and adding a new stairway for access. The project is proposing about 869 square feet of temporary impacts and 75 square feet of permanent impacts within the Conservation District for the stairs and deck expansion.

The Conservation Commission reviewed and endorsed the NHDES Expedited Minimum Impact Wetlands Permit Application on September 8, 2025 and the City's CUP application on October 14, 2025.

Sam Hayden, Haley Ward represented the application and explained the request and the impacts which are mostly temporary during construction. The new decks and additional stair treads to access the elevated doorways will have some permanent impacts which he explained. NH DES approvals are pending.

Motion: E. Salovitch moved to accept the application and declared no regional impact. Seconded by: T. Allen. Vote: U/A

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION – Conditional Use Permit, Conservation District

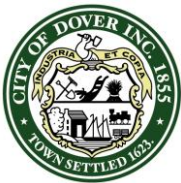
The Conservation District ordinance §170.27.C provides for Conditional Use Permits to allow impacts to the Conservation District if standards related to demonstration that the use is essential to the productive use of land, a soil erosion and sedimentation control plan is submitted, state and federal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

Planning Staff believes the applicant has met all the criteria outlined in §170.27.C. The proposal raises the existing structure to reduce flood risk, with only minor permanent impacts in the Conservation District from the extended deck and stairs. The applicant has provided a soil erosion and sediment control plan, applied for the appropriate NH DES permitting, and received support from the Conservation Commission.

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

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

1. Submit a final site plan to the Planning Department that includes:
 - 1.1. Permit File #COND-2025-0022;



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- 1.2. Owner's signature;
2. Submit a copy of approved NHDES permitting when received.

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

- D. Consideration and acceptance of a Lot Line Adjustment for Drew Family Revocable Trust and Wendy E & Scott D. Drew, Assessor's Map F, Lots 8 & 8-C, zoned R-40, located at Tolend Road & 276 Tolend Road. (Proposal is to adjust the lot lines between the two (2) parcels.) *(LOTA-2025-0010)

D. Benton explained that the Applicant is proposing a lot line adjustment to revise the lot lines between two abutting properties on Tolend Road, transferring about 19,042 square feet from a vacant parcel on Tolend to 276 Tolend Rd.

Post-adjustment, the proposed lots would comply with zoning in the R-40 Zoning District. The single-family home at 276 Tolend Rd., is currently legally nonconforming with regard to a side setback encroachment but following this lot line adjustment, the single-family home would be compliant with the underlying R-40 side setback of 25'.

Kevin McEneaney, McEneaney Survey/CivilWorks NE represented the application and explained the request for lot line adjustment between abutting lots.

T. Allen recused himself from the item.

The applicant addressed questions from the board related to access to the lots, whether a CUP for future driveway will be needed will be determined after the wetlands areas are analyzed, accepting the application starts the clock for a Planning Board decision within 60 days so if additional information is needed, please request it prior to the next meeting before acceptance.

Board members and staff discussed the application, the wetlands, and whether the application is complete without further information.

Scott Drew, 276 Tolend Rd answered details about the large parcel noting his home is on the property line. That will have to get adjusted prior to the parcel going back on the market.

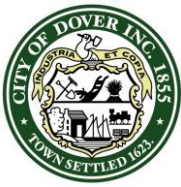
E. Salovitch requested the applicant submit a wetlands delineation which includes the peninsula area in question to confirm there is adequate upland area.

T. Clark disagreed with asking for more information and believes there is enough information provided for the board to make a decision about the requested lot line adjustment.

K. Mavrogeorge agrees to ask for the wetlands information because it's such a large parcel, it is likely that future development may include a project that requires a wide driveway or private roadway through that area.

The applicant confirmed he is not against the clock starting tonight.

Motion: F. Cullen moved to accept the application and declared no regional impact. Seconded by: K. Mavrogeorge. Vote: U/A



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Public hearing opened.

Denise Couturier, abutter, 292 Tolend Rd is also a legal beneficiary to the trust and explained that the 50 feet requested to be adjusted is the only dry access to the back parcel which will be land locked if removed from the parcel. She noted the applicant doesn't have the right to take that land and she will be taking them to court over the issue. She asked the board to delay or deny the lot line adjustment request.

Laurie Drew, 266 Tolend Rd, abutter is opposed to the lot line adjustment as proposed. Taking this portion of the parcel will make it worthless and not accessible. There are other portions he can pull from. She requested the board delay or deny the request.

Mike Drew, estate beneficiary, 266 Tolend Rd noted the applicant appears to be proposing to take land from the estate with no compensation given to the beneficiaries. It appears the applicant is trying to make the back lot worth less money and then buy it himself. He requests the board take no action until the differences can be worked out.

Email received Denise Couturier, 292 Tolend Road.

Public hearing closed.

D. Benton noted though there is disagreement between trustees, the staff looks for signatures from trustees of trusts on the application, and that has been received.

The board discussed possible conditions to be met if the item were to be tabled to the next meeting including providing wetlands information for the access area and whether the encroachment issue can be resolved while leaving enough room for access. There also appears to be some encroachment issues to the south which will occur if the lot is adjusted as proposed. That should also be reconsidered.

The Chair noted the Board does not have the authority to delay the application in front of them due to legal action occurring among the interested parties. That needs to be worked out separately from Planning Board. The application has been signed by the required signatories. The board can delay decision on the land use matters for their own reasons which is likely to occur here as the board is seeking additional information before making a determination.

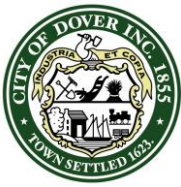
The board clarified for the applicant that the added wetlands information is not for the whole parcel, but for the specific portion(s) highlighted in the discussion.

Motion: F. Cullen moved to continue the item to the November 18, 2025 meeting. Seconded by T. Clark.

Vote: U/A D.Benton clarified the location and time of the meeting.

- E. Consideration and acceptance of a Minor Subdivision for Wendy E. & Scott D. Drew, Assessor's Map E, Lot 39, zoned R-40, located at 19 Watson Road. (Proposal is to subdivide the existing lot to make one (1) new lot.) *(SUBM-2025-0006)

D. Benton explained that the Applicant is proposing a minor subdivision at 19 Watson Road, creating one new 1.04-acre lot. After accounting for contiguous upland area and applying the 40% buffer contribution limit, the proposed new lot has 44,386 square feet of qualifying area, and the adjusted existing lot has 43,281 square feet of qualifying area, meeting lot size requirements.



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As this proposal only involves a Minor Subdivision, no review was required by the Technical Review Committee.

Kevin McEneaney, McEneaney Survey/CivilWorks NE represented the application and explained the lot line request.

Motion: T. Clark moved to accept the application and declared no regional impact. Seconded by: T. Allen.
Vote: U/A

Public hearing opened.
No one spoke
Public hearing closed.

STAFF RECOMMENDATION- Minor Subdivision

The plan is consistent with §157-15 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots.

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

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include:
 - 1.1. The owner's signatures;
 - 1.2. The Planning File #SUBM-2025-0006;
 - 1.3. The stamp and signature of the LLS on the final plans;
 - 1.4. Mark shed to be removed on lot 39-1
2. Confirm lot numbering with City Assessor and confirm on plan set;
3. Provide NHDES State Subdivision permit.

Motion: T. Clark moved to approve the Minor Subdivision with the subsequent conditions. Seconded by K. Mavrogeorge. Vote: U/A

- F. Consideration and acceptance of a Site Plan for 200 Sixth Street, LLC, Assessor's Map E, Lot 70-C, zoned IT, located at 200 Sixth Street. (Proposal is to construct an approximately 2,500 square foot Comcast Switching Facility with a paved accessway.) *(SITE-2025-0015)

D. Benton explained that the Applicant is proposing an approximately 2,500 square foot Comcast Switching Facility with a paved accessway and two parking spaces. The facility is proposed to be fenced, secured, and mostly self-operating, with occasional maintenance visits.

There is private well and on-site septic, with all waste proposed to be removed off site. A variance was previously granted for the creation of the subject lot below the minimum required size based on it being the use being proposed as low-traffic and a public utility. Two waivers are also being requested related to the requirements for a landscape plan prepared by a licensed landscape architect and interconnectivity between parcels.

The TRC reviewed the project on October 2nd, 2025, with the conversation focused on emergency access, site screening, and review of security and fire suppression systems.

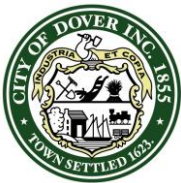
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Secretary

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Kevin McEneaney, McEneaney Survey/CivilWorks NE represented the application and explained the request noting this site will replace the one currently nearby on Sixth street. He highlighted staffing, building use, security, and fire suppression. He explained the waiver requests for landscape plan and connectivity between parcels.

Motion: J. Sanborn moved to accept the application and declared no regional impact. Seconded by: T. Clark.
Vote: U/A

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION - Waivers/Relief:

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

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

Planning Staff believes the applicant’s rationale for the waivers meets criterion (1) and waiving such standards and requirements is not contrary to the spirit or intent of the ordinance.

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

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

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:
 - §153-13A(12), landscape plan prepared by a licensed landscape architect.
 - §153-14J, interconnectivity between parcels, a requirement in the IT Zoning District.

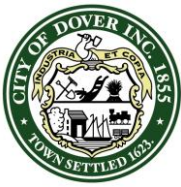
Motion: F. Cullen moved to grant the waiver requests with the subsequent condition set by staff as it meets criteria for relief. Seconded by: G. DeBoer. Vote: U/A

STAFF RECOMMENDATION- Site Plan:

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

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
 - 1.1. Permit File #SITE-2025-0015
 - 1.2. Owner’s signatures;
 - 1.3. Professional stamps and signatures;
 - 1.4. Revise plan references to faux brick;



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- 1.5. Add note indicating condition placed by Zoning Board for Variance.
2. Provide letters to serve.
3. Pay outstanding application fee.

Subsequent Condition to Be Met Prior to Construction:

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

Subsequent Conditions to Be Met Prior to Occupancy:

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

Motion: J. Sanborn moved to approve the Site Plan with the subsequent conditions set by staff. Seconded by K. Mavrogeorge. Vote: U/A

The Vice-Chair announced Items G & H would be heard together. 115MIN

- G. Public hearing and possible adoption of the proposed Amendments regarding Chapter 153 (Site Plan Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page. *
- H. Public hearing and possible adoption of the proposed Amendments regarding Chapter 157 (Land Subdivision Regulations) in relation to the requirements of NH House Bill 413 regarding vesting period for approved plans. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page. *

D. Benton provided overview of the process and answered the question about retroactive date from last meeting. She also added potential amendments previously discussed to the list for the board to review in January.

Public hearing opened.

No one spoke

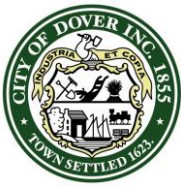
Public hearing closed.

Motion: G. DeBoer moved to adopt the proposed amendments. Seconded by: J. Sanborn. Vote: U/A

5. STAFF COMMENT

- Update on 180 Crosby Superior Court case -amend the plan to add a new... drainage feature. Anyone object to staff signing off on that amendment administratively?

Motion: T. Clark moved to grant the Planning Director the authority to administratively approve the amendments to the 180 Crosby project to settle the case and avoid a court hearing. Seconded by K. Mavrogeorge. Vote: U/A



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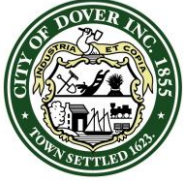
- TRC items since last meeting:
 - October 16th: Site Plan proposal for the redevelopment of 376 and 378 Central Ave. Proposal is to renovate the commercial spaces on the first floor and to construct 14 residential units on the upper three floors.
 - October 23rd: Site Plan proposal at 14 Industrial Park Road to construct a 15,000 s.f. warehouse and a 6,200 s.f. addition to the existing structure.
- Upcoming TRC items:
 - November 6th: Site Plan proposal at 9-11 Mechanic St. to construct a five-story mixed-use building with commercial space on the first floor.
 - November 6th: Site Plan Amendment at 829-833 Central Ave. to convert former department store to a fitness facility.
- Next meeting is a special date on the Third Tuesday: November 18th.
- Staff can provide amendment language relating to CUPs in January for further clarifications if the Board so desires

6. MEMBER COMMENTS

- Member comments
 - None
- The Chair signed the following:
 - Development Agreement and Site Plan for mixed-use proposal at 52 Old Rochester Rd.

7. ADJOURNMENT

Motion: K. Mavrogeorge moved to adjourn at 8:23 p.m. Seconded by D. Dunn. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #LOTA-2025-0010

Application Type:	Lot Line Adjustment	
Applicant(s):	Drew Family Revocable Trust	(Tolend Road)
Owner(s):	Drew Family Revocable Trust	(Tolend Road)
	Wendy E. & Scott D. Drew	(276 Tolend Road)
Location:	Map F, Lot 8	(Tolend Road)
	Map F, Lot 8-C	(276 Tolend Road)
Meeting Date:	November 18, 2025	

This item has been withdrawn.

From: Cheryl Andreason <cheryl@surveynh.com>
Sent: Wednesday, November 12, 2025 5:30 PM
To: Benton, Donna <d.benton@doover.nh.gov>
Cc: Steve Haight <shaight@civilworksne.com>; Scott Drew <mngr0830@comcast.net>
Subject: LOTA-2025-0010 276 Tolend Road

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

Donna,

Per our recent conversation regarding this matter, the applicant respectfully requests this application be withdrawn from the November 18th Planning Board agenda.

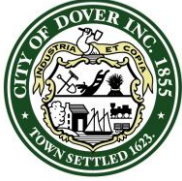
Cheryl Andreason

Project Administration Support
Direct: (603) 749-0443, ext. 200

Civilworks New England

McEneaney Survey Associates of New England

P.O. Box 1166 Dover, NH 03821
181 Watson Road Dover, NH 03820
Office: (603) 749-0443
<https://civilworksne.com>



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2025-0024

Application Type: Conditional Use Permit
Applicant(s): Raghbir Singh
Owner(s): Raghbir Singh
Location: 8 & 4 Zeland Drive. (Assessor's Map H, Lots 14-D & 14-D-1)
Meeting Date: November 18, 2025

The Planning Staff received the following correspondence and expects the applicant to withdraw before Tuesday. Staff recommends the Planning Board not hear the item.

From: Steve Haight <shaight@civilworksne.com>

Sent: Thursday, November 13, 2025 3:17 PM

To: Benton, Donna <d.benton@doover.nh.gov>; Bassegio, Erin <E.Bassegio@doover.nh.gov>

Cc: Damon Burt <frenvironmental@gmail.com>; John Diamond <john-diamond@comcast.net>; Kevin McEneaney <kevin@surveynh.com>

Subject: November 18, 2025 Planning Board agenda item 4A

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

Good afternoon, Donna

It has come to our attention that Raghbir Singh has an application pending in front of the Planning Board on November 18th. (item 4A New Business: Conditional Use Permit).

This email is to inform the City that we were not retained by Mr. Singh to prepare the conditional use permit plan nor the NHDES Shoreland Permit Amendment. We are not the agent for this project, and he does not have permission to use the stamped lot line adjustment plan. The plan is representing that we prepared the conditional use plan which we did not.

We formally requesting that this item be withdrawn for consideration.

Stephen J. Haight, P.E.

President

Civilworks New England/Haight Engineering, LLC

181 Watson Road

P.O. Box 1166

Dover, New Hampshire 03821

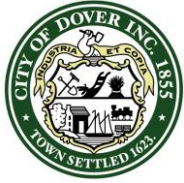
O: 603.749-0443

C: 603.817.6651

F: 603.749.7348

shaight@civilworksne.com

www.civilworksne.com



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2025-0006

Application Type: Transfer of Development Rights
Applicant(s): Knox Marsh Development LLC
Owner(s): Knox Marsh Development LLC
Location: 36 Forest St. (Tax Map 24, Lot 6)
Meeting Date: November 18, 2025

INTENT: Proposal is to purchase two (2) residential units restricted to HUD Fair Market Rental rates through Transfer of Development Rights (TDR).

AGENDA ITEM #: 4-B

FILE: TRAN-2025-0006

OWNER/APPLICANT: Knox Marsh Development, LLC

LOTS/UNITS PROPOSED: Structure is currently being renovated as two units; applicant is proposing two additional units on site for a total of four residential units.

ACREAGE: 10,026± s.f.

ZONING DISTRICT: RM-U

EXISTING/PROPOSED LAND USE:
Residential

SURROUNDING LAND USE: Residential, Railroad

PERMITS REQUIRED: None.

WAIVERS REQUESTED: None.

ZBA ACTION: N/A for proposal.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

TECHNICAL REVIEW COMMITTEE:
N/A

CONSERVATION COMMISSION: N/A

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

ATTACHMENTS: TDR Plan, Application Materials.

Summary of Request and Background:

The applicant is proposing to purchase two residential units through TDR, that will be deed-restricted to HUD Fair Market rental rates, for a project total of four residential units.

The subject parcel, 36 Forest St., (Tax Map 24, Lot 6), is within the Urban Density Multi-Residential (RM-U) District. The RM-U District allows for a mix of commercial and residential uses.

The site had a single-family home and detached garage in poor condition. The applicant has since demolished the garage and has begun renovations to convert the existing single-family dwelling into a two-family dwelling, an allowable use in the RM-U District.

Per [§170-29G\(3\)\(b\)](#), in mixed-use or multi-family districts, the base density is to be derived from the underlying zoning. Therefore, the subject property is allowed a two-family dwelling or conversion to a two-family dwelling by right. In the RM-U District, up to a three or four family structure is allowed by Special Exception but the applicant does not meet all criteria for a Special Exception. Therefore, the base density was determined as two residential units with two units being required through TDR.

Staff has reviewed the proposal and supplied a TDR memo to the applicant.

Review by the Technical Review Committee was not required for this project.

Consistency with Land Use Regulations - TDR

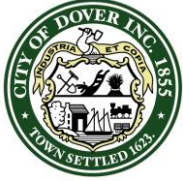
§170-29 provides for additional density to be purchased through Transfer of Development Rights, provided that four criteria are met: The proposal is consistent with the Master Plan; is compatible with the land uses on neighboring lots; is created on property served by public water and sanitary sewer; and not seeking permitted relief caused by additional density.

Staff notes that the applicant has displayed consistency within the Master Plan but specifically cited current allowable uses within the RM-U District which includes a four-unit dwelling by Special Exception.

The applicant described the project site and proposal within the context of the RM-U District and the neighboring lots. Staff agrees that the proposed density is in line with the neighboring lots. As discussed above and asserted by the applicant, the subject property is abutted on the northerly boundary line with six residential units within two structures and abutted on the southerly boundary line with a two-family dwelling. Within the neighborhood, there is also a mix of single-family and two-to four-family structures on varying lot sizes.

The proposal includes an approximate development ratio of 1 unit per ±2,506 square feet (four units). The immediately adjacent properties

See reverse →



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2025-0006

Application Type: Transfer of Development Rights
Applicant(s): Knox Marsh Development LLC
Owner(s): Knox Marsh Development LLC
Location: 36 Forest St. (Tax Map 24, Lot 6)
Meeting Date: November 18, 2025

have a slightly lower density, with an average ratio of one unit per approximately 3,738 square feet of developable land. However, within the broader neighborhood context, the proposed ratio is consistent with or exceeds typical development ratios in the area.

The lot is served by municipal water and sewer services and no environmental relief is required as proposed.

Finally, staff appreciates that the proposal includes residential units that will be restricted to HUD Fair Market rental rates.

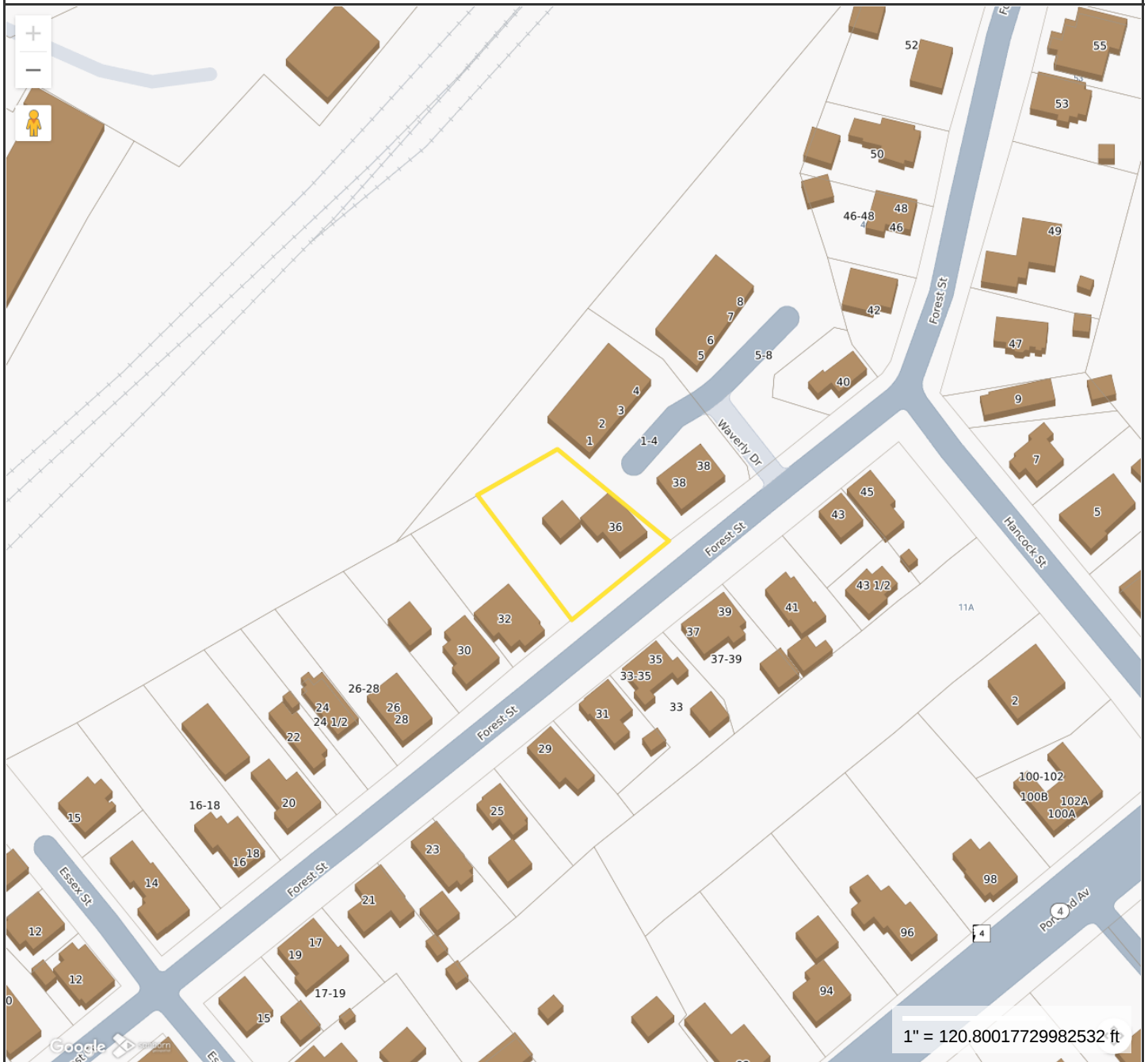
STAFF RECOMMENDATION - TDR:

The Planning Department recommends the Planning Board accept the application, open the public hearing, make findings, and vote to approve the TDR request with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Granting TDR:

1. Payment of TDR fees;
2. Add owner's signatures to the TDR plan;
3. Deed restriction for HUD Fair Market Rent Restriction;
4. Revise plan to include the following notes:
 - 4.1. "Two residential units purchased through Transfer of Development Rights shall be restricted to HUD Fair Market rental rates for the Portsmouth-Rochester, NH HUD Metro Area."
 - 4.2. "This site plan uses the Transfer of Development Rights ordinance which allows for relief to the setbacks, lot area, frontage, density and intensity of the development. The Board granted TDR relief to purchase up to two units for a maximum total of four units on the subject lot."

TRAN-2025-0006 36 FOREST STREET

**Property Information**

Location 36 FOREST ST
Owner KNOX MARSH DEVELOPMENT LLC
Land Use 104R
Zoning Code RM-U
Property Id 24006-000000

**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.

To: Berry Engineering & Surveying
From: Donna Benton, AICP
Cc: Knox Marsh Development LLC
Date: November 12, 2025
Re: TDR 36 Forest St.

ISSUE:

In February 2020, the Board recommended amendments to the Transfer of Development Rights (TDR) Ordinance. In June 2020, the Planning Board approved the amendments and on July 22, 2020, the City Council ratified them. One element is the requirement for staff to draft a review statement on the need for a sketch plan. Since then the criteria for TDR has also been amended.

INTENT:

This memo will serve as part of the staff report.

GOALS:

Provide background on balancing development vs. conservation needs and current housing shortage, and describe the TDR applications in Dover.

Background

On behalf of your client, you submitted a TDR plan for a project of four residential units total, two of which are proposed to be purchased via TDR and deed-restricted to HUD Fair Market rental rates.

The subject parcel, Assessor's Map 24, Lot 6, is within the Urban Density Multi-Residential (RM-U) District. The RM-U District allows for a mix of commercial and residential uses.

The site had a single-family home and detached garage in poor condition. The applicant has since demolished the garage and begun renovations to convert the single-family dwelling into a two-family dwelling, an allowable use in the RM-U District.

Per [§170-29G\(3\)\(b\)](#), in mixed-use or multi-family districts, the base density shall be derived from the underlying zoning. Therefore, the subject property is allowed a two-family dwelling or conversion to a two-family dwelling by right. In the RM-U District, up to a three or four family structure is allowed by Special Exception. As the applicant does not meet all criteria for a Special Exception, two residential units were determined to be required through TDR.

Staff performed this review based upon the information below, and is now providing the required staff report (Chapter 170-29 E.(4)a).

Project Information

Project:	36 Forest St., TDR
Where:	36 Forest St. (Assessor's Map 24, Lot 6)
What:	Four units total. Two units are being requested to be purchased through TDR.
Acres:	10,026± s.f.
Zone:	RM-U District
Public Water:	Lot is served by municipal water.
Public Sewer:	Lot is served by municipal sewer.
Units:	Four total units are proposed, staff considers two units to be the base density requiring the applicant to purchase two TDR units.
Relief:	As proposed, no environmental relief would be required.

Staff Comment

When reviewing projects, review the context, discuss options with the applicant, and advise on the feasibility of requesting the purchase or exchange before or after designing a fully laid out plan.

In reviewing this project, we note:

- Traffic
 - Forest Street is a local street and primarily serves neighborhood traffic and visitors to Hancock Park and potentially some visitors to Guppy Park at the northern end of the street.
 - Portland Avenue, an arterial road that runs parallel to Forest Street, serves as the primary connection to surrounding destinations and routes.
 - There is continuous sidewalk connectivity from Forest Street to major destinations such as the downtown area, Dover Transportation Center, Waterfront District, and Henry Law Park.

- Layout/topography
 - The lot has one existing structure, a single-family home currently being renovated to two residential units. A detached garage was recently demolished onsite.
 - The subject property is within the RM-U Zoning District and is nearing the Gateway Zoning District and Central Business Sub-Districts.
 - The abutting property on the northerly boundary line has six residential units within two structures and the abutting property on the southerly boundary line has a two-family dwelling.
 - As mentioned, the subject property is well connected to major destinations including two public parks within the immediate vicinity, Hancock Park and Guppey Park.
 - The cumulative lot coverage of the proposed and existing structures is around 30% and the maximum lot coverage requirement for the RM-U District is 40%.

- Environmental
 - The lot has a wooded property boundary along the rear with the majority of the property being grassed or overgrown areas.
 - There is a wetland buffer onsite but as designed, the project will not impact it.

Staff Recommendation

Staff notes that the applicant has displayed consistency within the Master Plan but specifically cited current allowable uses within the RM-U District which includes a four-unit dwelling by Special Exception.

The applicant described the project site and proposal within the context of the RM-U District and the neighboring lots. Staff agrees that the proposed density is in line with the neighboring lots. As discussed above and asserted by the applicant, the subject property is abutted on the northerly boundary line with six residential units within two structures and abutted on the southerly boundary line with a two-family dwelling. Within the neighborhood, there is also a mix of single-family and two- to four-family structures on varying lot sizes.

The proposal includes an approximate development ratio of 1 unit per $\pm 2,506$ square feet (four units). The immediately adjacent properties have a slightly lower density, with an average ratio of one unit per approximately 3,738 square feet of developable land. However, within the broader neighborhood context, the proposed ratio is consistent with or exceeds typical development ratios in the area.

The lot is served by municipal water and sewer services and no environmental relief is required as proposed.

Finally, staff appreciates that the proposal includes residential units that will be restricted to HUD Fair Market rental rates.



PLAN SNAPSHOT REPORT TRAN-2025-0006 FOR CITY OF DOVER, N.H.

Plan Type: Transfer **Project:** **App Date:** 10/28/2025
Work Class: Transfer of Development Rights **District:** None **Exp Date:** 01/01/2026
Status: Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:
Description: Proposing to add 2 HUD units to the subject property through the use of TDR

Parcel: 24006-000000	Main	Address: 36 Forest St Dover, NH	Main	Zone:
-----------------------------	------	---	------	--------------

Applicant
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
Business: (603) 332-2863
Mobile: (603) 781-3403

Owner
Baldwin Robert
Home: (603) 742-2121
Mobile: (603) 986-2373

Plan Custom Fields

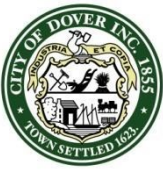
Parcel Map/Lot	24-6	Parcel Zoning Overlay	Wetlands	Parcel Zoning	RM-U
trandevedetail	Increase from 2 to 4 units	Deed Book	5241	Deed Page	448
Property Address	36 Forest Street	Deed Date	January 31, 2025	Owner Name	Knox Marsh Development LLC
Existing Parcel Size (Ac)	0.23	Owner Address	242 Central Ave., Dover, NH 03820	Owner Phone	603-742-2121
Existing Parcel Size (sqft)	10018.8	Owner EMail	robert@centralfallsrealty.com	Parcel Feedback	
Reference Plan ID Number:		Request Type	Residential	trandevedpermits	None
Project Zone	Residential	New Change in Impervious/Paved Area (sq ft)	1851	Quantity of Non-Restricted Units	0
Quantity of 1,400 sq ft Units	0	Relief Sought	Unit increase	Quantity of HUD Restricted Units	2
Quantity of 1,000 sq ft Units	0	Quantity of Village Theme Units	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
25-016 Project Narrative.pdf	10/28/2025 10:44	Berry, Chris		Uploaded via Dover, NH - Permits Plans Licensing
25-016 TDR Application rev24.pdf	10/28/2025 10:44	Berry, Chris		Uploaded via Dover, NH - Permits Plans Licensing
25-016 TDR Plans.pdf	10/28/2025 10:44	Berry, Chris		Uploaded via Dover, NH - Permits Plans Licensing
25-016 Transfer of Development Rights Narrative.pdf	10/28/2025 10:44	Berry, Chris		Uploaded via Dover, NH - Permits Plans Licensing
V4 36 FOREST STREET, DOVER.pdf	10/28/2025 10:44	Berry, Chris		Uploaded via Dover, NH - Permits Plans Licensing
Signature_Chris_Berry_10/28/2025.jpg	10/28/2025 10:44	Berry, Chris		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Planning Impervious Paved Area Fee	\$129.57	\$0.00
	Planning Transfer of Dev Rights Application Fee	\$200.00	\$0.00
Total for Invoice NOT INVOICED		\$329.57	\$0.00
Grand Total for Plan		\$329.57	\$0.00

PLAN SNAPSHOT REPORT (TRAN-2025-0006)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Technical Review Committee Meeting Agenda v.1	Task		
Land Use Plan Technical Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
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	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		



City of Dover, New Hampshire

TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: September 26, 2024]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Knox Marsh Development LLC Telephone # 603-742-2121

Address of Applicant: 242 Central Ave., Dover, NH 03820

E-Mail Address: robert@centralfallsrealty.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 24 Lot(s) # 6

Address of Property: 36 Forest Street

Zoning District(s) RM-U Overlay District(s) Wetlands

Existing Use of Property: Existing Duplex

New impervious area (in s.f.): 1851

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☒ Increase by 2 units

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

Increase the density from existing 2 units for 4 units, which is permitted in the underlying zone with a special exception.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: None

Name of Professional That Prepared TDR Plans: Christopher R. Berry of Berry Surveying & Engineering

Address 335 Second Crown Point Road, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 1624 E-mail address: crberry@berrysurveying.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.

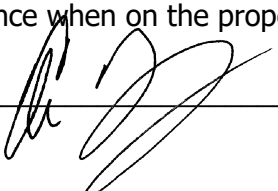
Signature of Property Owner:  Date: 10-28-25

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

Signature of Agent:  Date: 10-28-25

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:  Date: 10-28-25

**CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS
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	<u>MAILING ADDRESS</u>

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>

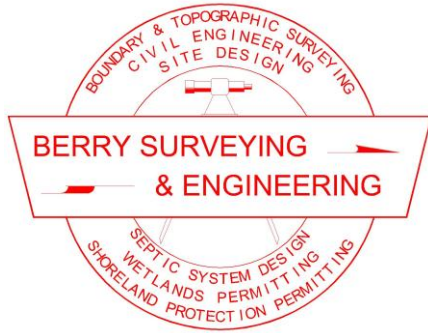
Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	<u>MAILING ADDRESS</u>

TRAN-2025-0006

36 FOREST STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
24081-000000	43 FOREST ST	SHERBAHN JAMES	MITCHELL TYLER	43 1/2 FOREST ST	DOVER	NH	03820
24084-000000	33 FOREST ST	KLOSOWSKI JOHN A		142 BRAVE BOAT HARBOR RD	KITTERY POINT	ME	03905-5234
24079-000000	45 FOREST ST	RAY THOMAS H &	RAY KIMBERLY A	45 FOREST ST	DOVER	NH	03820
24083-000000	37 FOREST ST	RILEY CHRISTOPHER		11 GOVERNOR SAWYER LN	DOVER	NH	03820-4267
24072-000000	90 PORTLAND AV	SPELLMEYER JAY C		90 PORTLAND AV	DOVER	NH	03820
24088-000000	23 FOREST ST	DUREAU MICHAEL F TRUSTEE	THE DUREAU FAMILY REVOCABLE TRUST OF 202	6 BERNIER STREET	SOMERSWORTH	NH	03878
24002-A00002	5 WAVERLY DR	WAVERLY DOVER HOLDINGS LLC		2 WASHINGTON ST STE 215	DOVER	NH	03820
24010-000002	24 FOREST ST	KANE LAUREN A		25 STEWART ST	WELLS	ME	04090-5324
24007-000000	32 FOREST ST	LEWIS DAVID A		185 FRANKLIN ST UNIT 4	MELROSE	MA	02176
24008-000000	30 FOREST ST	FREDETTE KAILAH &	FREDETTE KYLE A	30 FOREST STREET	DOVER	NH	03820
24010-000000	24 FOREST ST	D ARCANGELO SHARON FAITH		24 FOREST ST UNIT 1	DOVER	NH	03820
24080-000000	43 FOREST ST	FONVILLE CHERYL &	FONVILLE BYRON	314 OLD WARREN RD	PALMER	MA	01069-9812
24082-000000	41 FOREST ST	LINSCOTT JESSICA RENEE		41 FOREST ST	DOVER	NH	03820
26013-000000	40 FOREST ST	LEBRASSEUR JAMES D		40 FOREST ST	DOVER	NH	03820
24009-000000	26 FOREST ST	NOE REAL ESTATE LLC		30 FOREST STREET	DOVER	NH	03820
24010-000001	24 FOREST ST	ROBERTS FAMILY TRUST	ROBERTS PAULINE ANN TRUSTEE	44 WASHINGTON ST	EXETER	NH	03833-2020
24086-000000	29 FOREST ST	TIRABASSI ANTHONY V		29 FOREST ST	DOVER	NH	03820
24078-000000	HANCOCK ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24002-A00001	1 WAVERLY DR	WAVERLY DOVER HOLDINGS LLC		2 WASHINGTON ST STE 215	DOVER	NH	03820
24085-000000	31 FOREST ST	LANE VERONICA KELLY TRUSTEE	THE VERONICA K LANE REVOCABLE TRUST	31 FOREST ST	DOVER	NH	03820
24087-000000	25 FOREST ST	MORSE MICHAEL	MORSE NANCY	25 FOREST ST	DOVER	NH	03820
24002-A00000	121 OAK ST	BOSTON & MAINE RR		500 WATER STREET J-910	JACKSONVILLE	FL	32202
24006-000000	36 FOREST ST	KNOX MARSH DEVELOPMENT LLC		242 CENTRAL AVE	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	CHRISTOPHER R. BERRY	335 SECOND CROWN POINT RD	BARRINGTON	NH	03825



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@berrysurveying.com

October 28, 2025

City of Dover Planning Board

Attention: Donna Benton, Director of Planning and Community Development

288 Central Ave

Dover, NH 03820

Re: Residential Transfer of Development (TDR) Site Plan
36 Forest Street
Project Narrative
Knox Marsh Development, LLC (Owner / Applicant)
Tax Map 24, Lot 6

Dear Mrs. Benton,

On behalf of our client, Knox Marsh Development, LLC, Berry Surveying & Engineering (BS&E) is submitting a proposed Residential TDR Site Plan request for two additional units at 36 Forest Street. The project does not need site plan review, only TRC review, however, the TDR component requires review and approval by the Planning Board.

Background and General Narrative:

Knox Marsh Development LLC owns Tax Map 24, Lot 6, commonly known as 36 Forest Street. The parcel contains 10,026 Sq.Ft., of land located in the RM-U Zone. A full existing conditions plan and boundary survey has been performed by BS&E with an onsite wetland's delineation provided by John P. Hayes III. Wetlands and buffers are noted on the plans. There are no steep slopes on the parcel. The parcel contains an existing dilapidated duplex which is currently under re-construction by the applicant. In addition, the site contains a driveway, all utilities and a concrete pad where a former barn / garage structure stood.

The proposal is to finalize reconstruction of the existing duplex and add a barn structure affixed to the existing building two house 2 additional living units in approximately the same location as the former structure. Two units on the property will be restricted to HUD rates, currently proposed to be located within the two units under reconstruction. The site will have construction of a parking area, landscaping, grading, and a small stormwater system, which will be reviewed by the TRC. Please find TDR narrative in support of the request.

The project requires the following approvals:

- TDR Approval for increased unit density from 2 to 4.
- TRC review of the site improvements.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

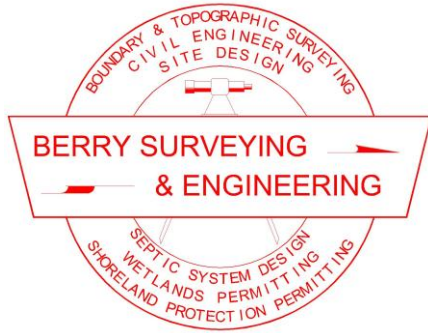


Christopher R. Berry, LLS
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@berrysurveying.com

October 28, 2025

City of Dover Planning Board

Attention: Donna Benton, Director of Planning and Community Development

288 Central Ave

Dover, NH 03820

Re: Residential Transfer of Development (TDR)
Transfer of Development Rights Narrative
Knox Marsh Development, LLC (Owner / Applicant)
36 Forest Street
Tax Map 24, Lot 6

Dear Mrs. Benton,

On behalf of our client, Knox Marsh Development, LLC, Berry Surveying & Engineering (BS&E) is submitting a proposed Residential TDR at 36 Forst Street. The property is located within the RM-U Zone. See project narrative for site specific details.

Chapter 170-29.G.(8) lays out the criteria which the Planning Board should consider when determining the appropriateness of the increase in density and intensity on individual project sites. These include:

- *Consistency with the Master Plan.*
- *Compatibility with the land uses on neighboring lot.*
- *Is created on property served by public water and sanitary sewer.*
- *Any relief sought should not be caused by the additional density.*

Consistency with the Master Plan:

The master plan is the vision and guidance document from which zoning documents are created. In this case the site is located with the RM-U (Urban) Zone of the City of Dover. Within the zone 4-units on a parcel is a permitted use with a set of Special Exception Criteria. In this case some of specific criteria for the SE could not be met and therefore a variance would be required to those SE items, but for the TDR program and approach. This is important whereas a use permitted by SE is actually a permitted use, which leads to the appropriateness of the request to permit four units on this parcel of land. We would also point out that some of the SE requirements are a little dated when

compared to some of the other ideals now prescribed in the zoning ordinance in addition to recent changes in state law relating to land use criteria.

Compatibility with the land uses on neighboring lot.

We would note that the abutting lot which shares two boundaries contains a 4-unit building and a new duplex which was permitted by TDR, for a total of 6-units on the property. The abutting, smaller parcel, to the west contains two units. The remaining abutting lots contain two units with some being single family homes. All of these uses have historically been permitted in the RM-U Zone.

All abutting lots, and many others on the street are non-conforming with regard to minimum lot size and frontage. In contrast, the subject parcel conforms in both land mass requirements and minimum frontage requirements.

In a wider context, the streets architecture is comprised of Colonial style and New Englander style structures which contain various accessory structures. All primary structures are fronting on the street in a similar fashion as a typical New England urban neighborhood.

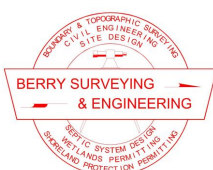


In contrast, prior to the applicant purchasing the property, the subject parcel was out of context for the area with respect to property maintenance and upkeep, though architecturally was fitting.





The applicant is proposing to re-develop the site using similar architectural features as the existing structure with additions and enhancements to the site with the additional two units.



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

It is our assessment that the proposed use is not only appropriate for the site, contextually appropriate for the abutting lots as well as the neighborhood as a whole, it will likely set the stage for improvement and future modernization of the neighborhood.

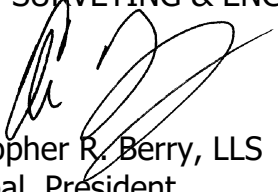
Public Sewer and Water

The project will be serviced by municipal water and sewer.

Any relief sought should not be caused by the additional density.

The project does not require any relief other than the two additional units proposed.

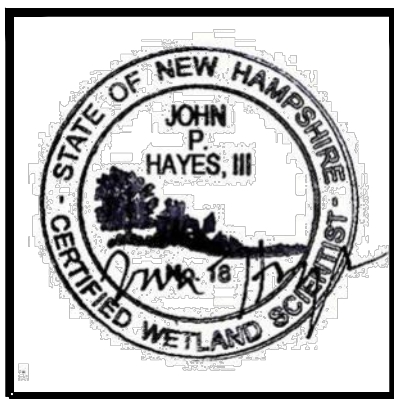
Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry, LLS
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
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JOHN P. HAYES III, CWS #18
WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES IN APRIL OF 2025. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

NO WETLANDS WERE FOUND ON SITE. WETLANDS FOUND WITHIN 50' OF SITE.

PLAN REFERENCES:

- "SUBDIVISION PLAN, BOSTON AND MAINE CORPORATION TO RIDGEWOOD REALTY INC., FOREST STREET, DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: AUGUST 13, 2008 S.C.R.D. PLAN #95-80
- "BOUNDARY PLAN, MARC S. FREDETTE, 50 FOREST STREET DOVER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: NOVEMBER 5, 1997 S.C.R.D. PLAN #51-6
- "PLAT OF LAND, KIDDER PRESS CO. INC., BROADWAY PLANT, DOVER, NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES DATED: MARCH, 1980 S.C.R.D. PLAN #21-14
- "LAND IN DOVER, N.H., BOSTON & MAINE CORPORATION TO KIDDER PRESS COMPANY, INC." BY: J.D. BATCHELDER DATED: APRIL, 1966 S.C.R.D. PLAN #54, POCKET #2, FOLDER #21

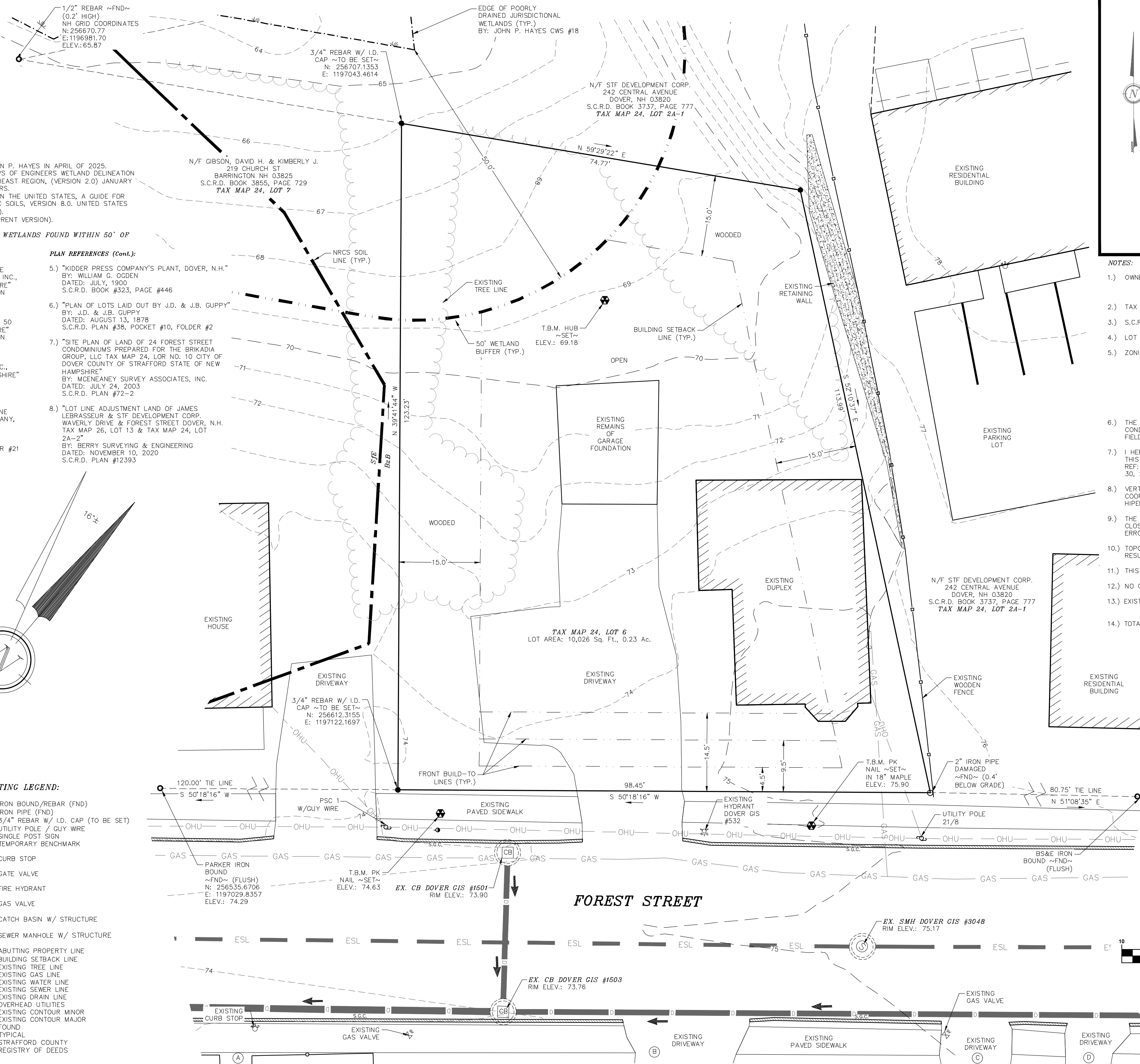
PLAN REFERENCES (Cont.):

- "KIDDER PRESS COMPANY'S PLANT, DOVER, N.H." BY: WILLIAM G. OGDEN DATED: JULY, 1900 S.C.R.D. BOOK #323, PAGE #446
- "PLAN OF LOTS LAID OUT BY J.D. & J.B. GUPPY" BY: J.D. & J.B. GUPPY DATED: AUGUST 13, 1878 S.C.R.D. PLAN #38, POCKET #10, FOLDER #2
- "SITE PLAN OF LAND OF 24 FOREST STREET CONDOMINIUMS PREPARED FOR THE BRKADIA GROUP, LLC TAX MAP 24, LOR NO. 10 CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: MCNEANEY SURVEY ASSOCIATES, INC. DATED: JULY 24, 2003 S.C.R.D. PLAN #72-2
- "LOT LINE ADJUSTMENT LAND OF JAMES LEBRASSEUR & STF DEVELOPMENT CORP. WAVERLY DRIVE & FOREST STREET DOVER, N.H. TAX MAP 26, LOT 13 & TAX MAP 24, LOT 2A-2" BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 10, 2020 S.C.R.D. PLAN #12393

EXISTING LEGEND:

- IRON BOUND/REBAR (FND)
- IRON PIPE (FND)
- 3/4" REBAR W/ I.D. CAP (TO BE SET)
- UTILITY POLE / GUY WIRE
- SINGLE POST SIGN
- TEMPORARY BENCHMARK
- CURB STOP
- GATE VALVE
- FIRE HYDRANT
- GAS VALVE
- CATCH BASIN W/ STRUCTURE
- SEWER MANHOLE W/ STRUCTURE

- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- OVERHEAD UTILITIES
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- FOUND TYPICAL STRAFFORD COUNTY REGISTRY OF DEEDS



NOTES:

- OWNER: KNOX MARSH DEVELOPMENT LLC 242 CENTRAL AVE DOVER, NH 03820
- TAX MAP 24, LOT 6
- S.C.R.D. BOOK 5241, PAGE 448
- LOT AREA: 10,026 Sq. Ft., 0.23 Ac.
- ZONING: RM-U - URBAN DENSITY MULTI-RESIDENTIAL DISTRICT MINIMUM LOT SIZE ~ 10,000 Sq. Ft. MINIMUM LOT FRONTAGE ~ 80.0' FRONT BUILD-TO ~ AVG. OF NEIGHBORHOOD 9.5' ± 5' REAR SETBACK ~ 15.0' SIDE SETBACK ~ 15.0' MAXIMUM LOT COVERAGE ~ 40% MAXIMUM BUILDING HEIGHT ~ 40.0'
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 24, LOT 6 LOCATED IN DOVER, N.H., AS OF THE FIELD SURVEY IN APRIL 2025.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 3301700330E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MARCH OF 2019 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN APRIL 2025.
- THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- NO OBSERVED CEMETERY.
- EXISTING BUILDING COVERAGE: 1,177 Sq. Ft., 11.74% OF LOT
- TOTAL LOT COVERAGE: 3,038 Sq. Ft., 30.30% OF LOT

ABUTTERS ACROSS FOREST STREET:

N/F LANE, VERONICA KELLY TRUSTEE THE VERONICA K. LANE REVOCABLE TRUST 31 FOREST STREET DOVER, NH 03820 TAX MAP 24, LOT 85 S.C.R.D. BOOK 4789, PAGE 449

N/F KLOSOWSKI, JOHN A. 142 BRAVE BOAT HARBOR ROAD KITTEERY POINT, ME 03905-5234 TAX MAP 24, LOT 84 S.C.R.D. BOOK 4949, PAGE 431

N/F RILEY, CHRISTOPHER 11 GOVERNOR SAWYER LANE DOVER, NH 03820-4267 TAX MAP 24, LOT 83 S.C.R.D. BOOK 4668, PAGE 254

N/F LINSKOTT, JESSICA RENEE 41 FOREST STREET DOVER, NH 03820 TAX MAP 24, LOT 82 BOOK 5069, PAGE 580

SOILS:

- BzB - BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
 - SfE - SUFFIELD SILT LOAM, 15 TO 35 PERCENT SLOPES
- SEE WEBSILO USDA-NRCS

GRAPHIC SCALE



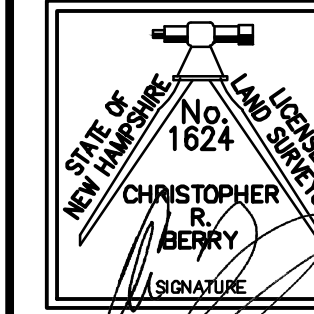
(IN FEET)
1 inch = 10 ft.

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

CHRISTOPHER R. BERRY L.L.S. 1624 DATE

EXISTING CONDITIONS PLAN
LAND OF
KNOX MARSH DEVELOPMENT LLC
36 FOREST STREET
DOVER, N.H.
TAX MAP 24, LOT 6

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : APRIL 25, 2025
FILE NO. : DB 2025 - 016

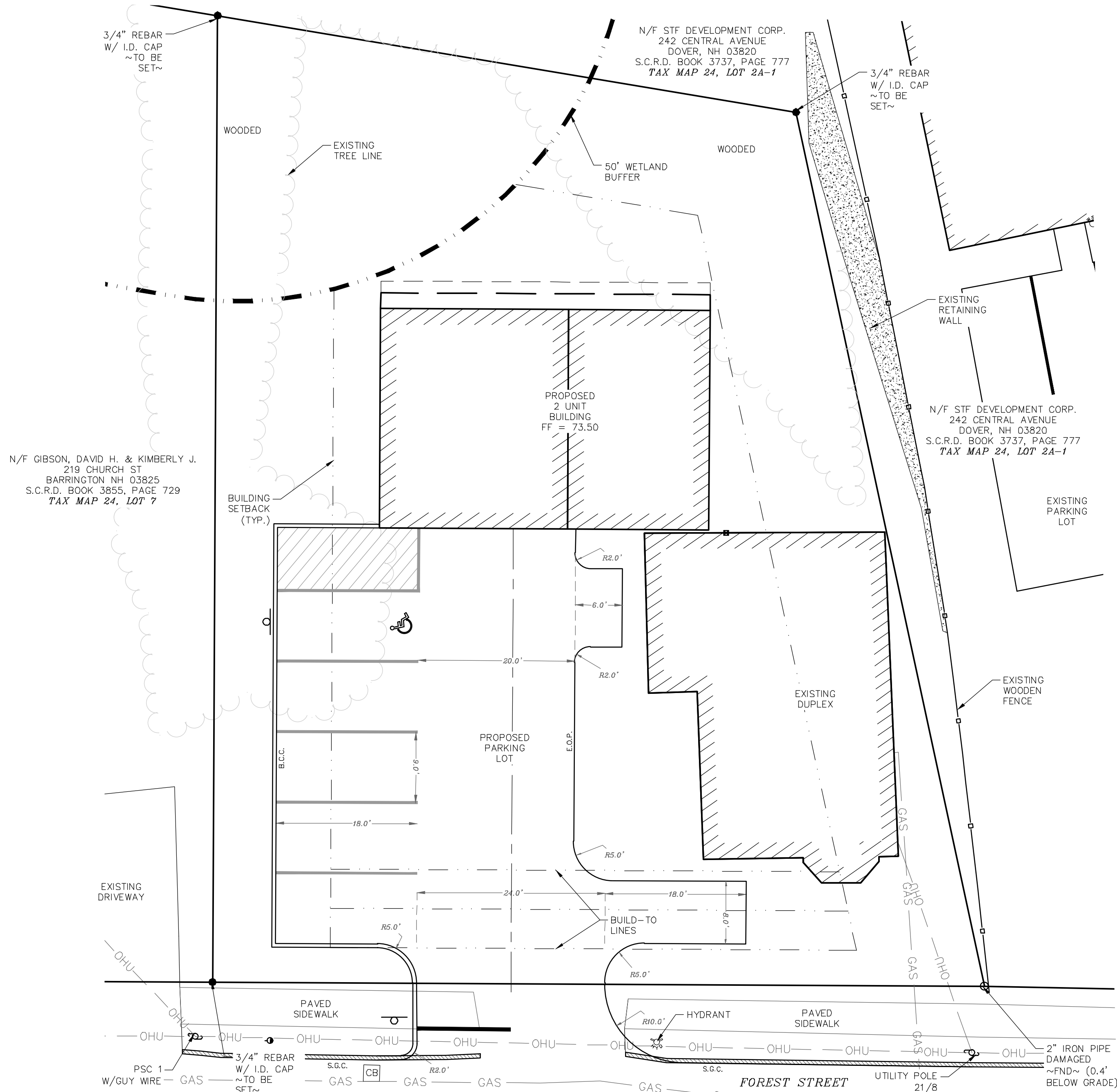
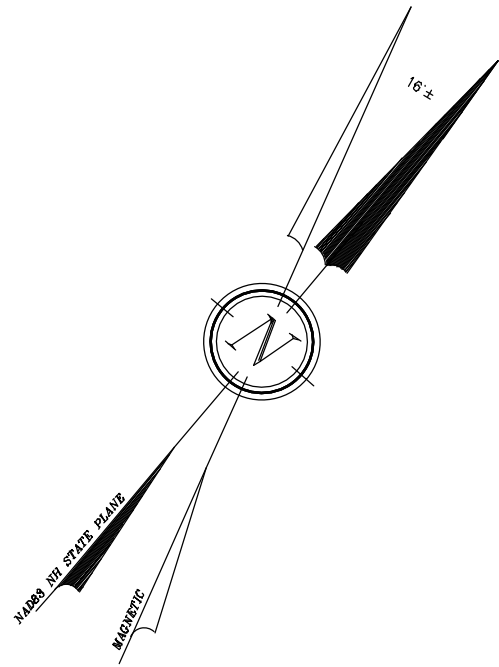


DOVER FILE # TRANS - 25 -

DESCRIPTION

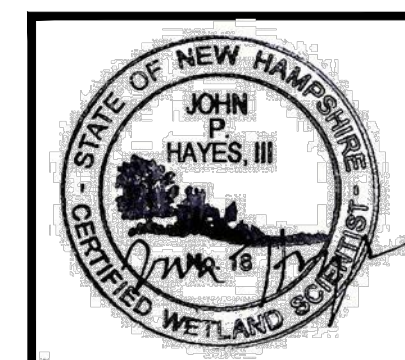
REVISION

DATE



NOTES:

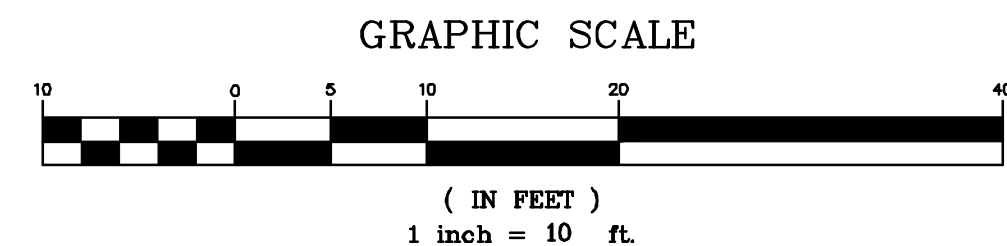
- 1.) OWNER: KNOX MARSH DEVELOPMENT LLC
242 CENTRAL AVE
DOVER, NH 03820
ROBERT BALDWIN
- 2.) TAX MAP 24, LOT 6
- 3.) S.C.R.D. BOOK 5241, PAGE 448
- 4.) LOT AREA: 10,026 Sq. Ft., 0.23 Ac.
- 5.) ZONING: RM-U - URBAN DENSITY MULTI-RESIDENTIAL DISTRICT
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
MINIMUM LOT FRONTAGE ~ 80.0'
FRONT BUILD-TO ~ AVG. OF NEIGHBORHOOD 9.5' ± 5'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
MAXIMUM LOT COVERAGE ~ 40%
MAXIMUM BUILDING HEIGHT ~ 40.0'
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE DEVELOPMENT PLAN OF TAX MAP 24, LOT 6.



WETLAND NOTES:

- 1.) WETLANDS WERE DELINEATED BY JOHN P. HAYES IN APRIL OF 2025. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- 2.) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- 3.) NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

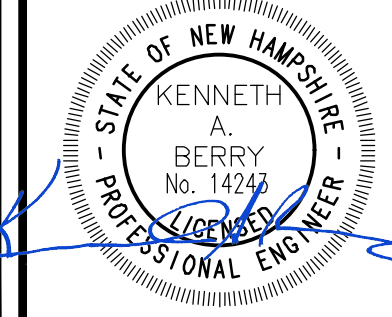
NO WETLANDS WERE FOUND ON SITE.



DOVER FILE# TRANS - 25 -

OVERVIEW TDR PLAN

BERRY SURVEYING & ENGINEERING



REVISION	DATE	DESCRIPTION

TRC SITE PLAN
LAND OF
KNOX MARSH DEVELOPMENT LLC
36 FOREST STREET
DOVER, N.H.
TAX MAP 24, LOT 6

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 26, 2025
FILE NO. : DB 2025 - 016



KNOC MARSH DEVELOPMENT LLC

242 CENTRAL AVENUE
DOVER NH 03820

36 FOREST STREET, DOVER, NH



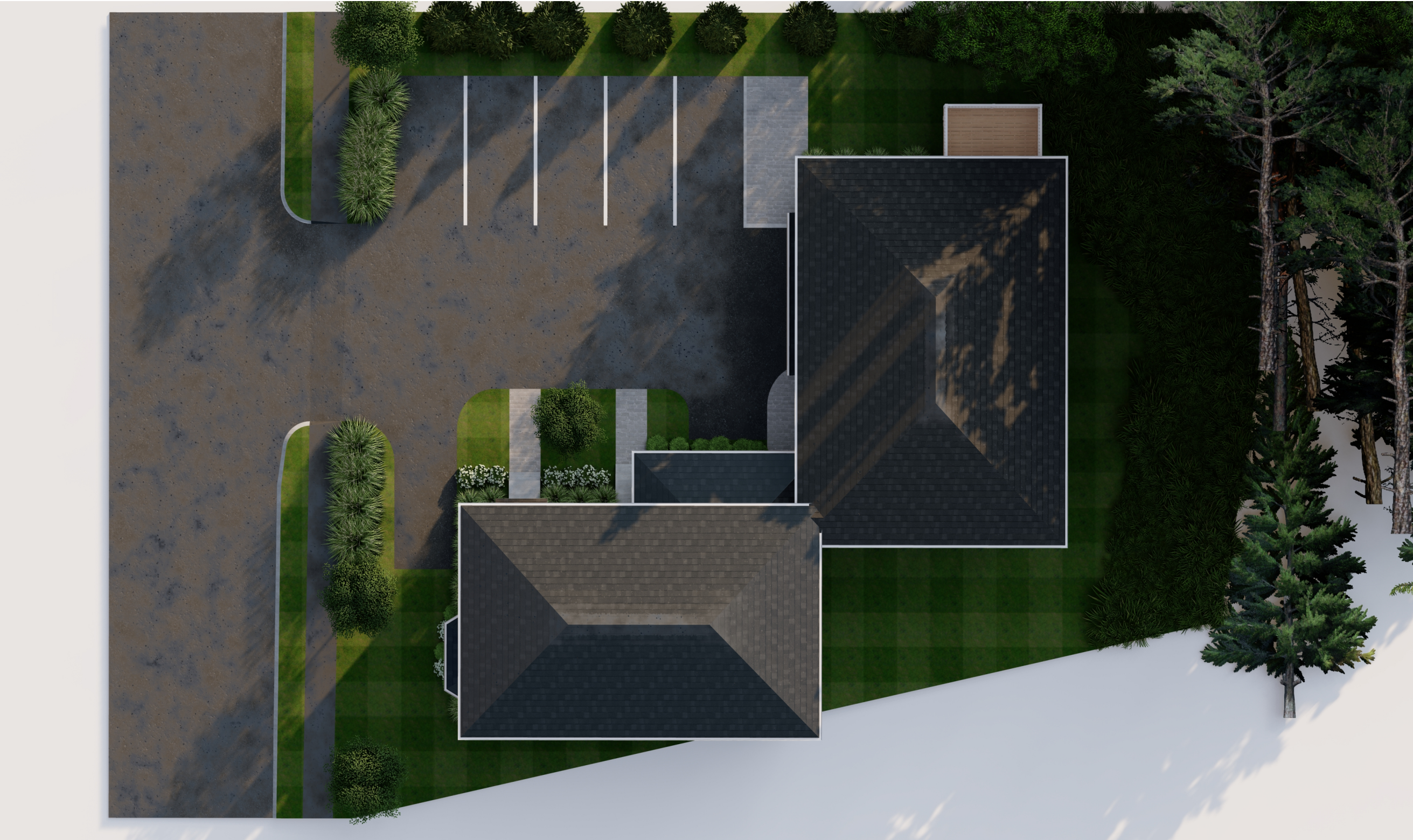














FRONT VIEW



REAR VIEW



RIGHT VIEW



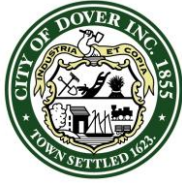
LEFT VIEW



RIGHT VIEW



LEFT VIEW



CITY OF DOVER

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

Application Type: Site Plan
Applicant(s): Airey Row on Central LLC
Owner(s): Airey Row on Central LLC
Location: 376-378 Central Ave. (Tax Map 2, Lot 79 & 80)
Meeting Date: November 18, 2025

INTENT: Proposal is for the renovation and redevelopment of the existing 4-story building to include four commercial spaces and fifteen (15) residential units.

AGENDA ITEM #: 4-C

FILE: SITE-2025-0014

OWNER/APPLICANT: Airey Row on Central, LLC

LOTS/UNITS PROPOSED: Fifteen residential units, four commercial units

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

ZONING DISTRICT: CBD-G

EXISTING/PROPOSED LAND USE: Commercial, Residential

SURROUNDING LAND USE: Commercial, Residential

ZBA ACTION: N/A for proposal.

WAIVERS REQUESTED: [§153-13A\(12\)](#): landscape plan signed by a licensed landscape architect, [§153-13A\(19\)](#) and traffic impact assessment and analysis.

PERMITS REQUIRED: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TECHNICAL REVIEW COMMITTEE: Reviewed on September 11, 2025 and October 16, 2025.

CONSERVATION COMMISSION: N/A

ATTACHMENTS: Site Plan, Application Materials.

Summary of Request and Background:

The applicant is proposing to redevelop the existing 4-story building at 376 and 378 Central Ave. The first floor is proposed as four commercial units and the upper three floors are proposed as residential areas with fifteen residential units.

The existing footprint will remain, but the rear of the building is proposed to be demolished and reconstructed as a four-story addition to match the existing front of the building.

The Parking Bureau and the Parking Commission will be reviewing a request a lease for fifteen parking spaces for the proposed residential units at the Orchard Street Parking Garage.

The applicant also coordinated with the City of Dover on a license agreement, approved by City Council at their regular meeting on November 12, 2025, to utilize the existing storage area behind the subject properties for the collection and disposal of solid waste generated on its site. All costs associated with storage and disposal are to be the sole responsibility of the property owner.

Two waivers are being proposed as part of this project related to the requirements for a landscape plan prepared by a licensed landscape architect and a traffic impact assessment and analysis.

The Technical Review Committee reviewed the application at their September 11, 2025 and October 16, 2025 meetings. Part of the TRC discussion focused on requirements within the Central Business District General Sub-District such as permitted building layout and architectural standards, requirements related to accessibility within the building and the entrances, and conversation on expected rental rates and trip generation. (*minutes attached*)

Summary of Waiver Requests:

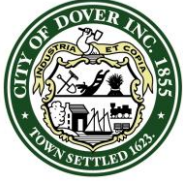
The applicant is seeking two waivers as part of this proposal. The waivers are from the following:

1. [§153-13A\(12\)](#), relief requested from a required landscape plan prepared by a licensed landscape architect.
2. [§153-13A\(19\)](#), relief requested from a required traffic impact assessment and analysis.

Consistency with Land Use Regulations –Waivers/Relief

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

- (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or



CITY OF DOVER

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

Application Type: Site Plan
Applicant(s): Airey Row on Central LLC
Owner(s): Airey Row on Central LLC
Location: 376-378 Central Ave. (Tax Map 2, Lot 79 & 80)
Meeting Date: November 18, 2025

(2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.”

Planning Staff believes the applicant’s rationale for the waivers meets criterion (2).

The applicant included existing landscaping on the submitted site plan. Due to the project location and that it’s a redevelopment of an existing building, staff feels that the request for not submitting a landscape plan signed by a landscape architect is specific to the project and is not contrary to the spirit or intent of the ordinance.

Staff would note that it was requested by the Technical Review Committee that trip generation for the proposed commercial spaces be calculated for review. The applicant provided information on the previous use which was that the former 4,000 square foot restaurant and bakery generated heavy daily traffic, with over 1,000 visitors and frequent vehicle turnover. With residential parking located off-site, staff believes the proposal in that regard meets the spirit and intent of the regulation, but would recommend trip generation estimates for the commercial uses to confirm the comparative example.

STAFF RECOMMENDATION - Waivers/Relief:

The Planning Department recommends that the Planning Board accept the applications as complete, note they are not of regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote to grant the waivers with the following subsequent condition:

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

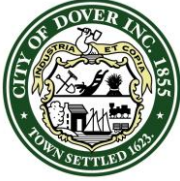
1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:
 - §153-13A(12), landscape plan prepared by a licensed landscape architect.
 - §153-13A(19), traffic impact assessment and analysis.
2. Submit trip generation estimates for the ground floor commercial uses.

Consistency with Land Use Regulations – Site Plan

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

STAFF RECOMMENDATION:

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



CITY OF DOVER

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

Application Type: Site Plan
Applicant(s): Airey Row on Central LLC
Owner(s): Airey Row on Central LLC
Location: 376-378 Central Ave. (Tax Map 2, Lot 79 & 80)
Meeting Date: November 18, 2025

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
 - 1.1. Permit File #SITE-2025-0014;
 - 1.2. Owner's signatures;
 - 1.3. Professional stamps and signatures;
 - 1.4. Add notes that a licensed pest control specialist must review the site and determine whether a pest control plan is required. If a plan is deemed necessary, it must be implemented in accordance with the provisions of [§153-10G](#).
2. Submit copy of signed and executed license agreement with the City of Dover for storage and disposal use;
3. Submit copy of signed and executed parking agreement;

Subsequent Condition to Be Met Prior to Construction:

4. Camera inspection of existing sewer to verify condition;
5. A preconstruction meeting must be held with City staff;
6. If pest control is needed, it must be implemented in accordance with the provisions of [§153-10G](#);
7. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;

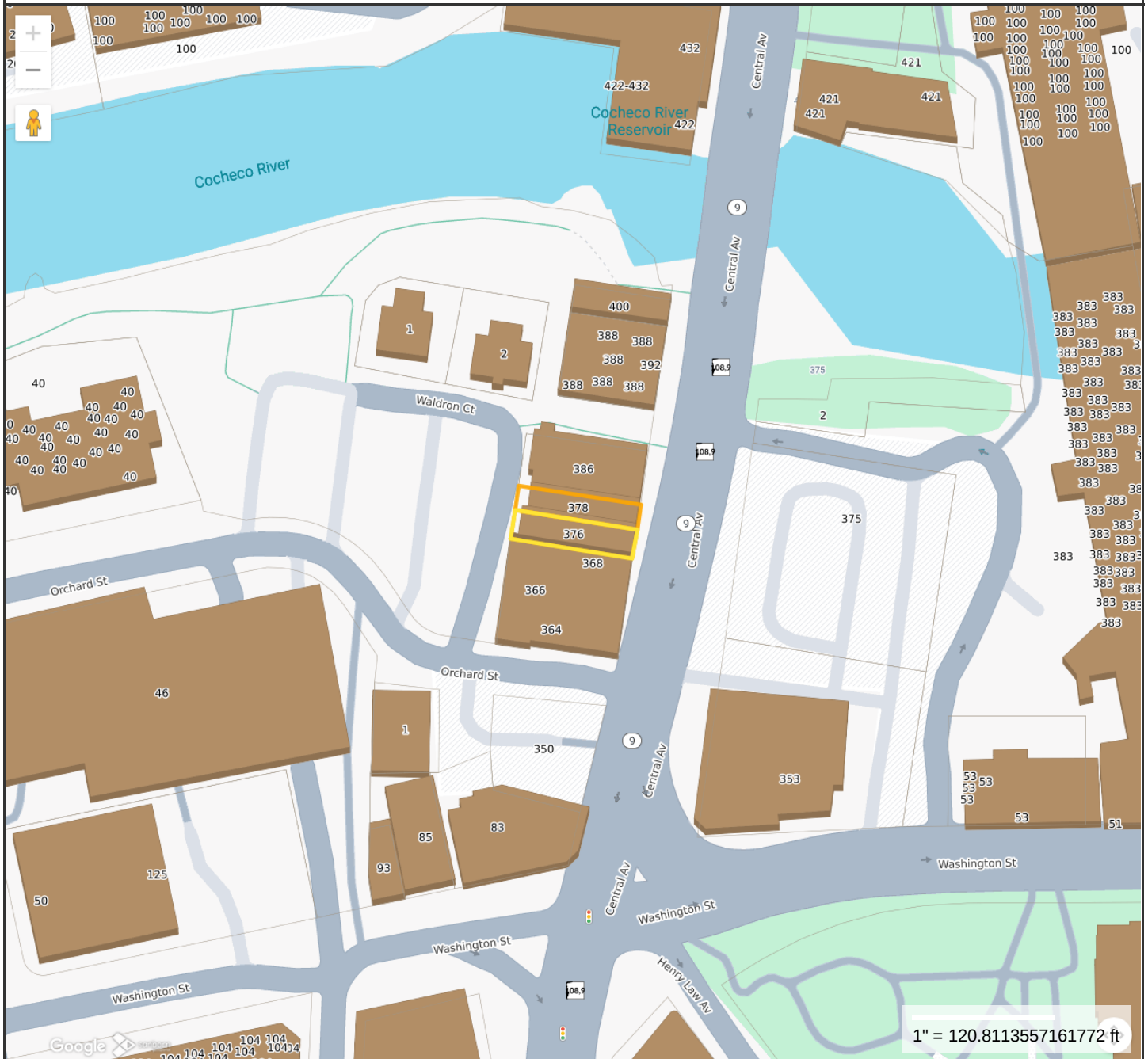
Subsequent Condition to Be Met Prior to Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

9. Issuance of Certificate of Occupancy;
10. Surety or other form of security acceptable to the City is provided for any unfinished work;
11. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover;
12. Public art be reviewed and approved by the Arts Commission and City Council and be installed.

SITE-2025-0014 376 & 378 CENTRAL AVENUE

**Property Information**

Location 376 CENTRAL AV
Owner AIREY ROW ON CENTRAL LLC
Land Use 303C
Zoning Code CBD-G
Property Id 02080-000000

**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.



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

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

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

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

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

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

Plan Custom Fields

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

PLAN SNAPSHOT REPORT (SITE-2025-0014)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kevin_McEaney_8/20/2025.jpg	08/20/2025 17:29	McEaney, Kevin		Uploaded via CSS
2025.09.11_PlanningTechnicalReviewCommittee.Agenda.pdf	08/26/2025 14:07	Blonigen, Rachel		TRC Agenda
2025.09.11_PlanningTechnicalReviewCommittee.376-378CentralAve_SITE-2025-0014.draft.pdf	09/12/2025 15:59	Blonigen, Rachel		Draft TRC Minutes
2025.09.11_PlanningTechnicalReviewCommittee.376-378CentralAve_SITE-2025-0014.pdf	10/03/2025 9:50	Blonigen, Rachel		TRC Final Minutes
2025.10.16_PlanningTechnicalReviewCommittee.Agenda.Rev.pdf	10/06/2025 9:42	Blonigen, Rachel		Revised TRC Agenda
2025.10.16_PlanningTechnicalReviewCommittee.376-378CentralAve_SITE-2025-0014.pdf	10/20/2025 9:59	Blonigen, Rachel		Draft TRC Minutes

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

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

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

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	08/26/2025	09/23/2025	09/16/2025	Yes	Yes

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

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

- Retail, restaurant, and arts/entertainment businesses contribute significantly to the excitement and vibrancy of downtown. While other business types may ultimately lease these spaces, OBD would not support a design in which the Central Avenue commercial spaces were not viable for these business types.

- At a minimum, two commercial spaces of 500 sf each could be viable for a retail business if part of the basement could be converted for secure dry storage. A single tenant space of 1000 sf could also be considered.

- Proposed design changes negatively impact the visibility and viability of the Comm-2 space.

- o The space does not have direct customer access from Central Avenue

- o The design eliminates 1 of the only 2 full-length windows to the space. The remaining high window is less conducive for visibility.

- o The proposed door looks more residential in character, and could further reduce customer attraction.

- The existing entrance to Comm-1 can be difficult to access with a stroller. Could there be an opportunity to redesign the vestibule to provide improved access to 2 commercial tenants?

- Is it possible to relocate residential egress either to the rear (mirroring the hallway to stair A) or to the outside wall such that new door cut replaces the high window instead of the existing full window?

- The narrative identifies a third commercial space – a mail room would not be considered commercial space – please explain or revise.

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

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

PLAN SNAPSHOT REPORT (SITE-2025-0014)

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

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

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

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

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	Requires Re-submit	10/02/2025	10/15/2025	10/20/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	10/02/2025	10/30/2025	10/20/2025

Comments: The revised architectural renderings and floor plan provide a much better environment for high-visibility businesses and are a significant improvement over the initial draft. All prior comments have been addressed - no new comments.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	Requires Re-submit	10/02/2025	10/15/2025	10/20/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	10/02/2025	10/30/2025	10/20/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	10/02/2025	10/15/2025	10/20/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	10/02/2025	10/15/2025	10/16/2025

Comments: 1) Provide update regarding general and accessible parking from previous TRC discussion.
2) Provide update regarding waste/recycle from previous TRC comment discussion. Indicate accessible route and access to waste/recycle. Provide gate detail within plan set. If leased area from municipality agreement should clarify the responsible party for maintaining accessibility.
3) Clarify accessible route, 60% of entrances shall be accessible.
4) Provide update on structures ability for future solar from previous TRC discussion.
5) Indicate storage area for tenants such as bicycles
6) Identify a laydown area for construction.
7) Identify location of FDC.
8) Indicate location of domestic and suppression water supplies on site plan.

PLAN SNAPSHOT REPORT (SITE-2025-0014)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Mitrushi, Alex	Requires Re-submit	10/02/2025	10/15/2025	10/20/2025
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.3	Approved	10/22/2025	10/23/2025	10/28/2025	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Approved	10/22/2025	11/19/2025	10/28/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	Approved	10/22/2025	10/23/2025	10/28/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Approved	10/22/2025	11/19/2025	10/28/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	10/22/2025	10/23/2025	10/28/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Approved	10/22/2025	10/23/2025	10/28/2025
Comments: 1) Site plan does not appear to be revised 2) Architectural plans to be revised as discussed to reflect actual building being constructed.						

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Coordinator	Police	Mitrushi, Alex	Approved	10/22/2025	10/23/2025	10/28/2025

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/21/2025 10:14	10/28/2025 10:23
Confirm application complete v.1	Generic Action		08/21/2025 10:14
Technical Review Committee Meeting Agenda v.1	Task	08/21/2025 10:14	08/26/2025 14:06
Land Use Plan Technical Review v.1	Receive Submittal	08/26/2025 0:00	09/16/2025 11:51
Land Use Plan Technical Review v.2	Receive Submittal	10/02/2025 0:00	10/20/2025 10:13
Land Use Plan Technical Review v.3	Receive Submittal	10/22/2025 0:00	10/28/2025 10:23
Technical Review Committee Meeting v.1	Hold Meeting	10/03/2025 14:59	10/20/2025 10:12
Technical Review Committee Meeting v.1	Hold Meeting	08/26/2025 14:04	09/16/2025 11:42
Planning Board v.1		10/28/2025 10:23	
Planning Board Agenda v.1	Task	10/28/2025 10:23	
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		

PLAN SNAPSHOT REPORT (SITE-2025-0014)

Internal Notification of Plan Completion v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

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

Address of Applicant: PO Box 4241 Portsmouth, NH 03802

E-Mail Address: smile@theabpn.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 376-378 Central Avenue

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

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

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

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

SITE PLAN INFORMATION

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

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

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

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

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

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

Number of Employees Total: TBD In Maximum Shift: 1

Disposition of Parcel:

Building Setbacks:

Building Footprint 3790 sq. ft.

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

Total Building Area 15,105 sq. ft.

Rear Yard 10 ft.

Paved Area N/A sq. ft.

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

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

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

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

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

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

N/A

BUILDING INFORMATION

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

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

Number of Seats (where applicable) N/A

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

WAIVER REQUESTS

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

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

See attached Waiver Requests

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATIONName of Soil Scientist and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

SIGNATURES

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

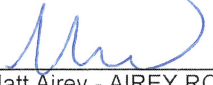
Signature of Property Owner:  Date: 8/20/2025
Matt Airey - AIREY ROW ON CENTRAL LLC

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

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

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

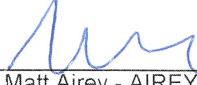
I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence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

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

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

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

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

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

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

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

Owner:

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

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

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 # 15 per dwelling unit = \$ 1700.00
- ☒ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # 3607 sq. ft. = \$ 541.05
 - ☐ 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 # _____ per Application = \$ _____
- ☐ 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 = \$ 2241.05

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 = \$ _____

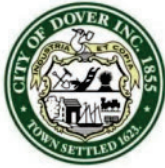
SUBTOTAL = \$ _____

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.



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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

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

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

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

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

PROJECT TITLE: AIREY ROW ON CENTRAL

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

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

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

REVIEWED BY: _____ DATE _____ TRC DATE _____

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

August 20, 2025

City of Dover
288 Central Avenue
Dover, NH 03820

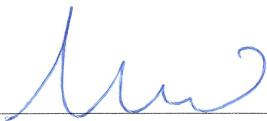
Attn: Planning Board

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

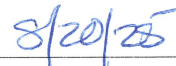
LETTER OF AUTHORIZATION

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

Respectfully,



Matt Airey, Member – AIREY ROW ON CENTRAL LLC



Date

SITE-2025-0014

376-378 CENTRAL AVENUE

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
02052-000000	1 WALDRON CT	INNATE LLC	C/O DEBORAH AYER	1 WALDRON CT	DOVER	NH	03820
02050-000000	388 CENTRAL AV	388 CENTRAL AVE CONDOS		388 CENTRAL AVE	DOVER	NH	03820
02083-000000	46 CHESTNUT ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02083-000LS2	ORCHARD ST	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
02083-000LS9	ORCHARD ST	IOLITE PROPERTIES LLC		388 CENTRAL AV	DOVER	NH	03820
02083-000LS1	ORCHARD ST	364 CENTRAL AVENUE ASSOCIATES LLC	C/O AVISE PROPERTIES	80 NASHUA RD STE 24	LONDONDERRY	NH	03053
02083-000LS3	ORCHARD ST	2 & 2A WALDRON COURT LLC		11 GILL ST	EXETER	NH	03833
02083-000LS5	ORCHARD ST	INNATE LLC		1 WALDRON CT	DOVER	NH	03820
02075-B00000	400 CENTRAL AV	KING PROPERTIES LLC		400 CENTRAL AVE	DOVER	NH	03820
02083-000LS7	ORCHARD ST	SMESTAD STEVEN A		PO BOX 4333	PORTSMOUTH	NH	03801
02035-000000	353 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820
02040-000000	83 WASHINGTON ST	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
02040-A00000	85 WASHINGTON ST MTI			85 WASHINGTON ST	DOVER	NH	03820
02041-000000	350 CENTRAL AV	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
02050-000010	388 CENTRAL AV	IOLITE PROPERTIES LLC		388 CENTRAL AV	DOVER	NH	03820
02078-000000	386 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
02075-A00000	400 CENTRAL AV	KING PROPERTIES LLC		400 CENTRAL AVE	DOVER	NH	03820
02035-A00000	375 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820
02044-000000	1 ORCHARD ST	CJS HOLDINGS LLC		1 ORCHARD STREET	DOVER	NH	03820
02037-A00000	MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416
02075-C00000	400 CENTRAL AV	KING PROPERTIES LLC		400 CENTRAL AVE	DOVER	NH	03820
02081-000000	364 CENTRAL AV	364 CENTRAL AVENUE ASSOCIATES LLC	C/O AVISE PROPERTIES	80 NASHUA RD STE 24	LONDONDERRY	NH	03053
02083-000LS8	ORCHARD ST	CUSACK GILLIAN P TRUSTEE	CUSACK GILLIAN P REVOCABLE LIVING TRUST	392 CENTRAL AVE UNIT 1	DOVER	NH	03820
02036-000000	2 CENTRAL AV	COCHECO FALLS DAM		PO BOX 178	SOUTH BERWICK ME	ME	03908
02050-000008	388 CENTRAL AV	IOLITE PROPERTIES LLC		388 CENTRAL AV	DOVER	NH	03820
02050-000009	388 CENTRAL AV	IOLITE PROPERTIES LLC		388 CENTRAL AV	DOVER	NH	03820
02051-000000	2 WALDRON CT	2 & 2A WALDRON COURT LLC		11 GILL ST	EXETER	NH	03833
02083-000LS4	ORCHARD ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
02083-000LS6	ORCHARD ST	PAVILION PROPERTIES LLC		9 OVERLOOK DR	DOVER	NH	03820
02083-001000	ORCHARD ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02079-000000	378 CENTRAL AV	AIREY ROW ON CENTRAL LLC		376 CENTRAL AVE	DOVER	NH	03820
02080-000000	376 CENTRAL AV	AIREY ROW ON CENTRAL LLC		376 CENTRAL AVE	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	PO BOX 1166	DOVER	NH	03821
		EMANUEL ENGINEERING, INC	EMILEE WOODMAN	100 GRIFFIN ROAD, UNIT C	PORTSMOUTH	NH	03801
		T-W DESIGNS, LLC	JOHN M TUTTLE, AIA	254 DRAKE HILL ROAD	STRAFFORD	NH	03884

Project Narrative

for

AIREY ROW ON CENTRAL LLC

Site Plan Review

Redevelopment of Commercial & Residential Units

Tax Map 2, Lot Nos. 79 & 80

376 & 378 Central Avenue - Dover, NH

October 2025

Project Overview & Site Characteristics

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

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

The project will include the following general improvement plan:

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

Site Access and Parking Lot

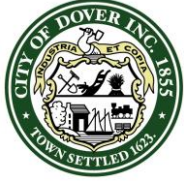
Parking for the commercial units is provided by utilizing public spaces located along Central Avenue directly in front of the building. Residential parking can be located at the parking garage at the rear of the building on Orchard Street or private parking leased across Central Avenue at the TD Bank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

Traffic Impact

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

Utilities

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



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0014

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

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

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

AGENDA ITEM #: 1

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

ZONING DISTRICT: CBD-G

EXISTING/PROPOSED LAND USE:
Commercial, Residential

SURROUNDING LAND USE: Commercial, Residential

ZBA ACTION: N/A

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

WAIVERS REQUESTED: TBD

ATTENDANCE:

Members:

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

Others:

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

Approval of minutes from August 28, 2025:

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

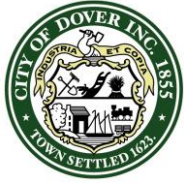
PLAN REVIEW:

Planning:

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

Engineering:

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



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0014

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

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

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

Police:

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

Inspection Services:

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

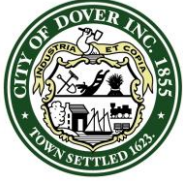
- Fourth floor window not permitted to be placed within 3' feet of property line and no projections permitted within 2' feet of property line. Clarify design.
- Parking - Clarify accessibility and accessible route to dwelling units. Indicate general parking arrangement for tenants. Indicate if there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

Fire Department:

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

Business Development:

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



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0014

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

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

Planning Board:

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

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

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



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0014

Application Type: Site Plan
Applicant(s): Airey Row on Central LLC
Owner(s): Airey Row on Central LLC
Location: 376-378 Central Ave. (Tax Map 2, Lot 79 & 80)
Date: October 16, 2025

INTENT: Proposal is for the renovation and redevelopment of the existing 4-story building to include four commercial spaces and fifteen (15) residential units. *[This item was previously heard by the Planning Technical Review Committee on September 11, 2025.]*

UNITS/LOTS PROPOSED: Fifteen residential units, four commercial units

AGENDA ITEM #: 1

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

ZONING DISTRICT: CBD-G

EXISTING/PROPOSED LAND USE:
Commercial, Residential

SURROUNDING LAND USE: Commercial, Residential

ZBA ACTION: N/A

PERMITS REQUIRED: None.

WAIVERS REQUESTED: [§153-13A\(12\)](#): landscape plan signed by a licensed landscape architect, [§153-13A\(19\)](#): traffic impact assessment and analysis, and [§153-14E](#): outdoor lighting

ATTENDANCE:

Members:

Erin Bassegio, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Jill Semprini, Engineering
Alex Mitrushi, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Ben Airey, Owner/Applicant
Matt Airey, Owner/Applicant
Kevin McEneaney, McEneaney Survey Associates
John Tuttle, TW Designs

Approval of minutes from October 9, 2025:

T. Clark moved to approve the October 9, 2025 minutes. Seconded by J. Burdin. Vote: U/A.

PLAN REVIEW:

Planning:

- *Reminder as applicable: Water and Sewer Investments Fees*
- *Provide letters to serve before PB submission.*
- *Conditional Use Permit application would be required to request residential use on first floor.*
 - We appreciate the revisions to the building layout. No CUP would be required as proposed.
- *Building is required to be solar ready.*
- *City and applicant to discuss 15 parking spaces.*
- *Review required architectural and streetscape standards in the CBD- potential street tree contribution, public art, etc.*
- *Discuss trash/ dumpster protocols/ arrangement. Ensure dumpster is screened and meets City's solid waste ordinance.*
 - Acknowledged that an access/use agreement is being drafted and will go before City Council.
- *Refer to [§157-10D](#) for traffic impact assessment requirements.*
- *Revise plans to include:*
 - *Add applicable common notes to plan*
 - Did not see plan notes as part of submission.
 - Permit number: SITE-2025-0014
 - Lighting on site plan

Engineering:

- Applicant shall include applicable Dover Construction Guidelines and associated details from April 2025. The guidelines can be found on the City of Dover Website on the Engineering page.
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
- Revise site plan to show water and sewer.
- Defer to IS and FD regarding fire sprinkler requirements. City records indicate existing water supply is 1" dia. Copper on Central Ave side of building. Describe water connection design and location.
- Recommend camera inspection of existing sewer to verify condition.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0014

Application Type: Site Plan
Applicant(s): Airey Row on Central LLC
Owner(s): Airey Row on Central LLC
Location: 376-378 Central Ave. (Tax Map 2, Lot 79 & 80)
Date: October 16, 2025

- Site Plan Note 13 not found. Revise to show correct reference or note.
- Sidewalk exists on rear of existing buildings. Can a connection to the existing sidewalks be constructed?
- Parcel areas inconsistently shown on site plan and application.
- Letter to Serve refers to attached marked up site plan. Please provide this marked up site plan showing upgrades to secondaries, if required.
- Provide plan for access and parking during construction work.
- A preconstruction meeting will be required prior to starting construction.

Police:

- Ensure that there is adequate parking spaces for the 15 residential units.
- Ensure the dumpster is screened and meets city ordinance.

Inspection Services:

- Provide update regarding general and accessible parking from previous TRC discussion.
- Provide update regarding waste/recycle from previous TRC comment discussion. Indicate accessible route and access to waste/recycle. Provide gate detail within plan set. If leased area from municipality agreement should clarify the responsible party for maintaining accessibility.
- Clarify accessible route, 60% of entrances shall be accessible.
- Provide update on structures ability for future solar from previous TRC discussion.
- Indicate storage area for tenants such as bicycles
- Identify a laydown area for construction.
- Identify location of FDC.
- Indicate location of domestic and suppression water supplies on site plan.

Fire Department:

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

Business Development:

- The revised architectural renderings and floor plan provide a much better environment for high-visibility businesses and are a significant improvement over the initial draft. All prior comments have been addressed - no new comments.

Planning Board:

- Provide information on stated affordability for residential units.

Next Steps: Revise plans per comments above and resubmit for informal review by TRC and potentially Planning Board.

Adjournment: T. Clark moved to adjourn the meeting at 11:22 a.m. Seconded by A. Mitrushi. Vote: U/A.

WAIVER REQUEST
FOR
SITE PLAN REVIEW APPLICATION

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

ARTICLE IV, § 153-13

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

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

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

WAIVER REQUEST
FOR
SITE PLAN REVIEW APPLICATION

Mixed-Use Development

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

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

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

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

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

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



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

RECIPIENT:

Airey Brothers Property Network

750 Lafayette Road
Suite 201
Portsmouth, NH 03801

Invoice

Issued

Due

Total

SERVICE ADDRESS:

376-378 Central Avenue
Dover, New Hampshire 03820

Service Visit 09/29/25

Product/Service

Description

Sep 29, 2025

Trailer Hydro Jetting

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



September 23, 2025

1700 Lafayette Road
Portsmouth, NH 03801

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

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

Dear Airey Row on Central LLC:

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

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

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

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

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

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

Respectfully,

Trevor Emmons
NH Eastern Regional Engineer, Eversource

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

From: Parker, Christopher

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

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

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

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

Matt thanks for reaching out and for the phone call.

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

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

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

Chris

Christopher G. Parker

Deputy City Manager: Development and Strategic Initiatives

City of Dover, NH

288 Central Ave; Dover, NH 03820

e: c.parker@dover.nh.gov

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

Dover: First in New Hampshire, First with you!

www.dover.nh.gov/

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

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

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

To: Parker, Christopher; Smile; Matthew Airey

Subject: Airey Row on Central - Trash/Recycling

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

Hi Chris,

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

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

Thank you Chris,

Matt Airey

Airey Row on Central LLC

PO Box 4241

Portsmouth, NH 03802

Airey Row on Central Preconstruction Plan

Project Overview

Project Name: Airey Row on Central (Harvey's Building Redevelopment)

Address: 376-378 Central Ave, Dover, NH

Developer: Airey Brothers

Contractor: Airey Brothers

Estimated Start: November 2026

Completion: Summer 2026

The project involves the adaptive reuse of an existing mixed-use structure, converting it into four ground-floor commercial units with 15 residential apartments above. All construction activities will prioritize safety, minimal downtown disruption, and efficient logistics in the limited site footprint.

1. Site Access & Traffic Control

- **Primary Access Point:** Central Ave entrance for personnel and small deliveries.
- **Material Deliveries:** Scheduled off-peak hours to avoid downtown congestion.
- **Flaggers:** Required during heavy equipment deliveries and concrete pours.
- **Pedestrian Safety:** Temporary sidewalk barriers and signage installed during façade work.

2. Laydown Area

Due to the restricted downtown site, a **temporary laydown and staging area** will be established in coordination with the city.

Proposed Laydown Area Details:

- **Location:** Rear alley.
- **Dimensions:** Approx. 30' x 20'.
- **Surface:** Asphalt.
- **Use:** Material storage (lumber, masonry units, façade panels), dumpster, and equipment parking.
- **Fencing:** 6' temporary chain-link with mesh privacy screen and "No Trespassing" signage.
- **Access:** Gated entry for delivery trucks; locked after hours.
- **Temporary Facilities:** Portable restroom adjacent to the laydown area.

3. Equipment and Material Management

- Cranes and lifts will operate within site boundaries whenever possible.
- Long-term material storage limited to the laydown zone; just-in-time deliveries encouraged.
- All waste containers covered to prevent debris escape.

4. Environmental Controls

- Street sweeping scheduled weekly or as needed.
-

5. Worker Parking & Access

- **Parking:** Construction staff directed to use designated areas at the Orchard Street Garage.
 - **Access Hours:** 7:00 AM – 5:00 PM, Monday through Friday.
 - **Security:** Site locked and monitored off-hours.
-

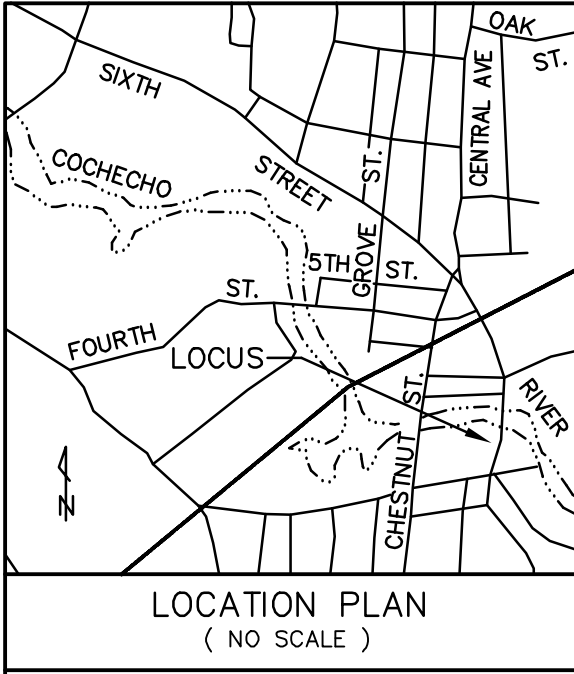
6. Emergency Plan

- Emergency contact list posted on site.
 - Fire extinguishers and first-aid kits maintained on site.
 - Emergency egress paths kept clear at all times.
-

7. Pre-construction Meeting

A coordination meeting will be held prior to mobilization with representatives from:

- General Contractor
- Developer (Airey Brothers)
- City Building & Fire Departments
- Police Department (traffic coordination)

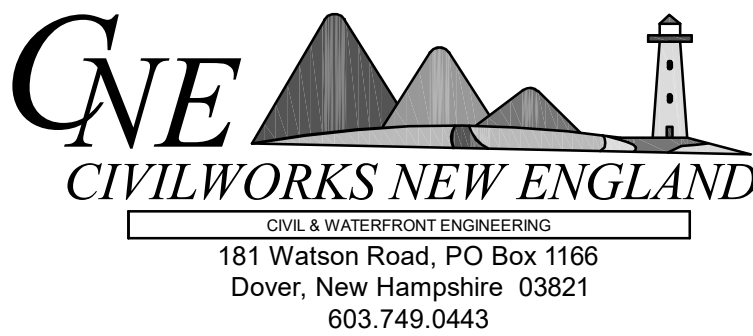


SITE PLAN FOR MIXED USE DEVELOPMENT

TAX MAP 2, LOT 79 & 80
376 & 378 CENTRAL AVE
DOVER, NH
OCTOBER 1, 2025
REVISED: OCTOBER 21, 2025

OWNER/APPLICANT AIREY ROW ON CENTRAL, LLC
P.O. BOX 4241
PORTSMOUTH, NH 03801

SITE CIVIL ENGINEER



LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
181 WATSON ROAD
DOVER, NH 03821
(603) 742-0911

ARCHITECT

T.W. DESIGNS, LLC
JOHN M. TUTTLE AIA, LEED AP
254 DRAKE HILL ROAD
STRAFFORD, NH 03884
(603) 664-2181

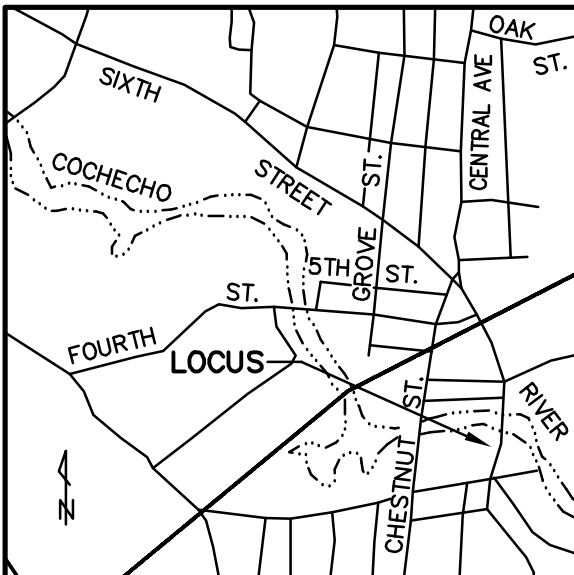
DATE

<u>SHEET INDEX</u>	<u>SHEET</u>
COVER SHEET	1
NEIGHBORHOOD PLAN	2
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	3
NOTE SHEET	4
SITE PLAN	5
EROSION CONTROL NOTES	6
EROSION CONTROL DETAILS	7 - 8
DETAIL SHEETS	9 - 10
LIGHTING PLAN	11

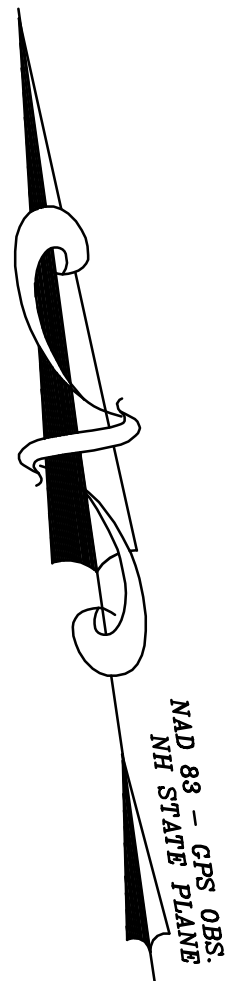
<u>ARCHITECTURAL PLANS</u>	
TRC COVER SHEET	A0
BASEMENT PLAN	A1
FIRST FLOOR PLAN	A2
SECOND FLOOR PLAN	A3
THIRD FLOOR PLAN	A4
FORTH FLOOR PLAN	A5
ROOF PLAN	A6
EXTERIOR ELEVATION	A7
EXTERIOR ELEVATION	A8
EXTERIOR ELEVATION	A9

- PROJECT VARIANCE / PERMIT SUMMARY:
1. FEDERAL AND STATE PERMITS ARE NOT APPLICABLE.
2. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.
- ZONING VARIANCE:
- SITE PLAN:
- CONDITIONAL USE PERMIT:
3. WAIVERS REQUESTED: THE PLANNING BOARD HAS FOUND THE CRITERIA OF CHAPTER 153-21 HAVE BEEN MET AND HAVE APPROVED THE FOLLOWING WAIVERS:
- a. A WAIVER REQUEST FROM THE SITE REVIEW REGULATIONS 153-13. A. (12) - LANDSCAPE PLAN (PENDING)
- b. A WAIVER REQUEST FROM SITE REVIEW REGULATION 157-10D - TRAFFIC STUDY (PENDING)

PLANNING FILE NO.: SITE-2025-0014



LOCATION PLAN
(NO SCALE)



ADDITIONAL ABUTTERS LIST

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

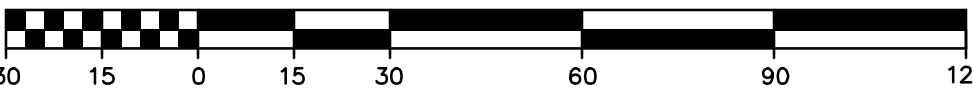
LEGEND

- | | | |
|--------|---|------------------------------------|
| 2 / 50 | - | DENOTES TAX MAP AND PARCEL NUMBER. |
|--------|---|------------------------------------|

PLANNING FILE NO.: SITE-2025-0014

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

DRAWN BY: JJJ	FILE: P25116\DWG\25116 - EC
SCALE: 1" = 30'	DATE: OCTOBER 21, 2025

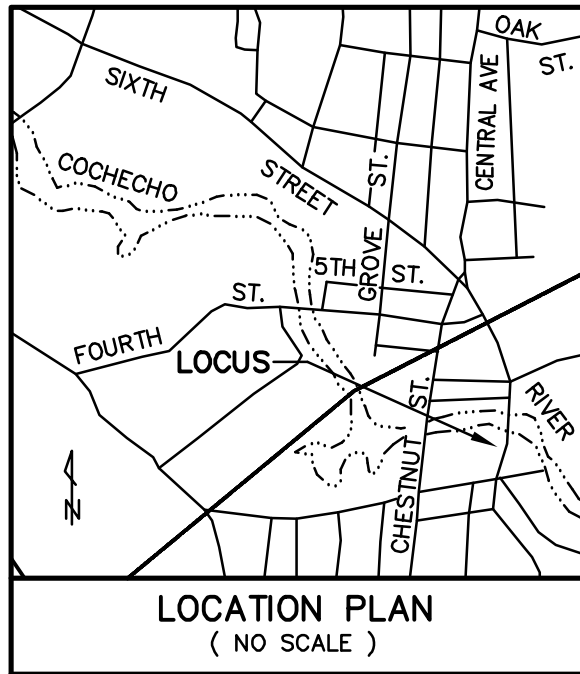


McGneaney
Survey
Associates
of NEW ENGLAND

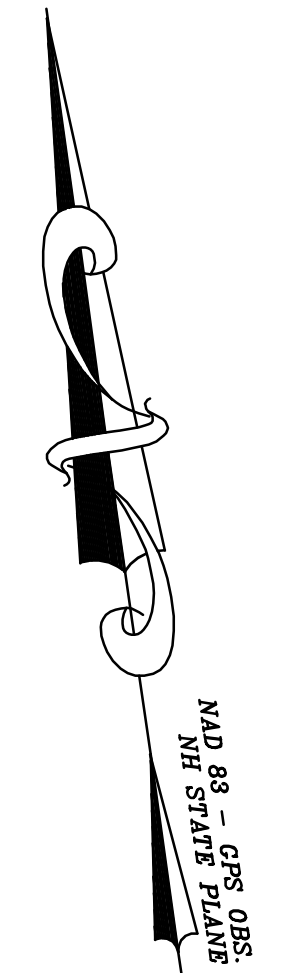
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

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



LOCATION PLAN
(NO SCALE)



STRUCTURE SCHEDULE:

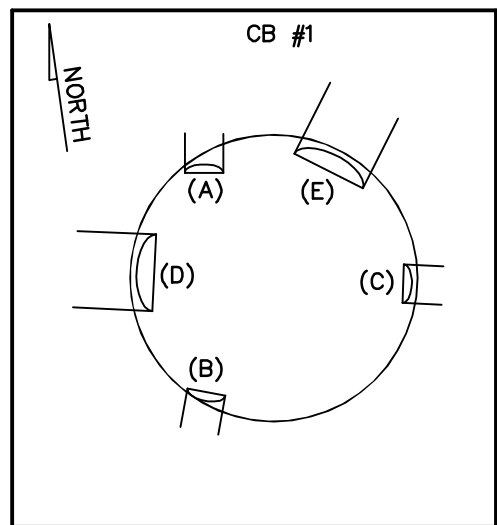
DMH #1
RIM ELEV. = 48.59'
12" RCP = 43.85' INVERT IN
15" HDPE = 44.43' INVERT IN
15" HDPE = 43.81' INVERT OUT

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

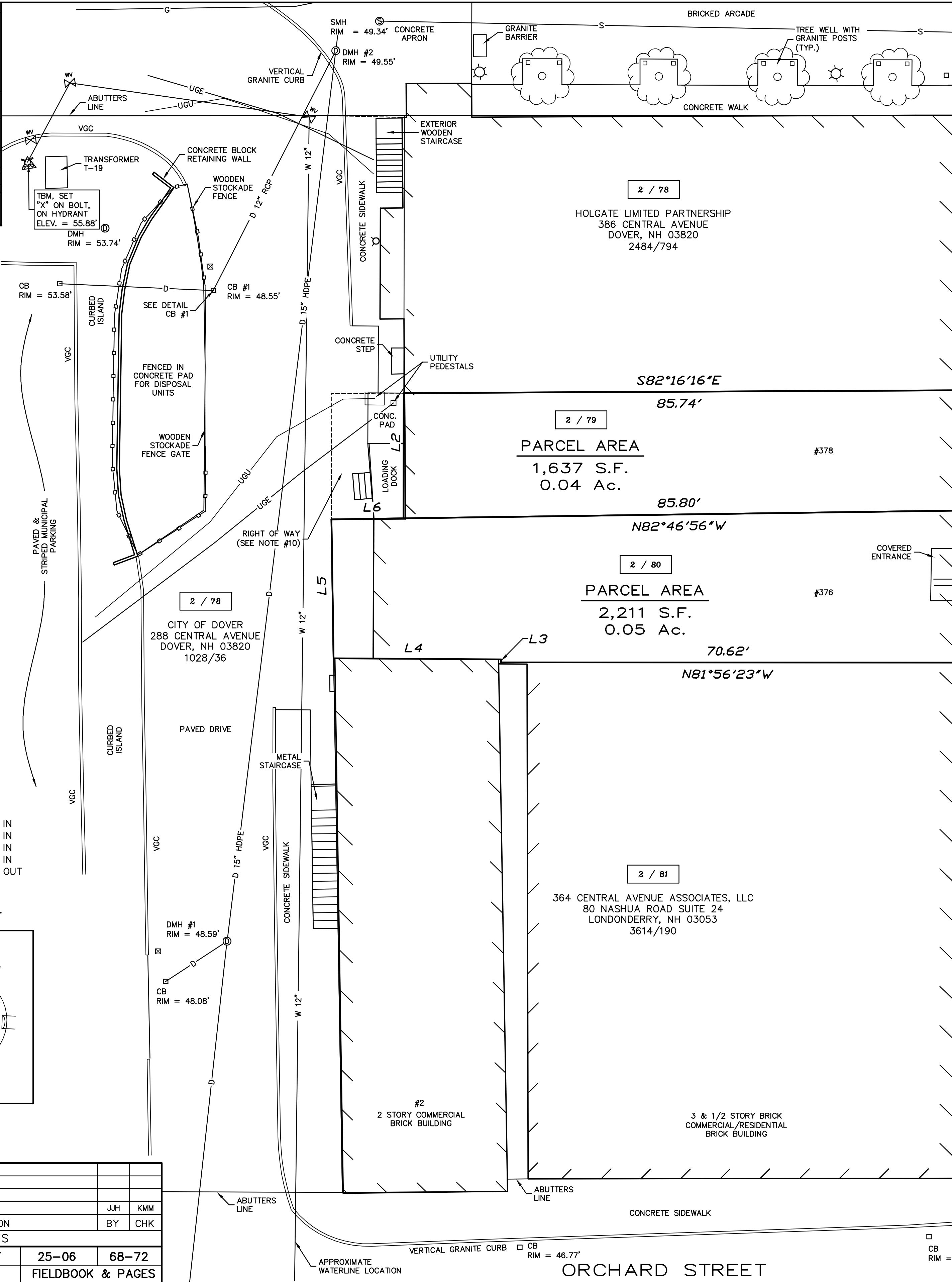
CB #1 (SEE DETAIL)
RIM ELEV. = 48.55'
(A) 6" DIP = 43.93' INVERT IN
(B) 6" DIP = 44.09' INVERT IN
(C) 6" RCP = 45.27' INVERT IN
(D) 12" RCP = 45.08' INVERT IN
(E) 12" RCP = 42.92' INVERT OUT

DETAIL CB #1

NOT TO SCALE



NO.	DATE	DESCRIPTION	BY	CHK
1	10/20/25	REVISE PER TRC COMMENTS	JJH	KMM
REVISIONS				
25116	E.C. & BNDY	25-06	68-72	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	



REFERENCE PLANS:

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

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

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

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

LEGEND

- DECIDUOUS TREE
- GAS VALVE
- CATCH BASIN
- LIGHT POST
- WATER GATE VALVE
- UNDERGROUND ELECTRIC
- UNDERGROUND UTILITIES
- UNDERGROUND GAS
- UTILITY PULL BOX
- DRAIN MANHOLE
- SEWER MANHOLE
- REINFORCED CONCRETE PIPE
- PVC
- POLYVINYL CHLORIDE PIPE
- HDPE
- HIGH-DENSITY POLYETHYLENE
- CORRUGATED METAL PIPE
- DIP
- DUCTILE IRON PIPE
- CMP
- ELEVATION
- S.F.
- ACRE
- (TYP.)
- TYPICAL
- MORE OR LESS
- DIAMETER
- S.C.R.D. - STRAFFORD COUNTY
- REGISTRY OF DEEDS
- FIRE DEPARTMENT CONNECTION
- VGC - VERTICAL GRANITE CURB

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

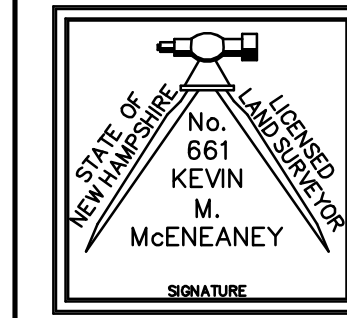
NOTES:

- OWNER OF RECORD:
2 / 79
&
2 / 80
AIREY ROW ON CENTRAL LLC
P.O. BOX 4241
PORTSMOUTH, NEW HAMPSHIRE 03801
S.C.R.D. VOLUME 5262, PAGE 551
- 2 / 79 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREAS
2 / 79 = 1,637 S.F. / 0.04 Ac.
2 / 80 = 2,211 S.F. / 0.05 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF JULY 30, 2025.
- ZONING DISTRICT:
CENTRAL BUSINESS DISTRICT - GENERAL (CBD-G)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = N/A
MINIMUM LOT COVERAGE = 75 PERCENT
FRONTAGE BUILD-OUT = 70 PERCENT MINIMUM
BUILDING SETBACK REQUIREMENTS:
FRONT PRIMARY BUILD-TO LINE = (1)*
FRONT SECONDARY BUILD-TO LINE = (1)*
SIDE SETBACK = 0' MIN. - 24' MAXIMUM
REAR SETBACK = 10' MINIMUM
MAXIMUM BUILDING HEIGHT = 5 STORY MAXIMUM, 2 STORY MINIMUM
(1)* - THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, 250 FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD-TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN 5 FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL 5 FEET BEYOND THE FRONT FACADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS 5 FEET.
- THE SUBJECT PARCEL IS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED); AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33017C0330E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JULY 30, 2025. VERTICAL DATUM IS NAVD83 BASED ON GPS OBSERVATION DATED JULY 30, 2025.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON DURING JULY 30, 2025 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- SUBJECT PARCEL IS IN BENEFIT TO A RIGHT OF WAY AS RECORDED S.C.R.D. BOOK 1024, PAGE 323.

PLANNING FILE NO.: SITE-2025-0014

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

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



McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING

10/27/2025 15:37:01 File: P:\05116 - 378 Central Avenue Dover NH AIREY ROW\DWG\05116 SITE.dwg Layout NOTES

DOVER NOTES:

1. OWNER OF RECORD:

AIREY ROW ON CENTRAL LLC
P.O. BOX 4241
PORTSMOUTH, NEW HAMPSHIRE 03801
S.C.R.D. VOLUME 5262, PAGE 551

2.

2 / 79

2 / 80

— DENOTES TAX MAP AND PARCEL NUMBER.

3. PARCEL AREA:

2 / 79

= 1,637 S.F. / 0.04 Ac.

2 / 80

= 2,211 S.F. / 0.05 Ac.

4. THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED IMPROVEMENTS TO EXISTING MIXED USE BUILDING;15 RESIDENTIAL UNITS WITH COMMERCIAL COMPONENT ON FIRST FLOOR.

5. ZONING DISTRICT:
CENTRAL BUSINESS DISTRICT – GENERAL (CBD–G)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = N/A
MINIMUM LOT COVERAGE = 75 PERCENT
FRONTAGE BUILD–OUT = 70 PERCENT MINIMUM
BUILDING SETBACK REQUIREMENTS:
FRONT PRIMARY BUILD–TO LINE = (1)*
FRONT SECONDARY BUILD–TO LINE = (1)*
SIDE SETBACK = 0’ MIN. – 24’ MAXIMUM
REAR SETBACK = 10’ MINIMUM
MAXIMUM BUILDING HEIGHT = 5 STORY MAXIMUM,
2 STORY MINIMUM
(1)* – THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, 250 FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD–TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN 5 FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL 5 FEET BEYOND THE FRONT FACADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS 5 FEET.

6. THE SUBJECT PARCEL IS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED); AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33017C0330E; EFFECTIVE DATE SEPTEMBER 30, 2015.

7. BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JULY 30, 2025.VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JULY 30, 2025.
a.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON DURING JULY 30, 2025 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

8. SUBJECT PARCEL IS IN BENEFIT TO A RIGHT OF WAY AS RECORDED S.C.R.D. BOOK 1024, PAGE 323.

9. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

10. THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER.

11. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS, IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

12. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

13. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 153–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.

14. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

15. THE STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81–30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

16. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR’S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACK FLOW DEVICE.

17. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.

18. THE SOIL TYPES ON THE SITE ARE: N/A

19. AS–BUILT PLANS OF THE SITE PLAN SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER’S OFFICE UPON COMPLETION OF PROJECT. AS–BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO–REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.

20. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

21. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.

22. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

23. EROSION CONTROL NOTES INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

24. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

25. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

26. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.

27. A PRE–CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.

28. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7 AM–6 PM, SATURDAY 9 AM–4 PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR. WORK PRECLUDED ON SUNDAYS AND FEDERAL HOLIDAYS.

29. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS, IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

30. THE PROPOSED USE FOR THE SITE IS A MIXED USE DEVELOPMENT.

31. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: (SEE PROJECT VARIANCE/PERMIT SECTION)

DOVER NOTES CONTINUED:

27. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

28. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

29. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

30. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL : N/A
HTTPS://PTAPP.UNH.EDU/

31. IF APPLICABLE, THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.

32. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.

33. NO ONSITE PARKING PROVIDED, 15 SPACES TO BE PROVIDED OFFSITE.

34. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 153–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.

35. TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATE, OCTOBER 2025.

36. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45–2 OF THE CODE OF THE CITY OF DOVER. (AS APPLICABLE)

37. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.

38. THE PROPOSED STRUCTURES SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81– 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.

39. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR’S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.

40. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.

41. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI–117.1) AND NH RSA 155–A:5.

42. DESIGN ENGINEER SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.

43. ALL MANHOLE COVERS SHALL BE LIFTMATE R–1743–LM OR APPROVED EQUAL WITH 90 DEGREE HINGE.

44. REQUIRED BLASTING AND EXCAVATION – DOVER FIRE DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY BLASTING ACTIVITIES AND A BLASTING PERMIT FROM THE DOVER FIRE DEPARTMENT MUST BE OBTAINED.

45. THE WATER MAIN SHALL BE POLY WRAPPED IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS.

46. ALL SEWER MAINS AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH NHDES ENV–WQ 700 REQUIREMENTS. COPIES OF TEST RESULTS SHALL BE PROVIDED TO THE CITY OF DOVER ENGINEERING DEPARTMENT.

47. WETLAND PLACARDS SHOULD IDENTIFY THE NO CUT WETLAND BUFFER AND SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER. N/A

48. ALL FITTINGS MUST BE CLASS 140 WATER FITTINGS.

49. ALL GATE VALVES MUST BE MANUFACTURED BY MUELLER OR CLOW.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).

4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.

6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF–SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.

8. STONES FROM REMOVED STONEWALLS SHALL REMAIN ON–SITE. STONES SHALL BE REPURPOSED ON–SITE AND SHALL NOT BE USED AS FILL.

9. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR’S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.

10. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF–SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.

11. LEDGE REMOVAL VOLUMES ARE ENGINEERS ESTIMATES. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING ADDITIONAL SUBSURFACE INVESTIGATIONS IF NECESSARY TO DETERMINE ESTIMATED VOLUMES.

SITE NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.

2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.

3. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.

4. SEE DETAILS FOR SIGN LEGENDS.

5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.

6. IT IS THE CONTRACTOR’S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.

7. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR’S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR’S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.

9. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.

10. REFUSE PICKUP WILL BE BY PRIVATE CONTRACTOR AND WILL BE VIA DUMPSTER ON–SITE.

11. SNOW STORAGE WILL BE AS EXISTING. ON–SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.

12. ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.

GRADING NOTES:

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.

2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING.

3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.

4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.

5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.

6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA, SCS AND NHDES.

7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIAL IS CONSTRUCTED.

8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.

9. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.

10. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF THE FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.

11. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THIS PROJECT. THE SWPPP MUST INCLUDE THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP’S) TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE SITE. PARTIES RESPONSIBLE FOR DEVELOPING THE SWPPP SHOULD REFER TO THE EPA NPDES CONSTRUCTION GENERAL PERMITS NOTICE OF INTENT FOR A COMPLETE OUTLINE OF REQUIRED ELEMENTS. THESE PLANS AND THE STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE PLAN PREPARED FOR THIS PROJECT MAY BE UTILIZED IN FULFILLING THE REQUIREMENTS.

12. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.

13. CONTRACTOR SHALL NOTIFY THE CITY OF DOVER AND THE DESIGN ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF PERMANENT STORMWATER BMP’S TO PROVIDE THE CITY AND THE ENGINEER THE OPPORTUNITY TO WITNESS THE CONSTRUCTION AND MATERIALS. THE DESIGN ENGINEER MUST CERTIFY THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.

14. DENSITY REQUIREMENTS:
LOCATION MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS 95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREA 90%
*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T–191, T–204, OR T–238 AND T–239.

UTILITY CONTACTS

NATURAL GAS: —
CONTACT: UNILIT CORPORATION
DAVID MACLEAN
325 WEST ROAD
PORTSMOUTH, NH 03801
TEL: (603)–5281
EMAIL: MACLEAN.D@UNILIT.COM

WATER & SEWER: —
CONTACT: CITY OF DOVER COMMUNITY SERVICES DEPARTMENT
PUBLIC WORKS & UTILITIES
JILLIAN SEMPRENI
271 MAST ROAD
DOVER, NH 03820
TEL: (603)–516–6450
EMAIL: K.MAVROGEORGE@DOVER.NH.GOV

ELECTRIC: —
CONTACT: EVERSOURCE
TREVER EMMONS
4 OLD DOVER ROAD
ROCHESTER, NH 03867
TEL: (603)–332–7515
EMAIL: TREVER.EMMONS@EVERSOURCE.COM

UTILITY NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.

2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR’S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.

3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

5. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.

6. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.

7. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.

8. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.

9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.

10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.

11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.

12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

13. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.

14. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.

15. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.

16. A 10–FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18–INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.

17. THE CONTRACTOR SHALL CONTACT "DIG–SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG–SAFE" NUMBER ON SITE AT ALL TIMES.

18. REMOVE AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

19. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.

20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.

21. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.

22. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.

23. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.

24. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 81, ARTICLE IV, SECTION 81–27 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.

25. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.

26. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.

27. SEWAGE LOADING (PER NHDES ENV–WQ 1008.03)
FOOD SERVICE: 110 SEATS
10 EMPLOYEES
— TABLE SERVICE = 40 GPD / SEAT
— PLUS TOILET & KITCHEN = 20 GPD / EMPLOYEE
— 110 SEATS X 40 GPD = 4,400 GPD
— 10 EMPLOYEES X 20 GPD = 200 GPD
— TOTAL = 4,600 GPD

28. DPG PUMP CHAMBERS AS APPLICABLE ARE UNNECESSARY.

LEGEND

S.F. SQUARE FEET
Ac. ACRE
± MORE OR LESS
(TYP.) TYPICAL
S.C.R.D. STRAFFORD REGISTRY OF DEEDS
NHHD NEW HAMPSHIRE HIGHWAY DEPT.
TBR TO BE REMOVED
ELEV. ELEVATION
INV. INVERT
VGC VERTICAL GRANITE CURB
BCC BITUMINOUS CONCRETE CURB
V.I.F. VERIFY IN FIELD
R.O.W. RIGHT–OF–WAY
FES FLARED END SECTION
EXISTING UTILITY POLE
EXISTING SIGN
EXISTING WATER SHUT–OFF
OVERHEAD UTILITIES
EXISTING ELECTRIC
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING DRAINAGE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING WATER VALVE
EXISTING GAS VALVE
EXISTING HYDRANT
EXISTING LIGHT/SIGNAL POLE
EXISTING SEWER MANHOLE
EXISTING DRAINAGE MANHOLE
EXISTING CATCHBASIN
PAVEMENT RADIUS
EXISTING SPOT GRADE
EXISTING GRADE
PROPOSED FINISH GRADE
PROPOSED SPOT GRADE
PAVEMENT WITH CURB
SILT BARRIER
PROPOSED SEWER
PROPOSED WATER
PROPOSED UNDERGROUND UTILITIES
PROPOSED GAS

PLANNING FILE NO.: SITE–2025–0014

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

DRAWN BY: J JH
SCALE: 1" = 10'
FILE: P25116\DWG\25116 – EC
DATE: OCTOBER 20, 2025

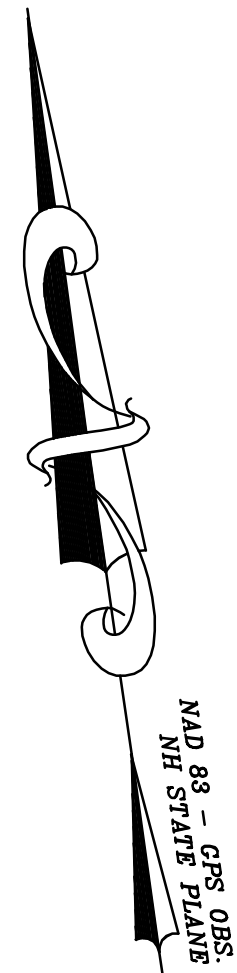
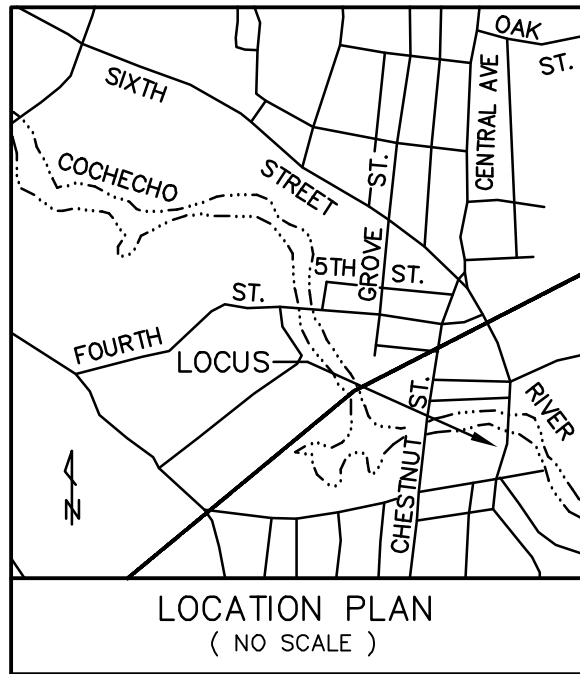
10 5 0 5 10 20 30 40

M cNeaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING — PLANNING — CONSULTING

10/27/2025 16:39:26 File: P:\25116 - 376 Central Avenue Dover, NH\Airey ROW\CVL\DWG\25116-SITE.dwg Layout: SITE PLAN



STRUCTURE SCHEDULE:

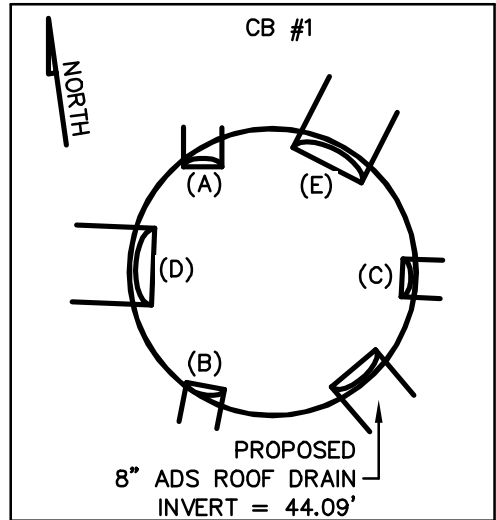
DMH #1
RIM ELEV. = 48.59'
12" RCP = 43.85' INVERT IN
15" HDPE = 44.43' INVERT IN
15" HDPE = 43.81' INVERT OUT

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

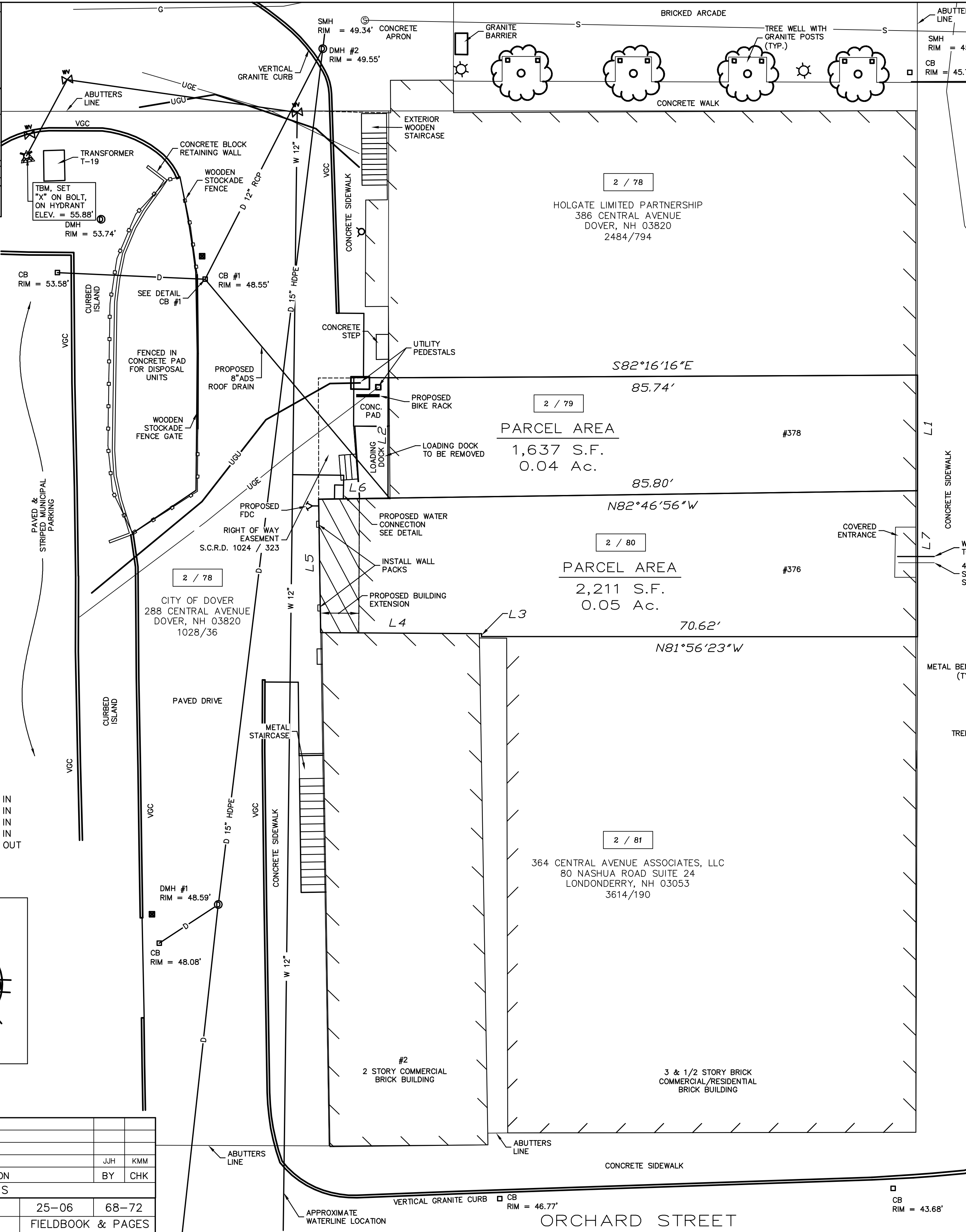
CB #1 (SEE DETAIL)
RIM ELEV. = 48.55'
(A) 6" DIP = 43.93' INVERT IN
(B) 6" DIP = 44.09' INVERT IN
(C) 6" RCP = 45.27' INVERT IN
(D) 12" RCP = 45.08' INVERT IN
(E) 12" RCP = 42.92' INVERT OUT

DETAIL CB #1

NOT TO SCALE



NO.	DATE	DESCRIPTION	BY	CHK
1	10/20/25	REVISE PER TRC COMMENTS	JJH	KMM
REVISIONS				
25116	SITE	25-06	68-72	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	



SITE PARKING CALCULATIONS

COMMERCIAL MANUFACTURING (CM) DISTRICT

USES:	MAXIMUM	PROPOSED
RETAIL: 2,151 S.F.	8	0
15 APTS.:	15	15
TOTAL	23	15

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

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

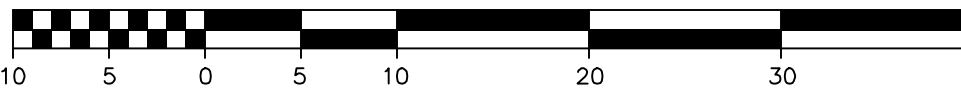
LEGEND

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

PLANNING FILE NO.: SITE-2025-0014

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

DRAWN BY: JJH FILE: P25116\CVL\DWG\25116-SITE
SCALE: 1" = 10' DATE: OCTOBER 20, 2025



McGneaney
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DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

DESCRIPTION

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE IMPROVEMENTS TO A MULTI-USE BUILDING WITH 15 RESIDENTIAL UNITS & 4 COMMERCIAL UNITS.

PROJECT NAME AND LOCATION

AIREY ROW ON CENTRAL, LLC
376 & 378 CENTRAL AVE
DOVER, NH 03820

LATITUDE N . . "
LONGITUDE W . . "

DISTURBED AREA

± S.F.

NOTES:

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION.
5. REGRADE SITE TO SUBGRADE.
6. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
9. INSTALL FOUNDATION FOOTINGS AND WALLS.
10. INSTALL UTILITIES.
11. PLACE GRAVELS AND FINE GRADE.
12. STABILIZE ROADWAYS AND PARKING AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
13. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
14. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
15. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
16. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA - N.O.T.

DEFINITIONS

- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

1. INSTALLATION
a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA
b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
e. CURVE THE END OF THE SILT BARRIER UP-GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISE DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.
B. MULCHING
1. TIMING
a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
b. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECESSARY.
c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING

1. SEEDED PREPARATION
a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SUMMARY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.).

D. PERMANENT SEEDING

1. BEDDING - STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
LOW PHOSPHATE (N-P205-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)
RATE:
TYPE LBS. PER ACRE LBS. PER 1,000 S.F.
TALL FESCUE 20 0.45
CREEPING RED 20 0.45
FESCUE 8 0.20
BIRDSFOOT TREFOL 48 1.10
TOTAL
4. SEEDING
a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION, INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS.
d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED. WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

1. SPECIFICATIONS
a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

- a. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
b. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
c. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

HAZARDOUS MATERIALS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR OTHER MATERIALS ARE NOT PRESENT. THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING

1. THE CONSTRUCTION PROJECT:
a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
2. HAZARDOUS PRODUCTS:
a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES

- THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
1. PETROLEUM PRODUCTS:
a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. FERTILIZERS:
a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINTS:
a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
4. CONCRETE TRUCKS:
a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES

- IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST. A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT
HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST.

- a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAN THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECAUTIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH.
ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL DITCHES & SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD AND PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

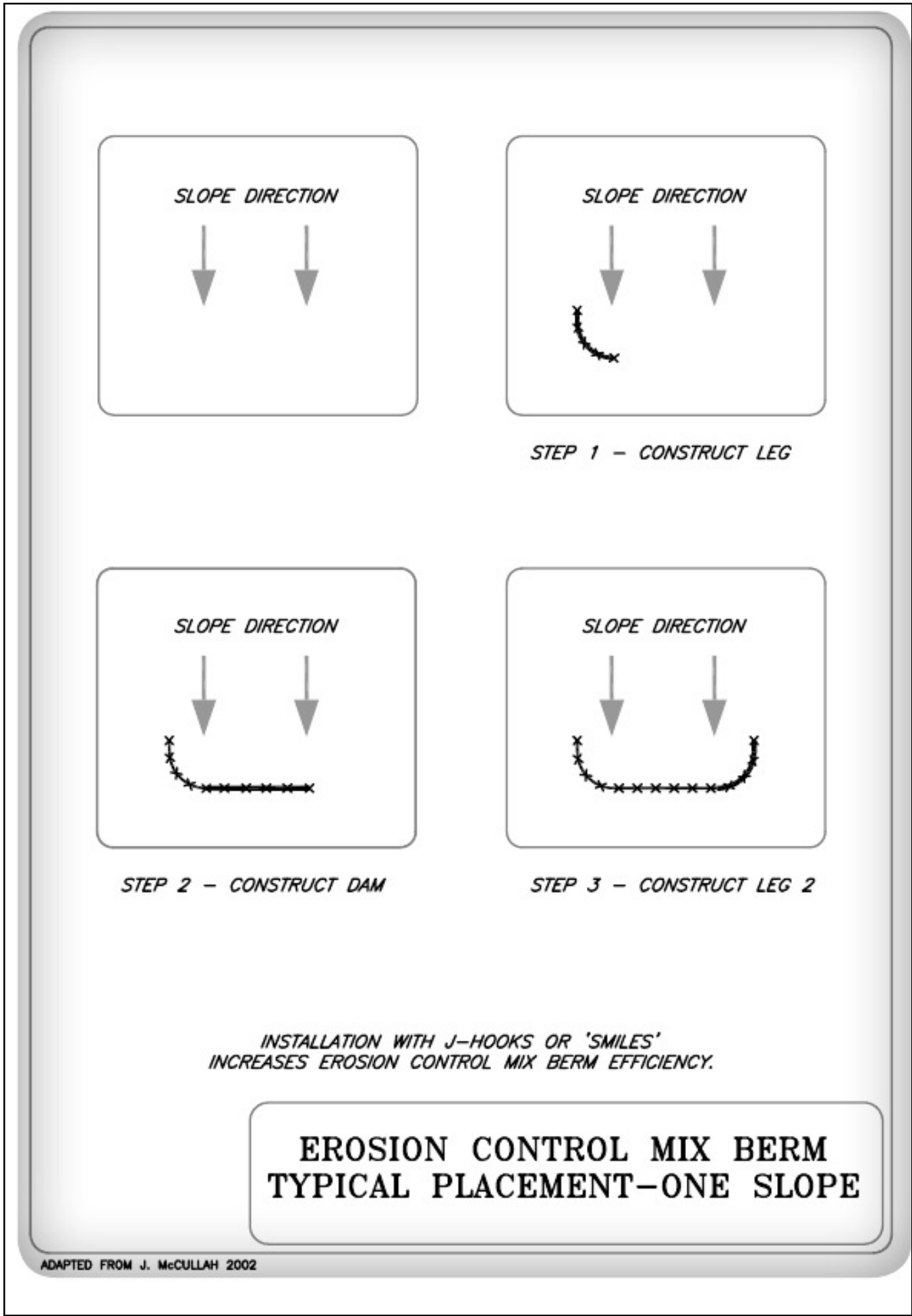
PLANNING FILE NO.: SITE-2025-0014

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

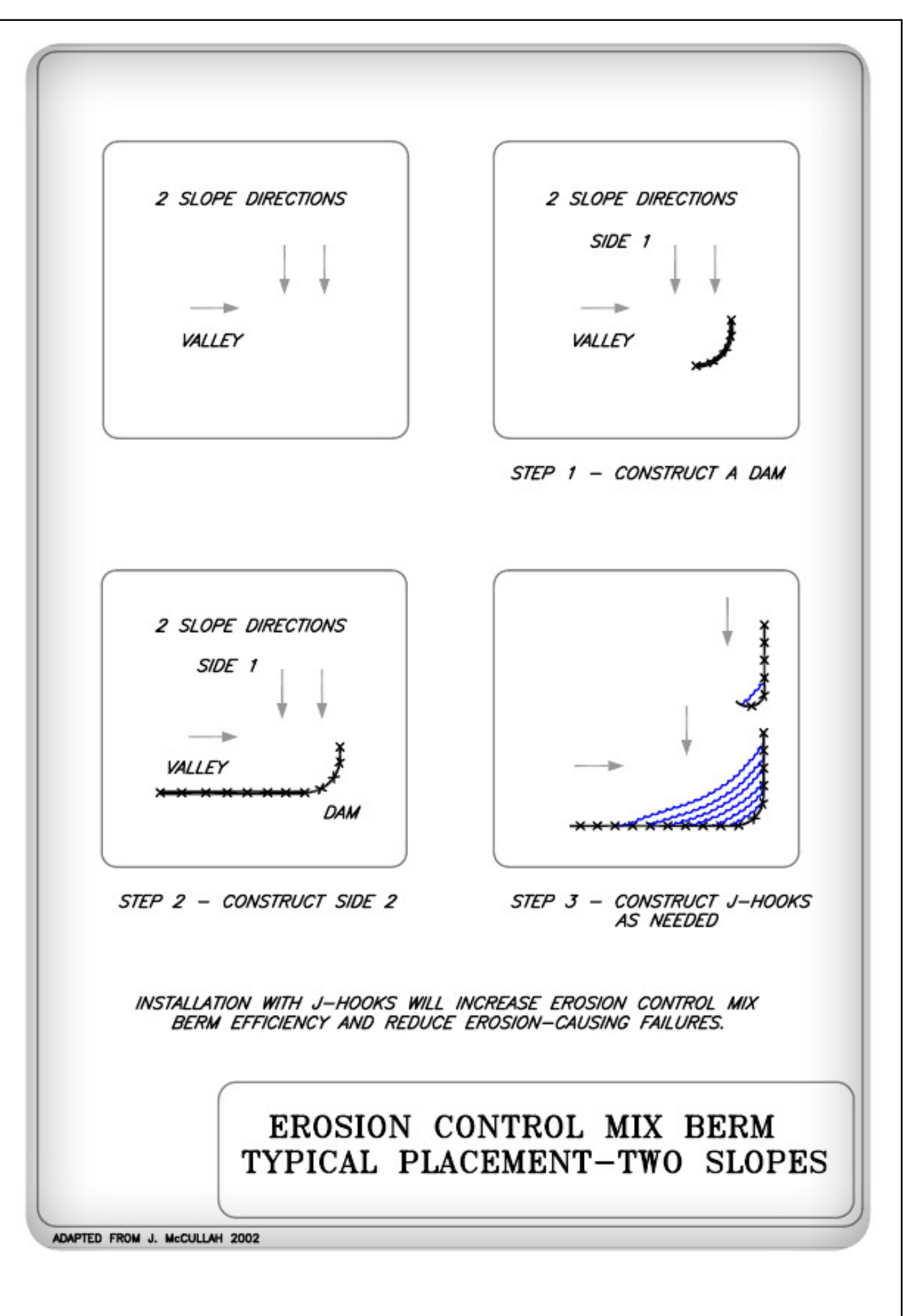
DRAWN BY: JH FILE: P25116\DWG\25116 - EC
SCALE: DATE: OCTOBER 20, 2025

*McG*neaney
*S*urvey
*A*ssociates
of NEW ENGLAND
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

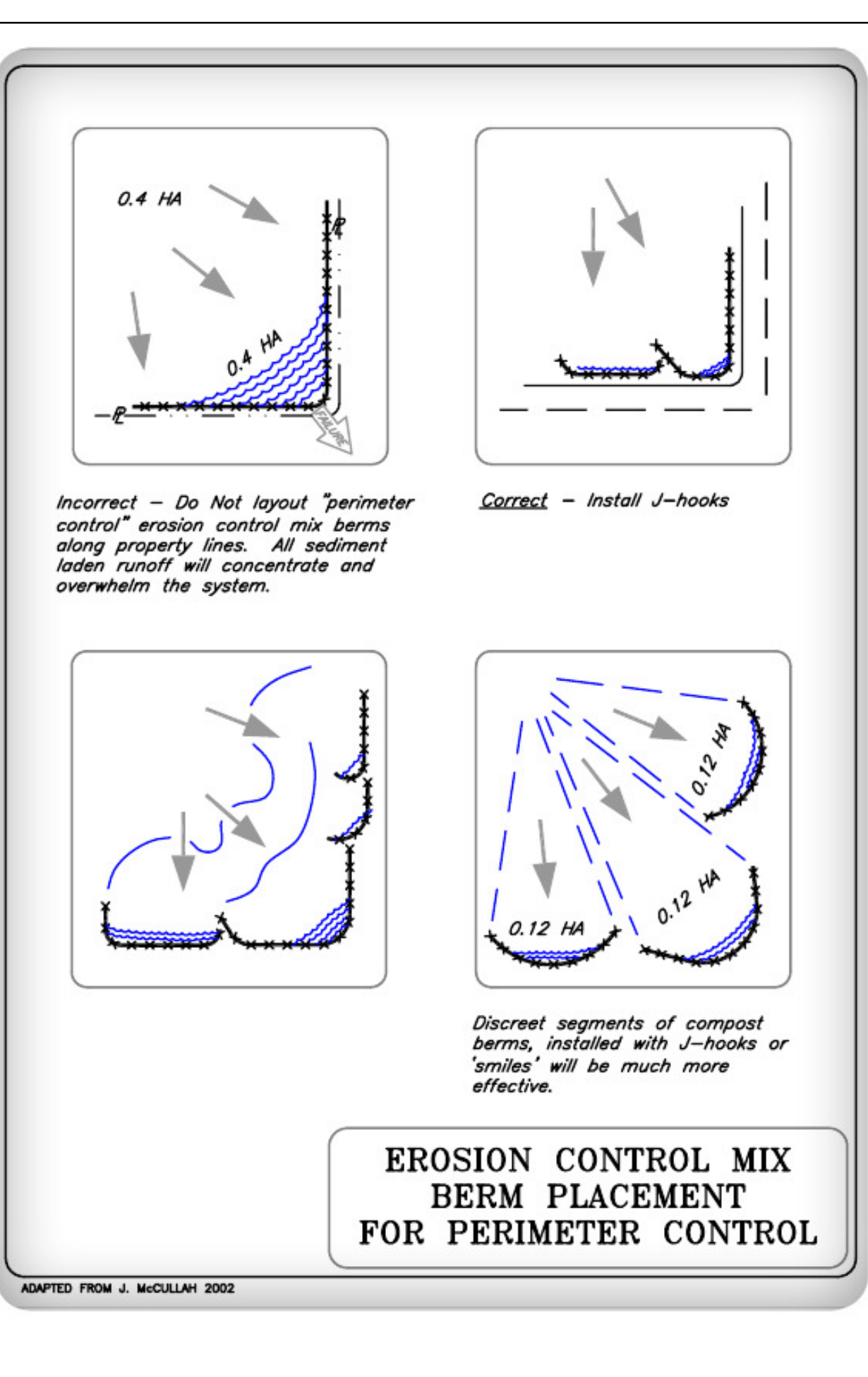
SURVEYING - PLANNING - CONSULTING



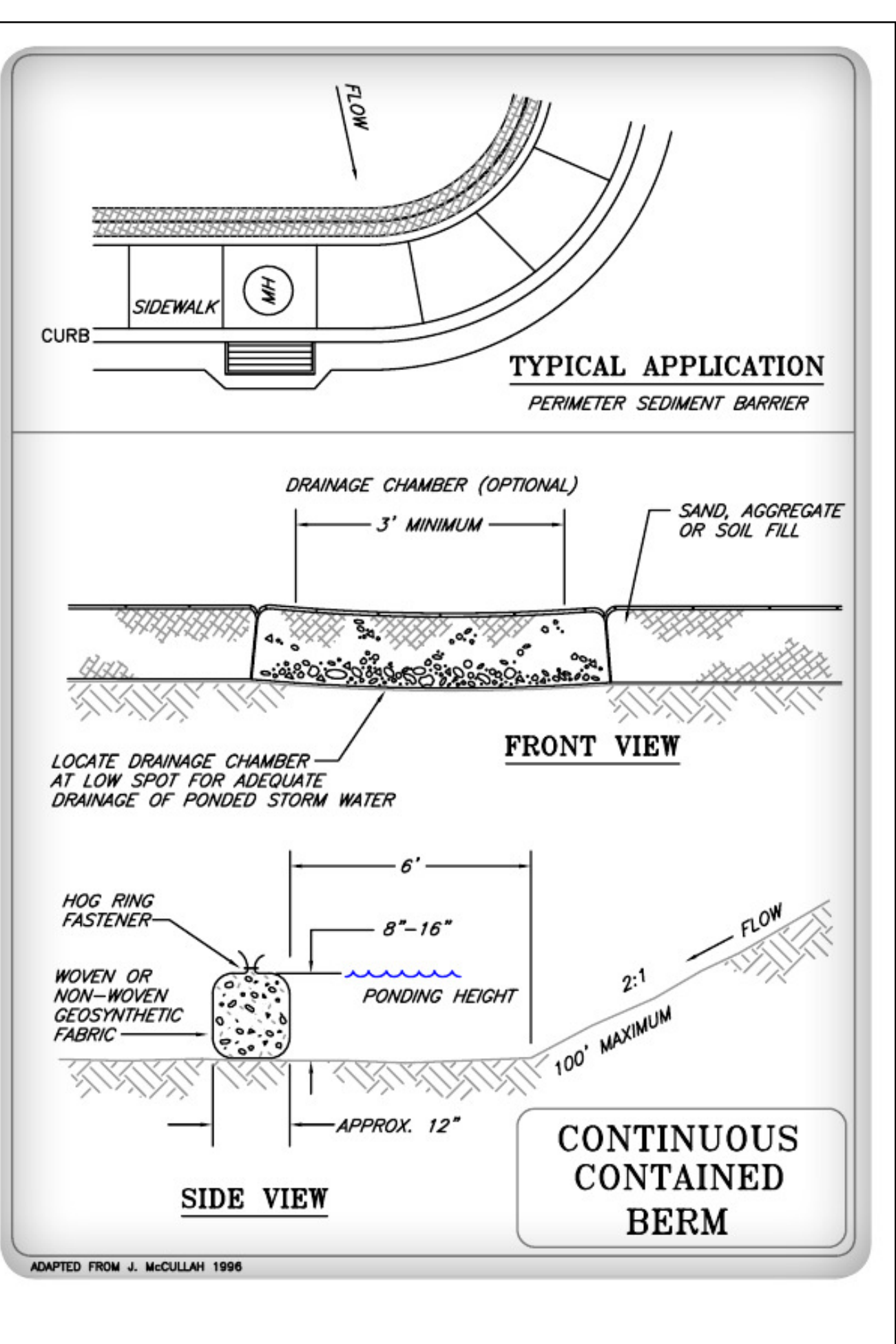
DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3

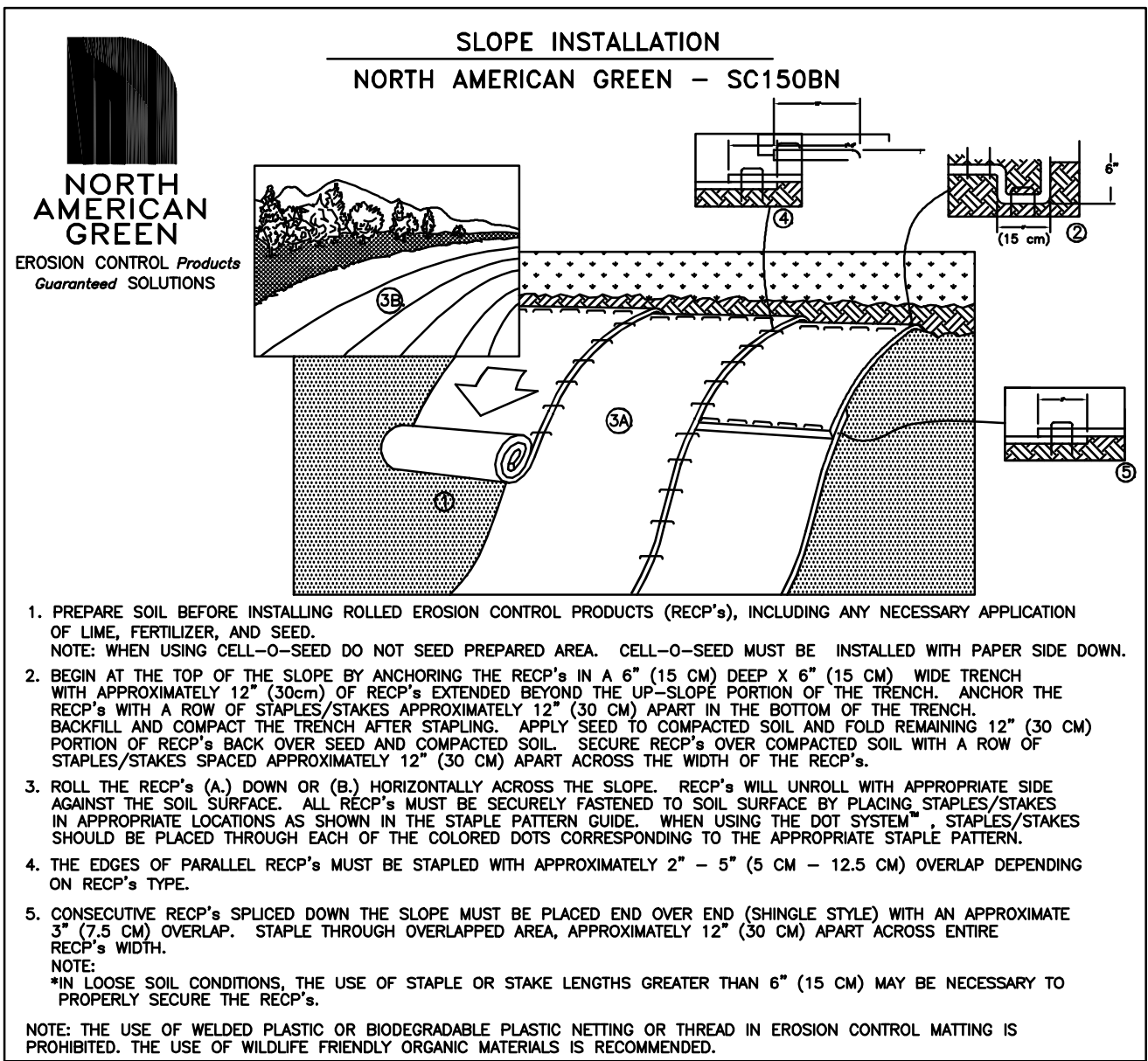
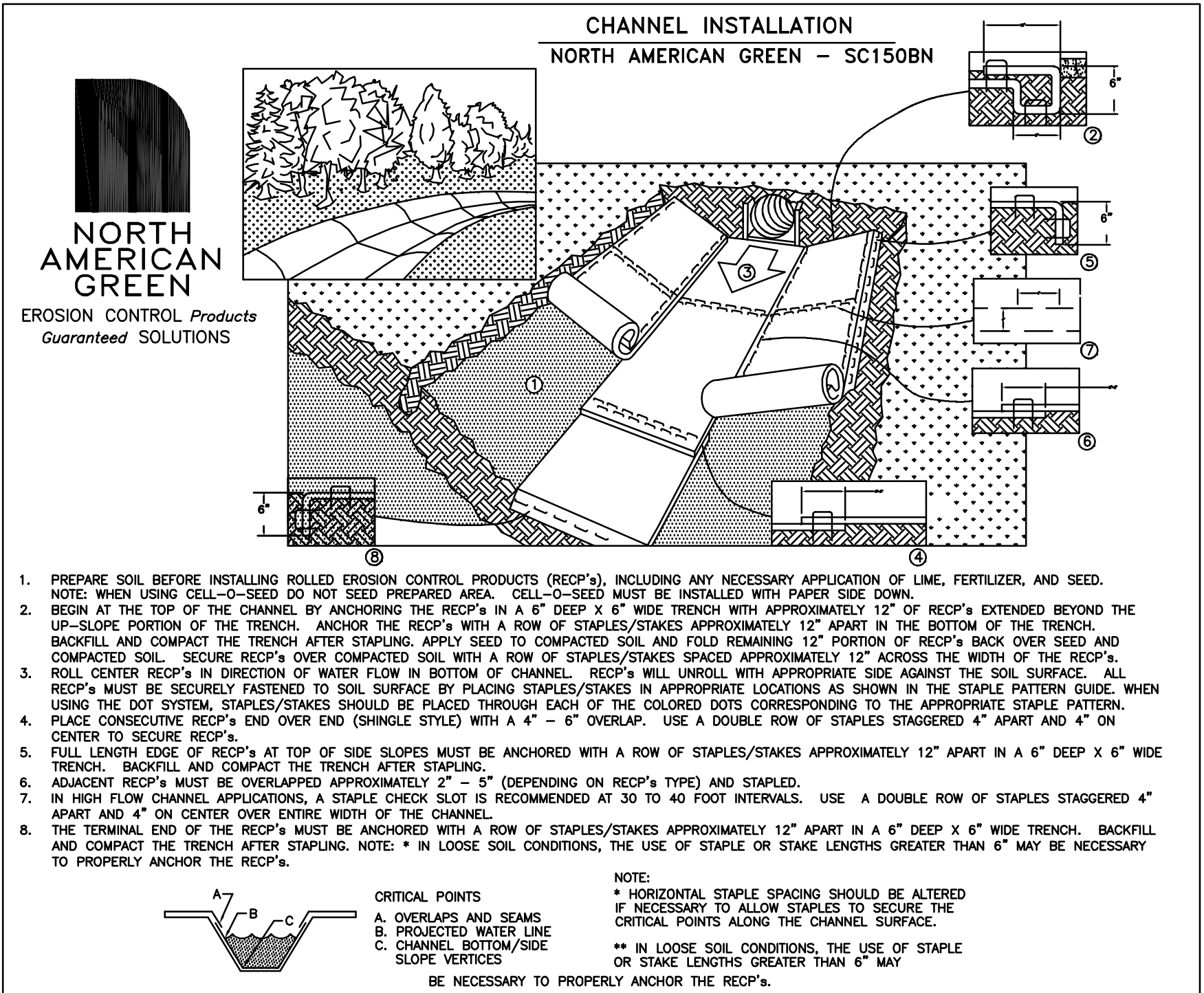


DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3



DETAIL FROM NHDES STORMWATER MANUAL VOLUME 3

1	10/20/25	REVISE PER TRC COMMENTS		JJH	KMM
NO.	DATE	DESCRIPTION		BY	CHK
CNE		REVISIONS			
PROJ	TYPE	FB	PAGES		
PROJECT NO	TYPE	FIELDBOOK	& PAGES		



PLANNING FILE NO.: SITE-2025-0014

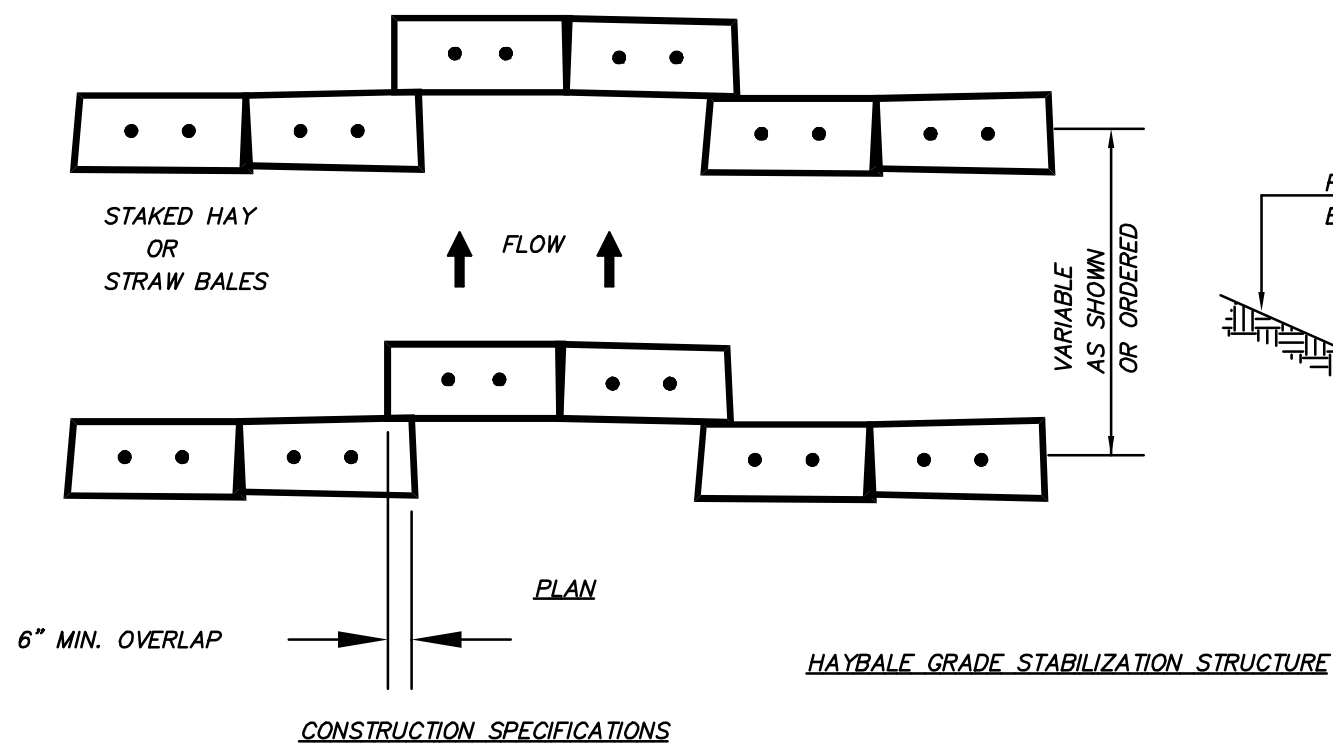
EROSION CONTROL DETAILS
PREPARED FOR
AIREY ROW ON CENTRAL, LLC
TAX MAP 2, LOT No. 79 & 80
376 & 378 CENTRAL AVENUE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: CAD	FILE: FILE
SCALE: 1" = 10'	DATE: 10-20-25

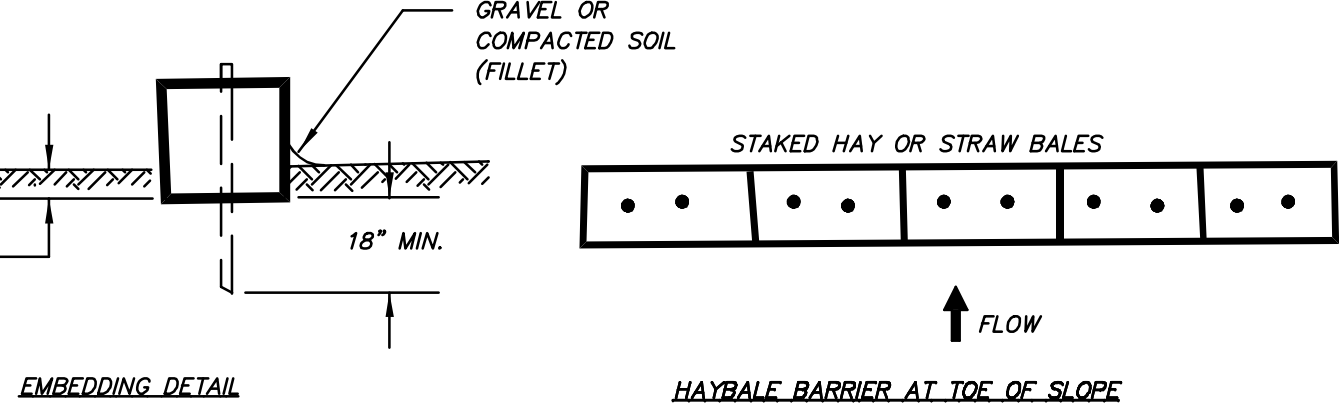
10 5 0 5 10 20 30 40

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DOVER, NH 03821 (603) 742-0911

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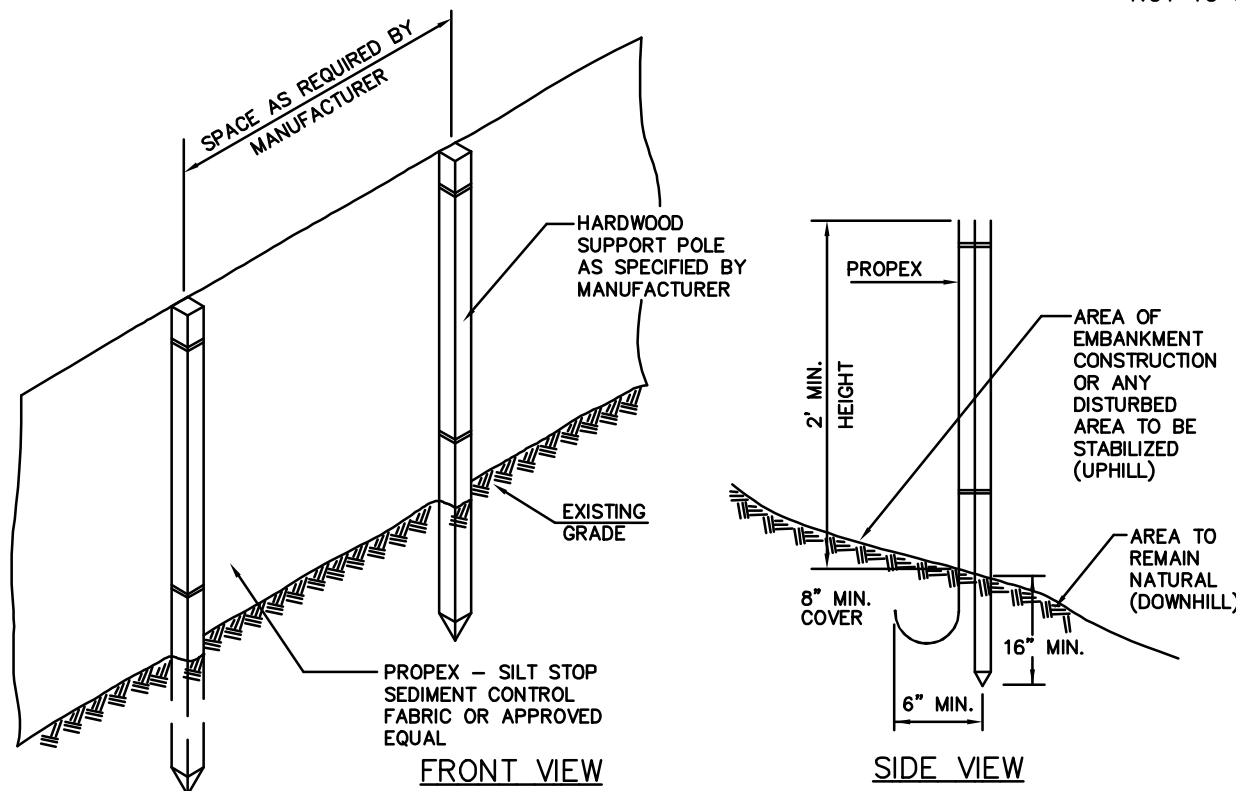


- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY 2" x 2" STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING HAYBALES.



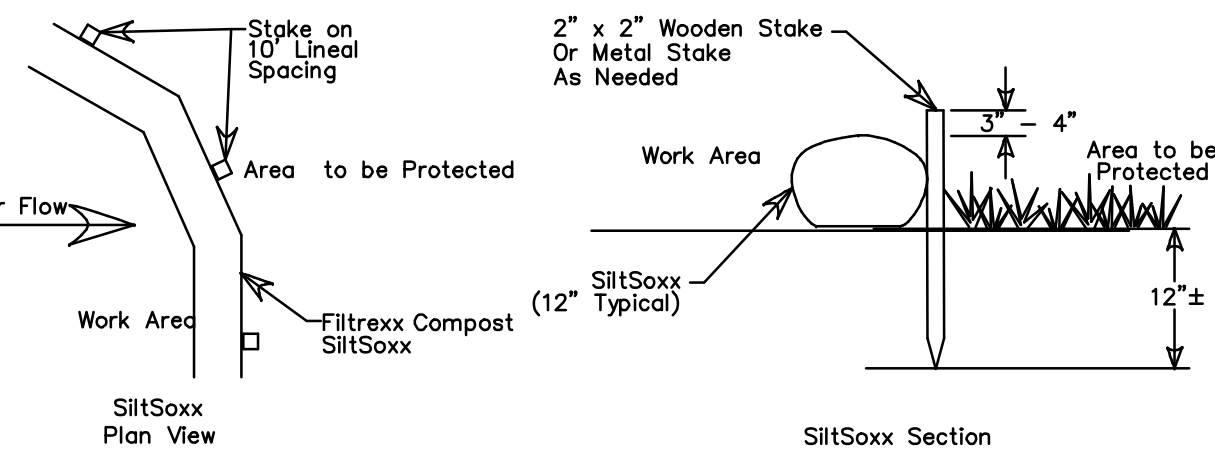
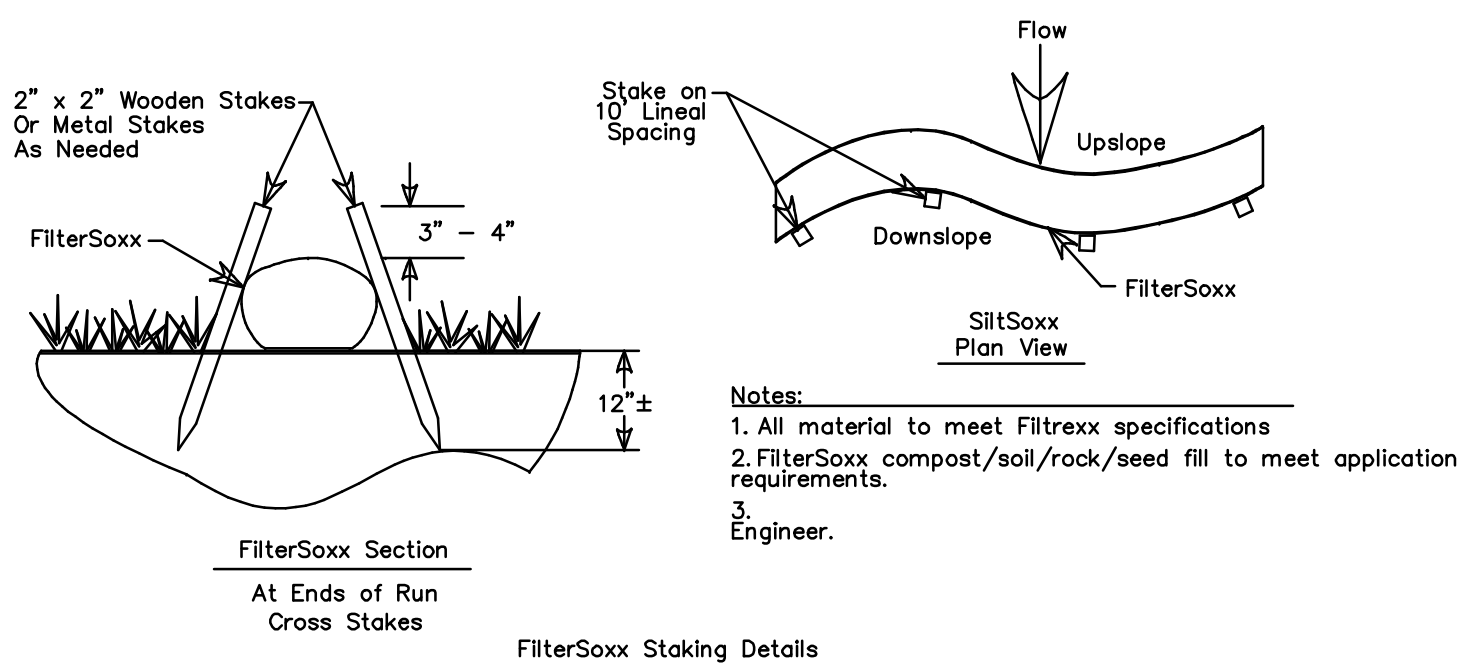
HAYBALE NOTES AND DETAILS

NOT TO SCALE



SILT FENCE DETAIL

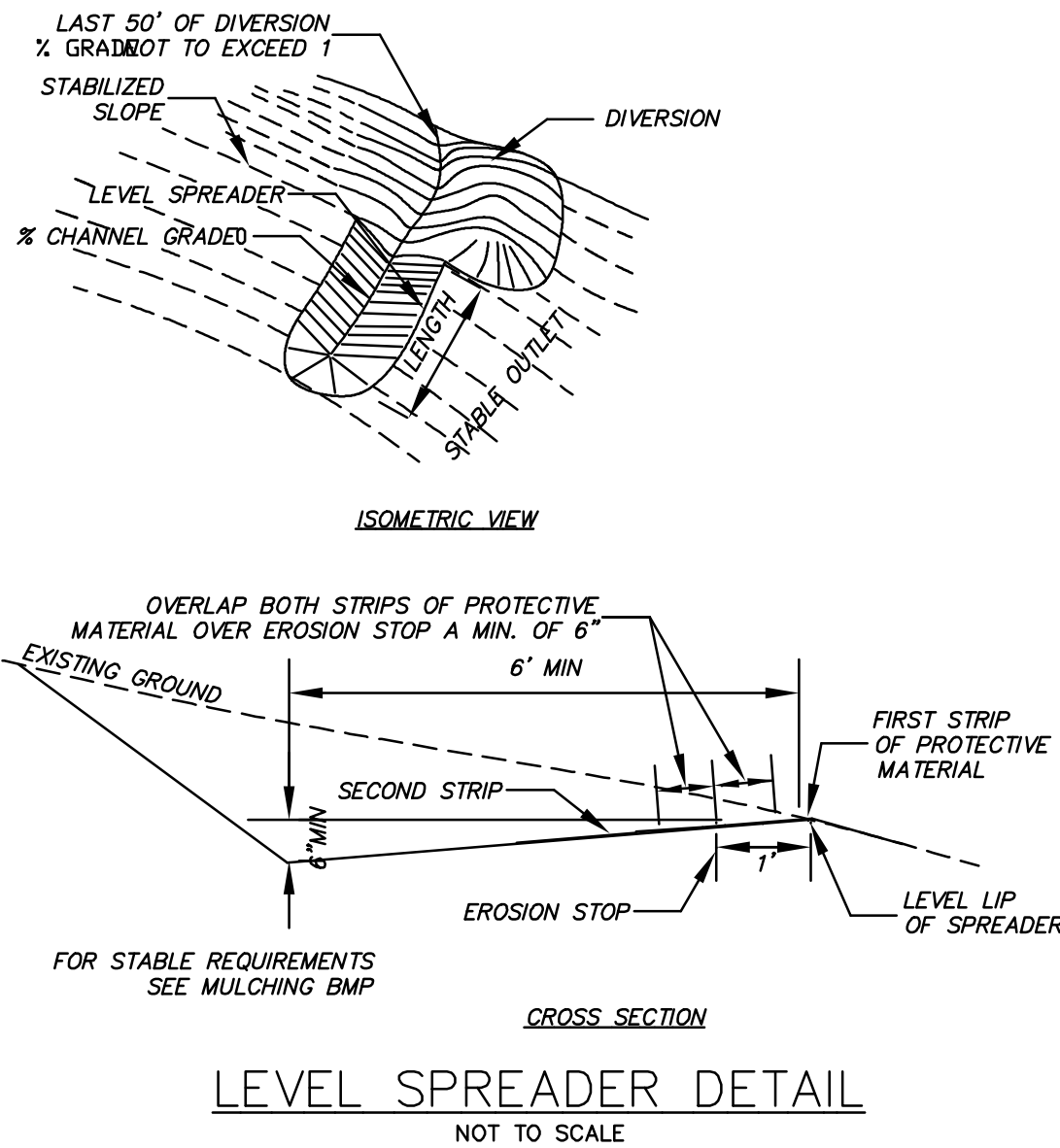
NOT TO SCALE



- Notes:
- All material to meet Filtrex specifications
 - SiltSoxx compost/soil/rock/seed fill to meet application requirements.
 - SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
 - Compost material to be dispersed on site, as determined by Engineer.

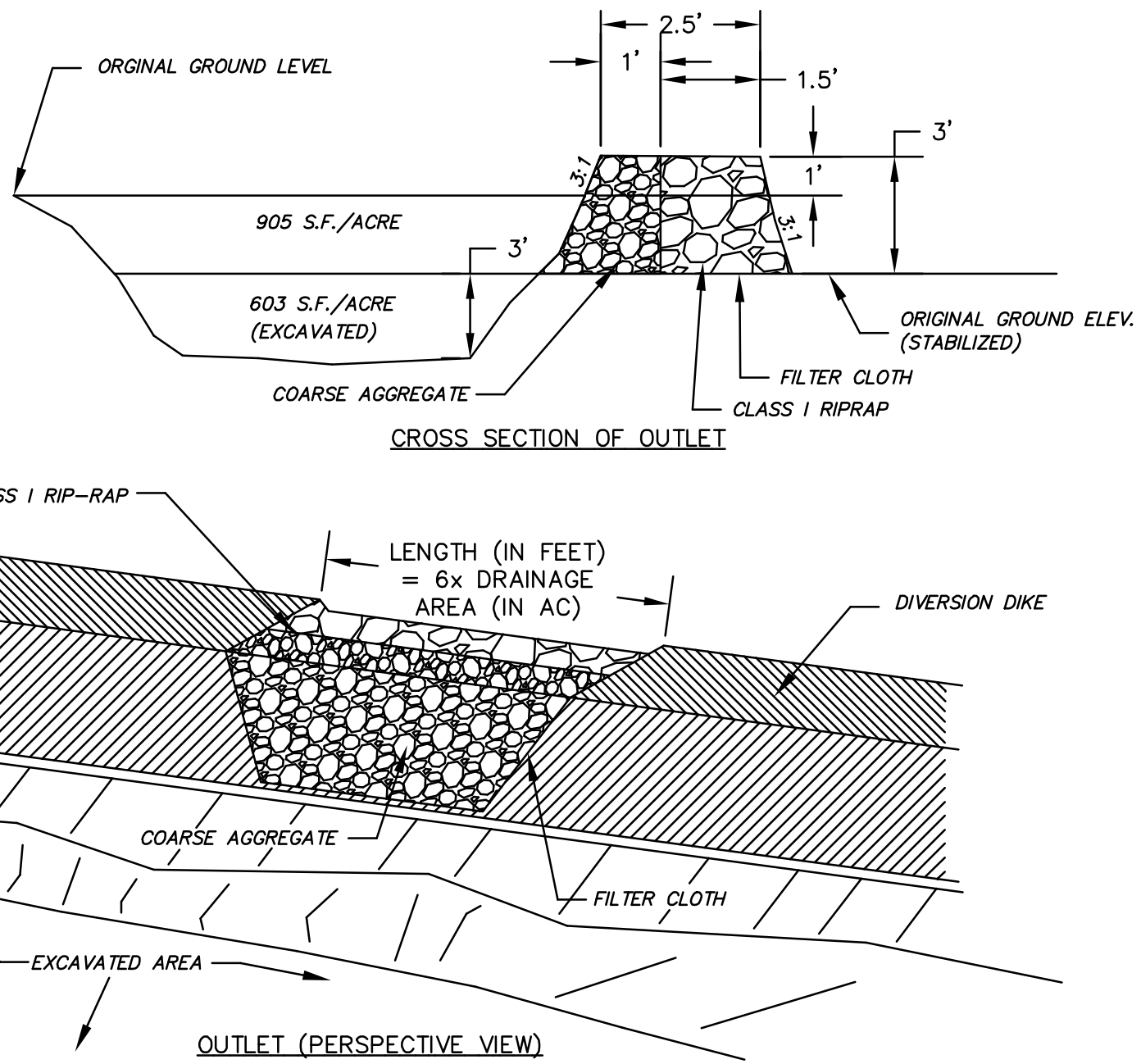
SILTSOXX DETAILS

NOT TO SCALE



LEVEL SPREADER DETAIL

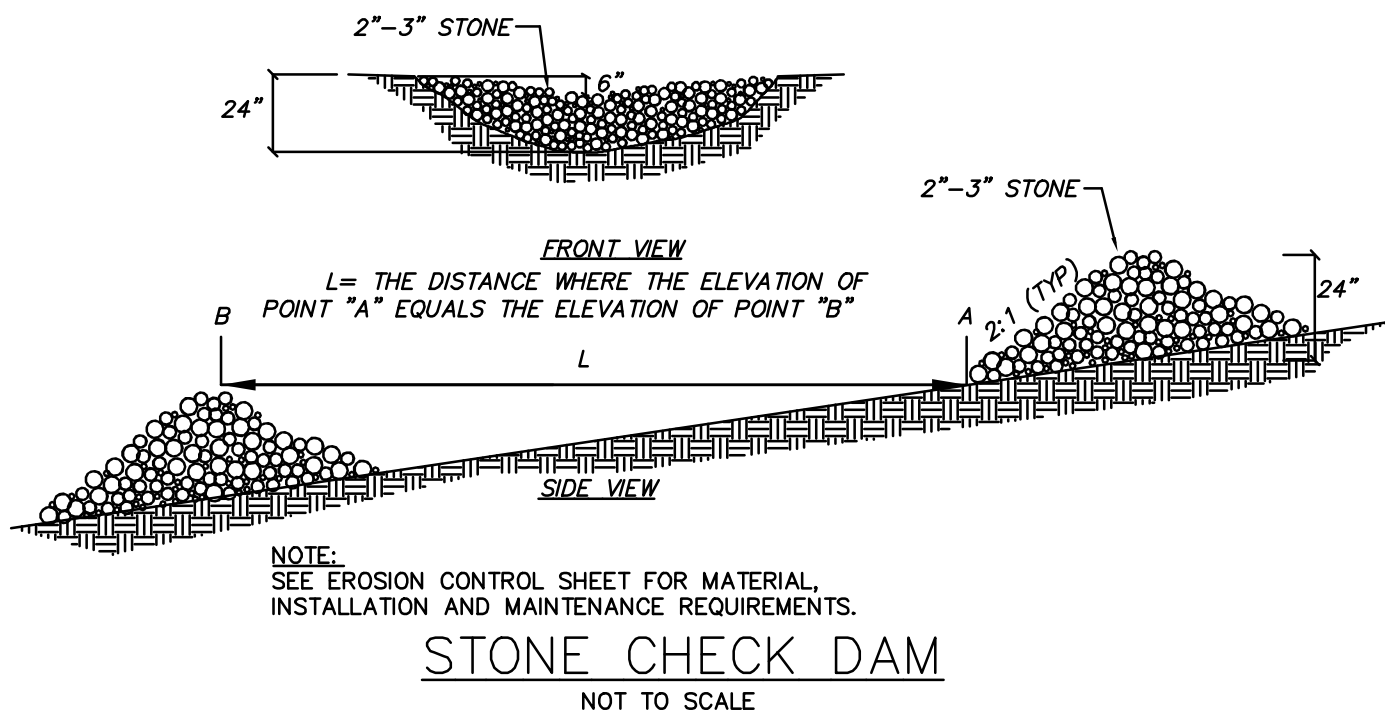
NOT TO SCALE



- NOTES:
- COARSE AGGREGATE SHALL MEET NHDOT 304.5 SPECIFICATIONS AND SHALL NOT CONTAIN MORE THAN 5% FINES PASSING THE #200 SIEVE.
 - FILTER CLOTH SHALL BE MIRAFI 700X OR APPROVED EQUAL.
 - CLASS I RIPRAP SHALL MEET NHDOT S83 SS SPECIFICATIONS.
 - THE MAXIMUM CONTRIBUTING AREA TO THE TRAP SHALL BE LESS THAN 5 AC.
 - THE TRAP SHALL BE CLEANED WHEN 50% OF THE ORIGINAL VOLUME IS FILLED.
 - MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

TEMPORARY SEDIMENT TRAP

NOT TO SCALE



STONE CHECK DAM

NOT TO SCALE

PLANNING FILE NO.: SITE-2025-0014

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

DRAWN BY: CAD FILE: FILE
SCALE: 1" = 10' DATE: 10-20-25

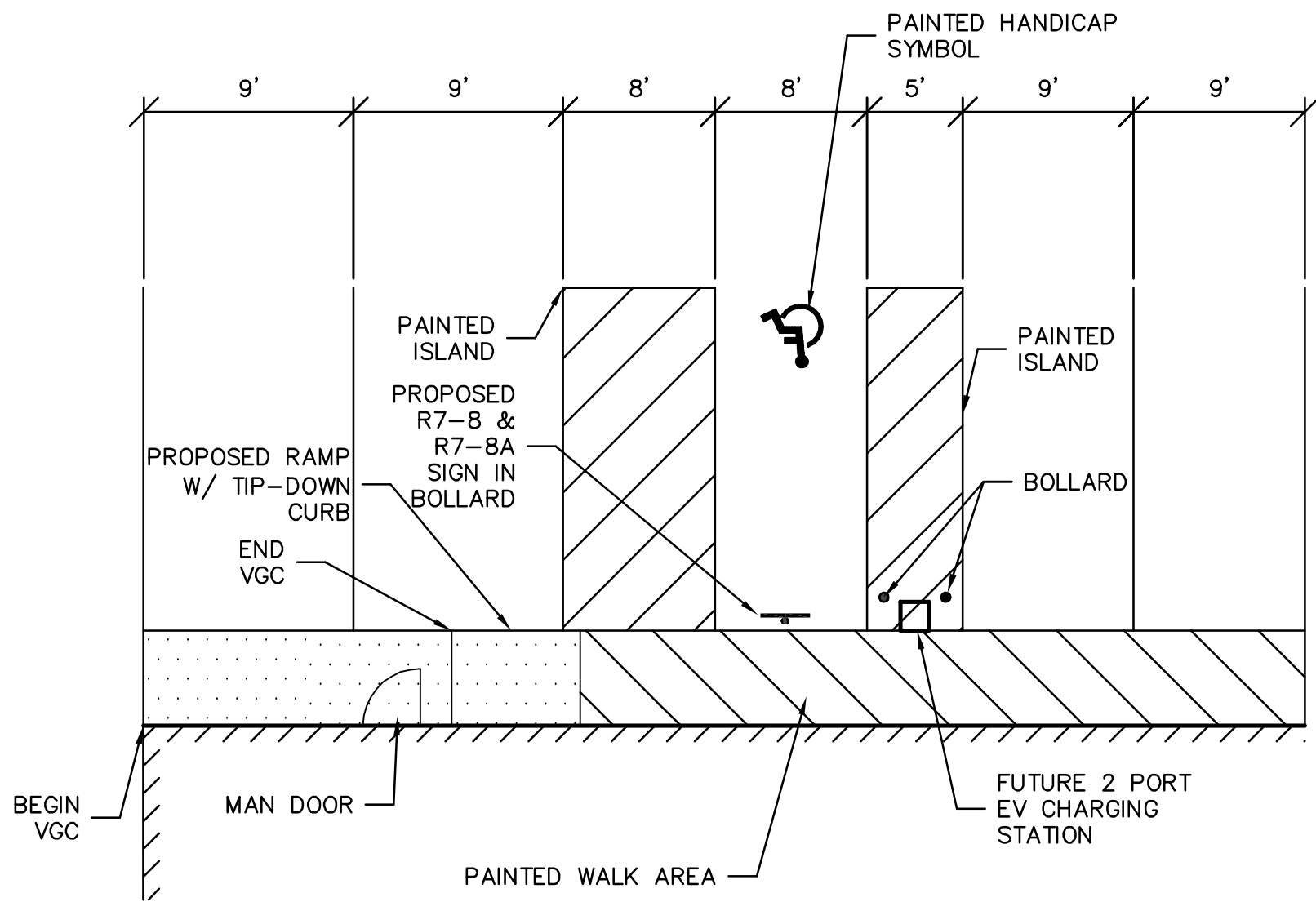


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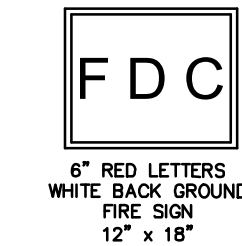
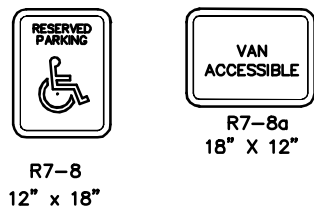
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DOVER, NH 03821 (603) 742-0911

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1	10/20/25	REVISE PER TRC COMMENTS	JJH	KMM
NO.	DATE	DESCRIPTION	BY	CHK
CNE		REVISIONS		
PROJ		TYPE	FB	PAGES
PROJECT NO		TYPE	FIELDBOOK	& PAGES



ACCESSIBLE PARKING LAYOUT
NOT TO SCALE



NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED

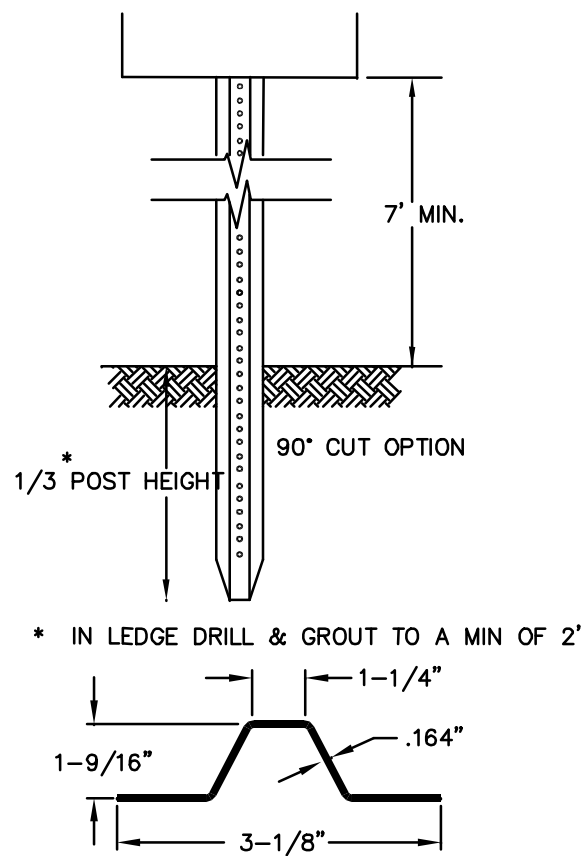
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)

HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH

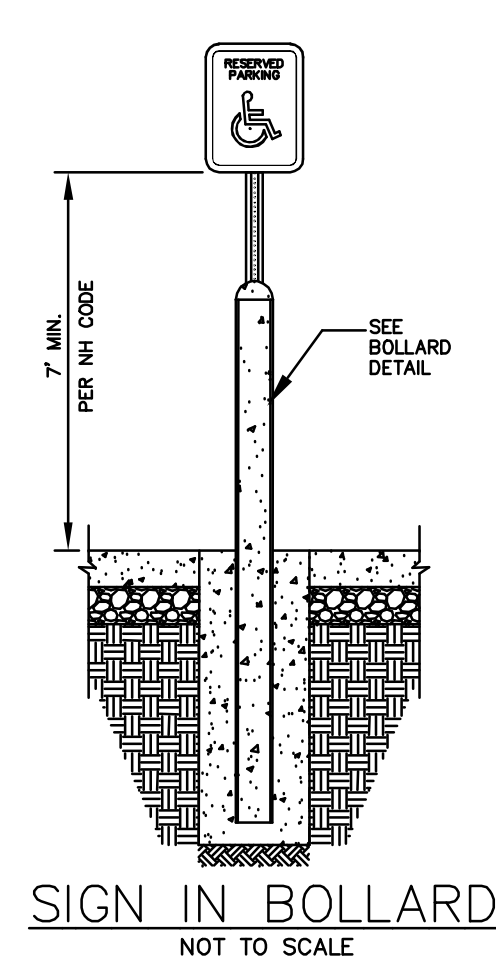
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)

FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN

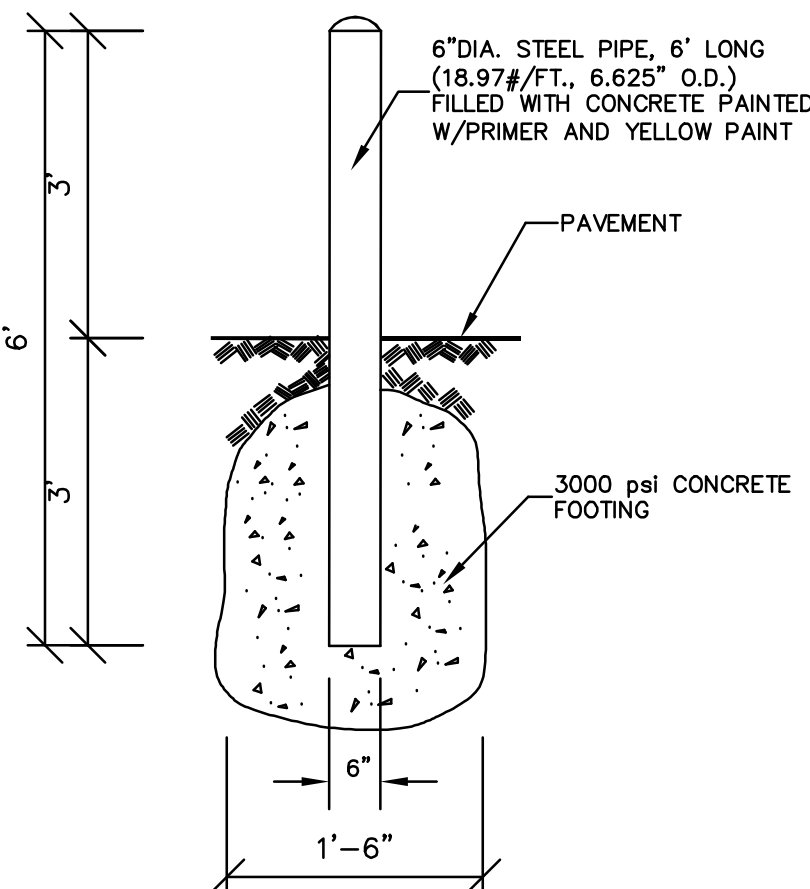
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.



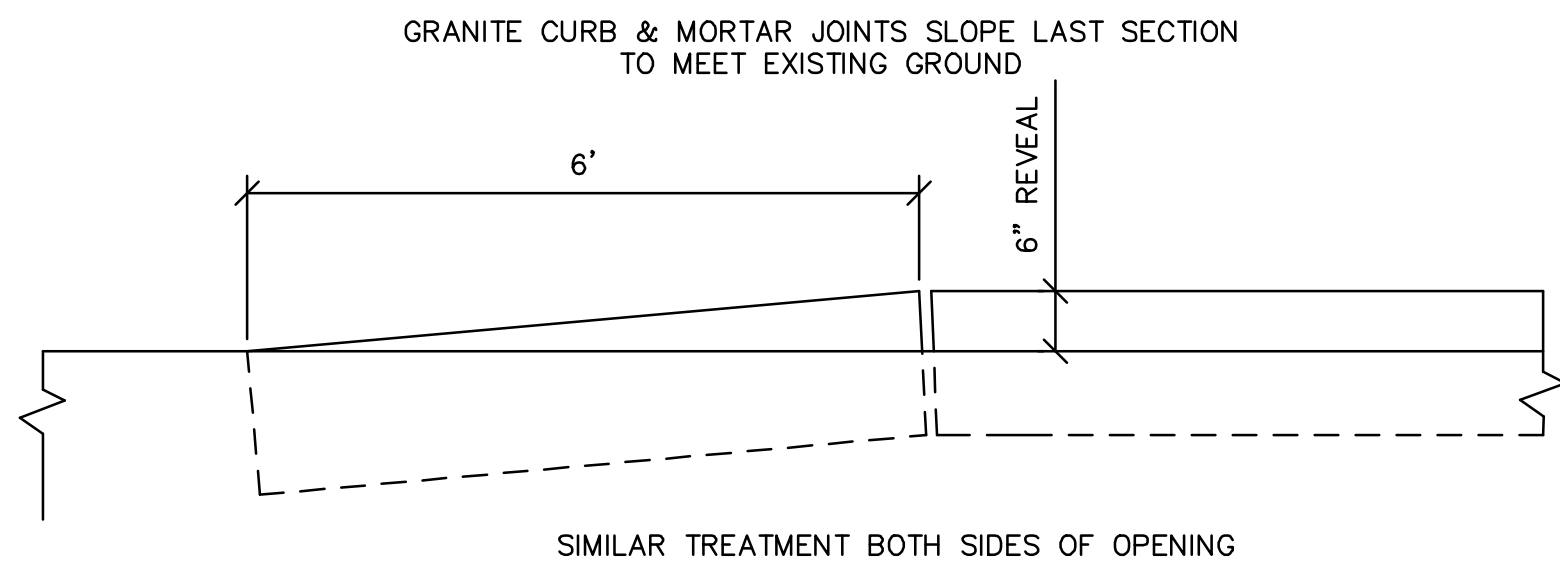
SIGN LEGEND & SIGN POST
NOT TO SCALE



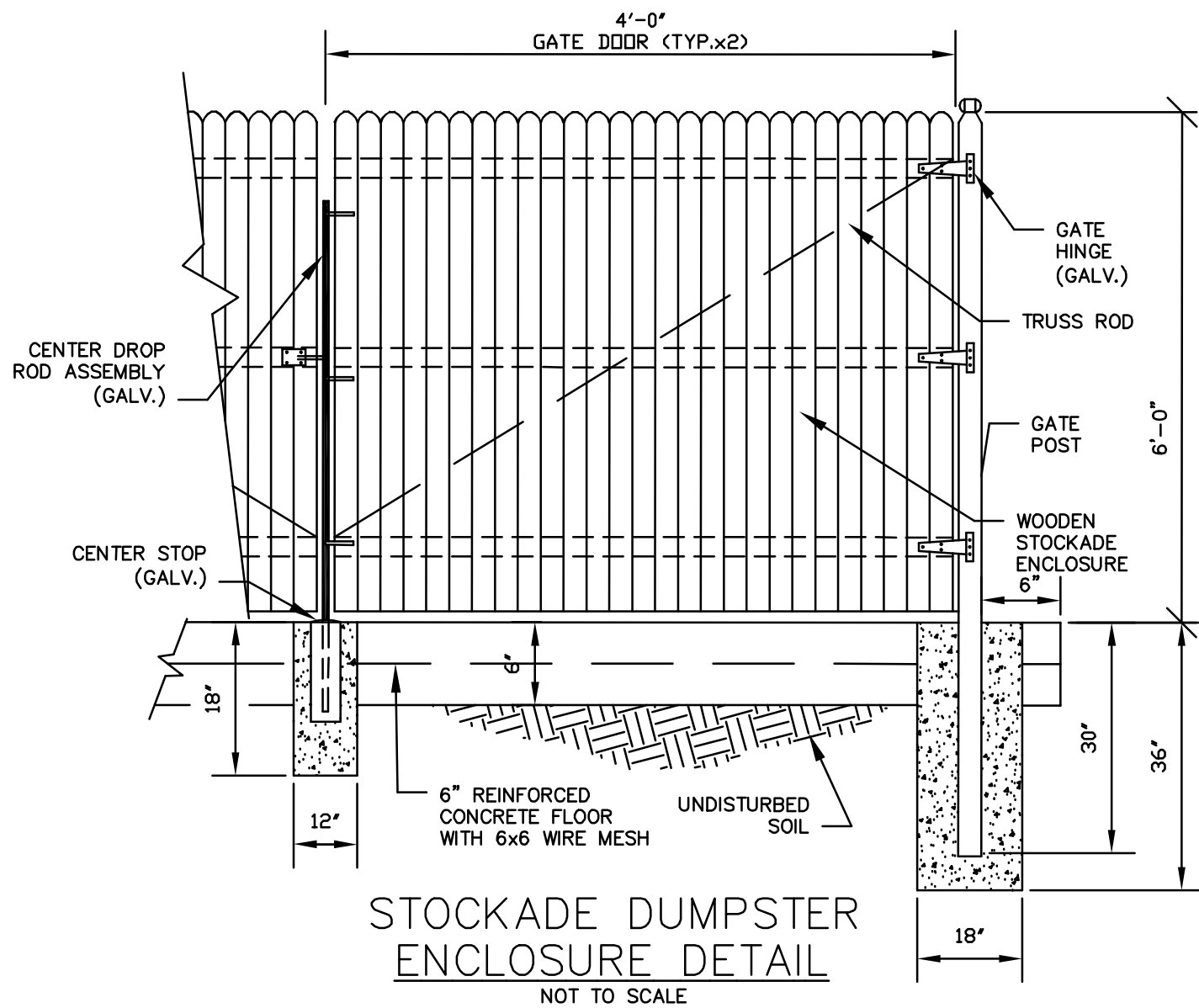
SIGN IN BOLLARD
NOT TO SCALE



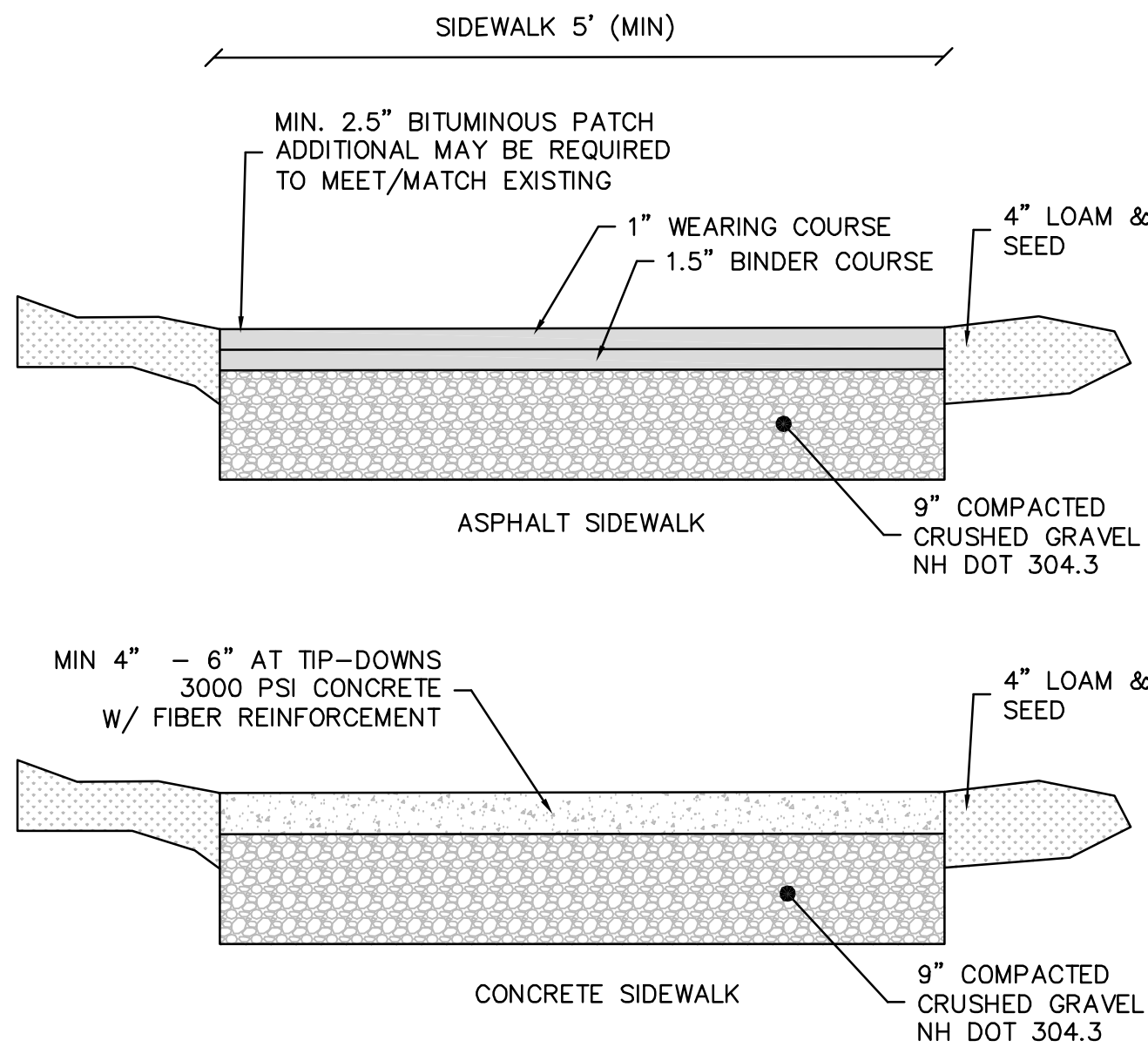
BOLLARD DETAIL
NOT TO SCALE



"TIP-DOWN" CURB DETAIL
NOT TO SCALE

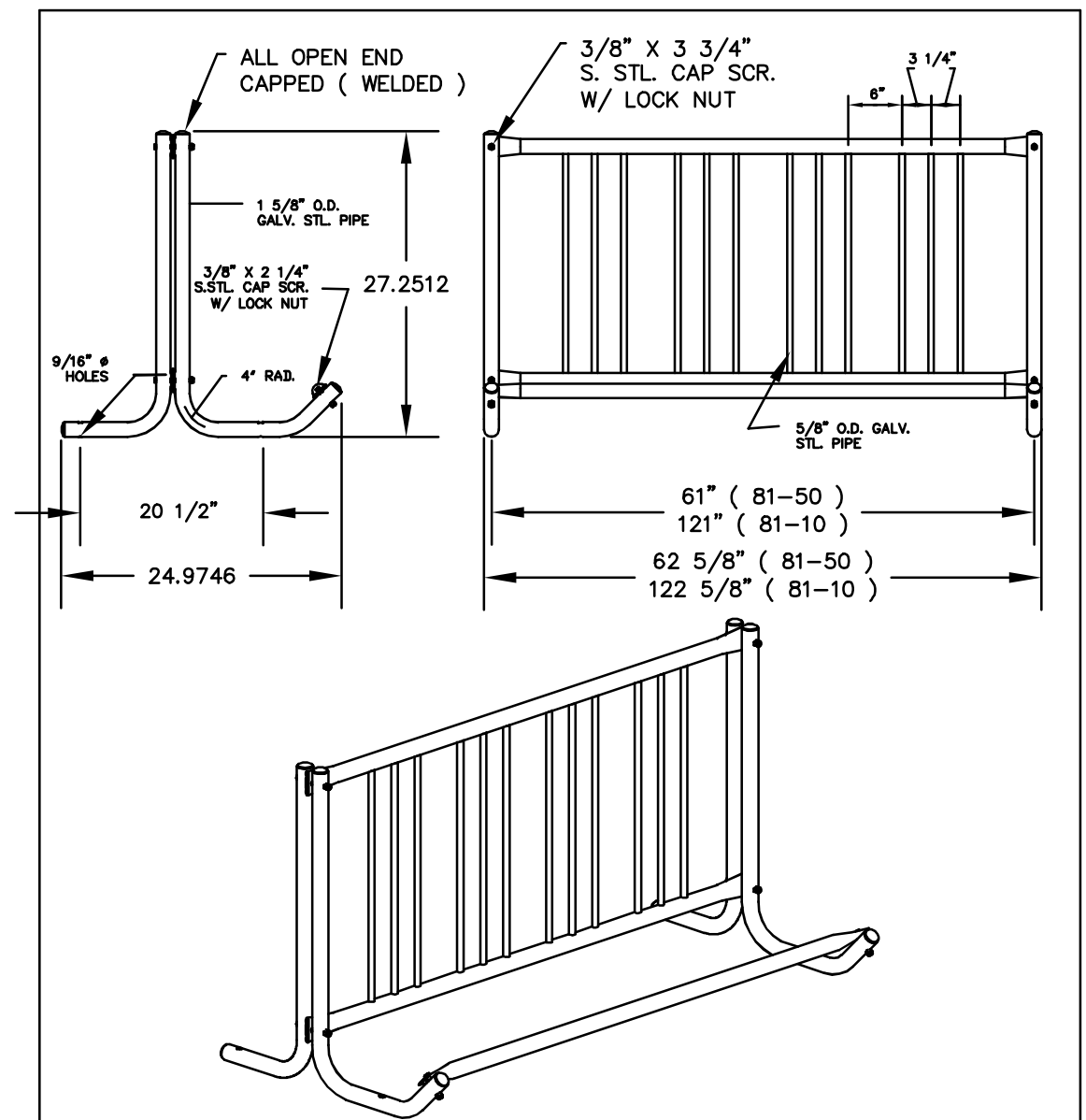


STOCKADE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.

CITY OF DOVER D-6
ASPHALT & CONCRETE SIDEWALK
NOT TO SCALE



NOTES:
1.) ALL STL. MEMBERS GALVANIZED. WELDS COATED WITH ZINC-RICH FINISH.
2.) 1/2" X 5 1/2" EXPANSION ANCHOR BOLTS PROVIDED.

LENGTH OPTIONS
□ 5' RACK
□ 10' RACK

SCALE: NONE	TITLE: SINGLE-SIDE ENTRY BIKE RACK
DATE DRAWN: 3/22/24	REV: C
DRAWN BY: JDC	DRAWING NUMBER: 81 SERIES
DATE REV: 7/9/22	REV. BY: JDC

BIKE RACK DETAIL
NOT TO SCALE

Catalog # _____ Project _____ Type _____
Prepared By: _____ Date: _____

Slim Wall Pack (WPSLS)

Small LED Slim Wall Pack

OVERVIEW	
Lumen Package (lm)	1,000 - 4,000
Wattage Range (W)	12 - 40
Efficacy Range (LPW)	98 - 122
Weight lbs (kg)	3.8 (1.7)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High-performance Chip On Board (COB) LEDs behind clear tempered glass for maximum light output.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 71.
- Zero uplight.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Chip On Board (COB) LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver, complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating
- Operating temperature: -40°C to +50°C (-40°F to +122°F).

Controls

- Optional 120V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

Installation

- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- 1 Year warranty on optional Button Photocell.

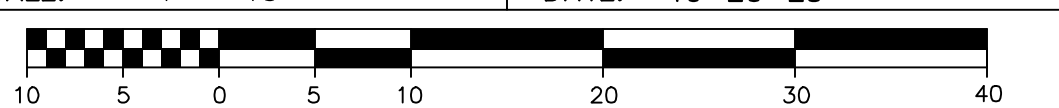
Listings

- Listed to UL 1598 and UL 8750.
- American Recovery and Reinvestment Act Funding Compliant.
- CSA Listed
- RoHS Compliant.
- State of California Title 24.
- Suitable For Wet Locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

PLANNING FILE NO.: SITE-2025-0014

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

DRAWN BY: CAD	FILE: FILE
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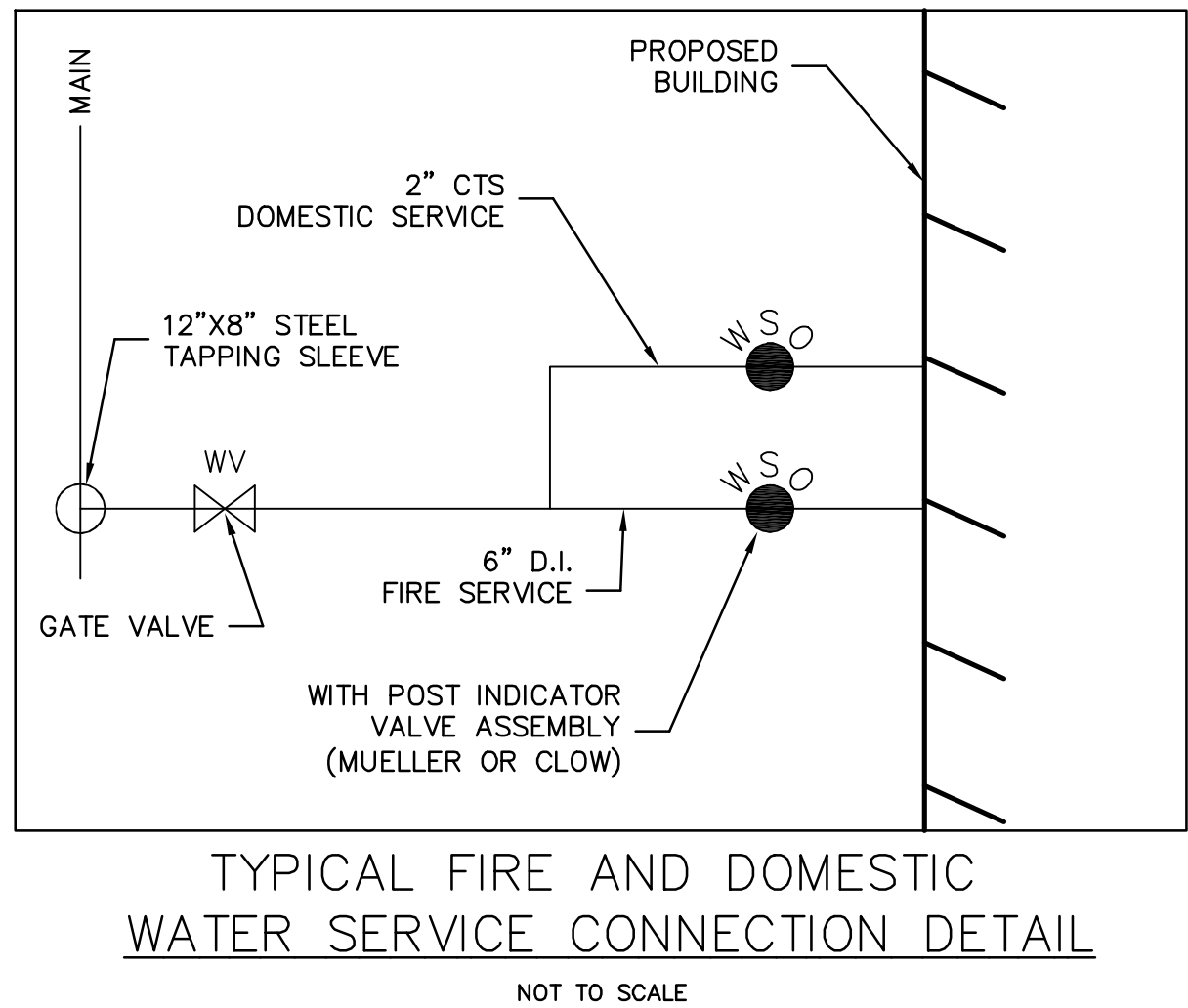
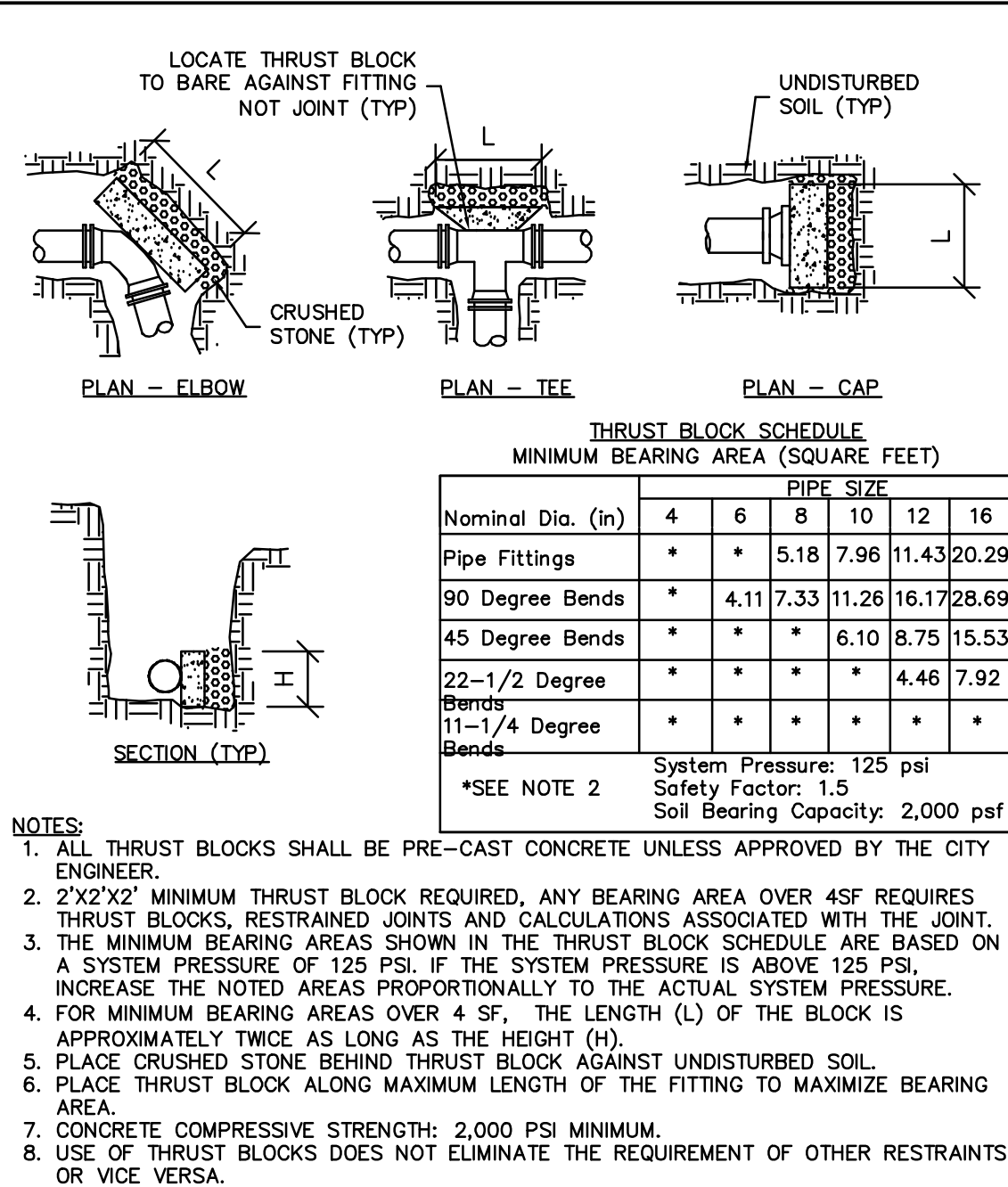
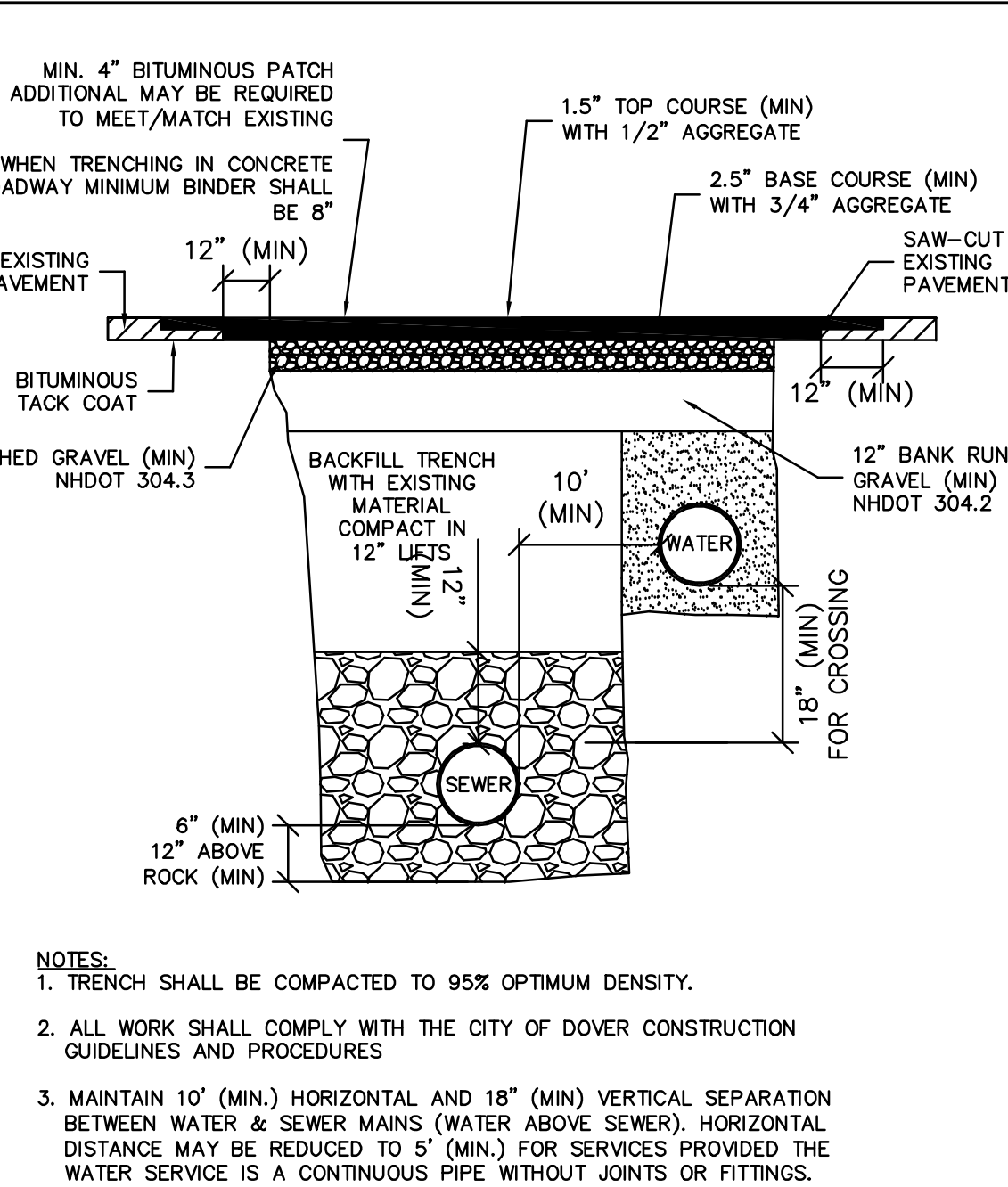
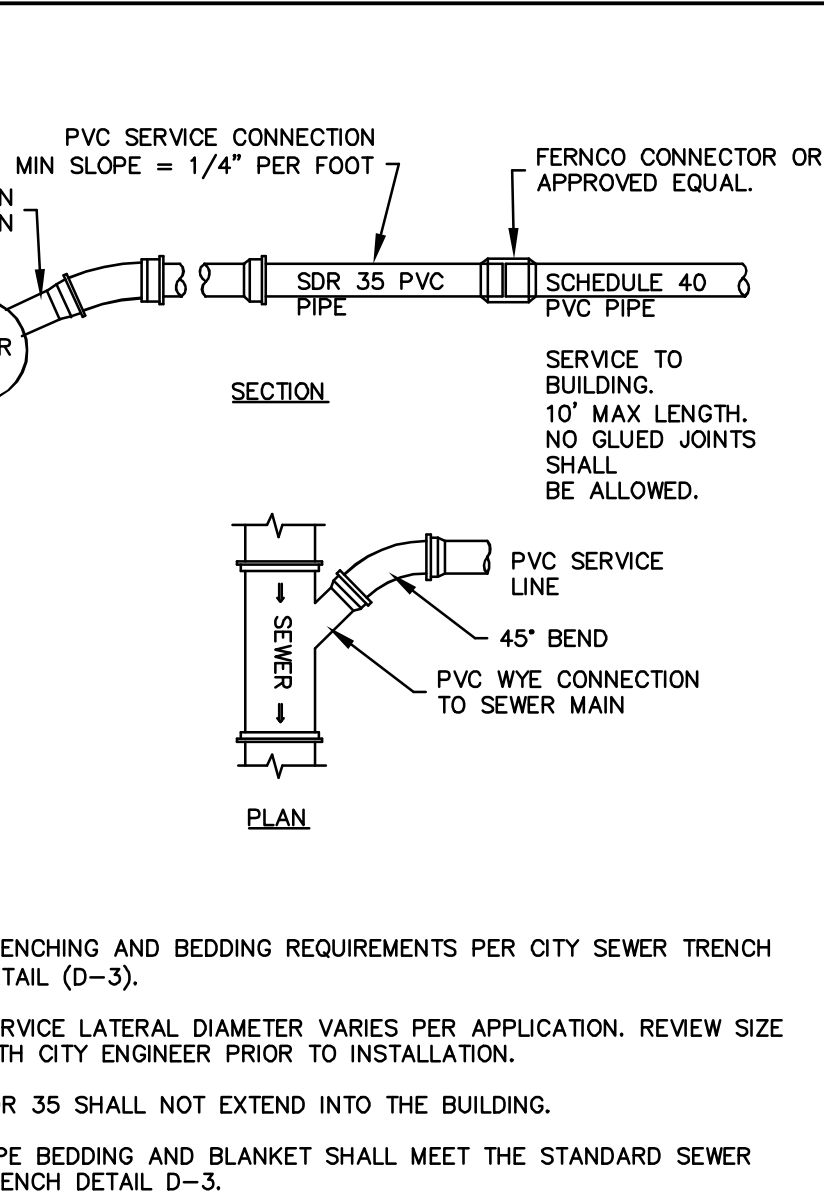
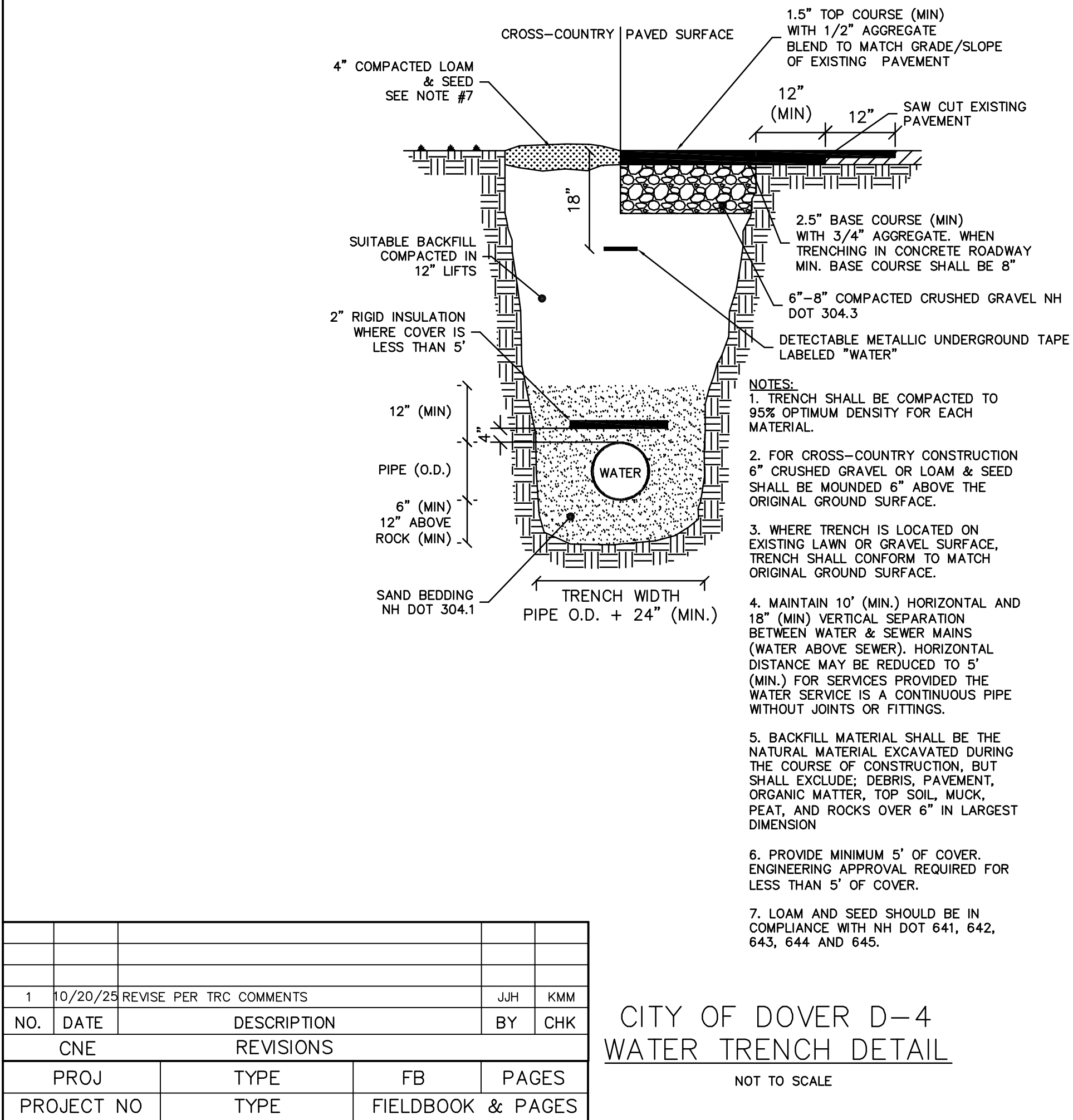
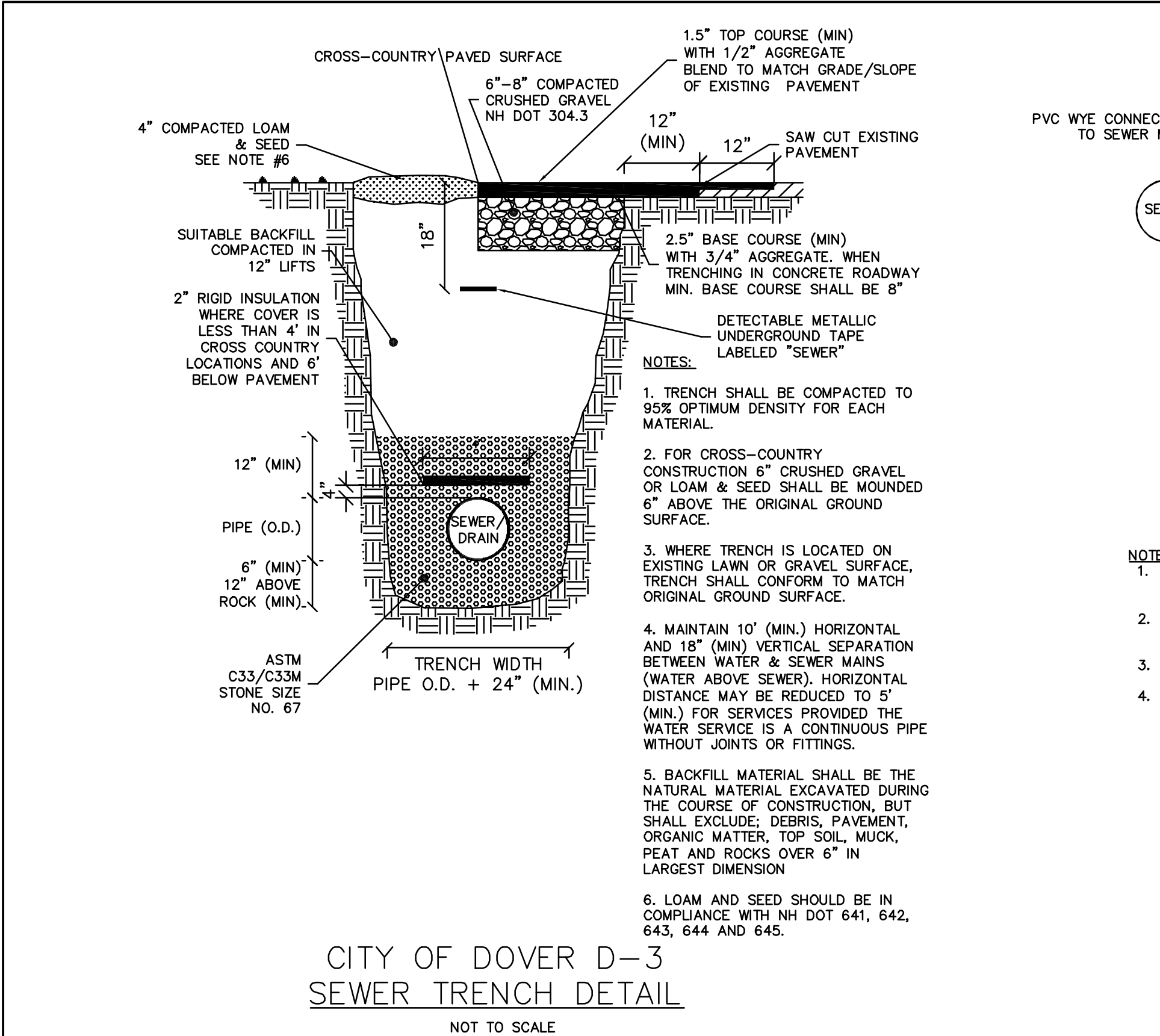


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10/27/2025 15:39:19 File: P:\25116 - 376 Central Avenue Dover NH Aley ROW\DWG\DWG25116-SITE.dwg Layout B



PLANNING FILE NO.: SITE-2025-0014

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

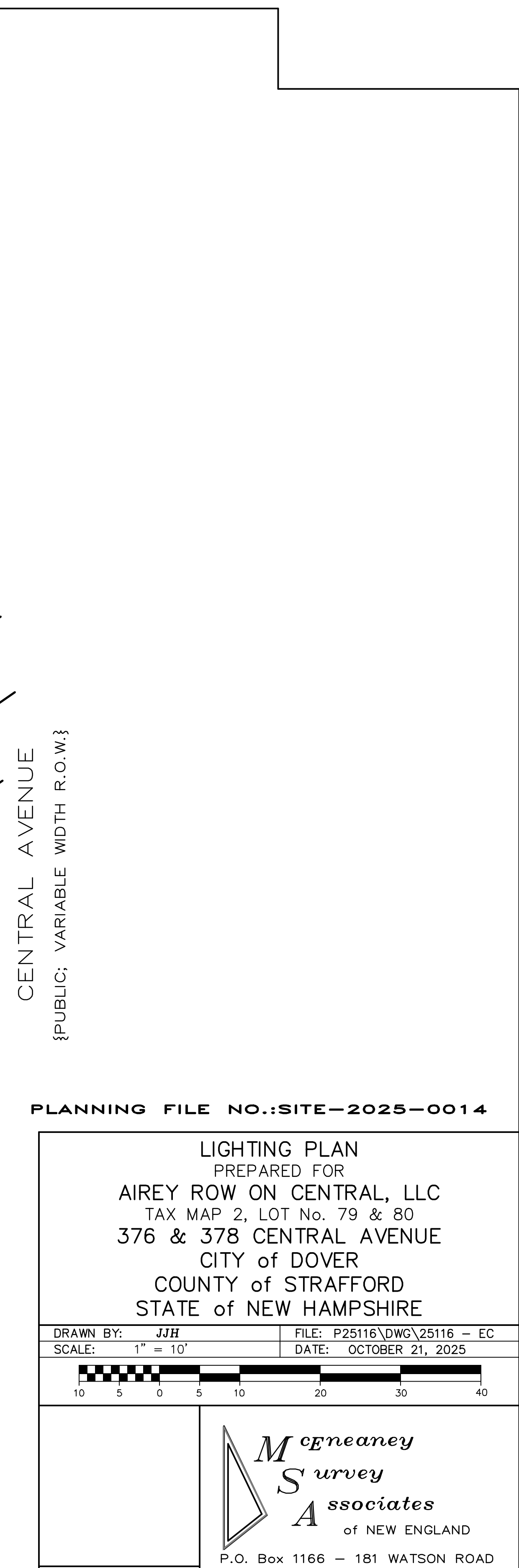
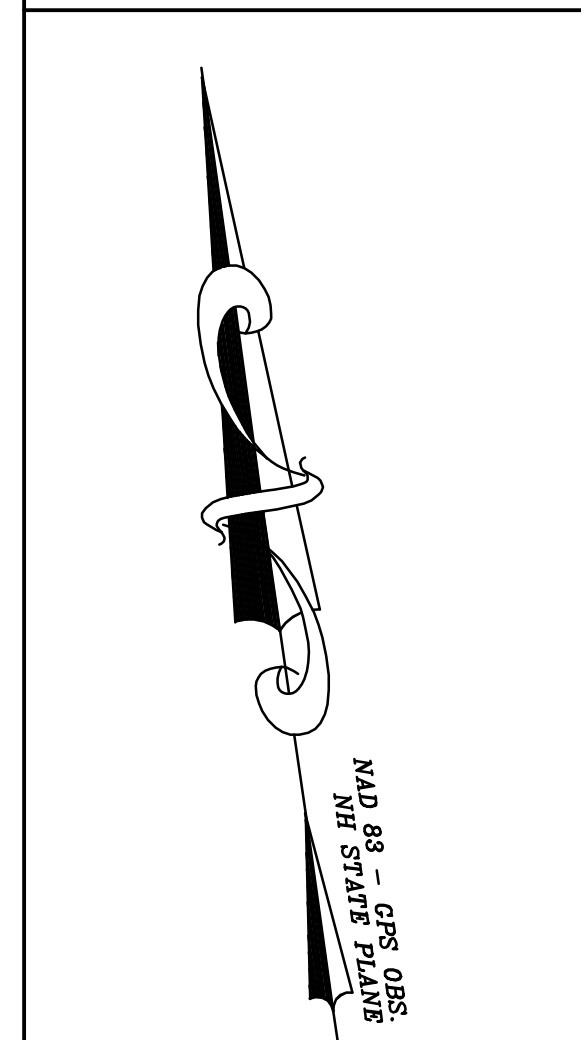
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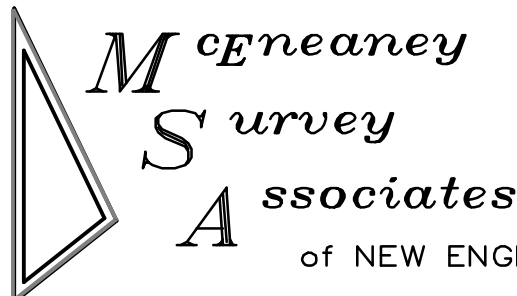


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SURVEYING - PLANNING - CONSULTING



LIGHTING PLAN PREPARED FOR AIREY ROW ON CENTRAL, LLC TAX MAP 2, LOT No. 79 & 80 376 & 738 CENTRAL AVENUE CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE	
DRAWN BY: JJH	FILE: P25116\DWG\25116 - EC
SCALE: 1" = 10'	DATE: OCTOBER 21, 2025
	
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SURVEYING — LIGHTING — CONSULTING	



PROPOSED CENTRAL AVE. - RENDERING



PROPOSED WALDRON CT. - RENDERING

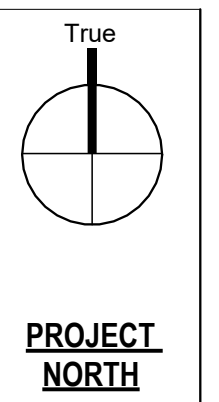
THE OVERARCHING DESIGN INTENT IS REMOVE A PARTIAL TWO-STORY STRUCTURE FROM THE BACK OF THE EXISTING HISTORIC BUILDING AND REPLACE IT WITH A NEW FOUR-STORY ADDITION TO THE REAR OF THE EXISTING FOUR-STORY STRUCTURE, ACCOMMODATING APPROXIMATELY 15 APARTMENT UNITS ACROSS THE SECOND, THIRD, AND A NEWLY EXPANDED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

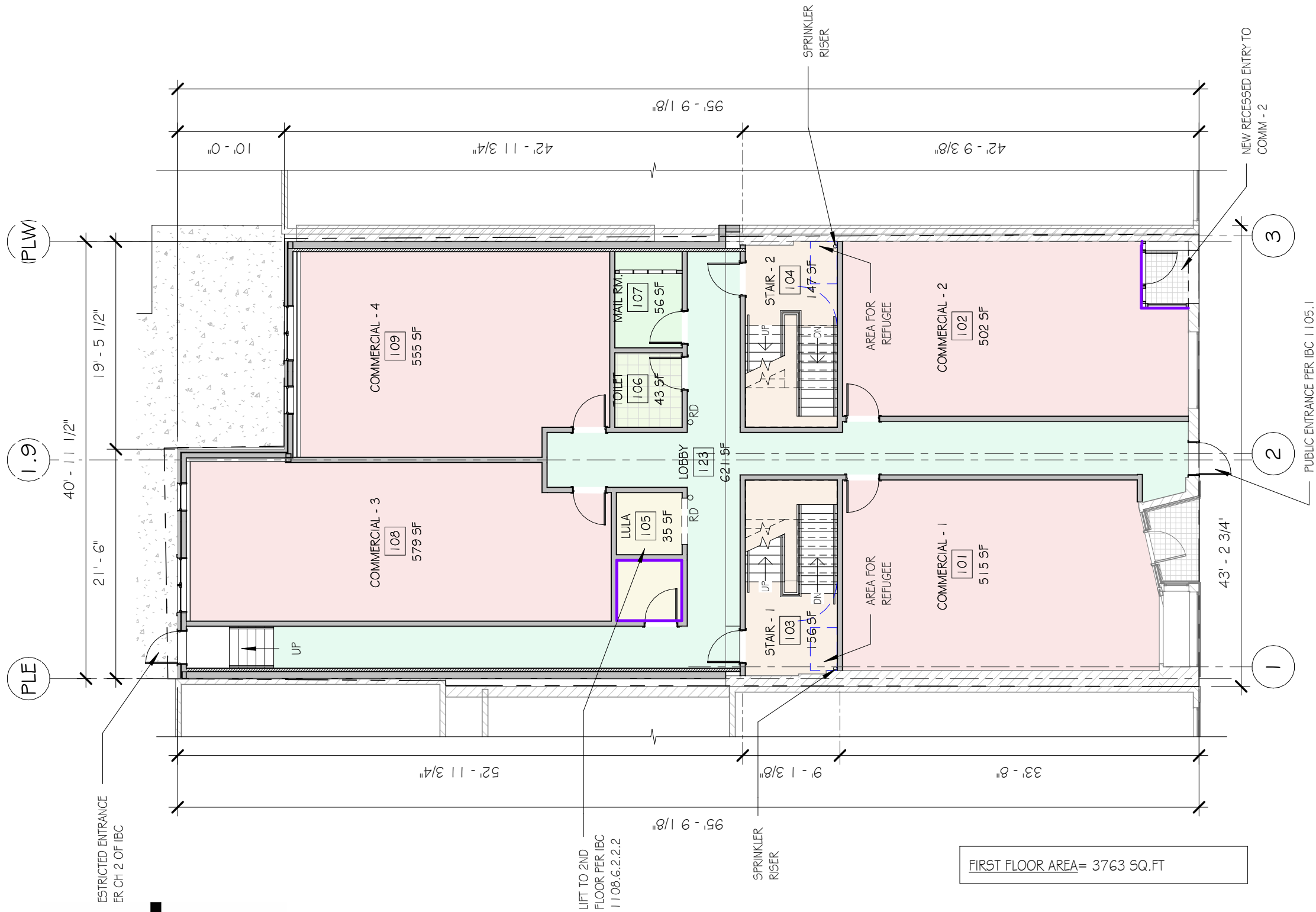
THE GROUND LEVEL / 1ST FLOOR WILL BE DEVELOPED INTO COMMERCIAL RENTAL UNITS COORDINATED WITH THE VERTICAL EGRESS SYSTEMS SERVING THE UPPER RESIDENTIAL FLOORS.

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



A1

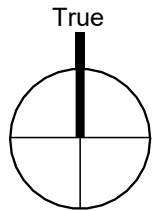




UNIT MATRIX				
COLOR	NAME	# OF	BATHROOM COUNT	SQUARE FOOTAGE
	2 BDRM.	3	3	2202 s.f.
	1 BDRM.	6	6	3709 s.f.
	STUDIO	6	6	1716 s.f.

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

Area Matrix First And Second Floor		
Name	Number	Area
FIRST FLOOR		
COMMERCIAL - 1	101	515 SF
COMMERCIAL - 2	102	502 SF
STAIR - 1	103	156 SF
STAIR - 2	104	147 SF
LULA	105	35 SF
TOILET	106	43 SF
MAIL RM.	107	56 SF
COMMERCIAL - 3	108	579 SF
COMMERCIAL - 4	109	555 SF
LULA MECH.	110	34 SF
LOBBY	123	621 SF
SECOND FLOOR		
1 BEDROOM	201	613 SF
1 BEDROOM	202	606 SF
STAIR - 1	203	149 SF
STAIR - 2	204	153 SF
LOBBY	205	325 SF
LULA	206	35 SF
2 BEDROOM	207	719 SF
STUDIO	208	255 SF
STUDIO	209	317 SF



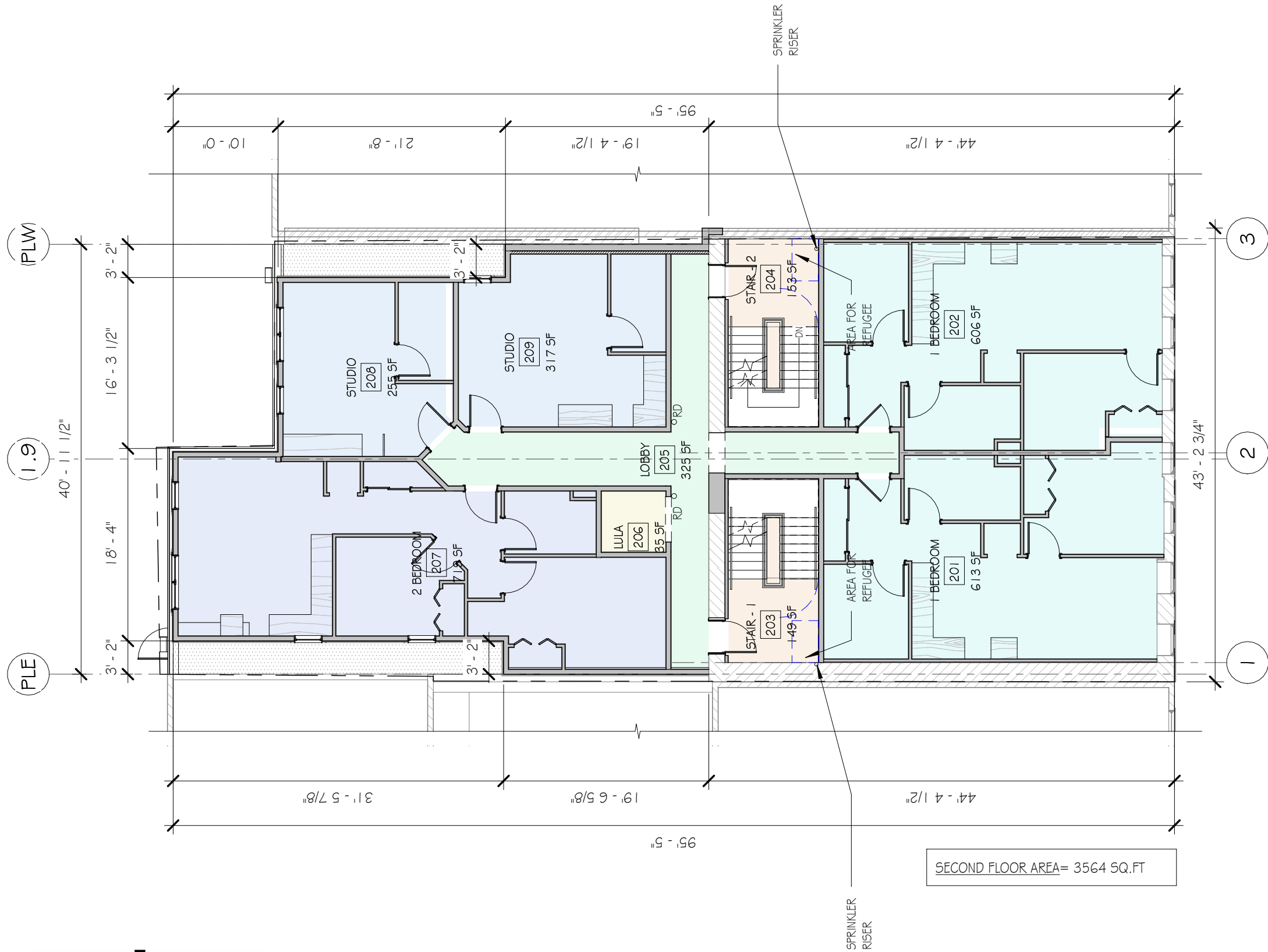
PROJECT
NORTH

As indicated
NFC: 10/20/25
PROGRESS SET



FIRST FLOOR PLAN

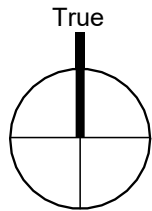
Airey Row LLC



UNIT MATRIX				
COLOR	NAME	# OF	BATHROOM COUNT	SQUARE FOOTAGE
	2 BDRM.	3	3	2202 s.f.
	1 BDRM.	6	6	3709 s.f.
	STUDIO	6	6	1716 s.f.

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

Area Matrix Second Floor		
Name	Number	Area
SECOND FLOOR		
1 BEDROOM	201	613 SF
1 BEDROOM	202	606 SF
STAIR - 1	203	149 SF
STAIR - 2	204	153 SF
LOBBY	205	325 SF
LULA	206	35 SF
2 BEDROOM	207	719 SF
STUDIO	208	255 SF
STUDIO	209	317 SF



PROJECT
NORTH

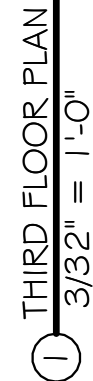
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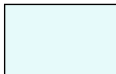
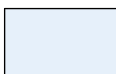
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SECOND FLOOR PLAN

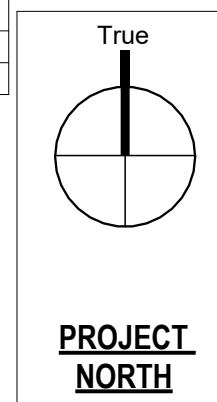
Airey Row LLC



UNIT MATRIX				
COLOR	NAME	# OF	BATHROOM COUNT	SQUARE FOOTAGE
	2 BDRM.	3	3	2202 s.f.
	1 BDRM.	6	6	3709 s.f.
	STUDIO	6	6	1716 s.f.

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

Area Matrix Third Floor		
Name	Number	Area
THIRD FLOOR		
1 BEDROOM	301	642 SF
1 BEDROOM	302	610 SF
STAIR - 1	303	155 SF
STAIR - 2	304	153 SF
LOBBY	306	325 SF
2 BEDROOM	307	756 SF
STUDIO	308	255 SF
STUDIO	309	317 SF



As indicated
NFC: 10/20/25
PROGRESS SET

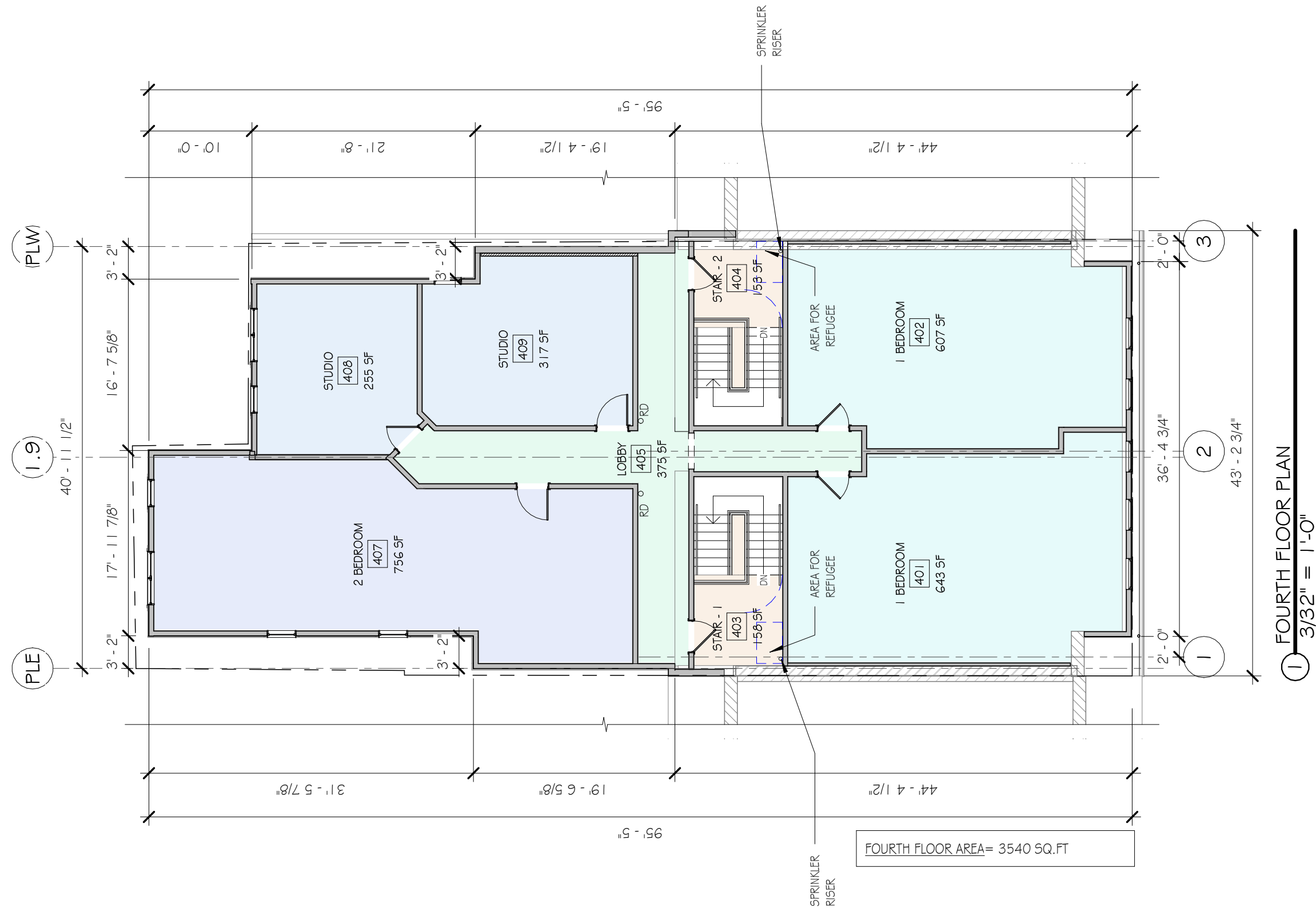
A4

THIRD FLOOR PLAN

Airey Row LLC

FOURTH FLOOR PLAN

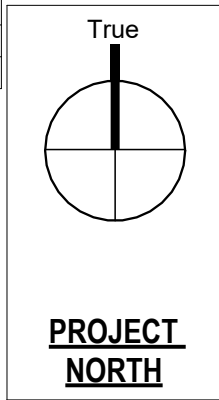
Airey Row LLC



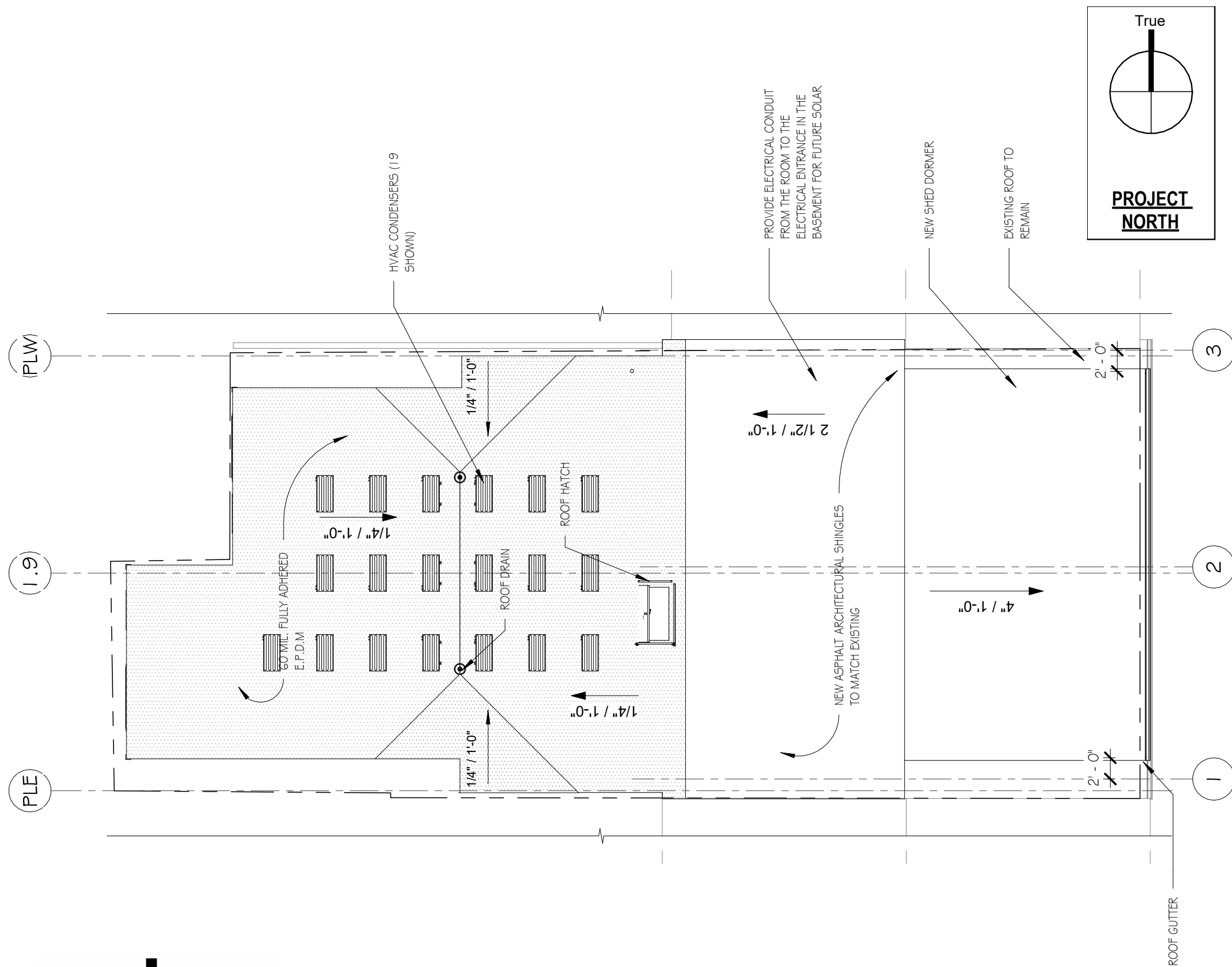
UNIT MATRIX				
COLOR	NAME	# OF	BATHROOM COUNT	SQUARE FOOTAGE
	2 BDRM.	3	3	2202 s.f.
	1 BDRM.	6	6	3709 s.f.
	STUDIO	6	6	1716 s.f.

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

Area Matrix Fourth Floor		
Name	Number	Area
FOURTH FLOOR		
1 BEDROOM	401	643 SF
1 BEDROOM	402	607 SF
STAIR - 1	403	158 SF
STAIR - 2	404	153 SF
LOBBY	405	375 SF
2 BEDROOM	407	756 SF
STUDIO	408	255 SF
STUDIO	409	317 SF



As indicated
NFC: 10/20/25
PROGRESS SET

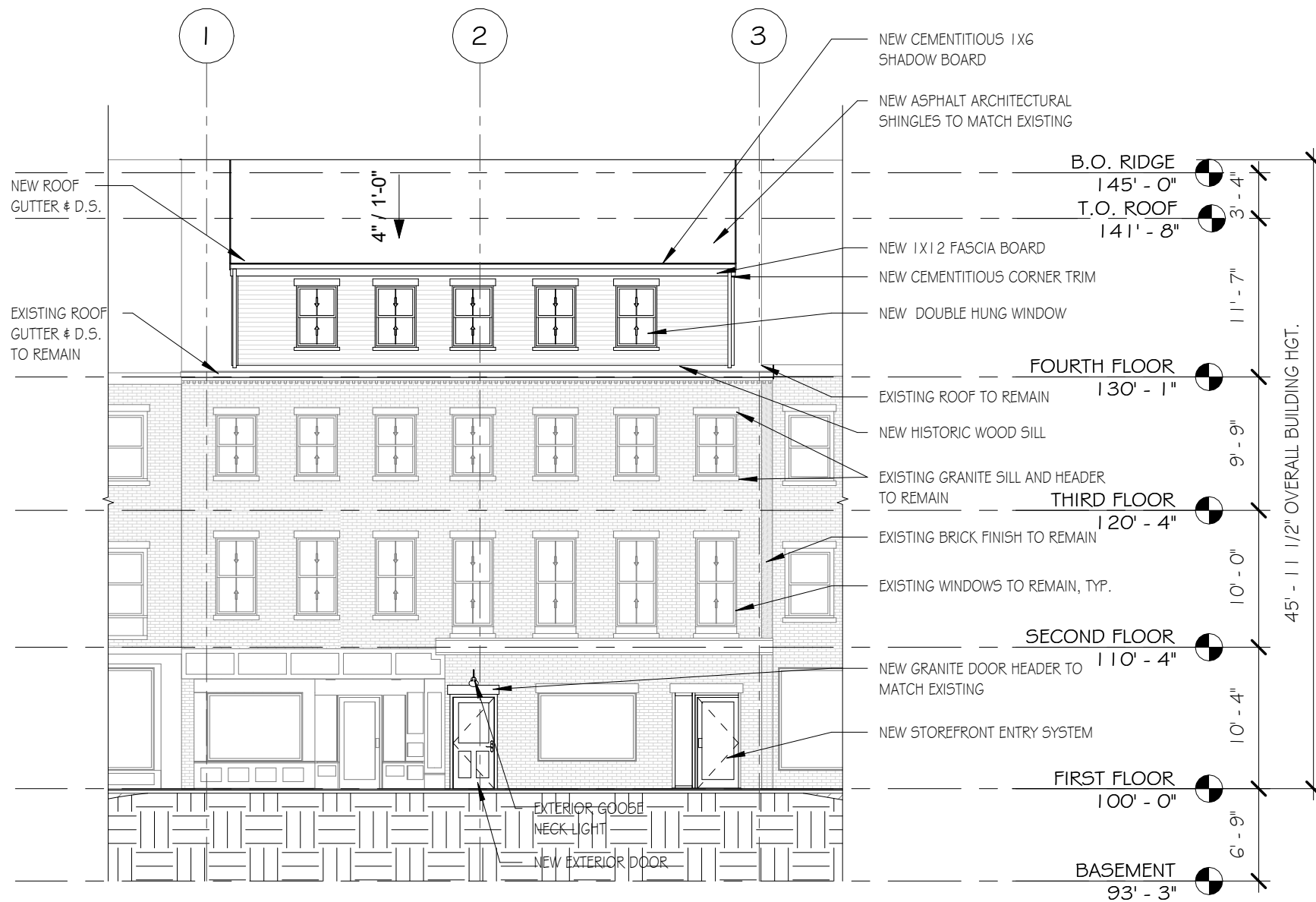


② EXTERIOR VIEW - BACK ALLEY

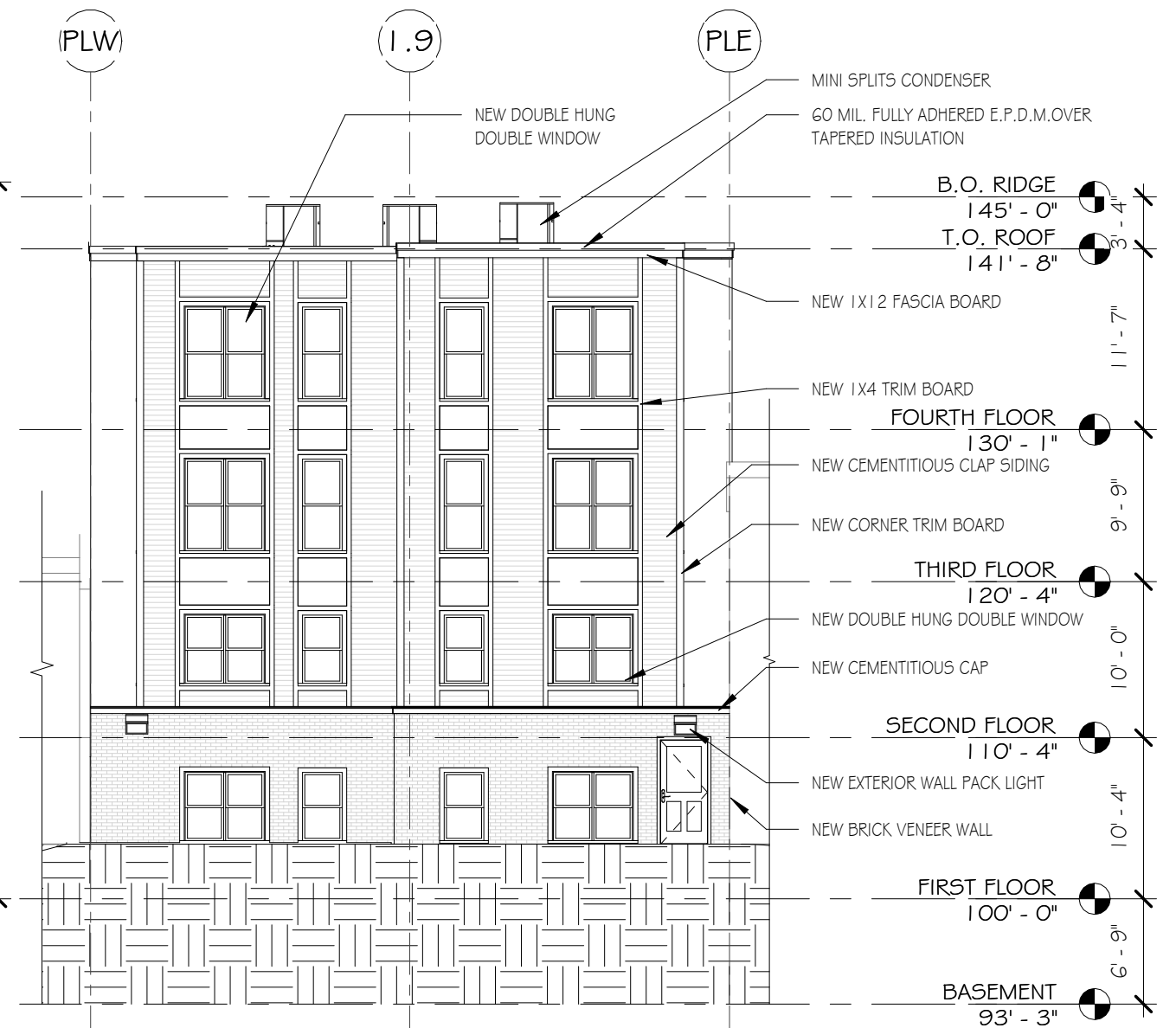


③ EXTERIOR VIEW - CENTRAL AVE

① ROOF PLAN
3/32" = 1'-0"



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



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

NEW ASPHALT ARCHITECTURAL
SHINGLES TO MATCH EXISTING

NEW CEMENTITIOUS 1X6
SHADOW BOARD

ROOF GUTTER

NEW 1X12 FASCIA BOARD

NEW CORNER TRIM

EXISTING ROOF TO REMAIN

EXISTING BUILDING TO REMAIN

EXTERIOR EIFS
FINISH

EXTERIOR EIFS FINISH

60 MIL. FULLY ADHERED E.P.D.M. OVER
TAPERED INSULATION

B.O. RIDGE
145' - 0"

T.O. ROOF
141' - 8"

NEW CEMENTITIOUS 1X6
SHADOW BOARD

NEW 1X12 FASCIA BOARD

FOURTH FLOOR
130' - 1"

THIRD FLOOR
120' - 4"

SECOND FLOOR
110' - 4"

FIRST FLOOR
100' - 0"

BASEMENT
93' - 3"

EXISTING TO RIDGE HGT TO REMAIN

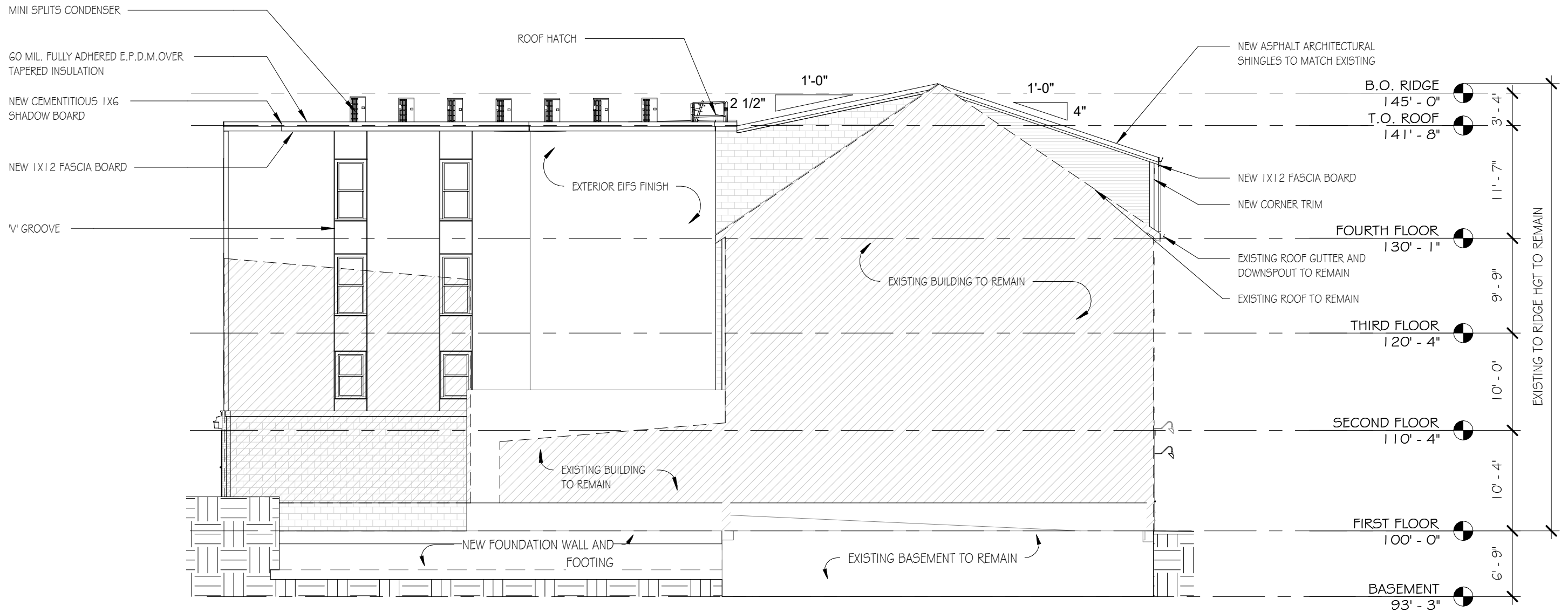
① RIGHT ELEVATION
3/32" = 1'-0"

EXTERIOR ELEVATION

Airey Row LLC

3/32" = 1'-0"
NFC: 10/20/25
PROGRESS SET

A8



① LEFT ELEVATION
3/32" = 1'-0"

EXTERIOR ELEVATION

Airey Row LLC

3/32" = 1'-0"
NFC: 10/20/25
PROGRESS SET

A9