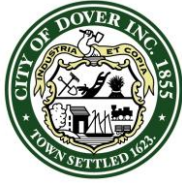


**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH  
Meeting Date: Monday, January 12, 2026  
Meeting Time: 5:30 pm

1. CALL TO ORDER AND ROLL CALL
2. CITIZEN’S FORUM
3. APPROVAL OF THE PRIOR MEETING MINUTES – December 8, 2025
4. MEMBER VOTING
5. OLD BUSINESS
  - A. Grant Updates: Ash trees, Willand Pond, LCHIP
6. NEW BUSINESS
  - A. Conservation Fund Request for Staff Administration Cost
  - B. Review of Donated Conservation Easement: Stonearch Trail
  - C. City of Dover Conditional Use Permit for Paul Sapienza, Assessor’s Map 7, Lot 1 zoned R-20, Riverfront Residential located at 3 Boston Harbor Rd. Proposal is for 4,887 s.f. of temporary impacts and 19,382 s.f. of permanent impacts to the Conservation District to develop a hybrid living shoreline with the goal to become storm resilient and protect the property from anticipated sea level rise. (COND-2025-0032)
  - D. City of Dover Conditional Use Permit for Rushmore Stepanek Family Revocable Trust Rushmore Stepanek Family Revocable Trust, Assessor’s Map L Lot 47 B zoned R-20 located at 191 Spur Rd. Proposal is to rebuild a sunroom, deck, and patio within a similar footprint to the existing in the Conservation District. Proposal results in 1,214 s.f. of permanent impacts an 1,430 s.f. of temporary impacts. Please note that the changes will result in a 177 s.f. decrease in impervious surface. (COND-2025-0034).
7. REPORT FROM THE CHAIR
  - A. Review of Correspondence Received from NH Department of Environmental Services
8. OTHER BUSINESS
  - A. Update from Forest Management Subcommittee
  - B. Nature Groupie
9. ADJOURNMENT



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: First Floor Conference Room, City Hall, 288 Central Ave.  
Meeting Date: **Monday December 8 2025**  
Meeting Time: **5:30 pm**

**MEMBERS PRESENT:** Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Russ Warnock

**Absent (Excused):** Brianna Group (Alternate), Kristen Murphy, Abigail Lyon, Brendan Mulhall (Alternate)

**Absent (Unexcused):**

**STAFF PRESENT:** Makayla Edgecomb (Conservation Planner)

**OTHERS PRESENT:**

### 1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

### 2. CITIZEN'S FORUM

A letter received was read into the record by a Commission member. The topic was the high school athletic field project and the authors' dissatisfaction with the final decision that was made which does not reflect advice from the Conservation Commission.

The Chair noted the Commission is advisory and has no authoritative recourse. M. Edgecomb will forward the concerns to the Planning Director to confirm any Planning Board approvals and conditions were adhered to.

### 3. APPROVAL OF THE PRIOR MEETING MINUTES – November 10, 2025

S. Fellows moved to approve the minutes of November 10, 2025. R. Warnock seconded.

Vote: 3 in favor and 1 abstention

### 4. OLD BUSINESS

M. Edgecomb is checking with the Planning Director about signage on the Smith Well lot.

### 5. NEW BUSINESS

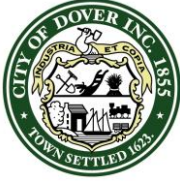
- A.** City of Dover Conditional Use Permit for 914 Central Avenue, LLC, Assessor's Map 38, Lot 20, zoned Commercial, located at 914 Central Ave. Proposal is to redevelop the site and construct a childcare facility, resulting in an approximate 1% increase in impervious surface area from existing conditions, for a total of about 45% impervious coverage within the Secondary Groundwater Protection District. (COND-2025-0023) *[This item was previously heard by the Conservation Commission on November 10, 2025.]*

Michael Menary, CivilWorks represented the item. At the last meeting the Commission was looking to receive some additional information before making a recommendation for the project. Mr. Menary and Sean Graham, Insight Development reviewed the information about the site and what is proposed. They addressed synthetic turf details provided, drainage and infiltration inches per hour, and proposed impervious percentage of 45%.

S. Fellows moved to endorse the updated application as presented. R. Atwood seconded. Vote: U/A

- B.** City of Dover Conditional Use Permit for 16 Industrial Park, LLC, Assessor's Map G Lot 4, zoned Commercial Manufacturing (CM), located at 14 Industrial Park Road. Proposal is to construct a new warehouse building, and an addition to the existing building with extended paved areas resulting in a total impact of approximately 6,073 square feet of wetland buffer impacts. (COND-2025-0026)

Jase Gregoire, CivilWorks presented the item. He described the existing site, the proposal, the impacts to the wetland buffer, and the details and options discussed at two TRC meetings. He addressed impervious surfaces and drainage.



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: First Floor Conference Room, City Hall, 288 Central Ave.  
Meeting Date: **Monday December 8 2025**  
Meeting Time: **5:30 pm**

He answered a clarifying question from the members relating to retention basin within the buffer area.

As the treatment and infiltration will be improved on site and with the railroad tracks abutting, these are not high value wetlands, the members were in favor of the project.

S. Fellows moved to endorse the application as presented. R. Atwood seconded. Vote: U/A

### 6. REPORT FROM THE CHAIR

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

### 7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

Did not meet with Director of Community Services as planned- he was preparing for an incoming snowstorm.

Tree Replanting Grant update: Zoom call this Friday with M. Edgecomb. CIP voting Wednesday on the proposal. If the grant application is successful, that determines the plan for how to use the funds from CIP. If the grant does not come through, those funds may be requested from the Conservation Commission Fund to develop a plan.

B. Handbook and By Laws

Any feedback should go to M. Edgecomb as soon as possible. The goal is to finalize and post the handbook by the end of December. Some feedback was discussed. Workshops for new people and/or refreshers and updates can be given as needed.

C. Elections Next Month

Discussion about terms ending and process to renew.

K. Murphy is stepping down to an alternate position due to her full schedule right now and suggested to possibly have B. Group move up to a full member. M. Edgecomb will check in with both members and then speak to the City Clerk.

Land Use Meet and Greet will be Tuesday January 13<sup>th</sup> 5:30-7pm.

### 8. ADJOURNMENT

S. Fellows moved to adjourn at 6:10pm. R. Atwood seconded. Vote: U/A



WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES SPRING 2021 & OCTOBER OF 2022.
- 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).



JOHN P. HAYES III, CWS #18

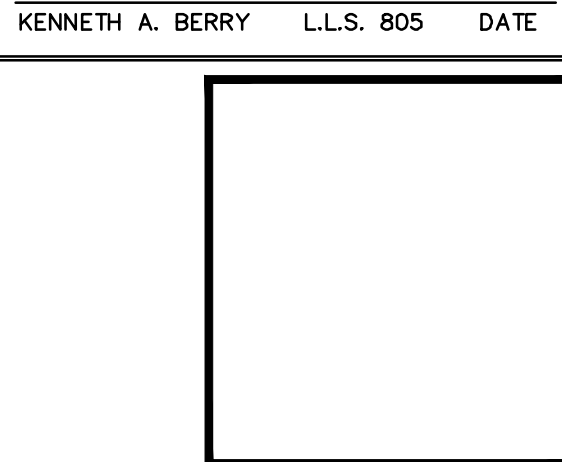
PLAN REFERENCES:

- "STANDARD PROPERTY SURVEY AND SUBDIVISION OF LAND OF THE EDWARD J. GEORGE FAMILY TRUST"  
BY: CIVIL CONSULTANTS  
DATED: APRIL 2, 2011  
S.C.R.D.: PLAN #102-24
- "PLAN OF LAND PREPARED FOR FAIRVIEW PARTNERS, LLC TAX MAP E, LOT NO. 74B 35 TOLEND ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE"  
BY: MCNEANEY SURVEY ASSOCIATES INC.  
DATED: MARCH 4, 2016
- "SUBDIVISION OF LAND FOR KAREN & JAMES BECKINGHAM & MARY & SCOTT MCEWAN IN DOVER, N.H."  
BY: BRUCE L. POHOPEK  
DATED: FEBRUARY 19, 1986  
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- "SUBDIVISION OF LAND FOR PAUL MARTEL IN DOVER, N.H."  
BY: BRUCE L. POHOPEK  
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DATED: MAY, 1969  
S.C.R.D.: BOOK 858, PAGE 159
- "PLAN OF LAND, HAROLD A. & YVONNE M. CLEWLEY & LINDA J. NOURY, NORTH SIDE OF TOLEND ROAD, DOVER, NH"  
BY: R.W. MCCRONE  
DATED: MARCH 1986  
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- "BOUNDARY LINE ADJUSTMENT, THE HEIRS OF KENNETH & IRENE M. NYE AND PAUL & KATHERINE MARTEL, UPPER FACTORY ROAD, DOVER, NH"  
BY: TRITECH ENGINEERING CORPORATION  
DATED: OCTOBER 25, 2004  
S.C.R.D. PLAN #77-87

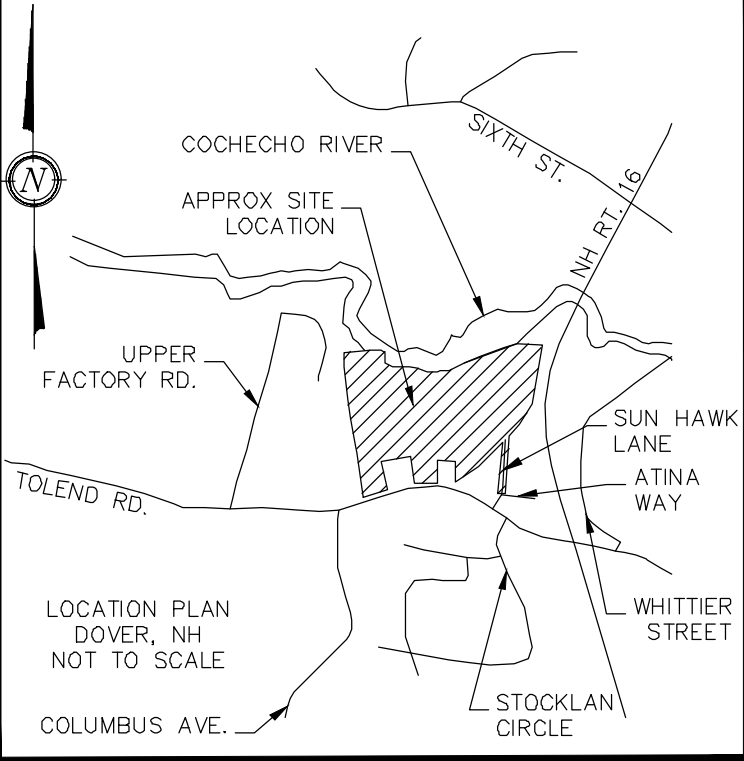
PLAN REFERENCES CONTINUED:

- "SUBDIVISION OF LAND FOR ANTONIO BASTIANELLI IN DOVER, N.H."  
BY: BRUCE L. POHOPEK, LAND SURVEYOR  
DATED: JULY 31, 1989, AS REVISED 5/28/90  
S.C.R.D. PLAN #32-149
- "STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF PROPOSED L51824(1), SPAULDING TURNPIKE"  
DATED: OCTOBER 19, 1955  
S.C.R.D. PLAN #32, POCKET 15, FOLDER 3 & S.C.R.D. PLAN #36, POCKET 15, FOLDER 3 & ON FILE AT NH DOT RIGHTS-OF-WAY, CONCORD, NH
- "LOT LINE REVISION LAND OF 59 TOLEND ROAD LLC AND EUGENE A. & DONNA L. SGRIGNUOLI TOLEND ROAD DOVER, NH"  
BY: BERRY SURVEYING & ENGINEERING  
DATED: APRIL 27, 2023, REVISED AUGUST 30, 2023  
S.C.R.D.: PLAN #13071

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. ~ 1:10,000~



APPROVED DOVER



NOTES:

- OWNER: 59 TOLEND RD LLC  
42J DOVER POINT ROAD  
DOVER, NH 03820
- TAX MAP E, LOT 65-1
- EXISTING LOT AREA: 1,809,066 Sq.Ft., 41.53 Ac.±
- S.C.R.D. BOOK 5044, PAGE 744
- OWNER: EUGENE A. & DONNA L. SGRIGNUOLI  
22 SUN HAWK LANE  
DOVER, NH 03820
- TAX MAP E, LOT 65-A
- EXISTING LOT AREA: 125,886 Sq.Ft., 2.89 Ac.
- S.C.R.D. BOOK 1571, PAGE 86
- THE INTENT OF THIS PLAN IS TO SHOW A DETAILED VIEW OF THE PROPOSED CONDOMINIUM OPEN SPACE SUBDIVISION. THIS IS SHEET 21 OF 102.
- SEE THE OVERVIEW SUBDIVISION PLAN, SHEET 19 OF 102, FOR COMPLETE ABUTTER LIST AND MORE NOTES.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

LEGEND:

- 3/4" REBAR W/D CAP ~TBS~
- GRANITE BOUND ~TBS~
- IRON BOUND ~FND OR SET~
- IRON PIPE ~FND~
- NHNB BOUND ~FND~
- UTILITY POLE / GUY WIRE
- MATCH POINT
- MATCH LINE
- BUILDING SETBACK LINE / OSS BUFFER
- POORLY DRAINED WETLAND LINE
- EXISTING RIVER
- EXISTING TRAIL
- 50' WETLAND BUFFER
- FEMA FLOOD ZONE
- 100' LOCAL CONSERVATION OVERLAY ZONE
- PROPOSED LCA LINE
- SURVEY TIE LINE - NOT A PROPERTY BOUNDARY
- PROPOSED EASEMENT
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- TBS TO BE SET
- LCA LIMITED COMMON AREA
- # ABUTTER - SEE OVERVIEW PLAN, SHEET 19 OF 102

GRAPHIC SCALE

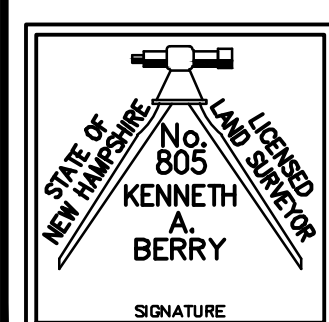


( IN FEET )  
1 inch = 50 ft

| #7 | 06-12-24 | REVISED PER CONDITIONS OF APPROVAL              |
|----|----------|-------------------------------------------------|
| #6 | 05-03-24 | REVISED PER NHDES SUBSURFACE REVIEW             |
| #5 | 03-15-24 | REVISED PER DOVER SEPTIC REVIEW                 |
| #4 | 02-08-24 | REVISED NH F&G CONDITIONS & DOVER SEPTIC REVIEW |
| #3 | 08-30-23 | REVISED EFFLUENT DISPOSAL AREAS                 |
| #2 | 08-01-23 | REVISED PER DOVER TRC #2 COMMENT                |
| #1 | 06-30-23 | REVISED PER DOVER TRC #1 COMMENT                |

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|----------|------|-------------|

CONDOMINIUM OPEN SPACE SUBDIVISION DETAIL PLAN, NORTHWEST  
LAND OF  
59 TOLEND ROAD, LLC AND  
EUGENE A. & DONNA L. SGRIGNUOLI  
TOLEND ROAD  
DOVER, N.H.  
TAX MAP E, LOT 65-1 & 65-A



BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. (603)332-2863  
SCALE : 1 IN. EQUALS 50 FT.  
DATE : APRIL 27, 2023  
FILE NO. : DB 2023-031

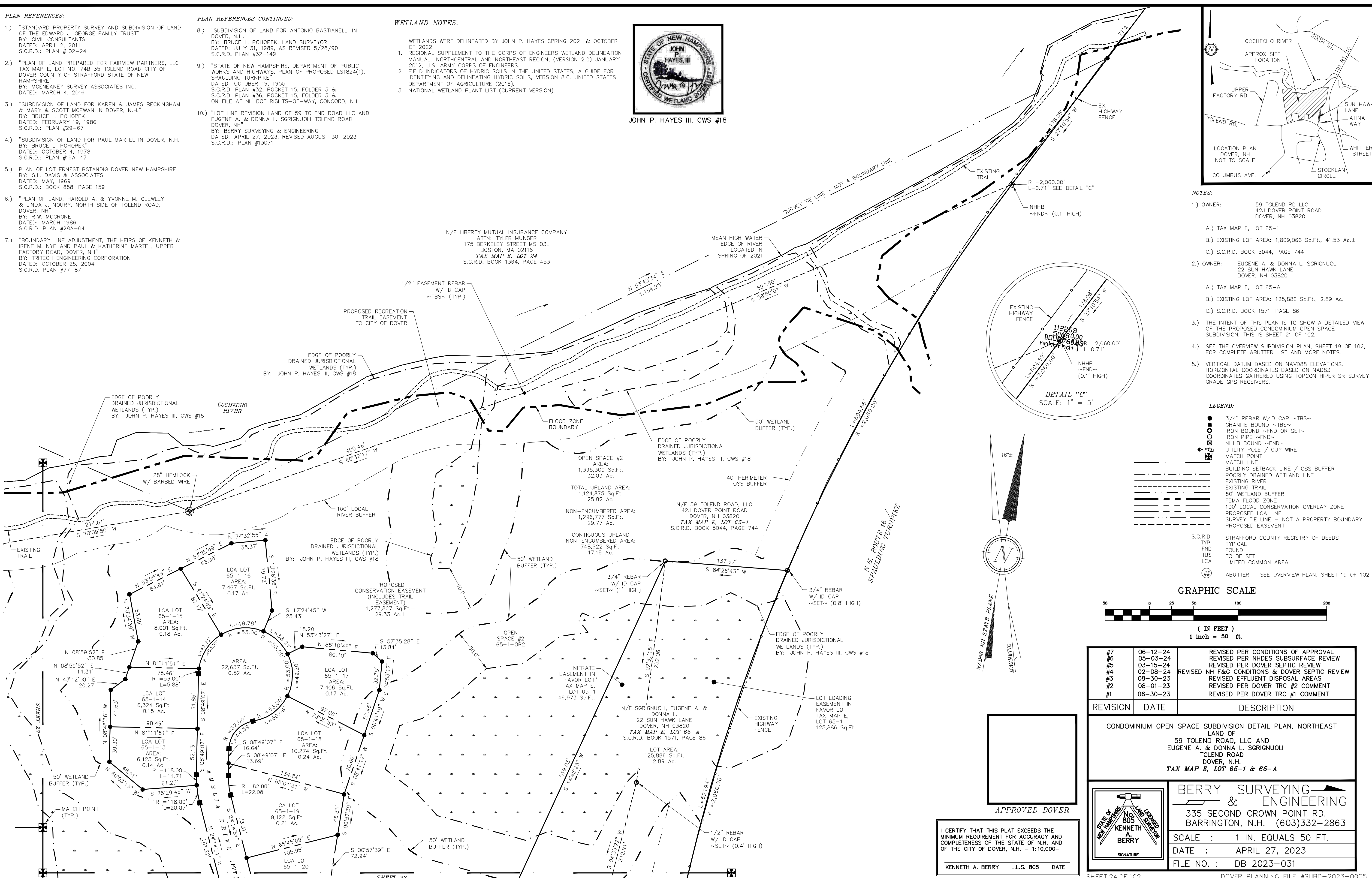


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DATED: OCTOBER 19, 1955  
S.C.R.D. PLAN #32, POCKET 15, FOLDER 3 &  
S.C.R.D. PLAN #36, POCKET 15, FOLDER 3 &  
ON FILE AT NH DOT RIGHTS-OF-WAY, CONCORD, NH
- 10.) "LOT LINE REVISION FOR 09 TOLEND ROAD LLC AND EUGENE A. & DONNA L. SGRIGNOLI TOLEND ROAD DOVER, NH"  
BY: J. BERRY SURVEYING & ENGINEERING  
DATED: APRIL 27, 2023, REVISED AUGUST 30, 2023  
S.C.R.D.: PLAN #13071

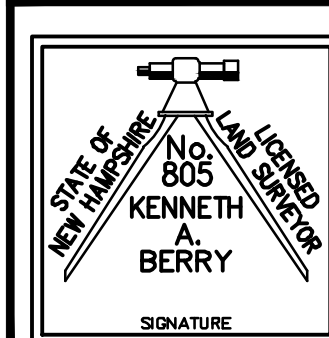
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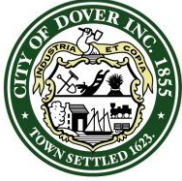
|          |          |                                                 |
|----------|----------|-------------------------------------------------|
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| #6       | 05-03-24 | REVISED PER NHDES SUBSURFACE REVIEW             |
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| #3       | 08-30-23 | REVISED EFFLUENT DISPOSAL ADVICE                |
| #2       | 08-01-23 | REVISED PER DOVER TRC COMMENT                   |
| #1       | 06-30-23 | REVISED PER DOVER TRC #1 COMMENT                |
| REVISION | DATE     | DESCRIPTION                                     |

CONDOMINIUM OPEN SPACE SUBDIVISION DETAIL PLAN, NORTHEAST  
LAND OF  
59 TOLEND ROAD, LLC AND  
EUGENE A. & DONNA L. SGRIGNUOLI  
TOLEND ROAD  
DOVER, N.H.  
*TAX MAP E, LOT 65-1 & 65-A*



**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 50 FT.  
DATE : APRIL 27, 2023  
FILE NO. : DB 2023-031



CITY OF DOVER

## CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2025-0032

Application Type: Conditional Use Permit  
Applicant(s): TFMoran  
Owner(s): Paul Sapienza and Angela Engel  
Location: 3 Boston Harbor Road (Map 7, Lot 1)  
Meeting Date: January 12, 2026

**INTENT:** Proposal is for a Conditional Use Permit (CUP) to construct a hybrid living shoreline.

**AGENDA ITEM #:** 6-C

**FILE:** COND-2025-0032

**OWNER:** Paul Sapienza and Angela Engel

**APPLICANT:** TFMoran

**LOTS/UNITS PROPOSED:** N/A (no change)

**ACREAGE:** 0.56 ± ac.

**ZONING DISTRICT:** R-20

**EXISTING/PROPOSED LAND USE:**  
Residential

**SURROUNDING LAND USE:** Residential,  
Piscataqua River

**WAIVERS REQUESTED:** N/A

**ZBA ACTION:** N/A for proposal.

**PERMITS REQUIRED:** City of Dover CUP for  
proposed Conservation District impacts, NHDES  
Standard Dredge & Fill Permit

**APPLICATION IS COMPLETE:** Yes

**TECHNICAL REVIEW COMMITTEE:** N/A

**ATTACHMENTS:** Impact Plan, Application  
Materials.

### Summary of Request and Background:

The applicant is proposing to construct a living shoreline on their property that will result in approximately 19,382 square feet of permanent impacts within the Conservation District and approximately 4,997 square feet of temporary impacts, which are limited to an existing driveway area.

The applicant states that the proposal is intended to create a shoreline that is resilient to potential severe storm events and anticipated sea level rise.

### Consistency with Land Use Regulations – CUP 170.27.C

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

Planning Staff have reviewed the materials submitted by the applicant. The following items are of note. The proposal is driven by resiliency needs related to potential storm events and projected sea level rise. The applicant states the erosion control measures will be inspected and adjusted as needed throughout the construction process. NHDES permitting for the proposed impacts has been applied for.





## PERMIT SNAPSHOT REPORT COND-2025-0032 FOR CITY OF DOVER, N.H.

**Permit Type:** Conditional Use  
**Work Class:** Environmental  
**Status:** In Review  
**Valuation:** \$0.00  
**Description:** Development of a hybrid living shoreline to protect property from storm events and reduce shoreline erosion.

**Project:**  
**District:** None  
**Square Feet:** 0.00  
**Assigned To:** Edgecomb, Makayla

**App Date:** 11/11/2025  
**Exp Date:** NOT AVAILABLE  
**Completed:** NOT COMPLETED  
**Approval Expire Date:**

|                             |      |                                                 |      |                                                                                       |
|-----------------------------|------|-------------------------------------------------|------|---------------------------------------------------------------------------------------|
| <b>Parcel:</b> 07001-000000 | Main | <b>Address:</b> 3 Boston Harbor Rd<br>Dover, NH | Main | <b>Zone:</b> RM-SU(Residential - Suburban Density)<br>R-20(Residential - Low Density) |
|-----------------------------|------|-------------------------------------------------|------|---------------------------------------------------------------------------------------|

|                            |                            |                      |
|----------------------------|----------------------------|----------------------|
| Plan Preparer              | Applicant                  | Owner                |
| Luke Taylor                | Luke Taylor                | Paul Sapienza        |
| 170 Commerce Way Suite 102 | 170 Commerce Way Suite 102 | Home: (603) 431-2222 |
| Suite 102                  | Suite 102                  |                      |
| Portsmouth, NH 03801       | Portsmouth, NH 03801       |                      |
| Business: (603) 431-2222   | Business: (603) 431-2222   |                      |

### Permit Custom Fields

|                           |                                                      |                                             |                       |              |                                                                                                              |
|---------------------------|------------------------------------------------------|---------------------------------------------|-----------------------|--------------|--------------------------------------------------------------------------------------------------------------|
| Select Permit Type        | Wetland Protection District                          | General Purpose                             | Alteration / Addition | Project Zone | Residential                                                                                                  |
| What is the parcel zoned? | R-20                                                 | New Change in Impervious/Paved Area (sq ft) | 0                     | Work         | Impacts within the 50' City of Dover wetland buffer for the purpose of developing a hybrid living shoreline. |
| permitsstatefed           | NHDES Wetlands Dredge & Fill - Under review by NHDES |                                             |                       |              |                                                                                                              |

| Attachment File Name                 | Added On         | Added By         | Attachment Group | Notes                                            |
|--------------------------------------|------------------|------------------|------------------|--------------------------------------------------|
| Signature_Luke_Taylor_11/11/2025.jpg | 11/11/2025 12:45 | Taylor, Luke     |                  | Uploaded via CSS                                 |
| Permit Snapshot Report.pdf           | 11/11/2025 12:46 | Service, EnerGov |                  | Attached by IO - ATTACH: Initial Permit Snapshot |

| Invoice No.                      | Fee                              | Fee Amount | Amount Paid |
|----------------------------------|----------------------------------|------------|-------------|
| INV-2025014530                   | Planning General Application Fee | \$200.00   | \$200.00    |
| Total for Invoice INV-2025014530 |                                  | \$200.00   | \$200.00    |
| Grand Total for Permit           |                                  | \$200.00   | \$200.00    |

| Submittal Name             | Status     | Received Date     | Due Date   | Complete Date | Resubmit   | Completed      |
|----------------------------|------------|-------------------|------------|---------------|------------|----------------|
| Conditional Use Review v.1 | In Review  | 11/13/2025        | 11/26/2025 |               | No         | No             |
| Item Review Name           | Department | Assigned User     | Status     | Assigned Date | Due Date   | Completed Date |
| Planning                   | Planning   | Edgecomb, Makayla | In Review  | 11/13/2025    | 12/11/2025 |                |

| Workflow Step / Action Name                      | Action Type       | Start Date       | End Date         |
|--------------------------------------------------|-------------------|------------------|------------------|
| <a href="#">Review v.1</a>                       |                   | 11/13/2025 0:00  |                  |
| <a href="#">Confirm application complete v.1</a> | Generic Action    |                  | 11/13/2025 15:15 |
| <a href="#">Conditional Use Review v.1</a>       | Receive Submittal | 11/13/2025 15:15 |                  |
| Planning Board v.1                               |                   |                  |                  |
| Planning Board Agenda v.1                        | Task              |                  |                  |
| Invoice for Notices v.1                          | Task              |                  |                  |
| Send Notices v.1                                 | Task              |                  |                  |
| Planner Creates Staff Recommendations v.1        | Permit Activity   |                  |                  |



## PERMIT SNAPSHOT REPORT (COND-2025-0032)

|                                              |                 |
|----------------------------------------------|-----------------|
| Distribute Planning Board Materials v.1      | Task            |
| Planning Board Hearing v.1                   | Hold Hearing    |
| Planning Board Decision v.1                  | Permit Activity |
| NOD Sent to Applicant v.1                    | Create Report   |
| <b>Issue Permit v.1</b>                      |                 |
| Verify Fees Prior to Permit v.1              | Generic Action  |
| Issue and Review Permit v.1                  | Generic Action  |
| Print and Email Permit v.1                   | Generic Action  |
| Plans uploaded to Treeno v.1                 | Generic Action  |
| Internal Notification of Plan Completion v.1 | Generic Action  |
| Recording v.1                                | Task            |



# City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

## APPLICANT AND OWNER INFORMATION

Name of Applicant: Luke Taylor, TFMoran Inc. Telephone # Private

Address of Applicant: 170 Commerce Way, Suite 102, Portsmouth, NH

E-Mail Address: LTaylor@tfmoran.com (Agent)

Name of Property Owner (if different from applicant): Paul Sapienza & Angela Engle Telephone # Paul Sapienza

Address of Property Owner: 3 Boston Harbor Rd. Dover, NH

## PROPERTY INFORMATION

Assessor's Map # 7 Lot(s) # 1

Address of Property: 3 Boston Harbor Rd. Dover, NH

Zoning District(s) R-20 Overlay District(s) Riverfront residential & Conservation

Existing Use of Property: Single family residential

## CONDITIONAL USE PERMIT INFORMATION

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

- |                                                           |                                                         |                                                        |
|-----------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Conservation District | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection           | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Alternative Treatment Center  |
| <input type="checkbox"/> Wetland Protection District      | <input type="checkbox"/> Central Business District      | <input type="checkbox"/> Heritage Residential District |

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

Impacts within the 100' City of Dover tidal wetland buffer for the purpose of developing a  
hybrid living shoreline.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Wetlands Dredge & Fill permit - Under review by NHDES

Name of Professional That Prepared Plans: Jack McTigue, PE, Jason Aube, CWS & Luke Taylor  
Environmental Scientist

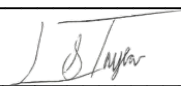
Address 170 Commerce Way, Suite 102, Portsmouth, NH Telephone #: 603.431.2222

Professional License #: PE-#14950, CWS #313 E-mail address: LTaylor@tfmoran.com (Agent)

### **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: See attached LOA Date: \_\_\_\_\_

Signature of Applicant (if different from owner):  Date: 10/05/2025

Signature of Agent:  Date: 10/05/2025

### **AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: See attached LOA Date: \_\_\_\_\_



## CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

**Owner:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b>        | <b><u>MAILING ADDRESS</u></b> |
|----------------|--------------|------------------------------|-------------------------------|
| 7              | 1            | Paul Sapienza & Angela Engle | 3 Boston Harbor Rd. Dover, NH |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b> | <b><u>MAILING ADDRESS</u></b> |
|-----------------------|--------------------------|-------------------------------|
| Luke Taylor           | TFMoran, Inc.            | 170 Commerce Way, Suite 102,  |

**Surveyor and/or Engineer/Professional Agent:**

Portsmouth, NH

| <b>NAME</b>      | <b>COMPANY</b> | <b><u>MAILING ADDRESS</u></b> |
|------------------|----------------|-------------------------------|
| Jack McTigue, PE | TFMoran, Inc.  | Same as above                 |
| Jason Aube, CWS  | TFMoran, Inc.  | Same as above                 |
|                  |                |                               |

**Conservation Easement Holder:**

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

# PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

## A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # \_\_\_\_\_ new lots created = \$ \_\_\_\_\_
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # \_\_\_\_\_ of lots involved = \$ \_\_\_\_\_
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # \_\_\_\_\_ per dwelling unit = \$ \_\_\_\_\_
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
  - ☐ New construction \$.15 sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_
  - ☐ Additions (new floor space) \$.10 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_
- ☐ MOTEL/HOTEL \$35.00 x # \_\_\_\_\_ per lodging unit = \$ \_\_\_\_\_
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
  - ☐ Existing floor spaces \$.10 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_
- ☒ CONDITIONAL USE PERMIT Application fee \$200.00 x # 1 per Application = \$ 200
- ☐ GRAVEL PIT/ EXCAVATIONS
  - ☐ Application fee \$50.00 = \$ \_\_\_\_\_
  - ☐ Permit fee \$75.00 = \$ \_\_\_\_\_
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_

**SUBTOTAL PLAN REVIEW FEE = \$ 200**

**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 # 1 applications = \$ \_\_\_\_\_**

**SUBTOTAL = \$ \_\_\_\_\_**

**TOTAL INVOICE AMOUNT = \$ \_\_\_\_\_**

**PLAN REVIEW FEE COLLECTED/PAID = \$ \_\_\_\_\_**

**BALANCE DUE = \$ 200 (paid online)**

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



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



# Construction of a Living Shoreline and Associated Site Improvements

## 3 Boston Harbor Rd, Dover NH – Tax Map: 7, Lot: 1

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### Detailed Description of Project

The applicant owns a 0.7647-acre parcel at 3 Boston Harbor Rd, in Dover, New Hampshire, developed with a wood-framed single-family residence and associated site improvements along the Piscataqua River. The applicant is proposing to construct a hybrid living shoreline, raising an existing retaining wall, and associated grading.

The proposed activities occur within the 100-foot Tidal Buffer of the Wetlands Protection Overlay District. All work will take place on manicured lawn or developed areas. The project is consistent with the purpose and intent of the Wetlands Protection District, as it will not adversely affect the functions and values of the adjacent wetland or tidal resources.

Prior to construction, erosion and sedimentation controls consisting of silt sock and a turbidity curtain will be installed along the downslope limit of work to ensure no sediment or debris migrates toward the adjacent tidal resource. Construction will not begin until all erosion controls are properly installed and inspected (See attached Proposed Conditions Plan). The erosion and sedimentation barriers will be monitored, inspected, and adjusted as necessary throughout construction activities.



Construction materials, equipment, and machinery will be transferred to the project area and properly stored in upland areas. All equipment will be inspected daily for leaking fuel, oil, and hydraulic fluid, and if necessary, repairs will be made immediately. Contractors responsible for operating construction equipment will have adequate oil spill kits on-site and readily accessible during construction, and they will be trained in deploying this equipment should it be required.

Upon completion of construction, all disturbed soils will be loamed and seeded with an appropriate conservation or lawn seed mix and monitored for successful stabilization. Once the site is fully stabilized and vegetation has been re-established, the silt socks will be removed.







Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



# City of Dover - Conditional Use Permit (CUP) Application

## *Criteria for Approval*

### 3 Boston Harbor Rd, Dover NH – Tax Map: 7, Lot: 1

---

#### § 170-27 Conservation District

**(a) Practicable alternative**

There is no practicable alternative that would result in a less adverse impact on the area. This project proposes to make the property more resilient to severe storm events and anticipated sea level rise. Constructing a *Hybrid Living Shoreline* is the prescribed approach to achieve this outcome.

**(b) Avoidance**

The proposed impacts cannot be avoided.

**(c) Minimization**

No direct impacts to the neighboring tidal resources are proposed. All work will occur entirely within the *Previously Developed Upland Tidal Buffer Zone*. A silt sock and a turbidity curtain will be installed prior to construction. These erosion control measures will be monitored, inspected, and adjusted as necessary throughout the duration of the project, and they will remain in place until the site is fully stabilized after the work has been completed.

Construction of a *Hybrid Living Shoreline* is a form of minimization as it allows the property to become more resilient to storm events through the planting of native vegetation.

**(d) Mitigation**

Under the NHDES Wetlands Bureau Administrative Rules, more particularly, Env-Wt 313.04, Compensatory Mitigation is not required for this project.

**(e) Approval by the NHDES Wetlands Bureau**

A NHDES Wetland Permit Application was submitted to NHDES on November 5<sup>th</sup>, 2025, and it has since been deemed *administratively complete*, and it has been assigned permit application number: 2025-03025.

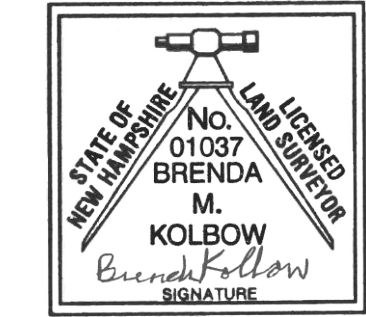


**(f) Wetlands Functions and Values**

While this project proposes no direct impact to wetlands or undisturbed natural wetlands buffers, with oversight from NH Certified Wetland Scientist, Jason R. Aube, we assessed the functions and values of the neighboring aquatic resource using the U.S. Army Corps of Engineers Highway Methodology, NH Fish & Game Wildlife Action Plan (WAP), and the University of New Hampshire's Wetland Permit Planning Tool (WPPT). Given that this project will occur entirely within the *Previously Developed Upland Tidal Buffer Zone* and that a robust planting matrix of native vegetation is proposed along the shoreline, this project, as proposed, will not adversely affect the functions and values of the neighboring aquatic resources.



Jan 07, 2026 - 3:41pm  
F:\MISC Projects\47529-Boston Harbor Rd\Carlson Survey\Drawings\47529-10 Survey.dwg



LICENSED LAND SURVEYOR

2026-01-07  
DATE

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

#### LEGEND:

| MAP 7 LOT 1            | ASSESSORS MAP / LOT NUMBER   |
|------------------------|------------------------------|
| A.G.                   | ABOVE GRADE                  |
| BK. PG.                | BOOK/PAGE                    |
| EL.                    | ELEVATION                    |
| EM                     | ELECTRIC METER               |
| EP                     | EDGE OF PAVEMENT             |
| LLS                    | LICENSED LAND SURVEYOR       |
| N/F                    | NOW OR FORMERLY              |
| SCRD                   | STRAFFORD COUNTY             |
| S.F.                   | REGISTRY OF DEEDS            |
| ○                      | SQUARE FEET                  |
| ○                      | IRON PIPE/ROD FOUND          |
| △                      | ANGLE IRON FOUND             |
| AC                     | AIR CONDITIONER              |
| —                      | UTILITY POLE                 |
| — OHU —                | OVERHEAD UTILITIES           |
| — o — o — o —          | STOCKADE FENCE               |
| — — — — —              | APPROXIMATE ABUTTER LINE     |
| — — — — —              | BOUNDARY LINE                |
| — — — — —              | SETBACK LINE                 |
| - - - - - 10 - - - - - | EXISTING CONTOUR             |
| — — — — —              | MEAN HIGH WATER              |
| — — — — —              | HIGHEST OBSERVABLE TIDE LINE |
| — — — — —              | FEMA FLOOD HAZARD LINE       |
| — — — — —              | 50' WATERFRONT BUFFER        |
| CONCRETE               |                              |
| RETAINING WALL         |                              |
| RIPRAP                 |                              |
| PAVEMENT               |                              |
| PAVER WALK             |                              |
| WOOD DECKING           |                              |
| LANDSCAPED AREA        |                              |

#### LOT COVERAGE CALCULATION:

|                         |            |
|-------------------------|------------|
| BUILDINGS:              | 1,441 S.F. |
| ROOF OVERHANG:          | 289 S.F.   |
| PAVEMENT:               | 4,600 S.F. |
| RETAINING WALLS/RIPRAP: | 1,504 S.F. |
| DECKS/STEPS:            | 501 S.F.   |
| CONCRETE/PAVERS:        | 149 S.F.   |
| OTHER/HVAC:             | 16 S.F.    |

TOTAL LOT COVERAGE: 8,500 S.F.

$8,500 \text{ S.F.} / \pm 33,428 = 0.254 = \pm 25.4\%$   
(TOTAL LOT COVERAGE/TOTAL LOT AREA = LOT COVERAGE %)

#### PLAN REFERENCES:

- "BOUNDARY ADJUSTMENT PLAN PREPARED FOR HUGH A. VAUGHAN & BETSY LEAVITT-VAUGHAN DOVER, N.H." BY TFMORAN, INC. DATED: NOVEMBER 22, 1988.
- "PLAN OF LAND PREPARED FOR ANDREW AND HELEN MIKSENAS 7 BOSTON HARBOR ROAD DOVER, NEW HAMPSHIRE" BY MCNEANEY SURVEY ASSOCIATES, INC. DATED: OCTOBER 25, 1995.
- "PLAN OF LAND PREPARED FOR DAVID T. FUNK LOCAED IN DOVER, NEW HAMPSHIRE" BY ATLANTIC SURVEY COMPANY DATED: AUGUST 2, 1999.

PISCATAQUA RIVER  
(TIDAL)

PISCATAQUA RIVER  
(TIDAL)

MAP 7 LOT 1  
±33,310 S.F.  
(±0.7647 AC.)  
(AREA TO MEAN HIGH WATER LINE)

MAP 7 LOT 27  
N/F  
KEVIN & MARGUERITE CLIFFORD  
7 BOSTON HARBOR RD  
DOVER, NH 03820  
SCRD BK. 3952 PG. 99

MAP 7 LOT 2  
N/F  
WILLIAM CRAGG & CHANEY N. FISHER  
1 BOSTON HARBOR RD  
DOVER, NH 03820  
SCRD BK. 4570 PG. 775

#### NOTES:

- THE PARCEL IS LOCATED IN THE (R-20) LOW DENSITY RESIDENTIAL ZONING DISTRICT, THE RIVERFRONT RESIDENTIAL OVERLAY DISTRICT, THE CONSERVATION DISTRICT AND THE NHDES 250' SHORELAND PROTECTION ZONE.
- THE PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 7 AS LOT 1.
- THE PARCEL IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 6 FEET PER NAVD88 VERTICAL DATUM, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E, MAP REVISED SEPTEMBER 30, 2015.
- |                                      |                  |
|--------------------------------------|------------------|
| <b>DIMENSIONAL REQUIREMENTS:</b>     | <b>REQUIRED:</b> |
| MINIMUM LOT SIZE:                    | 20,000 S.F.      |
| LOT FRONTAGE:                        | 125'             |
| <b>MINIMUM YARD DIMENSIONS:</b>      |                  |
| FRONT:                               | 20'              |
| SIDE:                                | 20'              |
| REAR:                                | 30'              |
| <b>MAXIMUM STRUCTURE DIMENSIONS:</b> |                  |
| BUILDING HEIGHT:                     | 35'              |
| LOT COVERAGE:                        | 30%              |
- |                                                       |  |
|-------------------------------------------------------|--|
| <b>OVERLAY DISTRICTS:</b>                             |  |
| RIVERFRONT RESIDENTIAL OVERLAY DISTRICT:              |  |
| "EXISTING LOTS OF RECORD ARE EXEMPT..." PER 170-281.E |  |
- |                                       |      |
|---------------------------------------|------|
| NHDES 250' SHORELAND ZONING DISTRICT: |      |
| WETLAND SETBACK:                      | 250' |
- |                                         |  |
|-----------------------------------------|--|
| <b>OWNER OF RECORD:</b>                 |  |
| MAP 7 LOT 1:                            |  |
| ANGELA K. ENGEL & PAUL L. SAPIENZA, SR. |  |
| 3 BOSTON HARBOR ROAD                    |  |
| DOVER, NH 03820                         |  |
| SCRD BK#4260 PG#320                     |  |
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 7 LOT 1.
- FIELD SURVEY COMPLETED BY TCE IN JUNE 2024 USING A LEICA TS16, GS-16, GS-18 AND CARLSON DATA COLLECTION SOFTWARE.
- HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON JUNE 3, 2024 BY QUALIFIED COASTAL PROFESSIONAL, JASON R. AUBE. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES. UNDER ENV-WT 602.23, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD MARGIN OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

TAX MAP 7 LOT 1  
EXISTING CONDITIONS PLAN  
ENGEL/SAPIENZA  
3 BOSTON HARBOR RD  
DOVER, NEW HAMPSHIRE  
COUNTY OF STRAFFORD  
OWNED BY  
ANGELA K. ENGEL &  
PAUL L. SAPIENZA, SR.

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

JULY 10, 2024

Seacoast Division

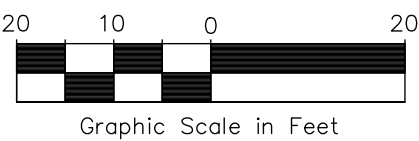
**TFM**

Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

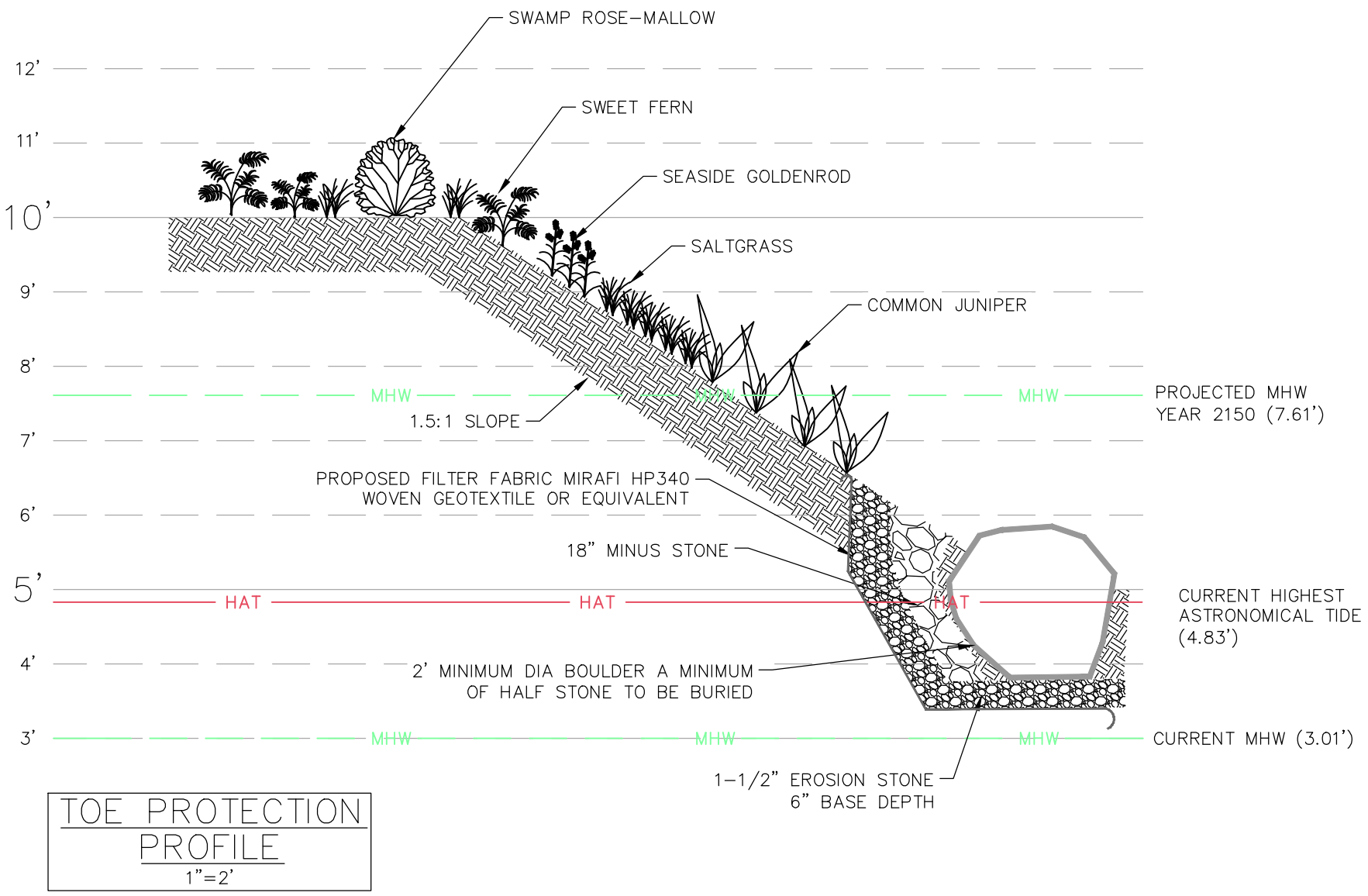
170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
www.tfmoran.com

|      |          |    |     |         |     |     |
|------|----------|----|-----|---------|-----|-----|
| FILE | 47529-10 | DR | RJB | FB      | 558 | S-1 |
|      |          | CK | BMK | CADFILE |     |     |

| REV. | DATE | DESCRIPTION | DR | CK |
|------|------|-------------|----|----|
|      |      |             |    |    |
|      |      |             |    |    |
|      |      |             |    |    |
|      |      |             |    |    |







SITE DATA

OWNER OF RECORD OF MAP 7 LOT 1: ANGELA K. ENGEL & PAUL L. SAPIENZA, SR.  
DEED REFERENCE TO PARCEL IS BK #4260 PG #320  
AREA OF PARCEL = 33,310± SF OR ±0.7647 ACRES

THE PURPOSE OF THIS PLAN IS TO DEPICT A TIDAL RESILIENCE PROJECT. ELEMENTS INCLUDE: RAISING THE GRADE ON A PORTION OF THE LOT AND SHORELINE STABILIZATION PROJECT THAT INCORPORATES VEGETATION ELEMENTS

WORK SEQUENCE NOTES

1. REMOVE ALL INVASIVE VEGETATION
2. LAY FILTER FABRIC
3. 2-3 TON TOE STONES
4. IMPLEMENT WEED HOLES TO ALLOW DRAINAGE
5. INTEGRATE VEGETATION BEHIND TOE STONES
6. SLOPE OF BANK IS 1.5:1
7. TO THE GREATEST EXTENT PRACTICABLE EXISTING TREES WILL REMAIN

NOTES

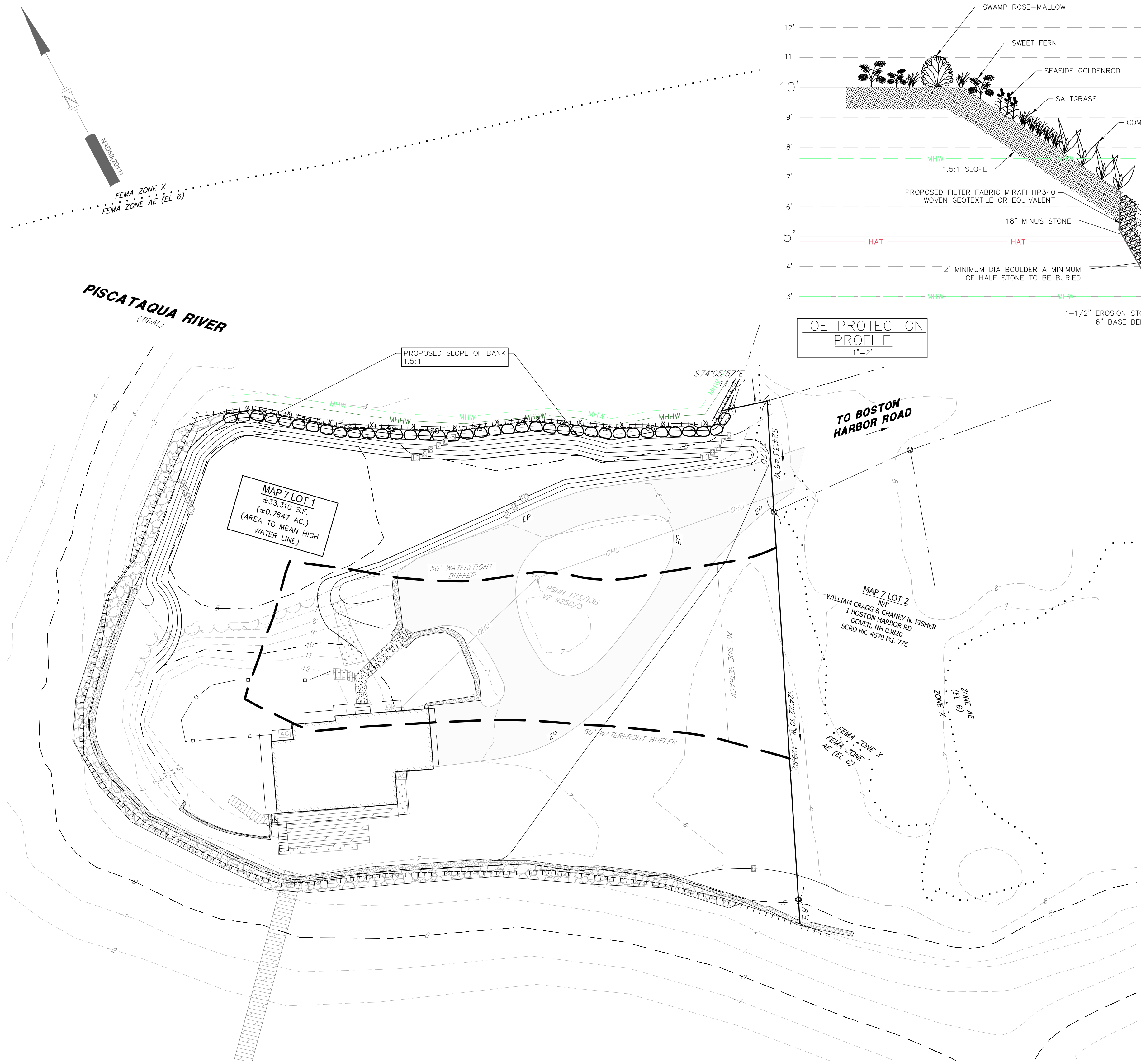
1. QUALIFIED COSTAL PROFESSIONAL, JASON R. AUBE (CWS #313), USING THE PUBLISHED NOAA DATA, DETERMINED THE TIDAL ELEVATIONS REPRESENTED ON THE PLANS.
2. NH LICENSED LAND SURVEYOR COREY COLWELL (LLS #844), ASSISTED WITH PLAN DEVELOPMENT.
3. TOPOGRAPHIC DATA ON MAP 7, LOT 2 BASED ON LIDAR FROM 2019-2020 U.S. GEOLOGICAL SURVEY LIDAR: NH COASTAL (QL1)
4. FINAL GRADE TO BE DETERMINED BY CONTRACTOR BASED ON SITE DATA

| TIDAL ELEVATIONS                                                                                                                                                                                                                                                                                                                                                                               |       |                  |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------|------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                | 2024  | 2150 (PROJECTED) |                  |
| MHHW                                                                                                                                                                                                                                                                                                                                                                                           | 3.38  | 7.98             | ----- MHHW ----- |
| MHW                                                                                                                                                                                                                                                                                                                                                                                            | 3.01  | 7.61             | ----- MHW -----  |
| MTL                                                                                                                                                                                                                                                                                                                                                                                            | -0.37 | 4.23             | ----- MTL -----  |
| MLW                                                                                                                                                                                                                                                                                                                                                                                            | -3.73 | 0.87             | ----- MLW -----  |
| MLLW                                                                                                                                                                                                                                                                                                                                                                                           | -3.99 | 0.61             | ----- MLLW ----- |
| TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423005, ATLANTIC TERMINALS, NH AND AS USED WITHIN THE CITY OF DOVER VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) |       |                  |                  |

| LEGEND            |                  |
|-------------------|------------------|
| SILT SOCKS        | SS SS            |
| EXISTING CONTOURS | 16               |
| PROPOSED CONTOURS | 18               |
| HOTL              | TTTTTTTTTTTTTTTT |
| TURBIDITY CURTAIN | X                |

| PRE-CONSTRUCTION IMPERVIOUS SURFACE AREA                              |                 |
|-----------------------------------------------------------------------|-----------------|
| STRUCTURES                                                            | COVERAGE (S.F.) |
| PRIMARY STRUCTURES                                                    | 2,231           |
| DRIVEWAYS                                                             | 4,600           |
| ALL OTHER COMBINED SURFACES                                           | 1,669           |
| IMPERVIOUS COVERAGE AREA = 25.4%<br>(8,500 S.F. / 33,428 S.F. * 100%) |                 |

| PRE-CONSTRUCTION IMPERVIOUS SURFACE AREA                              |                 |
|-----------------------------------------------------------------------|-----------------|
| STRUCTURES                                                            | COVERAGE (S.F.) |
| PRIMARY STRUCTURES                                                    | 2,231           |
| DRIVEWAYS                                                             | 4,600           |
| ALL OTHER COMBINED SURFACES                                           | 1,669           |
| IMPERVIOUS COVERAGE AREA = 25.4%<br>(8,500 S.F. / 33,428 S.F. * 100%) |                 |



SITE DEVELOPMENT PLANS

TAX MAP 7 LOT 1  
**PROPOSED GRADING PLAN**  
**SAPIENZA RESIDENCE**  
**3 BOSTON HARBOR ROAD, DOVER NH**  
OWNED BY AND PREPARED FOR  
**ANGELA K. ENGEL & PAUL L. SAPIENZA, SR.**

**1"=40' (11"X17")**  
**SCALE: 1"=20' (22"X34")** **AUGUST 29, 2024**

Seacoast Division



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
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| 47529.10 | DR LST FB | JRA CADFILE | 47529.10-SITE-PLANS | C-01 |
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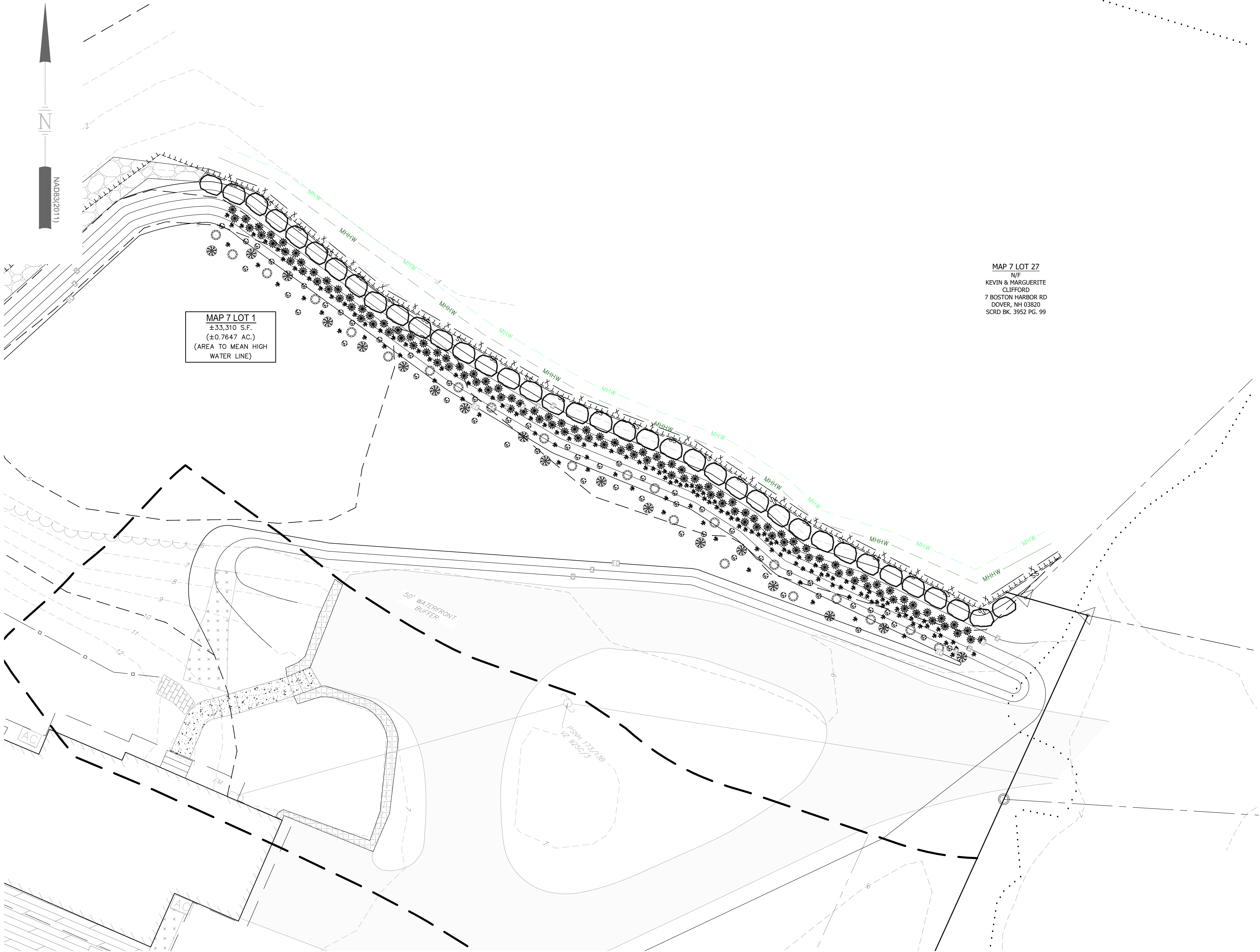
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SITE DATA

OWNER OF RECORD OF MAP 7 LOT 1: ANGELA K. ENGEL & PAUL L. SAPIENZA, SR.  
DEED REFERENCE TO PARCEL IS BK #4260 PG #320  
AREA OF PARCEL = 33,310± SF OR ±0.7647 ACRES

THE PURPOSE OF THIS PLAN IS TO DEPICT A TIDAL RESILIENCE PROJECT. ELEMENTS INCLUDE: RAISING THE GRADE ON A PORTION OF THE LOT AND SHORELINE STABILIZATION PROJECT THAT INCORPORATES VEGETATION ELEMENTS

WORK SEQUENCE NOTES

1. REMOVE ALL INVASIVE VEGETATION
2. LAY FILTER FABRIC
3. 2-3 TON TOE STONES
4. IMPLEMENT WEEP HOLES TO ALLOW DRAINAGE
5. INTEGRATE VEGETATION BEHIND TOE STONES
6. SLOPE OF BANK IS 1.5:1
7. TO THE GREATEST EXTENT PRACTICABLE EXISTING TREES WILL REMAIN

PLANTINGS KEY

| SPECIES TYPE                              | SYMBOL | QUANTITY |
|-------------------------------------------|--------|----------|
| COMMON JUNIPER (JUNIPERUS COMMUNIS)       |        | 119      |
| SALTGRASS (DISTICHLIS SPICATA)            |        | 138      |
| SEASIDE GOLDENROD (SOLIGAGO SEMPERVIRENS) |        | 51       |
| SWAMP ROSE-MALLOW (HIBISCUS MOSCHEUTOS)   |        | 22       |
| SWEET FERN (COMPTONIA PEREGRINA)          |        | 18       |

SITE DEVELOPMENT PLANS

TAX MAP 7 LOT 1

PLANTINGS PLAN

SAPIENZA RESIDENCE

3 BOSTON HARBOR ROAD, DOVER NH

OWNED BY AND PREPARED FOR

ANGELA K. ENGEL & PAUL L. SAPIENZA, SR.

1"=20' (11"X17")

SCALE: 1"=10' (22"X34')

AUGUST 29, 2024

Seacoast Division



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| FILE | 47529.10 | DR | LST | FB      | -                   | C-03 |
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| 1   | 5/22/2025 | REVISED PROFILE VIEW/GRADING | LST | JJM |
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| WETLAND CLASSIFICATION |                                                                       |
|------------------------|-----------------------------------------------------------------------|
| <b>E2EW1N</b>          | ESTUARINE, INTERTIDAL, EMERGENT, PERSISTENT, REGULARLY FLOODED        |
| <b>E2US3M</b>          | ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, MUD, IRREGULARLY EXPOSED |
| <b>E1UBL</b>           | ESTUARINE, SUBTIDAL, UNCONSOLIDATED BOTTOM, MUD, SUBTIDAL             |

## NOTES

1. QUALIFIED COASTAL PROFESSIONAL JASON R. AUBE, USING PUBLISHED NOAA DATA, COMPLETED THE WETLAND FUNCTIONAL ASSESSMENT AND WETLAND CLASSIFICATION.
2. THE U.S. FISH AND WILDLIFE SERVICE (USFWS) NATIONAL WETLANDS INVENTORY (NWI) WAS REFERENCED IN CREATION OF THIS PLAN.

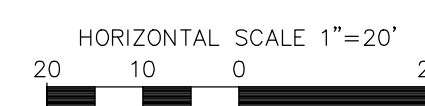
## SITE DEVELOPMENT PLANS

TAX MAP 7 LOT 1  
**WETLAND CLASSIFICATION PLAN**  
**SAPIENZA RESIDENCE**  
**3 BOSTON HARBOR ROAD, DOVER NH**  
OWNED BY AND PREPARED FOR  
**ANGELA K. ENGEL & PAUL L. SAPIENZA, SR.**

**1"=40' (11"X17")**  
**SCALE: 1"=20' (22"X34")** **AUGUST 29, 2024**

|                                                                                       |          |            |               |                                                                                                                      |  |                                                                                                                                                           |  |
|---------------------------------------------------------------------------------------|----------|------------|---------------|----------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |          |            |               | Civil Engineers<br>Structural Engineers<br>Traffic Engineers<br>Land Surveyors<br>Landscape Architects<br>Scientists |  | 170 Commerce Way, Suite 102<br>Portsmouth, NH 03801<br>Phone (603) 431-2222<br>Fax (603) 431-0910<br><a href="http://www.tfmoran.com">www.tfmoran.com</a> |  |
| TFM<br>47529.10                                                                       | DR<br>CK | LST<br>JRA | FB<br>CADFILE | —<br>47529.10—CUP—SITE—PLANS                                                                                         |  | C—04                                                                                                                                                      |  |

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| 1          | 5/22/2025   |  | REVISED PROFILE VIEW/GRADING | LST       | J        |
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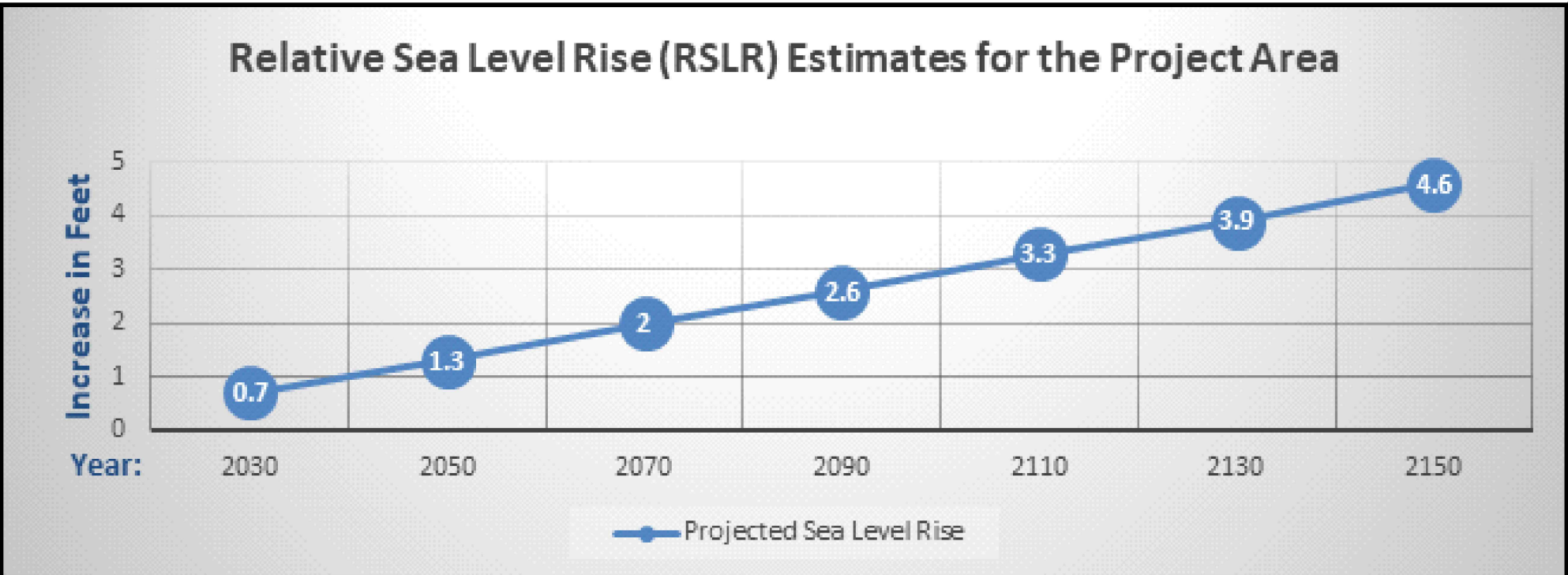
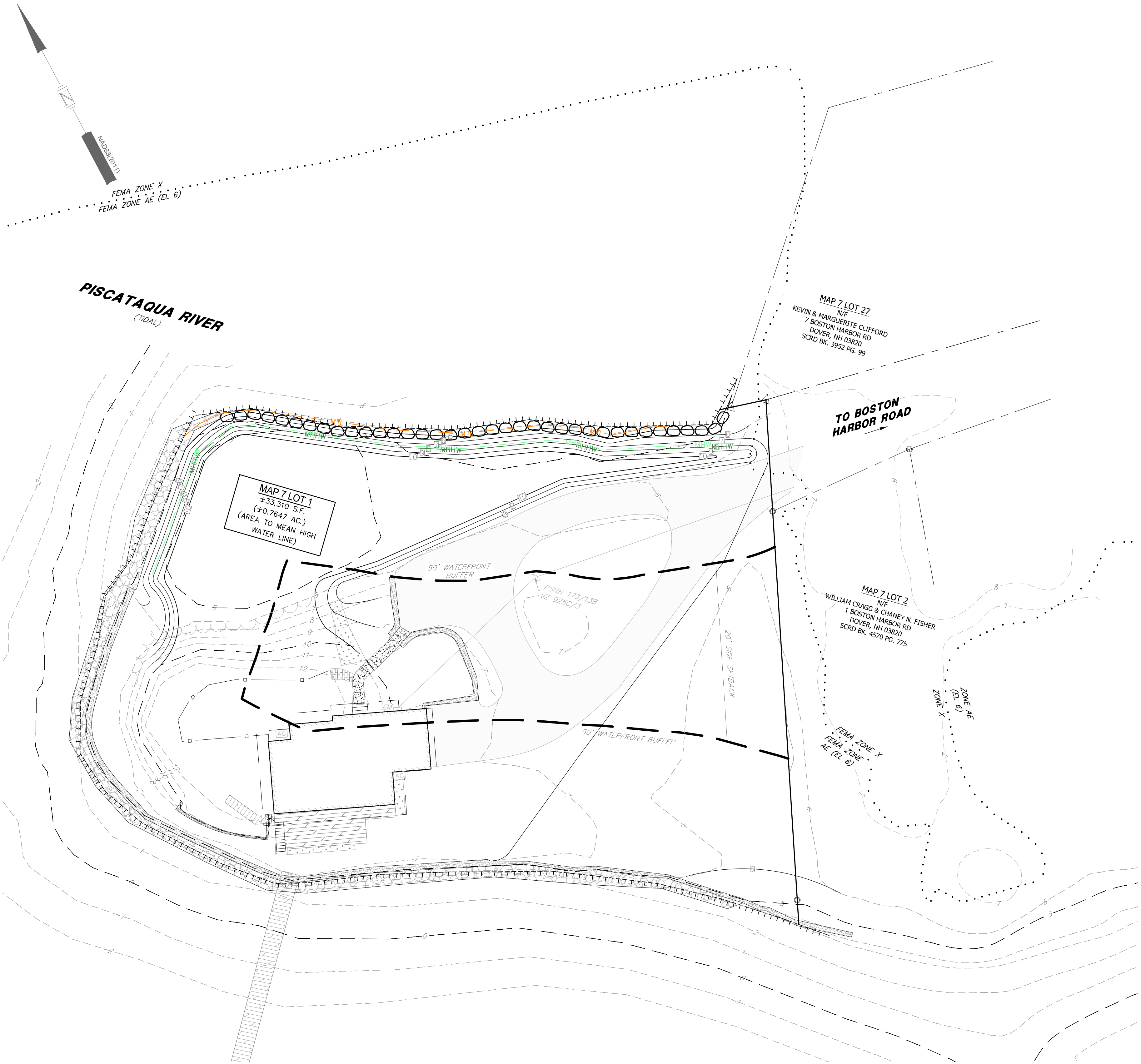


FIGURE 2: INCREMENTAL RELATIVE SEA LEVEL RISE (RSLR) ESTIMATES FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5, A HIGH TOLERANCE FOR FLOOD RISK, AND A PROJECT TIMEFRAME THAT EXTENDS BEYOND THE YEAR 2100.

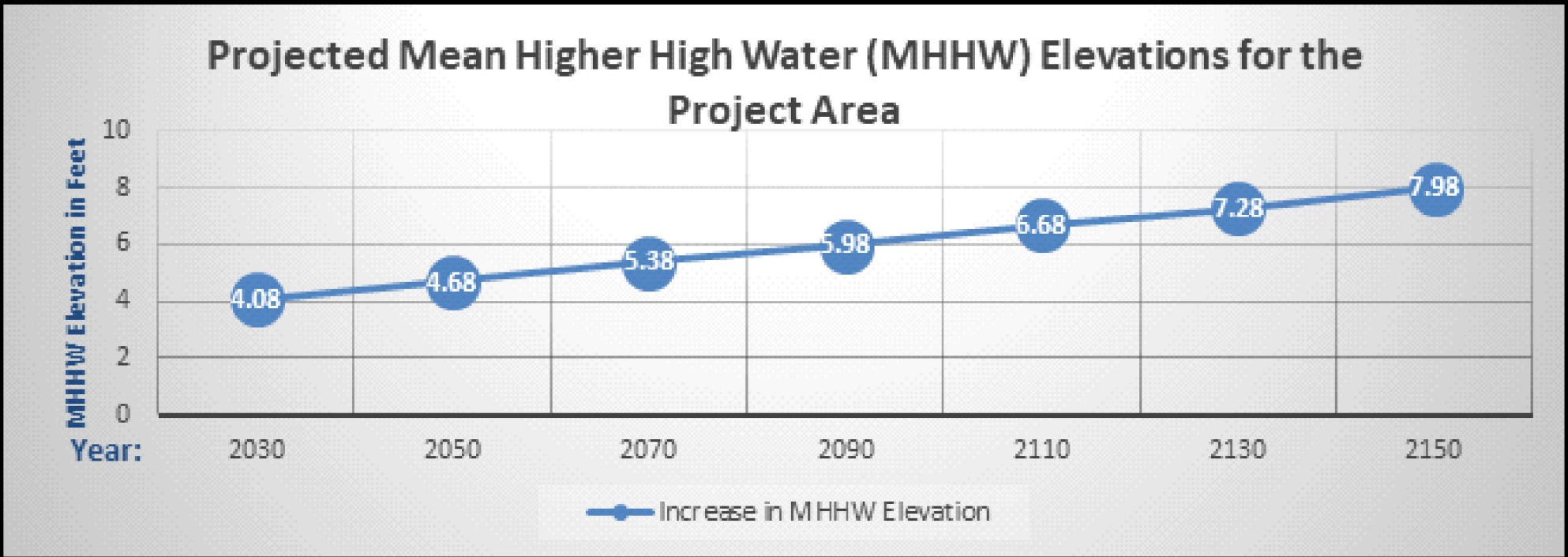


FIGURE 3: INCREMENTAL RELATIVE SEA LEVEL RISE (RSLR) FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5, A HIGH TOLERANCE FOR FLOOD RISK, AND THE CURRENT MEAN HIGHER HIGH WATER (MHHW) ELEVATION OF 3.38 FEET DETERMINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ASSOCIATION (NOAA) FOR THE ATLANTIC TERMINALS T14A NH STATION (#84230005) USING NAVD88 DATUM.

| TIDAL ELEVATIONS |       |                  |      |
|------------------|-------|------------------|------|
|                  | 2024  | 2150 (PROJECTED) |      |
| MHHW             | 3.38  | 7.98             | MHHW |
| MHW              | 3.01  | 7.61             | MHW  |
| MTL              | -0.37 | 4.23             | MTL  |
| MLW              | -3.73 | 0.87             | MLW  |
| MLLW             | -3.99 | 0.61             | MLLW |

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423005, ATLANTIC TERMINALS, NH AND AS USED WITHIN THE CITY OF DOVER VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

NOTES

THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOTS VULNERABILITY TO FUTURE SEA LEVEL RISE.  
THE PROJECTED TIDAL DATUM LINES FOR THE YEAR 2150 ARE SHOWN.

SITE DEVELOPMENT PLANS

TAX MAP 7 LOT 1

VULNERABILITY ASSESSMENT PLAN

SAPIENZA RESIDENCE

3 BOSTON HARBOR ROAD, DOVER NH

OWNED BY AND PREPARED FOR

ANGELA K. ENGEL & PAUL L. SAPIENZA, SR.

1"=40' (11"x17")

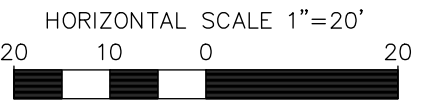
SCALE: 1"=20' (22"x34")

AUGUST 29, 2024

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| REV | DATE      | DESCRIPTION                  | DR  | CK  |
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| 1   | 5/22/2025 | REVISED PROFILE VIEW/GRADING | LST | JJM |

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Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
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47529.10

DR LST FB  
CK JRA CADFILE

NHDES-IMPACT-PLANS

C-05





1. SILT SOCK SHALL BE FILTEREX™ SILT/SOX™ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

The diagrams illustrate the dimensions for trench boxes and trench shields. The left diagram shows a trench box with a minimum height of 5 feet. The right diagram shows a trench shield with a maximum width of 6 feet and a height of 36 inches, with an additional 8-inch dimension indicated for the lower section.

## TURBIDITY CURTAIN

## SITE DEVELOPMENT PLANS

|      |          |    |     |         |                     |      |
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| FILE | 47529.10 | DR | LST | FB      | -                   | C-06 |
|      |          | CK | JRA | CADFILE | 47529.10-SITE-PLANS |      |

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| 1   | 5/22/2025 | REVISED PROFILE VIEW/GRADING | LST | JJM |  |
| REV | DATE      | DESCRIPTION                  | DR  | CK  |  |

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NEW  
HAMPSHIRE  
200

## Letter of Authorization

I, Paul Sapienza, hereby authorize TFMoran, Inc., located at 170 Commerce Way, Suite 102, Portsmouth, NH, to act on my behalf on all matters relative to permitting at 3 Boston Harbor Rd., Dover, NH, more specifically referenced as Tax Map: 7, Lot: 1.

Property Owner Name: PAUL C SAPIENZA

Property Owner Signature: Paul Sapienza

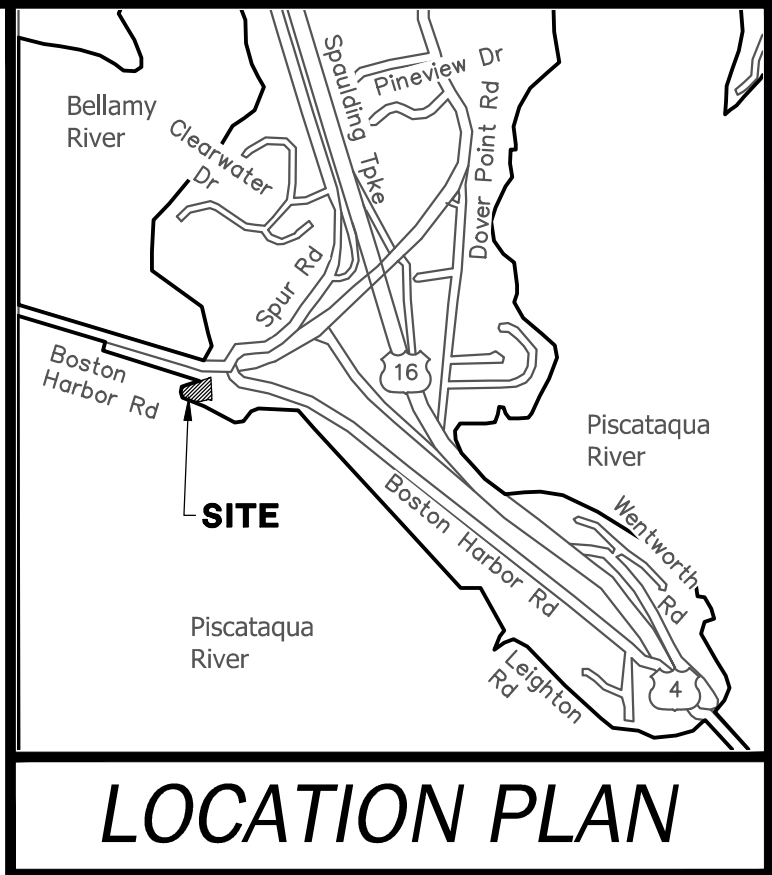
Date: 11/10/25

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Photo Orientation Key



NOTES:

- THE PARCEL IS LOCATED IN THE (R-20) LOW DENSITY RESIDENTIAL ZONING DISTRICT, THE RIVERFRONT RESIDENTIAL OVERLAY DISTRICT, AND THE NHDES 250' SHORELAND PROTECTION ZONE.
- THE PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP 7 AS LOT 1.
- THE PARCEL IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 6 FEET PER NAVD88 VERTICAL DATUM, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E, MAP REVISED SEPTEMBER 30, 2015.
- |                                      |                  |
|--------------------------------------|------------------|
| <b>DIMENSIONAL REQUIREMENTS:</b>     | <b>REQUIRED:</b> |
| MINIMUM LOT SIZE:                    | 20,000 S.F.      |
| LOT FRONTAGE:                        | 125'             |
| MINIMUM YARD DIMENSIONS:             |                  |
| FRONT:                               | 20'              |
| SIDE:                                | 20'              |
| REAR:                                | 30'              |
| <b>MAXIMUM STRUCTURE DIMENSIONS:</b> |                  |
| BUILDING HEIGHT:                     | 35'              |
| LOT COVERAGE:                        | 30%              |

**OVERLAY DISTRICTS:**  
RIVERFRONT RESIDENTIAL OVERLAY DISTRICT:  
"EXISTING LOTS OF RECORD ARE EXEMPT..." PER 170-28.1.E  
NHDES 250' SHORELAND ZONING DISTRICT:  
WETLAND SETBACK: 250'
- OWNER OF RECORD:**  
MAP 7 LOT 1:  
ANGELA K. ENGEL & PAUL L. SAPIENZA, SR.  
3 BOSTON HARBOR ROAD  
DOVER, NH 03820  
SCRD BK#4260 PG#320
- PARCEL AREA:**  
MAP 7 LOT 1:  
±33,310 S.F.  
(±0.7647 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 7 LOT 1.
- FIELD SURVEY COMPLETED BY TCE IN JUNE 2024 USING A LEICA TS16, GS-16, GS-18 AND CARLSON DATA COLLECTION SOFTWARE.
- HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON JUNE 3, 2024 BY QUALIFIED COASTAL PROFESSIONAL, JASON R. AUBE. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES: UNDER ENV-WT 602.23, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD MARGIN OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

LEGEND:

- MAP 7 LOT 1**  
A.G. ASSESSORS MAP/ LOT NUMBER  
BK. PG. BOOK/PAGE  
EL. ELEVATION  
EM. ELECTRIC METER  
EP. EDGE OF PAVEMENT  
LLS. LICENSED LAND SURVEYOR  
N/F. NOW OR FORMERLY  
SCRD. STRAFFORD COUNTY  
REGISTRY OF DEEDS  
S.F. SQUARE FEET  
O. IRON PIPE/ROD FOUND  
AC. ANGLE IRON FOUND  
AIR. AIR CONDITIONER  
UT. UTILITY POLE  
OHU. OVERHEAD UTILITIES  
S. STOCKADE FENCE  
A. APPROXIMATE ABUTTER LINE  
B. BOUNDARY LINE  
S. SETBACK LINE  
D. EXISTING CONTOUR
- MEAN HIGH WATER  
HIGHEST OBSERVABLE TIDE LINE  
FEMA FLOOD HAZARD LINE  
50' WATERFRONT BUFFER
- CONCRETE  
RETAINING WALL  
RIPRAP  
PAVEMENT  
PAVER WALK  
WOOD DECKING  
LANDSCAPED AREA

LOT COVERAGE CALCULATION:

BUILDINGS: 1,441 S.F.  
ROOF OVERHANG: 289 S.F.  
PAVEMENT: 4,600 S.F.  
RETAINING WALLS/RIPRAP: 1,504 S.F.  
DECKS/STEPS: 501 S.F.  
CONCRETE/PAVERS: 149 S.F.  
OTHER/HVAC: 16 S.F.  
TOTAL LOT COVERAGE: 8,500 S.F.  
 $8,500 \text{ S.F.} / \pm 33,428 = 0.254 = \pm 25.4\%$   
(TOTAL LOT COVERAGE/TOTAL LOT AREA = LOT COVERAGE %)

PLAN REFERENCES:

- "BOUNDARY ADJUSTMENT PLAN PREPARED FOR HUGH A. VAUGHAN & BETSY LEAVITT-VAUGHAN DOVER, N.H." BY TFMORAN, INC. DATED: NOVEMBER 22, 1998.
- "PLAN OF LAND PREPARED FOR ANDREW AND HELEN MIKSENAS 7 BOSTON HARBOR ROAD DOVER, NEW HAMPSHIRE" BY MCNEANEY SURVEY ASSOCIATES, INC. DATED: OCTOBER 25, 1995.
- "PLAN OF LAND PREPARED FOR DAVID T. FUNK LOCAED IN DOVER, NEW HAMPSHIRE" BY ATLANTIC SURVEY COMPANY DATED: AUGUST 2, 1999.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24):  
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY  
DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON  
JUNE 3 & 5, 2024. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS  
OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES  
OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT  
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE  
SURVEY EXCEEDS A PRECISION OF 1:15,000.

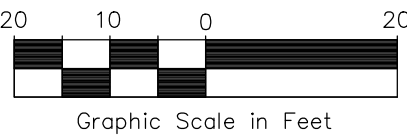
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date: 07/17/2024



| REV. | DATE | DESCRIPTION | DR | CK |
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TAX MAP 7 LOT 1  
**EXISTING CONDITIONS PLAN**  
**ENGEL/SAPIENZA**  
**3 BOSTON HARBOR RD**  
**DOVER, NEW HAMPSHIRE**  
**COUNTY OF STRAFFORD**  
OWNED BY  
**ANGELA K. ENGEL &**  
**PAUL L. SAPIENZA, SR.**  
**SCALE: 1" = 20' (22x34)**  
**1" = 40' (11x17)**  
**JULY 10, 2024**

Seacoast Division  
**TFM**  
Civil Engineers  
Structural Engineers  
Traffic Engineers  
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Landscape Architects  
Scientists  
170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
www.tfmoran.com  
FILE 47529-10 DR RJB FB 558 CK BMK CADFILE S-1





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Traffic Engineers  
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Landscape Architects  
Scientists

# Photo Exhibit

*See attached Photo Orientation Key for reference.*



**Photo: 1**



**Photo:2**





**Photo: 3**



**Photo: 4**





**Photo: 5**



# Wetland Function-Value Evaluation Form

Total area of wetland >100 Acres Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Residences, Roadways Distance to nearest roadway or other development 200 Ft.

Dominant wetland systems present E2US3N,E1EMN,E1UBL Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Lowest reach

How many tributaries contribute to the wetland? 7 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Tidal Waters

Latitude 43.127781 Longitude -70.845200

Prepared by: Luke Taylor Date 08/23/2024

Wetland Impact:  
Type Previously Developed Upland Tidal Buffer Area 24,379 Sq. Ft.

Evaluation based on:  
Office yes Field yes

Corps manual wetland delineation  
completed? Y x N       

| Function/Value                                                                                                      | Suitability<br>Y / N | Rationale<br>(Reference #)*                  | Principal<br>Function(s)/Value(s) | Comments                                                                   |
|---------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------|-----------------------------------|----------------------------------------------------------------------------|
|  Groundwater Recharge/Discharge    | N                    | 5,6,15                                       | N                                 | No aquifer interface, tidal waters.                                        |
|  Floodflow Alteration              | Y                    | 1,3,4,5,6,7,8,9,10,12,13                     | Y                                 | Capable of retaining flood waters from surrounding towns.                  |
|  Fish and Shellfish Habitat        | Y                    | 1,3,4,5,6,7,9,10,12,14,16                    | Y                                 | Shellfish and recreational fish species present.                           |
|  Sediment/Toxicant Retention       | Y                    | 1,2,3,4,6,7,8,9,10,12,13,15                  | Y                                 | Estuary can trap sediment and compounds from adjacent land uses.           |
|  Nutrient Removal                  | Y                    | 1,2,3,4,5,6,7,10,11,12                       | Y                                 | Salt marsh species able to remove and transform compounds.                 |
|  Production Export                 | Y                    | 1,2,3,4,5,6,7,9,13                           | Y                                 | Estuarine environment, highly productive.                                  |
|  Sediment/Shoreline Stabilization | Y                    | 1,2,3,5,8,9,10,11,13,14,15                   | Y                                 | shrubs on the shoreline and fringe saltmarsh present.                      |
|  Wildlife Habitat                | Y                    | 5,6,7,8,9,10,12,16,17,18,19,21               | Y                                 | Evidence of wildlife present. T & E species utilize this area.             |
|  Recreation                      | Y                    | 1,2,3,4,5,7,8,9,10,12                        | Y                                 | Private property, Boats and kayaks can utilize tidal resource.             |
|  Educational/Scientific Value    | Y                    | 1,3,5,6,8,9,10,11,13,16                      | Y                                 | Valuable resource for education.                                           |
|  Uniqueness/Heritage             | Y                    | 2,4,6,10,11,12,14,16,18,19,22,24,25,26,27,30 | Y                                 | Unique resource. Project located on private property                       |
|  Visual Quality/Aesthetics       | Y                    | 1,2,5,8,9,10,12                              | Y                                 | Relatively undisturbed, visible open water, easily accessible.             |
| <b>ES</b> Endangered Species Habitat                                                                                | Y                    | 1,2                                          | Y                                 | Near the project location T & E species could be present according to NHB. |
| Other Ecological Integrity                                                                                          | Y                    |                                              | Y                                 | Tidal resource not heavily altered.                                        |

Notes: Ecological Integrity Score = .64

\* Refer to backup list of numbered considerations.



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

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200**

## Ecological Integrity of the Tidal Resource

### Methods

Tidal resources are among the most productive and most disturbed ecosystems. Undeveloped, undisturbed natural buffers are critical to supporting the health of these aquatic ecosystems. Natural buffers protect tidal resources by anchoring and stabilizing the shoreline, reducing erosion, and absorbing nutrients and contaminants found in stormwater. *Ecological Integrity* is a measure of the extent to which natural ecosystems and their buffers have been altered.

The ecological integrity of the tidal resource was assessed using data from the NH Fish and Game *Wildlife Action Plan* (WAP) as well as data from the University of New Hampshire's online *Wetland Permit Planning Tool* (WPPT). A site visit was also completed on June 3<sup>rd</sup>, 2024, which informed the ecological integrity assessment.



**Figure 1:** Overview of the tidal resource.

TFMoran, Inc.  
48 Constitution Drive, Bedford, NH 03110  
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170 Commerce Way—Suite 102, Portsmouth, NH 03801  
T(603) 431-2222



# Ecological Integrity of the Tidal Resource

EU= Evaluation Unit (the Tidal Resource)

| <b>Percent of Resource Plant Community Dominated by Invasive Plant Species</b>                                    | <b>Score</b> |
|-------------------------------------------------------------------------------------------------------------------|--------------|
| Less than 5% of EU dominated by invasive species                                                                  | 1.0          |
| 5% to 20% of EU dominated by invasive species                                                                     | .5           |
| More than 20% of the EU dominated by invasive species                                                             | .1           |
| <b>Number of Tidal Restrictions</b>                                                                               |              |
| No Tidal Restrictions                                                                                             | 1.0          |
| One Tidal Restriction between the EU and free tidal flow (bridge)                                                 | .5           |
| More than one Tidal Restriction between the EU and free tidal flow                                                | .1           |
| <b>Type of Tidal Restriction</b>                                                                                  |              |
| No restriction affecting tidal flow                                                                               | 1.0          |
| Flow through bridge appears adequate                                                                              | .5           |
| Flow through bridge appears inadequate and/ or flow restricted by culvert(s)                                      | .1           |
| <b>Ditching on the Surface of the EU</b>                                                                          |              |
| No ditching within the EU                                                                                         | 1.0          |
| Ditches present in linear pattern                                                                                 | .5           |
| Ditches present in grid pattern                                                                                   | .1           |
| <b>Dominant Land Use in the 500-Foot Zone of Influence Surrounding the EU</b>                                     |              |
| Forested, Fields, Open Water or Open Space                                                                        | 1.0          |
| Agriculture or Rural Residential                                                                                  | .5           |
| Commercial, Industrial, High Density Residential or Heavily used Highways                                         | .1           |
| <b>Ratio of the Number of Occupied Buildings within the EU or within the Zone of Influence Surrounding the EU</b> |              |
| Less than 0.1 Buildings/ acre.                                                                                    | 1.0          |



|                                                                                                                 |            |
|-----------------------------------------------------------------------------------------------------------------|------------|
| From 0.1 to 0.5 Buildings/ acre.                                                                                | <b>.5</b>  |
| More than 0.5 Buildings/ acre.                                                                                  | <b>.1</b>  |
| <b>Percent of the EU/ Upland Border which has a Buffer of Woodland or Idle Land at least 500-feet in Width.</b> |            |
| More than 70%                                                                                                   | <b>1.0</b> |
| From 30% to 70%                                                                                                 | <b>.5</b>  |
| Less than 30%                                                                                                   | <b>.1</b>  |
| <b>Square Footage of Roads, Driveways and Parking Lots within 150-feet of the EU.</b>                           |            |
| Ratio less than 1,500 square feet/ acre                                                                         | <b>1.0</b> |
| Ration between 1,500 square feet to 6,000 square feet/ acre                                                     | <b>.5</b>  |
| Ratio greater than 6,000 square feet/ acre                                                                      | <b>.1</b>  |
| SCORE = 1+0.5+0.5+1+1+0.5+0.1+0.5= 5.1/8 =                                                                      | <b>.64</b> |

#### Summary:

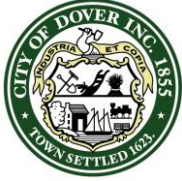
The tidal resource adjacent to the proposed project area is predominantly estuarine and consists of aquatic beds and muddy substrate. Due to the lack of vegetation, less than 5% of the resource is dominated by invasive species. There is one tidal restriction present, Scammell Bridge, to the north of the project area.

No ditches exist in the area as the resource is not suitable for ditching. The dominant land use within the zone of influence is single-family residential lots, and the ratio of the number of occupied buildings within the zone of influence is from 0.1 to 0.5 buildings per acre. Since the upland border is developed, less than 30% is woodland and between 1,500 to 6,000 square feet of impervious surface per acre exists within 150-feet of the resource.

In summary, as of today, this tidal resource has undergone moderate degradation by anthropogenic sources. There is only one tidal restriction with adequate flow, no ditches are present, and minimal invasive species have been observed on-site.







CITY OF DOVER

## CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2025-0034

Application Type: Conditional Use Permit  
Applicant(s): TFMoran  
Owner(s): Rushmore Stepanek Family Revocable Trust Rushmore Stepanek Family Revocable Trust  
Location: 191 Spur Road (Map L, Lot 47-B)  
Meeting Date: January 12, 2026

**INTENT:** Proposal is for a Conditional Use Permit (CUP) to reconstruct a sunroom, deck, and patio, resulting in 1,214± square feet of permanent impacts and 1,430± square feet of temporary impacts within the Conservation District.

**AGENDA ITEM #:** 6-D

**FILE:** COND-2025-0034

**OWNER:** Rushmore Stepanek Family Revocable Trust

**APPLICANT:** TFMoran

**LOTS/UNITS PROPOSED:** N/A (no change)

**ACREAGE:** 1.02 ± ac.

**ZONING DISTRICT:** R-20

**EXISTING/PROPOSED LAND USE:**  
Residential

**SURROUNDING LAND USE:** Residential,  
Bellamy River

**WAIVERS REQUESTED:** N/A

**ZBA ACTION:** N/A for proposal.

**PERMITS REQUIRED:** City of Dover CUP for proposed Conservation District impacts, NHDES Minimum Impact Wetland Permit

**APPLICATION IS COMPLETE:** Yes

**TECHNICAL REVIEW COMMITTEE:** N/A

**ATTACHMENTS:** Impact Plan, Application Materials.

### Summary of Request and Background:

The applicant is proposing to reconstruct a sunroom, deck, and patio. The alterations will be within a similar footprint as existing.

The proposed work will result in approximately 1,214 square feet of permanent impacts within the Conservation District and approximately 1,430 square feet of temporary impacts and the proposed project will result in a slight decrease in impervious surface.

### Consistency with Land Use Regulations – CUP 170.27.C

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

Planning Staff have reviewed the materials submitted by the applicant and note the following. The proposal is to modify an existing single-family home, with all construction occurring within a similar existing footprint. Impervious area will be reduced by approximately 177 square feet and the proposed patio will be constructed with pervious pavers. Silt socks are proposed as part of the soil erosion and sedimentation control plan and will be installed and maintained throughout the duration of the project until all work is complete and the site is stabilized. NHDES permitting for the proposed impacts has been applied for.



## PERMIT SNAPSHOT REPORT COND-2025-0034 FOR CITY OF DOVER, N.H.

|                    |                 |                     |                   |                                  |               |
|--------------------|-----------------|---------------------|-------------------|----------------------------------|---------------|
| <b>Permit Type</b> | Conditional Use | <b>Project:</b>     |                   | <b>App Date:</b>                 | 12/29/2025    |
| <b>Work Class:</b> | Environmental   | <b>District:</b>    | None              | <b>Exp Date:</b>                 | NOT AVAILABLE |
| <b>Status:</b>     | In Review       | <b>Square Feet:</b> | 0.00              | <b>Completed:</b>                | NOT COMPLETED |
| <b>Valuation:</b>  | \$0.00          | <b>Assigned To:</b> | Edgecomb, Makayla | <b>Approval<br/>Expire Date:</b> |               |

**Description:** Impacts within the 50' City of Dover wetland buffer and 100' Local Buffer for the purpose of rebuilding a sunroom, deck, and previous patio in a similar footprint. As well as the required equipment access.

|                |              |      |                 |                          |      |              |                                 |
|----------------|--------------|------|-----------------|--------------------------|------|--------------|---------------------------------|
| <b>Parcel:</b> | L0047-B00000 | Main | <b>Address:</b> | 191 Spur Rd<br>Dover, NH | Main | <b>Zone:</b> | R-20(Residential - Low Density) |
|----------------|--------------|------|-----------------|--------------------------|------|--------------|---------------------------------|

|                           |                             |                             |
|---------------------------|-----------------------------|-----------------------------|
| Owner                     | Plan Preparer               | Applicant                   |
| Rushmore Stepanek Family  | Vincent P Brigagliano       | Vincent P Brigagliano       |
| Revocable Trust Rushmore  | 170 Commerce Way, Suite 102 | 170 Commerce Way, Suite 102 |
| Stepanek Family Revocable | Portsmouth, NH 03801        | Portsmouth, NH 03801        |
| Trust                     | Business: (603) 431-2222    | Business: (603) 431-2222    |
| Business: (603) 431-2222  |                             |                             |

### Permit Custom Fields

|                           |                             |                                             |                       |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|-----------------------------|---------------------------------------------|-----------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Select Permit Type        | Wetland Protection District | General Purpose                             | Alteration / Addition | Project Zone | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| What is the parcel zoned? | R-20                        | New Change in Impervious/Paved Area (sq ft) | -177                  | Work         | The applicant owns a 1.1207-acre parcel at 191 Spur Road in Dover, New Hampshire, developed with a 1 1/2-story wood-framed single-family residence and associated site improvements along the Bellamy River. The applicant is proposing to construct a sunroom, deck, and pervious patio within a similar footprint of an existing deck and sunroom. A temporary equipment access path is required to complete these improvements. The proposed activities occur within both the 50-foot Local Wetland Setback and the 100-foot Tidal Buffer of the Wetlands Protection Overlay District. All work will take place on manicured lawn or developed areas. The project is consistent with the purpose and intent of the Wetlands Protection District, as it results in a net reduction of impervious surface area and will not adversely affect the functions and values of the adjacent wetland or tidal |



# PERMIT SNAPSHOT REPORT (COND-2025-0034)

resources.  
 Prior to construction, erosion and sedimentation controls consisting of a silt sock will be installed along the downslope limit of work to ensure no sediment or debris migrates toward the adjacent wetland or tidal resource. Construction will not begin until all erosion controls are properly installed and inspected.  
 The existing deck and sunroom will be dismantled and removed from the site for proper disposal. The proposed sunroom, deck, and pervious patio will then be constructed within the depicted footprint. The pervious pavers will be installed and maintained in accordance with manufacturer specifications to ensure they function and remain pervious over time. Upon completion of construction, all disturbed soils will be loamed and seeded with an appropriate conservation or lawn seed mix, and monitored for successful stabilization. Once the site is fully stabilized and vegetation has been re-established, the silt socks will be removed.

permitstatefed

NHDES Shoreland Permit Application  
 NHDES Expedited Minimur Impact Wetlands Permit Application

| Attachment File Name                         | Added On         | Added By             | Attachment Group | Notes                                            |
|----------------------------------------------|------------------|----------------------|------------------|--------------------------------------------------|
| Signature_Vincent_Brigagliano_12/29/2025.jpg | 12/29/2025 13:07 | Brigagliano, Vincent |                  | Uploaded via CSS                                 |
| Permit Snapshot Report.pdf                   | 12/29/2025 13:08 | Service, EnerGov     |                  | Attached by IO - ATTACH: Initial Permit Snapshot |

| Invoice No.                      | Fee                              | Fee Amount | Amount Paid |
|----------------------------------|----------------------------------|------------|-------------|
| INV-2025015056                   | Planning General Application Fee | \$200.00   | \$200.00    |
| Total for Invoice INV-2025015056 |                                  | \$200.00   | \$200.00    |
| Grand Total for Permit           |                                  | \$200.00   | \$200.00    |

| Submittal Name             | Status     | Received Date     | Due Date   | Complete Date | Resubmit   | Completed      |
|----------------------------|------------|-------------------|------------|---------------|------------|----------------|
| Conditional Use Review v.1 | In Review  | 12/29/2025        | 01/02/2026 |               | No         | No             |
| Item Review Name           | Department | Assigned User     | Status     | Assigned Date | Due Date   | Completed Date |
| Planning                   | Planning   | Edgecomb, Makayla | In Review  | 12/29/2025    | 01/26/2026 |                |

| Workflow Step / Action Name | Action Type | Start Date | End Date |
|-----------------------------|-------------|------------|----------|
| <a href="#">Review v.1</a>  |             | 12/29/2025 | 0:00     |

# PERMIT SNAPSHOT REPORT (COND-2025-0034)

|                                              |                   |                  |
|----------------------------------------------|-------------------|------------------|
| Confirm application complete v.1             | Generic Action    | 12/29/2025 13:20 |
| Conditional Use Review v.1                   | Receive Submittal | 12/29/2025 13:19 |
| <b>Planning Board v.1</b>                    |                   |                  |
| Planning Board Agenda v.1                    | Task              |                  |
| Invoice for Notices v.1                      | Task              |                  |
| Send Notices v.1                             | Task              |                  |
| Planner Creates Staff Recommendations v.1    | Permit Activity   |                  |
| Distribute Planning Board Materials v.1      | Task              |                  |
| Planning Board Hearing v.1                   | Hold Hearing      |                  |
| Planning Board Decision v.1                  | Permit Activity   |                  |
| NOD Sent to Applicant v.1                    | Create Report     |                  |
| <b>Issue Permit v.1</b>                      |                   |                  |
| Verify Fees Prior to Permit v.1              | Generic Action    |                  |
| Issue and Review Permit v.1                  | Generic Action    |                  |
| Print and Email Permit v.1                   | Generic Action    |                  |
| Plans uploaded to Treeno v.1                 | Generic Action    |                  |
| Internal Notification of Plan Completion v.1 | Generic Action    |                  |
| Recording v.1                                | Task              |                  |





# City of Dover, New Hampshire

## CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

### APPLICANT AND OWNER INFORMATION

Name of Applicant: Rushmore Stepanek Family Revocable Trust Telephone # Private

Address of Applicant: 191 Spur Road Dover, NH

E-Mail Address: Barbara Rushmore: wbrkc5@icloud.com & Fred Stepanek: ftools52@gmail.com

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

Address of Property Owner: 191 Spur Road Dover, NH

### PROPERTY INFORMATION

Assessor's Map # L-2 Lot(s) # 47B

Address of Property: 191 Spur Road Dover, NH

Zoning District(s) R-20 Overlay District(s) Wetland Buffer & Conservation District

Existing Use of Property: Single family residential

### CONDITIONAL USE PERMIT INFORMATION

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

- |                                                           |                                                         |                                                        |
|-----------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Conservation District | <input type="checkbox"/> RCM Use Overlay District       | <input type="checkbox"/> Gateway District              |
| <input type="checkbox"/> Groundwater Protection           | <input type="checkbox"/> Off-Street Parking and Loading | <input type="checkbox"/> Alternative Treatment Center  |
| <input checked="" type="checkbox"/> Wetland Buffer        | <input type="checkbox"/> Central Business District      | <input type="checkbox"/> Heritage Residential District |

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

Impacts within the 50' City of Dover wetland buffer and 100' Conservation District for the purpose of rebuilding a sun room, deck, and previous patio in a similar footprint. As well as the required equipment access.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Wetlands Dredge & Fill permit - Under review by NHDES

NHDES Shoreland permit - Under review by NHDES

Name of Professional That Prepared Plans: Corey Colwell NH LLS, Jason Aube CWS & Vincent Brigagliano Environmental Scientist

Address 170 Commerce Way, Suite 102, Portsmouth, NH Telephone #: 603.431.2222

Professional License #: NH LLS #844, CWS #313 E-mail address: vbrigagliano@tfmoran.com (Agent)

### 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: Barbara Rushmore [Signature] Date: 12/15/2025

Signature of Applicant (if different from owner): [Signature] Date: 12/09/2025

Signature of Agent: [Signature] Date: 12/09/2025

### AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Barbara Rushmore [Signature] Date: 12/15/2025

## CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

**Owner:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b>                        | <b><u>MAILING ADDRESS</u></b> |
|----------------|--------------|----------------------------------------------|-------------------------------|
| L-2            | 47-B         | The Rushmore Stepanek Family Revocable Trust | 191 Spur Road. Dover, NH      |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b>                        | <b>APPLICANT COMPANY</b> | <b><u>MAILING ADDRESS</u></b> |
|----------------------------------------------|--------------------------|-------------------------------|
| The Rushmore Stepanek Family Revocable Trust | N/A                      | 191 Spur Road. Dover, NH      |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b>           | <b>COMPANY</b> | <b><u>MAILING ADDRESS</u></b>              |
|-----------------------|----------------|--------------------------------------------|
| Corey Colwell, NH LLS | TFMoran, Inc.  | 170 Commerce Way, Suite 102, Portsmouth NH |
| Jason Aube, CWS       | TFMoran, Inc.  | 170 Commerce Way, Suite 102, Portsmouth NH |
|                       |                |                                            |

**Conservation Easement Holder:**

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



# PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

## A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # \_\_\_\_\_ new lots created = \$ \_\_\_\_\_
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # \_\_\_\_\_ of lots involved = \$ \_\_\_\_\_
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # \_\_\_\_\_ per dwelling unit = \$ \_\_\_\_\_
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
  - ☐ New construction \$.15 sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_
  - ☐ Additions (new floor space) \$.10 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_
- ☐ MOTEL/HOTEL \$35.00 x # \_\_\_\_\_ per lodging unit = \$ \_\_\_\_\_
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
  - ☐ Existing floor spaces \$.10 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_
- ☒ CONDITIONAL USE PERMIT Application fee \$200.00 x # 1 per Application = \$ 200
- ☐ GRAVEL PIT/ EXCAVATIONS
  - ☐ Application fee \$50.00 = \$ \_\_\_\_\_
  - ☐ Permit fee \$75.00 = \$ \_\_\_\_\_
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ \_\_\_\_\_
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_

**SUBTOTAL PLAN REVIEW FEE = \$ 200**

**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 = \$ 200**

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



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



# Deck and Sunroom Rebuild and Required Machine Access

## 191 Spur Road, Dover NH – Tax Map: L-2, Lot: 47-B

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### Detailed Description of Project

The applicant owns a 1.1207-acre parcel at 191 Spur Road in Dover, New Hampshire, developed with a 1 1/2-story wood-framed single-family residence and associated site improvements along the Bellamy River. The applicant is proposing to construct a sunroom, deck, and pervious patio within a similar footprint of an existing deck and sunroom. A temporary equipment access path is required to complete these improvements.

The proposed activities occur within both the 50-foot Wetland Setback of the City of Dover Wetland Protection Buffer District and the 100-foot Tidal Buffer of the Conservation District. All work will take place on manicured lawn or developed areas. The project is consistent with the purpose and intent of the Conservation and Wetland Buffer District, as it results in a net reduction of impervious surface area and will not adversely affect the functions and values of the adjacent wetland or tidal resources.

Prior to construction, erosion and sedimentation controls consisting of a silt sock will be installed along the downslope limit of work to ensure no sediment or debris migrates toward the adjacent wetland or tidal resource. Construction will not begin until all erosion controls are properly installed and inspected.

The existing deck and sunroom will be dismantled and removed from the site for proper disposal. The proposed sunroom, deck, and pervious patio will then be constructed within the depicted footprint. The



pervious pavers will be installed and maintained in accordance with manufacturer specifications to ensure they function and remain pervious over time.

Upon completion of construction, all disturbed soils will be loamed and seeded with an appropriate conservation or lawn seed mix, and monitored for successful stabilization. Once the site is fully stabilized and vegetation has been re-established, the silt socks will be removed.

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Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



# City of Dover - Conditional Use Permit (CUP) Application

## *Criteria for Approval*

### 191 Spur Road, Dover NH – Tax Map: L-2, Lot: 47-B

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#### § 170-28 (F) (1) Wetland Buffer

##### **(a) Practicable alternative**

There is no practicable alternative that would result in a less adverse impact on the area. This project simply proposes modifying an existing residential dwelling that will result in a 177-square foot decrease in impervious area. This project will have no direct impact on wetlands or natural, wooded, vegetated wetland buffers. The proposed sunroom and deck will almost be entirely within the existing footprint, and it will not extend any closer to the adjacent tidal or freshwater resources. The proposed construction access route represents the most direct and least impactful means of site access.

##### **(b) Avoidance**

By virtue of the dwelling being located within the Wetland Protection District and wetland buffers, impacts of this nature cannot be avoided. As stated above, the impacts proposed are the least impactful practicable alternative.

##### **(c) Minimization**

No direct impacts to the neighboring tidal or freshwater resources are proposed. All work will occur entirely within the *Previously Developed Upland Tidal Buffer Zone*. A silt sock will be installed at the limits of the ground disturbance prior to the start of construction. These erosion control measures will be monitored, inspected, and adjusted as necessary throughout the duration of the project, and it will remain in place until the site is fully stabilized, and all work has been completed.

As a form of minimization and as a measure to assist with stormwater management, a pervious patio is proposed. The details relative to how this pervious system will be installed and maintained are provided on the plans.



**(d) Mitigation**

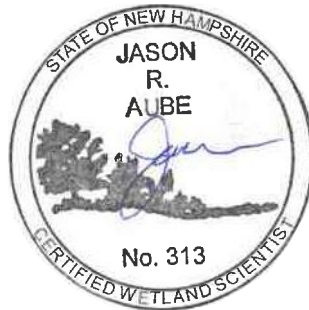
This project is relatively de minimis and qualifies to use the NHDES Wetlands Minimum Impact Permitting process, and therefore, under the NHDES Wetlands Bureau Administrative Rules, more particularly, Env-Wt 313.04, Compensatory Mitigation is not required.

**(e) Approval by the NHDES Wetlands Bureau**

A NHDES Minimum Impact Wetland Permit Application was submitted to NHDES on December 24, 2025, and it has since been deemed *administratively complete*, and it has been assigned permit application number: 2025-03375.

**(f) Wetlands Functions and Values**

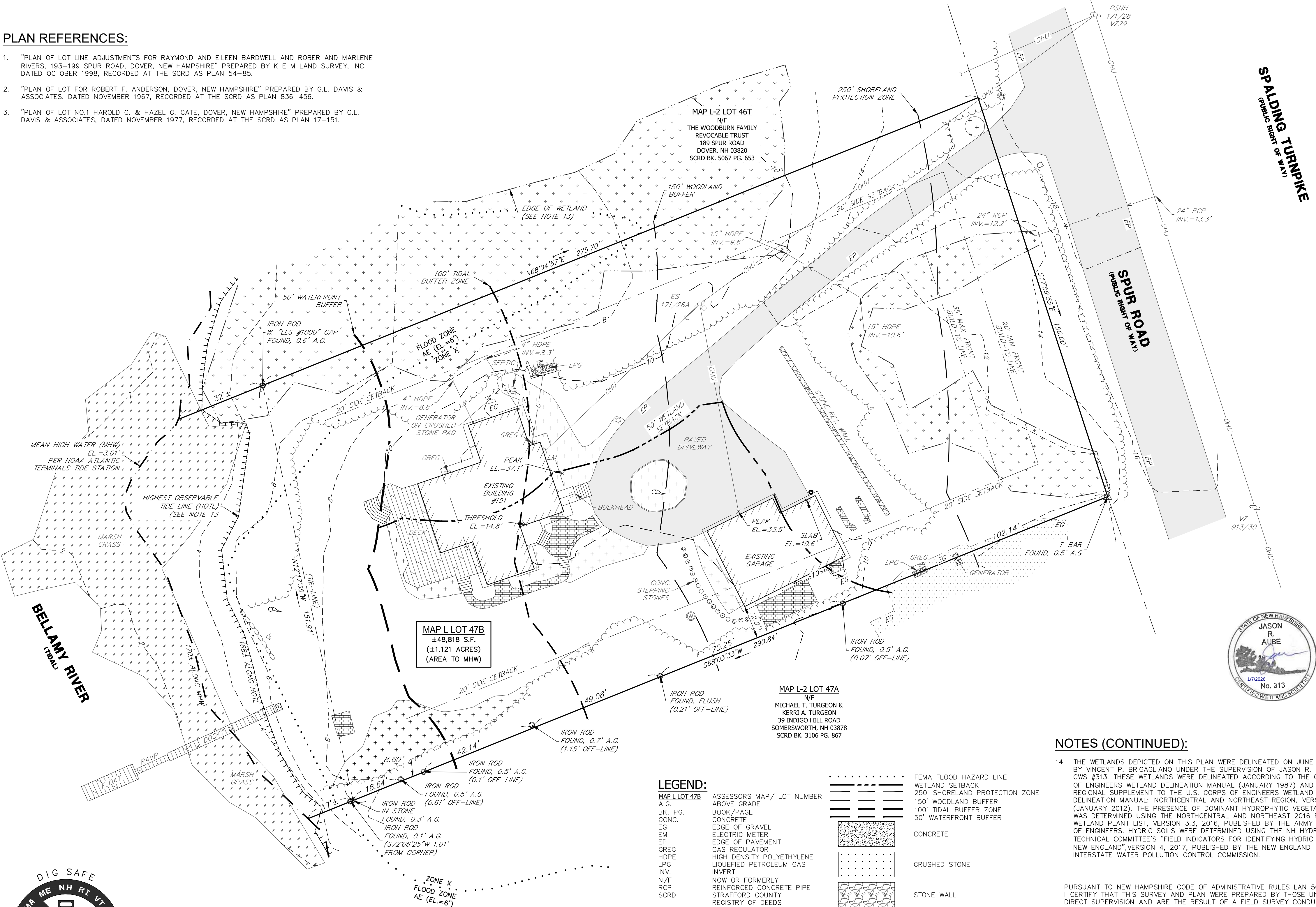
While this project proposes no direct impact to wetlands or undisturbed natural wetlands buffers, with oversight from NH Certified Wetland Scientist, Jason R. Aube, we assessed the functions and values of the neighboring aquatic resources using both, the NH Method and the U.S. Army Corps of Engineers Highway Methodology. Given that this project will occur entirely within the *Previously Developed Upland Tidal Buffer Zone* and a net reduction in impervious area is proposed, this project, as proposed, will not adversely affect the functions and values of the neighboring aquatic resources.





PLAN REFERENCES:

- "PLAN OF LOT LINE ADJUSTMENTS FOR RAYMOND AND EILEEN BARDWELL AND ROBER AND MARLENE RIVERS, 193-199 SPUR ROAD, DOVER, NEW HAMPSHIRE" PREPARED BY K E M LAND SURVEY, INC. DATED OCTOBER 1998, RECORDED AT THE SCRD AS PLAN 54-85.
- "PLAN OF LOT FOR ROBERT F. ANDERSON, DOVER, NEW HAMPSHIRE" PREPARED BY G.L. DAVIS & ASSOCIATES. DATED NOVEMBER 1967, RECORDED AT THE SCRD AS PLAN 836-456.
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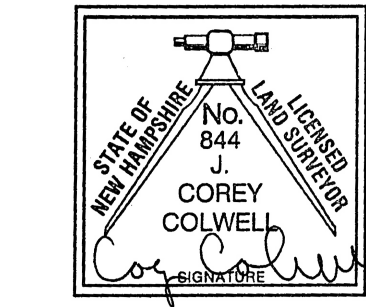
NOTES:

- THE PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL (R-20) ZONING DISTRICT, THE WETLAND PROTECTION DISTRICT, THE CONSERVATION DISTRICT AND THE NHDES 250' SHORELAND PROTECTION ZONE.
- THE PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L-2 AS LOT 47B.
- THE PARCEL IS LOCATED IN ZONES AE (EL=6) & ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015.
- | DIMENSIONAL REQUIREMENTS:     | REQUIRED:   | EXISTING:      |
|-------------------------------|-------------|----------------|
| MINIMUM LOT SIZE:             | 20,000 S.F. | 48,818 S.F.    |
| MINIMUM LOT FRONTAGE:         | 125'        | 150'           |
| MINIMUM YARD DIMENSIONS:      |             |                |
| FRONT BUILD-TO LINE MIN./MAX: | 20' / 35'   | >35'           |
| SIDE SETBACK:                 | 12.0'       | 12.0' (GARAGE) |
| REAR SETBACK:                 | 30'         | >30'           |
| MAXIMUM STRUCTURE DIMENSIONS: |             |                |
| BUILDING HEIGHT:              | 35'         | ±26'           |
| MAXIMUM LOT COVERAGE:         | 30%         | 18.6%          |
- OWNER OF RECORD:  
MAP L-2 LOT 47B:  
THE RUSHMORE STEPANEK FAMILY REVOCABLE TRUST  
BARBARA J. RUSHMORE, TRUSTEE  
FRED H. STEPANEK, TRUSTEE  
191 SPUR ROAD  
DOVER, NH 03820  
SCRD BK#4571 PG#864
- PARCEL AREA:  
MAP L-2 LOT 47B:  
48,818 S.F.  
(1.1207 ACRES)  
(AREA TO MEAN HIGH WATER (MHW))
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP L LOT 47B.
- FIELD SURVEY COMPLETED BY TCE ON JUNE 3&4, 2025 USING A LEICA TS-16 TOTAL STATION, GS-16 & GS-18 GPS RECEIVERS AND CARLSON DATA COLLECTION SOFTWARE.
- HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON JUNE 3, 2024 BY QUALIFIED COASTAL PROFESSIONAL, JASON R. AUBE AND VINCENT BRIGAGLIANO. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES. UNDER ENV-WT 602.23, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD MARGIN OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

NOTES (CONTINUED):

- THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON JUNE 3, 2025 BY VINCENT P. BRIGAGLIANO UNDER THE SUPERVISION OF JASON R. AUBE. CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND" VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON JUNE 3&4, 2025. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



| REV. | DATE | DESCRIPTION | DR | CK |
|------|------|-------------|----|----|
|      |      |             |    |    |
|      |      |             |    |    |
|      |      |             |    |    |
|      |      |             |    |    |

TAX MAP L-2 LOT 47-B  
EXISTING CONDITIONS PLAN

191 SPUR ROAD  
DOVER, NEW HAMPSHIRE  
COUNTY OF STRAFFORD  
OWNED BY  
THE RUSHMORE STEPANEK FAMILY REVOCABLE TRUST

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

JULY 8, 2025

Seacoast Division

Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
www.tfmoran.com

|   |          |    |     |         |            |     |
|---|----------|----|-----|---------|------------|-----|
| F | 42367-04 | DR | OMS | FB      | 608        | S-1 |
| E |          | CK | BMK | CADFILE | SEE MARGIN |     |







**SITE DATA/NOTES**

OWNER OF RECORD OF MAP L-2 LOT 47: THE RUSHMORE STEPANEK FAMILY REVOCABLE TRUST, 191 SPUR ROAD, DOVER, NH 03820  
DEED REFERENCE TO PARCEL IS BK 3436 PG 573  
AREA OF PARCEL = 48,818± SF OR 1.1207± ACRES  
  
THE PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL (R-20) ZONING DISTRICT, WETLAND PROTECTION DISTRICT & CONSERVATION DISTRICT.

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DECK AND SUNROOM TO BE REBUILT AND TO DEPICT THE REQUIRED ACCESS PATH FOR MACHINERY WITHIN THE LOCAL 50' WETLAND SETBACK AND 100' TIDAL BUFFER ZONE.

**IMPACT AREA**

|                                                                                                                               |            |
|-------------------------------------------------------------------------------------------------------------------------------|------------|
| PROPOSED PERMANENT IMPACTS<br>WITHIN THE DOVER NH WETLAND<br>CONSERVATION DISTRICT<br>* 422 S.F. WITHIN THE WETLAND<br>BUFFER | 1,214 S.F. |
|-------------------------------------------------------------------------------------------------------------------------------|------------|

|                                                                                                                               |            |
|-------------------------------------------------------------------------------------------------------------------------------|------------|
| PROPOSED TEMPORARY IMPACTS<br>WITHIN THE DOVER NH WETLAND<br>CONSERVATION DISTRICT<br>* 543 S.F. WITHIN THE WETLAND<br>BUFFER | 1,430 S.F. |
|-------------------------------------------------------------------------------------------------------------------------------|------------|

— SS — SILT SOCK

**WORK SEQUENCE**

1. NO MORE THAN 7 DAYS PRIOR TO COMMENCING THE PROPOSED CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE INITIATION OF CONSTRUCTION NOTIFICATION FORM.
2. PRIOR TO CONSTRUCTION ACTIVITIES, EROSION AND SILTATION CONTROL DEVICES WILL BE INSTALLED AT THE LIMITS OF THE APPROVED IMPACT AREAS AND AS DEPICTED ON THE APPROVED PLANS (SEE ATTACHED DETAILS).
3. THE EROSION AND SILTATION CONTROLS WILL BE MONITORED, INSPECTED, AND ADJUSTED AS NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES.
4. CONSTRUCTION MATERIALS, EQUIPMENT, AND MACHINERY WILL BE TRANSFERRED TO THE PROJECT AREA AND PROPERLY STORED IN UPLAND AREAS.
5. CONSTRUCTION EQUIPMENT WILL BE INSPECTED DAILY FOR LEAKING FUEL, OIL, AND HYDRAULIC FLUID, AND IF NECESSARY, REPAIRS WILL BE MADE IMMEDIATELY. CONTRACTORS RESPONSIBLE FOR OPERATING CONSTRUCTION EQUIPMENT WILL HAVE ADEQUATE OIL SPILL KITS ON-SITE AND READILY ACCESSIBLE DURING CONSTRUCTION, AND THEY WILL BE TRAINED IN DEPLOYING THIS EQUIPMENT SHOULD IT BE REQUIRED.
6. CONSTRUCTION WILL COMMENCE ONCE ALL STORMWATER CONTROLS ARE PROPERLY LOCATED AND INSTALLED. WORK WILL BE LOCATED AS DEPICTED WITHIN THE APPROVED PLANS ASSOCIATED WITH THIS PERMIT APPLICATION.
7. THE DECK AND SUNROOM WILL FIRST BE REMOVED, THEN RECONSTRUCTED WITHIN THE NEW FOOTPRINT.
8. AT THE SOUTHERN END OF THE DECK, PERVIOUS PAVERS WILL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
9. AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE, ANY EXPOSED OR OTHERWISE DISTURBED SOILS WITHIN THE PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE WILL BE SEEDED WITH AN APPROPRIATE SEED MIX. RESEEDED AREAS WILL BE WATERED AS NECESSARY AND MONITORED FOR SUCCESSFUL ESTABLISHMENT AND GROWTH.
10. ONCE THE SITE IS FULLY STABILIZED, EROSION AND SILTATION CONTROLS WILL BE REMOVED. ALL DEBRIS GENERATED BY DEMOLITION AND REBUILDING ACTIVITIES WILL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
11. UPON COMPLETING THE PROJECT, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE COMPLETION OF CONSTRUCTION NOTICE AND CERTIFICATE OF COMPLIANCE FORM.

| CURRENT TIDAL ELEVATIONS                                                                                                                                                                                      |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| MHHW                                                                                                                                                                                                          | 3.38  |
| MHW                                                                                                                                                                                                           | 3.01  |
| MTL                                                                                                                                                                                                           | -0.37 |
| MLW                                                                                                                                                                                                           | -3.73 |
| MLLW                                                                                                                                                                                                          | -3.99 |
| TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423005, ATLANTIC TERMINALS T14A, NH. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) |       |

**SITE DEVELOPMENT PLANS**

TAX MAP L-2 LOT 47-B  
**DOVER CUP PLAN**  
**DECK AND SUNROOM REBUILD**  
**191 SPUR ROAD, DOVER, NH**  
OWNED BY  
**THE RUSHMORE STEPANEK FAMILY REVOCABLE TRUST**  
PREPARED FOR  
**DMT CONSTRUCTION, INC.**

**DECEMBER 3, 2025**

Seacoast Division



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
www.tfmoran.com

| PRE-CONSTRUCTION IMPERVIOUS AREA<br>WITHIN 250' OF THE REFERENCE LINE |            |
|-----------------------------------------------------------------------|------------|
| PRIMARY STRUCTURE/ DECK WITH OVERHANG                                 | 2,815 S.F. |
| DRIVEWAY                                                              | 3,556 S.F. |
| OTHER                                                                 | 2,263 S.F. |
| TOTAL                                                                 | 8,634 S.F. |
| IMPERVIOUS COVERAGE =20.88% (8,634 S.F. / 41,350 S.F. * 100%)         |            |

| POST-CONSTRUCTION IMPERVIOUS AREA<br>WITHIN 250' OF THE REFERENCE LINE |            |
|------------------------------------------------------------------------|------------|
| PRIMARY STRUCTURE/ DECK WITH OVERHANG                                  | 2,638 S.F. |
| DRIVEWAY                                                               | 3,556 S.F. |
| OTHER                                                                  | 2,263 S.F. |
| TOTAL                                                                  | 8,457 S.F. |
| IMPERVIOUS COVERAGE =20.45% (8,457 S.F. / 41,350 S.F. * 100%)          |            |

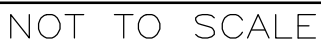
|     |          |                               |     |     |
|-----|----------|-------------------------------|-----|-----|
| REV | 1/7/2025 | WETLAND CONSERVATION DISTRICT | VPB | JRA |
| REV | DATE     | DESCRIPTION                   | DR  | CK  |

HORIZONTAL SCALE 1"=10'  
10 5 0 10

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.









## NEW HAMPSHIRE STATE THREATENED

# CLIFF SWALLOW



**Report Sightings:** For environmental review projects, contact the Wildlife Division at (603) 271 – 2461 or as otherwise noted in permit documents. For non-urgent reports, submit observations to Ebird.org. Photographs and exact locations are strongly encouraged.



Photo credit: Pamela Hunt

### Species Information:

- 5 inches long with a 10 – 11 inch wingspan.
- White forehead and a buffy rump.
- Short, square tail distinguishes from Barn Swallows who have long, forked tails.
- Found on or near houses, barns, bridges, and other structures in Coos County, Lakes Region, and Seacoast.
- Migration to New Hampshire and nesting occurs between May – August.
- Nests are built on vertical surfaces, are gourd-shaped, and made of mud.
- Nests are grouped close together.
- Do not remove or disturb nests.



Photo credit: Pamela Hunt



Photo credit: Pamela Hunt

This species is protected under RSA 209:8, RSA 209:10, and Fis 1000.

**DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME**





## NEW HAMPSHIRE STATE THREATENED



# EASTERN MEADOWLARK

**Report Sightings:** For environmental review projects, contact the Wildlife Division at (603) 271 – 2461 or as otherwise noted in permit documents. For non-urgent reports, submit observations to Ebird.org. Photographs and exact locations are strongly encouraged.



### Species Information:

- 9 – 10 inches long with 14 – 16 inch wingspan, similar size as American Robin.
- Mottled brown back with a bright yellow throat and breast.
- Black “V” on chest, white outer tail feathers.
- Found in large grasslands, such as hayfields and airports.
- Most nesting is in the Connecticut and Merrimack valleys and near seacoast.
- Nesting between May and August.
- 2 – 7 eggs per nest, white with brown spots.
- May nest more than once in a season.
- Nests are built on ground with grass “roof” and are not always visible (see image).



Photo credit: Brett Ferry



Photo credit: Pamela Hunt

This species is protected under RSA 209:8, RSA 209:10, and Fis 1000.

**DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME**





## NEW HAMPSHIRE STATE ENDANGERED

# NEW ENGLAND COTTONTAIL



**Report Sightings:** For environmental review project, contact Wildlife Biologist Heidi Holman at (603) 616 – 3324, [heidi.l.holman@wildlife.nh.gov](mailto:heidi.l.holman@wildlife.nh.gov), or the Wildlife Division at (603) 271 – 2461. Otherwise, observations can be sent to [nhrabbitreports.org](http://nhrabbitreports.org). Photographs and locations are strongly encouraged.



### Specific Information:

- Adults are 15 – 17 inches in length.
- Brown and gray coat that does not change color with seasons.
- Black spot between the eyes is sometimes visible.
- Often mistaken for Eastern Cottontails.
- Found in shrublands and young-growth or early-successional forests.
- Mating begins in March, with nests present throughout the summer.
- Young are weaned around 28 days and continue growing throughout their first winter.
- Do not hibernate and use habitat all year.



Photo credit: NH Rabbit Reports



Photo credit: NH Rabbit Reports

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

**PLEASE DO NOT DISTURB OR HANDLE WILDLIFE**



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

# Photo Exhibit

**Photos Taken on 06/04/2025**

*See attached Photo Orientation Key for reference.*





**Photo 1.** The entrance to the residence from Spur Road.



**Photo 2.** The existing garage and residence from the driveway.





**Photo 3.** The landscaped driveway area.



**Photo 4.** The sunroom and deck, viewed from the side.





**Photo 5.** Another view of the sunroom and deck.



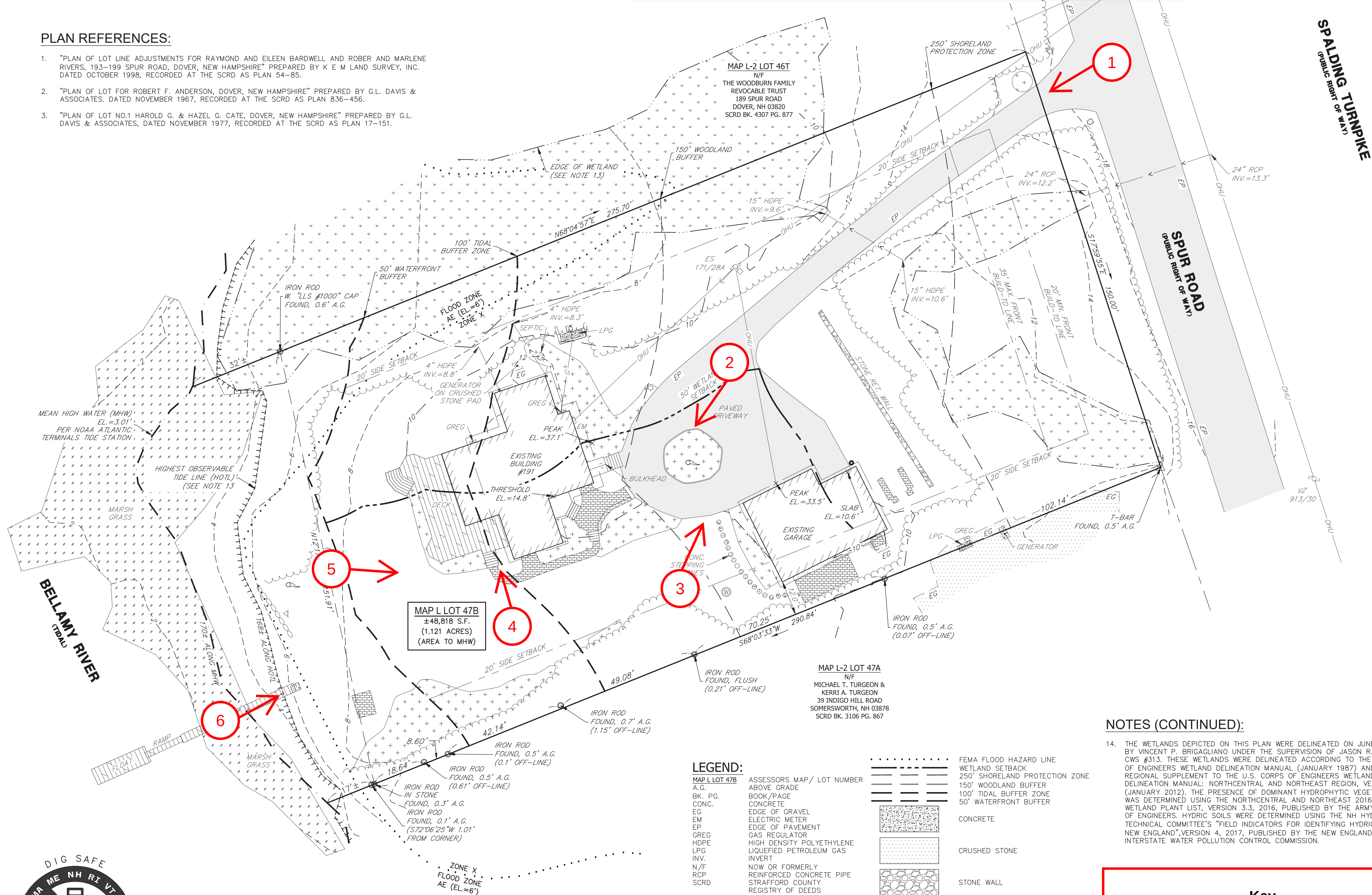
**Photo 6.** The water's edge and salt marsh on the western side of the property.



### Photo Orientation Key

PLAN REFERENCES:

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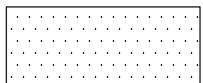
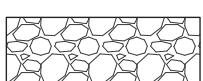
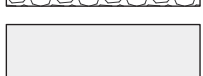
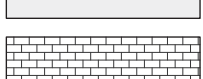
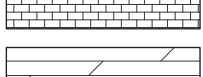
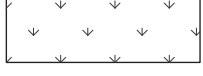


LEGEND:

MAP L LOT 47B  
A.G.  
BK. PG.  
CONC.  
EG  
EM  
EP  
GREG  
HDPE  
LPG  
INV.  
N/F  
RCP  
SCRD

ASSESSORS MAP/ LOT NUMBER  
ABOVE GRADE  
BOOK/PAGE  
CONCRETE  
EDGE OF GRAVEL  
ELECTRIC METER  
EDGE OF PAVEMENT  
GAS REGULATOR  
HIGH DENSITY POLYETHYLENE  
LIQUEFIED PETROLEUM GAS  
INVERT  
NOW OR FORMERLY  
REINFORCED CONCRETE PIPE  
STRAFFORD COUNTY  
REGISTRY OF DEEDS

SQUARE FEET  
BOULLARD  
IRON PIPE/ROD FOUND  
GROUND LIGHT  
GUY WIRE  
LIGHT POLE  
UTILITY POLE  
UTILITY POLE W/LIGHT  
CATCH BASIN ROUND  
MAILBOX  
FLAG POLE  
WELL  
WATER SHUT OFF  
OVERHEAD UTILITY  
APPROXIMATE ABUTTER LINE  
BOUNDARY LINE  
SETBACK LINE  
TREE LINE  
DRAIN LINE  
EXISTING CONTOUR  
GASPG LINE  
MEAN HIGH WATER  
EDGE OF WETLAND  
HIGHEST OBSERVABLE TIDE LINE

|                                                                                       |                                |
|---------------------------------------------------------------------------------------|--------------------------------|
|  | FEMA FLOOD HAZARD LINE         |
|  | WETLAND SETBACK                |
|  | 250' SHORELAND PROTECTION ZONE |
|  | 150' WOODLAND BUFFER           |
|  | 100' TIDAL BUFFER ZONE         |
|  | 50' WATERFRONT BUFFER          |
|  | CONCRETE                       |
|  | CRUSHED STONE                  |
|  | STONE WALL                     |
|  | PAVEMENT                       |
|  | PAVER WALK                     |
|  | WOOD DECK                      |
|  | LANDSCAPED AREA                |
|  | WETLANDS                       |
|  | MARSH GRASS                    |

NOTES (CONTINUED):

14. THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON JUNE 3, 2025 BY VINCENT P. BRIGALIANO UNDER THE SUPERVISION OF JASON R. AUBE CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS' FIELD MANUAL, NORTH CENTRAL AND NORTH EAST REGION, THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTH EAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN THE LAND" VERSION 1.0, 2011, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.

A map of the study area in the Boston Harbor region. The map shows the Bellamy River to the west. Spaulding Turnpike (Rte. 16) runs north-south. Exit 6 is marked on Rte. 16. Dover Point Rd. runs east from Rte. 16. Rte. 4 runs east from Rte. 16. Boston Harbor Rd. runs east from Rte. 4. A scale bar indicates 0 to 1 mile. The LOCUS site is marked with a hatched rectangle near the intersection of Spaulding Turnpike and Dover Point Rd.

NOTES:

1. THE PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL (R-20) ZONING DISTRICT & WETLANDS PROTECTION DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L-2 AS LOT 47B.
3. THE PARCEL IS LOCATED IN ZONES AE (EL=6) & ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) STAFFORD COUNTY, NEW HAMPSHIRE, PANEL 340 OF 405, MAP NUMBER 33017C0340E, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015.
4. 

| <u>DIMENSIONAL REQUIREMENTS:</u>     | <u>REQUIRED:</u> | <u>EXISTING:</u> |
|--------------------------------------|------------------|------------------|
| MINIMUM LOT SIZE:                    | 20,000 S.F.      | 48,818 S.F.      |
| MINIMUM LOT FRONTAGE:                | 125'             | 150'             |
| <u>MINIMUM YARD DIMENSIONS:</u>      |                  |                  |
| FRONT BUILD-TO LINE MIN./MAX:        | 20' / 35'        | >35'             |
| SIDE SETBACK:                        | 20'              | 12.0' (GARAGE)   |
| REAR SETBACK:                        | 30'              | >30'             |
| <u>MAXIMUM STRUCTURE DIMENSIONS:</u> |                  |                  |
| BUILDING HEIGHT:                     | 35'              | ±26'             |
| MAXIMUM LOT COVERAGE:                | 30%              | 18.6%            |
5. OWNER OF RECORD:  
MAP L-1 LOT 47B:  
THE RUSHMORE STEPANEK FAMILY REVOCABLE TRUST  
BARBARA J. RUSHMORE, TRUSTEE  
FRED H. STEPANEK, TRUSTEE  
191 SPIR ROAD  
DOVER, NH 03820  
SCRD BK#4571 PG#864
6. PARCEL AREA:  
MAP L-2 LOT 47B:  
48,818 S.F.  
(1.1207 ACRES)  
(AREA TO MEAN HIGH WATER (MHW))
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS, IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP L-1 LOT 47B.
9. FIELD SURVEY COMPLETED BY TCE ON JUNE 3&4, 2025 USING A LEICA TS-16 TOTAL STATION, GS-16 & GS-18 GPS RECEIVERS AND CARLSON DATA COLLECTION SOFTWARE.
10. HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS, THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS, THE CONTOUR INTERVAL IS 2 FOOT.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THE PLAN MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
13. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON JUNE 3, 2024 BY QUALIFIED COASTAL PROFESSIONAL, JASON R. AUBE AND VINCENT BRIGAGLIANO, THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES, UNDER ENV-MVT 602.23, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD MARGIN OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

| REQUIRED:   | EXISTING:      |
|-------------|----------------|
| 20,000 S.F. | 48,818 S.F.    |
| 125'        | 150'           |
| 20'/35'     | >35'           |
| 20'         | 12.0' (GARAGE) |
| 30'         | >30'           |
| 35'         | ±26'           |
| 30%         | 18.6%          |

## TAX MAP L-2 LOT 47-B

## EXISTING CONDITIONS PLAN

**191 SPUR ROAD  
DOVER, NEW HAMPSHIRE  
COUNTY OF STRAFFORD**

OWNED BY

## THE RUSHMORE STEPANEK FAMILY REVOCABLE TRUST

**SCALE: 1" = 20' (22x34)**

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

**JULY 8, 2025**

Seacoast Division



- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
[www.tfmoran.com](http://www.tfmoran.com)

Photo Number, Location, Orientation

|      |      |             |    |    |
|------|------|-------------|----|----|
|      |      |             |    |    |
|      |      |             |    |    |
|      |      |             |    |    |
|      |      |             |    |    |
| REV. | DATE | DESCRIPTION | DR | CK |

S-1

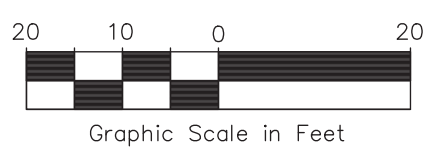


COVERAGE CALCULATIONS:

|                 |            |
|-----------------|------------|
| BUILDINGS:      | 2,888 S.F. |
| PAVEMENT:       | 3,993 S.F. |
| PAVERS:         | 575 S.F.   |
| DECK&STEPS:     | 848 S.F.   |
| GRAVEL:         | 205 S.F.   |
| RET. WALLS:     | 139 S.F.   |
| CONCRETE:       | 69 S.F.    |
| ROOF OVERHANGS: | 334 S.F.   |
| OTHER:          | 32 S.F.    |

TOTAL IMPERVIOUS AREA: 9,083 S.F.  
TOTAL LOT AREA: 48,818 S.F.

9,083S.F. / 48,818S.F. = 0.1860 x100 = **18.6% LOT COVERAGE**  
(TOTAL IMPERVIOUS AREA / TOTAL LOT AREA = TOTAL LOT COVERAGE)



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