CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA
REVISED

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, February 9, 2026
Meeting Time: **5:30 pm**

1. **CALL TO ORDER AND ROLL CALL**

2. **CITIZEN'S FORUM**

3. **APPROVAL OF THE PRIOR MEETING MINUTES** – January 12, 2026

4. **OLD BUSINESS**
   - **A.** Conservation Fund Request for Staff Administration Cost
   - **B.** Smith Well Lot
   - **C.** Willand Pond Grant Recommendation to Council

5. **NEW BUSINESS**
   - **A.** City of Dover Conditional Use Permit for Ahmed Ahmed, Assessor's Map 7 Lot 8 zoned R-20 located at 11 Boston Harbor Road. Proposal is to raise part of the existing home to reconstruct the foundation, and to convert the existing driving to pervious pavers resulting in 2,000 s.f. of impacts to the Conservation District. *(COND-2026-0004)*

6. **REPORT FROM THE CHAIR**
   - **A.** Review of Correspondence Received from NH Department of Environmental Services

7. **OTHER BUSINESS**
   - **A.** Update from Forest Management Subcommittee
   - **B.** By laws + Handbook

8. **ADJOURNMENT**

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Russ Warnock, Brianna Group (Alternate), Kristen Murphy, Abigail Lyon, Brendan Mulhall (Alternate)
Absent (Excused):
Absent (Unexcused):
STAFF PRESENT: Makayla Edgecomb (Conservation Planner) Donna Benton (Director of Planning and Community Development)
OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL
The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM
The Chair gave instructions for Citizens' forum
(None)

3. APPROVAL OF THE PRIOR MEETING MINUTES- December 8, 2025
R. Warnock moved to approve the minutes of December 8th as submitted. R. Atwood seconded. Vote: 4 in favor with 4 abstentions.

4. MEMBER VOTING:
The current officers all agreed to serve another year unless someone else was interested.
The members voted all in favor for the slate of officers as is for another year.

5. OLD BUSINESS:
A. Grant Updates: Ash trees, Willand Pond, LCHIP
M. Edgecomb gave updates on various grant applications:
Ash Trees: Grant received
Willand Pond: Grant received
LCHIP: Grant received

All grants will go before Council on the 14th and 28th. Once accepted by the City, requests for bids will go out. M. Edgecomb updated the Commission on the next steps in the process for each project.

6. NEW BUSINESS
A. Conservation Fund Request for Staff Administration Cost
Chair Hunt and D. Benton presented the item and answered questions from the members regarding the fund status.
Discussion ensued whether the Conservation Fund should cover any staff salary fees. The members agreed they will fund it this time so nothing is held up, but they all want to discuss this further and gather more information about how this came to be before any future requests.

R. Warnock moved to approve the requested funding for staff. Seconded by: A. Lyon. Vote: 6 in favor with 0 opposed.

B. Review of Donated Conservation Easement: Stonearch Trail

M. Edgecomb and D. Benton explained the item giving background information.

A. Lyon moved to recommend acceptance of the donation with the condition the Open Lands Committee is in favor. Seconded by: R. Atwood. Vote: 6 in favor.

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)

Luke Taylor presented the item and explained the hybrid living shoreline proposal and details. He answered clarifying questions about the proposal for the commission members.

A. Lyon moved to endorse the proposal as presented. Seconded by: R. Atwood. Vote: 5 in favor with 1 opposed and 0 abstaining.

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).

Vincent Brigagliano, TF Moran presented the item and explained the details of the proposal. He answered questions from the commission members.

R. Warnock moved to endorse the project as presented with the condition the silt sock location be adjusted on the plan to reflect temporary impact. Seconded by: S. Fellows. Vote: 6 in favor with 0 opposed and 0 abstaining.

7. REPORT FROM THE CHAIR

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

M. Edgecomb noted no correspondence received.

8. OTHER BUSINESS

A. Update from Forest Management Subcommittee

a. No meeting since the last Conservation meeting

B. Nature Groupie

a. B. Group gave an update and explained some ideas

DRAFT

Other Items
The commission members discussed with M. Edgecomb and D. Benton the HS athletic field project and whether conditions of approval are being adhered to.

Smith well signs: M. Edgecomb spoke to water treatment staff and they support no trespassing signage, as it is a public drinking supply area.
Members thought some recreation should be allowed, and mentioned no trespassing signs just around certain areas.
M. Edgecomb will discuss with Water Treatment and Community services on a solution.

9. ADJOURNMENT
A. Lyon moved to adjourn. S. Fellows seconded. Vote: U/A
The meeting was adjourned at 6:52 PM.

DRAFT

To: **Dover Conservation Commission**
From: **Makayla Edgecomb, Assistant City Planner, Conservation Planner**
Date: **February 5, 2026**
Re: **Conservation Fund, TDR Fees, and Land Use Change Tax**

ISSUE:
Conservation Commission Fund Sources and TDR contribution amount

INTENT:
This memo will provide an overview of the TDR fees that have gone into the Conservation Commission fund since 2018 as well as the yearly contribution from the Land Use Change Tax (LUCT).

GOAL:
Provide Conservation Commission with overview of contributions to Conservation Fund.

BACKGROUND
The Conservation fund currently has two primary funding sources: the LUCT and fees collected through Transfer of Development Rights.

Transfer of Development Rights (TDR) is a land use tool that allows landowners to buy and sell allowed development capacity, seeking to concentrate housing in areas with existing infrastructure and amenities while permanently protecting land with significant conservation value. This practice is recognized as an "Innovative Land Use Control" under state law RSA 674:21(d).

Within the past 5 years, the Conservation Fund has received $**1,694,286** through fees collected from Transfer of Development Rights.

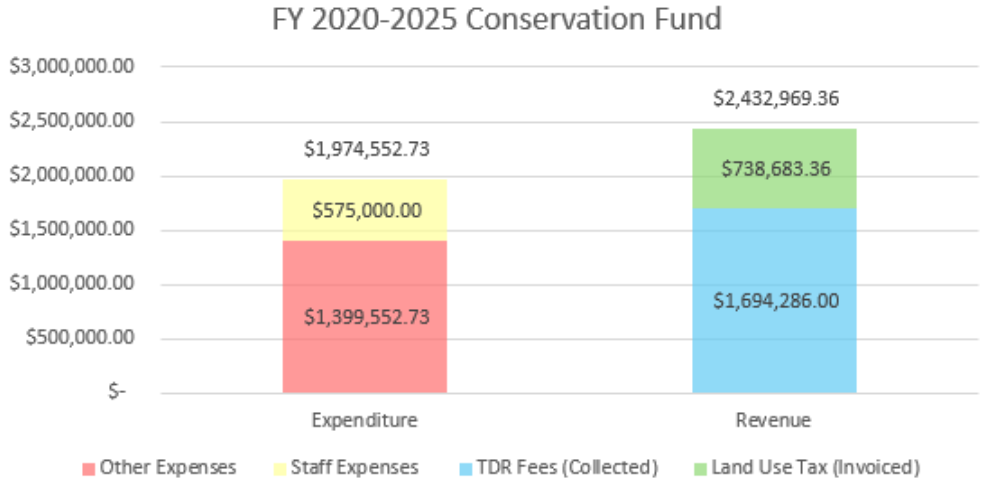
The Current Use tax incentive is available to qualifying landowners who maintain their land as undeveloped forest, farm, or open space. Current Use is a tax assessment law that taxes land at its "productive capacity." This means the land is taxed at its income-producing capability as forest, farmland, or undeveloped land, rather than at its real estate value as a building site.

A LUCT is imposed when land enrolled in Current Use is converted to a non-qualifying use such as building a house or commercial development. The tax is 10% of the full, fair market value of the changed portion.

LUCT invoiced totaled **$169,900** in fiscal year 2025 and the amount invoiced within the last 5 years is **$738,683.36**

Within the last 5 years the amount that came out of the Conservation fund was **$1,974,552.73** with **$575,000** coming from staff expenses.

A graph visual is provided below to demonstrate the revenues and expenditures of total funds by the Commission within the last 5 years.



OTHER FUNDING SECURED THROUGH STAFF EFFORTS IN 2025:

NHDES Willand Pond Milfoil Treatment: $30,000

LCHIP Historic Preservation Planning Assessment of 1888 Water Works Building: $25,000

PREP Ash Tree Comprehensive Downtown Plan: $20,000

Dedicated CIP Project for Implementation of Ash Tree Removal and Replanting: $150,000

Total: **$225,000**

CURRENT STAFF PROJECTS BASED ON MASTER PLAN OBJECTIVES:

- Creating an educational pamphlet on public conservation land and positive land use practices. (Action item 5.3 & 6.5)
- Updating the criteria list to determine land eligibility for conservation easements. (Action item 1.4 & 4.1)
- Evaluating City-owned properties that may have a high conservation value for permanent conservation. (Action item 1.8)
- Organizing conservation easements based on public access level to arrange a public awareness campaign. (Action item 6.1 & 6.2)
- Coordinating improved wayfinding for public conservation easements. (Action item 6.4)

OTHER RESPONSIBILITIES OF THE CONSERVATION COMMISSION STAFF LIAISON:

- Reviewing and drafting memorandum on environmental conditional use permits, receiving in AOT, Shoreland, and other state permits
- Helping to monitor, write, and submit reports for conservation land and easements
- Staff support to Forestry Subcommittee, Open Lands Committee, and Conservation Commission
- Prepared and will update handbooks for boards/commissions/committees
- Provides customer service to residents and applicants
- Assists in the updating and implementation of Master Plan
- Performs field inspections on projects and programs as needed

Prepared by:
NH Department of
Environmental Services
January 2026

Long-Term Variable Milfoil Management Plan



Willand Pond
Dover, New Hampshire

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Purpose

The purposes of this exotic aquatic plant management and control plan are:

1. To identify and describe the historic and current exotic aquatic infestation(s) in the waterbody;
2. To identify short-term and long-term exotic aquatic plant control goals;
3. To minimize any adverse effects of exotic aquatic plant management strategies on non-target species;
4. To recommend exotic plant control actions that meet the goals outlined in this plan; and
5. To evaluate control practices used in this waterbody over time to determine if they are meeting the goals outlined in this plan.

This plan also summarizes the current physical, biological, ecological, and chemical components of the subject waterbody as they may relate to both the exotic plant infestation and recommended control actions, and the potential social, recreational and ecological impacts of the exotic plant infestation.

The intent of this plan is to establish an adaptive management strategy for the long-term control of the target species (in this case variable milfoil) in the subject waterbody, using an integrated plant management approach.

Appendix A and Appendix B detail the general best management practices and strategies available for waterbodies with exotic species, and provide more information on each of the activities that are recommended within this plan.

Invasive Aquatic Plant Overview

Exotic aquatic plants pose a threat to the ecological, aesthetic, recreational, and economic values of lakes and ponds (Luken & Thieret, 1997, Halstead, 2000), primarily by forming dense growths or monocultures in critical areas of waterbodies that are important for aquatic habitat and/or recreational use. Under some circumstances, dense growths and near monotypic stands of invasive aquatic plants can result, having the potential to reduce overall species diversity in both plant and animal species, and can alter water chemistry and aquatic habitat structure that is native to the system.

Since January 1, 1998, the sale, distribution, importation, propagation, transportation, and introduction of key exotic aquatic plants have been prohibited (RSA 487:16-a) in New Hampshire. This law was designed as a tool for lake managers to help prevent the spread of nuisance aquatic plants.

New Hampshire lists 27 exotic aquatic plant species as prohibited in the state (per Env-Wq 1303.02) due to their documented and potential threat to surface waters of the state.

According to the federal Section 305(b) and 303(d) Consolidated Assessment and Listing Methodology (CALM), "exotic macrophytes are non-native, fast growing aquatic plants, which can quickly dominate and choke out native aquatic plant growth in the surface water. Such infestations are in violation of New Hampshire regulation Env-Wq 1703.19, which states that surface waters shall support and maintain a balanced, integrated and adaptive community of organisms having a species composition, diversity, and functional organization comparable to that of similar natural habitats of a region" (NHDES, 2006). In fact, waterbodies that contain even a single exotic aquatic plant do not attain water quality standards and are listed as impaired.

Variable Milfoil Infestation in Willand Pond

The variable milfoil in Willand Pond was discovered in the summer of 2010 during routine water quality monitoring activities by NHDES biologists. Based on the distribution of variable milfoil in the pond it is suspected that the plant was first introduced sometime between 2007 and 2008, and left unchecked it expanded to roughly eight acres of moderate density in Willand Pond. There has been no organized water quality or Weed Watcher monitoring groups on Willand Pond until recently, so early detection opportunities were not realized. Additionally, variable milfoil was observed to be flowering during the summer 2010 field surveys, so seed production and germination of seeds will be a likely contributor to variable milfoil growth and expansion in Willand Pond in years to come, in addition to further spread by vegetative means if control efforts are not initiated.

Figure 1 illustrates the milfoil population over time in Willand Pond, and the following table provides a summary of milfoil growth in the pond over time.

In terms of the impacts of the variable milfoil in the system, there are few houses around the shoreline of Willand Pond, mainly along the southwestern end and several commercial businesses within the watershed. There is a trail network in place along the northern and eastern end of the pond through undeveloped and forested land.

In the past the pond has had many problems with water level, water quality, cyanobacteria blooms, and other related problems. The presence of variable milfoil is yet another problem to factor in to Willand Pond management efforts.

Milfoil Management Goals and Objectives

The goal for Willand Pond is the eradication of variable milfoil in the system, using an Integrated Plant Management Approach.

Control efforts were initiated in 2011; however, no local funds were available to sustain management from year to year, so after the initial management action, efforts waned and management has not been conducted since.

Local Support

Friends of Willand Pond
Willand Pond done not have an an active lake association but it does have a ad hoc committee and a Friends of Willand Pond group involved with supporting protection and restoration efforts in and around the pond (www.dover.nh.gov/Assets/government/city-operations/2document/planning/sp).

City of Dover
The City of Dover is supportive of efforts to control milfoil in Willand Pond, and has agreed to cost share with NHDES for control efforts in 2026.

Waterbody Characteristics

The following table summarizes basic physical and biological characteristics of Willand Pond, including the milfoil infestation and a current review of the Natural Heritage Bureau (NHB) database.

General Lake Information	
Lake area (acres)	86
Watershed area (acres)	288
Shoreline Uses (residential, forested, agriculture)	Forested, residential, urbanized
Max Depth (ft)	37
Mean Depth (ft)	15.5
Trophic Status	Mesotrophic
Color (CPU) in Epilimnion	29
Clarity (ft)	10.1
Flushing Rate (yr^{-1})	0.3
Natural waterbody/Raised by Damming/Other	Natural
Plant Community Information Relative to Management	
Invasive Plants (Latin name)	*Myriophyllum heterophyllum*
Infested Area (acres)	See Figures
Distribution (ringing lake, patchy growth, etc)	See Figure 1.
Sediment type in infested area (sand/silt/organic/rock)	Silty/organic/rocky/sandy depending on area
Rare, Threatened, or Endangered Species in or Near Waterbody (according to NH Natural Heritage Inventory)	*A 2026 review was requested, results pending.* **Historically Listed Species** False pimpernel (*Lindernia dubia var. anagallidea*) Blanding's Turtle (Emydoidea blandingii) Spotted turtle (*Clemmys guttata*) Sandy pond shore system Lopsided rush (*Juncus secundus*)

A native aquatic vegetation map and key from the NHDES Biology Section is shown in Figure 3. A bathymetric map is shown in Figure 4.

Beneficial (Designated) Uses of Waterbody

In New Hampshire, beneficial (designated) uses of our waterbodies are categorized into five general categories: Aquatic Life, Fish Consumption, Recreation, Drinking Water Supply, and Wildlife (CALM).

Of these, Aquatic Life, Wildlife and Recreation are the ones most often affected by the presence of invasive plants, though drinking water supplies can also be affected as well in a number of ways.

Following is a general discussion of the most potentially impacted designated uses, including water supplies and near shore wells, as they relate to this system and the actions proposed in this long-term plan.

The goal for aquatic life support is to provide suitable chemical and physical conditions for supporting a balanced, integrated and adaptive community of aquatic organisms having a species composition, diversity, and functional organization comparable to that of similar natural habitats of the region.

Aquatic Life

The goal for aquatic life support is to provide suitable chemical and physical conditions for supporting a balanced, integrated and adaptive community of aquatic organisms having a species composition, diversity, and functional organization comparable to that of similar natural habitats of the region.

Fisheries Information

Willand Pond is reported to have the following fish species: Black crappie, brown bullhead, chain pickerel, largemouth bass, rainbow trout, and white perch. Rainbow trout are stocked annually.

Wildlife Information

The Natural Heritage Bureau lists the spotted turtle as nearby in the watershed of Willand Pond. The record is from 1999 when one turtle was observed in a residential yard within the watershed of Willand Pond. The spotted turtle (*Clemmys guttata*) is listed as threatened in New Hampshire and is a species of concern. Selected control strategies are not likely to impact this turtle species directly, and indirect impacts to food sources or habitats will not likely result from milfoil control efforts in Willand Pond. The Fish and Game Department should provide guidance as to how to minimize or avoid impacts to this species and its habitat.

Recreational Uses and Access Points

Willand Pond is used regularly by transient boaters and fishermen. There is a restriction for gas powered engines of any type (gas powered marine engines in open water and use of gas powered vehicles of any type on ice) on this

waterbody. Fishing is most likely the most common recreational activity on the pond, along with canoeing and kayaking.

A good public access site and parking for a few vehicles is located along the western shoreline of the pond.

There are no public beaches or private swim beaches on Willand Pond.

There is a network of foot paths and trails along the northern and eastern undeveloped areas of shoreline that is used regularly by locals, with many overlook spots on the pond.

Macrophyte Community Evaluation

The littoral zone is defined as the nearshore areas of a waterbody where sunlight penetrates to the bottom sediments. The littoral zone is typically the zone of rooted macrophyte growth in a waterbody.

The littoral zone of Willand Pond is characterized by a mix of native and non-native (variable milfoil) plant growth (Figure 2). Native species include a mix of floating plants (white water-lily, watershield, duckweed), emergent plants (buttonbush, arrowhead, St. John's wort, sweet gale, grasses, swamp candle, bur-reed), and submergent plants (pondweed, bladderwort, water purslane, native milfoil). Native plant communities are mixed around the entire lake, and are characterized as 'sparse' by the DES.

The Natural Heritage Bureau (NHB) lists two plant species around Willand Pond as endangered in New Hampshire: false pimpernel (*Lindernia dubia var. anagallidea*) and one-sided rush (*Juncus secundus*). Both species are more upland and not in the actual waterbody, and historical records place them in the vicinity of the eastern shoreline of the pond. Because these are more upland species, they are not likely to be impacted by the proposed variable milfoil control efforts in Willand Pond. For any herbicide treatments the applicators will be asked to avoid potential overspray onto nearshore areas to avoid potential impacts to these plants should they occur near shore, along with any additional recommendations from Natural Heritage.

There are two classified systems/habitats of concern along the northern shoreline of Willand Pond: the sand plain basin marsh system and the sandy pond shore system. Both systems have a variety of emergent and submergent aquatic and wetland plants associated with them. DES will work

with the NHB to determine how to best protect these habitats and specific species during milfoil control efforts.

Wells and Water Supplies

Due to public water system security concerns, a large-scale map may be made available upon agreement with NHDES' data security policy. Visit NHDES' OneStop Web GIS, http://www2.des.state.nh.us/gis/onestop/ and register to Access Public Water Supply Data Layers. Registration includes agreement with general security provisions associated with public water supply data. Paper maps that include public water supply data may be provided at a larger-scale by NHDES' Exotic Species Program after completing the registration process.

Historical Control Activities

DATE	CONTROL ACTION	AREA TREATED (ac) / GALLONS REMOVED (gal)	TARGET SPECIES	CONTRACTOR/ENTITY
6/23/2011	2,4-D TREATMENT	8.1 ACRES	VARIABLE MILFOIL	SOLITUDE LAKE MANAGEMENT

Aquatic Invasive Plant Management Options

The control practices used should be as specific to the target species as feasible. No control of native aquatic plants is intended.

Exotic aquatic plant management relies on a combination of proven methods that control exotic plant infestations, including physical control, chemical control, biological controls (where they exist), and habitat manipulation.

Integrated Pest Management Strategies (IPM) are typically implemented using Best Management Practices (BMPs) based on site-specific conditions so as to maximize the long-term effectiveness of control strategies. Descriptions for the control activities are closely modeled after those prescribed by the Aquatic Ecosystem Restoration Foundation (AERF) (2004). This publication can be found online at http://www.aquatics.org/bmp.htm. Additional information can be obtained from a document prepared for the State of Massachusetts called the Generic Environmental Impact Report for

Lakes and Ponds, available at http://www.mass.gov/dcr/watersupply/lakepond/geir.htm.

Criteria for the selection of control techniques are presented in Appendix A. Appendix B includes a summary of the exotic aquatic plant control practices currently used by the State of New Hampshire.

Feasibility Evaluation of Control Options in this Waterbody

NHDES has evaluated the feasibility of potential control practices on the subject waterbody. The following table summarizes DES' control strategy recommendations for the subject waterbody:

Control Method	Use on Willand Pond
Restricted Use Areas	Restricted Use Areas may feasibly be used if the milfoil is (for some reason) not effectively controlled by a spring herbicide treatment. The RUA would be used to contain the milfoil infestation until divers, herbicides, or other methods could be scheduled.
Fragment Barrier	A fragment barrier may be a possibility to contain fragments if some areas of the infestation are not controlled by the herbicide treatment.
Hand-pulling/Diver Assisted Suction Harvesting (DASH)	Hand-pulling and Diver-Assisted Suction Harvesting (DASH) as suggested as routine follow up to an herbicide treatment. If variable milfoil densities are reduced and regular diver activities are implemented post treatment, milfoil densities may be effectively controlled by divers. At this point in time milfoil is too widespread to initially be managed with diving/DASH.
Mechanical Harvesting/Removal	For Willand Pond, mechanical harvesting is not recommended due to concerns about plant fragmentation and further spread. This technique also does not target root systems, so re-growth will likely be rapid.
Benthic Barriers	For Willand Pond, DES recommends installing small benthic barriers in areas of re-growth if small patches of variable milfoil re-grow and can adequately be contained by benthic barriers.
Herbicides	In 2026, herbicide treatment to reduce variable milfoil is recommended as a primary control effort,

Control Method	Use on Willand Pond
	targeting up to 28 acres of growth in the pond. Future herbicide use will be based on field surveys to determine re-growth or persistent growth patterns.
Extended Drawdown	Drawdown is not an effective control method for variable milfoil and there is no impoundment structure/dam to regulate water levels on Willand Pond.
Dredge	Not recommended due to nature of exotic plant distribution, the cost, or the ancillary ecological impacts that the dredge could have.
Biological Control	There are no approved biological controls for variable milfoil at this time in New Hampshire.
No Control	Variable milfoil has spread along the shoreline of the lake, forming a ring of growth to at least a depth of 8 feet.

Recommended Actions, Timeframes and Responsible Parties

An evaluation of the size, location, and type of variable milfoil infestation, as well as the waterbody uses was conducted at the end of the last growing season (see attached figures for findings). Based on this survey the following recommendations are made for variable milfoil control in the system:

Year	Action	Responsible Party	Schedule
2025	Weed Watching	Local Weed Watchers	Monthly from May through September
	Survey waterbody and planning for next season's control actions	NHDES	September
2026	Weed Watching	Local Weed Watchers	Monthly from May through September

Year	Action	Responsible Party	Schedule
	Survey and planning for summer/fall milfoil control actions	NHDES	May/June
	Herbicide treatment of targeted areas (see map for 2026)	SOLitude Lake Management	June-August
	Survey waterbody and planning for next season's control actions	NHDES	September
2027	Weed Watching	Local Weed Watchers	Monthly from May through September
	Survey and planning for summer/fall milfoil control actions	NHDES	May/June
	Herbicide treatment if needed and recommended (areas to be determined based on updated spring survey), based on outcome of 2026 treatment if one occurs	SOLitude Lake Management	June-August as needed
	Diving or Diver Assisted Suction Harvesting (DASH)	Contractor TBD	Through growing season
	Survey waterbody and planning for next season's control actions	NHDES	September
2028	Weed Watching	Local Weed Watchers	Monthly from May through September
	Survey and planning for summer/fall milfoil control actions	NHDES	May/June
	Diving or Diver Assisted Suction Harvesting (DASH)	Contractor TBD	Through growing season
	Survey waterbody and planning for next season's control actions	NHDES	September

Year	Action	Responsible Party	Schedule
2029	Weed Watching	Local Weed Watchers	Monthly from May through Septembe r
	Survey and planning for summer/fall milfoil control actions	NHDES	May/June
	Diving or Diver Assisted Suction Harvesting (DASH)	Contractor TBD	Through growing season
	Survey waterbody and planning for next season's control actions	NHDES	Septembe r
2030	Update and revise Long-Term Variable Milfoil Control Plan	NHDES and Interested Parties	Fall/ Winter

Notes

Target Specificity

It is important to realize that aquatic herbicide applications are conducted in a specific and scientific manner. To the extent feasible, the permitting authority favors the use of selective herbicides that, where used appropriately, will control the target plant with little or no impact to non-target species, such that the ecological functions of native plants for habitat, lake ecology, and chemistry/biology will be maintained. *Not all aquatic plants will be impacted as a result of an herbicide treatment.*

Adaptive Management

Because this is a natural system that is being evaluated for management, it is impossible to accurately predict a management course over five years that could be heavily dependent on uncontrolled natural circumstances (weather patterns, temperature, adaptability of invasive species, etc).

This long-term plan is therefore based on the concept of adaptive management, where current field data (from field survey work using NHDES established field survey standard operating procedures) drive decision making, which may result in modifications to the recommended control actions and timeframes for control. As such, this management plan should

be considered a dynamic document that is geared to the actual field conditions that present themselves in this waterbody.

If circumstances arise that require the modification of part or all of the recommendations herein, interested parties will be consulted for their input on revisions that may be needed to further the goal of invasive aquatic plant management in the subject waterbody.

Figure 1: Map of Variable Milfoil Infestations Over Time

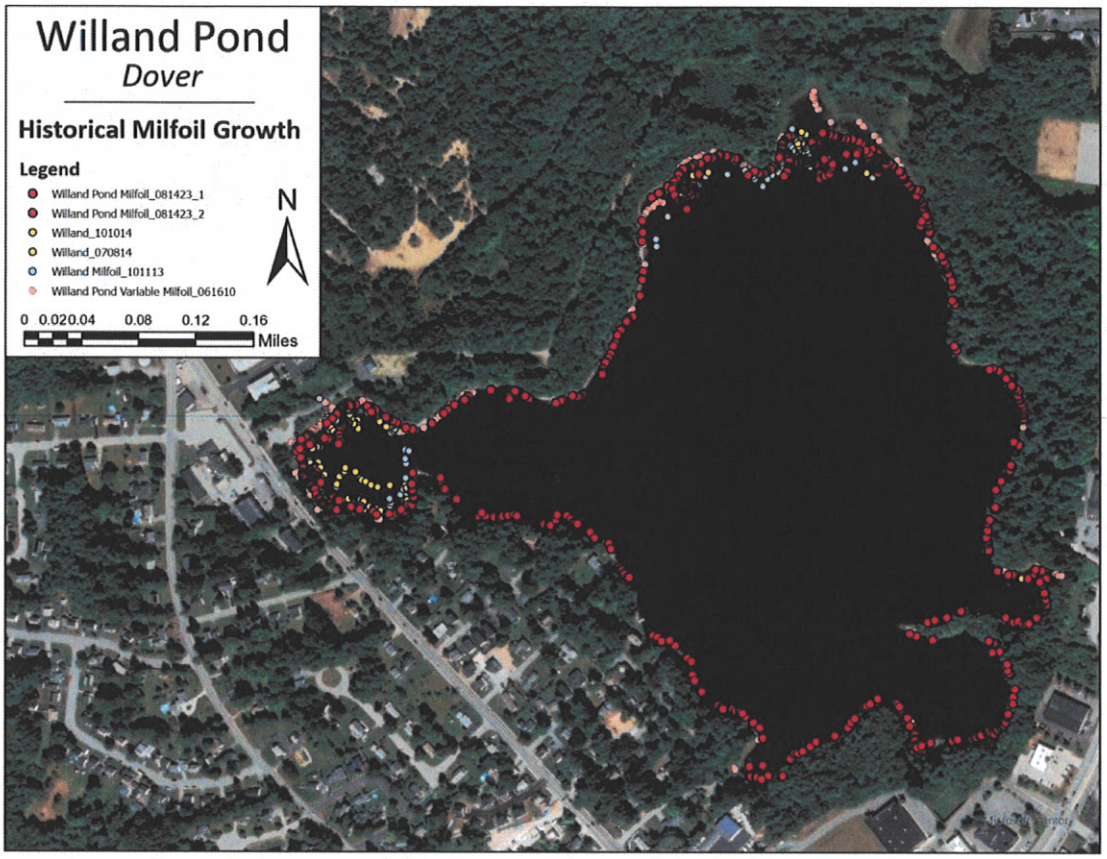
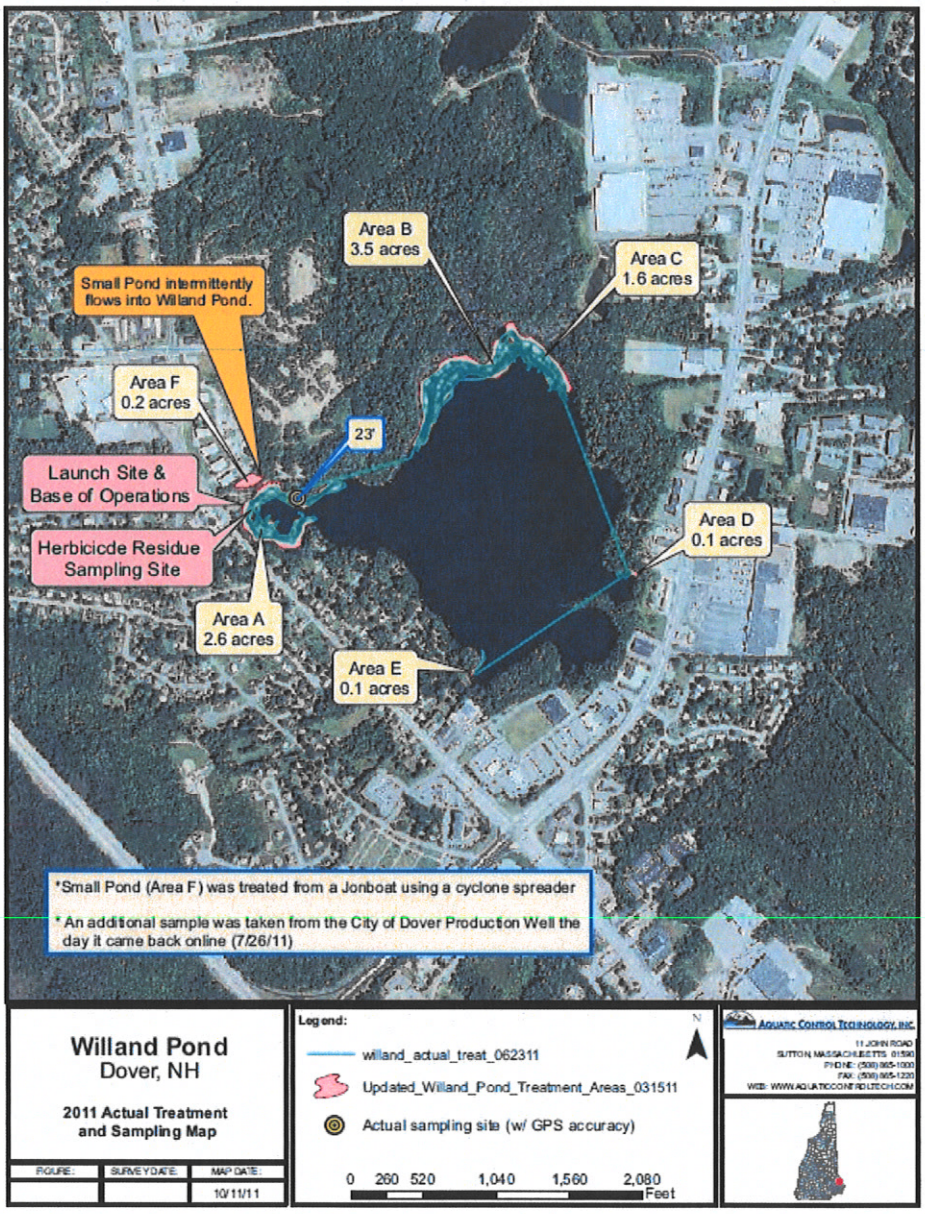


Figure 2: Map of Control Actions Over Time

2011 Actual



2026 Proposed

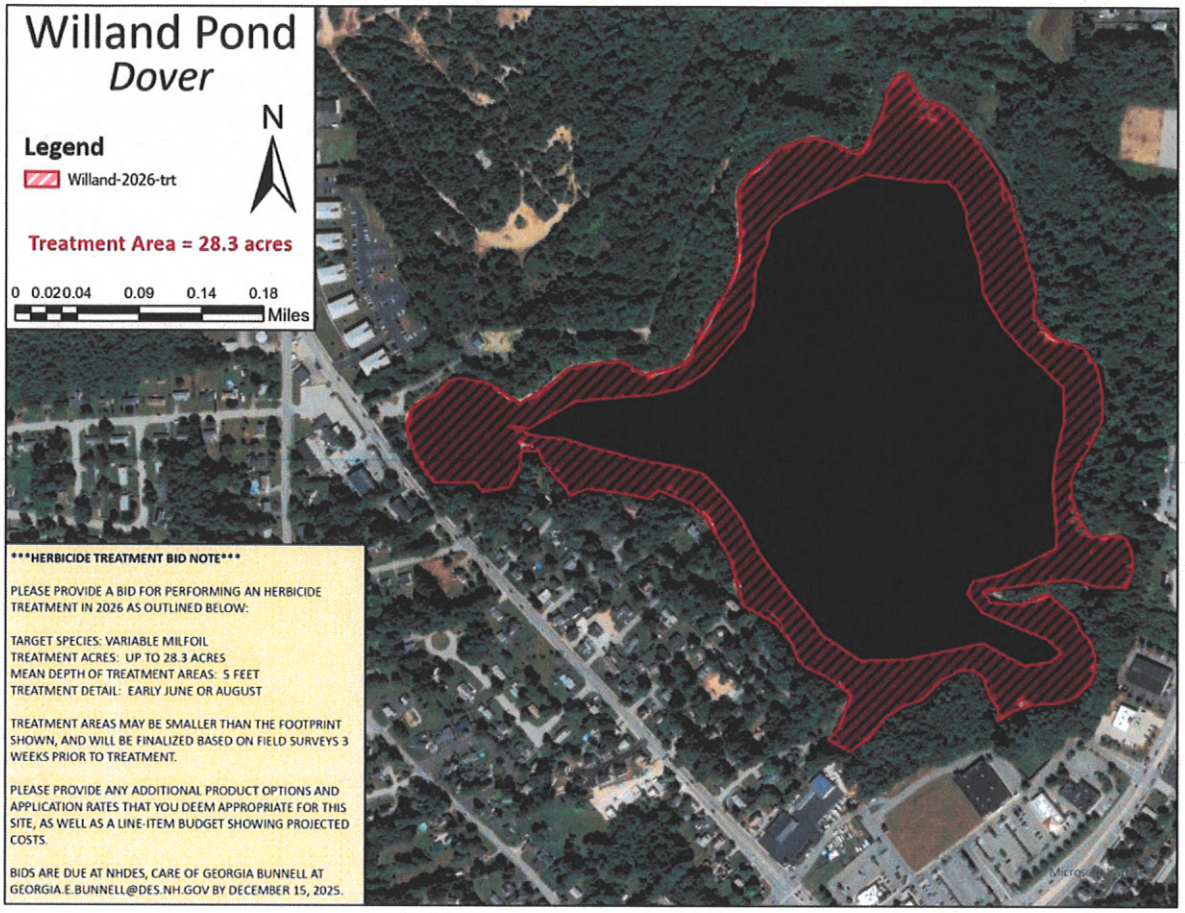
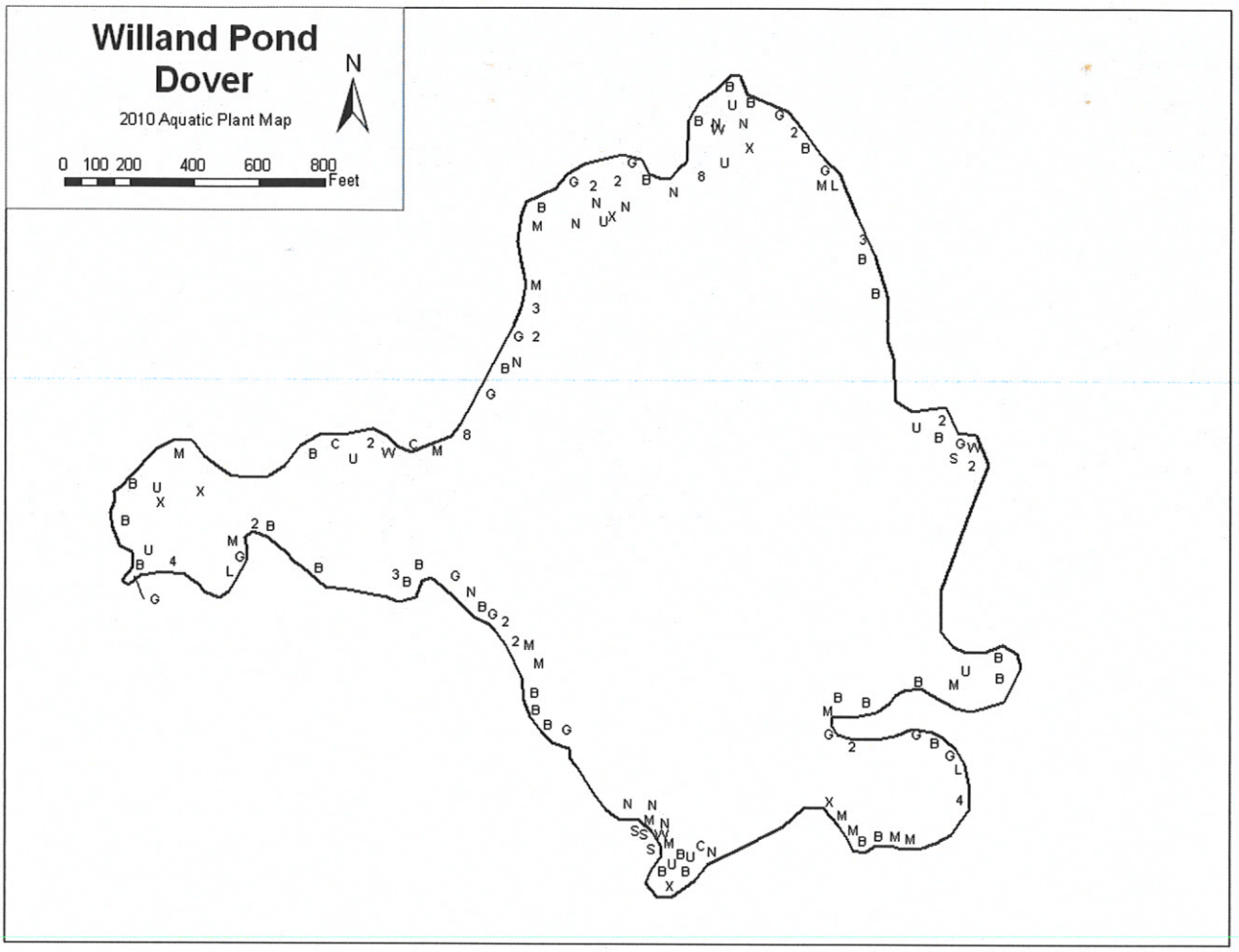


Figure 3: Map of Native Aquatic Macrophytes



Key to Macrophyte Map

Symbol	Common Name	Latin Name
C	Buttonbush	*Cephalanthus occidentalis*
N	Native milfoil	*Myriophyllum humile*
8	St. John's wort	*Hypericum*
U	Bladderwort	*Utricularia*
S	Arrowhead	*Sagittaria*
M	Sweet gale	*Myrica gale*
G	Grass sp	*Gramineae*
L	Water purslane	*Ludwigia sp.*
B	Watershield	*Brasenia schreberi*
2	Swamp candle	*Lysimachia*
3	Bur-reed	*Sparganium*
4	Duckweed	*Lemna*
W	White water-lily	*Nymphaea*
X	Pondweed	*Potamogeton sp.*

Figure 4: Bathymetric Map

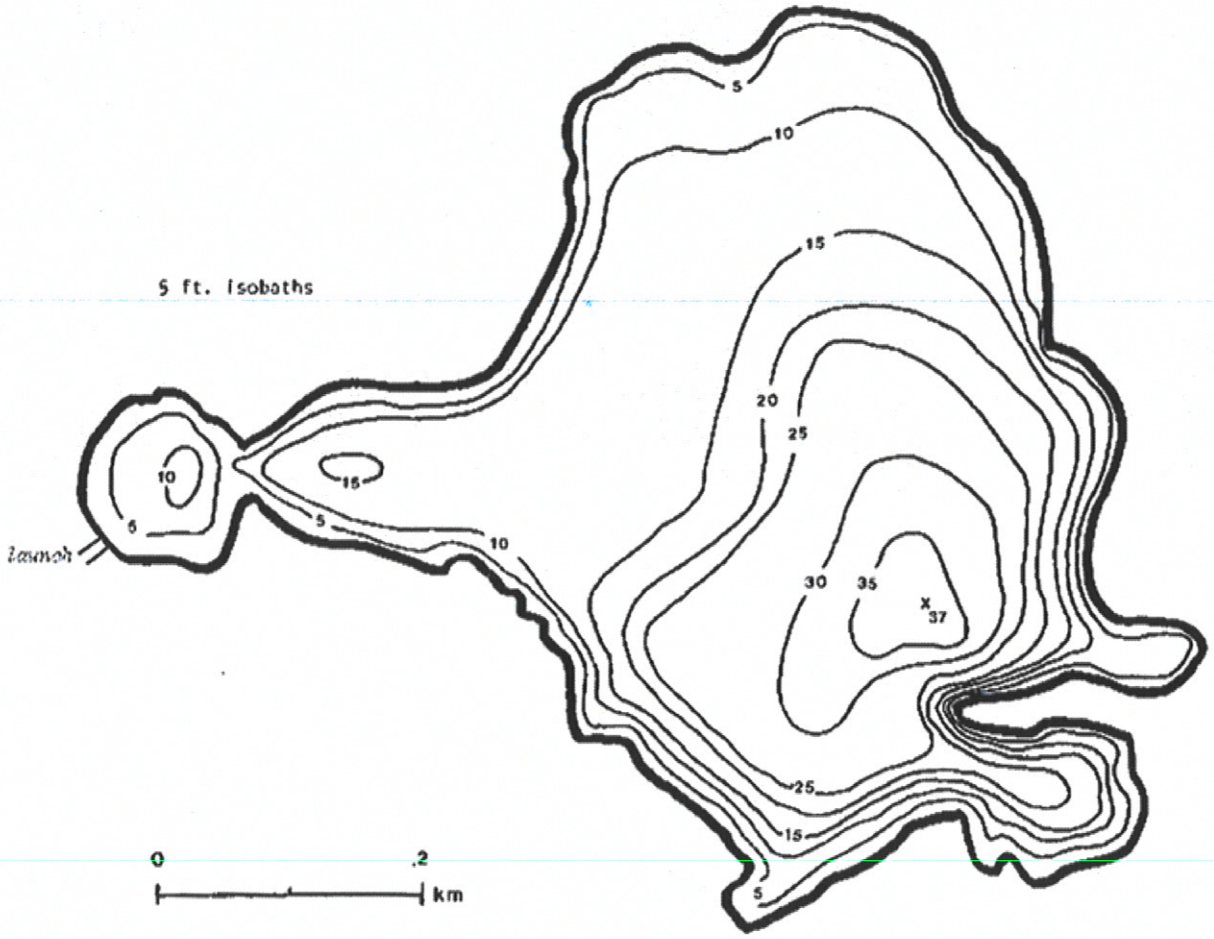


Figure 5: Critical Habitats or Conservation Areas

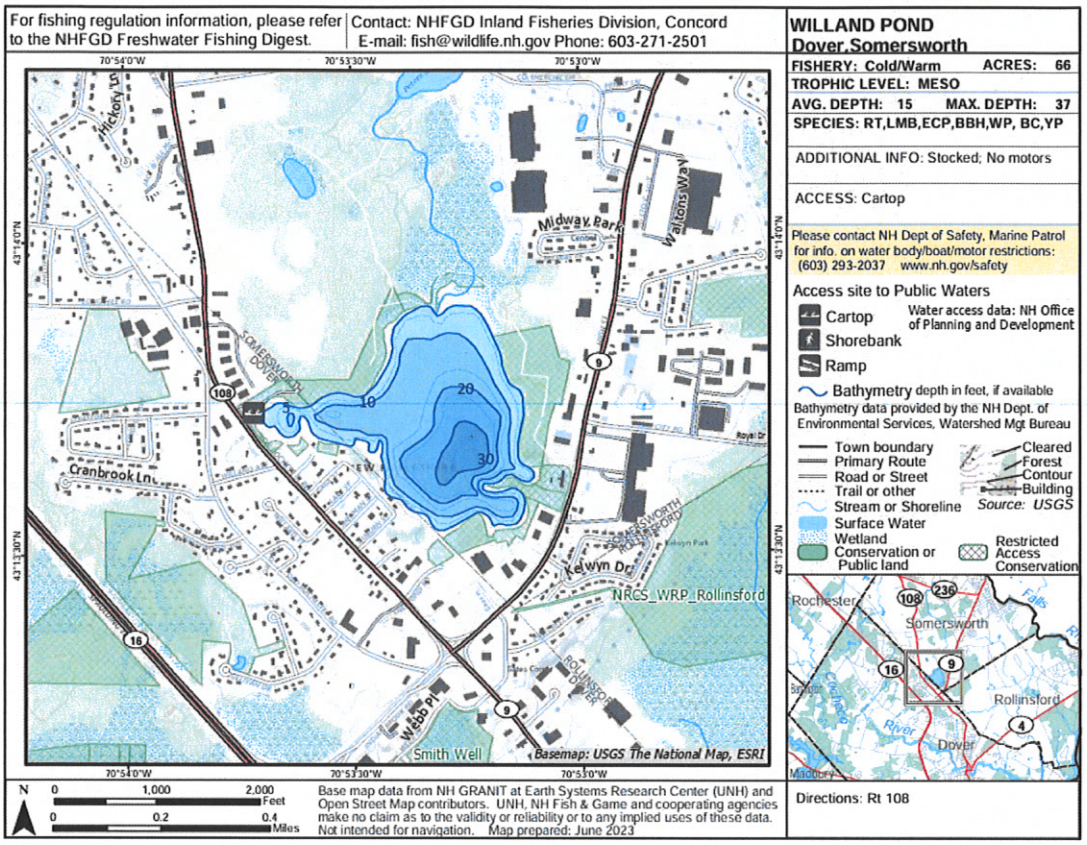
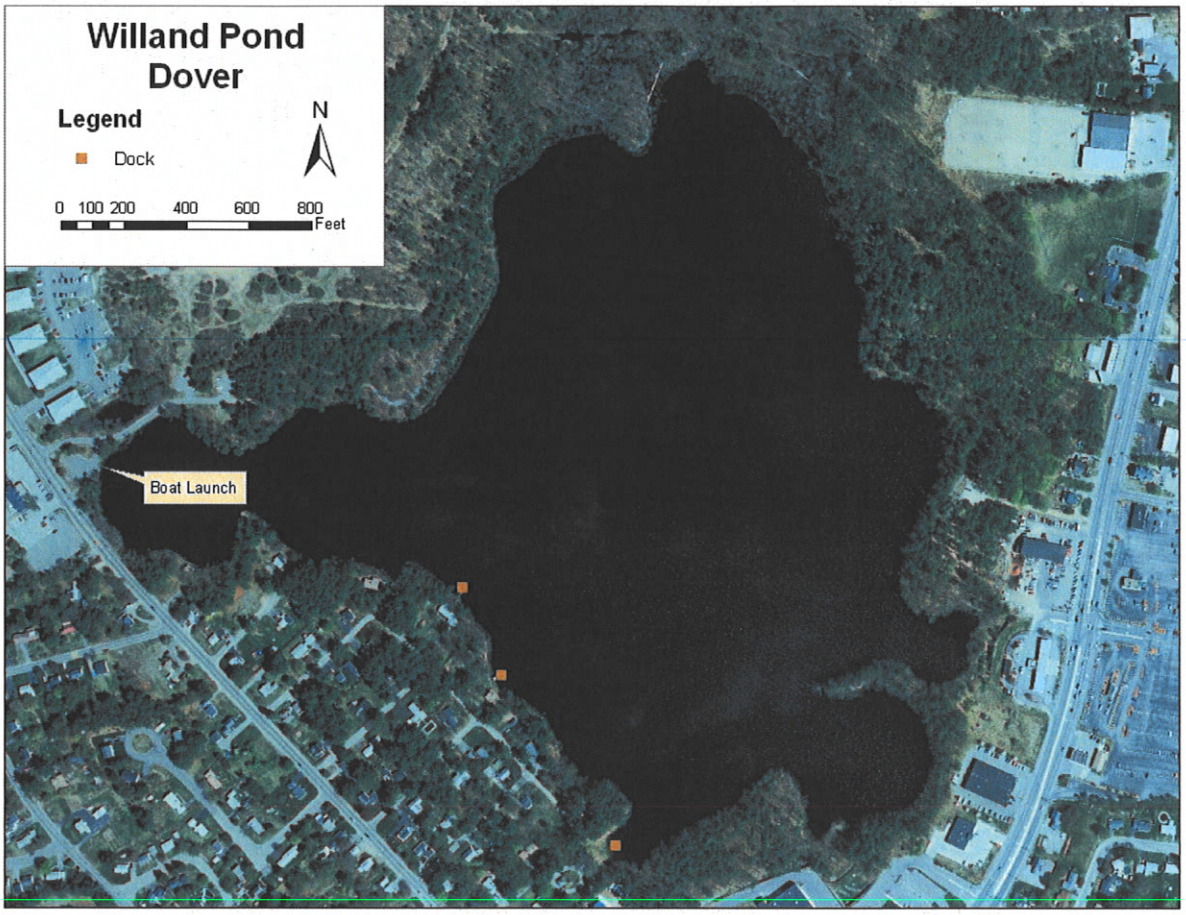


Figure 6: Public Access, Swim Areas



Appendix A Selection of Aquatic Plant Control Techniques

Preliminary Investigations

I. Field Site Inspection

- Verify genus and species of the plant.
- Determine if the plant is a native or exotic species per RSA 487:16, II.
- Map extent of the exotic aquatic plant infestation (area, water depth, height of the plant, density of the population).
- Document any native plant abundances and community structure around and dispersed within the exotic/nuisance plant population (provide updated native plant map after review of milfoil in the Fall or after treatment)

II. Office/Laboratory Research of Waterbody Characteristics

- Contact the appropriate agencies to determine the presence of rare or endangered species in the waterbody or its prime wetlands.
- Determine the basic relevant limnological characteristics of the waterbody (size, bathymetry, flushing rate, nutrient levels, trophic status, and type and extent of adjacent wetlands).
- Determine the potential threat to downstream waterbodies from the exotic aquatic plant based on limnological characteristics (water chemistry, quantity, quality as they relate to movement or support of exotic plant growth).

Overall Control Options

For any given waterbody that has an infestation of exotic plants, one of four options will be selected, based on the status of the infestation, the available management options, and the technical knowledge of the NHDES Limnologists and other key resource managers who have conducted the field work and who are preparing or contributing to this plan. The options are as follows:

1) Eradication: The goal is to completely remove the exotic plant infestation over time. In some situations this may be a rapid response that results in an eradication event in a single season (such as for a new infestation), in other situations a longer-term approach may be warranted given the age and distribution of the infestation. Eradication is more feasible in smaller systems without extensive expanded growth (for example, Lake Winnipesaukee is unlikely to achieve eradication of its variable milfoil), or without upstream sources of infestation in other connected systems that continually feed the lake.

2) Maintenance: Waterbodies where maintenance is specified as a goal are generally those with expansive infestations, that are larger systems, that have complications of extensive wetland complexes on their periphery, or that have upstream sources of the invasive plant precluding the possibility for eradication. For waterbodies where maintenance is the goal, control activities will be performed on the waterbody to keep an infestation below a desirable threshold. For maintenance projects, thresholds of percent cover or other measurable classification will be indicated, and action will occur when exotic plant growth exceeds the threshold.

3) Containment: The aim of this approach is to limit the size and extent of the existing infestation within an infested waterbody if it is localized in one portion of that waterbody (such as in a cove or embayment), or if a whole lake is infested action may be taken to prevent the downstream migration of fragments or propagules. This could be achieved through the use of fragment barriers and/or Restricted Use Areas or other such physical means of containment. Other control activities may also be used to reduce the infestation within the containment area.

4) No action. If the infestation is too large, spreading too quickly, and past management strategies have proven ineffective at controlling the target exotic aquatic plant, NHDES, in consultation with others, may elect to recommend 'no action' at a particular site. Feasibility of control or control options may be revisited if new information, technologies, etc., develop.

If eradication, maintenance or containment is the recommended option to pursue, the following series of control techniques may be employed. The most appropriate technique(s) based on the determinations of the preliminary investigation will be selected.

Guidelines and requirements of each control practice are suggested and detailed below each alternative, but note that site specific conditions will be factored into the evaluation and recommendation of use on each individual waterbody with an infestation.

A. Hand-Pulling and Diver-Assisted Suction Harvesting

- Hand-pulling can be used if infestation is in a small localized area (sparsely populated patch of up to 5' X 5', single stems, or dense small patch up to 2' X 2'). For larger areas Diver-Assisted Suction Harvesting (DASH) may be more appropriate.
- Can be used if plant density is low, or if target plant is scattered and not dense.

- Can be used if the plant could effectively be managed or eradicated by hand-pulling or DASH
- Use must be in compliance with the Wetlands Bureau rules.

B. Mechanically Harvest or Hydro-Rake

- Can not be used on plants which reproduce vegetatively by fragmentation (e.g., milfoil, fanwort, etc.) unless containment can be ensured.
- Can be used only if the waterbody is accessible to machinery.
- Can be used if there is a disposal location available for harvested plant materials.
- Can be used if plant depth is conducive to harvesting capabilities (~ <7 ft. for mower, ~ <12 ft. for hydro-rake).
- If a waterbody is fully infested and no other control options are effective, mechanical harvesting can be used to open navigation channel(s) through dense plant growth.

C. Herbicide Treatment

- Can be used if application of herbicide is conducted in areas where alternative control techniques are not optimum due to depth, current, use, or density and type of plant.
- Can be used for treatment of exotic plants where fragmentation is a high concern.
- Can be used where species specific treatment is necessary due to the need to manage other plants
- Can be used if other methods used as first choices in the past have not been effective.
- A licensed applicator should be contacted to inspect the site and make recommendations about the effectiveness of herbicide treatment as compared with other treatments.

D. Restricted Use Areas (per RSA 487:17, II (d))

- Can be established in an area that effectively restricts use to a small cove, bay, or other such area where navigation, fishing, and other transient activities may cause fragmentation to occur.
- Can <u>not</u> be used when there are several "patches" of an infestation of exotic aquatic plants throughout a waterbody.
- Can be used as a temporary means of control.

E. Bottom Barrier

- Can be used in small areas, preferably less than 10,000 sq. ft.
- Can be used in an area where the current is not likely to cause the displacement of the barrier.
- Can be used early in the season before the plant reaches the surface of the water.
- Can be used in an area to compress plants to allow for clear passage of boat traffic.
- Can be used in an area to compress plants to allow for a clear swimming area.
- Use must be in compliance with the Wetlands Bureau rules.

F. Drawdown

- Can be used if the target plant(s) are susceptible to drawdown control.
- Can be used in an area where bathymetry of the waterbody would be conducive to an adequate level of drawdown to control plant growth, but where extensive deep habits exist for the maintenance of aquatic life such as fish and amphibians.
- Can be used where plants are growing exclusively in shallow waters where a drawdown would leave this area "in the dry" for a suitable period of time (over winter months) to control plant growth.
- Can be used in winter months to avoid encroachment of terrestrial plants into the aquatic system.
- Can be used if it will not significantly impact adjacent or downstream wetland habitats.
- Can be used if spring recharge is sufficient to refill the lake in the spring.
- Can be used in an area where shallow wells would not be significantly impacted.
- Reference RSA 211:11 with regards to drawdown statutes.

G. Dredge

- Can be used in conjunction with a scheduled drawdown.
- Can be used if a drawdown is not scheduled, though a hydraulic pumping dredge should be used.
- Can only be used as a last alternative due to the detrimental impacts to environmental and aesthetic values of the waterbody.

H. Biological Control

- Grass carp cannot be used as they are illegal in New Hampshire.
- Exotic controls, such as insects, cannot be introduced to control a nuisance plant unless approved by Department of Agriculture.

- Research should be conducted on a potential biological control prior to use to determine the extent of target specificity.

Appendix B Summary of Control Practices Used in NH

Restricted Use Areas and Fragment Barrier:

Restricted Use Areas (RUAs) are a tool that can be use to quarantine a portion of a waterbody if an infestation of exotic aquatic plants is isolated to a small cove, embayment, or section of a waterbody. RUAs generally consist of a series of buoys and ropes or nets connecting the buoys to establish an enclosure (or exclosure) to protect an infested area from disturbance. RUAs can be used to prevent access to these infested areas while control practices are being done, and provide the benefit of restricting boating, fishing, and other recreational activities within these areas, so as to prevent fragmentation and spread of the plants outside of the RUA.

Hand-pulling:

Hand-pulling exotic aquatic plants is a technique used on both new and existing infestations, as circumstances allow. For this technique divers carefully hand-remove the shoots and roots of plants from infested areas and place the plant material in mesh dive bags for collect and disposal. This technique is suited to small patches or areas of low density exotic plant coverage.

For a new infestation, hand-pulling activities are typically conducted several times during the first season, with follow-up inspections for the next 1-2 years or until no re-growth is observed. For existing infestations, hand-pulling may be done to slow the expansion of plant establishment in a new area or where new stems are removed in a section that may have previously been uninfested. It is often a follow-up technique that is included in most management plans.

In 2007 a new program was created through a cooperative between a volunteer monitor that is a certified dive instructor, and the NHDES Exotic Species Program. A Weed Control Diver Course (WCD) was developed and approved through the Professional Association of Dive Instructors (PADI) to expand the number of certified divers available to assist with hand-pulling activities. NHDES has only four certified divers in the Limnology Center to handle problems with aquatic plants, and more help was needed. There is a unique skill involved with hand-removing plants from the lake bottom. If the process is not conducted correctly, fragments could spread to other waterbody locations. For this reason, training and certification are needed to help ensure success. Roughly 100 divers were certified through this program through the 2010 season. NHDES maintains a list of WCD divers and shares them with waterbody groups and municipalities that seek diver assistance for

controlling exotic aquatic plants. Classes are offered two to three times per summer.

Diver Assisted Suction Harvesting

Diver Assisted Suction Harvesting (DASH) is an emerging and evolving control technique in New Hampshire. The technique employs divers that perform hand removal actions as described above, however, instead of using a dive bag a mechanical suction device is used to entrain the plants and bring them topside where a tender accumulates and bags the material for disposal. Because of this variation divers are able to work in moderately dense stands of plants that cover more bottom area, with increased efficiency and accuracy.

Mechanical Harvesting

The process of mechanical harvesting is conducted by using machines which cut and collect aquatic plants. These machines can cut the plants up to twelve feet below the water surface. The weeds are cut and then collected by the harvester or other separate conveyer-belt driven device where they are stored in the harvester or barge, and then transferred to an upland site.

The advantages of this type of weed control are that cutting and harvesting immediately opens an area such as boat lanes, and it removes the upper portion of the plants. Due to the size of the equipment, mechanical harvesting is limited to water areas of sufficient size and depth. It is important to remember that mechanical harvesting can leave plant fragments in the water, which if not collected, may spread the plant to new areas. Additionally harvesters may impact fish and insect populations in the area by removing them in harvested material. Cutting plant stems too close to the bottom can result in re-suspension of bottom sediments and nutrients. This management option is only recommended when nearly the entire waterbody is infested, and harvesting is needed to open navigation channels through the infested areas.

Benthic Barriers:

Benthic barriers are fiberglass coated screening material that can be applied directly to the lake bottom to cover and compress aquatic plant growth. Screening is staked or weighted to the bottom to prevent it from becoming buoyant or drifting with current. The barriers also serve to block sunlight and prevent photosynthesis by the plants, thereby killing the plants with time. While a reliable method for small areas of plants (roughly 100 sq. ft. or less), larger areas are not reasonably controlled with this method due to a variety of factors (labor intensive installation, cost, and gas accumulation and bubbling beneath the barrier).

Targeted Application of Herbicides:

Application of aquatic herbicides is another tool employed for controlling exotic aquatic plants. Generally, herbicides are used when infestations are too large to be controlled using other alternative non-chemical controls, or if other techniques have been tried and have proven unsuccessful. Each aquatic plant responds differently to different herbicides and concentrations of herbicides, but research performed by the Army Corps of Engineers has isolated target specificity of a variety of aquatic herbicides for different species.

Generally, 2,4-D (Navigate formulation) is the herbicide that is recommended for control of variable milfoil. Based on laboratory data this is the most effective herbicide in selectively controlling variable milfoil in New Hampshire's waterbodies.

A field trial was performed during the 2008 summer using the herbicide Renovate to control variable milfoil. Renovate is a systemic aquatic herbicide that targets both the shoots and the roots of the target plant for complete control. In this application it was dispersed as a granular formulation that sank quickly to the bottom to areas of active uptake of the milfoil plants. A small (<5 acre) area of Captains Pond in Salem was treated with this systemic herbicide. The herbicide was applied in pellet form to the infested area in May 2008, and showed good control by the end of the growing season. Renovate works a little more slowly to control aquatic plants than 2,4-D and it is a little more expensive, but presents DES with another alternative that could be used in future treatments.

During the summer of 2010, DES worked with other researchers to perform field trials of three different formulations of 2,4-D in Lake Winnisquam, to determine which product was most target-specific to the variable milfoil. Navigate formulation was used, as were a 2,4-D amine formulation, and a 2,4-

D amine and triclopyr formulation (MaxG). Although the final report has not been completed for this study, preliminary results suggest that all three products worked well, but that Navigate formation may be the most target specific of all three.

Another herbicide, Fluridone, is sometimes also used in New Hampshire, mainly to control growths of fanwort (*Cabomba caroliniana*). Fluridone is a systemic aquatic herbicide that inhibits the formation of carotenoids in plants. Reduced carotenoids pigment ultimately results in the breakdown of chlorophyll and subsequent loss of photosynthetic function of the plants.

Other aquatic herbicides are also used in New Hampshire when appropriate (glyphosate, copper compounds, etc). The product of choice will be recommended based on what the target species is, and other waterbody-specific characteristics that are important to consider when selecting a product.

Extended Drawdown

Extended drawdown serves to expose submersed aquatic plants to dessication and scouring from ice (if in winter), physically breaking down plant tissue. Some species can respond well to drawdown and plant density can be reduced, but for invasive species drawdown tends to yield more disturbance to bottom sediments, something to which exotic plants are most adapted. In waterbodies where drawdown is conducted exotic plants can often outcompete native plants for habitat and come to dominate the system.

Some waterbodies that are heavily infested with exotic plants do conduct drawdowns to reduce some of the invasive aquatic plant density. During this reporting period both Northwood Lake (Northwood) and Jones Pond (New Durham) coordinated deep winter drawdowns to reduce growths of variable milfoil (the drawdown on Northwood Lake is primarily for flood control purposes, but they do see some ancillary benefits from the technique for variable milfoil control).

Dredging

Dredging is a means of physical removal of aquatic plants from the bottom sediments using a floating or land-based dredge. Dredging can create a variety of depth gradients creating multiple plant environments allowing for greater diversity in lakes plant, fish, and wildlife communities. However due

to the cost, potential environmental effects, and the problem of sediment disposal, dredging is rarely used for control of aquatic vegetation alone.

Dredging can take place in to fashion, including drawdown followed by mechanical dredging using an excavator, or using a diver-operated suction dredge while the water level remains up.

Biological Control

There are no approved biological controls for submersed exotic aquatic plant at this time in New Hampshire.

References

Department of Environmental Services. 2006: 2006 Section 305(b) and 303(d) Consolidated Assessment and Listing Methodology. November 2005. New Hampshire Department of Environmental Services. NHDES-R-WD-05-29. Available at http://des.nh.gov/WMB/swqa/calm.html

Halstead, J.M., J. Michaud, S. Hallas-Burt, and J.P. Gibbs. 2003. "An Hedonic Analysis of Effects of a Nonative Invader (*Myriophyllum heterophyllum)* on New Hampshire (USA) Lakefront Properties." Environmental Management. 32 (3): 391 – 398

Luken, J.O. and J.W. Thieret. 1997. Assessment and Management of Plant Invasions. Springer-Verlag, New York. 324 pages.

CITY OF DOVER

CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2026-0004

Application Type:	Conditional Use Permit
Applicant(s):	TND Engineering
Owner(s):	Ahmed Ahmed
Location:	11 Boston Harbor Road (Map 7, Lot 8)
Meeting Date:	February 9, 2026

INTENT: Proposal is for a Conditional Use Permit (CUP) to reconstruct an existing foundation and reconstruct the existing driveway to a pervious surface resulting in approximately 2,000 square feet of permanent impacts to the Conservation District.

AGENDA ITEM #: 5-A

FILE: COND-2026-0004

OWNER: Ahmed Ahmed

APPLICANT: TND Engineering

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

ACREAGE: 0.35 ± 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 Wetlands Pemit, NHDES Shoreland Permit

APPLICATION IS COMPLETE: Yes

TECHNICAL REVIEW COMMITTEE: N/A

ATTACHMENTS: Impact Plan, Application Materials.

Summary of Request and Background:
The applicant proposes to demolish a portion of the existing two-family structure in order to reconstruct a failing foundation and rebuild the dwelling within the existing footprint.

The proposed work will result in approximately 2,000 square feet of permanent impacts within the Conservation District and the proposed project will result in a slight decrease in impervious surface due to the driveway reconstruction with pervious materials.

Impacts shown and reviewed up to the 100-foot reference line marking the boundary of the City of Dover Conservation District.

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 structure, with construction occurring within the existing footprint. Impervious area will be reduced by reconstructing the existing driveway to a pervious surface. Filter socks (sediment filter logs) 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. NHDES permitting for the proposed impacts has been applied for.

TND ENGINEERING
ZONING, TND, LAND PLANNING AND GENERAL CONSULTING

224 State Street
PORTSMOUTH, NH 03801
p. 603.479.7195
Email: Chellman@TNDEngineering.com

NH Dept of Environmental Services
Wetlands Bureau
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

January 18, 2026

Re: Wetlands permit Applications Ahmed-Karim Trust property

Enclosed herewith is the application package for the Ahmed-Karim property located at 11 Boston Harbor Road, tax map 7, parcel 8, in Dover. This property was one of the first built on in this area after the second World War and has had a dwelling and improved yard since approximately 1950.

Project Description and Narrative

The initial catalyst for this application was the foundation repair that is necessary for the front portion of the dwelling on this property. (see Figure 1).



Figure 1: Photo taken 1.11.26 Showing Part of Broken Foundation

The wetlands application portion of the work relates to this broken foundation and the front part of the existing dwelling, which is a 2-unit dwelling.

The front portion of the building, outlined in dashed yellow in Figure 2 is to be removed, a new foundation constructed in the same footprint, and new construction placed atop that foundation in accordance with plans prepared by Winter Holben Architects and approved by the City of Dover (City approvals are

pending). The gable end that appears above the dashed yellow line in Figure 2 is the neighbor's building.



Figure 2: Showing portion of dwelling to be removed and replaced

New Hampshire Datacheck Review (DCT26-0035)

A NH Datacheck was submitted and a reply received on January 8, 2026 (attached). This reply showed there were potential impacts. In accordance with the request, additional photos and plans have been submitted and no further action is anticipated as the area concerned is beneath the foundation of an existing building, where a "growing season" does not properly apply.

Wetlands and Forest

This property has been developed waterfront for more than 70 years. As may be seen in Figure 2, the front portions of the subject property are nearly fully developed with lawn and two small raised garden beds, and 3 significant mature maple trees. The canopy of those trees obscures the ground in many aerial photos, but personal discussions by the undersigned with the prior owners who owned the property since 1988 have confirmed the lawn and garden areas as pre-existing and legally developed on July 1, 2008, as required by RSA 483-B:9 V (vi). Therefore, these may be maintained by not enlarged.

To the rear of the property, the owners wish to relocate one of the dwelling units into a new structure that will be primarily beyond the 150' setback from the reference line (Figure 3).
The details of that part of the proposal and application are described in the shoreland permit application and plans.

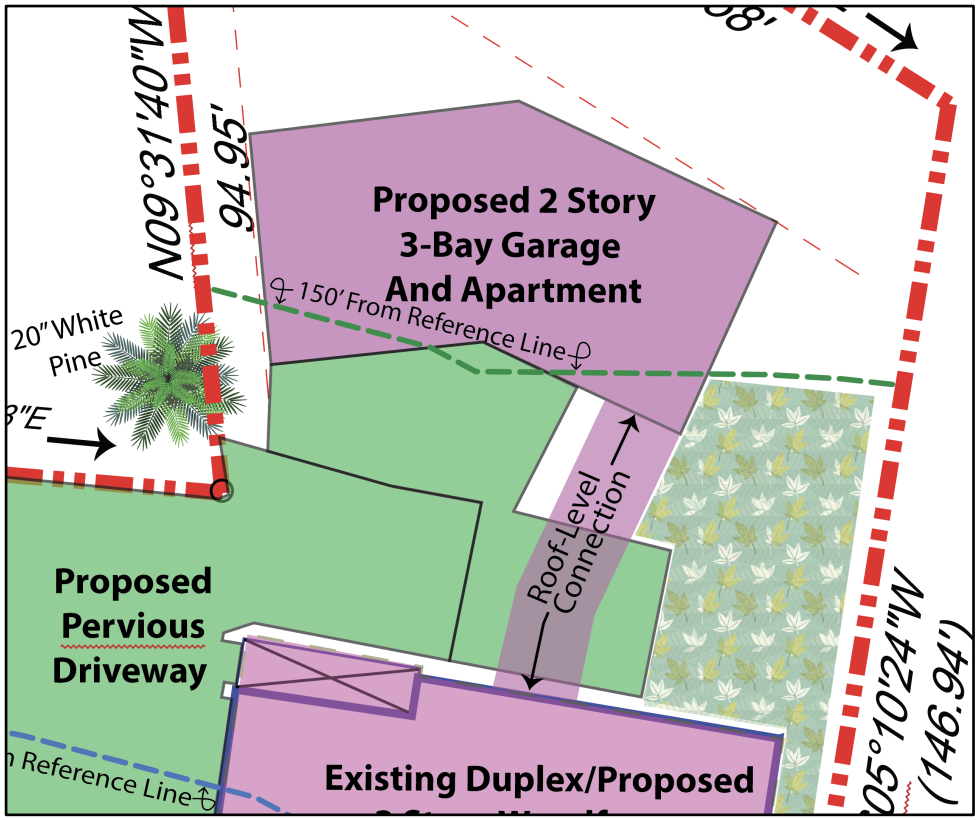


Figure 3: Portion of Shoreland Application Plan

The existing gravel driveway is proposed to be replaced with a pervious driveway, so the net impervious coverage will be reduced to under 20%.

Local Jurisdiction

This property lies within the low density residential (R-20) district in the City of Dover and permits will be required from the City. Applications for those permits are being submitted concurrently with the State applications.

Sincerely,

Chester "Rick" Chellman, P.E., L.L.S.

ATTACHMENTS

- Appointment of Agent with signature authorization
- Wetlands Application
- FEMA FIRM Mapping: “Firmette” and Blow-up showing site
- Coastal Viewer with 2’ topo and potential 2’ sea level rise
- Subject property Deed
- Site Location on USGS map
- Three-pages of photos showing front area
- NH Datacheck Bureau Review Letter
- NH Datacheck reply with photos & plan requested
- Reduced copy of wetlands plan with tax map and abutter info
- Abutter/City Clerk letters with Abutters names & addresses
- Copies of mailing return receipts
- Coastal Resource Worksheet

Separate (full size) Plan Set

- Boundary plan of subject property
- Shoreland application plan with proposal and details
- Wetlands application plan with Abutters names, addresses and locations on Tax Map extract

TND ENGINEERING
TRAFFIC, TND, TRANSPORTATION AND CONSULTING

APPOINTMENT OF AGENT

To Whom This Concerns

January 7, 2026

Re: Tax Map 7, Parcel 8, Dover NH

I, Ahmed R. Ahmed, Trustee of the Ahmed-Karim Revocable Trust and owner of tax map 7, parcel 8 in Dover, NH hereby authorize Rick Chellman, P.E., L.L.S. of TND Engineering to act as my agent to represent me before the City of Dover and State of New Hampshire Department of Environmental Services and to sign any forms and applications on my behalf for any land use applications as may be required for land use approvals for said property.

Sincerely,

Ahmed R. Ahmed, Trustee

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application **RSA/Rule**: RSA 482-A/Env-Wt 100-900 (Env-Wt 310.01)

APPLICANT'S NAME: Ahmed-Karim Revocable Trust, Ahmed R. Ahmed, Trustee **TOWN NAME: Dover**

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; Env-Wt 603.03; Env-Wt 603.05)

Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: Priority Resource Areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Does the property contain a PRA? If yes, provide the following information:	○ Yes ◉ No
• Does the project qualify for an Impact Classification Adjustment (such as an NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04).	○ Yes ◉ No
• Protected species or habitat? ○ If yes, species or habitat name(s): ○ NHB Project ID #: DCT26-0035 (**Pending**- additional information submitted)	○ Yes ○ No
• Bog?	○ Yes ◉ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	○ Yes ◉ No
• Designated prime wetland or duly-established 100-foot buffer?	○ Yes ◉ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	○ Yes ◉ No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: ☐ Day ☐ Year:	○ Yes ◉ No
For dredging projects, is the subject property contaminated? • If yes, list contaminant(s):	○ Yes ◉ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	○ Yes ◉ No
For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats):	

SECTION 2 - ELIGIBILITY (Env-Wt 306.03; Env-Wt 310.01; Env-Wt 310.03)

You must confirm that your project meets *all* of the following statements to qualify for the EXP process:

- The project qualifies as minimum impact project (Env-Wt 306.03).
- The project does not include activities that are prohibited under RSA 482-A (Env-Wt 306.03(a)).
- The project does not include any work in a jurisdictional area that was started without first obtaining the applicable approval (Env-Wt 306.03(b)).
- No work has been done on the subject property pursuant to another EXP or a Statutory Permit-by-Notification (SPN) within 12 months of the date this EXP will be issued. Alternatively, if any work has been done on the subject property pursuant to another EXP or a SPN within 12 months of the date this EXP will be issued, then you are submitting information, including a plan, with this application demonstrating that:
  - The work proposed in this EXP application is wholly unrelated to and separate from the work already done under the EXP or SPN; and
  - The work proposed in this EXP application, when combined with work that has been done under previously issued EXPs or SPNs within the last 12 months, does not constitute a project for which a Standard Permit is required (Env-Wt 310.03(a)).
- If the project is located in a PRA, it also qualifies for an impact classification adjustment under Env-Wt 407.02 or a project-type exception (PTE) under Env-Wt 407.04 (Env-Wt 310.01(d)(6)).

☒ My project meets all statements above. Proceed to Section 3.

☐ My project does not meet all of the statements above. **Your project does not qualify for the EXP process. Your project either is not permittable or requires a Standard Permit.**

SECTION 3 - INFORMATION ON THE PROPOSED PROJECT (Env-Wt 310.01(c))

Identify the rule(s)/provision(s) which make the project a minimum impact project. Refer to the project list below and the Expedited Minimum Impact (EXP) Project Classification Guidance Document.

☐ Aquatic Vegetation Control Projects (Env-Wt 510.08(a))
☐ Water Access Structure Construction Projects (Env-Wt 511.06(a))
☐ Beach Replenishment Projects (Env-Wt 511.07(a))
☐ Deck or Patio Repair Projects (Env-Wt 511.08(a))
☐ Breakwater Maintenance and Repair Projects (Env-Wt 512.07(b))
☐ Docking and Accessory Docking Structure Construction, Repair, and Replacement Projects (Env-Wt 513.24(a))
☐ Docking Structure Modification Projects (Env-Wt 513.25(a))
☐ Accessory Docking Structure Installation, Construction, Modification, Repair, and Replacement Projects (Env-Wt 513.26(a))
☐ Canopy Projects (Env-Wt 513.27(a))
☐ Bank/Shoreline Stabilization Construction Projects (Env-Wt 514.07(a))
☐ Dug-in Basins and Boathouse Construction or Modification Projects (Env-Wt 515.06(a), (b))
☐ Dug-in Basins and Boathouse Maintenance and Repair Projects (Env-Wt 515.07(a))
☐ Intake and Outflow Structure Construction, Maintenance and Repair Projects (Env-Wt 516.05; Env-Wt 516.06(b))
☐ Trail or Pathway Projects (Env-Wt 517.06(a); Env-Wt 517.06(d))
☐ Boardwalk Projects (Env-Wt 517.07(a); (Env-Wt 517.09)
☐ Dry Hydrants and Other Non-Docking Structure Projects (Env-Wt 518.07(a)(1), (b))
☐ Pond Construction, Maintenance, and Repair Projects (Env-Wt 519.08(a), (b); Env-Wt 519.09(a))
☐ Residential Utility Installation Projects (Env-Wt 521.06(a)(7))

- ☐ Non-tidal Dredging Projects (Env-Wt 523.04(a))
- ☐ Residential, Commercial, and Industrial Development Projects (Env-Wt 524.06(b))
- ☐ Restoration/Enhancement Projects (Env-Wt 525.05)
- ☐ Dam Construction, Reconstruction, or Replacement Projects (Env-Wt 526.06(a))
- ☐ Dam Modification, Repair, or Maintenance Projects (Env-Wt 526.07(a))
- ☐ Pubic Highway Projects (Env-Wt 527.06; Env-Wt 527.07)
- ☐ Coastal Projects (Env-Wt 600)
- ☐ Stream Crossing Projects (Env-Wt 903.01(e))
- ■ All Other Projects (Env-Wt 407.03)

Provide the project-specific information required by the rule(s)/provision(s). Refer to Chapters Env-Wt 400, Env-Wt 500, Env-Wt 600, and/or Env-Wt 900, as applicable, for project-specific application and design requirements. *Please see applicable standard Project Specific Worksheets for guidance.*

This project involves the replacement of a portion of an existing, primary structure (a duplex dwelling) that is within 100 feet of the highest observable tide line, and will only involve the minimum excavation of material to replace the existing broken foundation. There is no alternative location as the building has been in place since approximately 1949 and the subject portion is an essential part of the primary use of this property, which is residential.

In addition, the entire footprint to be rebuilt (work area) is 600 sq. ft. but the perimeter foundation itself (where excavation will occur to replace the foundation) is approx. 90' in length, so replacing the foundation will involve approximately 360 sq. ft. (90' X 4') of activity. Therefore, pursuant to 407.03, this project is a minimum impact project well under 3,000 sq. ft.

For projects located on waterbodies, provide the linear feet of shoreline frontage on the property: linear feet

(☐ Not applicable) 115'

Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. *Do not* reply “See attached".

Project is to remove portion of existing duplex dwelling unit with broken foundation and to replace it with a new foundation and construction on that new foundation. The existing foundation footprint is not to be changed; this is an "in kind" "in place" repair and replacement of an existing condition. There is no activity proposed in or near water or wetland.
By separate application for a shoreland permit, different construction activity is proposed to the rear (landward) side of the existing duplex.

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet: The portion of the existing structure involved and its broken foundation are located within the tidal buffer zone. As noted above, the excavation will involve approximately 360 sq. ft. within the tidal buffer zone.

(☐ Not applicable)

SECTION 4 - PROJECT LOCATION (Env-Wt 310.01(b))

ADDRESS:	11 Boston Harbor Road
TOWN/CITY:	Dover
TAX MAP/LOT NUMBER:	Map 7, parcel 8
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☐ N/A	Dover East, NH ME Little Bay (Bellamy RIver)
LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	° North 43.12728°
	° West 70.84327°

SECTION 5 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 310.01(a))

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name.

NAME:	Ahmed-Karim Revocable Trust, Ahmed R. Ahmed, Trustee		
MAILING ADDRESS:	11 Boston Harbor Road		
TOWN/CITY:	Dover	STATE: NH	ZIP CODE: 03820
PHONE: 603-817-8388	EMAIL ADDRESS (OPTIONAL): Ahmedrahmed@gmail.com		

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))

If the agent is a company, then the name of the company should be written as the agent's name.

NAME:	Rick Chellman		
MAILING ADDRESS:	224 State Street		
TOWN/CITY:	Portsmouth	STATE: NH	ZIP CODE: 03801
PHONE: 603-479-7195	EMAIL ADDRESS (OPTIONAL): Chellman@TNDEngineering.com		

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a)) If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.			
NAME: Ahmed-Karim Revocable Trust, Ahmed R. Ahmed, Trustee			
MAILING ADDRESS: 11 Boston Harbor Road			
TOWN/CITY: DOver		STATE: NH	ZIP CODE: 03820
PHONE: 603-817-8388	EMAIL ADDRESS (OPTIONAL): Ahmedrahmed@gmail.com		
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)
[X] $400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".

SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))	
Initial each box below to certify:	
Initials:	The proposed project meets the conditions and limits of the applicable minimum impact project rule.
Initials:	All abutters have been notified.
Initials:	If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. ([X] N/A)
Initials:	The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).
Initials:	The project is not an after-the-fact application.
Initials:	The project is: • Not located in a PRA, or • Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception under Env-Wt 407.04.
Initials:	The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307.

Initials:	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials:	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials:	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d))

SIGNATURE (OWNER)*:	PRINT NAME LEGIBLY: Ahmed R. Ahmed, Trustee by Agent	DATE: 1/15/26

*Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: ☐.

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY: Rick Chellman	DATE: 1/15/26
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Rick Chellman	DATE: 1/15/26

SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))**

The signed statement from the Conservation Commission may be submitted electronically.

The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11.

AUTHORIZED COMMISSION SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))**		
The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11: (☐ N/A This project is **not** within a Designated River Corridor)		
AUTHORIZED LAC REPRESENTATIVE SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

**Note: If the application is administratively complete, except for the signed statement from the Conservation Commission and/or LAC, the application will be processed under the application processing times established in RSA 482-A:3, XIV (Env-Wt 310.02(h)). The applicant may also indicate that they are applying for a minimum impact application under standard processing timelines.

SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received four copies of the application, including all attachments.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY: Jerrica VanSyoung-Brier
TOWN/CITY: Dover	DATE: 1/30/2024

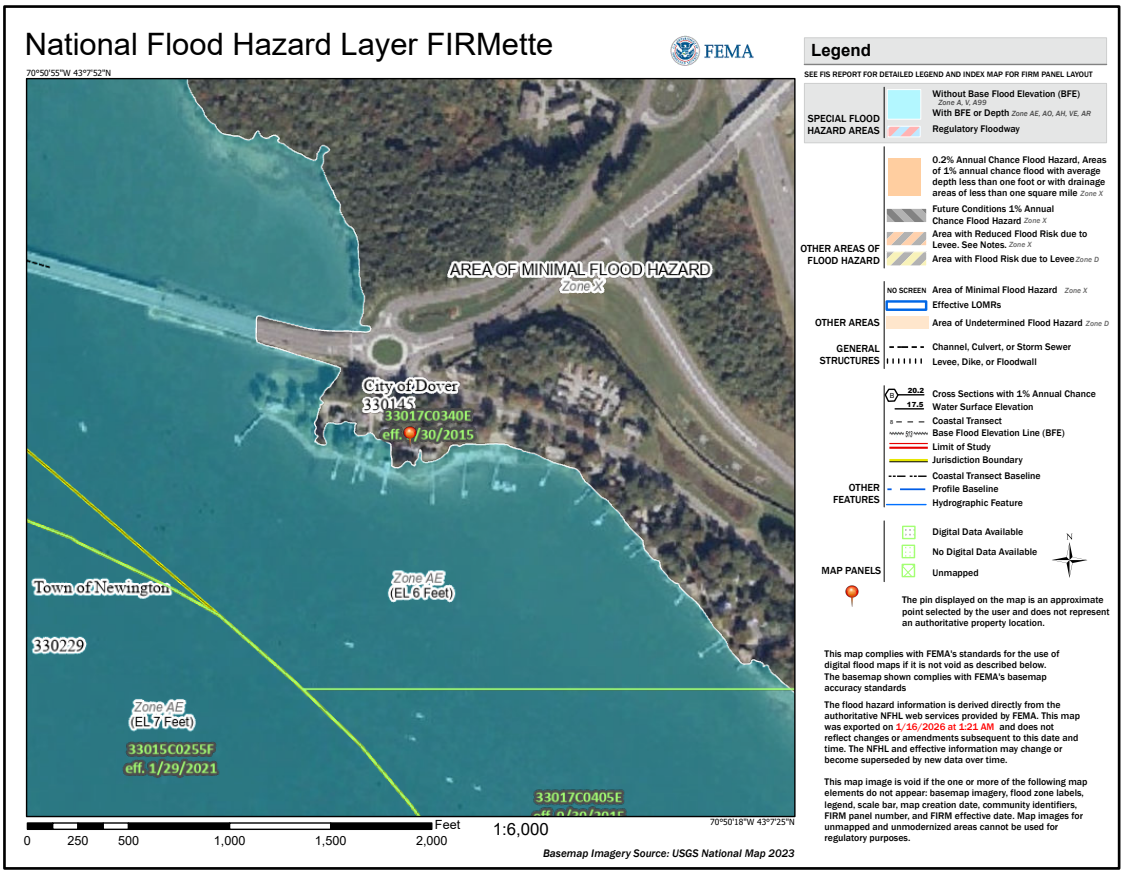
DIRECTIONS FOR TOWN/CITY CLERK:

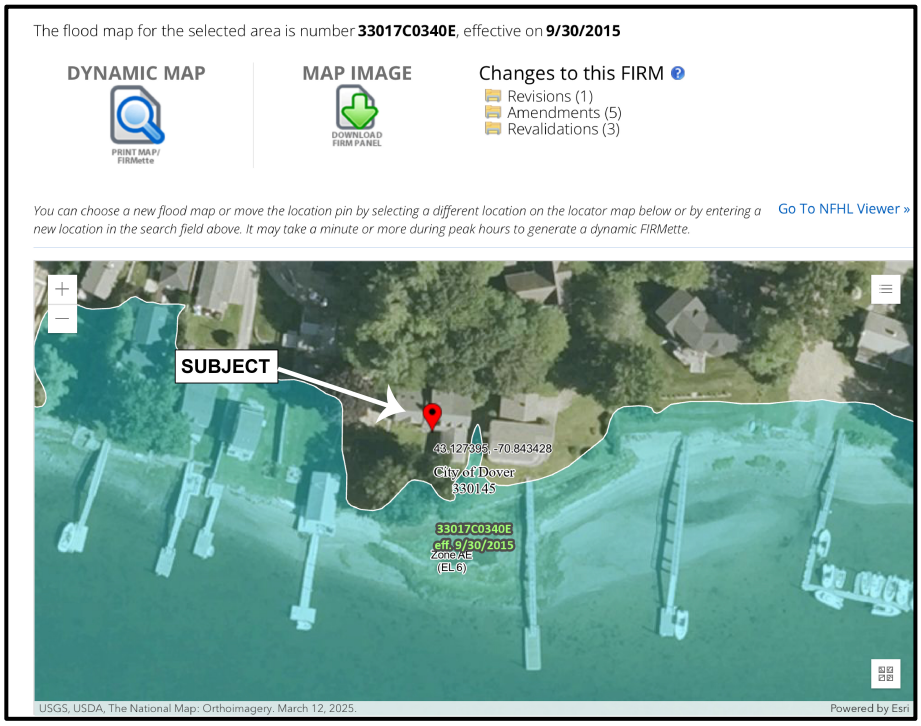
Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

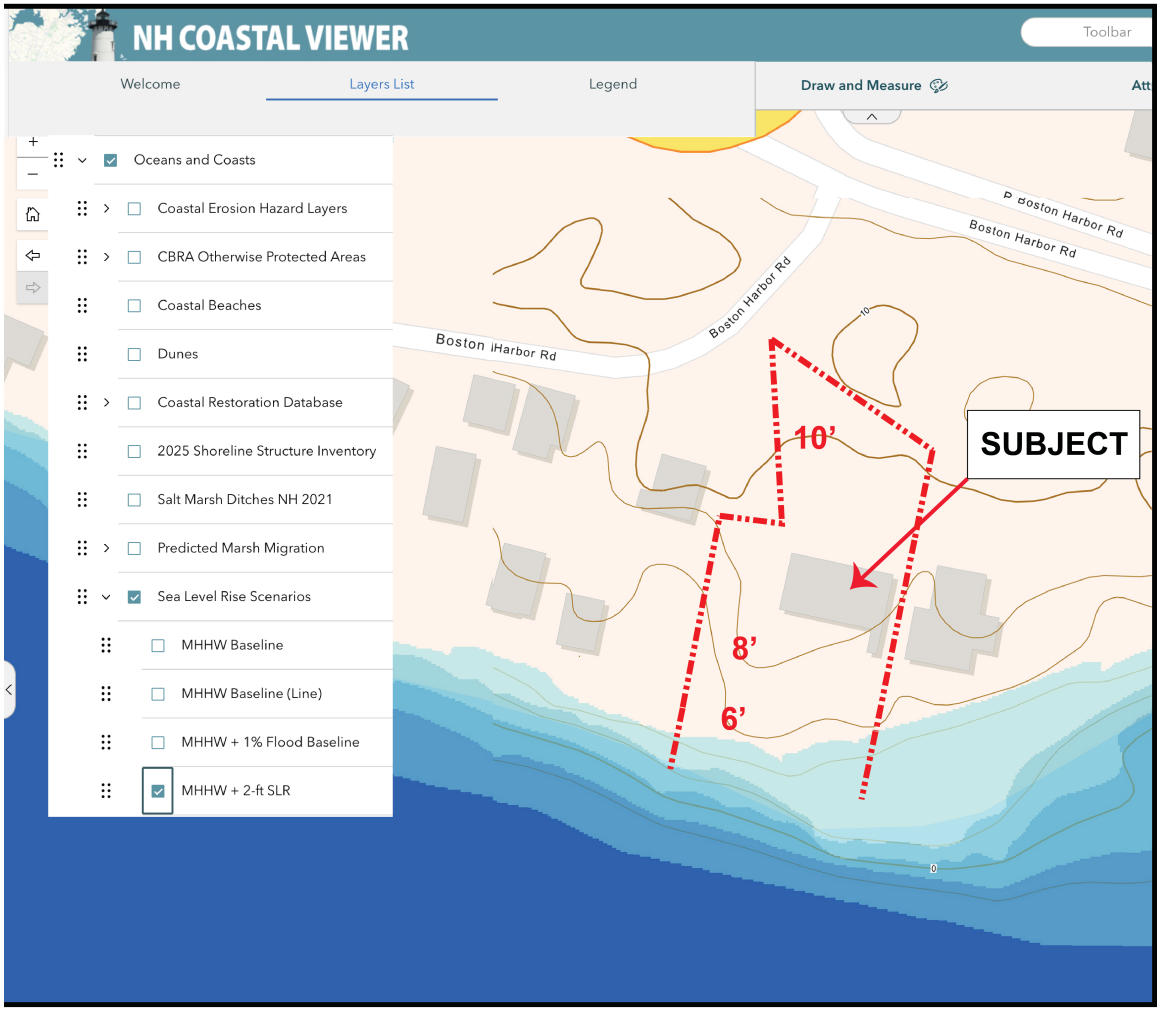
DIRECTIONS FOR APPLICANT:
Submit the single, original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page.

FEMA FIRM MAPPING





COASTAL VIEWER SHOWING SITE, 2’ TOPO and POTENTIAL 2’ SEA LEVEL RISE (SLR)



While a small expedited project, a Coastal Resource Worksheet is also attached for additional information and explanation. No work is proposed in or near waters, so no water depths, boundary projections into the water etc have been provided as they do not apply to this application.

Doc # 250013763 10/28/2025 09:32:35 AM
Book 5306 Page 400 Page 1 of 2
CATHERINE A. BERUBE
Register of Deeds, Strafford County
LCHIP STA234762 25.00

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS, THAT, *Ahmed R. Ahmed and Vida Karim, a married couple, of 11 Boston Harbor Road, City of Dover, County of Strafford and State of New Hampshire, for no consideration paid, grants to Ahmed R. Ahmed and Vida Karim, Trustees of the Ahmed – Karim Revocable Trust, of 11 Boston Harbor Road, City of Dover, County of Strafford and State of New Hampshire, with* ***Warranty Covenants,***

A certain tract or parcel of land, together with the buildings thereon, situate on the Southerly side of Boston Harbor Road, in Dover, in the County of Strafford and State of New Hampshire, being Parcel A and Lot 7-8 as shown on plan entitled "Boundary Adjustment Plan prepared for Hugh A. Vaughan & Betsy Leavitt-Vaughan, Dover, N.H., dated November 22, 1988 Thomas F. Moran, Inc.", recorded in the Strafford County Registry of Deeds as Plan 0037-0064 and being more particularly bounded and described as follows:

Beginning at a point on the northwesterly corner of Parcel A, said point being S 37° 26' 00" E a distance of 69.60 feet from a point on Boston Harbor Road and the northwesterly corner of land now or formerly of Cecile M. & Leslie E. Tibbetts shown on said Plan as Lot 7-28; thence turning and running N 45° 10'16" E a distance of 100.60 along a proposed 10' right of way feet to point; thence turning and running S 21° 40'00" E a distance of 46.94 feet to a point; thence continuing N 21° 40'00" E a distance of 100.00 feet to the low water mark; thence turning and running N 72° 41'56" W a distance of 100.00 to a point; thence turning and running N 21° 13'07" W a distance of 100.00 feet to and iron pin found; thence turning and running S 72° 40'00" E a distance of 32.18 feet: thence to a point; thence turning and running N 06° 57'00" E a distance of 94.80 feet to the point of beginning.

Also, all the right, title and interest in the right of way shown on plan entitled "Plan of Lot Cecile M. Tibbetts & Leslie E. Tibbetts Dover, New Hampshire" by G.L. Davis & Associates, dated September 1966 and recorded in the Strafford County Registry of Deeds in Book 974, Page 500 and as described in a Quitclaim Deed from Leslie E. Tibbetts and Cecile M. Tibbetts to Parker Tobin and vesta Tobin dated October 16, 1975 and recorded in the Strafford County Registry of Deeds in Book 974, Page 499.

Also, intending to convey to said Grantee said lot with all the riparian and water rights belonging thereto and immediately connected therewith. Also, conveyed to said Grantee, their heirs and assigns, the right to use in common with others entitled thereto such rights of way between said lot and the State of Highway as it now exists. Together with all riparian and water rights belonging thereto and immediately connected thereto.

Also, all the right, title and interest in the right of way reserved and described in a Warranty deed from Hugh A. Vaughan and Betsy Leavitt-Vaughan to A. Richard Twombley dated July 14, 1989 and recorded in the Strafford County Registry of Deeds in Book 1460, Page 116.

Said property being further described by instrument recorded in the Strafford County Registry of Deeds in Book 1426, Page 719.

Reference is made to title vested in Hugh A. Vaughan and Betsy Leavitt-Vaughan by virtue of a Warranty Deed from Leslie E. Tibbetts and Cecile M. Tibbetts dated December 14, 1988 and recorded in the Strafford County Registry of Deeds in Book 1426, Page 719; and Hugh A. Vaughan and Betsy A. Leavitt by virtue of a Quitclaim Deed from Hugh A. Vaughan dated June 15, 1987 and recorded in the Strafford County Registry of Deeds in Book 1320, Page 430.

Meaning and intending to describe and convey the same premises conveyed to the Grantors by Warranty Deed of Hugh A. Vaughan and Betsy A. Leavitt, a married couple, dated September 17, 2025, and recorded in the Strafford County Registry of Deeds at Book 5295, Page 67 on September 18, 2025.

Transfer tax exemption NH RSA 78-B:2 IX noncontractual transfer.

***WITNESS** our hand and seal this day, October 23, 2025.*

By: _____
Ahmed R. Ahmed

_____
Witness to both

_____
Vida Karim

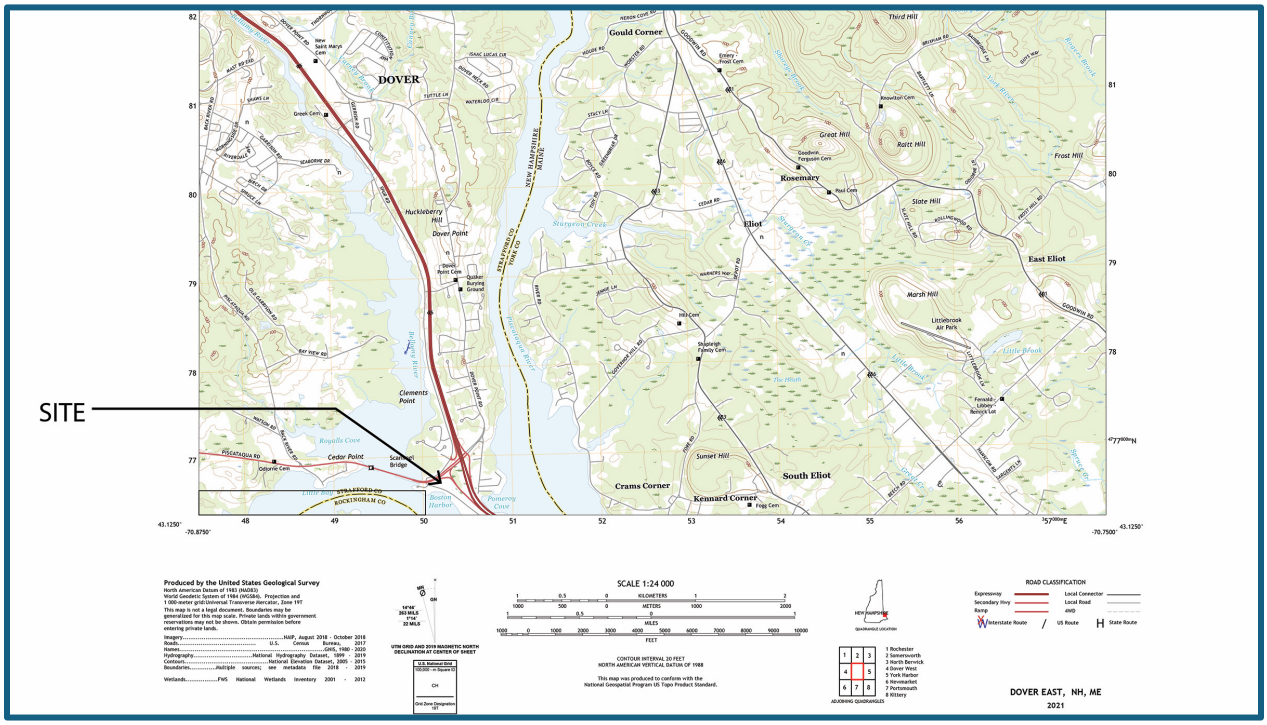
STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM *Dated: October 23, 2025*

***PERSONALLY APPEARED** the above named, Ahmed R. Ahmed and Vida Karim and gave oath that the foregoing instrument subscribed to by them is their free act and deed. Before Me;*

_____
Jay Nadeau, Esq. / Justice of Peace
Commission Expires: 2/26/2030

JAMES P. NADEAU III JUSTICE OF THE PEACE NEW HAMPSHIRE

USGS Locus Map



TND ENGINEERING

Photos for Ahmed-Karim Revocable Trust, 11 Boston Harbor Rd., Dover NH

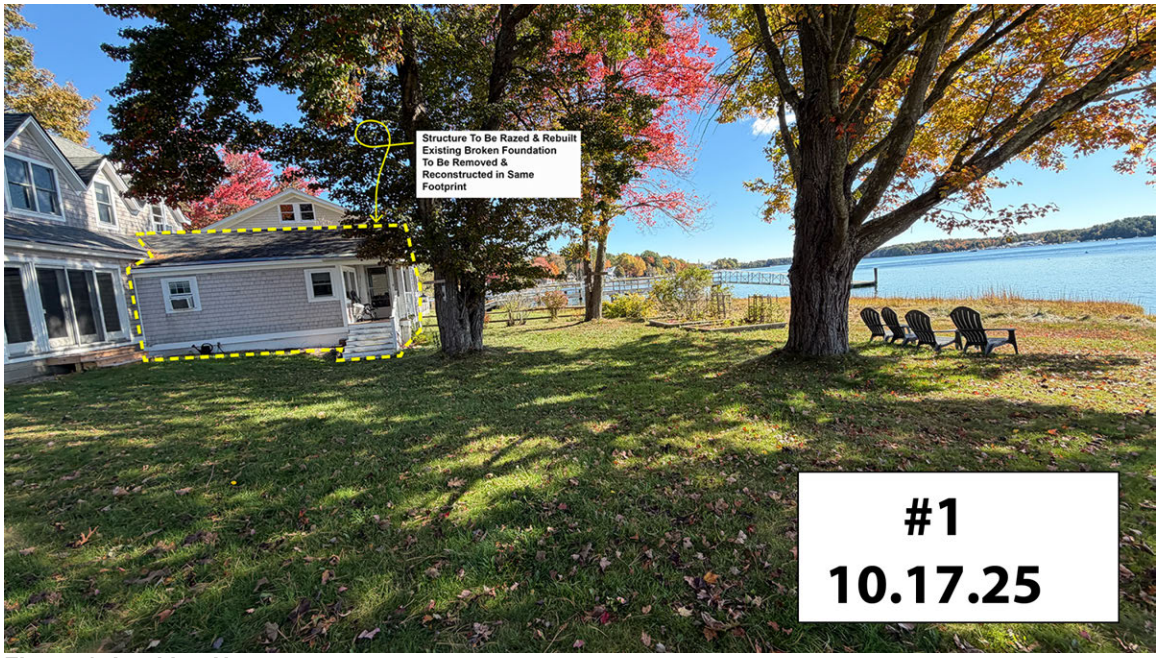


Figure 1: Looking Nast



Figure 2: Looking North

Photos for Ahmed-Karim Revocable Trust, 11 Boston Harbor Rd., Dover NH

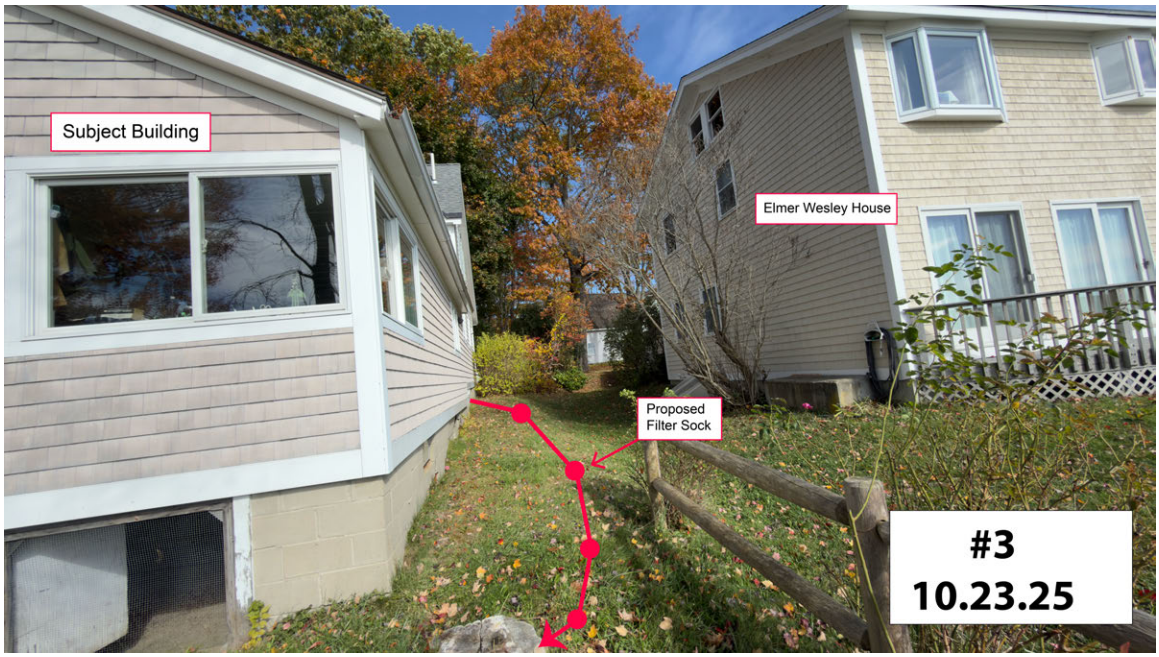


Figure 3: Looking North at Sideline



Figure 4: Behind Existing Dwelling; Shed to be removed, looking East Photo 1.11.26



Figure 5: View to south; abutter's boathouse at right; photo 10.17.25



Figure 6: View to Northeast; Existing dwelling at right; shed to be removed; photo 1.11.26

The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

To: Rick Chellman, TND Engineering
224 State Street
Portsmouth, NH 03801
chellman@tndengineering.com

From: Ecological Review Section
New Hampshire Department of Environmental Services

cc: NHFG Review, David Simmons

Date: 01/08/2026 (valid until 01/08/2027)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
Permits: NHDES - Standard Dredge & Fill - Minimum; or Expedited

DCT ID: DCT26-0035

Town: Dover
Location: 11 Boston Harbor Rd

Project Description: The front portion of an existing dwelling with a broken foundation is to be replaced in kind and in the same footprint with a new foundation and construction.

Next Steps for Applicants:

The New Hampshire Department of Environmental Services (NHDES) Ecological Review Section has reviewed the provided mapped project area against available records of protected species, Exemplary Natural Communities (ENCs), and critical habitat. Based on the project mapping and submitted information it was determined that there are potential impacts. Please carefully read the comments below and consultation instructions on the following pages.

Plant and Exemplary Natural Community Comments: Please send proposed plans and representative photos during the growing season of the proposed impact areas (or at the very least take photos without snow cover).

Wildlife and Critical Habitat Comments: An ecological review is needed to further assess potential impacts to protected wildlife and critical habitat. Please refer to the Wildlife Ecological Review Instructions below for guidance on how to submit an ecological review request and information about when an ecological review is required vs recommended.

Plant and Exemplary Natural Community Ecological Review Instructions

Unless otherwise noted, an ecological review is required if plant and/or ENC records are included on this letter and:

a. The project is funded or carried out by a state agency; or
b. Such a review is required pursuant to the administrative rules of a state agency

If a project is not legally required to obtain an ecological review but this letter contains plant and/or ENC records, it is recommended to voluntarily proceed with an ecological review in order to ensure that project impacts do not result in a violation of RSA 217-A.

To request an ecological review for plants and/or ENCs:

1. Email (preferred), mail, or hand-deliver any materials requested in the "Plant and Exemplary Natural Community Comments" section above to:

   Department of Environmental Services
   Ecological Review Section
   P.O. Box 95
   29 Hazen Drive
   Concord, New Hampshire 03302-0095
   ecologicalreviews@des.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Ecological Review Request" in the subject line of the request.

For help with the plant/ENC ecological review process call 603-271-6261.

Wildlife and Critical Habitat Ecological Review Instructions

Requesting an Ecological Review by NHDES

An ecological review for wildlife will be completed by the NHDES Ecological Review Section if a NHDES permit, authorization, or approval is needed. *If you do not need any NHDES permits, authorizations, or approvals then please see the section regarding NHFG reviews conducted by the NH Fish and Game Department (NHFG) below.*

Unless otherwise noted, an ecological review by NHDES is required if wildlife/critical habitat records are included on this letter and:

a. The project is funded or carried out by a state agency; or
b. Such a review is required pursuant to the administrative rules regarding the permit, approval, or written authorization pursuant to RSA 482-A, RSA 485-A, and RSA 236.

If a project requiring a NHDES permit, authorization, or approval is not legally required to obtain an ecological review, but this letter contains wildlife or critical habitat records, it is recommended to voluntarily proceed with an ecological review in order to ensure that project impacts do not result in a violation of RSA 212-A.

To request an ecological review for wildlife with DES:

1. Email (preferred), mail, or hand-deliver project information following the guidance of Fis1004.03(c) to:

   Department of Environmental Services
   Ecological Review Section
   P.O. Box 95
   29 Hazen Drive
   Concord, New Hampshire 03302-0095
   ecologicalreviews@des.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Ecological Review Request" in the subject line of the request.

For help with wildlife ecological review process call 603-271-0467 or visit the wildlife environmental review page for guideline materials including a suggested checklist of materials to provide for ecological review.

Wildlife and Critical Habitat Review Instructions (continued)

Requesting a Wildlife Review by NHFG

Wildlife reviews to assess potential impacts to protected wildlife and critical habitat for any need outside of NHDES permits, authorizations, and approvals are completed by the New Hampshire Fish and Game Department, Nongame & Endangered Wildlife Program.

To request a wildlife review with NHFG:

1. Email (preferred), mail, or hand-deliver available project information to:

   New Hampshire Fish and Game Department
   Attn. Wildlife Division, Nongame Program
   11 Hazen Drive
   Concord, New Hampshire 03301
   nhfgreview@wildlife.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Wildlife Review" in the subject line of the request.

For help with the NHFG wildlife review process call 603-271-2461.

Federal Compliance

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

Ecological Review Database records:
The following record(s) may be impacted by the proposed project. Please refer to this list when coordinating.

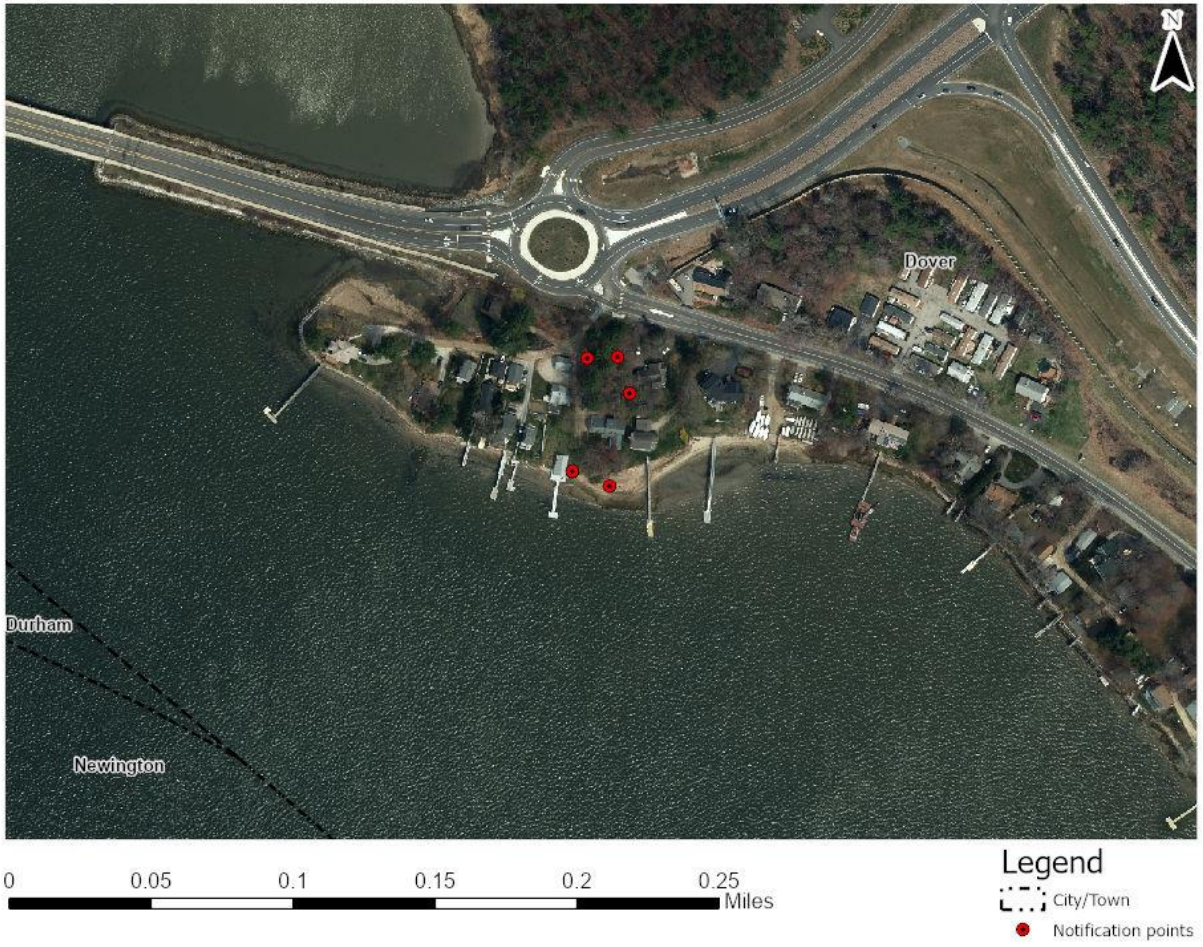
Natural Community	State[1]	Federal	Notes
Sparsely vegetated intertidal system	--	--	Threats to these communities are primarily alterations to the hydrology of the wetland (such as alterations that might affect the sheet flow of tidal waters across the intertidal flat) and increased input of nutrients and pollutants in storm runoff.
Subtidal system	--	--	Threats to these communities are primarily alterations to the hydrology of the wetland (such as alterations that might affect the sheet flow of tidal waters across the intertidal flat) and increased input of nutrients and pollutants in storm runoff.

Vertebrate species	State[1]	Federal	Notes
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Cliff Swallow (*Petrochelidon pyrrhonota*)	T	--	Contact the NH Fish & Game Dept (see above).
Common Tern (*Sterna hirundo*)	T	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).

[1]Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.
An asterisk (*) indicates that the most recent report for that occurrence was 25 or more years ago.

Disclaimer:
DataCheck Tool screening only includes documented and verified occurrences of protected species and exemplary natural communities. The list of protected species and habitat on this letter does not guarantee these are the only protected species and habitat present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, surveys are the best way to determine what resources are present on site.

DCT26-0035



www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

TND ENGINEERING
ZONING, TND, LAND PLANNING AND GENERAL CONSULTING

224 State Street
PORTSMOUTH, NH 03801
p. 603.479.7195
Email: Chellman@TNDEngineering.com

NH Dept of Environmental Services
Ecological Review Section
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095
VIA Email: ecologicalreviews@des.nh.gov

January 17, 2026

Re: **Ecological Review Request: DCT26-0035**, Ahmed-Karim Trust property

As requested, here is supplemental information for the Ahmed-Karim property located at 11 Boston Harbor Road, tax map 7, parcel 8, in Dover. This property was one of the first built on in this area after the second World War and has had a dwelling and improved yard since approximately 1950.

Project Description and Narrative

The initial catalyst for this application was the foundation repair that is necessary for the front portion of the dwelling on this property. (see Figure 1).



Figure 1: Photo taken 1.11.26 Showing Part of Broken Foundation

The wetlands application portion of the work relates to this broken foundation and the front part of the existing dwelling, which is a 2-unit dwelling.

The front portion of the building, outlined in dashed yellow in Figure 1 on the attached additional photo pages is to be removed, a new foundation constructed in the same footprint, and new construction placed atop that foundation in

accordance with plans prepared by Winter Holben Architects and approved by the City of Dover (City approvals are pending). The gable end that appears above the dashed yellow line in Figure 2 is the neighbor's building.

In addition the wetlands application plan is attached as a reduced copy, showing the locations and directions fo the photos and other site details.

Wetlands and Forest

This property has been developed waterfront for more than 70 years. As may be seen in Figure 2, the front portions of the subject property are nearly fully developed with lawn and two small raised garden beds, and 3 significant mature maple trees. The canopy of those trees obscures the ground in many aerial photos, but personal discussions by the undersigned with the prior owners who owned the property since 1988 have confirmed the lawn and garden areas as pre-existing and legally developed on July 1, 2008, as required by RSA 483-B:9 V (vi). Therefore, these may be maintained by not enlarged.

I trust this information will assist in your review, but I will of course address any additional concerns you may have.

Sincerely,

Chester "Rick" Chellman, P.E., L.L.S.

TND ENGINEERING

Photos for Ahmed-Karim Revocable Trust, 11 Boston Harbor Rd., Dover NH

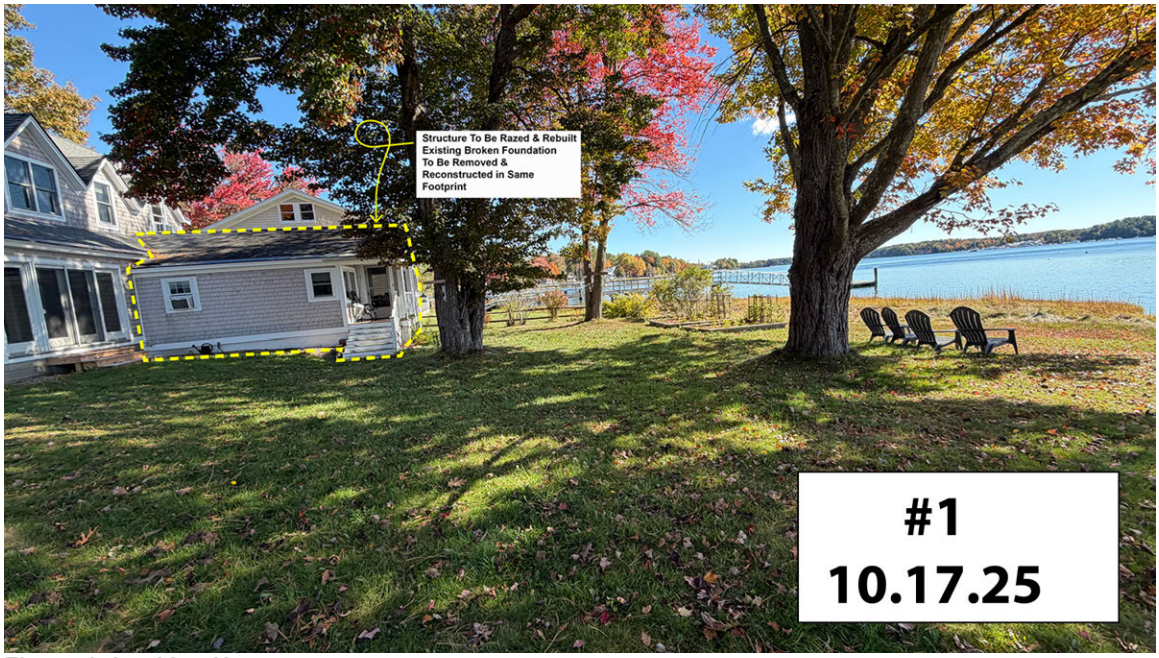


Figure 1: Looking Nast



Figure 2: Looking North

Photos for Ahmed-Karim Revocable Trust, 11 Boston Harbor Rd., Dover NH

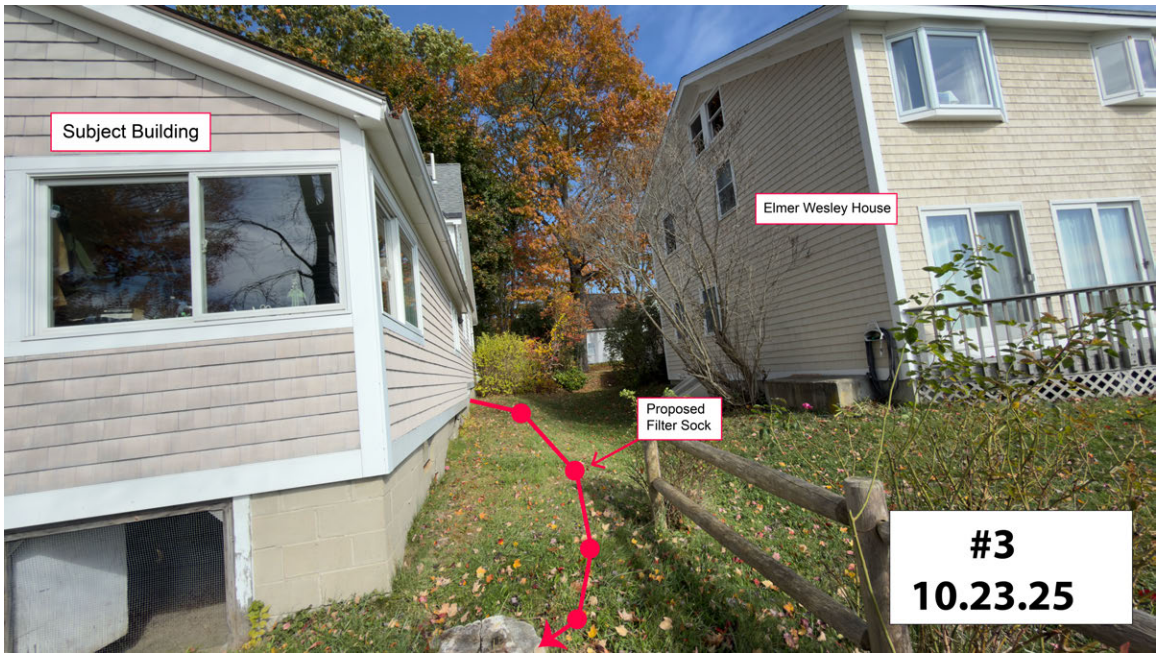
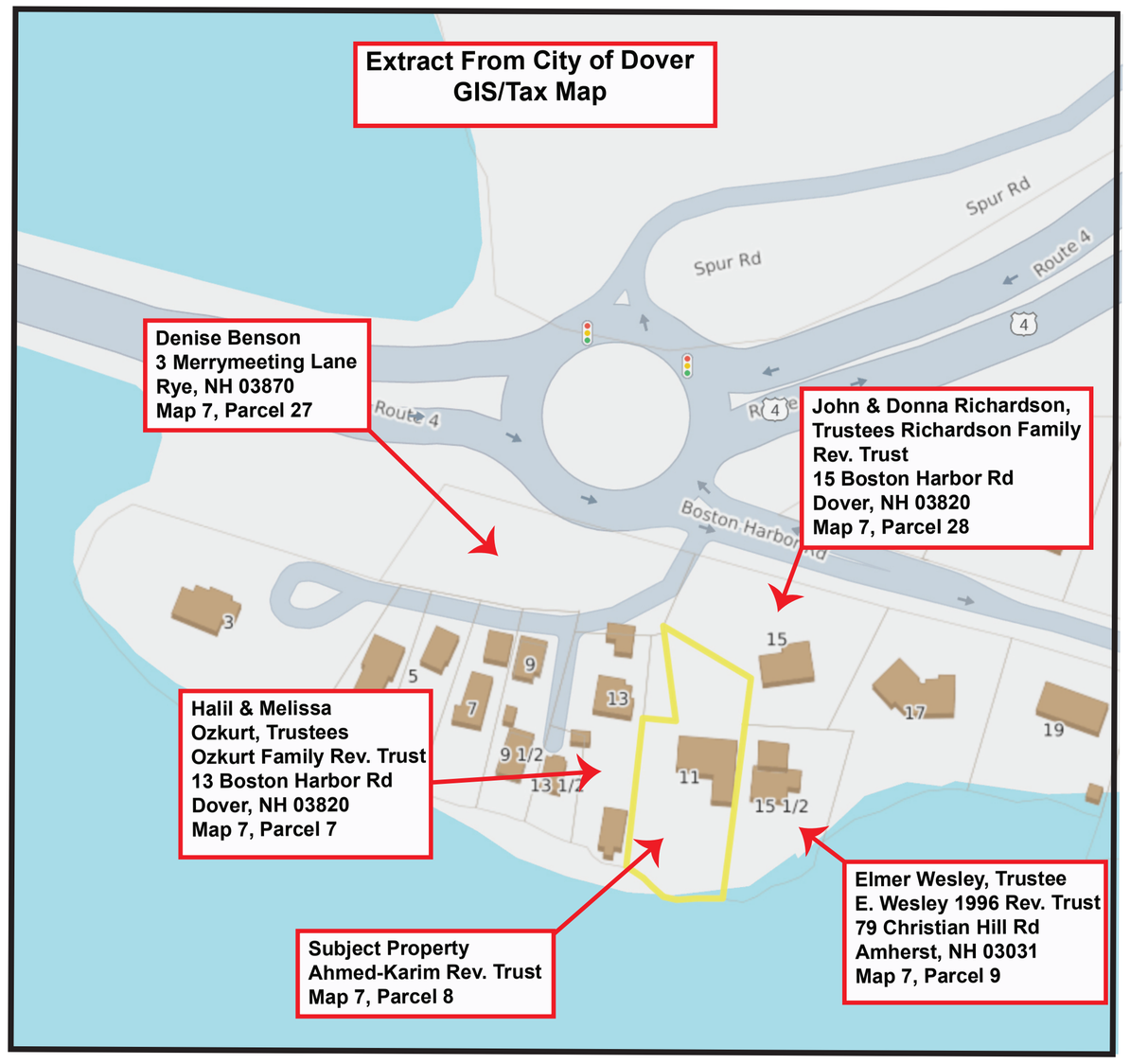
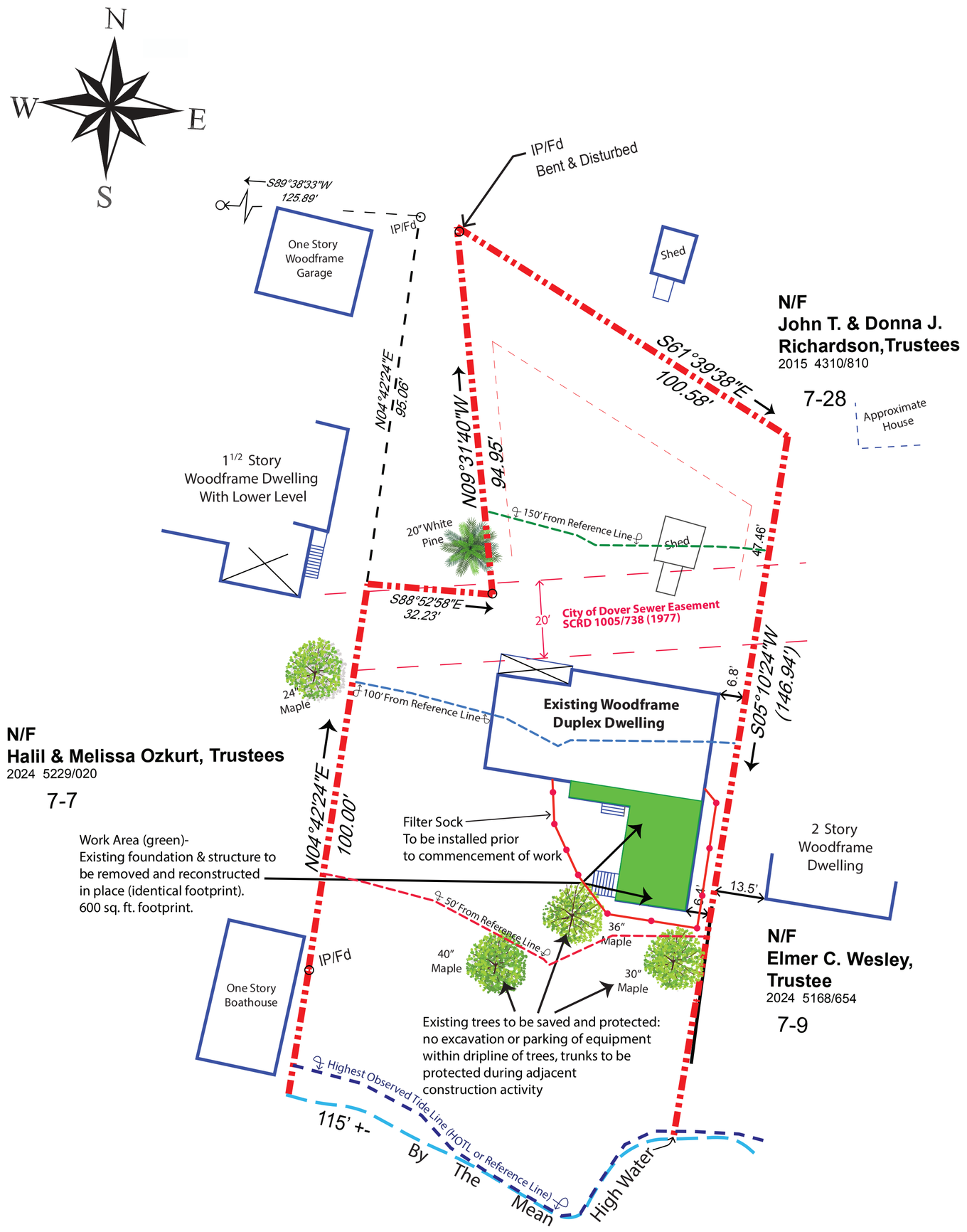


Figure 3: Looking North at Sideline

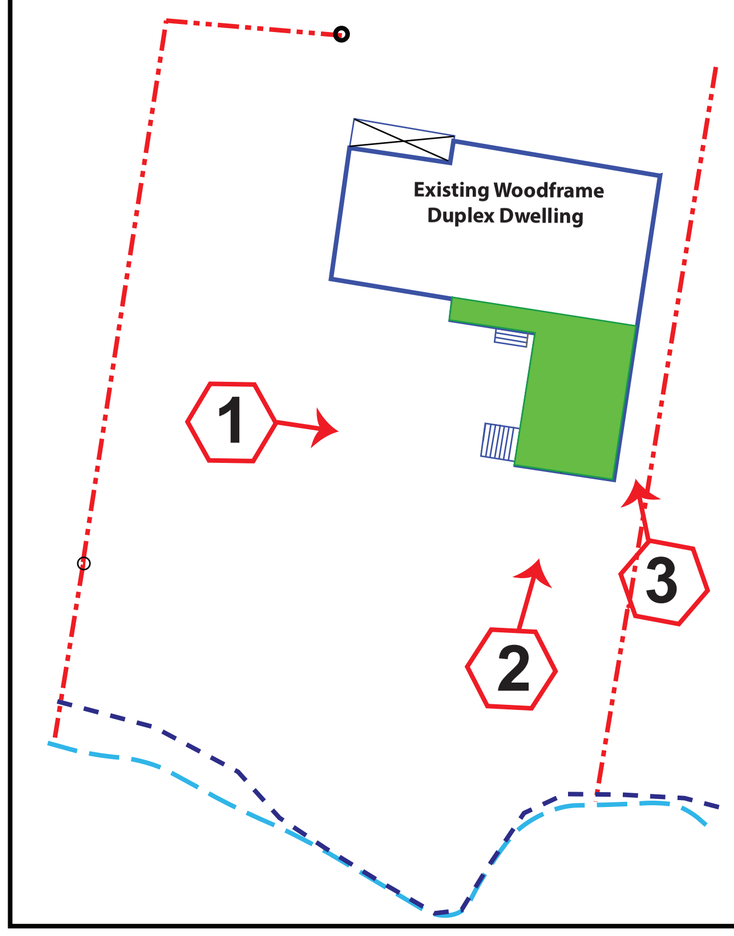




Legend

- 50' Buffer: RSA 483-B
- 100' Buffer: RSA 483-B
- 150' Buffer: RSA 483-B
- City Setback Line
- Filter Sock
- Work Area

Photo Location Key



Proposal:

This plan depicts a part of proposed overall site improvements including a new building with rooftop connector to be landward of the existing dwelling as shown on accompanying shoreland permit plans.

This plan is for the wetland permit associated with the removal and reconstruction of a portion of the existing dwelling on this property, which was first constructed circa 1950.

The reconstruction is to be in the same footprint as the existing foundation. New construction on the new foundation shall be in accord with plans by Winter Holben Architects.

TND

10' 20' 40'

Scale: 1" = 20'

Scale Note:
This plan has been prepared to print at 1"=20' only if printed on 24" x 36" paper; printing on other sizes of paper or viewing/zooming digitally will change the scale reference accordingly.

TND

Prepared By:
TND Engineering
224 State Street
Portsmouth, NH 03801
Rick Chellman, P.E., L.L.S.

Certification:

This plan depicts proposed construction, including the removal of a portion of the existing dwelling with its damaged foundation. A new foundation and replacement structure is to be built on the same footprint, as proposed by the owners and designed by Winter Holben Architects. Additional site improvements are proposed to the landward side of the existing dwelling and are depicted on a shoreland permit application submitted contemporaneously with this application.
See architectural plans for additional details.

January 14, 2026

Chester "Rick" Chellman, L.L.S.

STATE OF NEW HAMPSHIRE — No. 541 — CHESTER E. CHELLMAN — LICENSED LAND SURVEYOR

NHDES Wetlands Permit Plan For:

Ahmed R. Ahmed & Vida Karim,

Trustees of Ahmed-Karim Revocable Trust

Tax Map 7, Parcel 8
Dover, NH
Sheet 1 of 1

TND ENGINEERING
TRAFFIC, TND, TRANSPORTATION AND CONSULTING

224 State Street
PORTSMOUTH, NH 03801
p. 603.479-7195
Email: Chellman@TNDEngineering.com

VIA Individual Certified Mail January 16, 2026

Dover City Clerk
Dover City Hall
288 Central Ave.
Dover, NH 03820

Re: 11 Boston Harbor Road Applications

Dear City Clerk:

On behalf of the owners, I am submitting applications to the State of New Hampshire, Department of Environmental Services, for the renovation of the existing house (the front portion of which has a broken foundation) and a proposed garage apartment to the rear, which requires State approval. You are being notified as required by NH RSA 483-B:5.

Also being notified are all abutting landowner to 11 Boston Harbor Road, owned by Ahmed R. Ahmed and Vida Karim, Trustees of the Ahmed-Karim Revocable Trust; the property is also parcel 8 on Dover tax map 7.

A full set of plans will be filed with the City Clerk and they will also be available at the State offices in Concord. The file in Concord may be reviewed by scheduling a request to review by calling 603-271-2147. You may also contact me with any questions.

Sincerely,



Chester “Rick” Chellman, P.E., L.L.S.

TND ENGINEERING

TRAFFIC, TND, TRANSPORTATION AND CONSULTING

224 State Street
PORTSMOUTH, NH 03801
p. 603.479-7195
Email: Chellman@TNDEngineering.com

VIA Individual Certified Mail

January 19, 2026

Denise Benson
3 Merrymeeting Lane
Rye, NH 03870

Elmer Wesley, Trustee
E. Wesley 1996 Rev. Trust
79 Christian Hill Rd
Amherst, NH 03031

Halil & Melissa Ozkurt, Trustees
Ozkurt Family Rev. Trust
13 Boston Harbor Rd
Dover, NH 03820

John & Donna Richardson, Trustees
Richardson Family Rev. Trust
15 Boston Harbor Rd
Dover, NH 03820

Re: 11 Boston Harbor Road Applications

Dear Abutter:

You are being notified as an abutting landowner to 11 Boston Harbor Road, owned by Ahmed R. Ahmed and Vida Karim, Trustees of the Ahmed-Karim Revocable Trust; the property is also parcel 8 on Dover tax map 7.

On behalf of the owners, I have submitted applications to the State of New Hampshire, Department of Environmental Services, for the renovation of the existing house (the front portion of which has a broken foundation) and a proposed garage apartment to the rear, which requires State approval. You are being notified as required by NH RSA 483-B:5.

A full set of plans will be filed with the City Clerk and they will also be available at the State offices in Concord. The file in Concord may be reviewed by scheduling a request to review by calling 603-271-2147. You may also contact me with any questions.

Sincerely,

Chester "Rick" Chellman, P.E., L.L.S.

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Street and Apt. No., or PO Box No. 3 Merrymeeting Lane

City, State, ZIP+4® Rye N.H. 03870

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Street and Apt. No., or PO Box No. 19 Christian Hill Rd

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COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.: Ahmed-Karim Revocable Trust, Ahmed R. Ahmed, Trust

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

Purpose is to rebuild in place a portion of an exsiting dwelling located within the 100' tidal buffer, but not in any waters. The excavation required to remove and replace the existing foundation is minimal (approx 360 sq. ft.) and will be done in the same footprint.

A concurrent shoreland permit application for new construction outside the tidal buffer is being submitted; this worksheet is for the front area described above.

603.03: No impacts to any shellfish or other habitats.

603.04: The project is not in any tidal wetlands or waters and will not impact either.

For standard permit projects, provide:

☐ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).

☐ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04.

This project is entirely on upland above elevation 7 (see attached) the 100 year flood elevation based on FEMA is 6. A standard filter sock will surround the water side of the work area during construction to prevent sedimentation toward the water.

Provide a narrative showing how the project meets the standard conditions in Env-Wt 307 and the approval criteria in Env-Wt 313.01.

While within the coastal 100' buffer, this work will be conducted entirely on upland, more than 50' from the highest oberserved tide line.

Water quality will not be impacted and sedimentation will be prevented by use of a filter sock surrounding the work area. Temporary soil stockpiles will be inside the footprint of the existing foundation.

This project does not involve dredging but only minimal excavation in upland. Backfill shall be the original material except under replacement footings, which shall be clean crushed gravel.

On completion, the area excavated around the dwelling shall be reseeded with noninvasive seed to match the existing conditions.

No trees will be cut for the foundation and structure replacement and no wetlands will be impacted.

Provide a project design narrative that includes the following:

☐ A discussion of how the proposed project:

- Uses best management practices and standard conditions in Env-Wt 307;
- Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- Meets approval criteria in Env-Wt 313.01;
- Meets evaluation criteria in Env-Wt 313.01(c);
- Meets CFA requirements in Env-Wt 603.04; and
- Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;

☐ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and

☐ A discussion of how the completed project will be maintained and managed.

Once completed, the project willa gain be a dwelling, but an upgraded and rebuilt one, in and on the same footprint as has existed for approximately 70 years. As such, it will be maintained as any conventional dwelling.

The grounds have an existing lawn area that has been in place for decades, that will be maintained but not enlarged and no trees will be cut.

☒ Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);

☐ Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and

☐ For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

☐ Existing salt marsh and salt marsh migration pathways;

☐ Eelgrass beds;

☐ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

☐ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☐ NOAA Essential Fish Habitat Mapper.

☐ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☐ Not impair the navigation, recreation, or commerce of the general public; and

☐ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☐ Adverse impacts to beach or tidal flat sediment replenishment;

☐ Adverse impacts to the movement of sediments along a shore;

☐ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☐ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☐ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

- ☐ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;
- ☐ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;
- ☐ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and
- ☐ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

- ☐ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;
- ☐ Minimize disturbances to groundwater and surface water flow;
- ☐ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and
- ☐ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

In the range of 2080 to 2100, the sea level is projected to rise in amounts that are dependent on unknowns, resulting in a range of 2' to 4' as most likely. See attached Table A from NH Coastal Flood Risk Science and Technical Advisory Panel (2019). New Hampshire Coastal Flood Risk Summary Part: G

Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas.

The grounds around this building range from elevation 7' to more than 9', with the living floor approximately at 10.5', wel above the projected sea level rise scenarios. Flood risk tolerance is therefore high. FEMA maps the 100 year flood elevation at 6.

Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.

As noted above, the 2' to 4' scenario which falls in the 2080 to 2100 year range most closely matches the projects- see attached table A from NH Coastal Flood Risk Science and Technical Advisory Panel (2019). New

Hampshire Coastal Flood Risk Summary Part: Guidance for Using Scientific Projections. Report Published by the University of New Hampshire

Identify areas of the proposed project site subject to flooding from SLR.

None of the subject area.

Identify areas currently located within the 100-year floodplain and subject to coastal flood risk.

As shown on attached plans- structures are not impacted on this property.

Describe how the project design will consider and address the selected SLR scenario within the project design life, including in the design plans.

No design changes or special conditions are required.

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held:

SECTION 5 - DESIGN PLANS (Env-Wt 603.07, in addition to Env-Wt 311)

Submit design plans for the project in both plan and elevation views that clearly depict and identify all required elements.

The plan view shall depict the following:

☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☐ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☐ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☐ The location of all special aquatic sites at or within 100 feet of the subject property;

☒ Existing bank contours;

☒ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☒ The location and dimensions of all existing and proposed structures and landscape features on the property;

☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☐ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

☐ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

See specific design and plan requirements for certain types of coastal projects:

- Overwater structures (Env-Wt 606).
- Dredging activities (Env-Wt 607).
- Tidal beach maintenance (Env-Wt 608).
- Tidal shoreline stabilization (Env-Wt 609).
- Protected tidal zone (Env-Wt 610).
- Sand Dunes (Env-Wt 611).

SECTION 6 - WATER DEPTH SUPPORTING INFORMATION REQUIRED (Env-Wt 603.08)

Using current predicted NOAA tidal datum for the location, and tying field measurements to NAVD 88, field observations of at least three tide events, including at least one minus tide event, shall be located to document the range of the tide in the proposed location showing the following levels:

- ☐ Mean lower low water;
- ☐ Mean low water;
- ☐ Mean high water;
- ☐ Mean tide level;
- ☐ Mean higher high water;
- ☐ Highest observable tide line; and
- ☐ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

The following data shall be presented in the application project narrative to support how water depths were determined:

- ☐ The date, time of day, and weather conditions when water depths were recorded; and
- ☐ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

- ☐ Water depth information to show how the tier 4 stream crossing is designed to meet Env-Wt 904.07(c) and (d).

For repair, rehabilitation or replacement of tier 4 stream crossings:

- ☐ Demonstrate how the requirements of Env-Wt 904.09 are met.

SECTION 7 - GENERAL CRITERIA FOR TIDAL BEACHES, TIDAL SHORELINE, AND SAND DUNES (Env-Wt 604.01)

Any person proposing a project in or on a tidal beach, tidal shoreline, or sand dune, or any combination thereof, shall evaluate the proposed project based on:

- ☐ The standard conditions in Env-Wt 307;
- ☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☐ The approval criteria in Env-Wt 313.01;
- ☐ The evaluation criteria in Env-Wt 313.05;
- ☐ The project specific criteria in Env-Wt 600;
- ☐ The CFA required by Env-Wt 603.04; and
- ☐ The vulnerability assessment required by Env-Wt 603.05.

New permanent impacts to sand dunes that provide coastal storm surge protection for protected species or habitat shall not be allowed except:

- ☐ To protect public safety; and
- ☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

Projects in or on a tidal beach, tidal shoreline, or sand dune shall support integrated shoreline management that:

- ☐ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and
- ☐ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

SECTION 8 - GENERAL CRITERIA FOR TIDAL BUFFER ZONES (Env-Wt 604.02)

The 100-foot statutory limit on the extent of the tidal buffer zone shall be measured horizontally. Any person proposing a project in or on an undeveloped tidal buffer zone shall evaluate the proposed project based on:

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in or on a tidal buffer zone shall preserve the self-sustaining ability of the buffer area to:

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

SECTION 9 - GENERAL CRITERIA FOR TIDAL WATERS/WETLANDS (Env-Wt 604.03)

Except as allowed under Env-Wt 606, permanent new impacts to tidal wetlands shall be allowed only to protect public safety or homeland security. Evaluation of impacts to tidal wetlands and tidal waters shall be based on:

☐ The standard conditions in Env-Wt 307;

☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☐ The approval criteria in Env-Wt 313.01;

☐ The evaluation criteria in Env-Wt 313.05;

☐ The project specific criteria in Env-Wt 600;

☐ The CFA required by Env-Wt 603.04; and

☐ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

☐ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;

☐ Be designed with a preference for living shorelines over hardened stabilization practices; and

☐ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

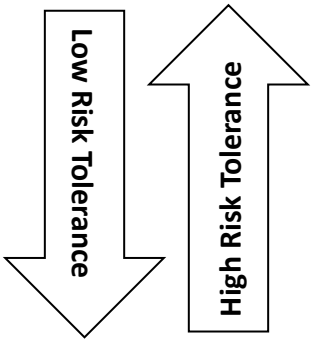
SECTION 10 – GUIDANCE

Your application must follow the New Hampshire Coastal Risk and Hazards Commission's Guiding Principles or other best available science. Below are some of these guidance principles:

- Incorporate science-based coastal flood risk projections into planning;
- Apply risk tolerance* to assessment, planning, design, and construction;
- Protect natural resources and public access;
- Create a bold vision, start immediately, and respond incrementally and opportunistically as projected coastal flood risks increase over time; and
- Consider the full suite of actions including effectiveness and consequences of actions.

*Risk tolerance is a project's willingness to accept a higher or lower probability of flooding impacts. The diagram below gives examples of project with lower and higher risk tolerance:

Critical infrastructures, historic sites, essential ecosystems, and high value assets typically have lower risk tolerance, and thus should be planned, designed, and constructed using higher coastal flood risk projections.



Sheds, pathways, and small docks typically have higher risk tolerance and thus may be planned, designed, and constructed using less protective coastal flood risk projections.

TND ENGINEERING
TRAFFIC, TND, TRANSPORTATION AND CONSULTING

APPOINTMENT OF AGENT

To Whom This Concerns

January 7, 2026

Re: Tax Map 7, Parcel 8, Dover NH

I, Ahmed R. Ahmed, Trustee of the Ahmed-Karim Revocable Trust and owner of tax map 7, parcel 8 in Dover, NH hereby authorize Rick Chellman, P.E., L.L.S. of TND Engineering to act as my agent to represent me before the City of Dover and State of New Hampshire Department of Environmental Services and to sign any forms and applications on my behalf for any land use applications as may be required for land use approvals for said property.

Sincerely,

Ahmed R. Ahmed, Trustee

PERMIT SNAPSHOT REPORT COND-2026-0004
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	01/28/2026
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Edgecomb, Makayla	**Approval Expire Date:**	

Description: Raze existing and reconstruct new dwelling on same footprint

Parcel:	07008-000000	Main	**Address:** 11 Boston Harbor Rd Dover, NH	Main	**Zone:** R-20(Residential - Low Density)

Owner	Plan Preparer	Applicant
Ahmed Ahmed Home: (603) 817-8388 Mobile: (603) 817-8388	Rick Chellman 224 State Street Portsmouth, NH 03801 Business: (603) 479-7195 Mobile: (603) 479-7195	Rick Chellman 224 State Street Portsmouth, NH 03801 Business: (603) 479-7195 Mobile: (603) 479-7195

Permit Custom Fields

Select Permit Type	Conservation District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	R-20	New Change in Impervious/Paved Area (sq ft)	-476	Work	A portion of the existing duplex dwelling is in the conservation district. Some of that dwelling will be razed and the entire building reconstructed on the same footprint, but taller, and a new foundation will be installed. The foundation requires a State wetlands permit, which triggers this permit.
permitstatefed	State wetlands and shoreland permits- filed and pending.				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Rick_Chellman_1/28/2026.jpg	01/28/2026 16:34	Chellman, Rick		Uploaded via CSS
Permit Snapshot Report.pdf	01/28/2026 16:35	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000231	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-2026000231	$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	01/28/2026	02/09/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	01/28/2026	02/25/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		01/28/2026 0:00	
Confirm application complete v.1	Generic Action		01/28/2026 16:51
Conditional Use Review v.1	Receive Submittal	01/28/2026 16:51	
Planning Board v.1			

Planning Board Agenda v.1	Task
Invoice for Notices v.1	Task
Send Notices v.1	Task
Planner Creates Staff Recommendations v.1	Permit Activity
Distribute Planning Board Materials v.1	Task
Planning Board Hearing v.1	Hold Hearing
Planning Board Decision v.1	Permit Activity
NOD Sent to Applicant v.1	Create Report
Issue Permit v.1	
Verify Fees Prior to Permit v.1	Generic Action
Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task

TND

TND ENGINEERING

ZONING, TND, LAND PLANNING AND GENERAL CONSULTING

224 State Street
PORTSMOUTH, NH 03801
p. 603.479.7195
Email: Chellman@TNDEngineering.com

Mr. William Hunt, Chair
Conservation Commission, City of Dover
288 Central Avenue
Dover, NH 03820

January 30, 2026

Re: **Narrative for 11 Boston Harbor Road**

Dear Chair Hunt and Members of the Commission:

I represent Ahmed R. Ahmed and Vida Karim, Trustees of the Ahmed-Karim Revocable Trust and owners of the property at 11 Boston Harbor Road in Dover (Tax map 7, parcel 8).

Overview

This property has a duplex dwelling on it that was constructed sometime in the early 1950's or so. Part of the existing building's foundation has failed (see photo), and the owners desire to raze that portion and to reconstruct a new dwelling atop the existing footprint. The Conservation District boundary goes through this building as may be seen on the accompanying plans.



Figure 1: Failed Foundation, East Side Existing Building

This work will entail the construction of a new foundation, and one of the existing dwelling units will be relocated to a new building to the rear of the existing dwelling and outside the Conservation District. This other work is shown on the shoreland permit plans that have been submitted to the State DES and also to the City, both uploaded and as hard copies for the Clerk's signature.

The property around the existing dwelling, where this work is proposed, has been developed for decades and is largely lawn, with three mature and healthy maple trees that will be protected during construction. No trees will be cut or harmed for the proposed work in the Conservation District.

To address the particular questions and topics that are found in your zoning § 170-27 C, I offer the following descriptions and explanations, in the order they appear in the Ordinance. The "District" used below is the Conservation District.

§ 170-27 C (1): No streets or utilities will be constructed in the District.

§ 170-27 C (2): The activities required to raze most of the existing building and reconstruct a new one on the same location and atop the same footprint will require only very minimal work outside that footprint to accomplish, and no permanent work is required to do that work. This is the repair of a portion of an existing dwelling and the reconstruction of an existing dwelling, no new construction outside the existing footprint is proposed.

§ 170-27 C (2) (a): The productive use of this property, and its primary value, is with the existing building that will be reconstructed as described. The lot is a pre-existing parcel of 19,355 square feet and there is no viable alternative location for the proposed work.

§ 170-27 C (2): For the following, Ordinance text is in blue.

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

As an existing building footprint, this site is quite level, with a gentle slope away from the building toward the water. The proposal is to fully separate the construction area from the water with a filter sock (aka sediment filter log), as shown on the accompanying plan.

This plan will address the following (if applicable), but should not be limited to:

[1] Stabilization of exposed soils and soil stockpiles;

The small amounts of soil excavated during construction will be temporarily stored inside the footprint of the building. Any excess soil at the completion of construction will be removed from the site a disposed of or relocated properly.

[2] Protection of steep slopes from erosion;

There are no steep slopes on or near the property.

[3] Construction site waste management;

Any construction waste will be collected on site in a “dumpster” and disposed of in accordance with all applicable local State and Federal regulations.

[4] Inspection and maintenance of runoff control measures (BMPs);

The runoff control measures will be inspected by the engineer and it is anticipated also by the City codes office during construction.

[5] Minimization of land clearing;

No clearing is required for the proposed work.

[6] Stabilization of drainageways;

No drainageways are impacted bu the proposed work. There is a swale on the neighboring property to the east, and that will be protected from sediments by the filter sock installation.

[7] Installation of perimeter controls;

The filter sock system will effectively provide perimeter control.

[8] Installation of sediment trapping devices;

The existing land around the building is grassed lawn and this will provide adequate sediment trapping in conjunction with the filter sock.

[9] Storm drain inlet protection.

No storm drain inlets will be impacted by this proposal.

§ 170-27 C (2) (c): Necessary state and federal approvals have been applied for. Said permits shall be received prior to the issuance of the conditional use permit by the Planning and Community Development Department.

A wetlands permit application for the proposed work in the District and a shoreland permit application have been submitted and are pending review by NHDES.

I have also attached a set of site photos, numbered 1-6. These are the same set of photos in the State submission package, but are included here for ease of review by the Commission; the key is in Figure 2.

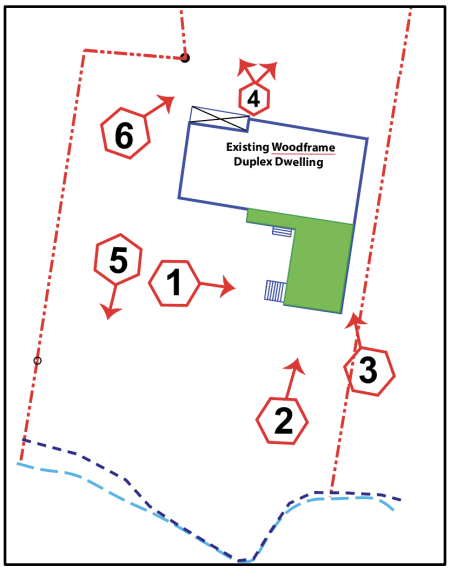


Figure 2: Photo Location Key

The temporary and permanent impacts inside the District are 675 sq. ft. for that portion of the driveway (that will become pervious) and 1,325 sq. ft. for that portion of the house. These will remain of the same footprint so before and after remain the same, and work will be done inside each, so no additional temporary impacts are anticipated.

I read the following provisions to be prepared by the Commission, but to assist with that preparation, I will offer the following for each of the 4 points.

§ 170-27 C (2) (d): A written review by the Conservation Commission of the environmental effects of the proposed use upon the area in question has been submitted. The Commission's review shall address the following, but is not limited to:

[1] Attempted avoidance of the impact;

All of this impact is existing, with most of it being beneath an existing building and a aprt of that building's footprint. The existing driveway services the existing garage with access directly from the driveway on the west side of the dwelling.

[2] Minimization of the impact;

The proposal is to repair and renovate the existing building without expanding the footprint, with no expansion. The existing driveway's impact is to be greatly diminished by converting it to pervious construction.

[3] Planned mitigation of the effects of the impact; and

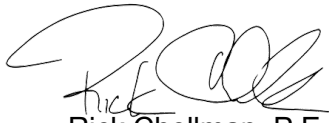
The impacts presently exist. The impacts will be reduced by the conversion of the driveway to pervious construction.

[4] Efficacy of the soil erosion and sedimentation control plan.

As a currently mature and developed property, the proposed silt sock surrounding the area of construction will preclude sedimentation downslope toward the water. In addition, with relatively level grades and an existing grassed lawn, that lawn will serve to provide additional filtration and treatment as it does presently and will continue to do so after construction.

I look forward to meeting with the Commission on February 9 so we may discuss this application together. I am hopeful you will endorse the proposal for my clients.

Sincerely,



Rick Chellman, P.E., L.L.S.

E&S plan and photos attached

Email only copies to:
Ahmed & Karim,, Trustees

=

Legend & Coverage Calculations

Lot Area Inside 250' of Shore: 19,355 Sq. Ft.

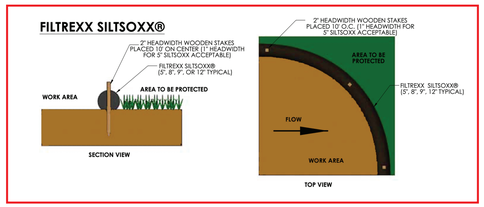
Pre-Construction Coverage:		**Post-Construction Coverage:**	
House + Steps	2,260 Sq. Ft.	House + Steps	2,260 Sq. Ft.
Shed	164 Sq. Ft.	Shed (Removed)	0 Sq. Ft.
Driveway	1,864 Sq. Ft.	Driveway all Pervious	0 Sq. Ft.
		New garage apartment	1,252 Sq. Ft.
		New garage connection	300 Sq. Ft.
Total Existing:	**4,288** Sq. Ft.	Total Proposed:	**3,812** Sq. Ft.

Pre-Construction Coverage
4,288 sq. ft. =22.2%

Post- Construction Coverage
3,812 sq. ft. = 19.7%

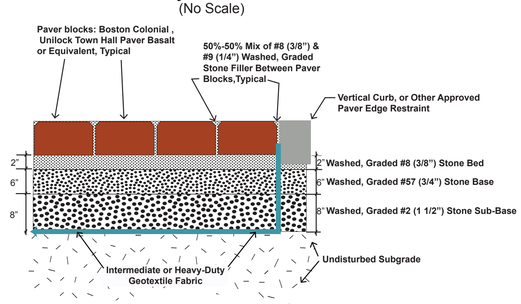
- **Existing Coverage**
- **Proposed Coverage** (New, This Application)
- **Proposed Pervious** (New and Rebuilt)
- **Unaltered State Area ("Natural Woodland")**
- **50' Buffer: RSA 483-B**
- **100' From HOTL: Limit of Conservation District & Buffer RSA 483-B**
- **150' Buffer: RSA 483-B**
- **City Setback Line**
- **Filter Sock**

Filter Sock Details



Permeable or Pervious Driveway Paver Details

(No Scale)



No Excavation Lower Than 24" Below Existing Grade

Maintenance Schedule

To preserve and extend life of permeable paver system, follow the general maintenance schedule below:

WEEKLY

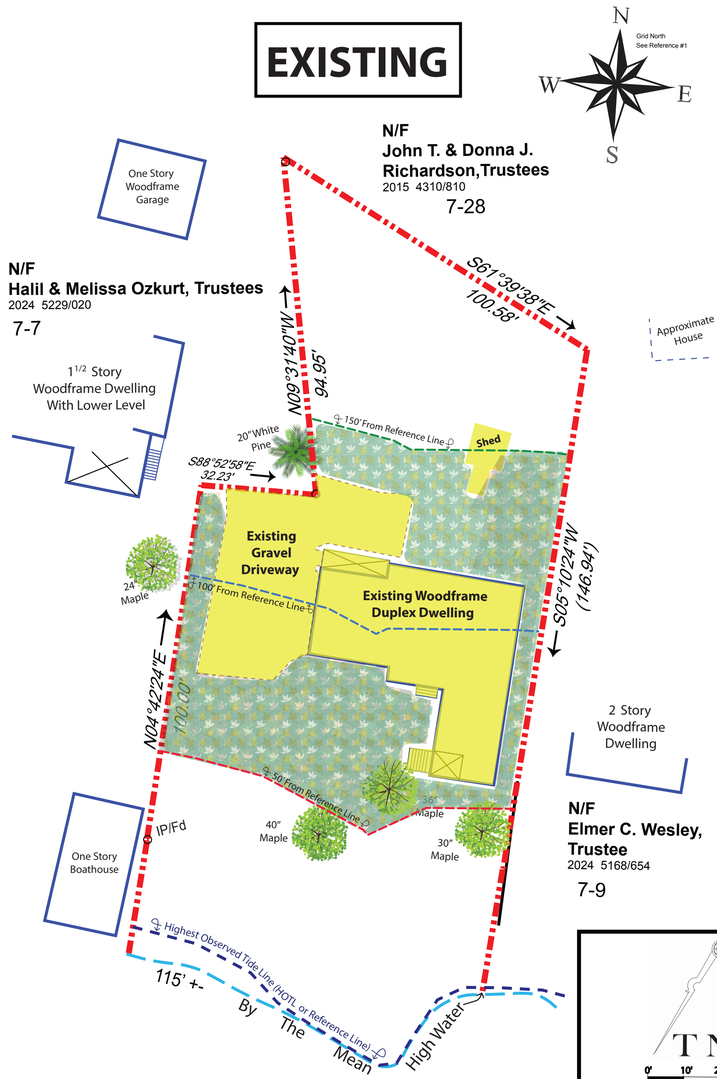
Hand broom, blow and/or sweep grass, clippings pine needles and other debris from the paver surface

MONTHLY

Address any areas where a collection areas of dirt, topsoil, or other debris may be collecting and remove any crust covering the joint aggregate material with hand broom, then replenish joint aggregate material to "lip" of pavers.

TND

EXISTING



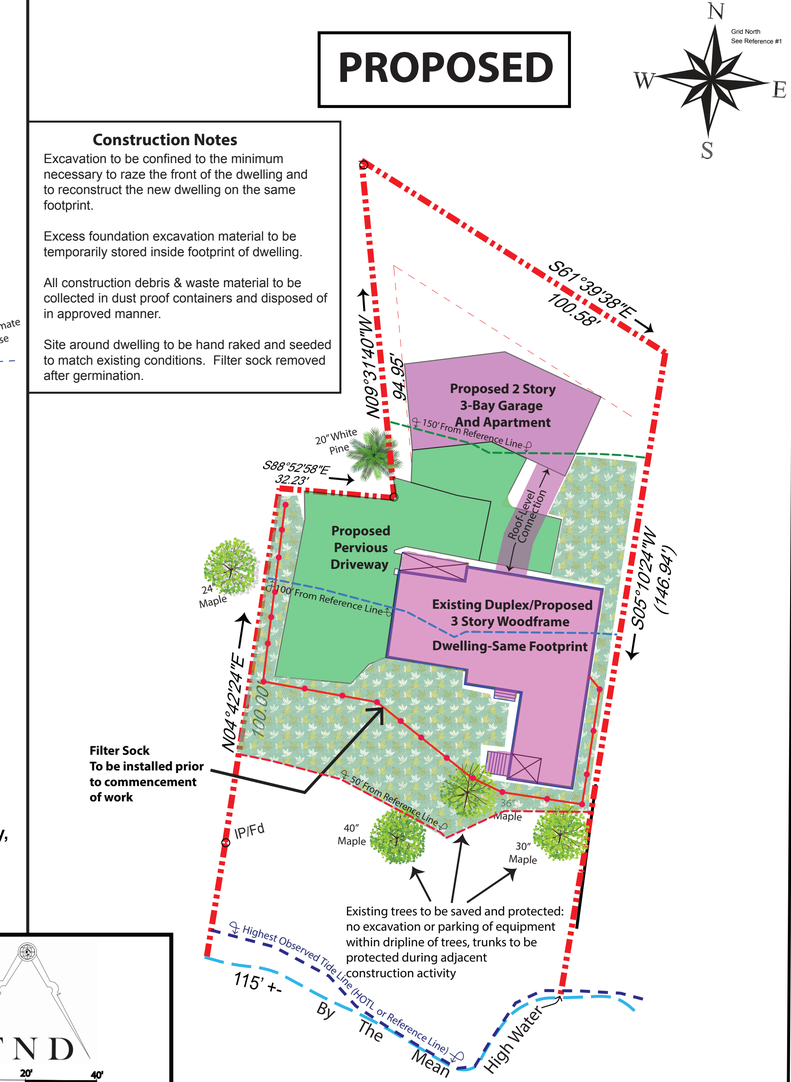
Little Bay
(Bellamy River)

TND
0' 10' 20' 40'

Scale: 1" = 20'

Scale Note:
This plan has been prepared to print at 1"=20' only if printed on 24" x 36" paper; printing on other sizes of paper or viewing/zooming digitally will change the scale reference accordingly.

PROPOSED



Little Bay
(Bellamy River)

Prepared By:
TND Engineering
224 State Street
Portsmouth, NH 03801
Rick Chellman, P.E., L.L.S.

Certifications:

This plan depicts proposed construction, including repairs to the existing damaged foundation, as proposed by the owners and designed by Winter Holben Architects. See architectural plans for additional details.

January 29, 2026

Chester "Rick" Chellman, L.L.S.

STATE OF NEW HAMPSHIRE — No. 541 — CHESTER E. CHELLMAN — LICENSED LAND SURVEYOR — SIGNATURE

Site and Erosion & Sediment Control Plan For:

Ahmed R. Ahmed & Vida Karim,
Trustees of Ahmed-Karim Revocable Trust

Tax Map 7, Parcel 8
Dover, NH
Sheet 1 of 1

CITY OF DOVER, NEW HAMPSHIRE
PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: Ahmed-Karim Revocable Trust

Signature(s) of Property Owner(s): _____ Date: 1/28/26

Signature of Applicant: _____ Date: 1/28/26
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: Ahmed R. Ahmed, Trustee

Signature(s) of Property Owner(s): _____ Date: 1/28/26

Signature of Applicant: _____ Date: 1/28/26
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign


TND

TND ENGINEERING

Photos for Ahmed-Karim Revocable Trust, 11 Boston Harbor Rd., Dover NH

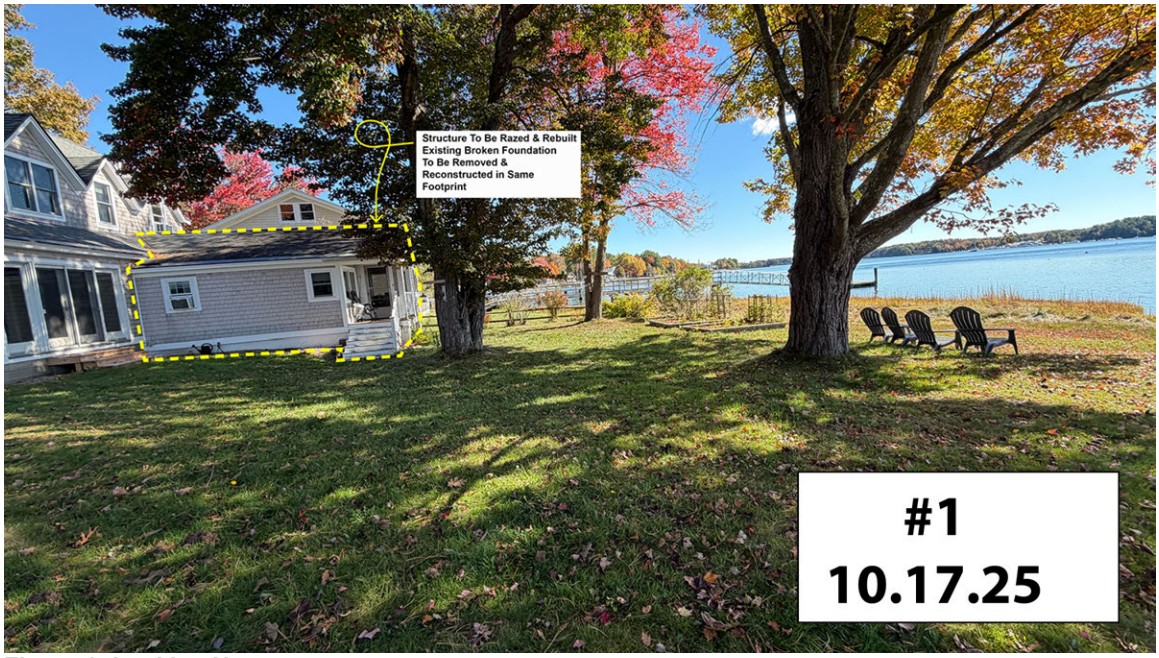


Figure 1: Looking Nast



Figure 2: Looking North

Photos for Ahmed-Karim Revocable Trust, 11 Boston Harbor Rd., Dover NH

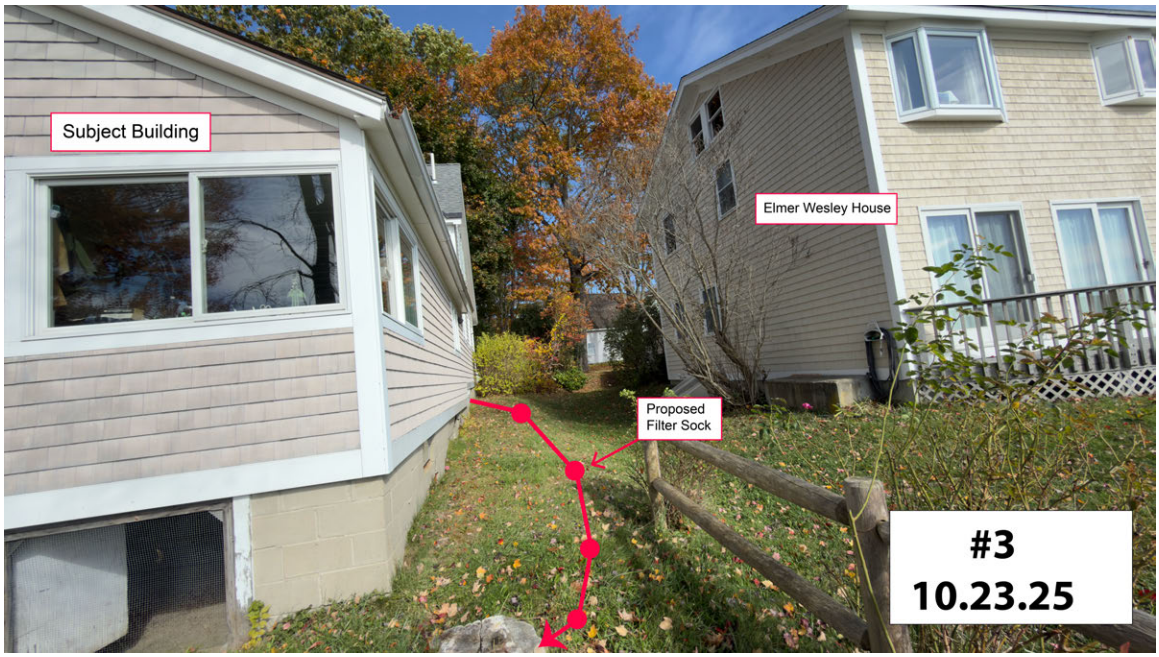


Figure 3: Looking North at Sideline



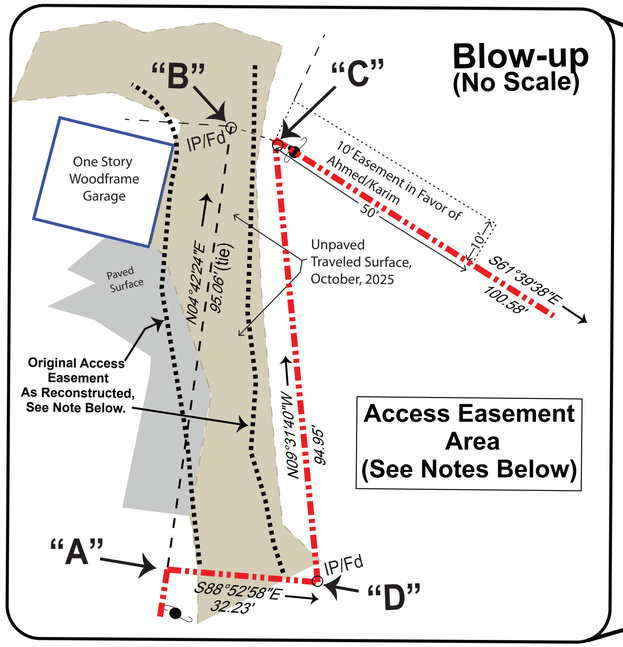
Figure 4: Behind Existing Dwelling; Shed to be removed, looking East Photo 1.11.26

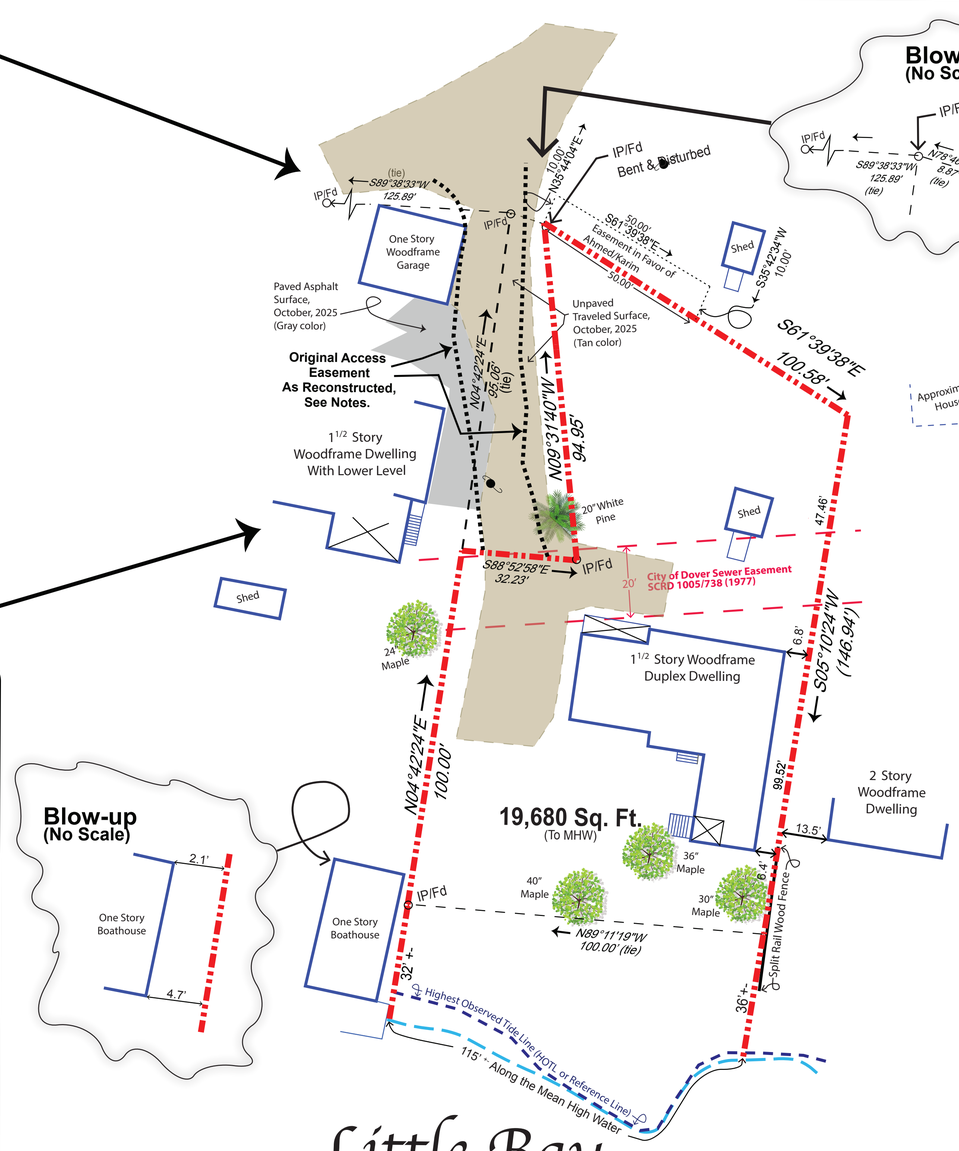


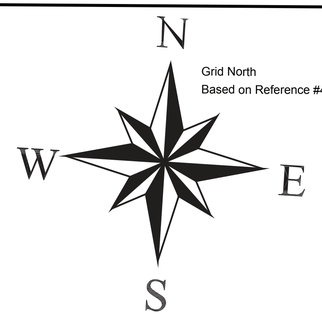
Figure 5: View to south; abutter's boathouse at right; photo 10.17.25



Figure 6: View to Northeast; Existing dwelling at right; shed to be removed; photo 1.11.26







ACCESS EASEMENT AREA NOTES

The front portion of the Ahmed-Karim property was the first parcel conveyed in 1933 from the parent property owned at that time by Mary B. McIntire (see Deed History).
This land was described in that first conveyance to include "the right to use in common with others entitled thereto such right or rights of way between said lot and the State Highway as now exist."
The easement area shown hereon was constructed based on a detailed review of references 3, 4, 5 and 9 and a best-fit reconstruction of what was in place in 1962 (the earliest aerial photo found). The original and subsequent conveyances also do not describe a width for this easement, only "as now exist".

The ownership of the area shown above from "A" to "B" then to "C" then to "D" and back to "A" (ABCD) is not described in the conveyances to Ahmed/Karim. This land is also not described in the conveyances, past or present, to Ozkurt.

In my opinion, the Ozkurt land is described as running to and along the westerly side of the original easement area as reconstructed, and does not include the easement area itself. Reference 4, however, shows the Ozkurt land as including up to the line from "A" to "B" as its easterly boundary.

The City of Dover GIS map does not show an owner for ABCD, but the City's tax map shows it as owned by Ozkurt,

The current ownership of ABCD has not been determined for the purposes of this survey, but regardless of the ownership of the fee, the Ahmed-Karim property, in my opinion, has senior access easement rights over that land or lands as shown both as originally conveyed in 1933 and by usage since regardless of ownership. Further, it is my opinion that the westlery limits of the easement are as established by the original conveyance, while the easterly limits have shifted east through decades of use to the easterly limits of the traveled way shown in tan color. Some of the easement area may also now have have shared rights of use with Ozkurt through similar decades of use, but that has not been fully researched for this survey.

It is also noted that the deeds in the Ozkurt chain of title do not include easement rights to access that property from the ABCD side. It is nevertheless my understanding that some form of shared use of the easement area may have existed in recent years. The status of any such shared use, if any, has also not been determined for the purposes of this survey.

DEED HISTORY

(Dover Property Map 7 Parcel 8)

Ahmed R. Ahmed & Vida Karim, Trustees of Ahmed-Karim Revocable Trust

2025 ↑ 5306/400
Ahmed Ramadan Ahmed & Vida Karim
2025 ↑ 5295/067
Hugh A. Vaughan & Betsy A. Leavitt

1987 | 1147/128
James A. & Olive A. Colby
1982 | 1084/338
Christopher D. Moore
1973 ↑ 933/285
1973 | 933/376
Maurice W. & Alice W. Varney
1952 | 604/253
Albert O. & Mary E. Barnard
1948 | 560/163
Maurice S. & Estella M. Tuttle
1933 | 454/187
Mary B. McIntire

1988 | 1426/719
Leslie E. & Cecile M. Tibbetts
1948 | 560/053
1947 | 548/274
1949 | 570/358
Alec Cohen

REFERENCES

1) "Boundary Adjustment Plan prepared for Hugh A. Vaughan & Betsy Leavitt-Vaughan" Dated Nov. 22, 1988, by Thomas F. Moran, SCRD 37/64.
2) Strafford County Registry of Deeds (SCRD Book/Page).
3) "Plan of Lot Cecile M. & Leslie E. Tibbetts" Dated Sept 1966, Revised 17 Sept 1975, By G. L. Davis & Assoc. SCRD 974/500.
4) "Existing Conditions & Demolition Plan" Ozkurt Residence, Dated January, 2024 By Ambit Engineering, Inc. Not recorded.
5) "Plan of Land prepared for Andre J. Messier III and Jennifer Messier" Dated July 23, 2014, SCRD 107/96.
7) "Plan of Easements-Tibbetts" Dated November 1976, by City of Dover Engineering Div. SCRD 1005/747.
8) "Plan of Easement-Colby" Dated November 1976, by City of Dover Engineering Div. SCRD 1005/741.
9) University of New Hampshire, Dimond Library Special Collections, Durham, NH NH Aerial Photographs Collection.

TND
10' 20' 40'

Scale: 1" = 20'

Scale Note:
This plan has been prepared to print at 1"=20' only if printed on 24" x 36" paper; printing on other sizes of paper or viewing/zooming digitally will change the scale reference accordingly.

October 29, 2025

TND

Prepared By:
TND Engineering
224 State Street
Portsmouth, NH 03801
Rick Chellman, P.E., L.L.S.

Certifications:

This plan was prepared by me, Chester E. Chellman, to "urban" accuracy standards based on: a field survey conducted by me in October and November, 2025.
The metes and bounds and other information have been reconstructed based on information found in the References; deed and records research; digital overlays, and, on site inspections. See Notes for additional explanation and detail.
NH RSA 676:18
I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

October 29, 2025

Chester "Rick" Chellman, L.L.S.

STATE OF NEW HAMPSHIRE — No. 541 — CHESTER E. CHELLMAN — LICENSED LAND SURVEYOR — SIGNATURE

DATE	REVISION
1/09/26	Deed history & Title updated to reflect Trust
11/03/25	Waterfront refined; HOTL mapped
10/31/25	Partial setbacks added

Plan of Land For:

Ahmed R. Ahmed & Vida Karim,
Trustees of Ahmed-Karim Revocable Trust

Tax Map 7, Parcel 8
Dover, NH

Legend & Coverage Calculations

Lot Area Inside 250' of Shore: 19,355 Sq. Ft.

Pre-Construction Coverage:		**Post-Construction Coverage:**	
House + Steps	2,260 Sq. Ft.	House + Steps	2,260 Sq. Ft.
Shed	164 Sq. Ft.	Shed (Removed)	0 Sq. Ft.
Driveway	1,864 Sq. Ft.	Driveway all Pervious	0 Sq. Ft.
		New garage apartment	1,252 Sq. Ft.
		New garage connection	300 Sq. Ft.
Total Existing:	**4,288** Sq. Ft.	Total Proposed:	**3.812** Sq. Ft.

Pre-Construction Coverage
4,288 sq. ft. =22.2%

Post- Construction Coverage
3,812 sq. ft. = 19.7%

Existing "Natural Woodland" includes a large mature maple and a lawn and garden area that has been in place for decades, well before the year 2000. These may be maintained, but not expanded.

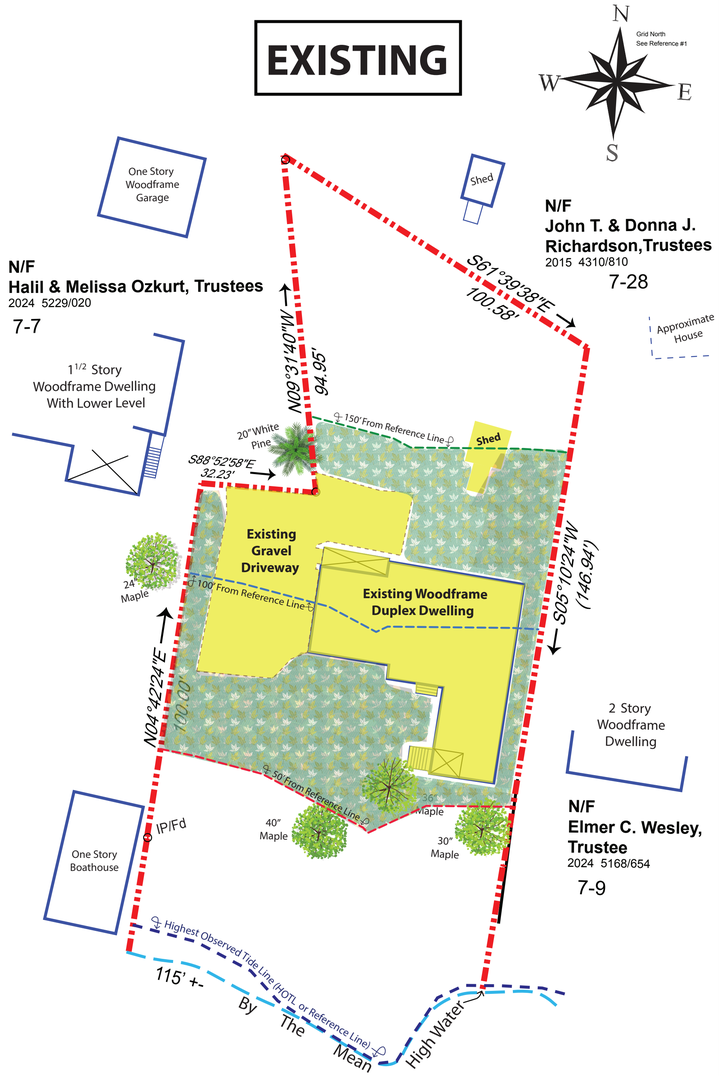
Total Area between 50' and 150' =	**9,572 sq. ft.**
25% of total area 50- to 150' (minimum to be preserved) =	**2,393 sq. ft.**
Existing "natural" (lawn pre 2017) state =	**4,944 sq. ft.**
Proposed post-construction preserved natural state =	**3,788 sq. ft.**
Proposed post-construction preserved natural state =	**39.6%**

- **Existing Coverage**
- **Proposed Coverage** (New, This Application)
- **Proposed Pervious** (New and Rebuilt)
- **Unaltered State Area ("Natural Woodland")**
- **50' Buffer: RSA 483-B**
- **100' Buffer: RSA 483-B**
- **150' Buffer: RSA 483-B**
- **City Setback Line**
- **Filter Sock**

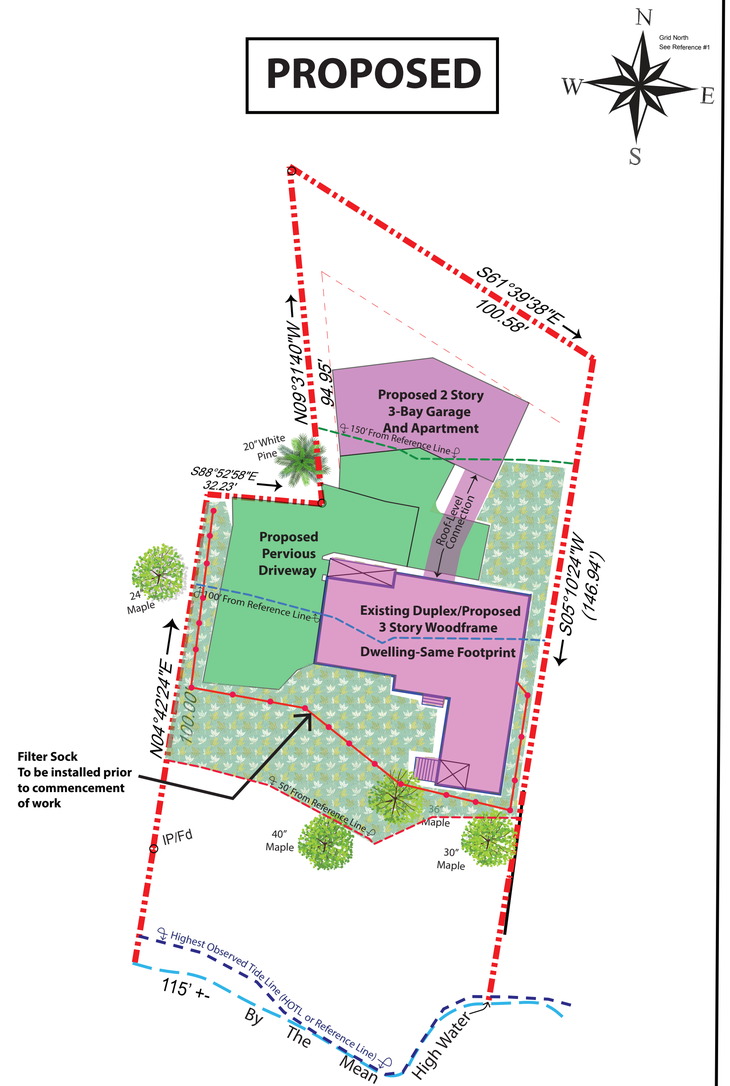
REFERENCES

1) Plan of Land for Ahmed Ramadan Ahmed and Vida Karim, this office, dated October 29, 2025 and revised through 11/03/25.

EXISTING



PROPOSED



Little Bay
(Bellamy River)

Little Bay
(Bellamy River)

TND
10' 20' 40'

Scale: 1" = 20'

Scale Note:
This plan has been prepared to print at 1"=20' only if printed on 24" x 36" paper; printing on other sizes of paper or viewing/zooming digitally will change the scale reference accordingly.

TND

Prepared By:
TND Engineering
224 State Street
Portsmouth, NH 03801
Rick Chellman, P.E., L.L.S.

Certifications:

This plan depicts proposed construction, including repairs to the existing damaged foundation, as proposed by the owners and designed by Winter Holben Architects. See architectural plans for additional details.

January 13, 2026

Chester "Rick" Chellman, L.L.S.

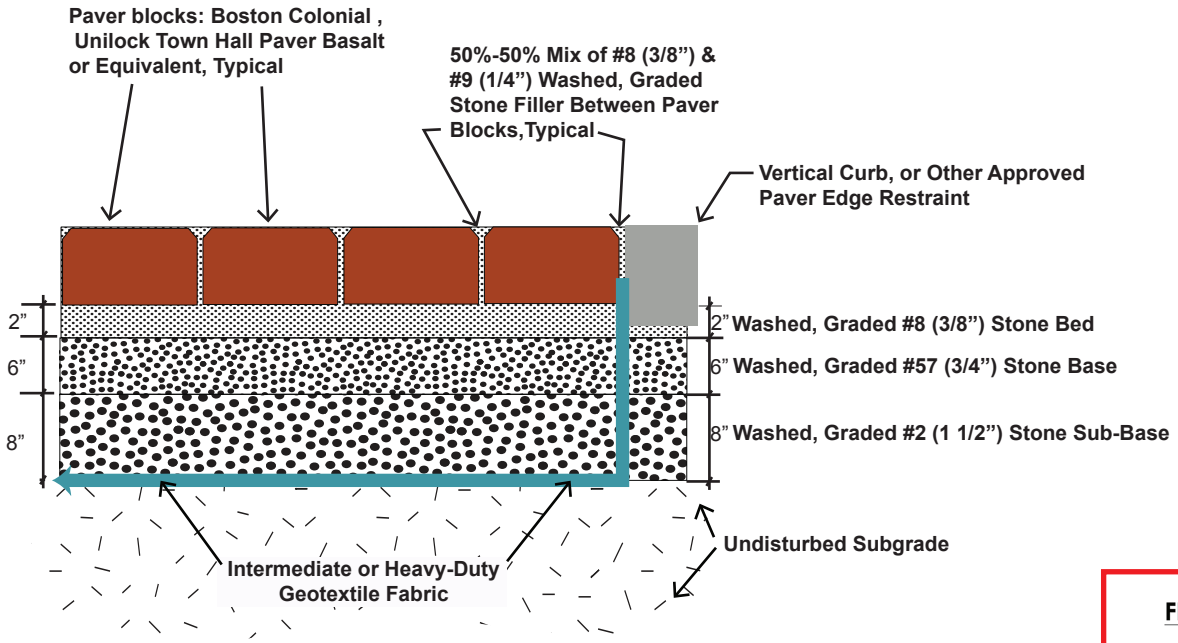
STATE OF NEW HAMPSHIRE — No. 541 — CHESTER E. CHELLMAN — SIGNATURE — LICENSED LAND SURVEYOR

NHDES Shoreland Permit Plan For:

Ahmed R. Ahmed & Vida Karim,
Trustees of Ahmed-Karim Revocable Trust

Tax Map 7, Parcel 8
Dover, NH
Sheet 1 of 2 (second sheet small)

Permeable or Pervious Driveway Paver Details



No Excavation Lower Than 24" From Existing Grade

NO SCALE

Permeable or Pervious Driveway Maintenance

To preserve and extend life of permeable paver system, follow the general maintenance schedule below:

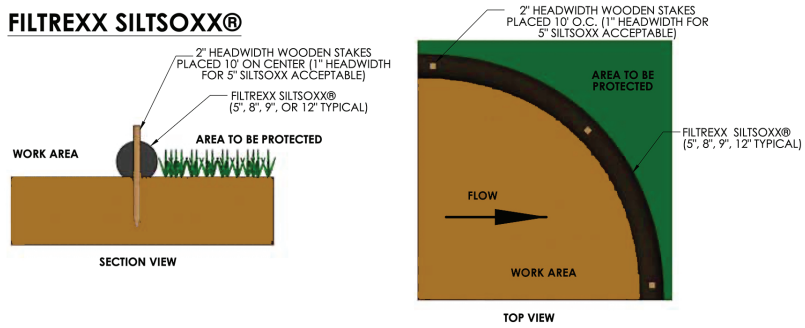
WEEKLY

Hand broom, blow and/or sweep grass, clippings pine needles and other debris from the paver surface

MONTHLY

Address any areas where a collection areas of dirt, topsoil, or other debris may be collecting and remove any crust covering the joint aggregate material with hand broom, then replenish joint aggregate material to "lip" of pavers.

Filter Sock Details



Prepared By:
TND Engineering
224 State Street
Portsmouth, NH 03801
Rick Chellman, P.E., L.L.S.

NHDES Shoreland Permit Plan For:

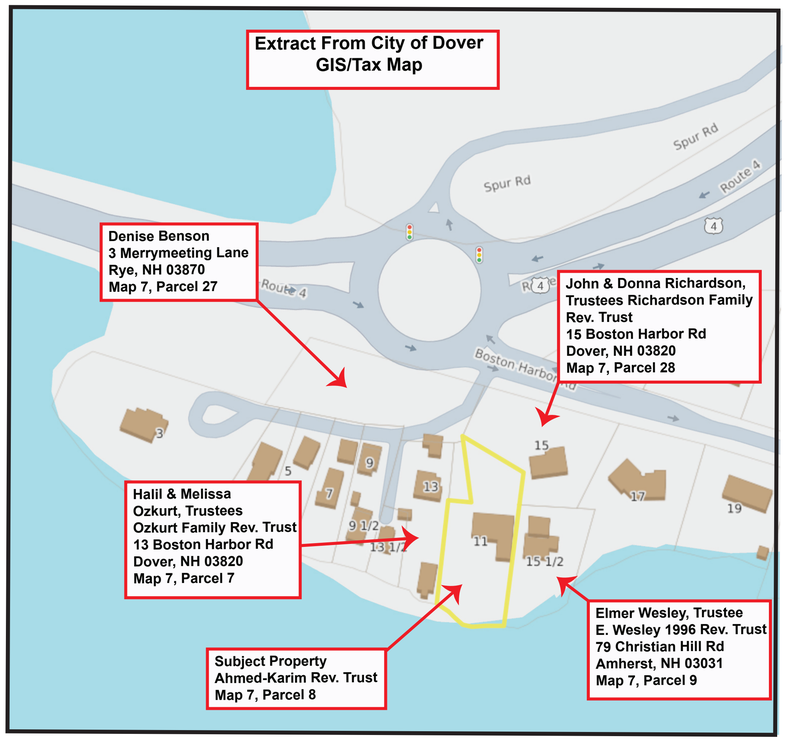
Ahmed R. Ahmed & Vida Karim,

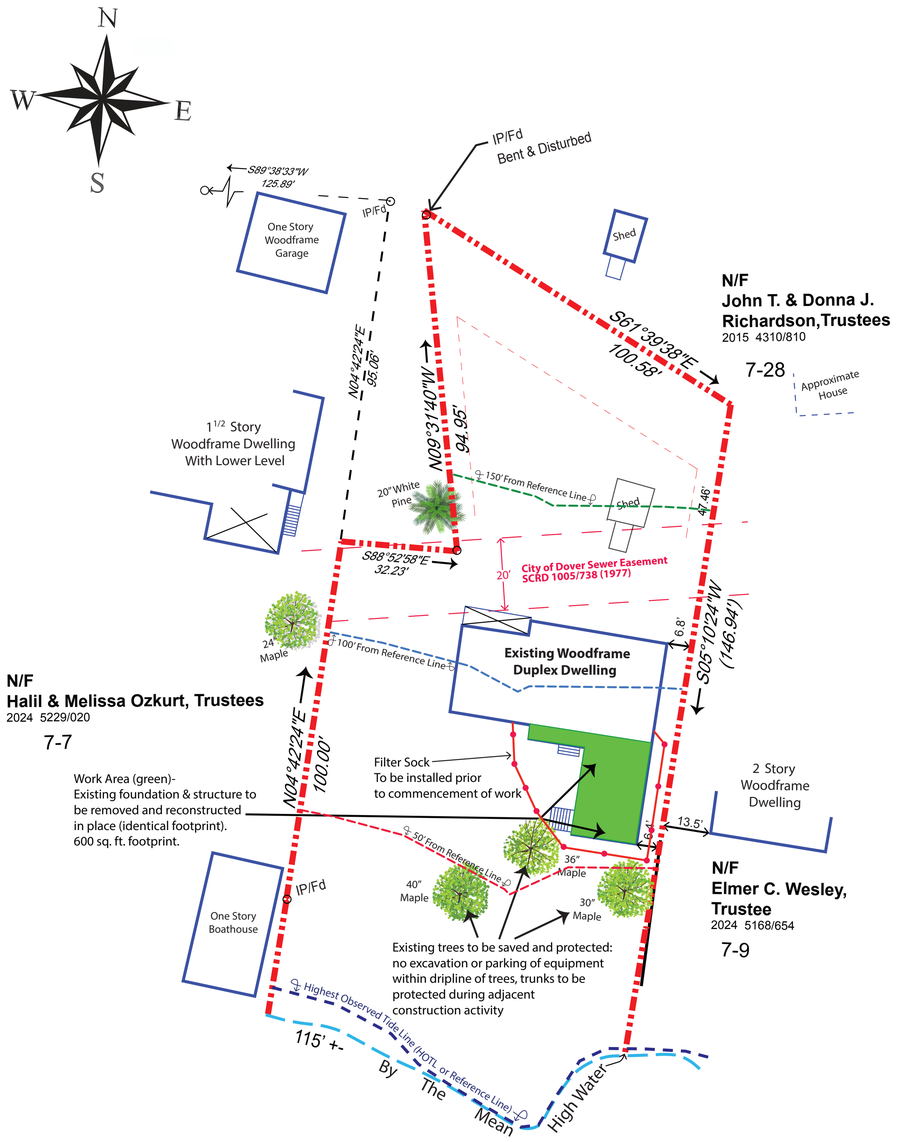
Trustees of Ahmed-Karim Revocable Trust

Tax Map 7, Parcel 8

Dover, NH

Sheet 2 of 2, Coverages

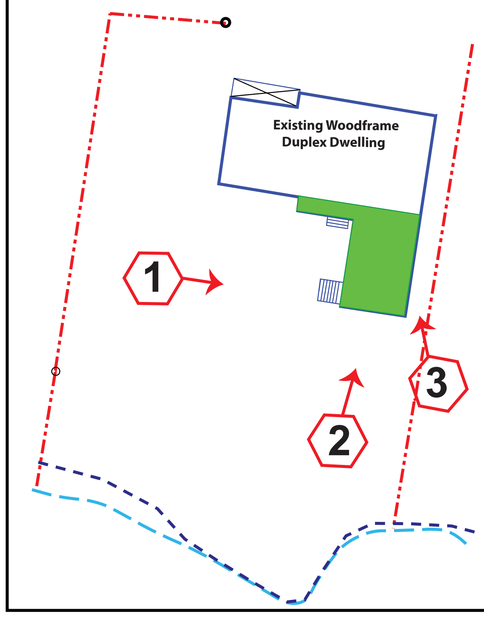




Legend

- 50' Buffer: RSA 483-B
- 100' Buffer: RSA 483-B
- 150' Buffer: RSA 483-B
- City Setback Line
- Filter Sock
- Work Area

Photo Location Key



Proposal:

This plan depicts a part of proposed overall site improvements including a new building with rooftop connector to be landward of the existing dwelling as shown on accompanying shoreland permit plans.

This plan is for the wetland permit associated with the removal and reconstruction of a portion of the existing dwelling on this property, which was first constructed circa 1950.

The reconstruction is to be in the same footprint as the existing foundation. New construction on the new foundation shall be in accord with plans by Winter Holben Architects.

TND

10' 20' 40'

Scale: 1" = 20'

Scale Note:
This plan has been prepared to print at 1"=20' only if printed on 24" x 36" paper; printing on other sizes of paper or viewing/zooming digitally will change the scale reference accordingly.

TND

Prepared By:
TND Engineering
224 State Street
Portsmouth, NH 03801
Rick Chellman, P.E., L.L.S.

Certification:

This plan depicts proposed construction, including the removal of a portion of the existing dwelling with its damaged foundation. A new foundation and replacement structure is to be built on the same footprint, as proposed by the owners and designed by Winter Holben Architects. Additional site improvements are proposed to the landward side of the existing dwelling and are depicted on a shoreland permit application submitted contemporaneously with this application.
See architectural plans for additional details.

January 14, 2026

Chester "Rick" Chellman, L.L.S.

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 541 — CHESTER E. CHELLMAN

NHDES Wetlands Permit Plan For:

Ahmed R. Ahmed & Vida Karim,

Trustees of Ahmed-Karim Revocable Trust

Tax Map 7, Parcel 8
Dover, NH
Sheet 1 of 1

Shoreland Permit Application
Water Division / Wetlands Bureau
Land Resources Management Program

Check the status of your application

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

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

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

SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07) *Please concisely describe your proposed project.*

To rebuild a portion of the existing duplex dwelling (addressed in a wetlands application) and to move one of the dwelling units to a new apartment/garage structure towards the rear of the property. The existing drive replaced, and the extension of the drive to the new structure to be constructed with, permeable/pervious pavers. This will reduce impervious coverage on this property.

SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)

Address: 11 Boston Harbor Road	Town or city: Dover	State: NH	ZIP: 03820
Waterbody name: Little Bay (Bellamy River)	Tax map / block / lot number: Map 7, lot 8		

SECTION 3 - PROPERTY OWNER AND DEED INFORMATION (Env-Wq 1406.07)

The legal name of each property owner must be as it appears on the deed of record. If the owner is a trust or a company, write the name of the trust or company as the owner's name.

Last name, first name, middle initial: Ahmed-Karim Revocable Trust, Ahmed R. Ahmed, Trustee			
Mailing address: 11 Boston Harbor Road	Town or city: Dover	State: NH	ZIP: 03820
Phone: 603-817-8388	Email, if available: Ahmedrahmed@gmail.com		
Registry of deed county, book number, page number: Strafford County Book 5306 page 400			

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER), IF DIFFERENT THAN OWNER (Env-Wq 1406.07)

If the applicant is a trust or a company, write the name of the trust or company as the applicant's name. If the applicant is the owner, please leave blank and check the following box: ☐.

Last name, first name, middle initial: Ahmed-Karim Revocable Trust, Ahmed R. Ahmed, Trustee			
Mailing address: 11 Boston Harbor Road	Town or city: Dover	State: NH	ZIP: 03820
Phone: 603-817-8388	Email, if available: Ahmedrahmed@gmail.com		

SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)

Last name, first name, middle initial: Chellman, Rick			
Address: 224 State st	Town or city: Portsmouth	State: NH	ZIP: 03801
Phone: 603.479.7195	Email, if available: Chellman@Tndengineering.com		

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

☐ This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.

■ This shoreland permit application includes a proposal to make the structures and/or the property more nearly conforming in accordance with RSA 483-B:11.

☐ This shoreland permit application includes a request for a waiver of the following minimum standard(s): RSA 483-B:9, V.

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

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

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

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

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

Rreference line elevation (feet above sea level): Highest Observed Tide Line (Reference) approx 4.3'

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

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

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

SECTION 10 - CALCULATE TOTAL IMPACT AREA / PERMIT APPLICATION FEE (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)

Calculate all areas proposed to be disturbed by regrading, excavating, filling, construction or structure removal. These may include but are not limited to new driveways, new structures, areas disturbed when installing septic systems and foundations, creating temporary access roads to drill a new well and regrading associated with landscaping activities.

Total proposed area impacted within the protected shoreland (A), in square feet:

- For water quality restoration or improvement projects, multiply (A) by $0.20 and add $200.

  [(A) × $0.20] + $200 = (permit application fee*) =
- For all other projects, multiply (A) by $0.20 and add $400.
- [(A) × $0.20 + $400] =

SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a)) *Please initial and sign below.*

Initials:	The information provided is true, complete, and not misleading to my knowledge and belief.
Initials:	I understand that: • Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation. • I am subject to applicable penalties in RSA 641 for falsification in official matters. • Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals.
Initials:	I have notified the governing body of the municipality or municipalities in which the property is located by certified mail, in accordance with Env-Wq 1406.13.
Initials:	I have notified all abutters** of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.
Initials:	☐ This project is within one-quarter mile of a designated river, and I have provided the Local River Management Advisory Committee (LAC) with a copy of my complete application, including all supporting materials, via certified mail, in accordance with Env-Wq 1406.13. ☐ This project is *not* within one-quarter mile of a designated river.
Initials:	For any project proposing that the impervious area be at least 15% but not more than 20% within the protected shoreland, I certify that the impervious area is not more than 20%. ☐ N/A

SECTION 12 - REQUIRED SIGNATURES (Env-Wq 1406.08)

Both the property owner and applicant must sign.

Signature (owner):	Print name legibly: Ahmed R. Ahmed, Trustee by Agent	Date: 1/15/26
Signature (applicant, if different from owner):	Print name legibly: Rick Chellman	Date: 1/15/26

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

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

SHORELAND PERMIT APPLICATION WORKSHEET

Please include this worksheet with your permit application. Include a separate worksheet for each individual lot of record where impacts are proposed. "Pre-construction impervious surface area"[1] means all human-made impervious surfaces[2] currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "Post-construction impervious area" means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers must be in square feet.

CALCULATING IMPERVIOUS AREA

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	**PRE-CONSTRUCTION IMPERVIOUS AREAS, IN SQUARE FEET**	**POST-CONSTRUCTION IMPERVIOUS AREAS, IN SQUARE FEET**
PRIMARY STRUCTURE(S) House and all attached decks and porches.	Duplex Dwelling	2260	2260
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures may include driveways, walkways, patios and sheds.	Shed	164	0
	Driveway	1,864	0
	Rear Dwelling	0	1252
	connection	0	300
	TOTAL:	**(A)** 4,288	**(B)** 3,812
Area of the lot located within 250 feet of reference line, in square feet:			**(C)** 19,355
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: *[divide (A) by (C) x 100]*			**(D) %** 22.2%
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: *[divide (B) by (C) x 100]*			**(E) %** 19.7%

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

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

City of Dover, New Hampshire
Conservation Commission Bylaws

Amended as noted: 02/14/2000, 03/03/2003, 01/09/2006, 12/13/2010, and 01/20/2026

ARTICLE I Name

The name of this organization shall be *The Dover Conservation Commission*, of Dover, New Hampshire, hereinafter called THE COMMISSION.

ARTICLE II Purpose, Authority and Duties

Section I Purpose

The purpose of the Commission shall be to ensure the proper utilization and protection of the natural resources of Dover, to further an awareness of conservation practices and policies throughout the City, and to protect the watershed resources of the City. The Conservation Commission shall have the powers and duties established by state law pursuant to RSA 36-Aand consistent with Dover ordinance Chapter 14.

Section II Authority

The Commission was created on February 14, 1973, by City Council Ordinance 2-73 pursuant to authority granted by Chapter 36-A of the New Hampshire Revised Statutes Annotated.

Section III Duties

The powers and duties of the Commission are described in RSA 36-A:4 as follows:

A. The Commission shall prepare a program of conservation and a program of watershed and open space protection for the City of Dover and, in undertaking this program, shall conduct research into local natural resources, watershed areas and open spaces, along with evaluation of the uses thereof. It shall keep an index of the open areas, swamps, wetlands and areas of unique natural value of ecological importance within the city. The Commission shall coordinate its efforts with the activities of other official or unofficial bodies conducting studies, research and evaluations for similar purposes.

B. The Commission shall prepare, adopt and, from time to time, review and amend a conservation and open space plan and shall submit said plan to the Planning Board for consideration as part of the Comprehensive Plan for the City of Dover. In preparation of said plan, the Commission shall also obtain information pertinent to the proper utilization of open areas in the city, including any lands owned by the city and by the state, and shall make recommendations for the better promotion, development or utilization of said natural resources and open areas in the city.

C. The Commission shall inform itself of the ways and means by which its plans and programs may be achieved and shall advise municipal agencies, the City Council, private interests and the public of the manner in which these objectives may be accomplished. It may accordingly advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which in its judgment, it deems necessary for its work as defined herein.

D. The Commission shall adopt bylaws and shall keep accurate records of its meetings and actions and shall file an annual report with the City Council which shall be included in the annual city report.

E. The Commission may receive gifts of money and property, both real and personal, in the name of the city, subject to approval of the City Council; such gifts to be managed and controlled by the Commission for the purposes of this section. it may also, subject to approval of the City Council, acquire by gift, purchase, grant, bequest, devise, lease or otherwise the fee in such land or water rights or any lesser interest, development right, easement, covenant or other contractual right, including conveyances with conditions, limitations or revisions, as may be necessary to acquire, maintain, improve, protect or limit the future use of or otherwise conserve and properly utilize open spaces and other land and water areas within the city. The Commission shall manage and control such property in accordance with the purpose of this chapter, subject to the review of the City Council.

F. Any moneys received by the Commission shall be placed in a conservation fund and allowed to accumulate from year to year, and such moneys may be expended from said fund for purposes consistent with this chapter. The city may also make appropriations to the Conservation Fund. All moneys maintained or expended by the Commission shall be recorded in accordance with city accounting procedures, and any matters relating to personnel shall be governed in a manner consistent with the pertinent requirements of the City Charter and appropriate city ordinances.

ARTICLE III Membership

Section I Official Members

The commission shall consist of seven members, all citizens of Dover and all appointed by the City Council pursuant to Chapter 5-20 of the Dover ordinances. One of the seven members may be a member of the Dover Planning Board.

Section II Alternate Members

The Commission shall additionally have two alternates pursuant to RSA 36-A with the same requirements as regular members. Alternates shall attend meetings and when a regular member is unable to attend a regular or special meeting, the alternate shall be empowered to review and vote upon any such issue as may come before the Commission.

Section III Attendance

Upon failure of any member to attend four consecutive meetings, the Chair shall notify the Dover City Council. The commission may recommend to the Dover City Council that the appointment of the member be terminated and the position be declared vacant.

ARTICLE IV Election of Officers

The Officers of the Commission shall consist of a Chairperson, a Vice-Chairperson, and a Secretary. These members will be appointed regular members and shall be elected by the Commission members at the annual meeting.

Section I Annual Meeting

An annual meeting will be held as part of the first meeting in January at which time nomination and election of officers will occur. Candidates for any office receiving a majority vote of the entire membership of the Commission shall be declared elected. The elected candidate shall take office immediately. Vacancies in offices shall be filed at the next regular meeting by the regular nomination/election procedure.

ARTICLE V Duties of Officers

Section I The Chairperson

The Chairperson shall set the agenda, preside at all meetings of the Commission having such powers and duties normally conferred by parliamentary usage on that office including directing the work of the Commission.

Section II Vice-Chairperson

The Vice-Chairperson shall function as the Chairperson, if the Chairperson is unable to be present with all powers and duties of the Chairperson.

Section III Secretary

The Secretary shall act as recorder and correspondent for the Commission; and shall keep accurate minutes of the meetings of the Commission and provide the City Clerk with a copy of "approved" minutes. It shall also be the duty of the secretary to post notices of meetings at least five days prior and to notify each member prior to each meeting. Correspondent duties shall also be to communicate to the various applicants and agencies actions taken in regard to cases reviewed.

ARTICLE VI Meetings and Conduct of Business

Section I Meetings

The Commission shall hold meetings at least once a month at a time and place designated by the Chairperson at least forty-eight *(*48*)* hours prior to the meeting time. From time to time the Chairperson may also call special meetings to conduct application and/or site reviews to meet the scheduling requirements of applicants, the Dover Planning Board, or state agencies.

Workshop Sessions may be scheduled to be held as requested by the Chairperson. The purpose of workshop meetings is to allow in-depth evaluations of topics and issues significant to the training of Commission members.

Section II Quorum

A majority of the membership of the Commission shall constitute a Quorum. Whenever a quorum is not present at a regular meeting or special meeting, the meeting will be considered adjourned and will be rescheduled to the following month or to such other time and place as the Chairperson may deem appropriate.

Section III Conduct

The conducting of business shall be in accordance with Roberts Rules of Order generally and the order of business shall be as specified on the agenda but shall also make provision for new business that any member may introduce. Actions shall be taken on the basis of a motion duly seconded by a member of the Commission. A vote is needed to hear items out of order on the agenda.

Section IV Minutes

Minutes shall be kept for all meetings of the Commission. The minutes shall include the names of the members in attendance, all actions, motions and resolutions coming before the Commission including the votes of the members, and a summary of all discussions. Draft minutes shall be provided to the City Clerk within five business days of each meeting for posting on the city website in draft form. Draft minutes shall be clearly marked "DRAFT". Draft minutes with or without revisions shall be approved by the Commission at the next meeting of the Commission, or as soon as possible. Final approved minutes shall be provided to the City Clerk for posting on the city website.

Section V Recording of Meetings

Meetings shall be recorded using audio equipment. All recordings shall be provided to the City Clerk within five business days of the meeting.

Section VI E-mail accounts

Commission members may obtain a City of Dover e-mail address to facilitate communications regarding meetings, agendas and the dissemination of information. Commission members shall

refrain from using e-mail to discuss issues with other members where the e-mail discussion directly or indirectly involves a quorum of the Commission. In addition, Commission members shall refrain from conducting the official business of the Commission outside the view of the public and the press unless permitted by state law.

Section VII Nonpublic meetings

The Commission shall conduct only nonpublic meetings pursuant to the laws of the State of New Hampshire. The Chair shall conduct nonpublic meetings utilizing the Checklist prepared by the City Attorney for nonpublic meetings.

ARTICLE VII Committees

Special purpose and study committees as the Commission may from time to time deem necessary in order to conduct its business effectively in accordance with its duties and responsibilities shall be appointed by the Chairperson. All members shall be subject to committee appointment from time to time.

ARTICLE VIII Amendments

The Commission may suspend any of these rules by a unanimous vote at any regular monthly or special meeting. These by-laws may be amended at any regular meeting of the Commission by a two-thirds vote of the entire regular membership. Amendments presented at any regular meeting may not be voted until the next regular meeting.