CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, February 24, 2026**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - February 10, 2026 Regular Meeting Minutes
3. **OLD BUSINESS**
4. **NEW BUSINESS**

   A. Consideration and acceptance of a Conditional Use Permit for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12, & G, located at 6 Granite Street. (Proposal is to create one new lot that is shaped in a way that a future building could not practically be sited to meet the 60% frontage build-out requirement) *(COND-2026-0003)

   B. Consideration and acceptance of a Conditional Use Permit for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12 & G, located at 6 Granite Street. (The proposal is to create one new lot on which a structure cannot practically be sited within the required 5-20' build-to line.) *(COND-2026-0006)

   C. Consideration and acceptance of a Minor Subdivision for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12 & G, located at 6 Granite Street. (Proposal is for a minor subdivision creating one (1) new lot.) *(SUBM-2025-0008) *(This item was continued from the January 27, 2026 Planning Board Meeting)*

   D. Consideration and acceptance of a Conditional Use Permit for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G, located at 9-11 Mechanic Street. (Proposal is for one accessible residential unit on the ground floor where a non-residential use on the ground floor is required.) *(COND-2026-0007)

   E. Consideration and acceptance of a Conditional Use Permit for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G, located at 9-11 Mechanic Street. (Proposal is to construct a mixed-use building that would have less than the minimum required lot coverage.) *(COND-2026-0008)

   F. Consideration and acceptance of Site Plan for Mechanic Street Realty Trust, Assessor's Map 24, Lot 101, zoned CBD-G, located at 9-11 Mechanic Street. (Proposal is to construct an approximately 8,750 square feet, five (5) story mixed-use building, with commercial space on the first floor.) *(SITE-2025-0003)

   G. Consideration and acceptance of a Conditional Use Permit for RY Development, LLC, Assessor's Map H, Lot 34, zoned CM, located at 99 Knox Marsh Road. (Proposal is to establish a Residential Commercial Mixed-Use (RCM) Overlay District to allow for a commercial and residential development plan, with all residential units subject to rent restrictions published annually by New Hampshire Housing and HUD at the 60% Area Median Income (AMI) level for Multifamily Tax Subsidy Projects.) *(COND-2026-0002) *(This item was continued from the February 10, 2026 Planning Board Meeting)*

5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

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

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover, NH.
Meeting Date:	**Tuesday, February 10, 2026**
Meeting Time:	**7:00 pm**

Members Present: Gina Cruikshank (Chair), Doug Glennon (Vice Chair), Kyle Pimental, Ken Mavrogeorge, George DeBoer, Jeff Sanborn, Devon Dunn, Tom Clark, Richard Robison (Councilor)
Members Not Present (excused): April Richer (Councilor), Melina Gambino (Alternate), Tyler Allen (Alternate), Eric Salovitch (Alternate)
Staff Present: Donna Benton, Planning Director

G. Cruikshank (Chair) called the meeting to order at 7:00pm, noted Item 4A and 4F will not be heard tonight.

1. CITIZENS' FORUM

Citizens Forum Open
James Burdin, Business Development Coordinator and 8 Martin Ln summarized a letter from DBIDA about the importance of non-residential first-floor space in the Central Business District. He recommended that if an applicant is seeking additional units, his preference is to allow additional density on the upper floors, and to keep the first floor as commercial use.

Caitlin Wilkie, 568 Sixth St. sent a letter asking for an update on a code violation which can be addressed later in the meeting.
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- January 27, 2026 Regular Meeting Minutes

Motion: G. DeBoer moved to approve the regular meeting minutes of January 27, 2026 as submitted. Seconded by: T. Clark. Vote: 8-0 with K. Pimental abstaining

3. OLD BUSINESS

A. Discussion and possible adoption of the City-wide Land Use Chapter update*

D. Benton reminded the Board of the presentation at the January 13th meeting about the land use chapter update. Thank you to those who provided edits by the meeting on the 27th or soon after. The consultant made most of those edits and an updated version was in the packets for this meeting as well as posted online. If the Board is so inclined to do so, a vote for adoption may be appropriate for tonight.

The public hearing was closed on January 13th but if the Board would like to open another one, staff would recommend doing so since it was posted that way on the agenda and we value public feedback.

Public Hearing opened
Aaron Williams, 51 Sixth St on behalf of Strong Towns Seacoast who advocate for safe and productive streets and resilient city finances. He suggested some changes to the language proposed and itemized them.

An email from Nicole Morin, also a member of Strong Towns Seacoast was received to the office and shared with the Board.
Public Hearing closed

The board reviewed the action matrix items highlighted by the public comment and discussed their opinions and next possible steps in the process.

Motion: D. Dunn moved to adopt the land use chapter update as presented. Seconded by: K. Mavrogeorge. Vote: U/A

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4. NEW BUSINESS

The Vice-Chair announced that the applicant requested that Item A be continued to the February 24, 2026 Planning Board meeting.

A. Consideration and acceptance of a Minor Subdivision for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12 & G, located at 6 Granite Street. (Proposal is for a minor subdivision creating one (1) new lot.) *(SUBM-2025-0008) *(This item has requested a continuance.)*

Motion: G. DeBoer moved to continue the item to the February 24, 2026 Regular Planning Board meeting at 7pm in this room. Seconded by: K. Mavrogeorge. Vote: U/A

B. Consideration and acceptance of a Conditional Use Permit for James Farrell Construction, LLC (Owner: Renewed Homes, LLC) Assessor's Map 15, Lot 81, zoned G, located at 13 Monroe Street. (Proposal is to allow for increased density to four (4) units, where three (3) are allowed by right in the Gateway District). *(COND-2025-0029)

D. Benton explained that the Applicant is proposing a Conditional Use Permit to allow one additional residential unit at 13 Monroe Street. The applicant proposes to demolish the existing single-family home and build two, two-family buildings, for a total of four units.

Based on lot size, three units are allowed on site within the Gateway District, if units are deed-restricted to HUD Fair Market Rental Rates. The applicant has proposed to do so, meaning approval is needed for the fourth proposed unit. Multiple primary structures are permitted within Gateway and as the lot is nonconforming, the proposal meets the applicable underlying setbacks.

Jamie Farrell, owner, represented the application and explained the proposal. He gave details regarding the partnership with Dover Housing Authority, lot size and minimal relief sought, and building materials.

He clarified for the board that each unit will be one bedroom.
K. Pimental noted for the public awareness that NH HUD rental rates are currently $1500 a month for one-bedroom units.
The applicant addressed questions from the board related to parking, access stairway and tenants.

Board members commented that they appreciate the sustainability, affordability, ADA accommodations, improved site conformities and drainage of the proposal, but would like TRC to review the project to review the parking lot layout, stormwater, van maneuverability, impervious coverage, and bioswale.

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

Public hearing opened.
Scott Chamberlin, 11 Monroe St. raised concerns that adding units at 13 Monroe St. will worsen congestion, traffic, and safety on the street. He believes the project is too dense for the location and would not want more than two units. Requested the board to consider the impacts on surrounding residents.

Lily Beyer, 9 Monroe St is in favor of the project as it is in pattern with the rest of the neighborhood and the new construction will be a huge improvement.

Ruth Demott, 7 Monroe St strongly supports this project. This lot is nearly double the size of others on the street and can support the proposal.

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Letter from Paul Chamberlin, 15 Blue Heron Dr. (co-owner of 11 Monroe St.): Wrote in opposition of the proposal at 13 Monroe St. with concerns stated about proposed density, parking, and impervious surface coverage. Further concerns were also shared about the proposed ownership structure and screening for abutting properties.

Email from Hannah Igoe & Andrew McDonald, 16 Monroe St.: Raised concerns that the proposed parking and circulation for the project are inadequate and could negatively impact access, safety, and neighboring properties. They request the Board require a revised parking and circulation plan, or reconsider the proposed density.
Public hearing closed.

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and Gateway CUP Criteria (COND-2025-0028)
Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

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

Staff finds that the applicant has met the criteria, as the proposal complies with zoning for setbacks and multiple primary structures, maintains the existing streetscape, and does not negatively affect public spaces or pedestrian safety. The applicant also proposes traditional New England architectural elements, incorporates sustainable features, and provides six parking spaces, including two accessible spaces for the first-floor units.

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

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

The surrounding area includes a mix of single-family, commercial, and nearby multi-family uses, with Monroe Street largely made up of similarly-sized homes built around 1900. While the proposed project at 13 Monroe Street has a slightly higher density than neighboring lots, the two proposed buildings match the existing scale and massing and would result in lower lot coverage than the street average. The project includes six parking

spaces for four units and allows on-site vehicle turnaround, though staff recommends a turning template to confirm traffic flow.
The Planning Department recommends the Planning Board make the necessary and supporting findings of fact, and approve the Conditional Use Permit with the following subsequent conditions, as the plans meet the standards outlined:

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

1. Revise plan to include the following:
   1.1. Property setbacks;
   1.2. Add a note that the density was allowed by a Conditional Use Permit and the criteria of Chapter 170-19.B (1) and (2) have been met.
2. Add a note that a foundation certification to ensure setback compliance be provided during the Building Permit process;
3. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD which shall include the HUD Fair Market restricted rental rates.
4. A deed restriction shall be recorded at SCRD indicating the HUD Fair Market restricted rental rates.
5. Have TRC review and endorse the parking lot layout, stormwater, van maneuverability, impervious coverage, pervious pavement and bioswale.

Motion: K. Pimental moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by D. Dunn. Vote: U/A

C. Consideration and acceptance of a Minor Subdivision for Recon Realty, LLC, Assessor's Map G, Lot 3-A-100, zoned CM, located at 80 Industrial Park Road. (Proposal is to subdivide the existing lot to make one (1) new lot.) *(SUBM-2026-0001)

D. Benton explained that the Applicant is proposing a minor subdivision located at 80 Industrial Park Rd. creating one new lot. Both the parent lot and proposed new lot, post subdivision, meet the requirements of the Commercial Manufacturing (CM) District.

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

S. Haight represented the application and explained the minor subdivision request.

Motion: D. Glennon moved to accept the application and declared no regional impact. Seconded by: D. Dunn. Vote: U/A

Public hearing opened.
No one spoke
Public hearing closed.

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

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

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #SUBM-2026-0001;
   1.3. The stamp and signature of the LLS on the final plans; and
2. Confirm lot numbering with City Assessor and include approved numbering on plan set;
3. Correct new lot's parcel ID (C listed instead of G)

Motion: G. DeBoer moved to approve the Minor Subdivision with the subsequent conditions. Seconded by D. Dunn. Vote: U/A

D. Consideration and acceptance of a Conditional Use Permit for Paul Sapienza and Angela K. Engel, Assessor's Map 7, Lot 1, zoned R-20, located at 3 Boston Harbor Rd. (Proposal is to develop a hybrid living shoreline designed to be resilient to storms and sea level rise, resulting in 19,382± s.f. of permanent impacts to the Conservation District.) *(COND-2025-0032)

D. Benton explained that the Applicant is proposing a living shoreline that would result in about 19,400 square feet of permanent impacts in the Conservation District and about 5,000 square feet of temporary impacts, limited to an existing driveway. The applicant has stated that the intent is to create a shoreline that's more resilient to severe storms and future sea level rise.

The Conservation Commission reviewed the application and endorsed the proposal as presented on January 12, 2026.

Luke Taylor, TF Moran represented the application and explained the request highlighting details of the project, reasons for the proposal, criteria met and city and state approvals and statuses.

K. Pimental commented on his appreciation to the property owner and to the proposed project.

The applicant answered some clarifying questions from the board members.

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

Public hearing opened.
No one spoke
Public hearing closed.

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

Planning staff finds that the applicant has met all required criteria under §170.27.C. The proposal is driven by resiliency needs related to storm events and sea level rise, with erosion controls to be monitored and adjusted during construction. NHDES permits have been applied for, and the Conservation Commission reviewed and endorsed the application.

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

Subsequent Conditions to be Met Prior to Issuance of Conditional Use Permit:

1. Submit a final site plan to the Planning Department that includes:
   1.1. Permit File #COND-2025-0032;
   1.2. Owner's signature;
2. Submit a copy of approved NHDES permitting when received.

Some discussion occurred to clarify which state permits are required for specific distances from water lines.

Motion: D. Dunn moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by T. Clark. Vote: U/A

E. Consideration and acceptance of a Conditional Use Permit for Rushmore Stepanek Family Revocable Trust, Stepanek Fred & Rushmore B. Trustees, Assessor's Map L, Lot 47-B, zoned R-20, located at 191 Spur Rd. (Proposal is to rebuild a sunroom, deck, and patio resulting in 1,214± s.f. of permanent impacts within the Conservation District.) *(COND-2025-0034)

D. Benton explained that the Applicant is proposing to reconstruct a sunroom, deck, and patio within a footprint similar to what exists today. The project would result in about 1,214 square feet of permanent impacts and 1,430 square feet of temporary impacts in the Conservation District, with a slight reduction in impervious surface overall.
The Conservation Commission reviewed the proposal on January 12, 2026 and endorsed it with a condition to adjust the silt sock location on the plan to reflect the temporary impact.

Vincent Brigagliano, TF Moran represented the application and explained the request highlighting the details of the project, reduction of impervious surfaces, impacts, criteria for approval, and status of state permits.

Motion: G. DeBoer moved to accept the application and declared no regional impact. Seconded by: D. Glennon. Vote: U/A

Public hearing opened.
No one spoke
Public hearing closed.

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

Planning staff finds that the applicant has met the criteria under §170.27.C. The project modifies an existing single-family home within a similar footprint, reduces impervious area by about 177 square feet, and includes a pervious-paver patio. Erosion controls, including silt socks, will be installed and maintained throughout construction. NHDES permits have been applied for, and the Conservation Commission conditionally endorsed the application.

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

Subsequent Conditions to be Met Prior to Issuance of Conditional Use Permit:

1. Submit a final site plan to the Planning Department that includes:
   1.1. Permit File #COND-2025-0034;
   1.2. Owner's signature;
   1.3. Site plan be amended to show temporary impacts of the silt sock;
2. Submit a copy of approved NHDES permitting when received.

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

F. Consideration and acceptance of a Conditional Use Permit for RY Development, LLC, Assessor's Map H, Lot 34, zoned CM, located at 99 Knox Marsh Road. (Proposal is to establish a Residential Commercial Mixed-Use (RCM) District as part of a commercial and residential development plan, with all residential units subject to rent restrictions published annually by New Hampshire Housing and HUD at the 60% Area Median Income (AMI) level for Multifamily Tax Subsidy Projects.) *(COND-2026-0002) *(This item has requested a continuance.)*

Motion: D. Dunn moved to continue the item to the February 24, 2026 Regular Planning Board meeting at 7pm in this room. Seconded by: K. Mavrogeorge. Vote: U/A

5. STAFF COMMENT

- The presentation to Council about the Master Plan was recorded and is available
- Planning Department budget presentation will be next Wednesday February 18th
- Staff is aware of the complaint at 566 Sixth St and is working through our typical code enforcement process including a site inspection to open the investigation and drafting a letter to the property owner. Unfortunately, finding survey markers and conducting a complete investigation is difficult with this much snow cover and any replacements would need to wait until the spring due to the frozen ground but we do value our zoning ordinance and approved plans.
- BEA released an article about the 28 Housing Champion communities of which Dover is one and how many units each community approved in calendar year 2024-Dover was the leading community with 500 units, other communities included Concord with 147, Lebanon with 218, Manchester with 364, Portsmouth with 249, Rochester with 266, and Somersworth with 160.
- Speaking of residential developments, the inspectors conducted almost 10,000 inspections last year and are currently inspecting about 700 units under construction so this Board plays a very valuable role in the City.
- No TRCs since last meeting two weeks ago.
- Upcoming TRCs:
  - On February 19th: Site Plan proposal at 47 Central Ave. to construct a four-story, 94-unit hotel with associated landscaping and parking.
  - On February 19th: CUP applications to construct a 4-unit townhouse at 24 Winter St.

6. MEMBER COMMENTS

- G. DeBoer
  - D. Benton explained the Housing Champion funds update
- Richard Robison
  - D. Benton explained the site review process and details of a specific project

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- K. Mavrogeorge
  - Community Services report update
  - Public Works open house in May
  - Storm water management regulations are under review
- K. Pimental
  - Conversions from commercial to residential
  - NH coastal risk flood summary update was just released
- Planning Board Chair signed the following:
  - Development Agreement for a non-environmental CUP at 18 Fifth St.
  - Development Agreement for two conservation lots related to the Open Space Subdivision at 210 Tolend Rd.
  - Lot line adjustment for two properties on Dover Point Road.
  - Minor Subdivision for 143 Long Hill Rd.
- D. Glennon
  - Roberts Rules does not require members to abstain from voting on approval of minutes when they weren't present at the meeting
- K. Mavrogeorge
  - Update on project from a previous meeting regarding parking lot islands and truck access

7. ADJOURNMENT

Motion: D. Glennon moved to adjourn at 8:51 pm. Seconded by G. DeBoer. Vote: U/A

DRAFT

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0003

Application Type:	Conditional Use Permit
Applicant(s):	Diversified Building and Maintenance, LLC
Owner(s):	Diversified Building and Maintenance, LLC
Location:	6 Granite Street (Assessor's Map 25, Lot 46)
Meeting Date:	February 24, 2026

INTENT: Proposal is to create one new lot that is shaped in a way that a future building could not practically be sited to meet the 60% frontage build-out requirement.

UNITS PROPOSED: One new lot

AGENDA ITEM #: 4-A

ACREAGE:

Existing Acreage: 31,733± sq. ft./0.73± ac.

Proposed adjustment to Map 25, Lot 46:
12,255± sq. ft. /0.28± ac.

Proposed new lot, Map 25, Lot 46-1:
19,478± sq. ft. /0.45± ac.

ZONING DISTRICT: G (Gateway) and R-12 (Medium-Density Residential)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Mixed-use

PERMITS REQUIRED FOR THIS CASE:
See associated SUBM-2025-0008, and COND-2026-0006

WAIVERS REQUESTED: N/A

ZBA ACTION: None

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Application and narrative, subdivision plan

Summary of Request and Background
The applicant is requesting a Conditional Use Permit (CUP) for relief of the Gateway District's frontage build-out percentage (a minimum) which is 60%. In practice this means that 60% of the front property line, while abiding by the district's build-to line, must be occupied by structure.

Following the proposed subdivision (SUBM-2025-0008), the width of the new parcel's frontage is approximately 26' (which is compliant with underlying zoning, as the Gateway District has no frontage minimum), in which case underlying zoning mandates a frontage build-out (building width along frontage) of at least 15 feet.

With underlying side setbacks of 10', it is nearly impossible for the applicant to meet the minimum Frontage Build-out of 60%, necessitating CUP relief.

Consistency with Land Use Regulations – Non-Environmental CUP Criteria
Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

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

Well recognized planning practices would, in Staff's opinion, support the requested relief, as construction for any type of use is best suited in the rear of the property, not the front. However, staff finds that it cannot fully evaluate the stated criteria at this time, as no structure is currently proposed. Therefore, Staff recommends approval of the Conditional Use Permit with conditions precedent, so that any future property owner will be required to submit building plans for review and final consideration once an actual development proposal is presented.

Consistency with Land Use Regulations – Gateway CUP Criteria

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

(a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.

(b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

(c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.

As stated above, staff recommends approval of the Conditional Use Permit with conditions precedent to ensure appropriate review of future proposed structures.

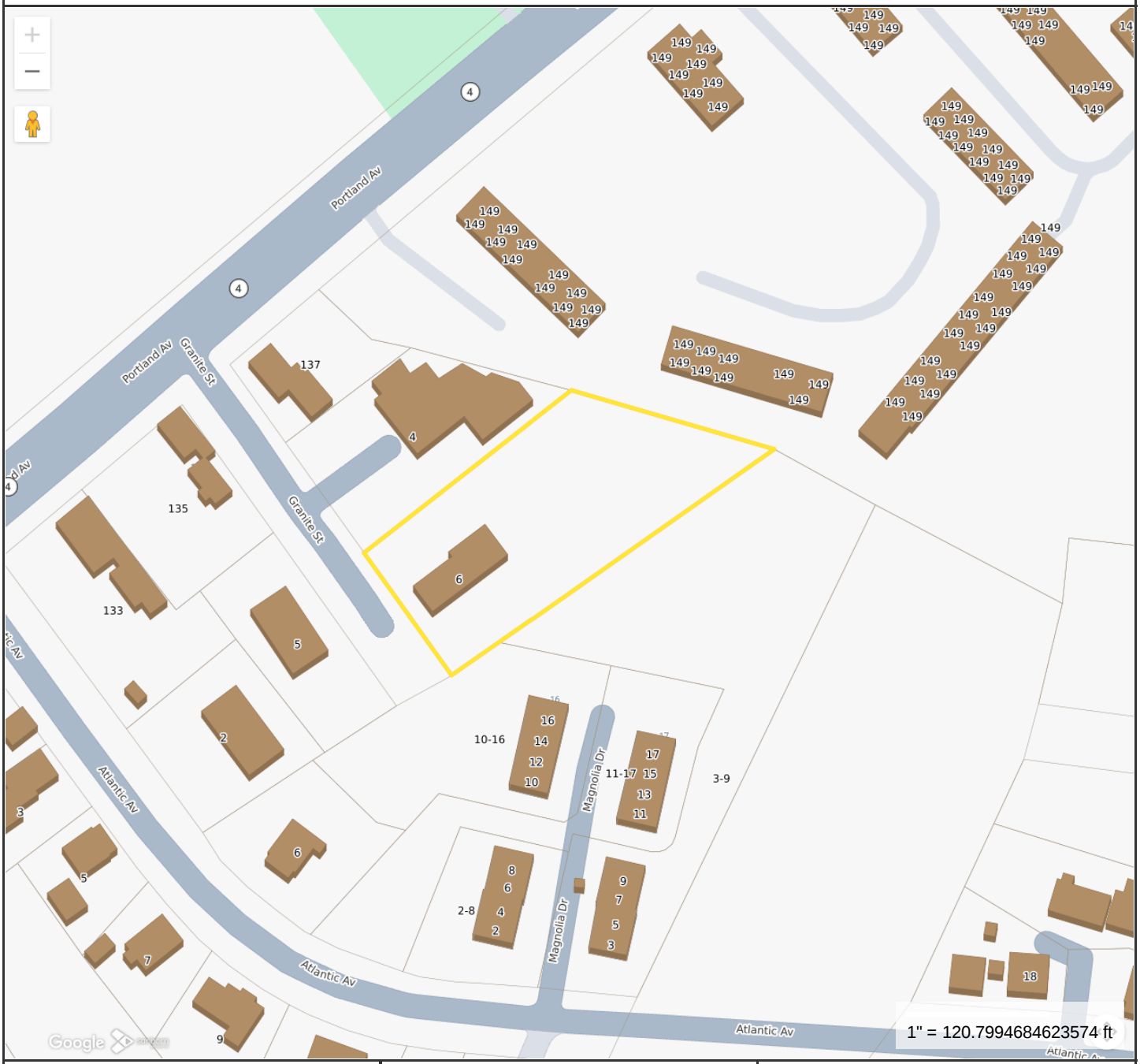
Staff Recommendation:

The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following precedent conditions of approval:

Precedent Conditions to Be Met Prior to the Issuance of Conditional Use Permit:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #COND-2026-0003;
   1.3. The stamp and signature of the LLS on the final plans;
2. Receive Conditional Use Permit for exceeding Front Primary Build-to Line (COND-2026-0006); and
3. The applicant shall return to the Planning Board for review once a structure is proposed, to demonstrate that all precedent conditions and applicable Conditional Use Permit criteria have been satisfied.

COND-2026-0003 6 GRANITE STREET



Property Information

Location	6 GRANITE ST
Owner	DIVERSIFIED BUILDING AND MAINTENANCE LLC
Land Use	101R
Zoning Code	R-12*
Property Id	25046-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PERMIT SNAPSHOT REPORT COND-2026-0003
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	01/26/2026
Work Class:	Non-Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	
Description:	Minimum Frontage Build-Out of less than 60%				

Parcel:	25046-000000 Main	**Address:**	6 Granite St Main Dover, NH	**Zone:**	R-12(Residential - Medium Density) G(Gateway District)

Owner	Plan Preparer	Applicant
Claude Gagnon Mobile: (603) 817-8241	Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403	Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403

Permit Custom Fields

Select Permit Type	Gateway District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	G	New Change in Impervious/Paved Area (sq ft)	5000	Work	Proposing to Subdivide and build 1 structure at the rear of the parcel.
permitstatefed	None				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Chris_Berry_1/26/2026.jpg	01/26/2026 16:01	Berry, Chris		Uploaded via CSS
Permit Snapshot Report.pdf	01/26/2026 16:02	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000204	Planning Impervious Paved Area Fee	$350.00	$350.00
	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-2026000204	$550.00	$550.00
	Grand Total for Permit	**$550.00**	**$550.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			02/11/2026 12:46
Confirm application complete v.1	Generic Action		02/11/2026 12:46
~~Conditional Use Review v.1~~	Receive Submittal		02/11/2026 12:46
Planning Board v.1		02/11/2026 12:47	
Planning Board Agenda v.1	Task	02/11/2026 12:47	02/11/2026 12:47
Invoice for Notices v.1	Task	02/11/2026 12:47	
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		
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Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		

Plans uploaded to Treeno v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Diversified Building and Mainenance LLC Telephone # 603-817-8241

Address of Applicant: PO Box 670, Somersworth, NH 03878

E-Mail Address: cjg64@comcast.net

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # 25 Lot(s) # 46

Address of Property: 6 Granite Street

Zoning District(s) Gateway - R-12 Overlay District(s) None

Existing Use of Property: Single Family Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Propose to Subdivide the parcel in two. Due to the size and shape of each lot, the Build-To and Frontage Build-Out will not be met.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: No

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

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

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

SIGNATURES

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

Signature of Property Owner: _____ Date: 1-20-26

Signature of Applicant (if different from owner): _____ Date: 1-20-26

Signature of Agent: _____ Date: 1-20-26

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

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COND-2026-0003 **6 GRANITE STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
25051-000000	133 PORTLAND AV	TODD-A-O LLC		16 MORGANS WAY	BARRINGTON	NH	03825
25048-000000	137 PORTLAND AV	NICHOLS DOUGLAS B &	NICHOLS REBECCA L	137 PORTLAND AVE	DOVER	NH	03820
25049-000000	135 PORTLAND AV	BUCKOVITCH BROOKE S &	BROWN AARON E	135 PORTLAND AV	DOVER	NH	03820
25045-A00000	2 MAGNOLIA DR	TRI CITY BUILDERS INC		242 CENTRAL AVE	DOVER	NH	03820
25045-A00001	3 MAGNOLIA DR	TRI CITY BUILDERS INC		242 CENTRAL AVE	DOVER	NH	03820
2545A-000001	2 MAGNOLIA DR	MCGREVEY THOMAS PATRICK		2 MAGNOLIA DR	DOVER	NH	03820
2545A-000002	4 MAGNOLIA DR	BAKER CHRISTINE L		4 MAGNOLIA DR	DOVER	NH	03820
25045-000002	12 MAGNOLIA DR	WILLARD KERIN		12 MAGNOLIA DR	DOVER	NH	03820
2545A-001001	3 MAGNOLIA DR	CHRISTIANSEN BRENT D		3 MAGNOLIA DR	DOVER	NH	03820-3657
25045-001002	13 MAGNOLIA DR	HURLEY SEAN M		13 MAGNOLIA DR	DOVER	NH	03820
25045-000001	10 MAGNOLIA DR	LU YAN		10 MAGNOLIA DR	DOVER	NH	03820
25045-000004	16 MAGNOLIA DR	MATTSON DEBRA J		16 MAGNOLIA DR	DOVER	NH	03820
25043-B00000	149 PORTLAND AV	149 PORTLAND AVENUE LLC		149 PORTLAND AVE	DOVER	NH	03820
24132-000000	COCHECO ST	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
25051-A00000	5 GRANITE ST	STF DEVELOPMENT CORP		54 DOVER POINT RD STE 103	DOVER	NH	03820
25047-000000	4 GRANITE ST	MUSTANG PROPERTY LLC		PO BOX 395	DOVER	NH	03821
2545A-001003	7 MAGNOLIA DR	WHITESTONE BLAINE M		50 PHEASANT LN	MANCHESTER	NH	03109-5927
25045-001001	11 MAGNOLIA DR	PMB95 LLC		539 ABBOTT RD	ACTON	ME	40001
25045-001003	15 MAGNOLIA DR	MILLER KATHLEEN A		15 MAGNOLIA DR	DOVER	NH	03820
25050-000000	2 ATLANTIC AV	2 ATLANTIC LLC		195 EMERALD LANE	DOVER	NH	03820
25045-001004	17 MAGNOLIA DR	LONGCHAMPS AARON		17 MAGNOLIA DR	DOVER	NH	03820
2545A-000004	8 MAGNOLIA DR	SENTIS THOMAS	SENTIS HENA DESAI	8 MAGNOLIA DR	DOVER	NH	03820
2545A-000003	6 MAGNOLIA DR	YUN JONGPIL		6 MAGNOLIA DR	DOVER	NH	03820
2545A-001002	5 MAGNOLIA DR	ANDERSON TYLER M &	ANDERSON JULIA E	15 EDGEWOOD RD	PORTSMOUTH	NH	03801-5742
2545A-001004	9 MAGNOLIA DR	RUDOLPH MARY		PO BOX 1473	DOVER	NH	03821
25045-001000	11 MAGNOLIA DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
25052-000000	6 ATLANTIC AV	RUSSO ALYSHA J &	RUSSO CAITLIN L	6 ATLANTIC AV	DOVER	NH	03820
25045-000003	14 MAGNOLIA DR	MALONSO RESTITUTO D		14 MAGNOLIA DR	DOVER	NH	03820
25045-000000	10 MAGNOLIA DR	STF DEVELPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
25046-000000	6 GRANITE ST	DIVERSIFIED BUILDING AND MAINTENANCE LLC		209 SIXTH ST	DOVER	NH	03820-2308
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT F	BARRINGTON	NH	03825

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
January 1, 2026
Rev.: 2-3-26

City of Dover Planning Board
Attention: Donna Benton, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

Re: Conditional Use Permits Request
Minor Subdivision
Diversified Building & Maintenance LLC
6 Granite Street
Tax Map 25, Lots 46

Chairperson & Members of the Dover Planning Board:

Pursuant to Zoning Regulations (Chapter 170-20 B,) Berry Surveying & Engineering (BS&E), on behalf of Diversified Building & Maintenance respectfully requests the City of Dover Planning Board approve the following Conditional Use Permits on the two lots created by the subdivision:

- Minimum Frontage Build-Out of less than 60%
- 5-20' Front Build-To

Background:

The applicant is looking to a basic two-lot subdivision at 6 Granite Street. The parcel contains an existing home, driveway on a lot that contains 0.73 acres of land with 110' of frontage on Granite Street. The parcel is a split zone with the Gateway Zone and R-12 Zone with more than half of the parcels area being in the Gateway Zone. The applicant has reviewed multiple ways of developing the site to a larger potential, however due to the topographic features, existence of subsurface ledge, and location of utilities, and stormwater compliance concerns, it was determined that a smaller two-lot subdivision was a better approach to the project site.

1. Identification of Conditional Use Permits

Dimensional regulations in the Gateway District prescribes certain lot frontage build-out as well as build-to dimensions. We ask that Conditional Use Permits be granted to allow the subdivision that would keep the build out frontage the same and proposes a new structure that is towards the rear of the site, not within the build-to. For either requirement to make any sense a denser project is required, and for the reasons stated above, a denser project on the site isn't prudent.

Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

a) That both public and private buildings and landscaping shall contribute to the physical definition of rights of way as civic spaces.

- **With the proposed design, the development of the site will take place behind the existing home with little no observable disturbance along Granite Street or Portland Ave. The existing home along Granite Street creates the physical definition as it has for many years.**

b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

- **The site proposes to access the rear development area through the existing, likely redeveloped, driveway entrance onto Granite Street and will not interfere with any existing pedestrian access that takes place.**

c) That the design of streets and buildings shall reinforce safe environments.

- **The design of the subdivision is such that the existing street façade isn't proposed to change other than the eventual re-development of the existing home at 6 Granite Street. There is a mix of uses on Granite Street**

d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.

- **The proposed development is for a duplex at the rear of the property due to the topography of the site. This use is congruent with other abutting residential uses, however provides a less intense use of the land.**

e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

- **The new structures will be built to the current building codes keeping energy efficiency in mind.**

f) That civic buildings and public gathering places shall be provided as locations that reinforce community identity and activity.

- **While the homes are not Civic in nature or use, the potential for gatherings by residents is encouraged and promoted by the connectivity of the two lots and the open space available between the two.**

g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.

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

- **Though the homes are not Civic in nature or use, the proposed street scape, is not proposed to change while allowing a bit of infill to take place within the Gateway Zone.**

h) That the preservation and renewal of historic buildings shall be facilitated.
   - **There are no historic buildings as part of the application.**

i) That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.
   - **The harmonious and orderly evolution of the urban area is secured in the redevelopment of the project site in the manner in which it is presented. A more intense development would look more out of character from the Granite Street view from what is proposed. More intensity would require the existing home to be remove for the installation of a stormwater system, at the low point of the parcel. The current proposal allows for a single structure to remain along the front, aid in providing the frontage build out and streetscape management.**

3. Justification for approval of Conditional Use Permits

The new parcel created behind the existing home along Granite Street, will not provide a building that satisfies the frontage buildout or the build-to setbacks, however, the lot around the existing home helps is keeping that appeal within the Gateway Zone. A review of multiple more intense developments, which may come closer in providing a build out coverage closer to what is prescribed, found that due to the topographic features on site, that many other higher value Gateway ideals would not be obtainable.

Thank you for your time and attention to this matter, and we hope you look favorably upon the requests.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry, LLS
Principal, President

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CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0006

Application Type:	Conditional Use Permit
Applicant(s):	Diversified Building and Maintenance, LLC
Owner(s):	Diversified Building and Maintenance, LLC
Location:	6 Granite Street (Assessor's Map 25, Lot 46)
Meeting Date:	February 24, 2026

INTENT: The proposal is to create one new lot on which a structure cannot practically be sited within the required 5-20' build-to line.

UNITS PROPOSED: One new lot

AGENDA ITEM #: 4-B

ACREAGE:
Existing Acreage: 31,733± sq. ft./0.73± ac.

Proposed adjustment to Map 25, Lot 46:
12,255± sq. ft. /0.28± ac.

Proposed new lot, Map 25, Lot 46-1:
19,478± sq. ft. /0.45± ac.

ZONING DISTRICT: G (Gateway) and R-12 (Medium-Density Residential)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Mixed-use

PERMITS REQUIRED FOR THIS CASE:
See associated SUBM-2025-0008, and COND-2026-0006

WAIVERS REQUESTED: N/A

ZBA ACTION: None

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Application and narrative, subdivision plan

Summary of Request and Background
The applicant is requesting a Conditional Use Permit (CUP) for relief of the Gateway District's build-to line which is 5' – 20' from the front property boundary line. In practice, this means that the façade of the primary structure on the lot must fall within that range of 5' – 20' from the front boundary line.

Following the proposed subdivision (SUBD-2025-0008), meeting the underlying build-to requirement, while possible, is in no way practical for the Applicant or aesthetically pleasing to the direct abutters or neighborhood as a whole, due to how narrow the lot is within the complying build-to zone.

Consistency with Land Use Regulations

Chapter 170-19.B.2 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

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

Well recognized planning practices would, in Staff's opinion, support the requested relief, as construction for any type of use is best suited in the rear of the property, not the front. However, staff finds that it cannot fully evaluate the stated criteria at this time, as no structure is currently proposed. Therefore, Staff recommends approval of the Conditional Use Permit with conditions precedent, so that any future property owner will be required to submit building plans for review and

final consideration once an actual development proposal is presented.

Consistency with Land Use Regulations – Gateway CUP Criteria

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

(a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.

(b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

(c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.

As stated above, staff recommends approval of the Conditional Use Permit with conditions precedent to ensure appropriate review of future proposed structures.

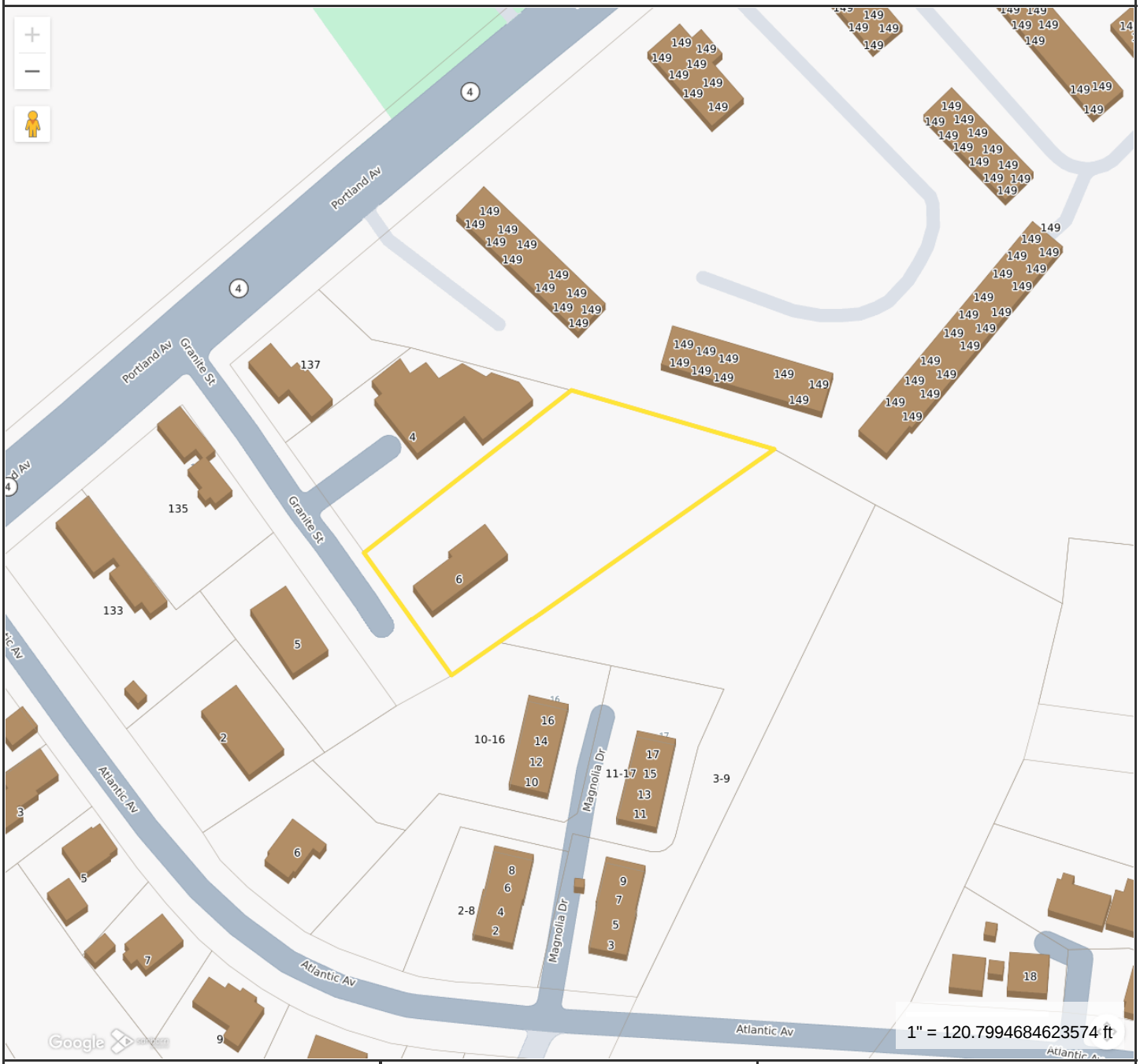
Staff Recommendation:

The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following precedent conditions of approval:

Precedent Conditions to Be Met Prior to the Issuance of Conditional Use Permit:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #COND-2026-0006;
   1.3. The stamp and signature of the LLS on the final plans;
2. Receive Conditional Use Permit from the Gateway District's 60% Frontage Build-Out requirement (COND-2026-0003); and
3. The applicant shall return to the Planning Board for review once a structure is proposed, to demonstrate that all precedent conditions and applicable Conditional Use Permit criteria have been satisfied.

COND-2026-0006 6 GRANITE STREET



Property Information

Location	6 GRANITE ST
Owner	DIVERSIFIED BUILDING AND MAINTENANCE LLC
Land Use	101R
Zoning Code	R-12*
Property Id	25046-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PERMIT SNAPSHOT REPORT COND-2026-0006
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	02/03/2026
Work Class:	Non-Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	
Description:	Relief from a required front build-to of 5-20'				

Parcel:	25046-000000 Main	**Address:**	6 Granite St Dover, 03820 Main	**Zone:**	R-12(Residential - Medium Density) G(Gateway District)

Owner	Plan Preparer	Applicant
Claude Gagnon Mobile: (603) 817-8241	Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403	Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403

Permit Custom Fields

Select Permit Type	Gateway District	General Purpose	New Construction	Project Zone	Residential
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		Total for Invoice INV-2026000534	$200.00	$0.00
INV-2026000535	Planning Legal Notice		$120.00	$0.00
		Total for Invoice INV-2026000535	$120.00	$0.00
		Grand Total for Permit	**$320.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
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City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

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

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

SIGNATURES

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

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BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
January 1, 2026
Rev.: 2-3-26

City of Dover Planning Board
Attention: Donna Benton, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

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Diversified Building & Maintenance LLC
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Tax Map 25, Lots 46

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- **The design of the subdivision is such that the existing street façade isn't proposed to change other than the eventual re-development of the existing home at 6 Granite Street. There is a mix of uses on Granite Street**

d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.

- **The proposed development is for a duplex at the rear of the property due to the topography of the site. This use is congruent with other abutting residential uses, however provides a less intense use of the land.**

e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

- **The new structures will be built to the current building codes keeping energy efficiency in mind.**

f) That civic buildings and public gathering places shall be provided as locations that reinforce community identity and activity.

- **While the homes are not Civic in nature or use, the potential for gatherings by residents is encouraged and promoted by the connectivity of the two lots and the open space available between the two.**

g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.

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- **Though the homes are not Civic in nature or use, the proposed street scape, is not proposed to change while allowing a bit of infill to take place within the Gateway Zone.**

h) That the preservation and renewal of historic buildings shall be facilitated.
   - **There are no historic buildings as part of the application.**

i) That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.
   - **The harmonious and orderly evolution of the urban area is secured in the redevelopment of the project site in the manner in which it is presented. A more intense development would look more out of character from the Granite Street view from what is proposed. More intensity would require the existing home to be remove for the installation of a stormwater system, at the low point of the parcel. The current proposal allows for a single structure to remain along the front, aid in providing the frontage build out and streetscape management.**

3. Justification for approval of Conditional Use Permits

The new parcel created behind the existing home along Granite Street, will not provide a building that satisfies the frontage buildout or the build-to setbacks, however, the lot around the existing home helps is keeping that appeal within the Gateway Zone. A review of multiple more intense developments, which may come closer in providing a build out coverage closer to what is prescribed, found that due to the topographic features on site, that many other higher value Gateway ideals would not be obtainable.

Thank you for your time and attention to this matter, and we hope you look favorably upon the requests.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry, LLS
Principal, President

BERRY SURVEYING & ENGINEERING
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(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBM-2025-0008

Application Type:	Minor Subdivision
Applicant(s):	Diversified Building and Maintenance, LLC
Owner(s):	Diversified Building and Maintenance, LLC
Location:	6 Granite Street (Assessor's Map 25, Lot 46)
Meeting Date:	February 24, 2026

INTENT: Proposal is to subdivide the parcel to make one (1) new lot for a total of two (2) lots.

AGENDA ITEM #: 4-C

FILE: SUBM-2025-0008

OWNER/APPLICANT: Diversified Building and Maintenance, LLC

LOCATION: 6 Granite Street (Assessor's Map 25, Lot 46)

LOTS/UNITS PROPOSED: One (1) new lot, two (2) lots total

ACREAGE:
Existing Acreage: 31,733± sq. ft./0.73± ac.

Proposed adjustment to Map 25, Lot 46: 12,255± sq. ft. /0.28± ac.

Proposed new lot, Map 25, Lot 46-1:
19,478± sq. ft. /0.45± ac.

ZONING DISTRICT: G (Gateway) and R-12 (Medium-Density Residential)

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Mixed-use

WAIVERS REQUESTED: N/A

ZBA ACTION: N/A for proposal.

PERMITS REQUIRED: Yes, for future development purposes:
1. CUP – COND-2026-0003
2. CUP – COND-2026-0006

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Subdivision Plan

Summary of Request and Background:
The applicant proposes subdividing the parent parcel located at 6 Granite Street (Assessor's Map 25, Lot 46), creating one (1) new lot directly next to the parent parcel, with the newly proposed lot totaling approximately 19,478± square feet, or 0.45± acres.

This application is unique because the parent parcel falls within two zoning districts, the Gateway and R-12 zones. Per the applicant's plan, the majority of the parent parcel falls within the Gateway District, which is the least restrictive district in terms of both density and dimensional zoning requirements. As the majority of the lot falls within the Gateway District, the applicant correctly points out that §10.E of the Zoning Ordinance permits "the less restricted district [to] apply to the remainder of said lot up to a distance of not more than 50 feet from the district boundary."

In this case, well over 50% of the parent parcel falls within the Gateway District, with both resulting parcels meeting this >50% threshold also, meaning the Gateway District may be applied to both the parent lot and new lot, for a distance of 50' from the two district's boundary line. This relief is conditional upon the 50' district expansion ceasing within 100' of any street line within the more restrictive district, which this plan complies with.

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

Consistency with Land Use Regulations:
Staff confirms this plan is consistent with §157-14 of the City of Dover's Land Subdivision Regulations, which provides for subdivision of existing lots.

Speaking to the new flag lot within the Gateway District, underlying zoning requires a frontage build-out of 60% of the frontage's length minimum. As the frontage width of the new parcel is approximately 26' (which is compliant with underlying zoning, as the Gateway District has no frontage minimum), underlying zoning mandates a frontage build-out (building width along frontage) of at least 15 feet.

With underlying side setbacks of 10', it is impossible for the applicant to meet the minimum Frontage Build-out of 60%, necessitating CUP relief. Also, the dimensional constraints near the front of the lot demands that the Applicant also receive CUP relief for the Gateway District's build-to line maximum of 20 feet. The subdivision could be approved without CUPs, however, to be transparent, staff and the applicant felt the relief should be applied for before creating a new lot that would be nearly impossible to meet the zoning district requirements based off the new lot shape.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBM-2025-0008

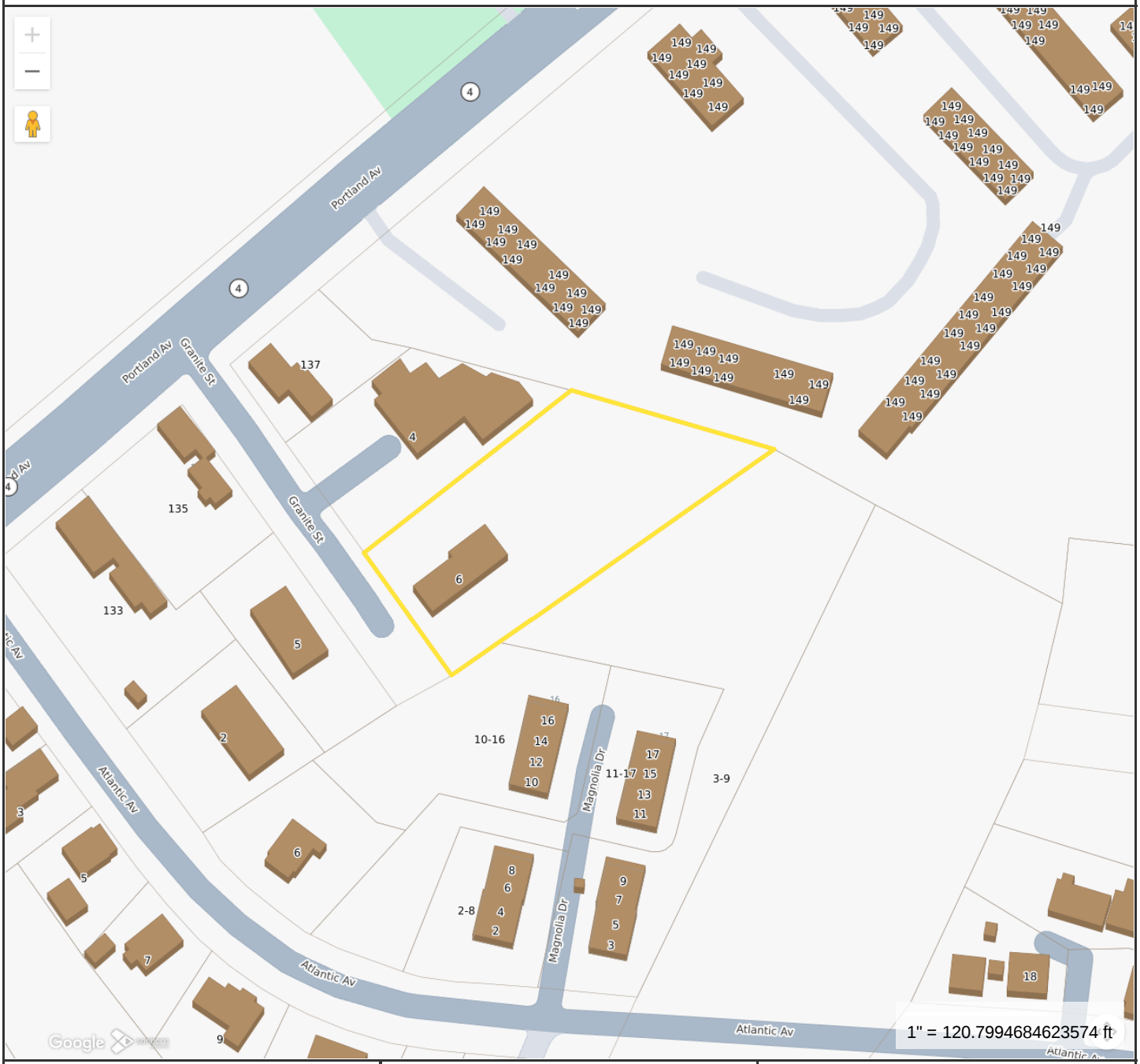
Application Type:	Minor Subdivision
Applicant(s):	Diversified Building and Maintenance, LLC
Owner(s):	Diversified Building and Maintenance, LLC
Location:	6 Granite Street (Assessor's Map 25, Lot 46)
Meeting Date:	February 24, 2026

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the minor subdivision with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #SUBM-2025-0008;
   1.3. The stamp and signature of the LLS on the final plans; and
2. Confirm lot numbering with City Assessor and include approved numbering on plan set;
3. Receive conditional approval of Conditional Use Permit for Frontage Build-out percentage;
4. Receive conditional approval of Conditional Use Permit for exceeding Front Primary Build-to Line.

SUBM-2025-0008 6 GRANITE STREET



Property Information

Location	6 GRANITE ST
Owner	DIVERSIFIED BUILDING AND MAINTENANCE LLC
Land Use	101R
Zoning Code	R-12*
Property Id	25046-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PLAN SNAPSHOT REPORT SUBM-2025-0008
FOR CITY OF DOVER, N.H.

Plan Type:	Subdivision Plan - Minor	**Project:**		**App Date:**	11/18/2025
Work Class:	Alteration / Addition	**District:**	None	**Exp Date:**	01/22/2026
Status:	Fees Paid	**Square Feet:**	31,733.00	**Completed:**	NOT COMPLETED
Valuation:	$400,000.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	
Description:	2 Lot Subdivision				

Parcel:	25046-000000 Main	**Address:**	6 Granite St Dover, NH Main	**Zone:**	G(Gateway District) R-12(Residential - Medium Density)

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

Applicant
Claude Gagnon
Home: (603) 817-8241
Mobile: (603) 817-8241

Plan Custom Fields

Proposed Number of New Lots	2	Existing Number of Lots	1	Parcel Map/Lot	25/46
Parcel Zoning Overlay	None	Select Subdivision Type	Conventional	Parcel Zoning	Gateway - R12
Property Address	6 Granite Street	Existing Parcel Size (Ac)	0.73	Existing Parcel Size (sqft)	31798.8
Proposed Use Detail	1 Lot Subdivision	Owner Name	Diversified Building and Maintenance	Deed Page	997
Deed Book	4838	Owner Address	PO Box 670, Somersworth, NH 03878	Deed Date	November 20, 2020
Refuse Removal	Public	Estimated Construction Value	600000.00	Owner Phone	603-817-8241
Parcel Feedback		Owner EMail	cjg64@comcast.net	Existing Use Detail	Single Family Home
TDR Detail		subdroadtype	Municipal	Water Source?	Municipal
Distance to City Water (ft)	0	Distance to City Sewer (ft)	0	Sewer Service?	Municipal
Proposed Road Length (ft)	0	Subdivision Regulations section(s) to be waived		Justification for waiver request(s)	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Chris_Berry_11/18/2025.jpg	11/18/2025 10:33	Berry, Chris		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014583	Planning Subdivision Application Fee	$200.00	$200.00
	Planning Subdivision Lot Fee	$300.00	$300.00
	Total for Invoice INV-2025014583	**$500.00**	**$500.00**
INV-2025014701	Planning First Class Mailing	$48.00	$48.00
	Planning Creation / Printing of Abutter Labels	$20.00	$20.00
	Planning Verified Mailing to Abutters	$169.00	$169.00
	Planning Legal Notice	$120.00	$120.00
	Total for Invoice INV-2025014701	**$357.00**	**$357.00**
	Grand Total for Plan	**$857.00**	**$857.00**

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Recommendation to Planning Board	RCMND-000103-2025		Planner Creates Staff Recommendations v.1.00	Rachel Blonigen	11/25/2025

PLAN SNAPSHOT REPORT (SUBM-2025-0008)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		11/18/2025 12:49	11/18/2025 12:49
Confirm application complete v.1	Generic Action		11/18/2025 12:49
~~Technical Review Committee Meeting Agenda v.1~~	Task		11/18/2025 12:49
~~Land Use Plan Technical Review v.1~~	Receive Submittal		11/18/2025 12:49
~~Technical Review Committee Meeting v.1~~	Hold Meeting		11/18/2025 12:49
Planning Board v.1		11/18/2025 12:49	
Planning Board Agenda v.1	Task	11/18/2025 12:49	11/25/2025 16:46
Invoice for Notices v.1	Task	11/25/2025 16:45	11/25/2025 16:46
Send Notices v.1	Task	11/25/2025 16:45	11/25/2025 16:46
Planner Creates Staff Recommendations v.1	Plan Activity	11/25/2025 16:46	
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		

City of Dover, New Hampshire
MINOR SUBDIVISION APPLICATION

[Revision Date: July 1, 2021]

RECEIVED
Planning Office
NOV 17 2025
Dover, New Hampshire

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Diversified Building and Mainenance LLC Telephone #603-817-8241

Address of Applicant: PO Box 670, Somersworth, NH 03878

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

Address of Property Owner: _____

E-Mail Address: cjg64@comcast.net

PROPERTY INFORMATION

Address of Property: 6 Granite Street

Assessor's Map # 25 Lot(s) # 46

Zoning District(s) Gateway (G) R-12 Overlay District(s) None

Size of Parcel: 31,733 Sq.Ft., 0.73 Ac. Property Deed: Book 5050-417 Page: 4838-997

Existing Use of Property: Existing Single Family Home

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 2

TDR Relief sought (Check All That Apply): □ Lot Size □ Frontage □ Setback □ 30' Buffer □ Purchase ____ units

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

Circle one for each category:

Water: City/Well (circle one) How far is city water from the property? At the Site

Sewer: City/Septic (circle one) How far is city sewer from the property? At the Site

Highway Access City Street/State Highway (circle one) | Roadway Public or Private Road (circle one)

Refuse removal: Public/Private (circle one) | Estimated Length of Proposed Road: 0 feet

Estimated value of construction: 600,000 New impervious area (in s.f.): Unknown

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Christopher R. Berry of Berry Surveying & Engineering

Address 335 Second Crown Point Road, Barrington, NH 03825 Telephone #: 603-332-286

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) John P. Hayes III

Address 7 Limestone Way, North Hampton, NH 03862 Telephone #: 603-205-4396

Professional License #: 18 E-mail address: johnphayes@comcast.net

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 11-18-25

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

Signature of Agent: _____ Date: 11-18-25

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 11-18-25

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 11-18-25

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 11-18-25

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: _____ Date: 11-18-25

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

City of Dover, New Hampshire
MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. Abutter/Notice Fees will be invoiced and are due 28 hours prior to Planning Board.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: Diversified Building File Number: _____

PROJECT TITLE: 2 Lot Subdivision

PROPERTY LOCATION: 6 Granite Street Tax Map: 25 Lot: 46

	Where/How Provided	Reviewed
1. Completed and signed Application form	x	
2. Plan Review Fees are provided	x	
3. Electronic copy of the surveyed plat layout	x	
4. Electronic copy of supplementary materials and application	x	
5. Waiver requests to the Subdivision Regulations, with written justification	NA	
6. Conditional Use Permit applications	NA	
7. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:		
Location map at appropriate scale	x	
Proposed subdivision name and title and Planning File #	x	
Date, north arrow and scale	x	
Names of all abutting property owners	x	
Name and address of owners and/or applicants	x	
Signature & stamp of NH licensed land surveyor and/or engineer	x	
Zoning District boundaries, including any special or overlay districts	x	
Location of Conservation District areas	x	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	x	
Location and widths of existing & proposed easements & right of ways	x	
Location and widths of existing and proposed sidewalks	x	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	x	
Existing and proposed lot areas in square feet	x	
Existing and proposed topographic information at two foot intervals	x	
Existing and proposed buildings and structure locations	x	
Minimum building setbacks or build to lines on all lots	x	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	x	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	x	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	x	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	NA	
Existing and proposed stormwater lines and facilities	x	
Location of Flood Hazard Zone	x	
Location of all bodies of water and watercourses	x	
Location of wetlands and buffers	x	
Existing natural features and/or significant vegetation on property	x	
Soil types	x	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	x	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	NA	
Location, material and size of existing and proposed permanent monuments	x	
Existing railroad lines	NA	
Note regarding solid waste disposal	X	
All applicable Dover Common Subdivision notes	x	
8. Construction Detail Sheets shall contain the following information (if appropriate):		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets	NA	
Profiles showing the locations & a typical cross-section detail of streets	NA	
Location of street trees, street lighting poles and street signs	NA	
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants	NA	
Location and size of all water, gas and other underground utilities	NA	
9. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis	NA	
Stormwater Management System Operation and Maintenance Plan	NA	
Letter to Serve from Public and Private Utilities	NA	
Erosion and Sedimentation Control Plan	NA	
Proposed restrictive covenants or homeowners association documents	NA	
Dates and permit numbers of all required state and federal permits	NA	
If wetland buffer, indicate placards locations, as applicable	NA	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	NA	

REVIEWED BY: _____ DATE_____

SUBM-2025-0008 **6 GRANITE STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
25051-000000	133 PORTLAND AV	TODD-A-O LLC		16 MORGANS WAY	BARRINGTON	NH	03825
25048-000000	137 PORTLAND AV	NICHOLS DOUGLAS B &	NICHOLS REBECCA L	137 PORTLAND AVE	DOVER	NH	03820
25049-000000	135 PORTLAND AV	BUCKOVITCH BROOKE S &	BROWN AARON E	135 PORTLAND AV	DOVER	NH	03820
25045-A00000	2 MAGNOLIA DR	TRI CITY BUILDERS INC		242 CENTRAL AVE	DOVER	NH	03820
25045-A00001	3 MAGNOLIA DR	TRI CITY BUILDERS INC		242 CENTRAL AVE	DOVER	NH	03820
2545A-000001	2 MAGNOLIA DR	MCGREVEY THOMAS PATRICK		2 MAGNOLIA DR	DOVER	NH	03820
2545A-000002	4 MAGNOLIA DR	BAKER CHRISTINE L		4 MAGNOLIA DR	DOVER	NH	03820
25045-000002	12 MAGNOLIA DR	WILLARD KERIN		12 MAGNOLIA DR	DOVER	NH	03820
2545A-001001	3 MAGNOLIA DR	CHRISTIANSEN BRENT D		3 MAGNOLIA DR	DOVER	NH	03820-3657
25045-001002	13 MAGNOLIA DR	HURLEY SEAN M		13 MAGNOLIA DR	DOVER	NH	03820
25045-000001	10 MAGNOLIA DR	LU YAN		10 MAGNOLIA DR	DOVER	NH	03820
25045-000004	16 MAGNOLIA DR	MATTSON DEBRA J		16 MAGNOLIA DR	DOVER	NH	03820
25043-B00000	149 PORTLAND AV	149 PORTLAND AVENUE LLC		149 PORTLAND AVE	DOVER	NH	03820
24132-000000	COCHECO ST	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
25051-A00000	5 GRANITE ST	STF DEVELOPMENT CORP		54 DOVER POINT RD STE 103	DOVER	NH	03820
25047-000000	4 GRANITE ST	MUSTANG PROPERTY LLC		PO BOX 395	DOVER	NH	03821
2545A-001003	7 MAGNOLIA DR	WHITESTONE BLAINE M		50 PHEASANT LN	MANCHESTER	NH	03109-5927
25045-001001	11 MAGNOLIA DR	PMB95 LLC		539 ABBOTT RD	ACTON	ME	40001
25045-001003	15 MAGNOLIA DR	MILLER KATHLEEN A		15 MAGNOLIA DR	DOVER	NH	03820
25050-000000	2 ATLANTIC AV	2 ATLANTIC LLC		195 EMERALD LANE	DOVER	NH	03820
25045-001004	17 MAGNOLIA DR	LONGCHAMPS AARON		17 MAGNOLIA DR	DOVER	NH	03820
2545A-000004	8 MAGNOLIA DR	SENTIS THOMAS	SENTIS HENA DESAI	8 MAGNOLIA DR	DOVER	NH	03820
2545A-000003	6 MAGNOLIA DR	YUN JONGPIL		6 MAGNOLIA DR	DOVER	NH	03820
2545A-001002	5 MAGNOLIA DR	ANDERSON TYLER M &	ANDERSON JULIA E	15 EDGEWOOD RD	PORTSMOUTH	NH	03801-5742
2545A-001004	9 MAGNOLIA DR	RUDOLPH MARY		PO BOX 1473	DOVER	NH	03821
25045-001000	11 MAGNOLIA DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
25052-000000	6 ATLANTIC AV	RUSSO ALYSHA J &	RUSSO CAITLIN L	6 ATLANTIC AV	DOVER	NH	03820
25045-000003	14 MAGNOLIA DR	MALONSO RESTITUTO D		14 MAGNOLIA DR	DOVER	NH	03820
25045-000000	10 MAGNOLIA DR	STF DEVELPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
25046-000000	6 GRANITE ST	DIVERSIFIED BUILDING AND MAINTENANCE LLC		209 SIXTH ST	DOVER	NH	03820-2308
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT F	BARRINGTON	NH	03825

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@Berrysurveying.com

November 18, 2025

City of Dover
Attention: Donna Benton, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820
Re: Proposed Subdivision
Diversified Building and Maintenance, LLC
6 Granite Street
Tax Map 25, Lot 46

Dear Mrs. Benton,

On behalf of our clients Diversified Building and Maintenance LLC, Berry Surveying & Engineering (BS&E) is submitting a proposed minor subdivision at 6 Granite Street.

Background and General Narrative:

Diversified Building and Maintenance LLC, owns the parcel known as 6 Granite Street (Tax Map 25, Lot 46). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. There are no wetlands onsite. The soils are fine sand and sandy loams based on NRCS soils with refusal noted in a few of the test pits conducted onsite. The parcel is primarily situated in the Gateway District, with a corner located in the R12.

The Proposal:

The proposal is to subdivide the parcel into two conforming lots within the G district.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

PLAN REFERENCES:

1.) "BOUNDARY PLAN; LAND OF; STF DEVELOPMENT LLC; GRANITE STREET; DOVER, N.H.; TAX MAP 25, LOT 51–A" DATED: JANUARY 28, 2011 BY: BERRY SURVEYING & ENGINEERING FILE#: DB2010–115

2.) "PLAN OF LAND JAMES & JEANETTE MCNALLY; GRANITE STREET; DOVER, NEW HAMPSHIRE" DATED: OCTOBER, 1977 BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS. S.C.R.D. PLAN #17D–20

3.) "ALTA/ACSM LAND TITLE SURVEY ROYAL OAK APARTMENTS PREPARED FOR MOUNT CHASE REALITY TRUST." DATED: MARCH 25, 1998 BY: CIVIL CONSULTANTS S.C.R.D. PLAN # 51–98

4.) "DRAWN JUNE, 1929 FOR A.S. JANETOS" DATED: JUNE, 1929 BY; W.S. WHEELER S.C.R.D. POCKET # 6, FILE # 2, PLAN # 28

5.) "BOUNDARY PLAN LAND OF DIVERSIFIED BUILDING & MAINTENANCE LLC, GRANITE STREET, DOVER, NH TAX MAP 25, LOT 46" DATED: DECEMBER 28, 2020 BY: BERRY SURVEYING & ENGINEERING S.C.R.D.: PLAN #12581 FILE # DB 2020–133

JOHN P. HAYES, III, CWS #18

STATE OF NEW HAMPSHIRE · JOHN P. HAYES, III · No. 18 · CERTIFIED WETLAND SCIENTIST

WETLAND NOTES:

WETLANDS WERE DELINEATED BY JOHN P. HAYES, III, IN SEPTEMBER 2025 UTILIZING THE FOLLOWING STANDARDS:

1. **REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.**
2. **FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).**
3. **NATIONAL WETLAND PLANT LIST (CURRENT VERSION).**
4. **FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, APRIL 2004, 3RD EDITION NEIWPCC LOWELL, MA.**
5. **CORPS OF ENGINEERS WETLAND DELINEATION MANUAL JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y–87–1**
6. **CLASSIFICATION OF WETLANDS AND DEEP WATER HABITATS OF THE UNITED STATES, DECEMBER 1979, US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICES. FWS/OBS–79/31**

NOTES CONTINUED:

13.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

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

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

16.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

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

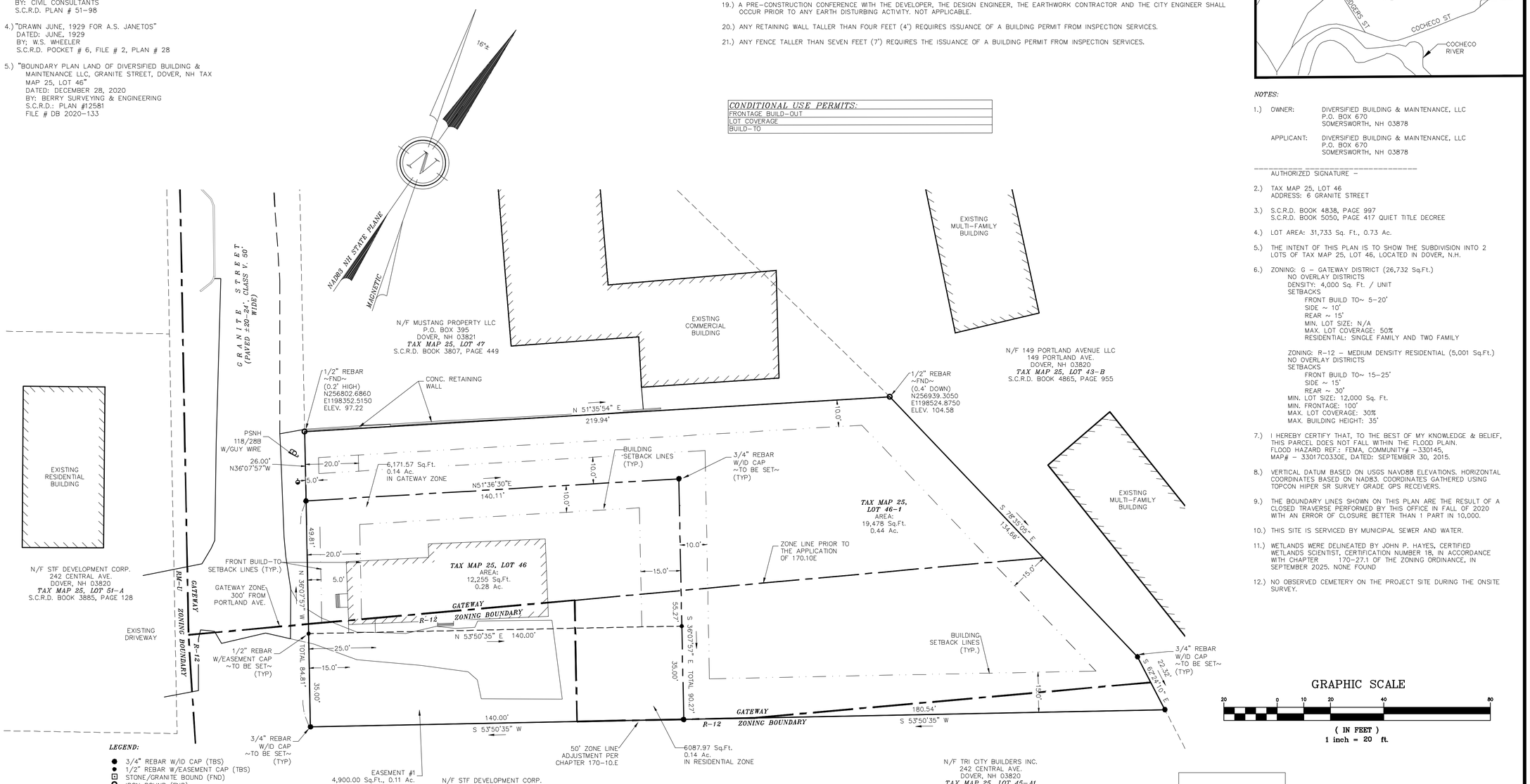
18.) A LETTER OF CREDIT FOR THE COST OF RE–VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. NOT APPLICABLE.

19.) A PRE–CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY. NOT APPLICABLE.

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

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

CONDITIONAL USE PERMITS:
FRONTAGE BUILD–OUT
LOT COVERAGE
BUILD–TO



LEGEND:

- ● 3/4" REBAR W/ID CAP (TBS)
- ◉ 1/2" REBAR W/EASEMENT CAP (TBS)
- ⊡ STONE/GRANITE BOUND (FND)
- ○ IRON BOUND (FND)
- ○ IRON PIPE (FND)
- UTILITY POLE / GUY WIRE
- APPROXIMATE ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY
- ZONING BOUNDARY PRIOR TO APPLICATION OF 170.10E
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE

FND FOUND
TYP TYPICAL
TBS TO BE SET
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

SOILS:

HcB – HOLLIS–CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES

SEE: USDA/NRCS WEBSOIL

GRAPHIC SCALE

20 0 10 20 40 80

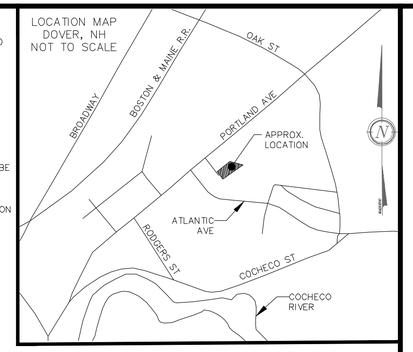
(IN FEET)
1 inch = 20 ft.

APPROVED DOVER

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

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

LOCATION MAP
DOVER, NH
NOT TO SCALE



NOTES:

1.) OWNER: DIVERSIFIED BUILDING & MAINTENANCE, LLC P.O. BOX 670 SOMERSWORTH, NH 03878

APPLICANT: DIVERSIFIED BUILDING & MAINTENANCE, LLC P.O. BOX 670 SOMERSWORTH, NH 03878

_____ AUTHORIZED SIGNATURE –

2.) TAX MAP 25, LOT 46
ADDRESS: 6 GRANITE STREET

3.) S.C.R.D. BOOK 4838, PAGE 997
S.C.R.D. BOOK 5050, PAGE 417 QUIET TITLE DECREE

4.) LOT AREA: 31,733 Sq. Ft., 0.73 Ac.

5.) THE INTENT OF THIS PLAN IS TO SHOW THE SUBDIVISION INTO 2 LOTS OF TAX MAP 25, LOT 46, LOCATED IN DOVER, N.H.

6.) ZONING: G – GATEWAY DISTRICT (26,732 Sq.Ft.)
NO OVERLAY DISTRICTS
DENSITY: 4,000 Sq. Ft. / UNIT
SETBACKS
FRONT BUILD TO~ 5–20'
SIDE ~ 10'
REAR ~ 15'
MIN. LOT SIZE: N/A
MAX. LOT COVERAGE: 50%
RESIDENTIAL: SINGLE FAMILY AND TWO FAMILY

ZONING: R–12 – MEDIUM DENSITY RESIDENTIAL (5,001 Sq.Ft.)
NO OVERLAY DISTRICTS
SETBACKS
FRONT BUILD TO~ 15–25'
SIDE ~ 15'
REAR ~ 30'
MIN. LOT SIZE: 12,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 30%
MAX. BUILDING HEIGHT: 35'

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN. FLOOD HAZARD REF.: FEMA, COMMUNITY# – 330145, MAP# – 33017C0330E, DATED: SEPTEMBER 30, 2015.

8.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2020 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

10.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.

11.) WETLANDS WERE DELINEATED BY JOHN P. HAYES, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 18, IN ACCORDANCE WITH CHAPTER 170–27.1 OF THE ZONING ORDINANCE, IN SEPTEMBER 2025. NONE FOUND

12.) NO OBSERVED CEMETERY ON THE PROJECT SITE DURING THE ONSITE SURVEY.

REVISION	DATE	DESCRIPTION
#1	1–26–26	ADJUSTMENT OF PROPOSED BOUNDARY LINE

SUBDIVISION PLAN
FOR
DIVERSIFIED BUILDING & MAINTENANCE LLC
6 GRANITE STREET
DOVER, N.H.
TAX MAP 25, LOT 46

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 18, 2025
FILE NO. : DB 2020 – 133

STATE OF NEW HAMPSHIRE · No. 1624 · LICENSED LAND SURVEYOR · CHRISTOPHER R. BERRY · SIGNATURE

TEST PIT DATA:

TEST PIT #1
0–6 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–18 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–30 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ N/A
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 30"
REFUSAL @ 30"

TEST PIT #2
0–6 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–18 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–30 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
30–45 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
45–65 2.5Y 5/2 GRAYISH BROWN, GRAVELLY FINE SANDY LOAM WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 30"
RESTRICTIVE LAYER @ 45"
GROUND WATER @ N/A
TERMINATED @ 65"
REFUSAL @ N/A

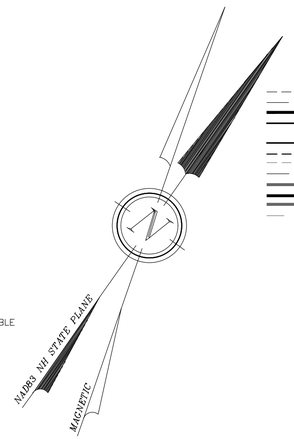
TEST PIT #3
0–6 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–18 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–30 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
30–45 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
45–72 2.5Y 5/2 GRAYISH BROWN, GRAVELLY FINE SANDY LOAM WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 30"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 72"
REFUSAL @ 72"

TEST PIT DATA:

TEST PIT #4
0–5 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5–16 7.5YR 5/6 STRONG BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16–28 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
E.S.H.W.T. @ N/A
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 28"
REFUSAL @ 28"

TEST PIT #5
0–6 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6–12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12–18 2.5Y 4/3 OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–36 2.5Y 4/3 OLIVE BROWN, SILT LOAM WITH REDOX. FEAT. PRESENT, MASSIVE, FIRM
E.S.H.W.T. @ 18"
RESTRICTIVE LAYER @ 18"
GROUND WATER @ N/A
TERMINATED @ 36"
REFUSAL @ 36"

TEST PIT #6
0–18 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18–25 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
25–42 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
42–60 2.5Y 5/2 GRAYISH BROWN, GRAVELLY LOAMY SAND WITH REDOX. FEAT. PRESENT, MASSIVE, FRIABLE
E.S.H.W.T. @ 42"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ N/A
TERMINATED @ 60"
REFUSAL @ 60"



LEGEND:

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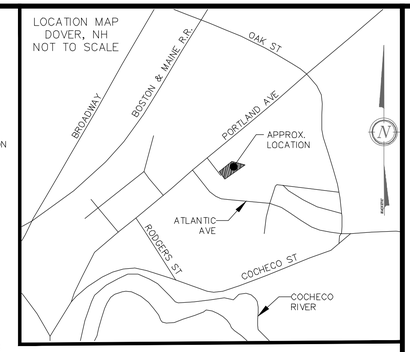
- 1/2" REBAR W/EASEMENT CAP (TBS)
- STONE/GRANITE BOUND (FND)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE / GUY WIRE
- APPROXIMATE ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY
- ZONING BOUNDARY PRIOR TO APPLICATION OF 170.10E
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- 104 CONTOUR MINOR
- 105 CONTOUR MAJOR
- EWL EXISTING WATER LINE
- ESL EXISTING SEWER LINE
- D EXISTING DRAIN LINE
- OHU EXISTING OVERHEAD UTILITY
- SEWER MAN HOLE
- TEST PIT
- TEMPORARY BENCH MARK (TBM)

FND FOUND
TYP TYPICAL
TBS TO BE SET
S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



NOTES:

1.) OWNER: DIVERSIFIED BUILDING & MAINTENANCE, LLC
P.O. BOX 670
SOMERSWORTH, NH 03878

APPLICANT: DIVERSIFIED BUILDING & MAINTENANCE, LLC
P.O. BOX 670
SOMERSWORTH, NH 03878

_____
AUTHORIZED SIGNATURE –

2.) TAX MAP 25, LOT 46
ADDRESS: 6 GRANITE STREET

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SIDE ~ 10'
REAR ~ 15'
MIN. LOT SIZE: N/A
MAX. LOT COVERAGE: 50%
RESIDENTIAL: SINGLE FAMILY AND TWO FAMILY

ZONING: R–12 – MEDIUM DENSITY RESIDENTIAL (5,001 Sq.Ft.)
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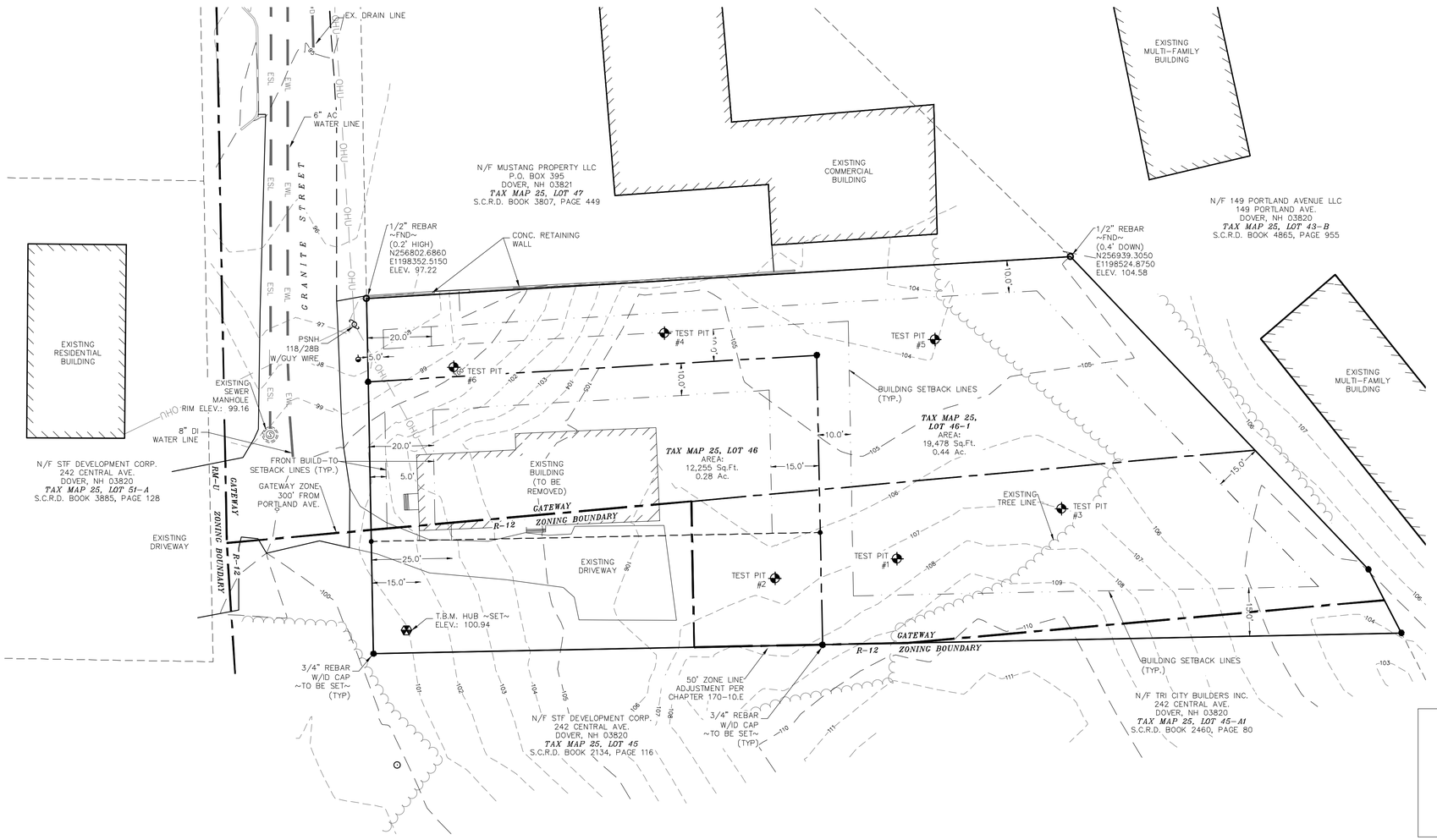


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED DOVER

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

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

REVISION	DATE	DESCRIPTION
#1	1–26–26	ADJUSTMENT OF PROPOSED BOUNDARY LINE

SUBDIVISION TOPOGRAPHY PLAN
FOR
DIVERSIFIED BUILDING & MAINTENANCE LLC
6 GRANITE STREET
DOVER, N.H.
TAX MAP 25, LOT 46

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 18, 2025
FILE NO. : DB 2020 – 133

STATE OF NEW HAMPSHIRE NO. 1624 LICENSED LAND SURVEYOR
CHRISTOPHER R BERRY
SIGNATURE

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Diversified Building and Mainenance LLC Telephone # 603-817-8241

Address of Applicant: PO Box 670, Somersworth, NH 03878

E-Mail Address: cjg64@comcast.net

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # 25 Lot(s) # 46

Address of Property: 6 Granite Street

Zoning District(s) Gateway - R-12 Overlay District(s) None

Existing Use of Property: Single Family Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Propose to Subdivide the parcel in two. Due to the size and shape of each lot, the Building Coverage, Build-To and Frontage Build-Out will not be met.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: No

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

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

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

SIGNATURES

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

Signature of Property Owner: _____ Date: 1-20-26

Signature of Applicant (if different from owner): _____ Date: 1-20-26

Signature of Agent: _____ Date: 1-20-26

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 1-20-26

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
January 1, 2026

City of Dover Planning Board
Attention: Donna Benton, Director of Planning and Community Development
288 Central Ave
Dover, NH 03820

Re: Conditional Use Permits Request
Minor Subdivision
Diversified Building & Maintenance LLC
6 Granite Street
Tax Map 25, Lots 46

Chairperson & Members of the Dover Planning Board:

Pursuant to Zoning Regulations (Chapter 170-20 B,) Berry Surveying & Engineering (BS&E), on behalf of Diversified Building & Maintenance respectfully requests the City of Dover Planning Board approve the following Conditional Use Permits on the two lots created by the subdivision:

- Minimum Lot Coverage less than 50%
- Minimum Frontage Build-Out of less than 60%
- 5-20' Front Build-To

Background:

The applicant is looking to a basic two-lot subdivision at 6 Granite Street. The parcel contains an existing home, driveway on a lot that contains 0.73 acres of land with 110' of frontage on Granite Street. The parcel is a split zone with the Gateway Zone and R-12 Zone with more than half of the parcels area being in the Gateway Zone. The applicant has reviewed multiple ways of developing the site to a larger potential, however due to the topographic features, existence of subsurface ledge, and location of utilities, and stormwater compliance concerns, it was determined that a smaller two-lot subdivision was a better approach to the project site.

1. Identification of Conditional Use Permits

Dimensional regulations in the Gateway District state that lot coverage must be 50%. We ask that Conditional Use Permits be granted to allow prior the site to have a building coverage of much less. Both lots will likely have a coverage of between 10-18% when completed. For the coverage to be higher a denser project is required, and for the reasons stated above, a denser project on the site isn't prudent.

Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

a) That both public and private buildings and landscaping shall contribute to the physical definition of rights of way as civic spaces.

- **With the proposed design, the development of the site will take place behind the existing home with little no observable disturbance along Granite Street or Portland Ave. The existing home along Granite Street creates the physical definition as it has for many years.**

b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

- **The site proposes to access the rear development area through the existing, likely redeveloped, driveway entrance onto Granite Street and will not interfere with any existing pedestrian access that takes place.**

c) That the design of streets and buildings shall reinforce safe environments.

- **The design of the subdivision is such that the existing street façade isn't proposed to change other than the eventual re-development of the existing home at 6 Granite Street. There is a mix of uses on Granite Street**

d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.

- **The proposed development is for a duplex at the rear of the property due to the topography of the site. This use is congruent with other abutting residential uses, however provides a less intense use of the land.**

e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

- **The new structures will be built to the current building codes keeping energy efficiency in mind.**

f) That civic buildings and public gathering places shall be provided as locations that reinforce community identity and activity.

- **While the homes are not Civic in nature or use, the potential for gatherings by residents is encouraged and promoted by the connectivity of the two lots and the open space available between the two.**

g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.

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

- **Though the homes are not Civic in nature or use, the proposed street scape, is not proposed to change while allowing a bit of infill to take place within the Gateway Zone.**

h) That the preservation and renewal of historic buildings shall be facilitated.
   - **There are no historic buildings as part of the application.**

i) That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.
   - **The harmonious and orderly evolution of the urban area is secured in the redevelopment of the project site in the manner in which it is presented. A more intense development would look more out of character from the Granite Street view from what is proposed. More intensity would require the existing home to be remove for the installation of a stormwater system, at the low point of the parcel. The current proposal allows for a single structure to remain along the front, aid in providing the frontage build out and streetscape management.**

3. Justification for approval of Conditional Use Permits

The new parcel created behind the existing home along Granite Street, will not provide a building that satisfies the frontage buildout or the build-to setbacks, however, the lot around the existing home helps is keeping that appeal within the Gateway Zone. A review of multiple more intense developments, which may come closer in providing a build out coverage closer to what is prescribed, found that due to the topographic features on site, that many other higher value Gateway ideals would not be obtainable.

Thank you for your time and attention to this matter, and we hope you look favorably upon the requests.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry, LLS
Principal, President

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

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0007

Application Type:	Conditional Use Permit
Applicant(s):	Mechanic Street Realty Trust
Owner(s):	Mechanic Street Realty Trust
Location:	9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Meeting Date:	February 24, 2026

INTENT: Proposal is for a Conditional Use Permit (CUP) to construct a mixed-use building with an accessible residential unit on the ground floor where a non-residential use on the ground floor is required.

AGENDA ITEM #: 4-D

FILE: COND-2026-0007

LOTS/UNITS PROPOSED: Two (2) commercial units and nine (9) residential units

APPLICANT/OWNER: Mechanic Street Realty Trust

LOCATION: 9-11 Mechanic Street (Assessor's Map 24, Lot 101)

ACREAGE: 0.16± ac.

ZONING DISTRICT: Central Business District General Sub-District (CBD-G)

EXISTING LAND USE: Residential (Currently Vacant)

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

WAIVERS REQUESTED: Relief needed from §153-13A(12), required landscape plan that is signed by an LLA and §153-14D(6)(b), required two-way accessway with a minimum width of 24 feet.

PERMITS REQUIRED: Two City of Dover Conditional Use Permits (CUP) to allow for ground floor residential and less than the required lot coverage.

TECHNICAL REVIEW COMMITTEE: Reviewed on April 2, 2025, November 6, 2025, and January 22, 2026.

CONSERVATION COMMISSION: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Application materials including site plan.

Summary of Request and Background

The applicant is proposing a mixed-use project consisting of two commercial units and nine residential units. The proposal includes demolishing the existing dilapidated structures on site to construct the approximately 8,750 square foot, five-story building.

The applicant is proposing two commercial units and one residential unit on the ground floor, where residential uses on the ground floor are not permitted in the Central Business District General Sub-District (CBD-G).

The Technical Review Committee reviewed the Site Plan application at their April 2, 2025, November 6, 2025, and January 22, 2026 meetings. At the most recent TRC meeting, the applicant pledged to restrict the ground floor residential unit to be built to be accessible and to be restricted to HUD Fair Market rental rates in perpetuity.

Within the CBD-G District, conditional use approval may be granted by the Planning Board to adjust certain zoning standards, including permitted residential density, provided that the proposed project complies with the criteria in §170-20B(2), as outlined below.

Consistency with Land Use Regulations – Non-Environmental CUP Criteria

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

(a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.

(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

(c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.

(d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.

(e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.

(f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.

(g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.

(h) That the preservation and renewal of historic buildings shall be facilitated.

(i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.

(j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. The front-facing units are proposed as commercial spaces that comply with the underlying zoning requirements, including the requirement that no

less than 80% of the facade consist of windows, and their inclusion is consistent with the intent of a mixed-use neighborhood.

Consistency with Land Use Regulations – CBD CUP Criteria
Chapter 170-20.B(2) outlines the criteria for granting a Conditional Use Permit for relief within the Central Business District Zoning District. Staff feels this proposal meets those criteria which include:

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

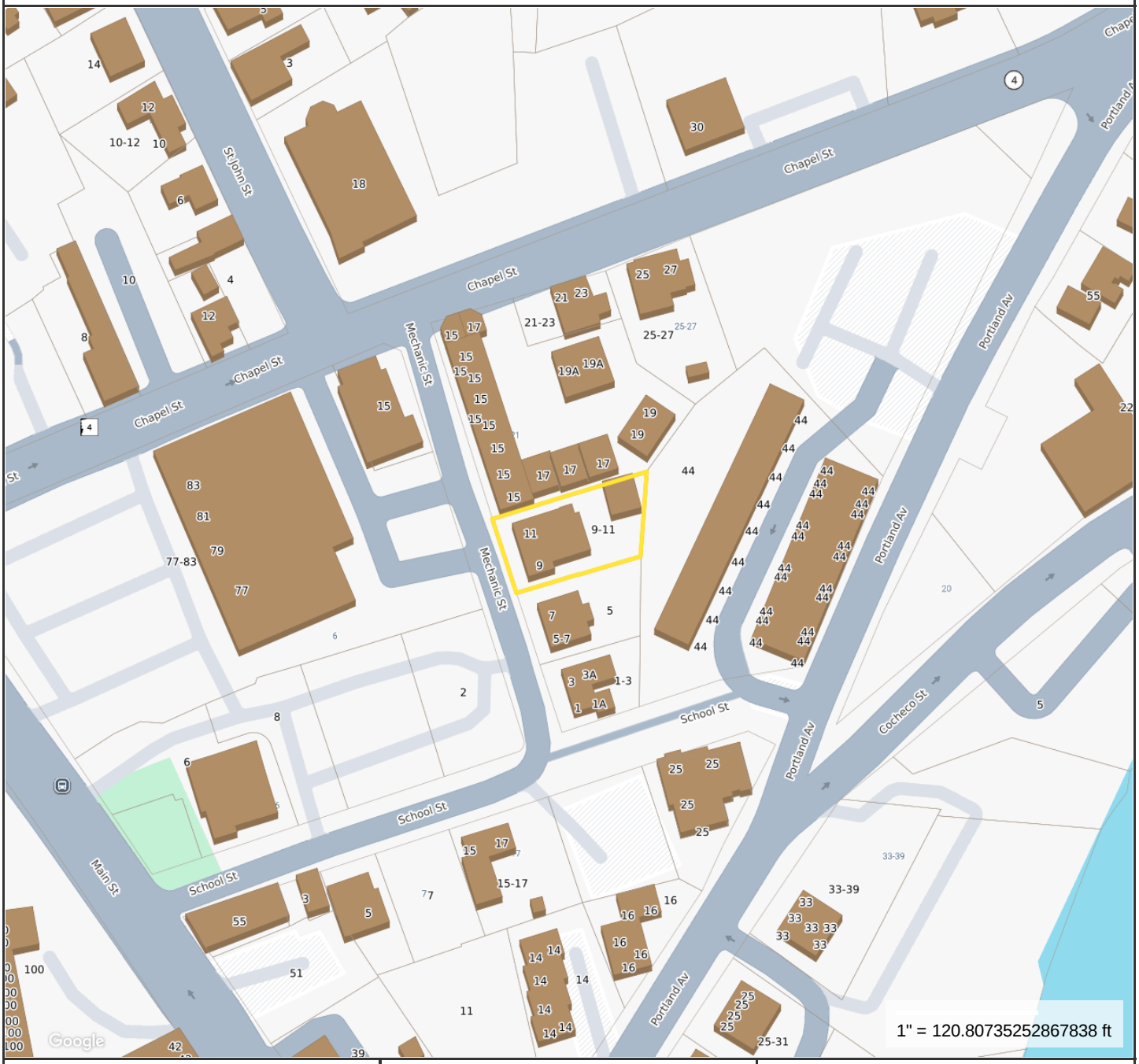
Staff feels the applicant has met said criteria, in particular the compatibility with the surrounding neighborhood. Additionally, the applicant has proposed that the ground-floor residential unit be designed as an accessible unit and be rent-restricted to HUD Fair Market Rental rates.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent conditions of approval:

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

1. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD which shall include the HUD Fair Market restricted rental rate for the ground floor unit.
2. A deed restriction shall be recorded at SCRD indicating the HUD Fair Market restricted rental rate for the ground floor unit.
3. Conditional Use Permit (COND-2026-0008) be conditionally approved.
4. Site Plan (SITE-2025-0003) be conditionally approved.

COND-2026-0007 9 11 MECHANIC STREET



Property Information

Location	9 MECHANIC ST
Owner	LEGARE BENJAMIN T TRUSTEE
Land Use	111R
Zoning Code	CBD-G
Property Id	24101-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PERMIT SNAPSHOT REPORT COND-2026-0007
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	02/06/2026
Work Class:	Non-Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: To allow one affordable accessible residential unit on the ground floor with less than 20% commercial space in the building.

Parcel:	**Address:**	**Zone:**
24101-000000 Main	9-11 Mechanic St Main Dover, 03820	CBD-G(Central Business District - Genera

Plan Preparer
Benjamin Osgood
130 Main Street Suite 202
Suite 202
salem, NH 03079
Home: (978) 435-1324
Business: (978) 208-1768
Mobile: (978) 435-1224

Owner
Benjamin Lagere
23A Middle Street
Newburyport, MA 01950
Mobile: (603) 490-5085

Permit Custom Fields

Select Permit Type	Central Business District - General	General Purpose	New Construction	Project Zone	Mixed Use
What is the parcel zoned?	CBD-G	Work	Allow one affordable accessible residential unit on ground floor, allow less than 20% commercial space, allow less than the minimum lot coverage on the property.	permitstatefed	None

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	02/06/2026 14:55	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee		Fee Amount	Amount Paid
INV-2026000538	Planning General Application Fee		$200.00	$0.00
		Total for Invoice INV-2026000538	$200.00	$0.00
NOT INVOICED	Planning Legal Notice		$120.00	$0.00
		Total for Invoice NOT INVOICED	$120.00	$0.00
		Grand Total for Permit	**$320.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			02/11/2026 14:24
Confirm application complete v.1	Generic Action		02/11/2026 14:24
~~Conditional Use Review v.1~~	Receive Submittal		02/11/2026 14:24
Planning Board v.1		02/11/2026 14:25	
Planning Board Agenda v.1	Task	02/11/2026 14:25	02/11/2026 14:25
Invoice for Notices v.1	Task	02/11/2026 14:25	
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		

PERMIT SNAPSHOT REPORT (COND-2026-0007)

Issue Permit v.1	
Verify Fees Prior to Permit v.1	Generic Action
Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Benjamin T. Legare, Trustee Mechanic Street Realty Trust Telephone # 603-490-5085

Address of Applicant: 23A Middle Street, Newburyport, MA 01950

E-Mail Address: benjamin.lagare@gmail.com

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

Address of Property Owner: same

PROPERTY INFORMATION

Assessor's Map # 24 Lot(s) # 101

Address of Property: 9-11 Mechanic Street, Dover, NH

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

Existing Use of Property: Multi Family Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Allow one affordable accessible residential unit on the ground floor

Allow less than 20% commercial space in the building

Allow less than the minimum lot coverage on the property

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: No State or Federal permits

Site Plan Review in process

Name of Professional That Prepared Plans: Benjamin C. Osgood, Jr., PE Ranger Engineering Group, Inc

Address 130 Main Street, Suite 202, Salem, NH 03079 Telephone #: 978-435-1324

Professional License #: NH 12080 E-mail address: Bosgood@Rangereng.com

SIGNATURES

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

Signature of Property Owner: 9-11 Mechanic Street Realty Trust Date: 2-3-2026
By: Robert A. Ciampitti, Jr., Esq.
Attorney In Fact for Trust

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

Signature of Agent: 9-11 Mechanic Street Realty Trust Date: 2-3-2026

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 2-3-2026
9-11 Mechanic Street Realty Trust
By: Robert A. Ciampitti, Jr., Esq.
Attorney In Fact for Trust

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

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

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

SUBTOTAL PLAN REVIEW FEE (A) = $_____

AND

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

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

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

SUBTOTAL NOTICE FEE (B & C) = $_____

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

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
03012-000000	7 SCHOOL ST	79 SCHOOL ST LLC		3 QUILL LN SUITE 107	BARRINGTON	NH	03825
03011-000000	15 SCHOOL ST	CURLEY KYLE		64 RUNNING SPRINGS RD	GORHAM	ME	04038
24097-000000	21 CHAPEL ST	VACCARO RALPH D & PRANEE &	VACCARO DAVID M	183 GREEN ST	SOMERSWORTH	NH	03878-2213
24102-000000	5 MECHANIC ST	BARROWS JEREMY		5 MECHANIC ST	DOVER	NH	03820-3507
03009-000000	25 SCHOOL ST	25 SCHOOL ST CONDO ASSOCIATION	C/O RANDY JONES	34 GARFIELD DR	PORTSMOUTH	NH	03801
24103-000000	1 MECHANIC ST	CORBETT ZACHARY J		3 MECHANIC ST	DOVER	NH	03820
03025-000000	8 SCHOOL ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24095-000000	PORTLAND AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24105-A00000	20 COCHECO ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
03010-000000	SCHOOL ST	LEGARE BENJAMIN T TRUSTEE	3 SCHOOL STREET REALTY TRUST	3 COLBY FARM LN	NEWBURYPORT	MA	01950
03030-000000	15 CHAPEL ST	SAINT GEORGE MARONITE CATHOLIC CHURCH		15 CHAPEL STREET	DOVER	NH	03821-2210
03027-000000	2 MECHANIC ST	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820
24056-000000	18 CHAPEL ST	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
24095-000LS1	PORTLAND AV	44 PORTLAND AVE LLC		42 J DOVER POINT RD	DOVER	NH	03820
24100-000000	15 MECHANIC ST	MECHAPEL LLC		3 QUILL LANE STE 107	BARRINGTON	NH	03825
03031-000000	77 MAIN ST	BIG J REALTY INC		161 CLEMENT ROAD	ROLLINSFORD	NH	03869
24096-000000	25 CHAPEL ST	RICHARDS ZACHARY MARK		25-27 CHAPEL ST	DOVER	NH	03820
24104-000000	44 PORTLAND AV	44 PORTLAND AVE LLC		3 QUILL LANE STE 107	BARRINGTON	NH	03825
03026-000000	SCHOOL ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24101-000000	9 MECHANIC ST	LEGARE BENJAMIN T TRUSTEE	9-11 MECHANIC STREET REALTY TRUST	23A MIDDLE ST	NEWBURYPORT	MA	01950
		PE RANGER ENGINEERING GROUP, INC	BENJAMIN C OSGOOD JR	130 MAIN STREET, SUITE	SALEM	NH	03079

SITE: 2025-0003
PB: 2-24-2026
Locus: 9-11 Mechanic Street

CONDITIONAL USE PERMIT APPLICATION
NARRATIVE RESPONSE TO CRITERIA

1. CONDITIONAL USE PERMIT – REQUEST FOR RELIEF FROM STANDARDS

- **RSA 674:21, II) - §170-19B (1)**

a. That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.

RESPONSE: The proposed project is located entirely on private property and will not alter or affect the definition or use of adjacent rights-of-way.

b. That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

RESPONSE: The project will utilize the existing driveway for vehicle access and will not alter public streets or pedestrian areas. No new traffic circulation patterns are proposed.

c. That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.

RESPONSE: The project does not involve any redesign of public streets. The proposed structure will be constructed in compliance with all applicable building and safety codes, ensuring both accessibility and a safe environment.

d. That architecture and landscape design shall grow from local climate, topography, history, and building practice.

RESPONSE: While there is very limited space available for site landscaping, the landscaping that is planned for the project site will remain consistent with the existing Mechanic Street setting and architectural design and will seek to complement the surrounding mixed use character and local building practices.

e. That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.

RESPONSE: The planned building will incorporate energy-efficient construction methods and materials appropriate for the local climate. The design will emphasize natural light, efficient window placement, and an optimized floor plan to enhance comfort and reduce energy use throughout the year.

f. That civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.

RESPONSE: (Not Applicable) as the proposed project consists of a mixed use (residential and ground floor commercial) structure and does not include or impact on any civic or public gathering facilities.

That said, the project does include and contemplate the use of a bench and street landscaping, as well as a wall mural installation along the driveway access building wall (via a Dover-local artist RFP), which has a sightline along the pedestrian right of way along Mechanic Street.

g. That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.

RESPONSE: (Not Applicable) as the proposed project consists of a mixed use (residential and ground floor commercial) structure and does not include or impact on any civic or public gathering facilities.

h. That the preservation and renewal of historic buildings shall be facilitated.

RESPONSE: The proposed construction will not alter or impact any existing or historic structures on the site or adjacent properties.

i. That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.

RESPONSE: The proposed project will be harmonious with the surrounding area, as it aligns with existing mixed-use development patterns of the CBD-G district (and walkable downtown), and supports the orderly evolution of this downtown neighborhood.

j. That if the relief is granted, the surrounding neighborhood is not negatively impacted.

RESPONSE: The surrounding mixed-use neighborhood will not be negatively impacted. Driveway access to the rear of the building will remain unchanged and will utilize a single driveway access to the rear of the building from Mechanic Street. The proposed structure shall remain consistent with the character, scale, and use of existing mixed-use development in (and around) the CBD-G downtown district.

2. CONDITIONAL USE PERMIT – REQUEST FOR RELIEF FROM STANDARDS

- **RSA 674:21, II) - §170-19B (2)**

a. The requested use shall be compatible with abutting uses and the surrounding neighborhood.

RESPONSE: The requested mixed-use (residential & commercial) is compatible with abutting properties and consistent with the established neighborhood character of surrounding downtown neighborhood along Mechanic Street & Chapel Street.

b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

RESPONSE: The proposed single-family dwelling will not generate significant additional traffic or affect pedestrian safety. Access will continue via the existing driveway, and only minimal additional vehicle trips are anticipated.

c. The requested use will not result in objectionable noise or odor which would constitute a nuisance.

RESPONSE:

The requested use (mixed-use residential & commercial) will not result in objectionable noise or odor that would constitute nuisance. The proposed mixed-use is consistent with normal downtown activity levels.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0008

Application Type:	Conditional Use Permit
Applicant(s):	Mechanic Street Realty Trust
Owner(s):	Mechanic Street Realty Trust
Location:	9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Meeting Date:	February 24, 2026

INTENT: Proposal is for a Conditional Use Permit (CUP) to construct a mixed-use building that would have less than the minimum required lot coverage.

AGENDA ITEM #: 4-E

FILE: COND-2026-0008

LOTS/UNITS PROPOSED: Two (2) commercial units and nine (9) residential units

APPLICANT/OWNER: Mechanic Street Realty Trust

LOCATION: 9-11 Mechanic Street (Assessor's Map 24, Lot 101)

ACREAGE: 0.16± ac.

ZONING DISTRICT: Central Business District General Sub-District (CBD-G)

EXISTING LAND USE: Residential (Currently Vacant)

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

WAIVERS REQUESTED: Relief needed from §153-13A(12), required landscape plan that is signed by an LLA and §153-14D(6)(b), required two-way accessway with a minimum width of 24 feet.

PERMITS REQUIRED: Two City of Dover Conditional Use Permits (CUP) to allow for ground floor residential and less than the required lot coverage.

TECHNICAL REVIEW COMMITTEE: Reviewed on April 2, 2025, November 6, 2025, and January 22, 2026.

CONSERVATION COMMISSION: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Application materials including site plan.

Summary of Request and Background

The applicant is proposing a mixed-use project consisting of two commercial units and nine residential units. The proposal includes demolishing the existing dilapidated structures on site to construct the approximately 8,750 square foot, five-story building.

The applicant is proposing a lot coverage of approximately 26% where a minimum of 75% is required.

The Technical Review Committee reviewed the Site Plan application at their April 2, 2025, November 6, 2025, and January 22, 2026 meetings.

Within the CBD-G District, conditional use approval may be granted by the Planning Board to adjust certain zoning standards, including dimensional regulations, provided that the proposed project complies with the criteria in §170-20B(2), as outlined below.

Consistency with Land Use Regulations – Non-Environmental CUP Criteria

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

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

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. The proposal complies with all other applicable dimensional zoning requirements and does not affect public spaces, pedestrian safety, or the existing street design. The inclusion of on-site parking, which reduces the area available for structural lot coverage, supports improved traffic flow and safer vehicular access.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0008

Application Type:	Conditional Use Permit
Applicant(s):	Mechanic Street Realty Trust
Owner(s):	Mechanic Street Realty Trust
Location:	9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Meeting Date:	February 24, 2026

Consistency with Land Use Regulations – CBD CUP Criteria
Chapter 170-20.B(2) outlines the criteria for granting a Conditional Use Permit for relief within the Central Business District Zoning District. Staff feels this proposal meets those criteria which include:

(a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.

(b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

(c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.

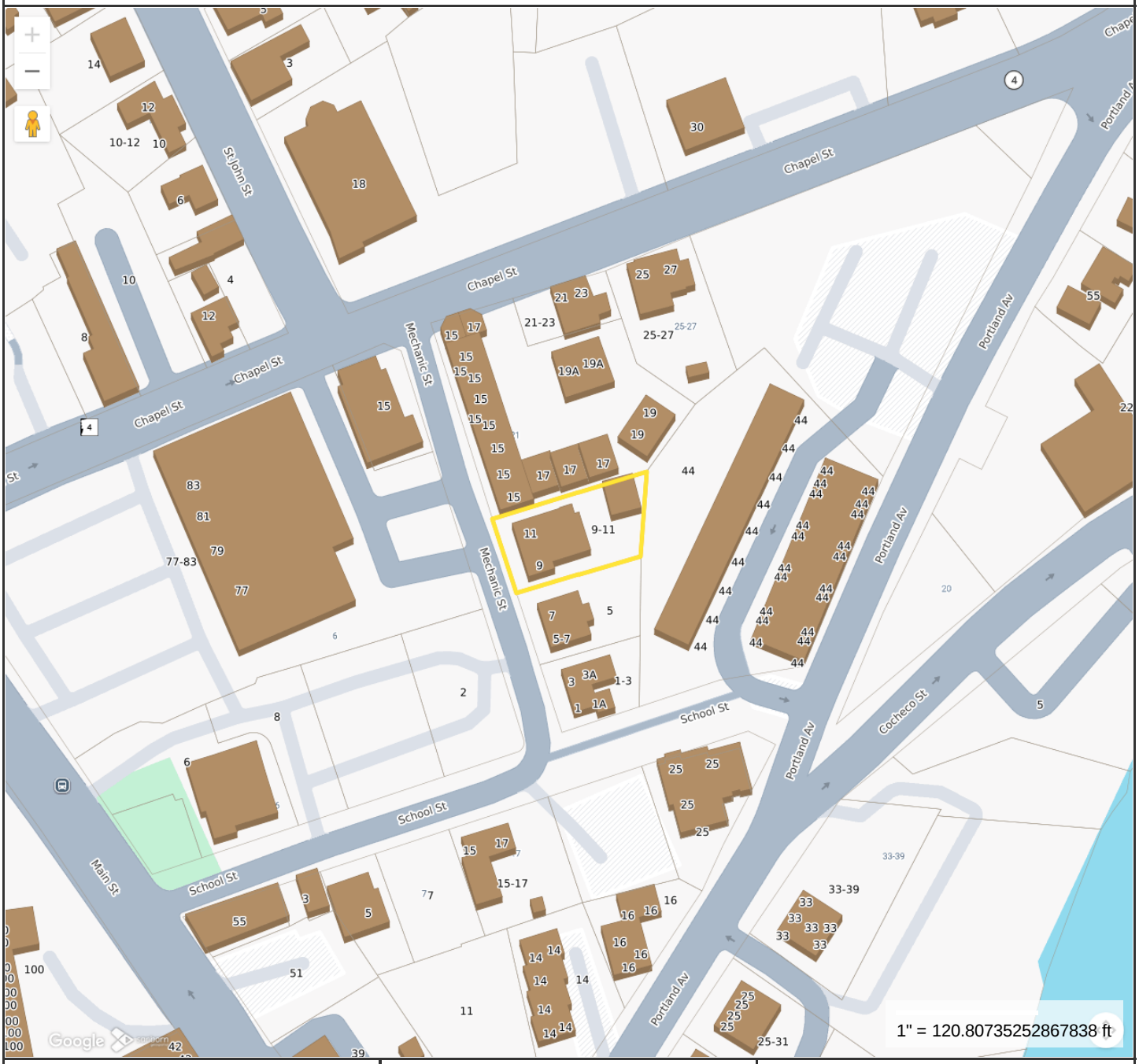
Staff feels the applicant has met said criteria and has considered the general design of the surrounding neighborhood with the building placement and design. Lot coverage is calculated only based on the structures on the property and due to the shape and size constraints of the lot, and the intent to accommodate on-site parking for potential residents, the applicant has proposed a site layout that results in less lot coverage than what is permitted.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, open a public hearing, close the public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit with the following subsequent condition of approval:

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

1. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.
2. Conditional use permit (COND-2026-0007) be conditionally approved.
3. Site plan (SITE-2025-0003) be conditionally approved.

COND-2026-0008 9 11 MECHANIC STREET



Property Information

Location	9 MECHANIC ST
Owner	LEGARE BENJAMIN T TRUSTEE
Land Use	111R
Zoning Code	CBD-G
Property Id	24101-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PERMIT SNAPSHOT REPORT COND-2026-0008
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	02/09/2026
Work Class:	Non-Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: To allow one affordable accessible residential unit on the ground floor with less than the minimum lot coverage on the property.

Parcel: 24101-000000 Main	**Address:** 9-11 Mechanic St Main Dover, 03820	**Zone:** CBD-G(Central Business District - Genera

Plan Preparer
Benjamin Osgood
130 Main Street Suite 202
Suite 202
salem, NH 03079
Home: (978) 435-1324
Business: (978) 208-1768
Mobile: (978) 435-1224

Owner
Benjamin Lagere
23A Middle Street
Newburyport, MA 01950
Mobile: (603) 490-5085

Permit Custom Fields

Select Permit Type	Central Business District - General	General Purpose	New Construction	Project Zone	Mixed Use
What is the parcel zoned?	CBD-G	Work	To allow one affordable accessible residential unit on the ground floor with less than the minimum lot coverage on the property.	permitstatefed	None

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	02/09/2026 11:29	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Planning General Application Fee	$200.00	$0.00
	Total for Invoice NOT INVOICED	$200.00	$0.00
	Grand Total for Permit	**$200.00**	**$0.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			02/11/2026 14:46
Confirm application complete v.1	Generic Action		02/11/2026 14:46
~~Conditional Use Review v.1~~	Receive Submittal		02/11/2026 14:46
Planning Board v.1		02/11/2026 14:46	
Planning Board Agenda v.1	Task	02/11/2026 14:46	02/11/2026 14:46
Invoice for Notices v.1	Task	02/11/2026 14:46	
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

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Benjamin T. Legare, Trustee Mechanic Street Realty Trust Telephone # 603-490-5085

Address of Applicant: 23A Middle Street, Newburyport, MA 01950

E-Mail Address: benjamin.lagare@gmail.com

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

Address of Property Owner: same

PROPERTY INFORMATION

Assessor's Map # 24 Lot(s) # 101

Address of Property: 9-11 Mechanic Street, Dover, NH

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

Existing Use of Property: Multi Family Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Allow one affordable accessible residential unit on the ground floor

Allow less than 20% commercial space in the building

Allow less than the minimum lot coverage on the property

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: No State or Federal permits

Site Plan Review in process

Name of Professional That Prepared Plans: Benjamin C. Osgood, Jr., PE Ranger Engineering Group, Inc

Address 130 Main Street, Suite 202, Salem, NH 03079 Telephone #: 978-435-1324

Professional License #: NH 12080 E-mail address: Bosgood@Rangereng.com

SIGNATURES

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

Signature of Property Owner: 9-11 Mechanic Street Realty Trust Date: 2-3-2026
By: Robert A. Ciampitti, Jr., Esq.
Attorney In Fact for Trust

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

Signature of Agent: 9-11 Mechanic Street Realty Trust Date: 2-3-2026

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 2-3-2026
9-11 Mechanic Street Realty Trust
By: Robert A. Ciampitti, Jr., Esq.
Attorney In Fact for Trust

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 1, 2021)

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

A. Plan Review Fees

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

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

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

SUBTOTAL PLAN REVIEW FEE (A) = $_____

AND

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

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

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

SUBTOTAL NOTICE FEE (B & C) = $_____

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

PLAN REVIEW FEE COLLECTED/PAID = $ _____

BALANCE DUE = $ _____

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

COND-2026-0008 **9 11 MECHANIC STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
03012-000000	7 SCHOOL ST	79 SCHOOL ST LLC		3 QUILL LN SUITE 107	BARRINGTON	NH	03825
03011-000000	15 SCHOOL ST	CURLEY KYLE		64 RUNNING SPRINGS RD	GORHAM	ME	04038
24097-000000	21 CHAPEL ST	VACCARO RALPH D & PRANEE &	VACCARO DAVID M	183 GREEN ST	SOMERSWORTH	NH	03878-2213
24102-000000	5 MECHANIC ST	BARROWS JEREMY		5 MECHANIC ST	DOVER	NH	03820-3507
03009-000008	25 SCHOOL ST	POULIN DAVID VALMOR		25 SCHOOL ST #8	DOVER	NH	03820
03009-000006	25 SCHOOL ST	TRASK CHRISTOPHER &	TRASK TABITHA	46 CAMPBELL DR	MILTON	NH	03851
03009-000009	25 SCHOOL ST	LANSFORD KEVIN		25 9 SCHOOL ST	DOVER	NH	03820
03009-000001	25 SCHOOL ST	CA HOLDINGS LLC		60 BOXWOOD LN	DOVER	NH	03820
03009-000004	25 SCHOOL ST	DANIELS NICHOLAS		25 4 SCHOOL ST	DOVER	NH	03820
03009-000007	25 SCHOOL ST	WINTER DEVYN WHITNEY	WINTER MEGHAN	52 WHIPPLE RD APT A	KITTERY	ME	03902
03009-000000	25 SCHOOL ST	25 SCHOOL ST CONDO ASSOCIATION	C/O RANDY JONES	34 GARFIELD DR	PORTSMOUTH	NH	03801
24103-000000	1 MECHANIC ST	CORBETT ZACHARY J		3 MECHANIC ST	DOVER	NH	03820
03025-000000	8 SCHOOL ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24095-000000	PORTLAND AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24105-A00000	20 COCHECO ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
03010-000000	SCHOOL ST	LEGARE BENJAMIN T TRUSTEE	3 SCHOOL STREET REALTY TRUST	3 COLBY FARM LN	NEWBURYPORT	MA	01950
03030-000000	15 CHAPEL ST	SAINT GEORGE MARONITE CATHOLIC CHURCH		15 CHAPEL STREET	DOVER	NH	03821-2210
03027-000000	2 MECHANIC ST	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820
24056-000000	18 CHAPEL ST	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
24095-000LS1	PORTLAND AV	44 PORTLAND AVE LLC		42 J DOVER POINT RD	DOVER	NH	03820
24100-000000	15 MECHANIC ST	MECHAPEL LLC		3 QUILL LANE STE 107	BARRINGTON	NH	03825
03031-000000	77 MAIN ST	BIG J REALTY INC		161 CLEMENT ROAD	ROLLINSFORD	NH	03869
03009-000003	25 SCHOOL ST	VEAZEY JOANNA &	VEAZEY CHARLES	1025 KINGS CT	VENICE	FL	34293
03009-000002	25 SCHOOL ST	CUMMING NATHALIE LENA		25 SCHOOL ST UNIT 2	DOVER	NH	03820
03009-000005	25 SCHOOL ST UNIT #5	SHANAHAN RACHEL LYNNE		25 SCHOOL ST UNIT 5	DOVER	NH	03820
24096-000000	25 CHAPEL ST	RICHARDS ZACHARY MARK		25-27 CHAPEL ST	DOVER	NH	03820
24104-000000	44 PORTLAND AV	44 PORTLAND AVE LLC		3 QUILL LANE STE 107	BARRINGTON	NH	03825
03026-000000	SCHOOL ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24101-000000	9 MECHANIC ST	LEGARE BENJAMIN T TRUSTEE	9-11 MECHANIC STREET REALTY TRUST	23A MIDDLE ST	NEWBURYPORT	MA	01950
		PE RANGER ENGINEERING GROUP, INC	BENJAMIN C OSGOOD JR	130 MAIN STREET, SUITE	SALEM	NH	03079

SITE: 2025-0003
PB: 2-24-2026
Locus: 9-11 Mechanic Street

CONDITIONAL USE PERMIT APPLICATION
NARRATIVE RESPONSE TO CRITERIA

1. CONDITIONAL USE PERMIT – REQUEST FOR RELIEF FROM STANDARDS

- **RSA 674:21, II) - §170-19B (1)**

a. That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.

RESPONSE: The proposed project is located entirely on private property and will not alter or affect the definition or use of adjacent rights-of-way.

b. That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

RESPONSE: The project will utilize the existing driveway for vehicle access and will not alter public streets or pedestrian areas. No new traffic circulation patterns are proposed.

c. That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.

RESPONSE: The project does not involve any redesign of public streets. The proposed structure will be constructed in compliance with all applicable building and safety codes, ensuring both accessibility and a safe environment.

d. That architecture and landscape design shall grow from local climate, topography, history, and building practice.

RESPONSE: While there is very limited space available for site landscaping, the landscaping that is planned for the project site will remain consistent with the existing Mechanic Street setting and architectural design and will seek to complement the surrounding mixed use character and local building practices.

e. That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.

RESPONSE: The planned building will incorporate energy-efficient construction methods and materials appropriate for the local climate. The design will emphasize natural light, efficient window placement, and an optimized floor plan to enhance comfort and reduce energy use throughout the year.

f. That civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.

RESPONSE: (Not Applicable) as the proposed project consists of a mixed use (residential and ground floor commercial) structure and does not include or impact on any civic or public gathering facilities.

That said, the project does include and contemplate the use of a bench and street landscaping, as well as a wall mural installation along the driveway access building wall (via a Dover-local artist RFP), which has a sightline along the pedestrian right of way along Mechanic Street.

g. That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.

RESPONSE: (Not Applicable) as the proposed project consists of a mixed use (residential and ground floor commercial) structure and does not include or impact on any civic or public gathering facilities.

h. That the preservation and renewal of historic buildings shall be facilitated.

RESPONSE: The proposed construction will not alter or impact any existing or historic structures on the site or adjacent properties.

i. That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.

RESPONSE: The proposed project will be harmonious with the surrounding area, as it aligns with existing mixed-use development patterns of the CBD-G district (and walkable downtown), and supports the orderly evolution of this downtown neighborhood.

j. That if the relief is granted, the surrounding neighborhood is not negatively impacted.

RESPONSE: The surrounding mixed-use neighborhood will not be negatively impacted. Driveway access to the rear of the building will remain unchanged and will utilize a single driveway access to the rear of the building from Mechanic Street. The proposed structure shall remain consistent with the character, scale, and use of existing mixed-use development in (and around) the CBD-G downtown district.

2. CONDITIONAL USE PERMIT – REQUEST FOR RELIEF FROM STANDARDS

- **RSA 674:21, II) - §170-19B (2)**

a. The requested use shall be compatible with abutting uses and the surrounding neighborhood.

RESPONSE: The requested mixed-use (residential & commercial) is compatible with abutting properties and consistent with the established neighborhood character of surrounding downtown neighborhood along Mechanic Street & Chapel Street.

b. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

RESPONSE: The proposed single-family dwelling will not generate significant additional traffic or affect pedestrian safety. Access will continue via the existing driveway, and only minimal additional vehicle trips are anticipated.

c. The requested use will not result in objectionable noise or odor which would constitute a nuisance.

RESPONSE:

The requested use (mixed-use residential & commercial) will not result in objectionable noise or odor that would constitute nuisance. The proposed mixed-use is consistent with normal downtown activity levels.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2025-0003

Application Type:	Site Review
Applicant(s):	Mechanic Street Realty Trust
Owner(s):	Mechanic Street Realty Trust
Location:	9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Meeting Date:	February 24, 2026

INTENT: Proposal is to construct an approximately 8,750 square foot, five-story mixed-use building with two commercial units and one residential unit on the first floor, and eight residential units on the upper floors.

AGENDA ITEM #: 4-F

FILE: SITE-2025-0003

LOTS/UNITS PROPOSED: Two (2) commercial units and nine (9) residential units

APPLICANT/OWNER: Mechanic Street Realty Trust

LOCATION: 9-11 Mechanic Street (Assessor's Map 24, Lot 101)

ACREAGE: 0.16± ac.

ZONING DISTRICT: Central Business District General Sub-District (CBD-G)

EXISTING LAND USE: Residential (Currently Vacant)

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

WAIVERS REQUESTED: Relief needed from §153-13A(12), required landscape plan that is signed by an LLA and §153-14D(6)(b), required two-way accessway with a minimum width of 24 feet.

PERMITS REQUIRED: Two City of Dover Conditional Use Permits (CUP) to allow for ground floor residential and less than the required lot coverage.

TECHNICAL REVIEW COMMITTEE: Reviewed on April 2, 2025, November 6, 2025, and January 22, 2026.

CONSERVATION COMMISSION: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Application materials including site plan.

Summary of Request and Background
The applicant is proposing a mixed-use project consisting of two commercial units and nine residential units. The proposal includes demolishing the existing dilapidated structures on site to construct the approximately 8,750 square foot, five-story building and eight parking spaces on site.

In addition to the eight on-site parking spaces, on Jan. 28, 2026, City Council approved a license agreement granting the applicant up to twelve parking spaces in the Portland Avenue public parking lot. The agreement was endorsed by the Parking Commission at its Nov. 18, 2025 meeting.

Two waivers are being proposed as part of this project related to the requirement for a landscape plan that is signed by a Licensed Landscape Architect (LLA) and the requirement for a two-way accessway width of 24', where an aisle width of 16' is being proposed.

The Technical Review Committee reviewed the application at their April 2, 2025, November 6, 2025, and January 22, 2026 meetings. Part of the TRC discussion and review focused on emergency access, building code compliance based on proximity to neighboring structures, parking availability and layout, and access for passenger vehicles and garbage removal. *(minutes attached)*

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

1. §153-14.D.6(b), relief requested from required two-way accessway width of 24'.
2. §153-13A(12), relief requested from required landscape plan that is signed by an LLA.

Consistency with Land Use Regulations –Waivers/Relief
§153-21 of the Site Plan Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

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

Planning Staff believes the applicant's rationale for the requested waivers meets criterion (1), as granting such relief is not contrary to the spirit or intent of the ordinance. The lot provides limited area for landscaping; however, the applicant has included plantings on the property as shown on the plan set. Also, site access is proposed via a shared driveway made

possible through an access easement with the neighboring property. The applicant is proposing to widen the existing driveway from approximately 9 feet to 16 feet, within the available area, improving existing access to both properties.

STAFF RECOMMENDATION - Waivers/Relief:

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

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

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:

   §153-13A(12), required landscape plan signed by a Licensed Landscape Architect.
   §153-14.D.6(b), required two-way accessway width of 24'.

Consistency with Land Use Regulations – Site Plan

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

STAFF RECOMMENDATION:

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

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
   1.1. Permit File #SITE-2025-0003;
   1.2. Owner's signatures;
   1.3. Professional stamps and signatures;
   1.4. A 2x2" box on bottom right on plan set for Planning Board Chair signature;
   1.5. Show insulation board in areas of water service with less than 5' of cover, subject to review and approval by the City Engineer;
   1.6. Correct the discrepancy in elevation discrepancy between the top of asphalt and top of stone layer, subject to review and approval by the City Engineer;
2. Provide copy of the recorded access easement granting shared driveway access with 5-7 Mechanic St;
3. Sign and return the approved parking license agreement to the Planning Department;
4. Provide documentation confirming the buried pipe system is designed to support anticipated parking lot loads, subject to review and approval by the City Engineer;
5. Approval of COND-2026-0007;
6. Approval of COND-2026-0008;
7. Provide written confirmation to the Planning Department from applicable providers, such as Verizon and Comcast, confirming the feasibility of undergrounding the existing utility wires serving the site.

Subsequent Condition to Be Met Prior to Construction:

8. A preconstruction meeting must be held with City staff;
9. Submit a concept proposal to the Planning Department for the proposed artwork for review and approval by the Arts Commission.
10. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;

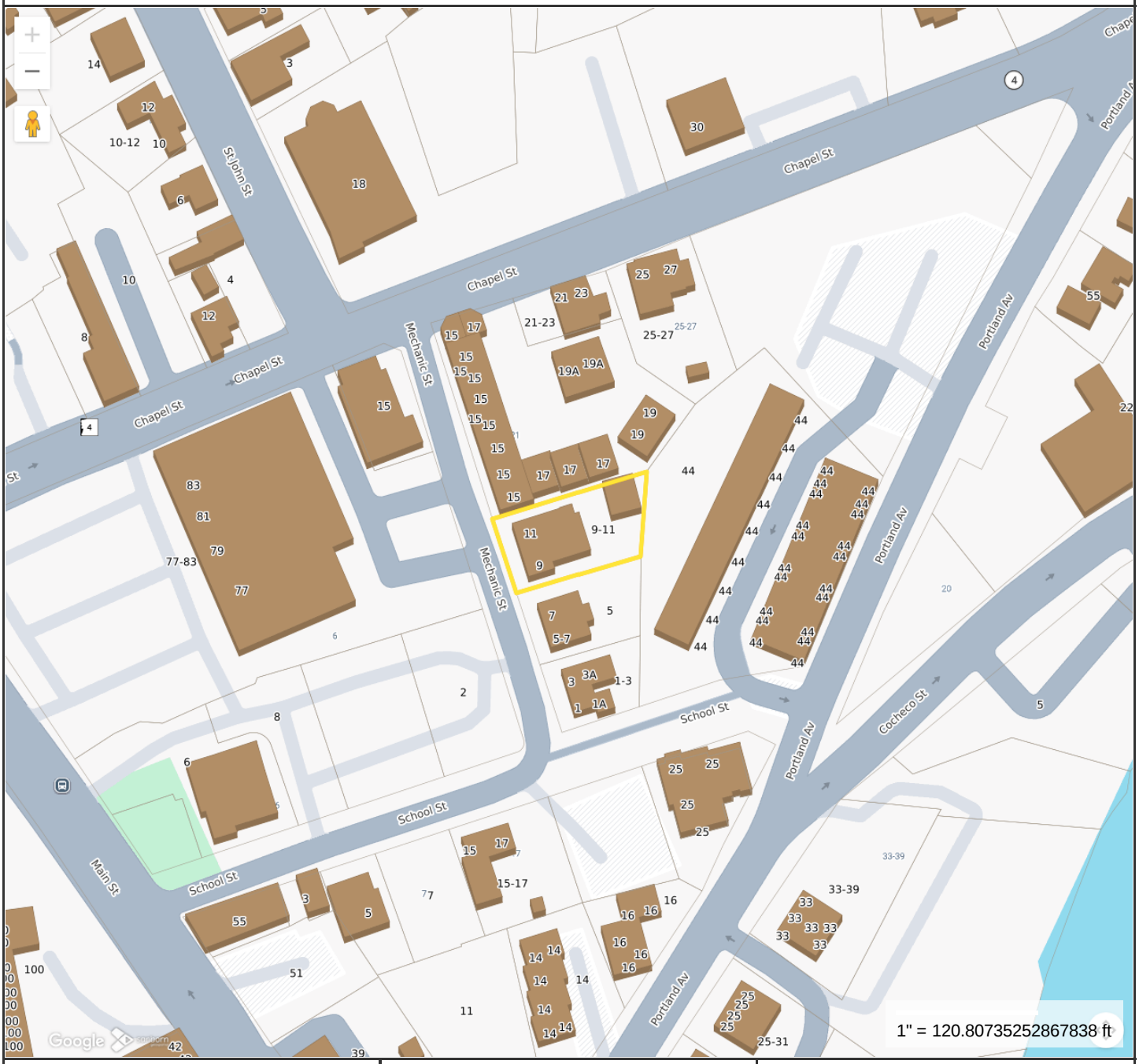
Subsequent Condition to Be Met Prior to Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

12. Issuance of Certificate of Occupancy;
13. Installation of approved public art on-site;
14. Surety or other form of security acceptable to the City is provided for any unfinished work;
15. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

SITE-2025-0003 9 11 MECHANIC STREET



Property Information

Location	9 MECHANIC ST
Owner	LEGARE BENJAMIN T TRUSTEE
Land Use	111R
Zoning Code	CBD-G
Property Id	24101-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PLAN SNAPSHOT REPORT SITE-2025-0003
FOR CITY OF DOVER, N.H.

Plan Type:	Site Plan - Major	**Project:**		**App Date:**	04/03/2025
Work Class:	New Construction	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**		**Approval Expire Date:**	

Description: Construct 5 story mixed use structure, with commercial space on the 1st floor, along with an ADU, and nine (9) residential units above to include a nine (9) space parking lot.

Parcel:	24101-000000 Main	**Address:**	9-11 Mechanic St Dover, NH Main	**Zone:**	CBD-G(Central Business District - Genera

Owner	Engineer	Applicant
Benjamin Lagere 23A Middle Street Newburyport, MA 01950 Mobile: (603) 490-5085	Benjamin Osgood 130 Main Street Suite 202 Suite 202 salem, NH 03079 Home: (978) 435-1324 Business: (978) 208-1768 Mobile: (978) 435-1224	Benjamin Lagere 23A Middle Street Newburyport, MA 01950 Mobile: (603) 490-5085

Plan Custom Fields

Total2	9645	Total3	4939	Total	0
Total5	0	Total4	0	Total6	9
Total7	0	Total9	1696	Total8	9645
Street Classification Type	Municipal	Recording Number		Net Change in # Parking Spaces (+/-)	7
Water Service	Municipal	Sewer Service	Municipal	Deed Book	5230
Total Acres (GIS)	0.16	Deed Page	281	Total SQFT	6969.6
Deed Date		Proposed Property Use	Mixed use commercial/residential	Area of Parcel to be Developed (SQFT)	7169
Number of Parking Spaces Existing	2	Number of Parking Spaces Proposed	9	Number of Employees Total	3
Number of Employees in Max Shift	3	Distance to City Water	20	Distance to City Sewer	18
Type of Building to be Built	mixed use commercial residential.	Estimated Construction Value	3000000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	No	Existing Conservation Easement Details		Total of Impact Fees to be Assessed	0.00
TotalImpactFeeSDTOD	0.00	Sub Total Residential	0.00	TotalImpactFeeTHTOD	0.00
TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00
TotalImpactFeeADUTOD	0.00	TotalImpactFeeAONRTOD	0.00	TotalImpactFeeAR55TOD	0.00
TotalImpactFeeAR62TOD	0.00	TotalImpactFeeRIRCTOD	0.00	Sub Total Non-Residential	0.00
TotalImpactFeeOCSTOD	0.00	TotalImpactFeeITWCTOD	0.00	TotalImpactFeeNHALTOD	0.00
TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOTOD	0.00		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Benjamin_Osgood_4/3/2025.jpg	04/03/2025 15:27	Osgood, Benjamin		Uploaded via CSS
2025.04.24_PlanningTechnicalReviewCommittee.Agenda.pdf	04/07/2025 13:44	Blonigen, Rachel		TRC Agenda
2025.04.24_PlanningTechnicalReviewCommittee.9-11	05/12/2025 15:05	Blonigen, Rachel		Final TRC Minutes

Mechanic_SITE-2025-0003.pdf			
2025.09.25_PlanningTechnicalReviewCommittee.Agenda.pdf	09/04/2025 14:23	Blonigen, Rachel	TRC Agenda
2025.09.25_PlanningTechnicalReviewCommittee.Agenda.Cxl.pdf	09/24/2025 13:08	Blonigen, Rachel	Cancelled TRC Agenda
2025.11.06_PlanningTechnicalReviewCommittee.Agenda.Rev.pdf	10/27/2025 12:15	Blonigen, Rachel	Revised TRC Agenda
2025.11.06_PlanningTechnicalReviewCommittee.9-11 Mechanic_SITE-2025-0003.pdf	11/10/2025 12:32	Blonigen, Rachel	Draft TRC Minutes
2026.01.22_PlanningTechnicalReviewCommittee.Agenda.pdf	01/13/2026 10:20	Blonigen, Rachel	TRC Agenda
2026.01.22_PlanningTechnicalReviewCommittee.9-11 Mechanic_SITE-2025-0003.pdf	01/22/2026 16:21	Blonigen, Rachel	Draft TRC Minutes

Note	Created By	Date and Time Created
1. Resubmit for 2nd TRC	Rachel Blonigen	05/12/2025 15:05
2. TRC Meeting scheduled for 09/25/2025 was cancelled will be rescheduled for another date TBD- RLB	Rachel Blonigen	09/24/2025 13:06
3. access concerns unresolved- Erin e mailed	Jim Maxfield	10/30/2025 9:14

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025011865	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-2025011865	**$200.00**	**$200.00**
INV-2025012132	Planning Non-Res/Mixed Use – New Construction	$1,446.75	$1,446.75
	Total for Invoice INV-2025012132	**$1,446.75**	**$1,446.75**
INV-2025012133	Planning Public Notice in Newspaper	$120.00	$120.00
	Total for Invoice INV-2025012133	**$120.00**	**$120.00**
INV-2025012134	Planning Impervious Paved Area Fee	$346.00	$346.00
	Total for Invoice INV-2025012134	**$346.00**	**$346.00**
INV-2025012135	Planning Residential Fee	$900.00	$0.00
	Total for Invoice INV-2025012135	**$900.00**	**$0.00**
	Grand Total for Plan	**$3,012.75**	**$2,112.75**

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	09/25/2025	Technical Review Committee Meeting

Comments: This TRC was cancelled, to be rescheduled at a later date that is TBD. 09/24/2025 RLB

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	04/23/2025	05/21/2025	04/23/2025

Comments:
- What is the square footage of the 2 commercial spaces?
- Do you have commercial users identified? Business Development would be happy to assist with filling spaces as needed.
- The ground floor residential may require a CUP please confirm with Planning.
- Business Development does not object to a CUP for a residential unit as described at this location on Mechanic Street. The placement and design of the commercial spaces along the frontage appears to respect the spirit and intent of the zoning, and the unit appears to use less than 25% of the ground floor area, which seems to be a reasonable concession for a site that may not reasonably be able to design upper floors for accessible units. OBD's support for a CUP is contingent on the purpose (affordable, ADA accessible) and design (no further reduction in commercial space or visibility) as currently proposed and may not be supportable on streets with higher demand for commercial space.
- Please provide some type of assessment of any barriers to ADA pedestrian access between this site and Main Street/Central Avenue. E.g. are there any points at which existing infrastructure or placement of garbage receptacles as shown on rendering imagery would render the sidewalk impassable and force a wheelchair user into the street?
- The overall project is attractive and well-designed and the massing seems to be generally appropriate for gentle infill development.

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Approved	01/13/2026	01/21/2026	02/04/2026	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Approved	01/13/2026	02/10/2026	01/23/2026

Comments: No further comments

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	Approved	01/13/2026	01/21/2026	02/04/2026

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Approved	01/13/2026	01/21/2026	02/04/2026	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Approved	01/13/2026	02/10/2026	02/04/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	01/13/2026	01/21/2026	02/04/2026

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	04/23/2025	05/21/2025	04/23/2025

Comments: 1) Common driveway for site access of 12' appears to be narrow for vehicular ingress/egress.
2) Common driveway appears to create a blind corner at the CD corner of the proposed structure.
3) Clarify if the rear parking is limited to residents only.
4) Edit "handicap" to "accessible" throughout the plan set.
Coordinate the site with elevation plan to show front accessible ramp.
5) Plan set shall indicate the distance from boundary lines to proposed structure.
6) Elevation plans appear to indicate unprotected openings(windows) within 3' from the band D side of the proposed structure. Remove windows for compliance with IBC.
7) Structures less than 10' from the property boundary shall have a fire resistive rating. Plan set shall indicate how this is achieved in accordance w/ IBC standards.
8) With overhead power lines limiting access along the street side and without access to sides B, C, and D indicate how compliance with IBC is achieved for building height and area.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Speidel, Marn	Requires Re-submit	04/23/2025	05/21/2025	04/25/2025

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Approved	01/13/2026	01/21/2026	02/04/2026	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	Approved	01/13/2026	01/21/2026	02/04/2026

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed

Land Use Plan Technical Review v.2	Requires Re-submit	09/04/2025	09/17/2025	09/24/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	09/04/2025	10/02/2025	09/24/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	09/04/2025	09/17/2025	09/24/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	09/04/2025	10/02/2025	09/24/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	09/04/2025	09/17/2025	09/24/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	09/04/2025	09/17/2025	09/04/2025

Comments: 1)There does not appear to be revised plans submitted.
2) Access remains a major concern

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Speidel, Marn	Requires Re-submit	09/04/2025	09/17/2025	09/24/2025

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.3	Requires Re-submit	10/27/2025	11/05/2025	02/04/2026	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development		Requires Re-submit	10/27/2025	11/24/2025	02/04/2026

Comments: No further comments

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering		Requires Re-submit	10/27/2025	11/05/2025	02/04/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning		Requires Re-submit	10/27/2025	11/24/2025	02/04/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning		Requires Re-submit	10/27/2025	11/05/2025	02/04/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services		Requires Re-submit	10/27/2025	11/05/2025	02/04/2026

Comments: 1) Site access and compliance with NFPA 1 items have been addressed in revision with underground utilities resulting in Mechanic Street being the fire access road. Provide letters from each pole using utility that will accept the conversion of overhead to underground.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police		Requires Re-submit	10/27/2025	11/05/2025	02/04/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/04/2025 14:31	02/04/2026 15:41
Confirm application complete v.1	Generic Action		04/04/2025 14:32

PLAN SNAPSHOT REPORT (SITE-2025-0003)

Technical Review Committee Meeting Agenda v.1	Task	04/04/2025 14:31	04/23/2025 11:20
Land Use Plan Technical Review v.1	Receive Submittal	01/13/2026 0:00	02/04/2026 15:40
Land Use Plan Technical Review v.1	Receive Submittal	04/23/2025 0:00	04/25/2025 11:45
Land Use Plan Technical Review v.2	Receive Submittal	09/04/2025 0:00	09/24/2025 13:05
~~Land Use Plan Technical Review v.3~~	Receive Submittal	10/27/2025 0:00	02/04/2026 15:41
Technical Review Committee Meeting v.1	Hold Meeting	10/27/2025 13:01	01/13/2026 9:57
Technical Review Committee Meeting v.1	Hold Meeting	01/13/2026 9:58	02/04/2026 15:37
Technical Review Committee Meeting v.1	Hold Meeting	09/04/2025 11:44	09/24/2025 13:06
Planning Board v.1		02/04/2026 15:45	
Planning Board Agenda v.1	Task	02/04/2026 15:45	
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Stamped and Signed v.1	Generic Action		
Recording v.1	Task		
Document Archival v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: BENJAMIN T. LAGARE, TRUSTEE MECHANIC STREET REALTY TRUST Telephone # 603-490-5085

Address of Applicant: 23A MIDDLE STREET, NEWBURYPORT MA 01950

E-Mail Address: BENJAMIN.LAGARE@GMAIL.COM

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Address of Property: 9-11 MECHANIC STREET, DOVER NH

Assessor's Map # 24 Lot(s) # 101

Zoning District(s) CBD SUBDISTRICT G Overlay District(s)

Size of Parcel: 7169 sq. ft. 0.16 ac. Property Deed: Book 5230 Page: 281

Existing Use of Property: MULTI FAMILY RESIDENTIAL

SITE PLAN INFORMATION

Describe Proposed Use: 5 STORY MIXED USE WITH COMMERCIAL ON FIRST FLOOR

Area of Parcel to be Developed: 7169 sq. ft.

If Multi-family Residential: Number of Units 9 & Buildings Proposed 1

If lodging: Number of Units _____ & number of Buildings _____

Number of Parking Spaces: Existing 2 Proposed 9

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Footprint 1,696 sq. ft.

Total Building Area 9,645 sq. ft.

Paved Area 3,277 sq. ft.

Building Setbacks:

Front Yard 5 ft.

Rear Yard 69.55 ft.

Side Yard: Right 1.57 ft. Left 0.82 ft.

City Water? X Yes ___ No How far is city water from the property? _____

City Sewer? X Yes ___ No How far is city sewer from the property? _____

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

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

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

_____

_____

_____

BUILDING INFORMATION

Type of Building to be Built: MIXED USE COMMERCIAL ON FLOOR 1 RESIDENTIAL ABOVE

Height of Building: 5 STORY Finished Floor Elevation: 67.25'

Number of Seats (where applicable) N/A

Estimated value of construction: _____Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

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

_____

_____

_____

_____

_____

_____

_____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Timothy J Winings RANGER Engineering

Address 130 MAIN ST. SALEM, NH Telephone #: 978-208-1762

Professional License #: NH - 682 E-mail address: myTJWsurvey@Gmail.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Benjamin C Osgood, JR RANGER ENGINEERING GROUP INC.

Address 130 MAIN STREET SALEM NH Telephone #: 978-435-1324

Professional License #: NH.12080 E-mail address: BOSGOODE@RangerEng.com

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) JOHN P HAYES III

Address 7 LIMESTONE WAY, NORTH HAMPTON, NH 03862 Telephone #: 603-205-4396

Professional License #: NH 087 E-mail address: _____

CONSERVATION EASEMENT HOLDER N/A

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 4-3-25

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 4-3-25

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 4-3-25

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: 4-3-25

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☐ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☒ SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - ☒ New construction $.15 sq. ft. x # 9,645 sq. ft.= 1446.75 $1646.75
  - ○ Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- ☐ MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- ☐ CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - ○ Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- ☐ CONDITIONAL USE PERMIT Application fee $200.00 x # _____ per Application = $_____
- ☐ GRAVEL PIT/ EXCAVATIONS
  - ○ Application fee $50.00= $_____
  - ○ Permit fee $75.00= $_____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- ☐ REQUEST FOR REZONING Application fee $200.00 = $_____
- ☐ DRIVEWAY WAIVER Application fee $200.00 = $_____
- ☒ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # 4934 sq. ft. = $346

SUBTOTAL PLAN REVIEW FEE = $1992.75

AND

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

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

C. Foster's newspaper public notice fee $120.00 x # 1 applications = $120.-

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $_____

BALANCE DUE = $_____

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

CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

SITE-2025-0003 **9 11 MECHANIC STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
03012-000000	7 SCHOOL ST	79 SCHOOL ST LLC		3 QUILL LN SUITE 107	BARRINGTON	NH	03825
03011-000000	15 SCHOOL ST	CURLEY KYLE		64 RUNNING SPRINGS RD	GORHAM	ME	04038
24097-000000	21 CHAPEL ST	VACCARO RALPH D & PRANEE &	VACCARO DAVID M	183 GREEN ST	SOMERSWORTH	NH	03878-2213
24102-000000	5 MECHANIC ST	BARROWS JEREMY		5 MECHANIC ST	DOVER	NH	03820-3507
03009-000008	25 SCHOOL ST	POULIN DAVID VALMOR		25 SCHOOL ST #8	DOVER	NH	03820
03009-000006	25 SCHOOL ST	TRASK CHRISTOPHER &	TRASK TABITHA	46 CAMPBELL DR	MILTON	NH	03851
03009-000009	25 SCHOOL ST	LANSFORD KEVIN		25 9 SCHOOL ST	DOVER	NH	03820
03009-000001	25 SCHOOL ST	CA HOLDINGS LLC		60 BOXWOOD LN	DOVER	NH	03820
03009-000004	25 SCHOOL ST	DANIELS NICHOLAS		25 4 SCHOOL ST	DOVER	NH	03820
03009-000007	25 SCHOOL ST	WINTER DEVYN WHITNEY	WINTER MEGHAN	52 WHIPPLE RD APT A	KITTERY	ME	03902
03009-000000	25 SCHOOL ST	25 SCHOOL ST CONDO ASSOCIATION	C/O RANDY JONES	34 GARFIELD DR	PORTSMOUTH	NH	03801
24103-000000	1 MECHANIC ST	CORBETT ZACHARY J		3 MECHANIC ST	DOVER	NH	03820
03025-000000	8 SCHOOL ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24095-000000	PORTLAND AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24105-A00000	20 COCHECO ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
03010-000000	SCHOOL ST	LEGARE BENJAMIN T TRUSTEE	3 SCHOOL STREET REALTY TRUST	3 COLBY FARM LN	NEWBURYPORT	MA	01950
03030-000000	15 CHAPEL ST	SAINT GEORGE MARONITE CATHOLIC CHURCH		15 CHAPEL STREET	DOVER	NH	03821-2210
03027-000000	2 MECHANIC ST	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820
24056-000000	18 CHAPEL ST	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
24095-000LS1	PORTLAND AV	44 PORTLAND AVE LLC		42 J DOVER POINT RD	DOVER	NH	03820
24100-000000	15 MECHANIC ST	MECHAPEL LLC		3 QUILL LANE STE 107	BARRINGTON	NH	03825
03031-000000	77 MAIN ST	BIG J REALTY INC		161 CLEMENT ROAD	ROLLINSFORD	NH	03869
03009-000003	25 SCHOOL ST	VEAZEY JOANNA &	VEAZEY CHARLES	1025 KINGS CT	VENICE	FL	34293
03009-000002	25 SCHOOL ST	CUMMING NATHALIE LENA		25 SCHOOL ST UNIT 2	DOVER	NH	03820
03009-000005	25 SCHOOL ST UNIT #5	SHANAHAN RACHEL LYNNE		25 SCHOOL ST UNIT 5	DOVER	NH	03820
24096-000000	25 CHAPEL ST	RICHARDS ZACHARY MARK		25-27 CHAPEL ST	DOVER	NH	03820
24104-000000	44 PORTLAND AV	44 PORTLAND AVE LLC		3 QUILL LANE STE 107	BARRINGTON	NH	03825
03026-000000	SCHOOL ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
24101-000000	9 MECHANIC ST	LEGARE BENJAMIN T TRUSTEE	9-11 MECHANIC STREET REALTY TRUST	23A MIDDLE ST	NEWBURYPORT	MA	01950
		PE RANGER ENGINEERING GROUP, INC	BENJAMIN C OSGOOD JR	130 MAIN STREET, SUITE	SALEM	NH	03079

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2025-0003

Application Type:	Site Plan
Applicant(s):	Mechanic Street Realty Trust
Owner(s):	Mechanic Street Realty Trust
Location:	9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Date Sent:	January 22, 2026

INTENT: Proposal is to construct a five (5) story mixed-use structure, with commercial space on the first floor and nine (9) residential units throughout the building. *[This item was previously heard by the Planning Technical Review Committee on April 2, 2025 and November 6, 2025.]*

LOTS/UNITS PROPOSED: Two (2) commercial units and nine (9) residential units

AGENDA ITEM #: 1

ACREAGE: 0.16± ac.

ZONING DISTRICT: Central Business District-General (CBD-G)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

PERMITS/RELIEF REQUESTED: Relief needed from §153-13A(12), required landscape plan that is signed by an LLA and §153-14D(6)(b), required two-way accessway with a minimum width of 24 feet. Two CUPs required for residential use on first floor and dimensional relief.

ATTENDANCE:
Donna Benton, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Jim Maxfield, Inspection Services
Craig Chabot, Fire Department
Alex Mitrushi, Police Department
James Burdin, Business Development

Others:
Erin Bassegio, City Planner
Matthew Gibbons, Deputy City Engineer
Robert Ciampitti, Applicant
Ben Osgood, Ranger Engineering
Stefano Basso, SV Design

Approval of minutes from December 18, 2025:
J. Burdin moved to approve the December 18, 2025 minutes. Seconded by C. Chabot. Vote: U/A.

PLAN REVIEW:
Planning:

- *Reminder: Water and sewer investment fees*
- *Provide letters to serve from utilities when available during TRC process*
  - *These will be needed prior to Planning Board.* (Letters needed from Verizon and Comcast)
- *Reminder: Pest management plan/letter*
  - Acknowledged note on plan added. Management plan or letter can be a condition of approval.
- *Provide application and revise current application materials which indicates no CUPs*
  - CUP narratives were not included with submission. This will be two CUP requests (allowing residential on first floor and lot coverage relief), and require narratives per *§170-20B*.
- *Discuss where extra 10 parking spaces will be provided. City may be able to accommodate in Portland Ave lot.*
  - Confirmation provided. Council agreement on parking spaces will be considered on Jan. 28th 2026.
- *Note public art is expected.*
  - *Noted inclusion on rendering: staff will review final proposal.*
- *As part of streetscape standards, public waste bin, bench, and street trees shall be included.*
  - Thank you for updating plan to include streetscape requirements, as discussed, preference would be for landscaping.
  - Bike rack to city standard, staff can provide.
- Photometric plan submitted- boundary spillover shown, please include uniformity ratio.
- *Waiver requests should be expanded to better indicate how they meet the criteria of the waiver criteria being met.*
  - §153-13A(12): relief needed from required landscape plan that is signed by a Licensed Landscape Architect.
  - §153-14D(6)(b): relief needed from required two-way accessway under the minimum of 24 feet.
- For relief related to ground floor commercial/residential make-up, preference would be for ground-floor accessible unit to be restricted to HUD Fair Market Rent rates.

Engineering:

DRAFT

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2025-0003

Application Type:	Site Plan
Applicant(s):	Mechanic Street Realty Trust
Owner(s):	Mechanic Street Realty Trust
Location:	9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Date Sent:	January 22, 2026

- Provide additional dimensions on dumpster pad details for fencing and bollard clearances.
- It is unclear whether trash and recycling will be by dumpster or totters.
- Recommend larger dumpster based on number of dwelling units.
- Grading & Drainage Plan – recommend adding 1' contours or 0.5' contours to clearly show pavement grading intent.
- Recommend pavement overlay across entire street in front of the property.
- Landscaping plan – landscaping still conflicts with catch basin.
- Turning plan – passenger car and trash truck turning radius conflicts with curb, sidewalk, and parking spaces.
- Turning plan – ladder truck turning plan does not work. Remove if IS no longer requested ladder truck access at rear and side of building.
- Utility Plan – show (2) 45 deg elbows instead of 90s and thrust blocks where required. Note 21, sewer should be witnessed with color green, not yellow. Add vertical insulation board between water service and DMH 1.
- Utility Plan & Details – 2" line shown where 4" shown on Utility plan. Insufficient cover over water service (5' required). Water service profile does not shown 18" separation between sewer main.
- Drainage Details – Section 1 and 2 notes conflict with respect to subgrade soils. Section 1 elevations shown are insufficient for required 4" HMA and 6-8" sub base. Fix dimension lines for pipe spacing.
- Access authorization letter for curb box to be provided prior to planning board signature.
- Lighting plan – lighting intensity shall be 0 light candles along all property lines
- Stormwater report – revise and resubmit based on design changes.
- *Parking is too tight in the rear, no swing room for backing. Risk of striking toter enclosure*

Inspection Services:

- Site access and compliance with NFPA 1 items have been addressed in revision with underground utilities resulting in Mechanic Street being the fire access road. Provide letters from each pole using utility that will accept the conversion of overhead to underground.
- Review access aisle width for accessible parking space (8' space, 8' acess aisle).

Fire Department:

- Prior comments addressed.

Business Development:

- Thank you for committing to HUD rent-restricted unit.
- No further comments.

Planning Board:

- *More detailed description needed for CUP justifications.*

Next Steps: Revise plans per comments above and resubmit for Planning Board.

Adjournment: J. Burdin moved to adjourn the meeting at 11:01 a.m. Seconded by A. Mitrushi. Vote: U/A.

Police:

DRAFT

TRC PLAN REVIEW RESPONSES
2/2/2026

Planning:

- *Reminder: Water and sewer investment fees*
- *Provide letters to serve from utilities when available during TRC process*
    - *These will be needed prior to Planning Board.* (Letters needed from Verizon and Comcast)
        - **These letters are being requested and will be submitted prior to the planning board hearing**
- *Reminder: Pest management plan/letter*
    - Acknowledged note on plan added. Management plan or letter can be a condition of approval.
        - **No response required**
- *Provide application and revise current application materials which indicates no CUPs*
    - CUP narratives were not included with submission. This will be two CUP requests (allowing residential on first floor and lot coverage relief), and require narratives per *§170-20B*.
        - **A narrative will be provided**
- *Discuss where extra 10 parking spaces will be provided. City may be able to accommodate in Portland Ave lot.*
    - Confirmation provided. Council agreement on parking spaces will be considered on Jan. 28th 2026.
        - **The Council granted the lease for 10 spaces**
- *Note public art is expected.*
    - *Noted inclusion on rendering: staff will review final proposal.*
        - **No response required**
- *As part of streetscape standards, public waste bin, bench, and street trees shall be included.*
    - Thank you for updating plan to include streetscape requirements, as discussed, preference would be for landscaping.
    - Bike rack to city standard, staff can provide.
        - **The civil plans have locations and details for each of these items**
- Photometric plan submitted- boundary spillover shown, please include uniformity ratio.
    - **The photometric plan will be revised and included under separate cover. The light pole locations have been revised so cutoff fixtures can be used to eliminate wash onto adjacent properties.**
- *Waiver requests should be expanded to better indicate how they meet the criteria of the waiver criteria being met.*
    - §153-13A(12): relief needed from required landscape plan that is signed by a Licensed Landscape Architect.
    - §153-14D(6)(b): relief needed from required two-way accessway under the minimum of 24 feet.
        - **Additional explanation provided.**
- For relief related to ground floor commercial/residential make-up, preference would be for ground-floor accessible unit to be restricted to HUD Fair Market Rent rates.
    - **The ground floor residence will be restricted to HUD fair market rates**

Engineering:

- Provide additional dimensions on dumpster pad details for fencing and bollard clearances.
    - **Additional details have been added to the dumpster pad detail.**
- It is unclear whether trash and recycling will be by dumpster or totters.
    - **There will be a 4 yard dumpster**
- Recommend larger dumpster based on number of dwelling units.
    - **A four yard dumpster has a capacity large enough so once a week pickup is adequate**
- Grading & Drainage Plan – recommend adding 1' contours or 0.5' contours to clearly show pavement grading intent.
    - **A 65.5 contour has been added to the parking lot.**
- Recommend pavement overlay across entire street in front of the property.
    - **The plan has been revised to show a mill and overlay in front of the property.**
- Landscaping plan – landscaping still conflicts with catch basin.

- **The landscaping has been revised**

- Turning plan – passenger car and trash truck turning radius conflicts with curb, sidewalk, and parking spaces.
  - **The turning plans have been revised**
- Turning plan – ladder truck turning plan does not work. Remove if IS no longer requested ladder truck access at rear and side of building.
  - **The ladder truck turning plan has been removed.**
- Utility Plan – show (2) 45 deg elbows instead of 90s and thrust blocks where required. Note 21, sewer should be witnessed with color green, not yellow. Add vertical insulation board between water service and DMH 1.

  The plan has been revised to show 2 45 degree bends. Note 21 has been revised. Insulation board has been added between the water line and DMH 1.
- Utility Plan & Details – 2" line shown where 4" shown on Utility plan. Insufficient cover over water service (5' required). Water service profile does not shown 18" separation between sewer main.
  - **The label has been revised to 4". The water service line has been revised to show 5'. The elevation of the sewer line and the 5' of cover requirement makes the 18" separation impossible. A sleeve has been added to the water line.**
- Drainage Details – Section 1 and 2 notes conflict with respect to subgrade soils. Section 1 elevations shown are insufficient for required 4" HMA and 6-8" sub base. Fix dimension lines for pipe spacing.
  - **The notes regarding subgrade soils have been coordinated and revised to be more specific. The elevations in the section view have been revised. The system has been made slightly larger and additional pipes added to account for a smaller depth of stone in the subsurface system.**
- Access authorization letter for curb box to be provided prior to planning board signature.
  - **An access authorization letter has been attached.**
- Lighting plan – lighting intensity shall be 0 light candles along all property lines
  - **The light locations have been revised and a revised lighting photometric plan will be provided.**
- Stormwater report – revise and resubmit based on design changes.

Police:

- *Parking is too tight in the rear, no swing room for backing. Risk of striking toter enclosure*
  - **The dumpster location has been moved to where it will not be struck by cars.**
  - **A parking space has been eliminated to provide room for cars to swing into the lot.**

Inspection Services:

- Site access and compliance with NFPA 1 items have been addressed in revision with underground utilities resulting in Mechanic Street being the fire access road. Provide letters from each pole using utility that will accept the conversion of overhead to underground.
  - **Additional letters will be provided.**
- Review access aisle width for accessible parking space (8' space, 8' acess aisle).
  - **The handicap space has been revised**

Fire Department:

- Prior comments addressed.

Business Development:

- Thank you for committing to HUD rent-restricted unit.
- No further comments.

Planning Board:

- *More detailed description needed for CUP justifications.*
  Additional CUP details will be provided

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– SITE-2025-0003

Application Type:	Site Plan
Applicant(s):	Mechanic Street Realty Trust
Owner(s):	Mechanic Street Realty Trust
Location:	9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Date Sent:	November 6, 2025

INTENT: Proposal is to construct a five (5) story mixed-use structure, with commercial space on the first floor and nine (9) residential units throughout the building. *[This item was previously heard by the Planning Technical Review Committee on April 2, 2025.]*

LOTS/UNITS PROPOSED: Two (2) commercial units and nine (9) residential units

AGENDA ITEM #: 2

ACREAGE: 0.16± ac.

ZONING DISTRICT: Central Business District-General (CBD-G)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

PERMITS/RELIEF REQUESTED: Relief being requested from Site Review Regulations including requirement for a signed Landscape Plan, color renderings, and a traffic impact assessment.

ATTENDANCE:
Erin Bassegio, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Craig Chabot, Fire Department
Alex Mitrushi, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:
Donna Benton, Planning Director
Robert Ciampitti, Applicant
Ben Osgood, Ranger Engineering
Michael Albert, SV Design

Meeting resumed at: 10:53 a.m.

PLAN REVIEW:
Planning:

- Include Dover common notes, staff can provide upon request.
- *Reminder: Water and sewer investment fees*
- *Provide letters to serve from utilities when available during TRC process*
  - These will be needed prior to Planning Board.
- *Discuss how demolition and construction will work so close to the property line?*
  - Was there a written architectural narrative that was intended to be submitted? Please provide.
- *Reminder: Pest management plan/letter*
  - Can be a condition of approval but should be noted on plan.
- *Provide application and revise current application materials which indicates no CUPs*
  - Thank you for submitting the CUP application form. This will be two CUP requests (allowing residential on first floor and setback relief), and require narratives per *§170-20B*.
- *Confirm building and life safety codes are being met.*
  - Defer to Inspection Services.
- *Discuss where extra 10 parking spaces will be provided. City may be able to accommodate in Portland Ave lot.*
  - Provide confirmation from Parking Bureau.
- *Narrative for Architectural Standards not included*
  - Please provide written architectural narrative.
- *Note public art is expected.*
  - Noted inclusion on rendering: staff will review final proposal.
- *As part of streetscape standards, public waste bin, bench, and street trees shall be included.*
  - Thank you for updating plan to include streetscape requirements, staff can provide city bench/waste bin specs. A CUP will need to be sought if standards can't be met.
- *No lighting plan – would require waiver*
  - *Two sconce and one parking lot light sufficient?*
    - Photometric lighting plan was not submitted.
- *24' driveway is required, along with 30' ROW. Waiver would be needed.*

  - Response stated the accessway is 18', the plan shows 16'.
- *Add dimensions and materials to architectural renderings.*
  - *Why is the ground floor a different size than floors 2-5?*
  - *Add masonry to front center area.*
- *In terms of relief:*
  - *Clarify lighting intent.*
    - Photometric lighting plan was not submitted.
  - *Waiver requests should be expanded to better indicate how they meet the criteria of the waiver criteria being met.*

Engineering:

- Site Plan - dumpster pad drawn 9' wide, details show 10' wide.
- Site Plan - Note 19 refers to incorrect number of parking spaces.
- Drainage plan – recommend reviewing grading for treatment, ponding, and icing concerns at parking rear. Appears stormwater will flow to CB2 first and bypass BMP. Show pipe elevation between BMP and CB2.
- Utility plan – defer to IS regarding FDC location building side vs street side.
- Utility plan – show existing water service to be disconnected.
- Landscaping plan – landscaping conflicts with snow storage and CB1.
- Turning plan – passenger car turning radius conflicts with curb.
- Utility plan details – water service detail does not match sizes and routing shown on utility plan.
- Minimum cover for drainage pipe shall be 3' per Dover Construction Guidelines.
- Detail calls out Stormtech system. Design does not appear to be Stormtech system.
- What is the design intent of 40 mil barrier in proposed BMP? Not shown in cross section.
- BMP pipe diameters are not clear in drawing and notes.
- Access to curb box will be required – access authorization letter.
- Defer to IS regarding permit and design requirements for wall – greater than 4' high at property rear.

Police:

- *Parking is too tight in the rear, no swing room for backing. Risk of striking toter enclosure*
- *Lack of snow storage*
- *Clarify how trash pickup/toters will be managed at pickup time*

Inspection Services:

- Site access and compliance with NFPA 1 items have not been addressed in revision.

Fire Department:

- Include no parking, fire lane signs.
- Ensure FDC in front of building.
- Revise fire truck turnaround to include Dover ladder truck.

Business Development:

- All requested changes or questions have been addressed. No new comments/questions.

Planning Board:

- *Need to show accessible route of travel within or around building.*
- *More detailed description needed for CUP justifications.*

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

Adjournment: T. Clark moved to adjourn the meeting at 11:33 a.m. Seconded by C. Chabot. Vote: U/A.

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2025-0003

Application Type:	Site Plan
Applicant(s):	Mechanic Street Realty Trust
Owner(s):	Mechanic Street Realty Trust
Location:	9-11 Mechanic Street (Assessor's Map 24, Lot 101)
Date:	April 24, 2025

INTENT: Proposal is to construct a five (5) story mixed-use structure, with commercial space on the first floor, an ADA unit on the first floor, and a parking lot with nine (9) spaces.

LOTS/UNITS PROPOSED: Two (2) commercial units and nine (9) residential units

AGENDA ITEM #: 1

ACREAGE: 0.16± ac.

ZONING DISTRICT: Central Business District-General (CBD-G)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Mixed-Use

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

PERMITS/RELIEF REQUESTED: Relief being requested from Site Review Regulations including requirement for a signed Landscape Plan, color renderings, and a traffic impact assessment.

ATTENDANCE:
Donna Benton, Planning
Paul Crouser, Zoning
Marn Speidel, Police Department
Jill Semprini, Engineering
Craig Chabot, Fire Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:
Erin Bassegio, City Planner
Bill Simons, Parking Manager
Robert Ciampitti
Ben Osgood, Ranger Engineering

Approval of minutes from April 17, 2025:
T. Clark moved to approve the April 17, 2025 minutes. Seconded by J. Burdin. Vote: U/A.

PLAN REVIEW:
Planning:

- Reminder: Water and sewer investment fees
- Provide letters to serve from utilities when available during TRC process
- Discuss how demolition and construction will work so close to the property line?
- Reminder: Pest management plan/letter
- Provide application and revise current application materials which indicates no CUPs
  - Residential on ground floor (and <20% commercial) necessitates CUP per §170-20B.
  - Minimum lot coverage is not being met so a CUP is required. Lot coverage is just for building and not pavement.
  - Add setback averages in detail
- Understand these units are market rate but ADA unit may be HUD Fair Market rent restricted.
- Confirm building and life safety codes are being met.
- Discuss where extra 10 parking spaces will be provided. City may be able to accommodate in Portland Ave lot.
- Remove signage from architectural sheets as that is an administrative function. Have architect sign and stamp architectural plans.
- Narrative for Architectural Standards not included
- Note public art is expected.
- As part of streetscape standards, public waste bin, bench, and street trees shall be included.
- Will existing tree survive? CUP may be required for streetscape standards. Off site improvements may be considered.
- Is the abutter aware of the trees being removed and access easement being used?
- How is snow being removed?
- How is trash removal structured?
- Chain-link fence should be stockade
- No lighting plan – would require waiver
  - Two sconce and one parking lot light sufficient?
- Seeking any efficiency certs? (LEED)

- 24' driveway is required, along with 30' ROW. Waiver would be needed.
- 1 EV-ready space is required (5% rounded up of all spaces)
- Neighborhood plan needs to have abutter information, and be slightly more zoomed out.
- LLS to sign and stamp existing conditions plan. Property markers not found?
- Edit "handicap" to "accessible" throughout the plan set.
- Revise site construction note to remove Saturday and Sunday hours and no federal holidays due to proximity of residential.
- Show turning template into parking spaces with dimensions.
- Add dimensions and materials to architectural renderings.
    - Why is the ground floor a different size than floors 2-5?
    - Add masonry to front center area.
- Referencing incorrect regs in waiver requests, please clarify relief being requested.
    - Landscape plan: §153-13A(12)
    - Color rendering: §153-13A(17)
    - Traffic impact assessment: §153-13A(19)
- In terms of relief:
    - A standard traffic analysis is expected by TRC and Planning Board.
    - Clarify lighting intent.
    - Waiver requests should be expanded to better indicate how they meet the criteria of the waiver criteria being met.
    - Address zoning and CUP requirements to limit relief being sought.

Engineering:

- General Comment:
    - The Applicant and Contractor shall conform to the requirements of the City of Dover Permitting, Licensing, and Construction Guidance and Standards (latest revision April 2025). The document can be found at the following link: https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf
    - Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.
    - Confirm snow storage areas do not conflict with landscaping. Recommend storing snow in areas where landscaping won't get in the way.
- Please coordinate directly with Community Services (Engineering Department) for latest City Standard Details: https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Standard%20Details.pdf
- Sheet 4 of 11 Layout & Materials CS1001
    - 22' width between parking spaces is a tight turnaround area. An additional small pavement area at the rear of the parking lot is recommended to facilitate turnarounds.
    - Show fence on trash enclosure
    - What size dumpster(s) are planned?
    - Change ADA terminology to "Accessible"
    - Check minimum width 17'-2"
    - Add radius at driveway turn to parking lot
    - Will driveway with easement be paved?
    - Driveway apron must be HMA.
    - Label granite curb as vertical granite curb.
- Sheet 5 of 11 Grading & Drainage Plan
    - Clarify top elevation of rear retaining wall at changes in direction.
    - Confirm if easement required to construct wall alongside setbacks.
    - Provide drain manholes in lieu of cleanouts along driveway.
    - Provide profile showing all utility crossings in street.
    - Trench shown is too narrow.
    - Verify new drain manhole inverts in the field.
    - If sufficient distance between sewer/water, consider typing into this CB.

- Sheet 6 of 11 Utility Plan CS1601
  - Gate box required to cover curb box in sidewalk
  - Tapping gate to be at tapping sleeve
  - Show existing water service to be removed, if new services is to be installed.
  - No sewer cleanout on the exterior
  - Show existing water shutoff for #5-7. Applicant will need to install roadbox and replace curb box and rod.
  - New riser pole needed or is there on present?
  - Note 20, only hinged cover required.
  - Clarify how trash truck will pick-up waste
  - Clarify snow removal/storage area
- Sheet 8 of 11 Site Details CS6001
  - No flush curb per City of Dover Details
  - Use City of Dover Details for concrete sidewalk minimums
- Sheet 9 of 11 Drainage Details CS6011
  - Outlet structure rim is set 3" above top elevation of berm
- Drainage report 9-11 Mechanic Street
  - Page 1/91, Please provide a detailed narrative on how the design conforms to each specific requirement of City of Dover Code Section 153-14.
  - Page 49/91:
    - Type III rainfall distribution required
    - Cornell numbers should be used for rainfall distribution. Events should be according to Dover Code Section 153-14. Note volume reduction.
  - Page 56/91, provide infiltration feasibility study per Dover Section 153-14

Police:

- Parking is too tight in the rear, no swing room for backing. Risk of striking toter enclosure
- Lack of snow storage
- Clarify how trash pickup/toters will be managed at pickup time

Inspection Services:

- Common driveway for site access of 12' appears to be narrow for vehicular ingress/egress.
- Common driveway appears to create a blind corner at the CD corner of the proposed structure.
- Clarify if the rear parking is limited to residents only.
- Edit "handicap" to "accessible" throughout the plan set. Coordinate the site with elevation plan to show front accessible ramp.
- Plan set shall indicate the distance from boundary lines to proposed structure.
- Elevation plans appear to indicate unprotected openings (windows) within 3' from the band D side of the proposed structure. Remove windows for compliance with IBC.
- Structures less than 10' from the property boundary shall have a fire resistive rating. Plan set shall indicate how this is achieved in accordance w/ IBC standards.
- With overhead power lines limiting access along the street side and without access to sides B, C, and D indicate how compliance with IBC is achieved for building height and area.

Fire Department:

- Access concerns:
  - 12' driveway
  - Blind turn into parking area
  - Turning template
  - Overhead utility lines along Mechanic St. prevent aerial access. Place underground.
- Spoke with the Building Official regarding unprotected openings and proximity to boundaries.

Business Development:

- What is the square footage of the 2 commercial spaces?
- Do you have commercial users identified? Business Development would be happy to assist with filling spaces as needed.

- The ground floor residential may require a CUP please confirm with Planning.
- Business Development does not object to a CUP for a residential unit as described at this location on Mechanic Street. The placement and design of the commercial spaces along the frontage appears to respect the spirit and intent of the zoning, and the unit appears to use less than 25% of the ground floor area, which seems to be a reasonable concession for a site that may not reasonably be able to design upper floors for accessible units. OBD's support for a CUP is contingent on the purpose (affordable, ADA accessible) and design (no further reduction in commercial space or visibility) as currently proposed and may not be supportable on streets with higher demand for commercial space.
- Please provide some type of assessment of any barriers to ADA pedestrian access between this site and Main Street/Central Avenue. E.g. are there any points at which existing infrastructure or placement of garbage receptacles as shown on rendering imagery would render the sidewalk impassable and force a wheelchair user into the street?
- The overall project is attractive and well-designed and the massing seems to be generally appropriate for gentle infill development.

Planning Board:

- Need to show accessible route of travel within or around building.
- More detailed description needed for CUP justifications.
- Traffic analysis is required and not likely to be waived.

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

Adjournment: T. Clark moved to adjourn the meeting at 11:23 a.m. Seconded by J. Burdin Vote: U/A

DESIGN

Architectural Narrative
Mechanic Street Realty Trust
9-11 Mechanic Street, Dover NH
12/10/2025

Project Overview

The proposed project is a redevelopment of an existing urban infill lot with a new construction mixed use building. The existing multi-family building on site is in disrepair and it's replacement with a new mixed use building will add commercial activity to the streetscape and add much needed residential housing units to the downtown.

The proposed development features two commercial units and nine residential apartment units in a five story building with parking to the rear of the site. Commercial spaces are characterized by their street facing storefront windows. The residential units are primarily two bedrooms with one studio unit on the ground floor, serviced by an elevator and two fire stairs. The building and site will be fully accessible and feature efficient mechanical systems, continuous insulation and climate resiliency measures.

The rear parking area is accessed by a curb cut and drive aisle, with a rear entry door, utilities access and trash area.

New plantings will be added at small landscaped areas along the sidewalk. Plantings will be native species, chosen for their low maintenance, drought tolerant and salt resistant properties as well as their visual appeal. All exterior lighting is to be LED powered and Dark Sky compliant.

Architectural Design and Approach

The proposed exterior design incorporates a variety of architectural elements found throughout New England as a whole and Dover specifically. The design of the building seeks to reduce the apparent massing of the five-story structure through use of siding types and exterior details. The lower two levels are clad with full brick veneer which grounds the building with a heavier base and relates to other red brick buildings in the downtown. The middle two stories are clad with a traditional light grey clapboard while the top floor is lightest with a white panel and trim detail. Each of these vertical transitions is accentuated by dimensional cornice line trim bands, the bottom of which is a deeper sign bad and canopy at a scale you would see along Main Street. This massing strategy brings the scale of the building more in line with neighboring single-family homes.

The front façade is also punctuated by a pair of 3-story bay window bump outs that bring the white panel and trim detail from the top floor down to the sign band canopy. Windows are traditional double hung units with black sash, frame and simulated divided lites. Commercial storefronts are all black and building signage will be in classic gold lettering. The base of the building is further accented with a stone water table band and the wall along the driveway side features space for a mural or other public art work to enliven the pedestrian experience along Mechanic Street.

Exterior building materials are low maintenance and durable, with all siding being factory finished cementitious siding assembled as a rain screen over continuous rigid insulation. Roofing is clad in reflective white TPO roofing (reducing the urban heat island effect) and provides ample space for solar panels, heat pumps and energy recovery units all concealed from view.

Additional Comments / Responses

- *Discuss how demolition and construction will work so close to the property line?*
    - There is ample room for demolition of the existing structure by a licensed professional and this information will be included with a future demolition permit application. The building will need to be abated of any hazardous materials (if any exist) and this process is carefully monitored. Typically we see this scale of building being scraped down by an excavator methodically to ensure safety of pedestrians and adjacent property.
    - There are several options available for zero lot line construction and this will ultimately be a question for the general contractor as part of their means and methods. Prefabricated panelized wall construction is an option that is effective in close quarters and reduces construction durations delivering projects faster. For foundation work, shoring with offset footings are likely to be utilized along the North side property line.
- *Confirm building and life safety codes are being met.*
    - A fully documented code compliant permit set of drawings will be filed for review by Insepctional Servies prior to the issue of a building permit. This drawing set will document all required construction type, occupancy, egress, fire protection, and other required life safety information as required by the Building Code.
- *Note public art is expected.*
    - See rendering on sheet A205 for proposed public art size and location. Final proposal to be submitted for staff review prior to completion of the project.
- *As part of streetscape standards, public waste bin, bench, and street trees shall be included.*
    - Design to include these elements as required.
- *Add dimensions and materials to architectural renderings.*
    - *Renderings are 3d perspectives not-to-scale; please reference the 2d elevation drawings on sheets A201 & A202 for dimensions and tags calling out exterior material specifications.*
- *Why is the ground floor a different size than floors 2-5?*
    - *The first floor accommodates an exterior walkway at the rear entrance that is covered by upper floor levels to allow extra space for vehicular circulation.*
- *Add masonry to front center area.*
    - *Frist two levels feature masonry at the front and center.*

EVERSOURCE ENERGY

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Portsmouth, NH 03801

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Trevor.emmons@eversource.com

Robert Ciampitti, Jr. Esq.
9-11 Mechanic Street Realty Trust
C/O 11A Liberty Street
Newburyport, MA 01950

Dear Attorney, Ciampitti:

I am responding to your request to confirm the availability of electric service for the proposed 9-11 Mechanic Street, Dover, New Hampshire (AKA: Mechanic Street Landing) project being constructed for/by 9-11 Mechanic Street Realty Trust.

The proposed project consists of a 5-story building with 9 residential units plus 2 ground floor commercial units, approximately 8,750 s/f of Gross Floor Area (including 697sf of retail/office space at the ground level) and parking on grade to the rear of the building. The proposed development will be constructed at 9-11 Mechanic Street, Dover, NH.

The developer will be responsible for the installation of all underground/overhead facilities and infrastructure required to service the new building. The service is shown on attached marked up Utility Plan by Ranger Engineering (CS 1601). The proposed building service will be fed from determined by Eversource Engineering as depicted on said Ranger Engineering Utility Plan (CS 1601). The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground/overhead facilities listed above.

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

The attached drawing titled "UTILITY PLAN CS1601" (9-11 Mechanic Street, Dover, NH)" dated 10-21-2025, shows transformer locations to service your proposed project as well as the Plan Notes "Underground Primary Electric Line," depicting where the Developer plans to relocate this service between poles underground.

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

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

Respectfully.

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

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STORMWATER MANAGEMENT REPORT

9-11 Mechanic Street Dover, NH 03820

ASSESSORS MAP 24 PARCEL 101

April 3, 2025
Revised October 23, 2025
Revised January 29, 2026

Submitted to:

City of Dover, NH
288 Central Ave.
Dover, NH 03820

Prepared for:

Mechanic St Realty Trust
23A Middle St
Newburyport, MA 01950

Prepared by:

Ranger Engineering Group, Inc.
130 Main St. Suite 202
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978-208-1762

Benjamin C. Osgood, Jr PE

STORMWATER MANAGEMENT REPORT
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III. INTRODUCTION

In accordance with City of Dover Stormwater Management requirements and the New Hampshire Stormwater Manual, Ranger Engineering Group (Ranger) has prepared a comprehensive Stormwater Management Plan for submittal to the Town of Dover, NH Planning Board on behalf of 9-11 Mechanic Street Realty Trust in support of an *Application for a Site Plan Review* for the proposed development of a 5 story 9,645 square foot mixed use retail/residential building at 9-11 Mechanic Street, Dover, NH.

The proposed site improvements include construction of a 5-story mixed use building with 8 - 2 bedroom apartment units on the upper 4 floors, and commercial space and one studio apartment on the first floor. Proposed site improvements include new sidewalks and front entry walkways, 8 new parking spaces, landscaping, and stormwater controls.

The proposed Stormwater Management System (SMS) incorporates structural and non-structural BMPs to provide stormwater peak flow mitigation, quality treatment, infiltration, and conveyance. The SMS includes roof drains, drain manholes, underground piping, a subsurface infiltration system, and a long term Operation and Maintenance Plan.

IV. EXISTING CONDITIONS

The project site consists of an existing lot with a duplex dwelling and one outbuilding also used as a dwelling (Assessors Map 24 Lot 102) fronting on Mechanic Street in Dover, New Hampshire (see Dwg. CS0201). The site abuts a mixed-use commercial/residential property on the north (left side), a multifamily development on the east (rear) and a duplex dwelling on the south (right side). A public sidewalk is located within the roadway right of way along the frontage of the property.

The lot has 0.16 Acres of Land. The existing duplex dwelling sits approximately 12’ back from the street line with a driveway on the left side of the dwelling to gain access to the rear of the property. The property also has the right to use the existing driveway located on the adjacent lot to the south (right side) for access to the back. The 2-story outbuilding is in the north corner of the property. The front 30 feet of the property along with some of the existing roof slopes towards the road. The remaining portion of the lot slopes to the rear toward the abutting multifamily development.

The property is serviced by municipal sewer and water. Local utility companies supply electric, telephone, fiber, and cable services.

V. PROPOSED CONDITIONS

The Applicant proposes constructing a 5-story mixed use commercial/residential building with 2 commercial units and one residential unit on the first floor and 2 additional residential units on each of the upper 4 floors. Access will be through the existing driveway easement on the adjacent lot to the right side of the proposed building to a paved parking lot in the rear with 8 parking spaces.

Stormwater will be collected through roof drain piping and a catch basin to be piped to the municipal drain system located within Mechanic Street. The system will reduce runoff flowing to the abutting property in the rear and infiltration will be used to reduce the runoff volume.

The proposed development will be serviced by municipal water, sewer, underground electric, gas, cable TV, and telephone.

VI. STORMWATER DESIGN

This project has an area of disturbance of approximately 8000 square feet and creates less than 3000 square feet of new impervious area and is therefore subject only to the Minimum Protections and Management Standards outlined in the Dover Site Review Regulations.

The proposed stormwater system is designed to improve the drainage patterns in the developed conditions versus the pre-development conditions. Peak rates of flow will be mitigated onsite to the maximum extent practicable to minimize or eliminate impacts to downstream areas. The majority of stormwater presently flows off site to the east down a steep embankment which ends at a retaining wall for a multifamily development. In the post development condition, the stormwater is directed through a pipe system to the municipal drainage system.

Sheet Flow

Stormwater flow from the paved parking area is designed to sheet flow to the rear of the property to a small landscape area that will contain a subsurface infiltration area.

Closed Drainage Systems

The proposed closed drainage system consists of roof drain piping and a deep sump catch basin inlet and piping that conveys stormwater runoff from the roof and paved parking area to a new manhole which will be installed over an existing municipal drain pipe that is located within Mechanic Street. The catch basin is located adjacent to the subsurface infiltration system and will capture and pre-treat runoff from the paved surfaces

Buried Detention System

Runoff from the new paved surfaces will be directed to a buried detention area. The buried detention area has been designed to hold and treat a volume of water to provide the required stormwater treatment and infiltration, and provide volume reduction and detention of stormwater so that post development runoff volume from the entire site will be lower than in the pre developed condition. The peak rate of runoff will be slightly higher in the 50 year storm, but will be reduced in the 2, 10 and 25 year storms. Stormwater will be rerouted from the back of the lot to the front which will result in a much-improved runoff situation at the rear of the property where presently it flows down a steep embankment towards a retaining wall on the property below.

Overflow from the buried detention system will be captured through an outlet structure with a horizontal orifice opening set above the level of the buried system and an 8” outlet pipe that connects to the municipal drainage system in front of the property. The 8” culvert has the capacity to convey the overflow in all storms.

VII. SITE PARAMETERS

Wetland Resource Areas
There are no wetland resource areas on the property.

Flood Zone Classification
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Strafford County, New Hampshire, Community Panel 33017C0330E, effective date September 30, 2015, the site is located within Zone X which is above the 100 year flood plain.

Estimated Habitat for Rare Wildlife and Rare Species
This property is not in a location that would contain habitat for rare wildlife and rare species

Soil Classification
According to the Soil Survey of Stratford County, New Hampshire, prepared by the US Department of Agriculture, Soil Conservation Service, underlying soils located within the site consist primarily of Suffield Silt Loam. Soil testing has been performed in the area of the subsurface system.

Table 1
Hydrologic Soil Group Ratings

Map Unit Symbol	Map Unit Name	Rating
SfC	Suffield Silt Loam, 8 – 15% slopes	C/D
SfD	Suffield Silt Loam, 15 – 35% slopes	C/D

The on-site soils consist of series, described by NRCS, as follows:

> **Suffield Silt Loam:** The Suffield series consists of very deep, well drained soils formed in lacustrine or marine sediments. They are mainly on gently sloping to very steep dissected plains. They typically have silt loam A and B horizons over a silty clay 2C horizon. Permeability is moderate in the solum and slow or very slow in the substratum.

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.
Per the soil survey, the general characteristics of the four (4) hydrologic soil groups are as follows:

> Group A – Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
>
> Group B – Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C – Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D – Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a clay pan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Subsurface Investigation

A hand excavated test pit investigation was completed on Monday October 6. The test pit log and location is included on the existing condition sheet. Although the soil is fine sand, this design is based upon the soil conservation service mapping and infiltration rates have been based upon the requirements of ENV-WQ 1504.14©

The Infiltration rate referenced in the Society of Soil Scientists of Northern New England Ksat Values for NH Soils is between 0.6 and 2 inches per hour. This is for the upper layer of soil to depths of approximately 40 inches. The lower layers of soil are considered impervious with negligent infiltration rates. A conservative infiltration rate of 1.0 in/hr was used.

The bottom of the infiltration system will be located 3' above ground water which places it 18" below the existing ground surface, however, it will be located within the existing fill layer. A note has been added to the plan indicating that any fill located below the bottom of the system will need to be removed and replaced with coarse sand.

VIII. DRAINAGE ANALYSIS

Methodology

The comparative hydrologic analysis of pre-development conditions to post-development conditions was performed using the Soil Conservation Service, Technical Release 20 (TR-20). The 2, 10, 25 and 50-year storm events were modeled for a 24-hour, Type III storm using HydroCAD version 10.00. HydroCAD calculations for pre-and post-development conditions are include in the Appendices.

The following rainfall amounts were utilized for each design storm event.

2-year Frequency Storm:	3.15 inches per 24-hours
10-year Frequency Storm:	4.75 inches per 24-hours
25-year Frequency Storm:	6.01 inches per 24-hours
50-year Frequency Storm:	7.18 inches per 24-hours

Existing Watershed

The existing property is located on the north side of mechanic street and is a 7,169 sf property with a duplex house, detached living unit, and paved driveways. The house sits close to the street and runoff from the roof and front yard areas flow to the street drainage system. Runoff from the rear portion of the property flows towards the back of the property. The existing catchment areas and drainage runoff flow patterns associated with the site are illustrated on the attached Pre-Development Watershed Plan (Dwg. CS9201). The drainage patterns will be maintained under post-development conditions.

For the purposes of the hydrologic analyses, the existing site has been delineated into two (2) existing catchment areas which flow to two (2) design points:

- Design Point #1 (DP1) – Flow to street drainage

- Design Point #2 (DP2) – Flow to rear of property

The drainage is primarily sheet flow and is shown on the Pre-Development Watershed Plan (Dwg. CS9301) and can be described as follows

Catchment E1
Catchment EX1 includes roof runoff and the areas at the front of the property. The area is mainly impervious area.

Catchment E1
Catchment EX1 includes roof runoff, paved areas, and some grass areas that flow to the rear of the property.

Proposed Watershed
The proposed development will include sheet flow and a closed drainage system which will collect and convey stormwater runoff to the municipal drainage system located at the front of the property. Post-Development Watershed Plan (Dwg. CS9301) and can be described as follows

Catchment P1
Catchment P1 includes flow from the roof and developed areas at the front of the site. Runoff from this catchment flows through sheet flow or the roof drain system to the municipal drain system. DP1

Catchment P2
Catchment P2 includes flow from the parking areas and grass areas on the rear portion of the site. This flow travels through the subsurface infiltration system which overflows to a pipe which is routed to the municipal drain system. DP1

Catchment P3
Catchment P3 includes flow from the area between the retaining wall and the rear property line and an area of driveway pavement located on the adjacent lot that flows to DP2

IX. SUMMARY OF PEAK DISCHARGE RATES

The estimation of flow rates and volumes were calculated utilizing *HydroCad* stormwater modeling software. The methodology is SCS TR-20, Type III, 24-hour rainfalls (1, 2, 10, and 50-year frequency storm events). Supporting calculations are included in the Appendix.

FLOW RATE TABLES

Point of Analysis	**Storm**	**Pre-Development Rate** (CFS)	**Post-Development Rate** (CFS)
DP #1 (Flow To Street)	2-year	0.15	0.26
	10-year	0.25	0.47
	25-year	0.33	0.93
	50-year	0.40	1.42

Point of Analysis	**Storm**	**Pre-Development Rate** (CFS)	**Post-Development Rate** (CFS)
DP #2 (Flow To Rear)	2-year	0.28	0.05
	10-year	0.47	0.09
	25-year	0.62	0.12
	50-year	0.76	0.15

Point of Analysis	Storm	Pre-Development Rate (CFS)	Post-Development Rate (CFS)
OVERALL	2-year	0.43	0.32
	10-year	0.72	0.55
	25-year	1.95	1.04
	50-year	1.16	1.56

FLOW VOLUME TABLES

Point of Analysis	Storm	Pre-Development Rate (CF)	Post-Development Rate (CFS)
OVERALL	2-year	1,365	770
	10-year	2,347	1,609
	25-year	3,140	2,308
	50-year	3,884	2,979

X. STORMWATER STANDARDS AND WATER QUALITY PROTECTION

Based upon the size of this project it is subject to the Minimum Protections and Management Standards under the site review regulations. The project size does not require an AOT permit, nor does it require a notice under the EPA General Permit. Compliance with the requirements can be documented as follows:

Construction Phase Sediment Control
A detailed sedimentation and erosion control plan has been included as part of the plan set. Erosion and sediment control methods will include the use of perimeter controls consisting of silt fence or mulch waddles which will be installed prior to any work being performed. A construction entrance will be installed to prevent vehicle tracking and all slopes will be stabilized with loam and seed or erosion control blankets.

Once the site has been graded to sub grade the drainage system will be protected with inlet protection devices. Erosion control devices will be used as needed to prevent sediment laden runoff from traveling off site. The maximum open area allowed is greater than the work area proposed for this project.

Post Construction Water Quality Protection
There will be no new untreated outfalls proposed as part of this project; the stormwater management system is designed to provide the required minimal level of water quality treatment for all new discharges.

Stormwater is treated by directing flow from the parking lot runoff to a deep sump catch basin and a buried infiltration system located at the rear of the property. This area provides some runoff control and treatment of stormwater.

The required water quality volume can be calculated with the following equation.
WQV = (P)(Rv)(A) where P = 1” of rainfall, Rv is a unitless coefficient calculated as 0.5 + 0.9(I), where I is the percent impervious area draining to the site, and A is the total area

draining to the treatment practice. Since all of the parking lot impervious area drains to one buried treatment structure all of the treatment is accomplished in the one structure.

The water quality volume calculation is as follows.
Rv= 0.5+.9(I) AND I = 0.86 SO Rv = 0.68

WQV = 1”/12” x (0.68) x 5,027 sf = 286 cubic feet.

The subsurface bioretention area has a volume of 441 cubic feet below the lowest outlet which exceeds the required infiltration volume to provide treatment of the water quality volume.

Peak Rate Attenuation

There will be a slight increase to the impervious area as a result of this project. The drainage collection and conveyance system has been designed to direct stormwater in a manner that will provide the maximum benefit to abutting properties by eliminating runoff onto abutting properties and directing it to the municipal drainage system. Pre and post-development watershed analyses of the drainage systems were performed for the 2, 10, 25, and 50-year storms. A summary of peak discharge rates for the pre and post development conditions is presented above and the full Hydrocad printouts are included in the Appendix to this report. The results of the analysis indicate that post-development peak discharge rates will not increase from the pre-development peak discharge rates for the overall project with the exception of a.04 CFS increase in the 50 year storm.

Although the peak rate of runoff increases slightly in 1 storm, the volume of runoff decreases in every storm.

Groundwater Recharge

The buried detention system is designed to provide groundwater recharge and the total 441 cubic feet of stormwater will be infiltrated in each storm. The hydrograph table for the bioretention area is included in this report and demonstrates that the buried infiltration system will drain in 30 hours.

Additional requirements

- There are no surface waters, ponds, rivers, streams or wetlands located within proximity to this project, so the buffer zones have not been violated.

- Low impact development strategies, with the exception of the buried infiltration system, have not been implemented in this development. The project is located on a very small lot in a densely developed area which does not allow reductions in parking areas, etc. The project does reduce the overall volume of runoff from the site by providing infiltration in the buried detention area.

- Stormwater management devices will be installed and maintained per the requirements in the NH Stormwater Management Manual Volume 2.

- There will be no storage of chemicals, industrial waste, and/or storage tanks on this property.

- Salt and other deicing materials will not be stored on site. Snow storage is limited and would be stored where it can drain to the buried detention system area or removed from the site.

- The use of sodium chloride-based materials will be used sparingly if at all. Alternate ice melting materials will be used if available.

- Parking surfaces have been minimized and an existing public parking lot will be utilized for some of the required resident parking.

- Stormwater from all paved surfaces has been directed to the buried detention system. The roof of the new building is not routed to the buried detention system, however, the volume of untreated runoff from impervious surfaces has been greatly reduced.

Conformance with 153-14 Site development criteria

The existing site is a 7,169 square foot property and contains 4,556 square feet of impervious roof and paved area, including the off site paved area. In the proposed development there the lot area remains the same and the impervious area is raised to 6,568 square feet, an increase of 2,012 square feet. Under section 153-14 (2) the project is required to meet the minimum protection standards of the section.

153-14 (3) (a) Design Standards

(1) This project complies with the minimum EPA Phase II Stormwater Rules and the MS4 Permit
(2) This project does not infringe on the buffers for streams, wetlands, vernal pools.
(3) LID strategies are difficult to implement on a project of this scale in a downtown area. Infiltrating stormwater, although a requirement, is a form of LID. The project is also reducing it's parking footprint by leasing existing spaces in the Portland Ave Municipal lot.
(4) The stormwater management facilities have been designed in accordance with the NH stormwater Management Manual Volume 2.
(5) Fuels and chemicals will not be stored on site.
(6) Salt and deicing materials will not be stored on site. Small quantities will be stored in the building to use on building walkways as required. Snow storage is located so it will melt into the stormwater system and melting snow will not flow off site.
(7) Snow removal and deicing will be performed by a certified snow pro salt applicator.
(8) Parking surfaces have been minimized by reduced access drive width and reduced parking.
(9) Stormwater from the new paved surfaces is directed to the stormwater management system.

153-14 (3) (b) New development requirements

(1) Runoff from the new parking area is directed to a buried infiltration system that will provide 90% TSS removal and 55% Total Nitrogen and Phosphorus.
(2) Rainfall amounts are based on the estimates provided by the Northeast Regional Climate Center.
(3) The hydraulic analysis is based upon the 2, 10, 25, and 50 year storm events and as a whole, the rates of runoff from the site are reduced in all storms except the 50 year event.
(4) The runoff volumes are reduced in all storm events.
(5) Infiltration rates were determined in accordance with ENV Wq 1503.09

(6) The capacity of the 8” pipe connecting to the storm drain system is 1.1 CFS. In the 24 hour 50 year storm the flow is 0.78 CFS which is less than the pipe capacity. Flows in the smaller storms are less.
(7) Not Applicable
(8) The buried detention system is at least 3’ above the Estimated seasonal high ground water.
(9) Access easements are not required.
(10) Not applicable.

153-14 (3)(c) Stormwater for redevelopment projects

Not applicable to this project.

153-14 (3) (d) Erosion Control Standards

(1) The Erosion Control plan meets the minimum standards of the SNH Stormwater Management Manual Volume 3
(2) Not Applicable
(3) There is little vegetation to maintain, the site is 100% disturbed.
(4) The small size of the site requires that the entire site be disturbed to accommodate the demolition and construction.
(5) Not Applicable-off site runoff on to the property is minimal.
(6) Erosion control is shown where sediment laden runoff can leave the site. A construction entrance is shown.
(7) Not Applicable
(8) This requirement is noted on the plans.
(9) This requirement is noted on the plans
(10) This requirement is noted on the plans.
(11) There are no slopes greater than 3:1 on this property that will be disturbed. A retaining wall at the back of the property will protect the steep slope on the adjacent property.
(12) This is noted on the plan.
(13) Not Applicable.
(14) Not Applicable

153-14(3)(e) Installation and Construction Inspections

These requirements would be a condition of approval and will be implemented during construction.

153-14(3)(f) Stormwater management plan

(1) The items listed in this section have been included in this drainage report.
(2) This project is not large enough to be considered a new development that needs to meet all of the listed standards. The majority of the listed items in this section have been provided in this drainage report. There are items that are not applicable.

153-14(3)(g)

A long term Pollution Prevention Plan is included with this report. The plan details inspection requirements and contains an inspection form that can be submitted to the city. The plan also includes procedures for snow removal and deicing.

XI. STORMWATER POLLUTION PREVENTION PLANS AND MAINTENANCE

Construction Period Erosion and Sedimentation Control Plan:

The BMP's associated with the construction phase this project will be owned by the Applicant's Contractor, which will be responsible for inspection, operation, and maintenance. A more detailed SWPPP – per NPDES Phase 2 requirements – is to be kept on site, along with inspection logs. All details and plans required are included in the Site Plan set attached herewith.

1. The contractor is to install and maintain drainage facilities as shown on site plan prepared by Ranger Engineering Group. (Ranger), dated January 29, 2026.

2. Any dewatering requires coverage under the NPDES construction site dewatering general permit.

3. The contractor must install erosion control measures as shown on the plans and in the details prior to starting any other work on the site. Erosion control must be installed at every inlet structure (existing and proposed) and maintained for the duration of the project.

4. Erosion controls as shown on plans shall be inspected, repaired and/or maintained by the contractor daily and within 12 hours of each storm event.

5. Sediment deposits shall be removed when they reach a depth of 1/4 to 1/2 the height of the silt fence or sediment sock.

6. Sediment shall be contained within the construction site, away from drainage structures. Sediment reaching the public way shall be removed by street sweeping and not by flushing.

7. Stabilize slopes steeper than 3:1 (horizontal to vertical) with seed, secured geotextile fabric, or rock rip-rap as required to prevent erosion during construction.

8. Clean out catch basins, drain manholes and storm drain pipes after completion of construction.

9. Loam and seed all disturbed areas. Permanent seeding shall occur in the spring from late march through may and in late summer or early fall between August and October.

10. Dust shall be controlled at the site with mechanical water spraying as necessary and during extended dry periods.

11. Upon establishment of permanent vegetation over disturbed areas, remove and dispose of silt fence or wattles and stakes.

12. It is the responsibility of the contractor to maintain and supplement the specified sedimentation controls as necessary to prevent sedimentation of off-site areas and/or any regulated resource areas. Failure by the contractor to control erosion, pollution and/or siltation shall be cause for the owner to employ outside assistance or to use his

own means to provide the necessary corrective measure. The cost of such assistance plus project engineering costs will be the contractor's responsibility.

13. In addition to those locations shown on this plan and on the grading and drainage plans, erosion controls shall be installed at the following locations: toe of slope of embankment construction, toe of temporary earthwork stockpiles. Stockpile side slopes shall not exceed 2:1.

14. Erosion and sedimentation control shall be in compliance with New Hampshire Stormwater Manual

Long Term Pollution Prevention Plan

The owner/applicant is to be responsible for maintenance of all drainage structures in the project, including drain pipes. The owner shall place a deed restriction on the property outlining the requirements for stormwater system maintenance at the development.

Regular maintenance is to include the following:

1. Stormwater pipes shall be inspected for sediment buildup on a quarterly basis and cleaned as required.
2. The buried detention system shall be inspected to verify proper function and that the system drains. Silt buildup in the pipes shall be removed as required by jetting.
3. All graded slopes and lawn areas shall be inspected every spring for erosion. Upon discovery of any failure (ie. erosion, sloughing, rutting), loam and seed shall be put in place and nurtured.
4. Pavement surfaces shall be swept clean at least once per year, preferably in the spring just after snow melt. Sediment, sand, and debris shall be removed and disposed of in accordance with New Hampshire regulations.

WINTER SNOW AND ICE MAINTINANCE

1. Winter snow and ice maintenance shall be performed by a certified Snow Pro Salt Applicator.
2. A de-icing log shall be maintained for all de-icing activities on the property. A sample de-icing log is attached.
3. De-icing should follow the best management practices for storage and application of de-icing chemicals as outlined in the attached publications.

All inspection and maintenance log shall be kept in a logbook located at the facility and shall be provided to the New Hampshire DES upon request.

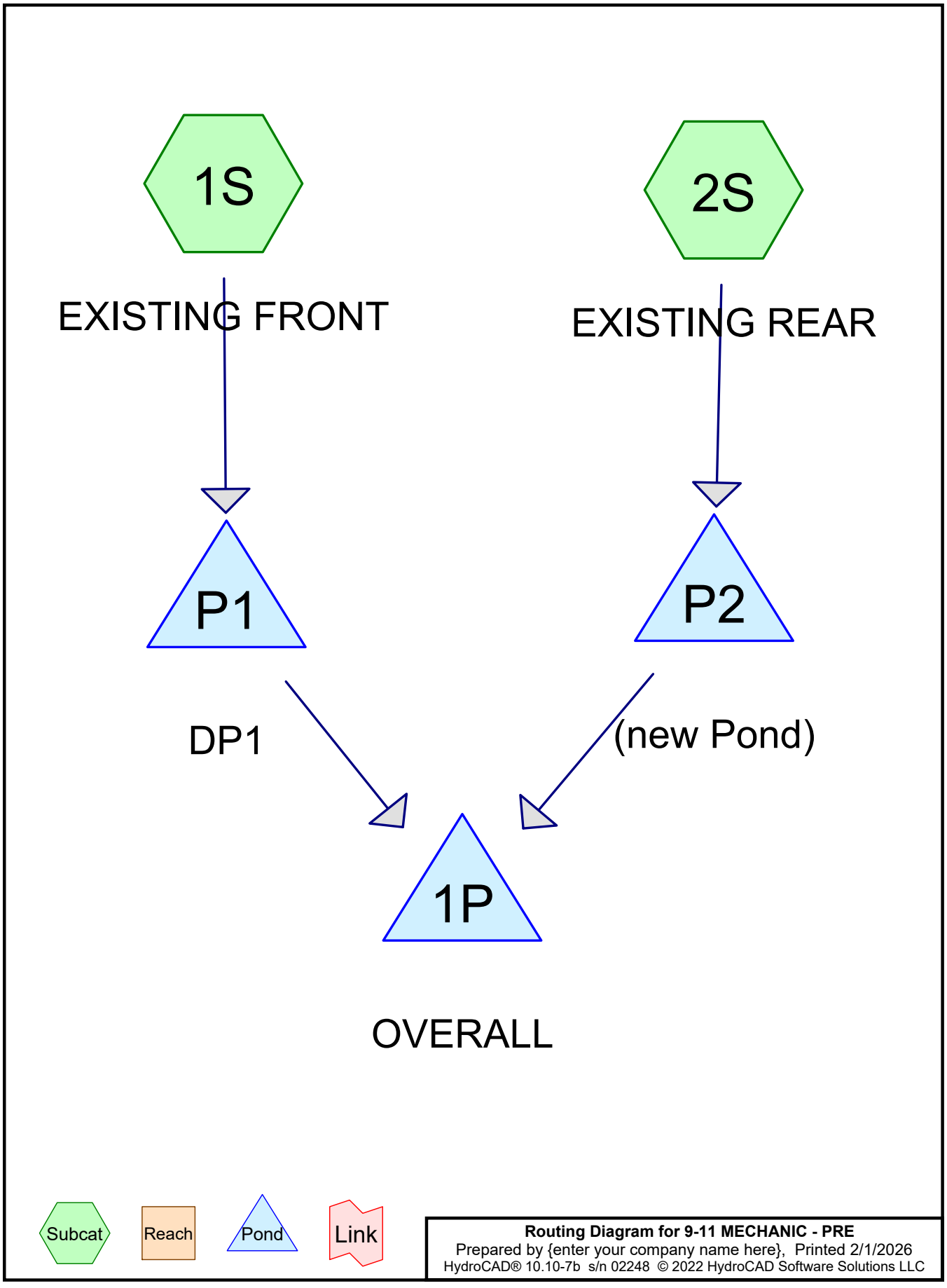
STORMWATER MANAGEMENT SYSTEM
Post-Development Inspection & Maintenance Log

BMP/System Component	Maintenance Required & Frequency	Date of Inspection	Inspection Inspector	Cleaning/Repair Needed (list items/comments)	Date of Cleaning/ Repair	Cleaning/ Repair Performed by
Pavement Sweeping	• Swept clean as required (i.e. visual noticeable build-up). A minimum of once per year, preferably just after snow melt.					
Drain Pipes	• Inspect annually for the evidence of structural damage, silt accumulation and improper function. • Clean pipes when sediment occupies more than 20% of pipe diameter.					
Buried detention Area	• Inspect annually for buildup of silt and clean as required.					

APPENDICES

HYDROCAD CALCULATIONS
STAGE STORAGE TABLES
PRECIPITATION FREQUENCY MAPS

PRE-DEVELOPMENT DRAINAGE



Routing Diagram for 9-11 MECHANIC - PRE
Prepared by {enter your company name here}, Printed 2/1/2026
HydroCAD® 10.10-7b s/n 02248 © 2022 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 YEAR	Type III 24-hr		Default	24.00	1	3.15	2
2	10 YEAR	Type III 24-hr		Default	24.00	1	4.75	2
3	25 YEAR	Type III 24-hr		Default	24.00	1	6.01	2
4	50 YEAR	Type III 24-hr		Default	24.00	1	7.18	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
2,686	74	>75% Grass cover, Good, HSG C (1S, 2S)
2,561	98	Paved parking, HSG C (1S, 2S)
2,574	98	Roofs, HSG C (1S, 2S)
7,821	**90**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
7,821	HSG C	1S, 2S
0	HSG D	
0	Other	
7,821		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	2,686	0	0	2,686	>75% Grass cover, Good	
0	0	2,561	0	0	2,561	Paved parking	
0	0	2,574	0	0	2,574	Roofs	
0	**0**	**7,821**	**0**	**0**	**7,821**	**TOTAL AREA**	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING FRONT Runoff Area=2,662 sf 72.92% Impervious Runoff Depth>2.21"
Tc=6.0 min CN=91 Runoff=0.15 cfs 490 cf

Subcatchment 2S: EXISTING REAR Runoff Area=5,159 sf 61.91% Impervious Runoff Depth>2.03"
Tc=6.0 min CN=89 Runoff=0.28 cfs 875 cf

Pond 1P: OVERALL Inflow=0.43 cfs 1,365 cf
Primary=0.43 cfs 1,365 cf

Pond P1: DP1 Inflow=0.15 cfs 490 cf
Primary=0.15 cfs 490 cf

Pond P2: (new Pond) Inflow=0.28 cfs 875 cf
Primary=0.28 cfs 875 cf

Total Runoff Area = 7,821 sf Runoff Volume = 1,365 cf Average Runoff Depth = 2.09"
34.34% Pervious = 2,686 sf 65.66% Impervious = 5,135 sf

Summary for Subcatchment 1S: EXISTING FRONT

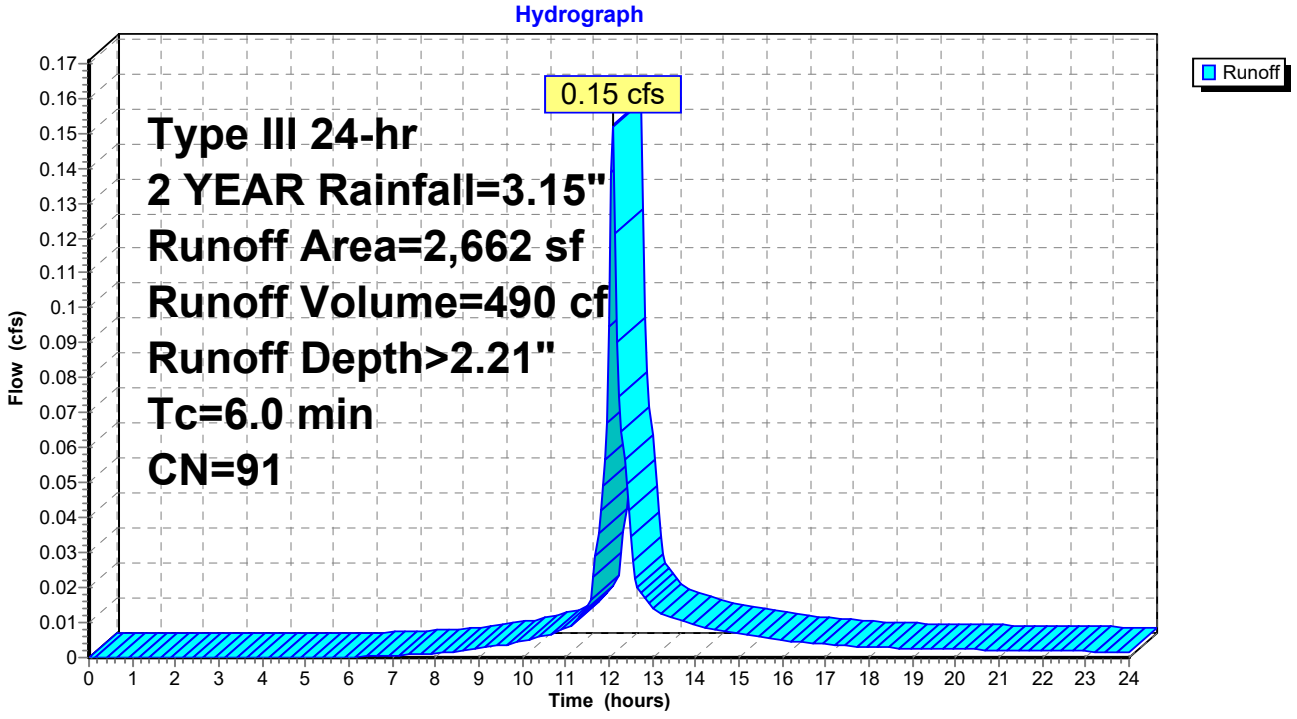
Runoff = 0.15 cfs @ 12.09 hrs, Volume= 490 cf, Depth> 2.21"
Routed to Pond P1 : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.15"

Area (sf)	CN	Description
1,024	98	Roofs, HSG C
917	98	Paved parking, HSG C
721	74	>75% Grass cover, Good, HSG C
2,662	91	Weighted Average
721		27.08% Pervious Area
1,941		72.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, flow to street**

Subcatchment 1S: EXISTING FRONT



Summary for Subcatchment 2S: EXISTING REAR

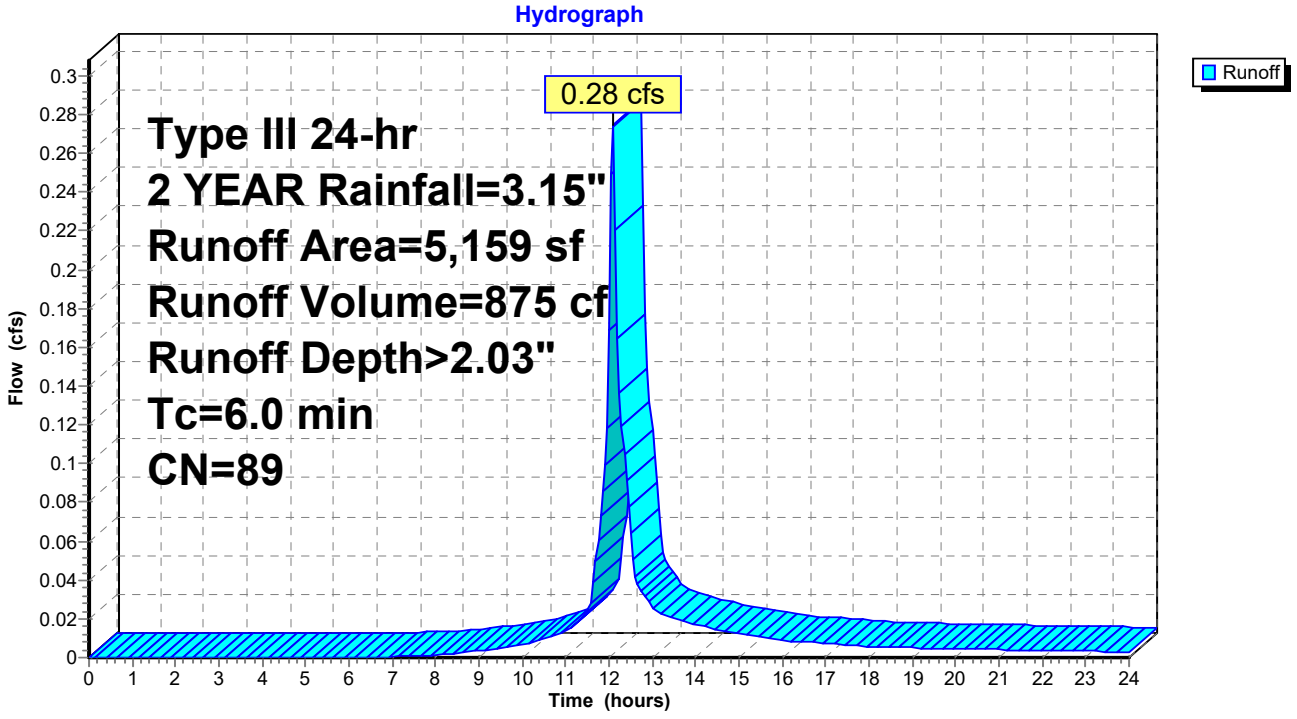
Runoff = 0.28 cfs @ 12.09 hrs, Volume= 875 cf, Depth> 2.03"
Routed to Pond P2 : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.15"

Area (sf)	CN	Description
1,550	98	Roofs, HSG C
1,644	98	Paved parking, HSG C
1,965	74	>75% Grass cover, Good, HSG C
5,159	89	Weighted Average
1,965		38.09% Pervious Area
3,194		61.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment 2S: EXISTING REAR

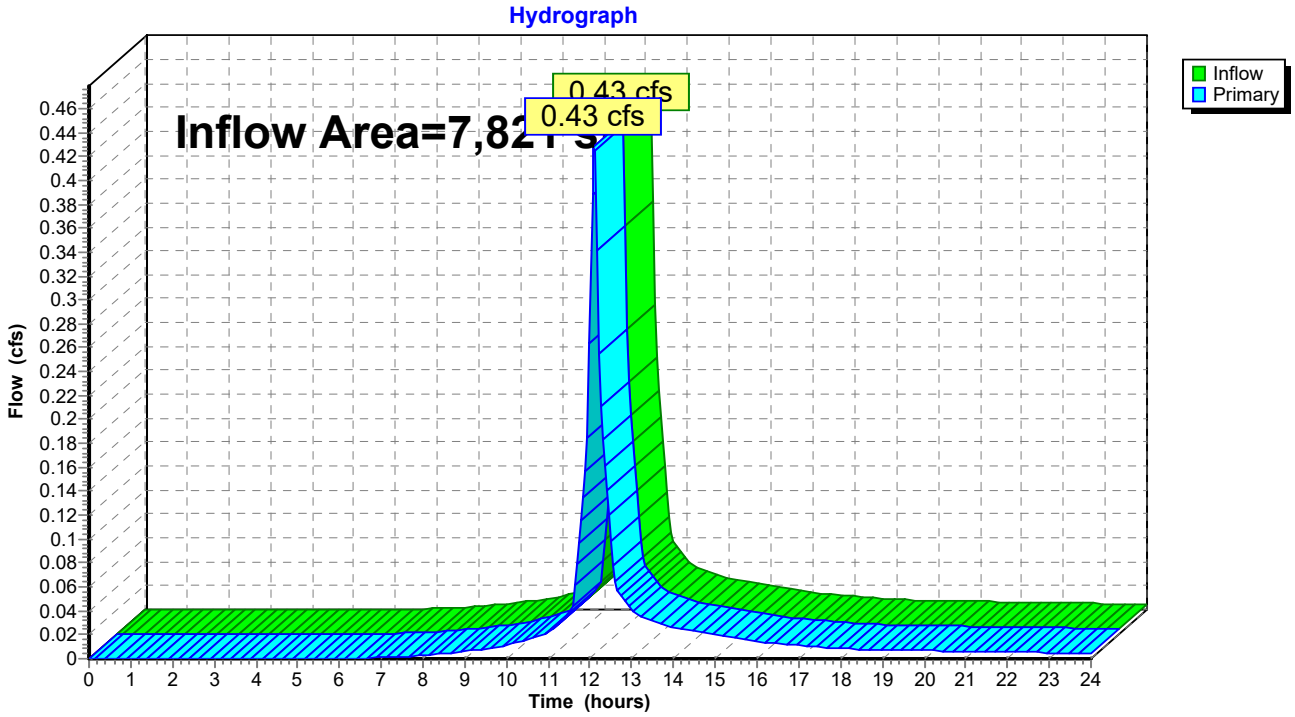


Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 65.66% Impervious, Inflow Depth > 2.09" for 2 YEAR event
Inflow = 0.43 cfs @ 12.09 hrs, Volume= 1,365 cf
Primary = 0.43 cfs @ 12.09 hrs, Volume= 1,365 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

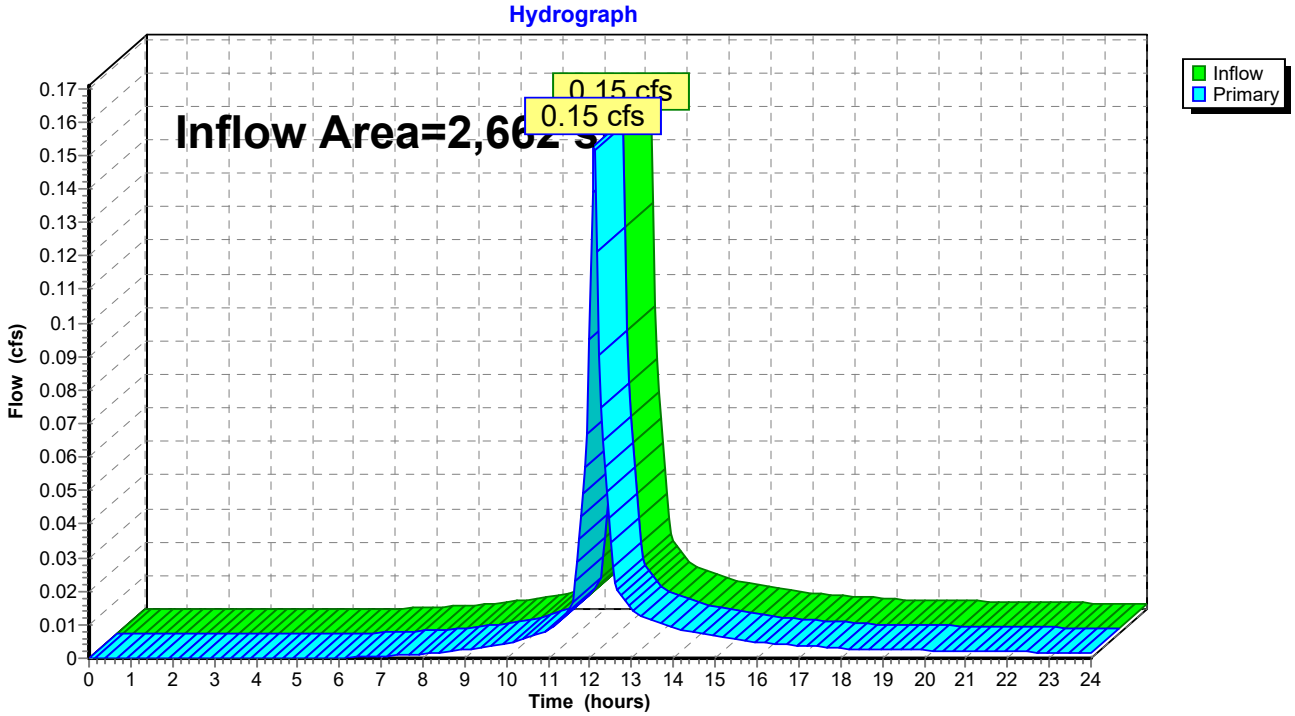


Summary for Pond P1: DP1

Inflow Area = 2,662 sf, 72.92% Impervious, Inflow Depth > 2.21" for 2 YEAR event
Inflow = 0.15 cfs @ 12.09 hrs, Volume= 490 cf
Primary = 0.15 cfs @ 12.09 hrs, Volume= 490 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P1: DP1

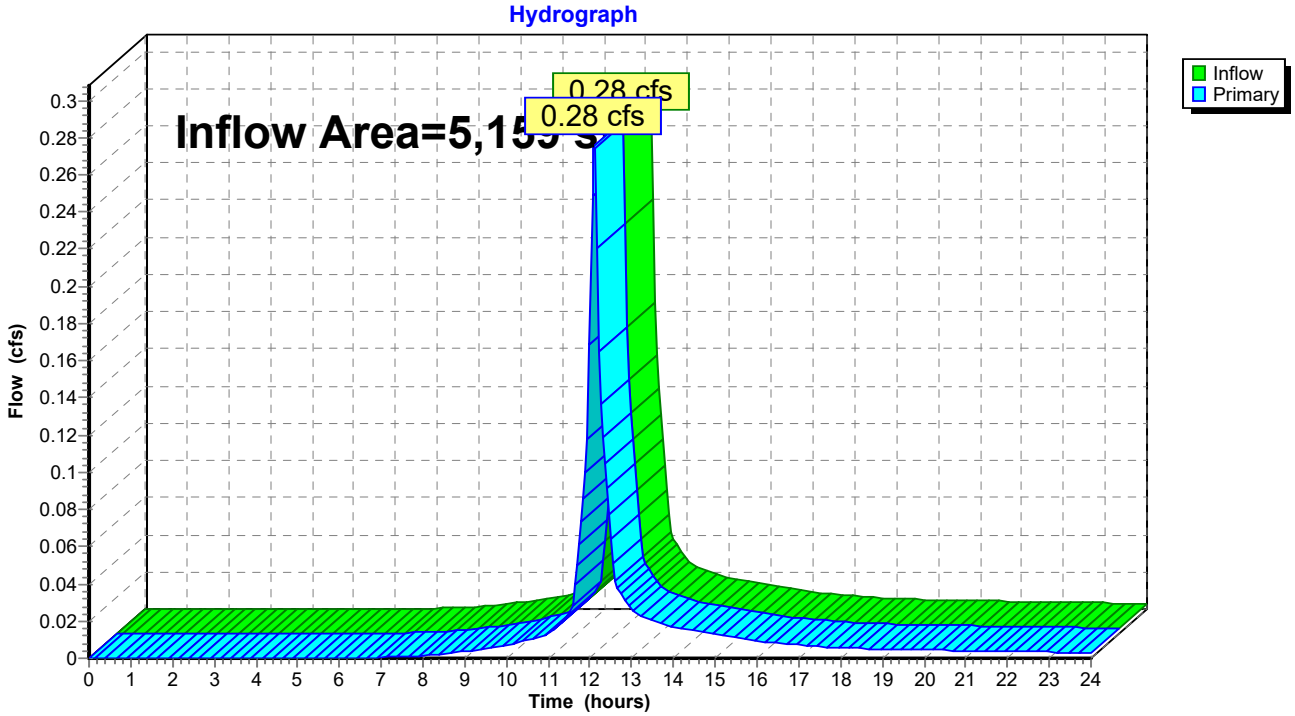


Summary for Pond P2: (new Pond)

Inflow Area = 5,159 sf, 61.91% Impervious, Inflow Depth > 2.03" for 2 YEAR event
Inflow = 0.28 cfs @ 12.09 hrs, Volume= 875 cf
Primary = 0.28 cfs @ 12.09 hrs, Volume= 875 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P2: (new Pond)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING FRONT Runoff Area=2,662 sf 72.92% Impervious Runoff Depth>3.74"
Tc=6.0 min CN=91 Runoff=0.25 cfs 829 cf

Subcatchment 2S: EXISTING REAR Runoff Area=5,159 sf 61.91% Impervious Runoff Depth>3.53"
Tc=6.0 min CN=89 Runoff=0.47 cfs 1,518 cf

Pond 1P: OVERALL Inflow=0.72 cfs 2,347 cf
Primary=0.72 cfs 2,347 cf

Pond P1: DP1 Inflow=0.25 cfs 829 cf
Primary=0.25 cfs 829 cf

Pond P2: (new Pond) Inflow=0.47 cfs 1,518 cf
Primary=0.47 cfs 1,518 cf

Total Runoff Area = 7,821 sf Runoff Volume = 2,347 cf Average Runoff Depth = 3.60"
34.34% Pervious = 2,686 sf 65.66% Impervious = 5,135 sf

Summary for Subcatchment 1S: EXISTING FRONT

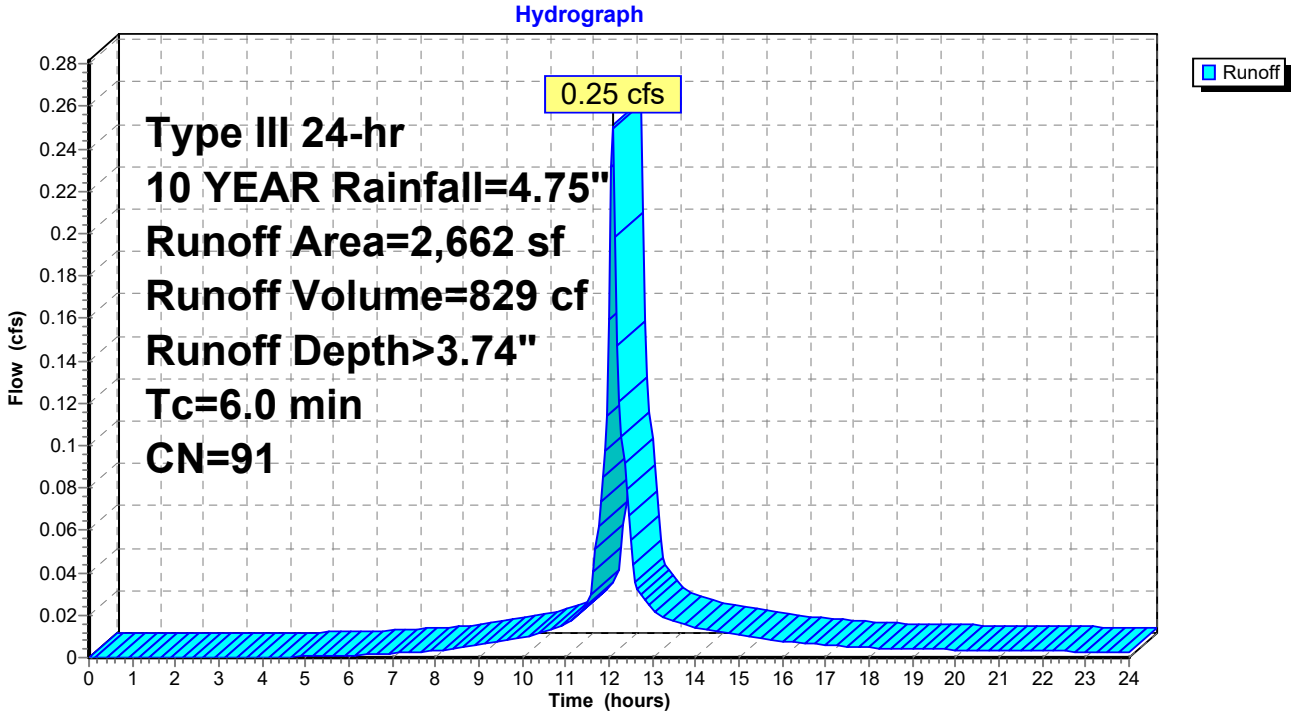
Runoff = 0.25 cfs @ 12.09 hrs, Volume= 829 cf, Depth> 3.74"
Routed to Pond P1 : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.75"

Area (sf)	CN	Description
1,024	98	Roofs, HSG C
917	98	Paved parking, HSG C
721	74	>75% Grass cover, Good, HSG C
2,662	91	Weighted Average
721		27.08% Pervious Area
1,941		72.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, flow to street**

Subcatchment 1S: EXISTING FRONT



Summary for Subcatchment 2S: EXISTING REAR

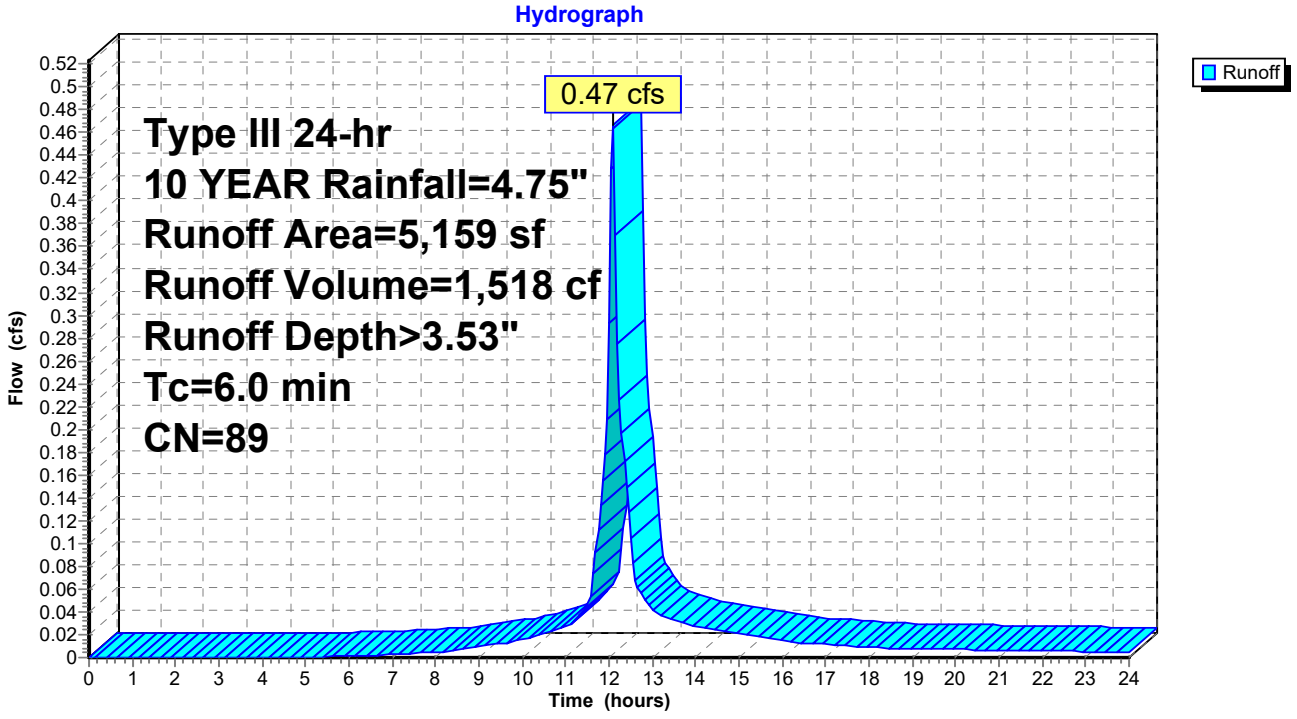
Runoff = 0.47 cfs @ 12.09 hrs, Volume= 1,518 cf, Depth> 3.53"
Routed to Pond P2 : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.75"

Area (sf)	CN	Description
1,550	98	Roofs, HSG C
1,644	98	Paved parking, HSG C
1,965	74	>75% Grass cover, Good, HSG C
5,159	89	Weighted Average
1,965		38.09% Pervious Area
3,194		61.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment 2S: EXISTING REAR

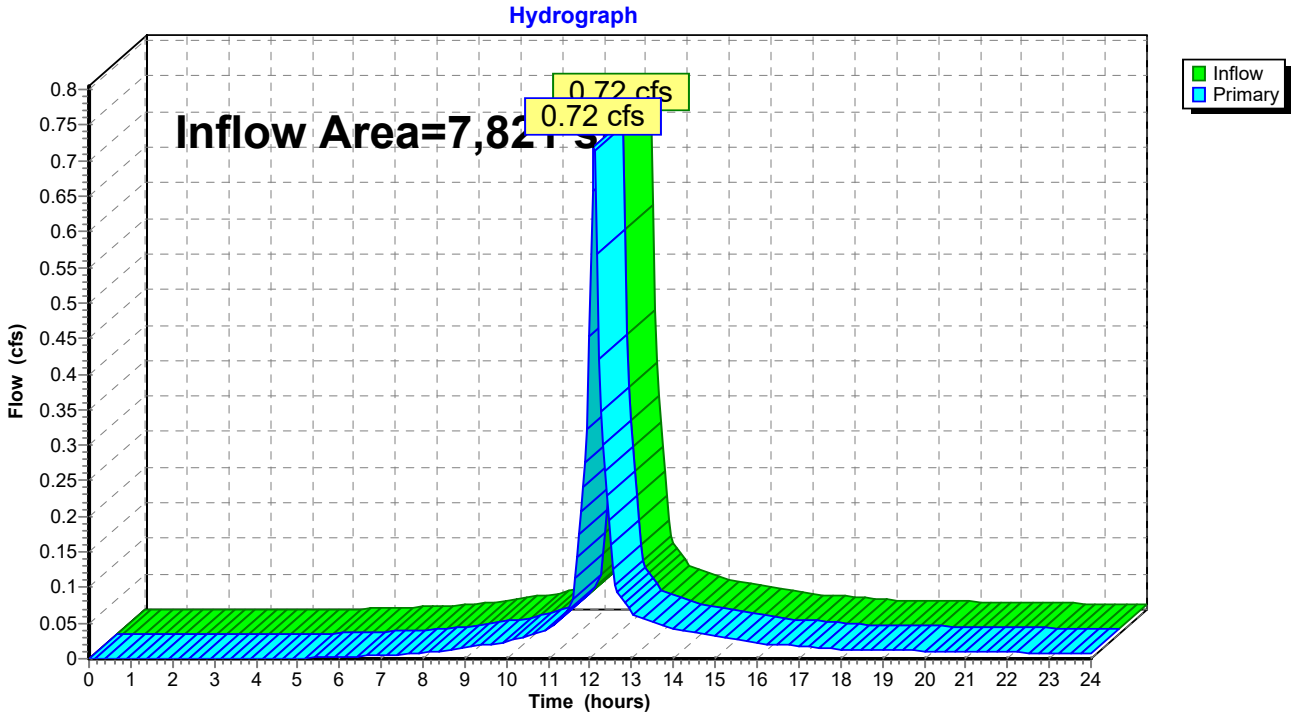


Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 65.66% Impervious, Inflow Depth > 3.60" for 10 YEAR event
Inflow = 0.72 cfs @ 12.09 hrs, Volume= 2,347 cf
Primary = 0.72 cfs @ 12.09 hrs, Volume= 2,347 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

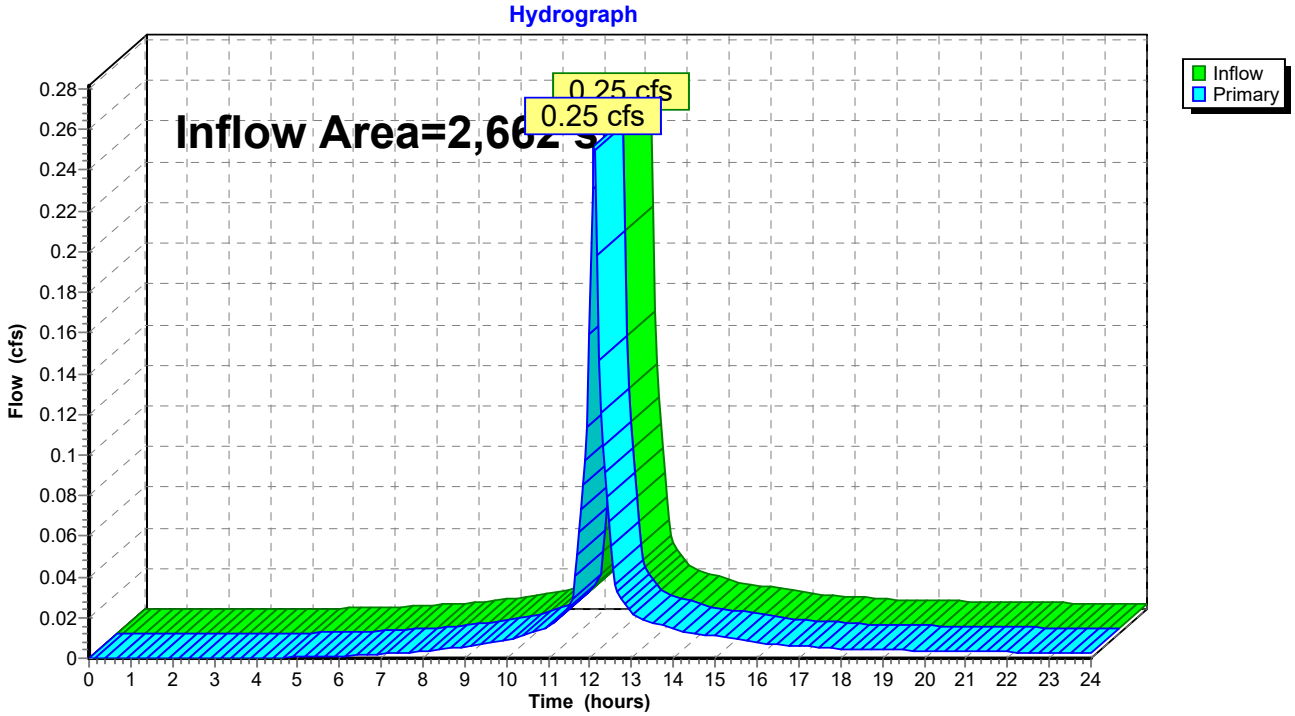


Summary for Pond P1: DP1

Inflow Area = 2,662 sf, 72.92% Impervious, Inflow Depth > 3.74" for 10 YEAR event
Inflow = 0.25 cfs @ 12.09 hrs, Volume= 829 cf
Primary = 0.25 cfs @ 12.09 hrs, Volume= 829 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P1: DP1

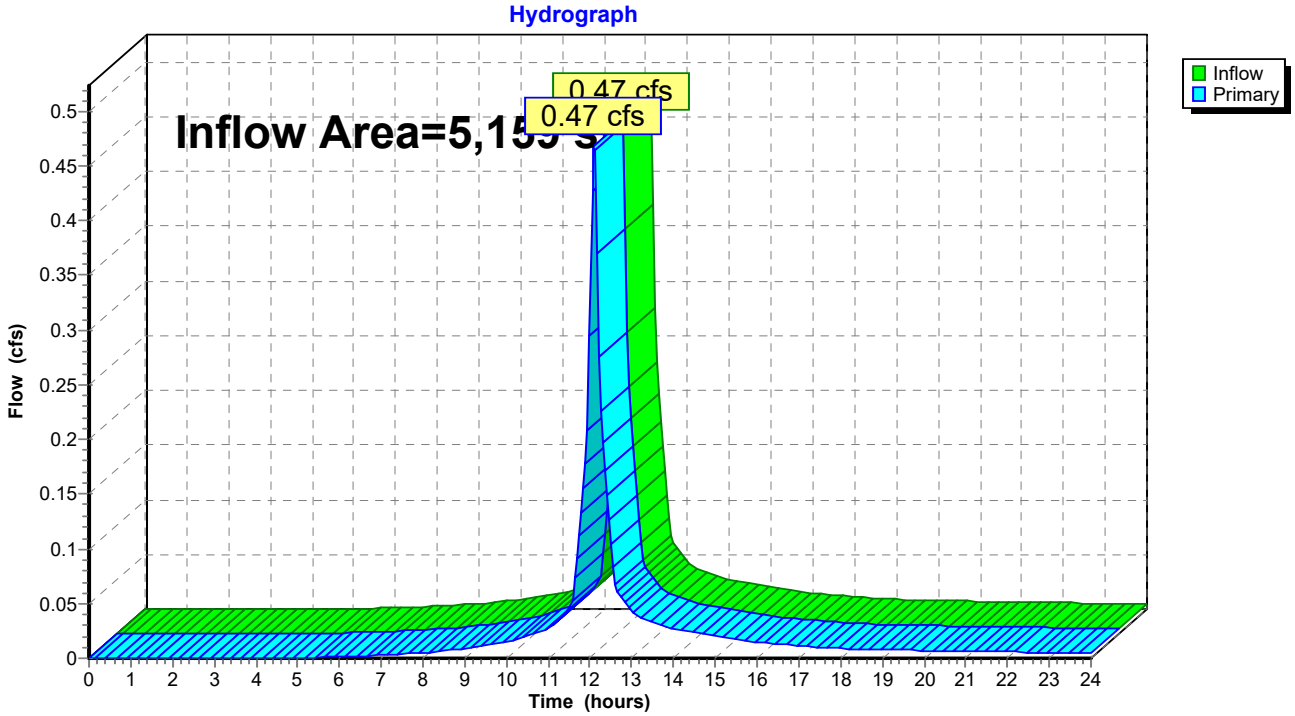


Summary for Pond P2: (new Pond)

Inflow Area = 5,159 sf, 61.91% Impervious, Inflow Depth > 3.53" for 10 YEAR event
Inflow = 0.47 cfs @ 12.09 hrs, Volume= 1,518 cf
Primary = 0.47 cfs @ 12.09 hrs, Volume= 1,518 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P2: (new Pond)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING FRONT Runoff Area=2,662 sf 72.92% Impervious Runoff Depth>4.96"
Tc=6.0 min CN=91 Runoff=0.33 cfs 1,101 cf

Subcatchment 2S: EXISTING REAR Runoff Area=5,159 sf 61.91% Impervious Runoff Depth>4.74"
Tc=6.0 min CN=89 Runoff=0.62 cfs 2,039 cf

Pond 1P: OVERALL Inflow=0.95 cfs 3,140 cf
Primary=0.95 cfs 3,140 cf

Pond P1: DP1 Inflow=0.33 cfs 1,101 cf
Primary=0.33 cfs 1,101 cf

Pond P2: (new Pond) Inflow=0.62 cfs 2,039 cf
Primary=0.62 cfs 2,039 cf

Total Runoff Area = 7,821 sf Runoff Volume = 3,140 cf Average Runoff Depth = 4.82"
34.34% Pervious = 2,686 sf 65.66% Impervious = 5,135 sf

Summary for Subcatchment 1S: EXISTING FRONT

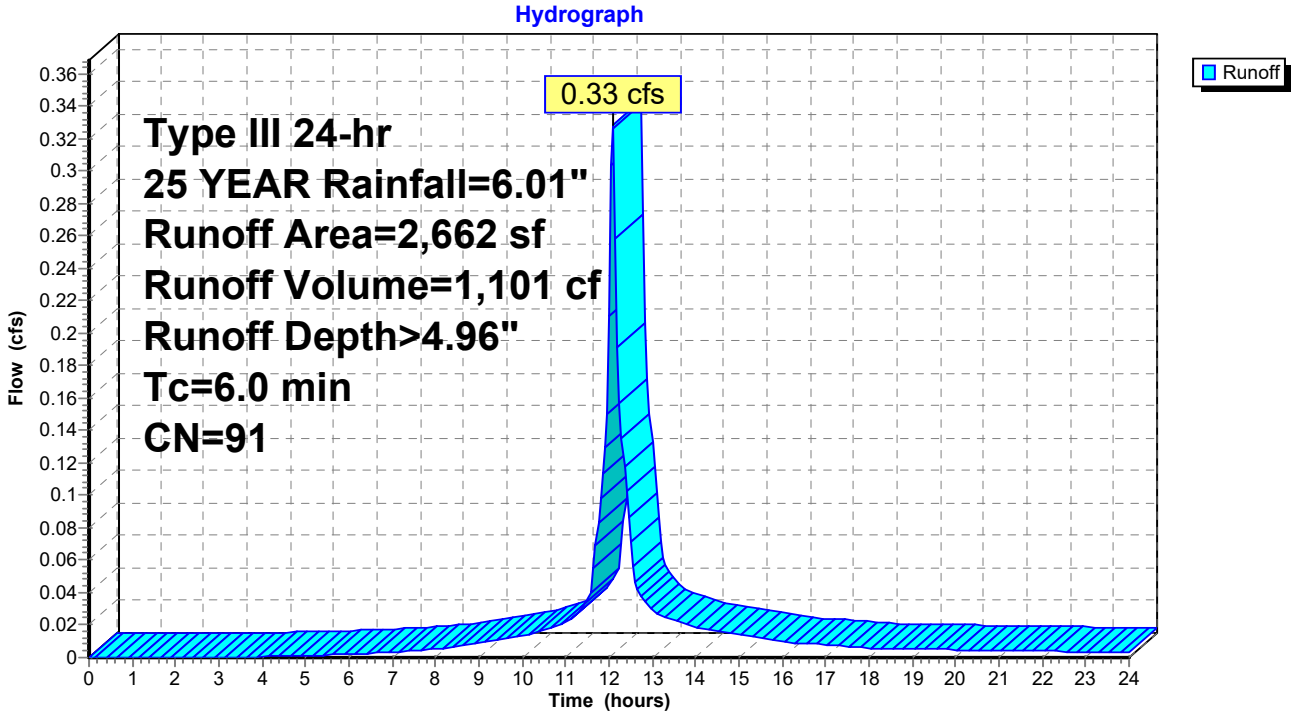
Runoff = 0.33 cfs @ 12.09 hrs, Volume= 1,101 cf, Depth> 4.96"
Routed to Pond P1 : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=6.01"

Area (sf)	CN	Description
1,024	98	Roofs, HSG C
917	98	Paved parking, HSG C
721	74	>75% Grass cover, Good, HSG C
2,662	91	Weighted Average
721		27.08% Pervious Area
1,941		72.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, flow to street**

Subcatchment 1S: EXISTING FRONT



Summary for Subcatchment 2S: EXISTING REAR

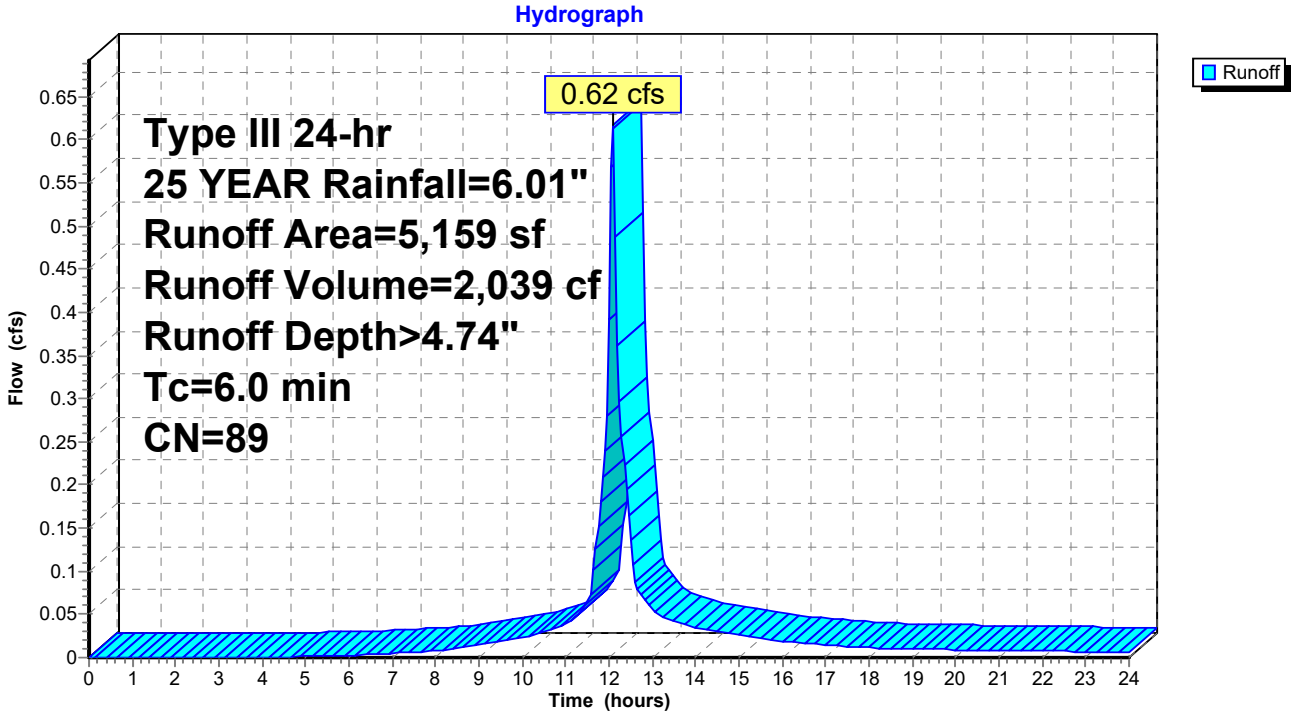
Runoff = 0.62 cfs @ 12.09 hrs, Volume= 2,039 cf, Depth> 4.74"
Routed to Pond P2 : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=6.01"

Area (sf)	CN	Description
1,550	98	Roofs, HSG C
1,644	98	Paved parking, HSG C
1,965	74	>75% Grass cover, Good, HSG C
5,159	89	Weighted Average
1,965		38.09% Pervious Area
3,194		61.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment 2S: EXISTING REAR

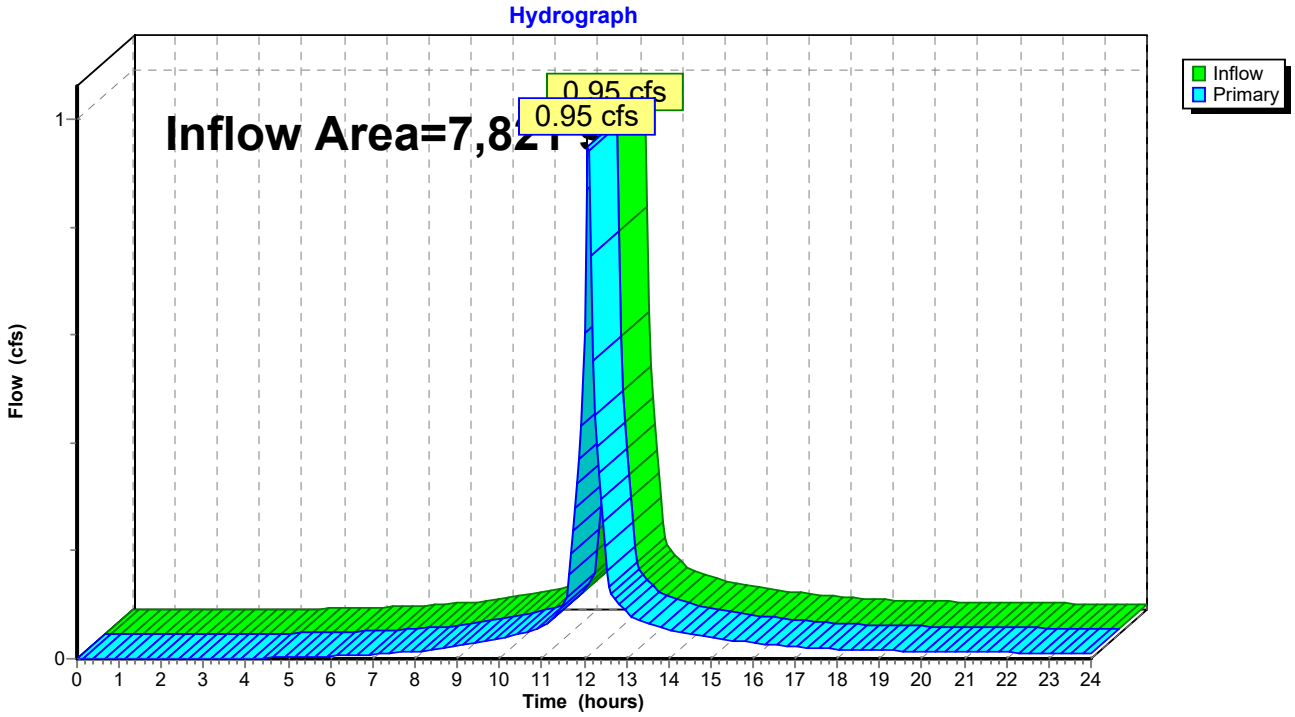


Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 65.66% Impervious, Inflow Depth > 4.82" for 25 YEAR event
Inflow = 0.95 cfs @ 12.09 hrs, Volume= 3,140 cf
Primary = 0.95 cfs @ 12.09 hrs, Volume= 3,140 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

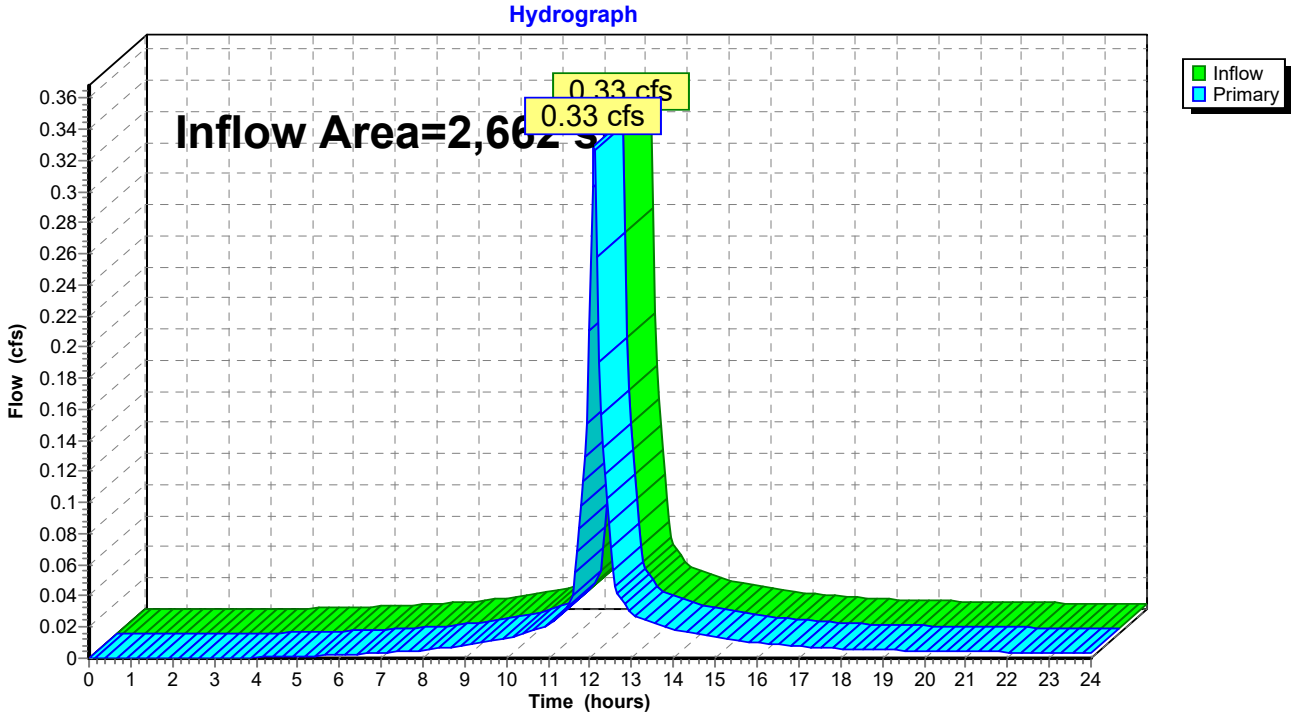


Summary for Pond P1: DP1

Inflow Area = 2,662 sf, 72.92% Impervious, Inflow Depth > 4.96" for 25 YEAR event
Inflow = 0.33 cfs @ 12.09 hrs, Volume= 1,101 cf
Primary = 0.33 cfs @ 12.09 hrs, Volume= 1,101 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P1: DP1

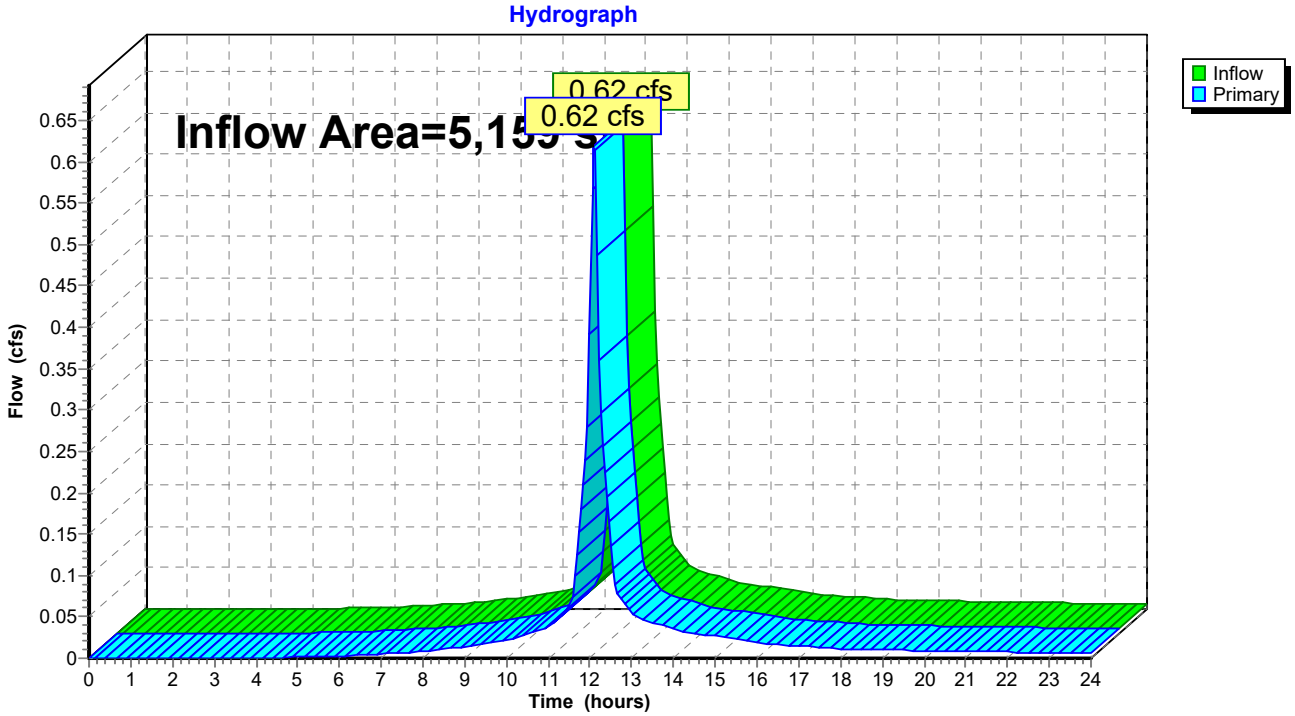


Summary for Pond P2: (new Pond)

Inflow Area = 5,159 sf, 61.91% Impervious, Inflow Depth > 4.74" for 25 YEAR event
Inflow = 0.62 cfs @ 12.09 hrs, Volume= 2,039 cf
Primary = 0.62 cfs @ 12.09 hrs, Volume= 2,039 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P2: (new Pond)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING FRONT Runoff Area=2,662 sf 72.92% Impervious Runoff Depth>6.11"
Tc=6.0 min CN=91 Runoff=0.40 cfs 1,356 cf

Subcatchment 2S: EXISTING REAR Runoff Area=5,159 sf 61.91% Impervious Runoff Depth>5.88"
Tc=6.0 min CN=89 Runoff=0.76 cfs 2,528 cf

Pond 1P: OVERALL Inflow=1.16 cfs 3,884 cf
Primary=1.16 cfs 3,884 cf

Pond P1: DP1 Inflow=0.40 cfs 1,356 cf
Primary=0.40 cfs 1,356 cf

Pond P2: (new Pond) Inflow=0.76 cfs 2,528 cf
Primary=0.76 cfs 2,528 cf

Total Runoff Area = 7,821 sf Runoff Volume = 3,884 cf Average Runoff Depth = 5.96"
34.34% Pervious = 2,686 sf 65.66% Impervious = 5,135 sf

Summary for Subcatchment 1S: EXISTING FRONT

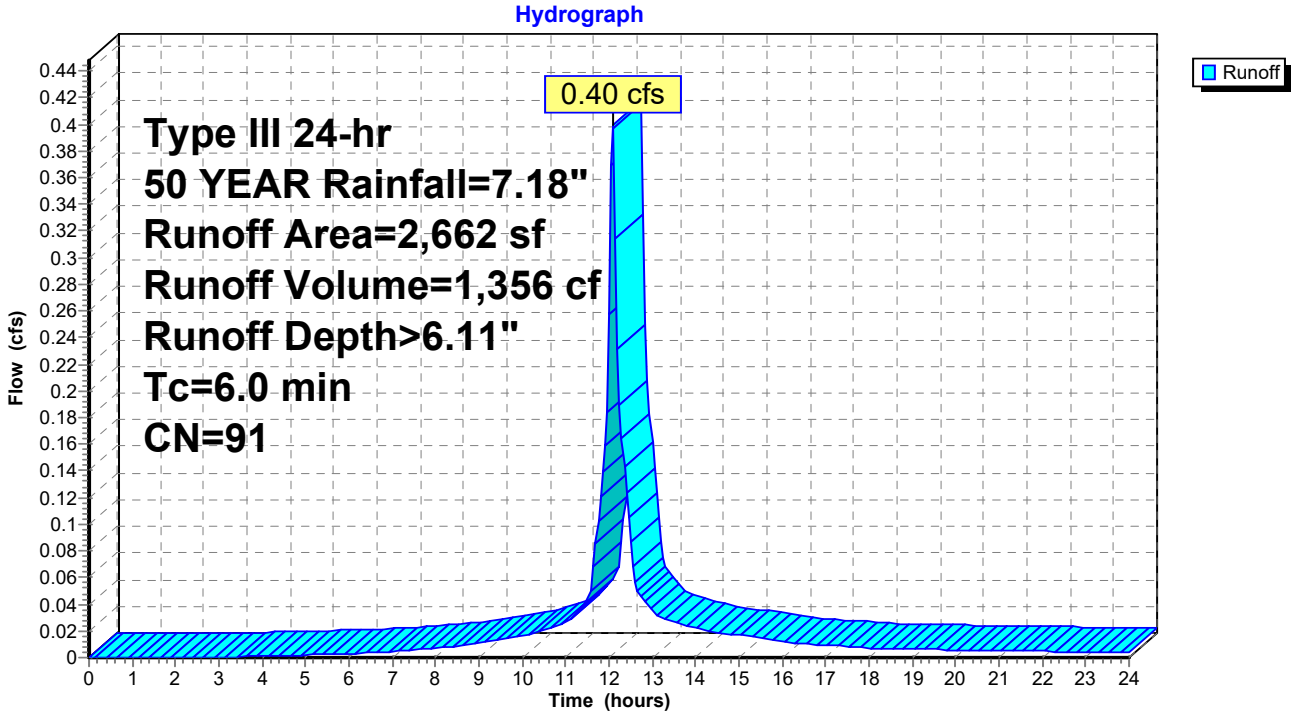
Runoff = 0.40 cfs @ 12.09 hrs, Volume= 1,356 cf, Depth> 6.11"
Routed to Pond P1 : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YEAR Rainfall=7.18"

Area (sf)	CN	Description
1,024	98	Roofs, HSG C
917	98	Paved parking, HSG C
721	74	>75% Grass cover, Good, HSG C
2,662	91	Weighted Average
721		27.08% Pervious Area
1,941		72.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, flow to street**

Subcatchment 1S: EXISTING FRONT



Summary for Subcatchment 2S: EXISTING REAR

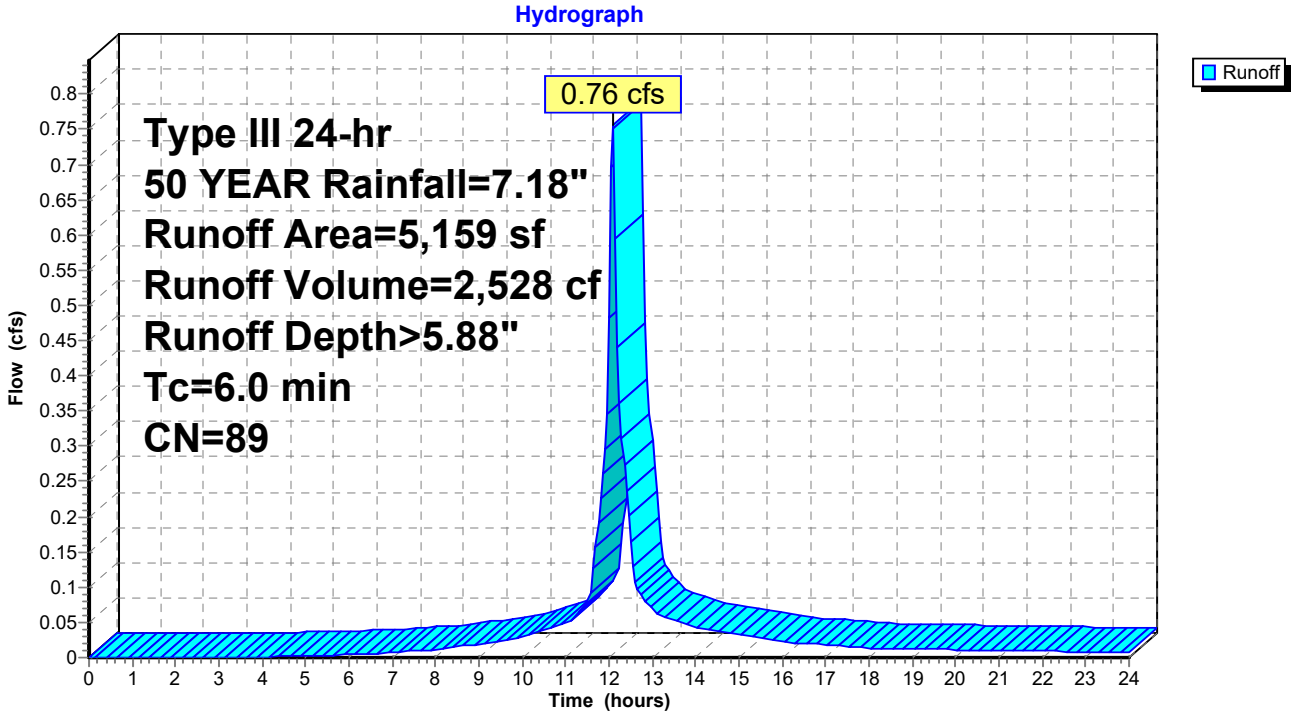
Runoff = 0.76 cfs @ 12.09 hrs, Volume= 2,528 cf, Depth> 5.88"
Routed to Pond P2 : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YEAR Rainfall=7.18"

Area (sf)	CN	Description
1,550	98	Roofs, HSG C
1,644	98	Paved parking, HSG C
1,965	74	>75% Grass cover, Good, HSG C
5,159	89	Weighted Average
1,965		38.09% Pervious Area
3,194		61.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment 2S: EXISTING REAR

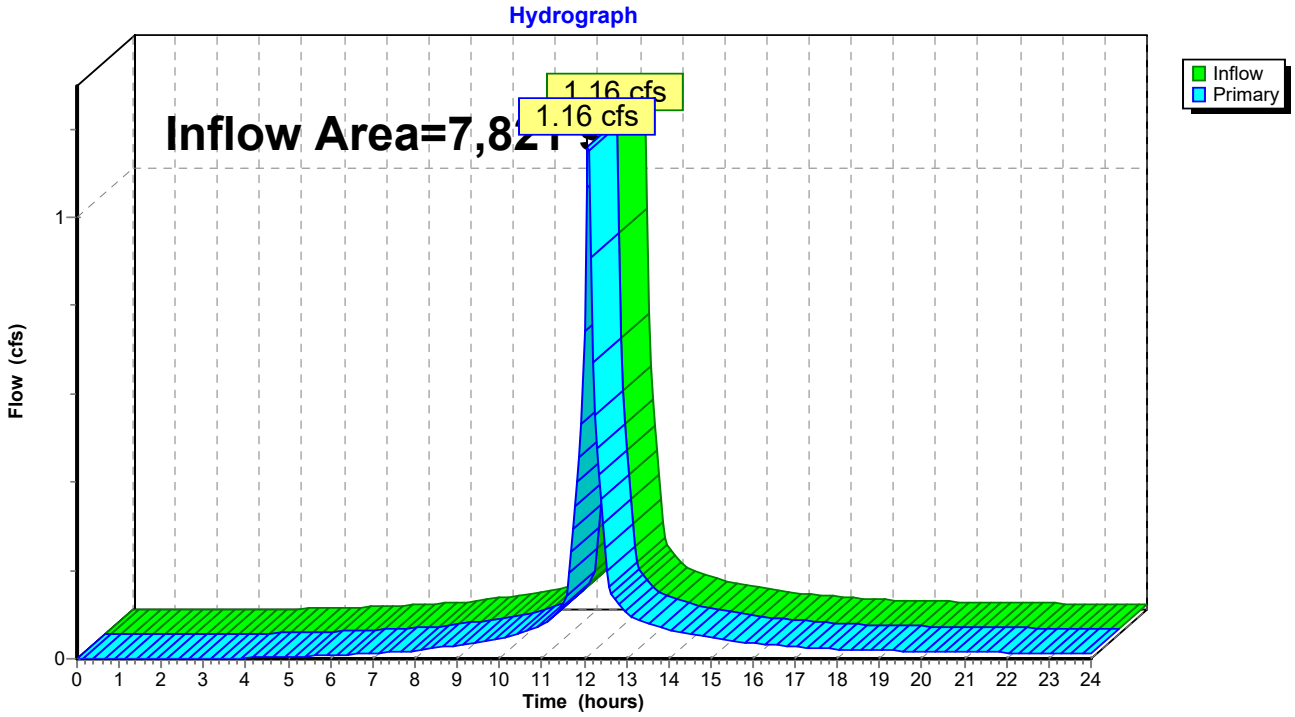


Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 65.66% Impervious, Inflow Depth > 5.96" for 50 YEAR event
Inflow = 1.16 cfs @ 12.09 hrs, Volume= 3,884 cf
Primary = 1.16 cfs @ 12.09 hrs, Volume= 3,884 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

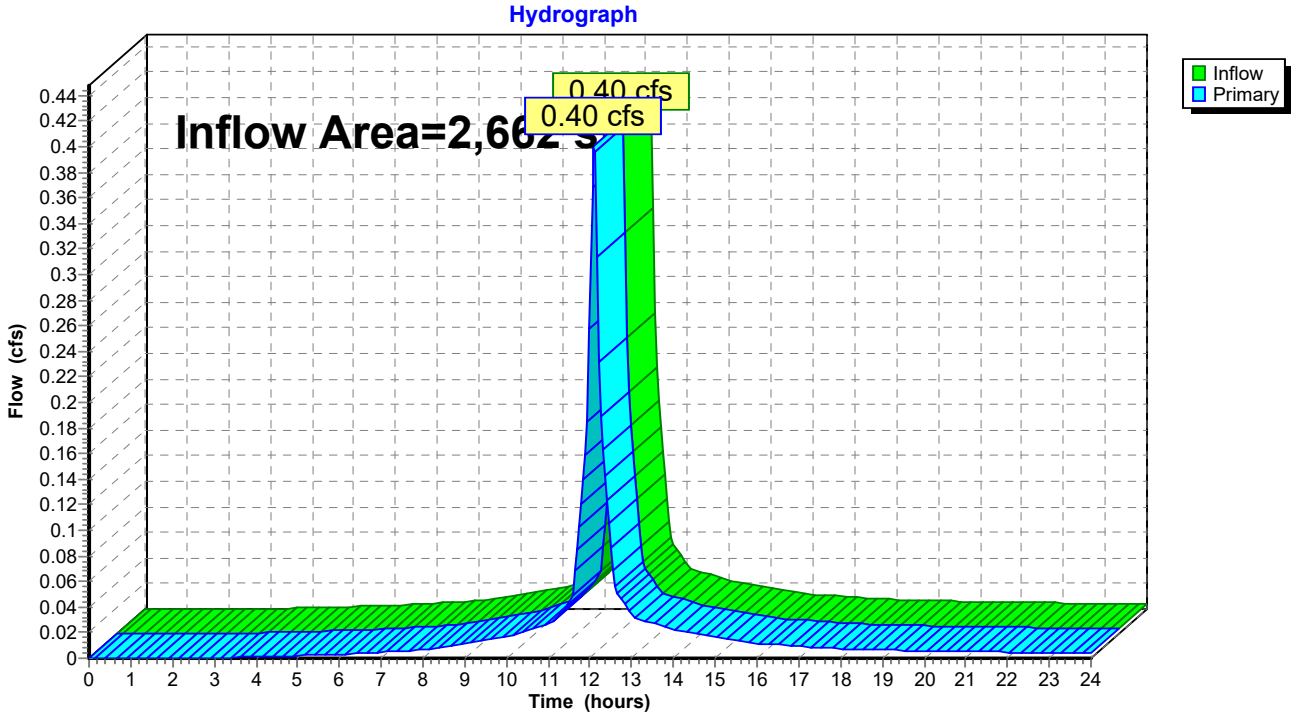


Summary for Pond P1: DP1

Inflow Area = 2,662 sf, 72.92% Impervious, Inflow Depth > 6.11" for 50 YEAR event
Inflow = 0.40 cfs @ 12.09 hrs, Volume= 1,356 cf
Primary = 0.40 cfs @ 12.09 hrs, Volume= 1,356 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P1: DP1

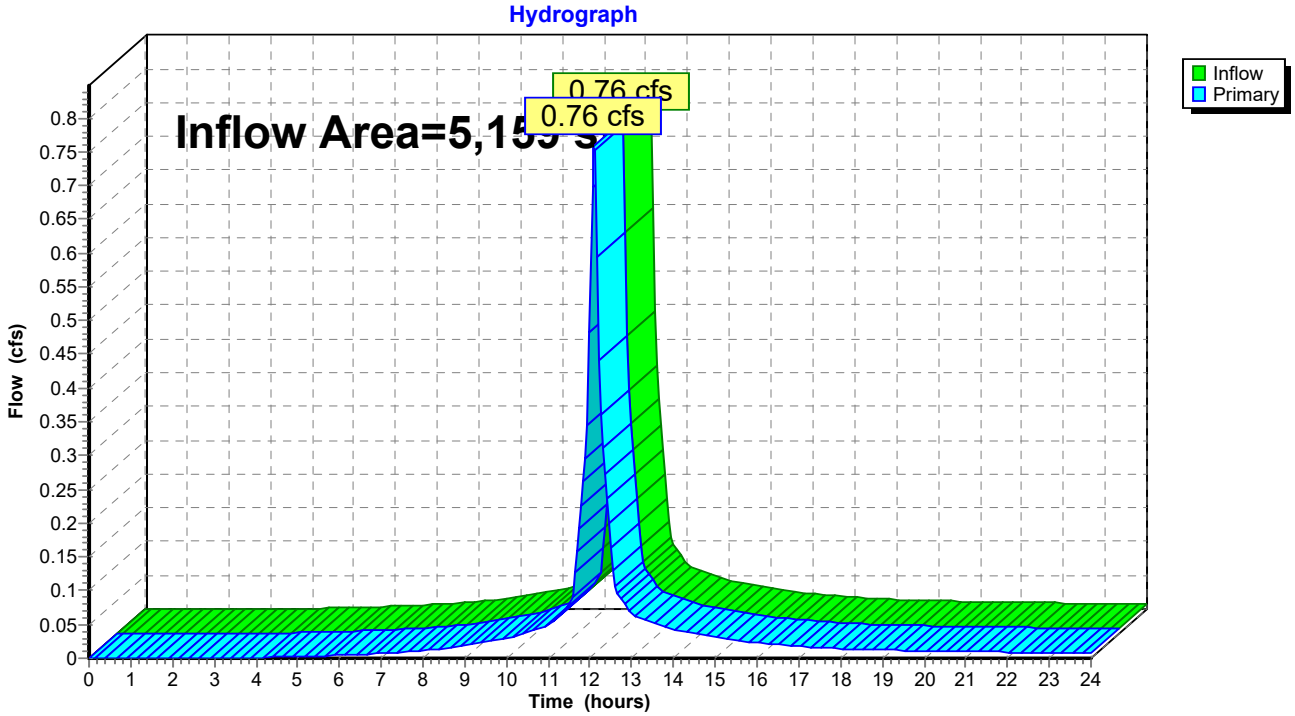


Summary for Pond P2: (new Pond)

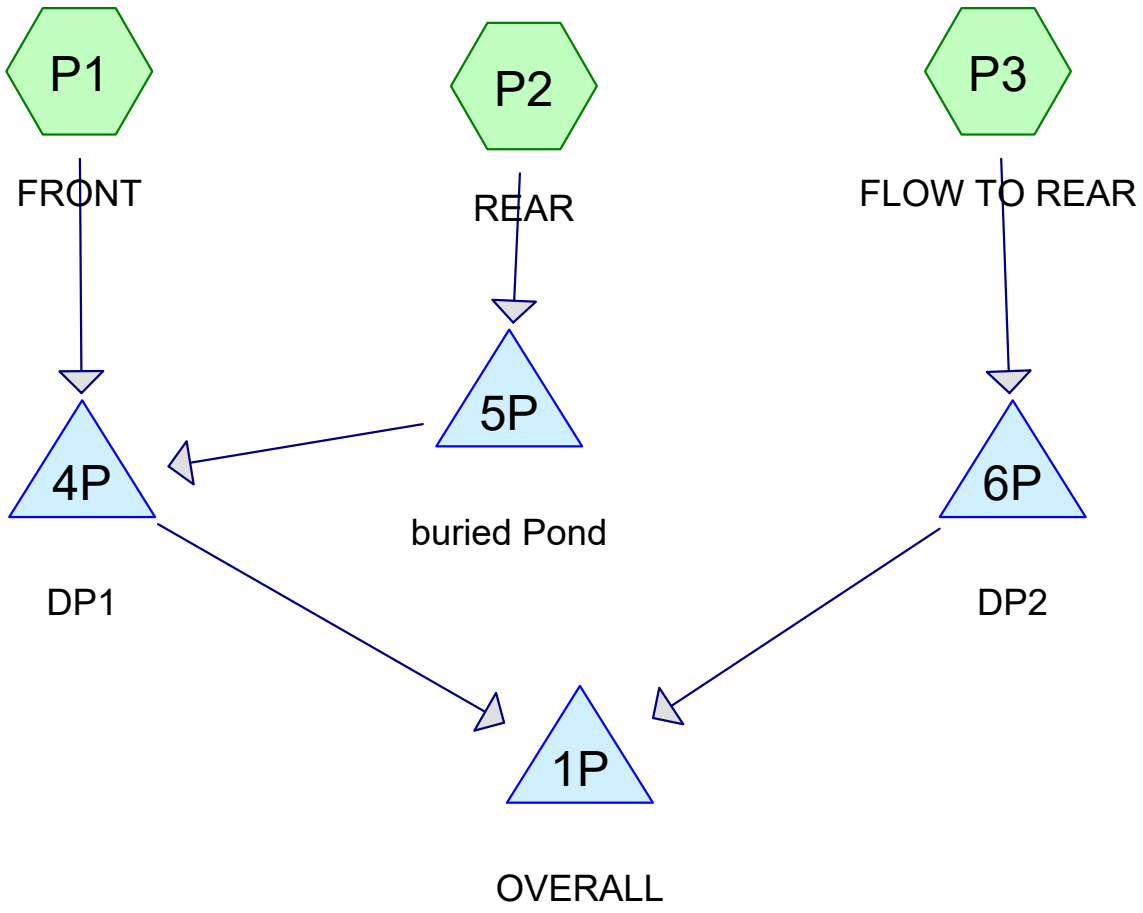
Inflow Area = 5,159 sf, 61.91% Impervious, Inflow Depth > 5.88" for 50 YEAR event
Inflow = 0.76 cfs @ 12.09 hrs, Volume= 2,528 cf
Primary = 0.76 cfs @ 12.09 hrs, Volume= 2,528 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond P2: (new Pond)



POST-DEVELOPMENT DRAINAGE



Subcat Reach Pond Link

Routing Diagram for 9-11 MECHANIC - POST
Prepared by {enter your company name here}, Printed 2/1/2026
HydroCAD® 10.10-7b s/n 02248 © 2022 HydroCAD Software Solutions LLC

Project Notes

Rainfall events imported from "9-11 MECHANIC - PRE.hcp"

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 YEAR	Type II 24-hr		Default	24.00	1	3.15	2
2	10 YEAR	Type II 24-hr		Default	24.00	1	4.75	2
3	25 YEAR	Type II 24-hr		Default	24.00	1	6.01	2
4	50 YEAR	Type II 24-hr		Default	24.00	1	7.18	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
547	79	50-75% Grass cover, Fair, HSG C (P1, P3)
586	74	>75% Grass cover, Good, HSG C (P2)
4,667	98	Paved parking, HSG C (P1, P2, P3)
1,856	98	Roofs, HSG C (P1)
165	98	Walk, HSG C (P1)
7,821	**95**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
7,821	HSG C	P1, P2, P3
0	HSG D	
0	Other	
7,821		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	547	0	0	547	50-75% Grass cover, Fair	
0	0	586	0	0	586	>75% Grass cover, Good	
0	0	4,667	0	0	4,667	Paved parking	
0	0	1,856	0	0	1,856	Roofs	
0	0	165	0	0	165	Walk	
0	**0**	**7,821**	**0**	**0**	**7,821**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	5P	61.00	60.39	122.0	0.0050	0.013	0.0	8.0	0.0

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: FRONT Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=2.81"
Tc=6.0 min CN=97 Runoff=0.26 cfs 630 cf

Subcatchment P2: REAR Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=2.60"
Tc=6.0 min CN=95 Runoff=0.41 cfs 954 cf

Subcatchment P3: FLOW TO REAR Runoff Area=718 sf 41.50% Impervious Runoff Depth=1.87"
Tc=6.0 min CN=87 Runoff=0.05 cfs 112 cf

Pond 1P: OVERALL Inflow=0.32 cfs 770 cf
Primary=0.32 cfs 770 cf

Pond 4P: DP1 Inflow=0.26 cfs 658 cf
Primary=0.26 cfs 658 cf

Pond 5P: buried Pond Peak Elev=63.79' Storage=465 cf Inflow=0.41 cfs 954 cf
Discarded=0.01 cfs 927 cf Primary=0.01 cfs 28 cf Outflow=0.02 cfs 954 cf

Pond 6P: DP2 Inflow=0.05 cfs 112 cf
Primary=0.05 cfs 112 cf

Total Runoff Area = 7,821 sf Runoff Volume = 1,696 cf Average Runoff Depth = 2.60"
14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf

Summary for Subcatchment P1: FRONT

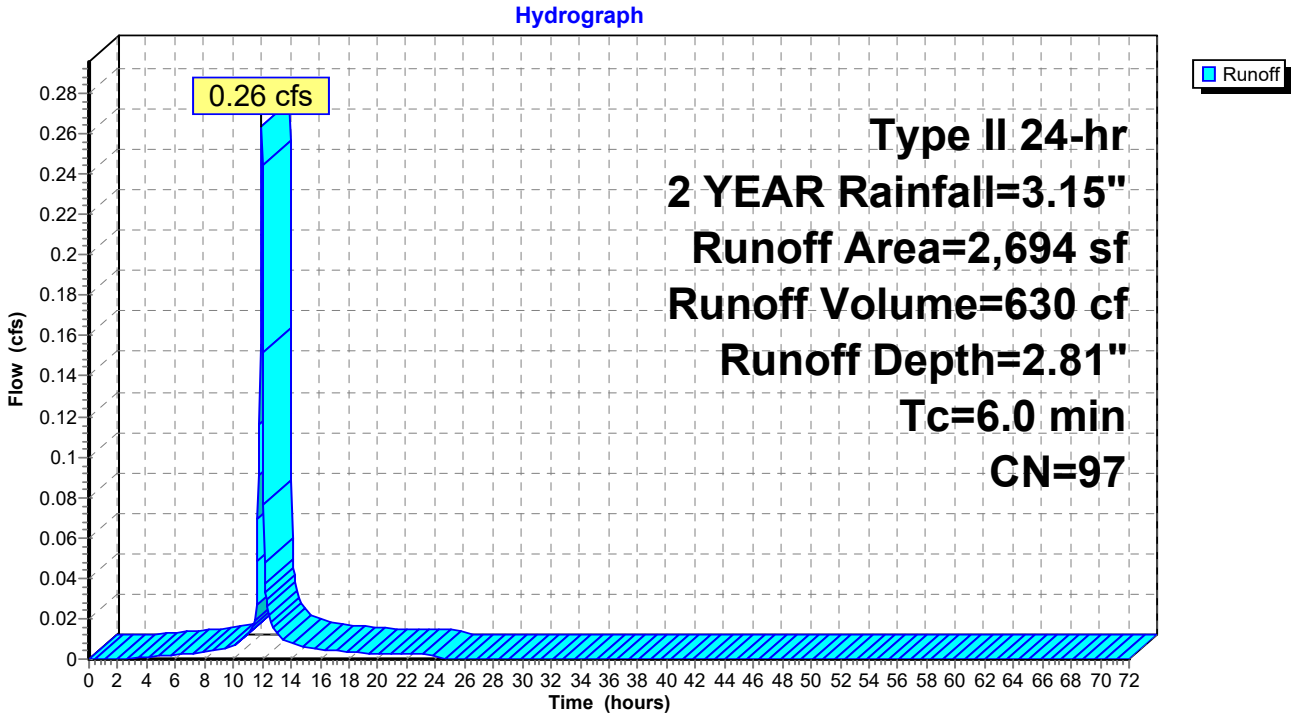
Runoff = 0.26 cfs @ 11.96 hrs, Volume= 630 cf, Depth= 2.81"
Routed to Pond 4P : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.15"

	Area (sf)	CN	Description
	1,856	98	Roofs, HSG C
*	165	98	Walk, HSG C
	546	98	Paved parking, HSG C
	127	79	50-75% Grass cover, Fair, HSG C
	2,694	97	Weighted Average
	127		4.71% Pervious Area
	2,567		95.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, flow to street**

Subcatchment P1: FRONT



Summary for Subcatchment P2: REAR

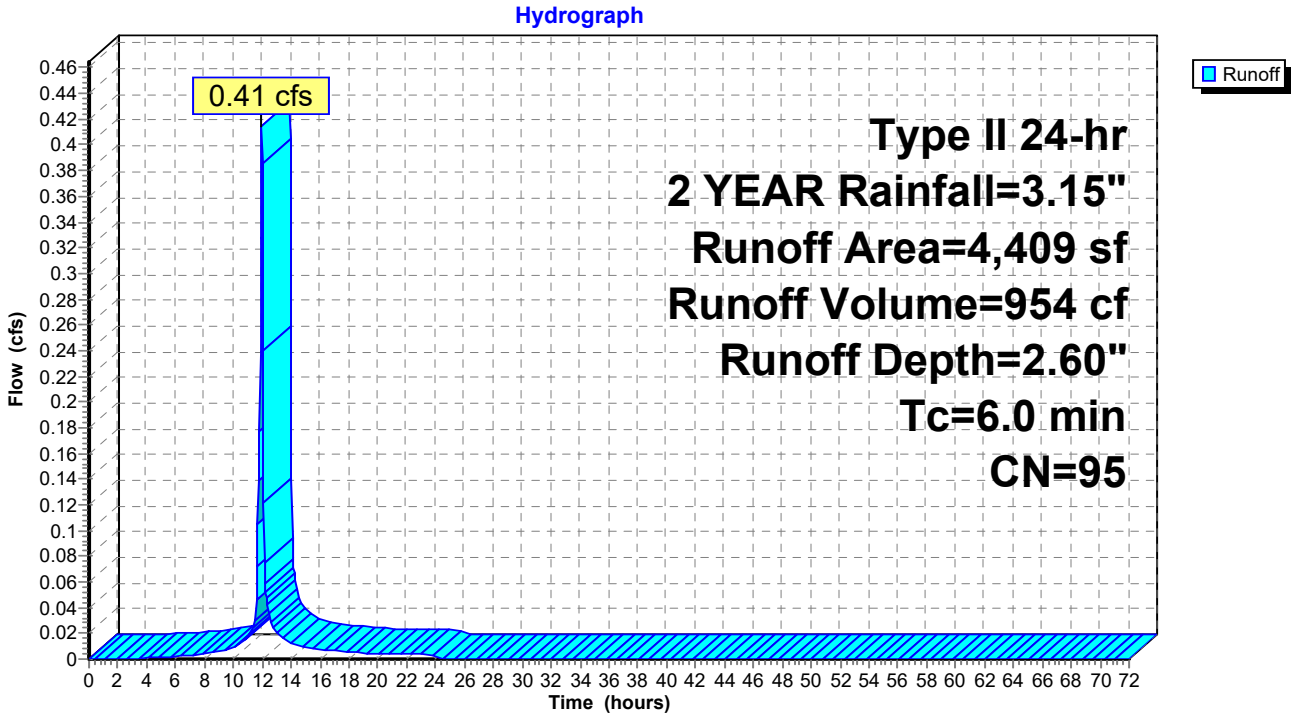
Runoff = 0.41 cfs @ 11.96 hrs, Volume= 954 cf, Depth= 2.60"
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.15"

Area (sf)	CN	Description
3,823	98	Paved parking, HSG C
586	74	>75% Grass cover, Good, HSG C
4,409	95	Weighted Average
586		13.29% Pervious Area
3,823		86.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment P2: REAR



Summary for Subcatchment P3: FLOW TO REAR

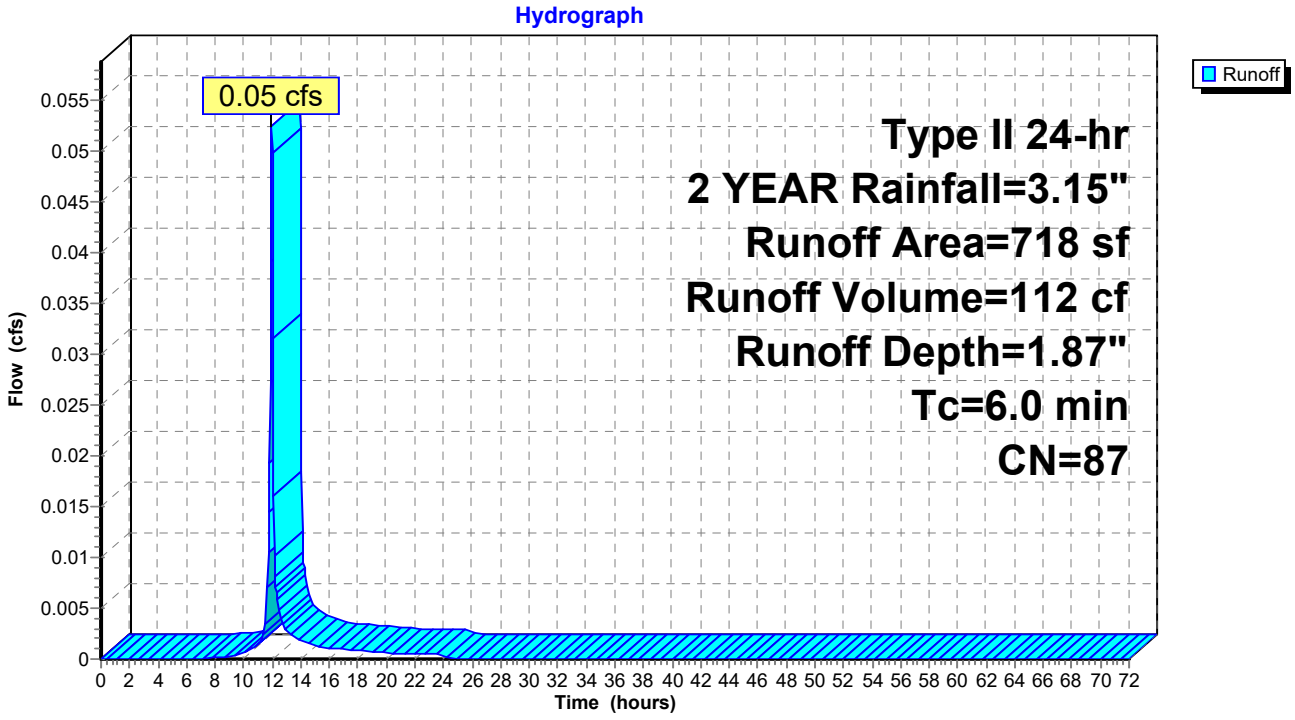
Runoff = 0.05 cfs @ 11.97 hrs, Volume= 112 cf, Depth= 1.87"
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.15"

Area (sf)	CN	Description
420	79	50-75% Grass cover, Fair, HSG C
298	98	Paved parking, HSG C
718	87	Weighted Average
420		58.50% Pervious Area
298		41.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment P3: FLOW TO REAR

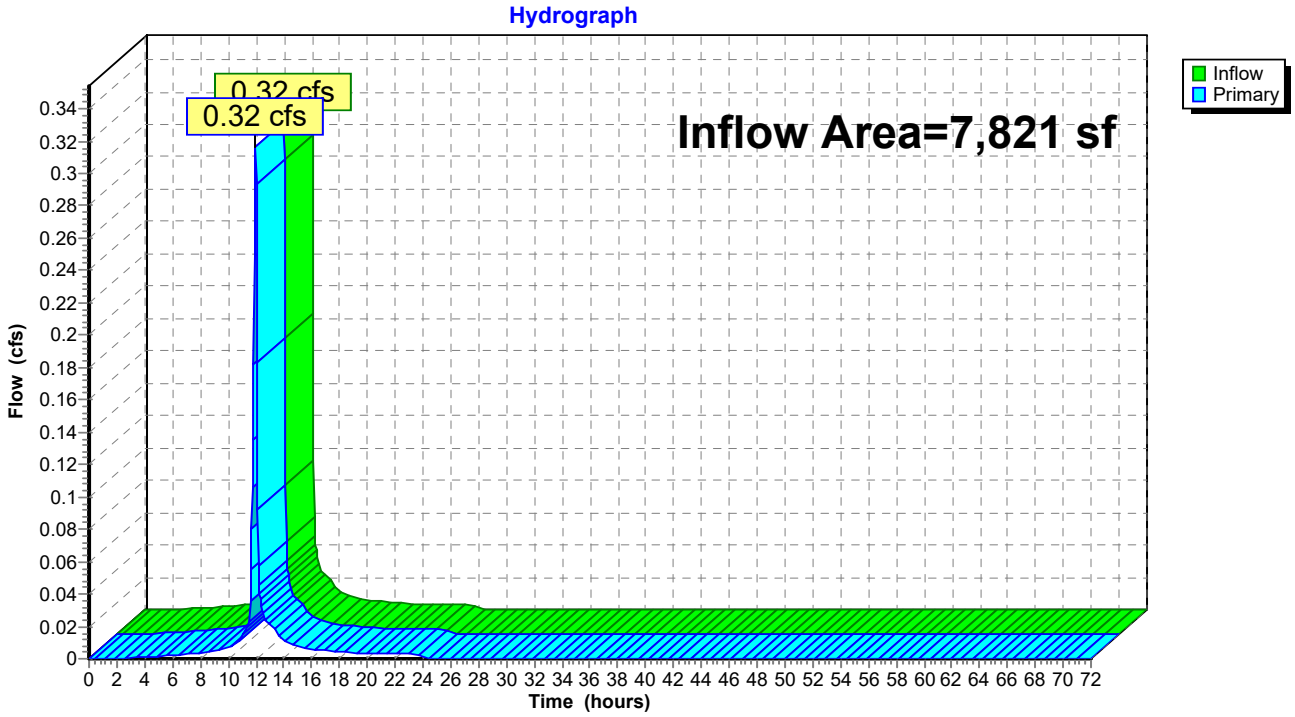


Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 1.18" for 2 YEAR event
Inflow = 0.32 cfs @ 11.96 hrs, Volume= 770 cf
Primary = 0.32 cfs @ 11.96 hrs, Volume= 770 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

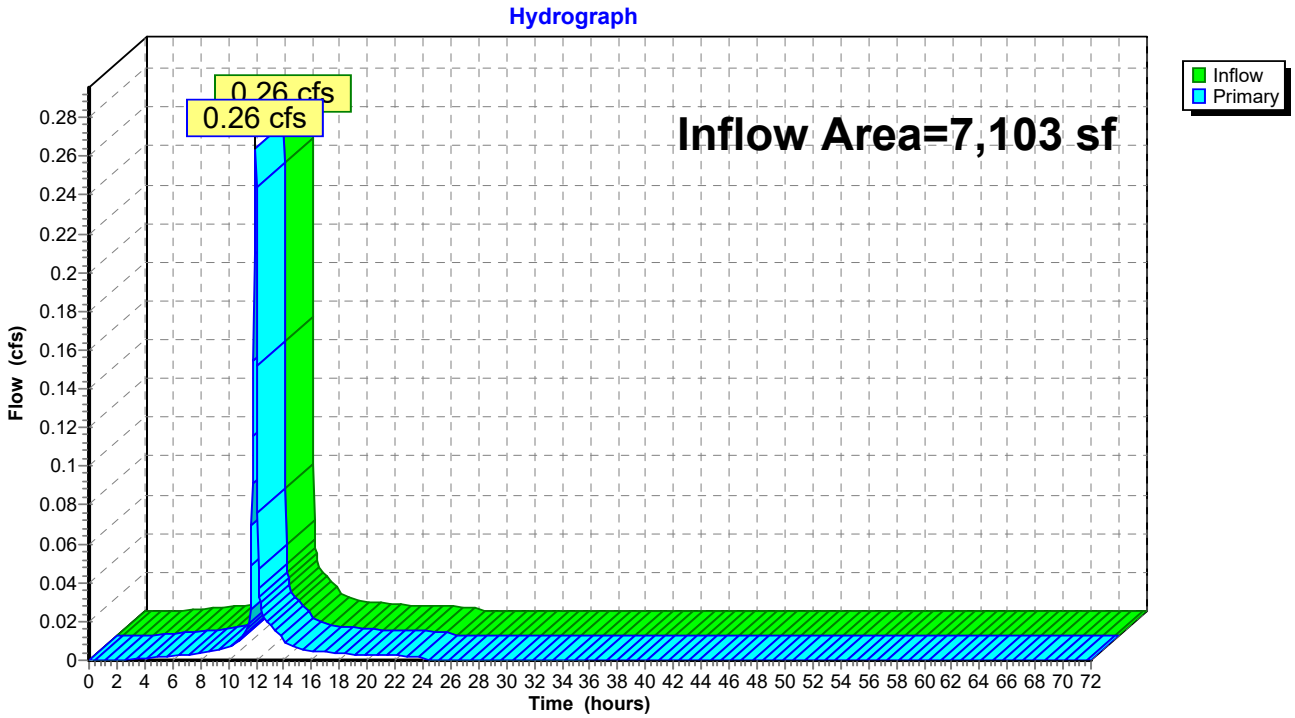


Summary for Pond 4P: DP1

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 1.11" for 2 YEAR event
Inflow = 0.26 cfs @ 11.96 hrs, Volume= 658 cf
Primary = 0.26 cfs @ 11.96 hrs, Volume= 658 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 4P: DP1



Summary for Pond 5P: buried Pond

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 2.60" for 2 YEAR event
Inflow = 0.41 cfs @ 11.96 hrs, Volume= 954 cf
Outflow = 0.02 cfs @ 13.05 hrs, Volume= 954 cf, Atten= 95%, Lag= 65.2 min
Discarded = 0.01 cfs @ 11.30 hrs, Volume= 927 cf
Primary = 0.01 cfs @ 13.05 hrs, Volume= 28 cf
Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 63.79' @ 13.05 hrs Surf.Area= 588 sf Storage= 465 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 288.1 min (1,066.2 - 778.1)

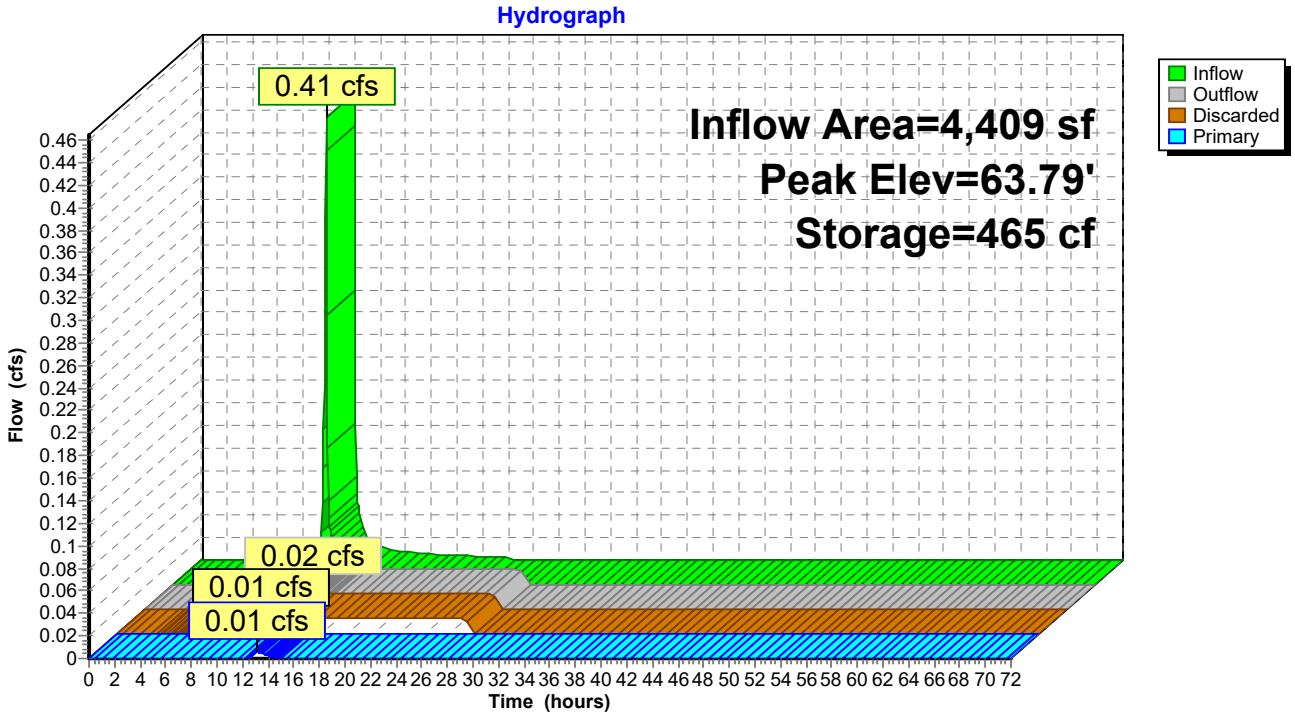
Volume	Invert	Avail.Storage	Storage Description
#1	63.00'	553 cf	**14.00'W x 42.00'L x 1.25'H Prismatoid** 735 cf Overall - 182 cf Embedded = 553 cf
#2	63.25'	182 cf	**8.0" Round Pipe Storage** x 13 Inside #1 L= 40.0'
		735 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	61.00'	**8.0" Round Culvert** L= 122.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 61.00' / 60.39' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	63.75'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	63.00'	**1.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 11.30 hrs HW=63.02' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.01 cfs @ 13.05 hrs HW=63.79' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.01 cfs of 1.63 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.01 cfs @ 0.69 fps)

Pond 5P: buried Pond

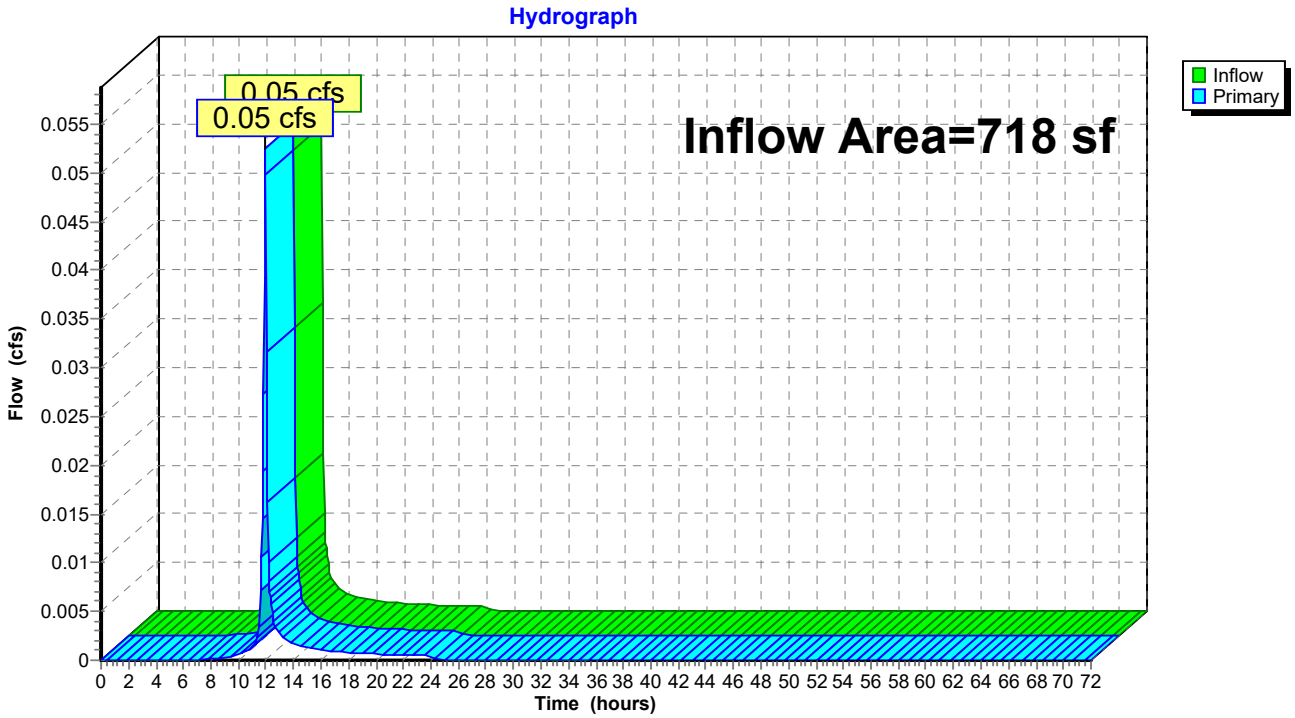


Summary for Pond 6P: DP2

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 1.87" for 2 YEAR event
Inflow = 0.05 cfs @ 11.97 hrs, Volume= 112 cf
Primary = 0.05 cfs @ 11.97 hrs, Volume= 112 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 6P: DP2



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: FRONT Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=4.40"
Tc=6.0 min CN=97 Runoff=0.40 cfs 987 cf

Subcatchment P2: REAR Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=4.17"
Tc=6.0 min CN=95 Runoff=0.65 cfs 1,533 cf

Subcatchment P3: FLOW TO REAR Runoff Area=718 sf 41.50% Impervious Runoff Depth=3.33"
Tc=6.0 min CN=87 Runoff=0.09 cfs 199 cf

Pond 1P: OVERALL Inflow=0.55 cfs 1,609 cf
Primary=0.55 cfs 1,609 cf

Pond 4P: DP1 Inflow=0.47 cfs 1,409 cf
Primary=0.47 cfs 1,409 cf

Pond 5P: buried Pond Peak Elev=64.02' Storage=602 cf Inflow=0.65 cfs 1,533 cf
Discarded=0.01 cfs 1,111 cf Primary=0.24 cfs 422 cf Outflow=0.25 cfs 1,533 cf

Pond 6P: DP2 Inflow=0.09 cfs 199 cf
Primary=0.09 cfs 199 cf

Total Runoff Area = 7,821 sf Runoff Volume = 2,720 cf Average Runoff Depth = 4.17"
14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf

Summary for Subcatchment P1: FRONT

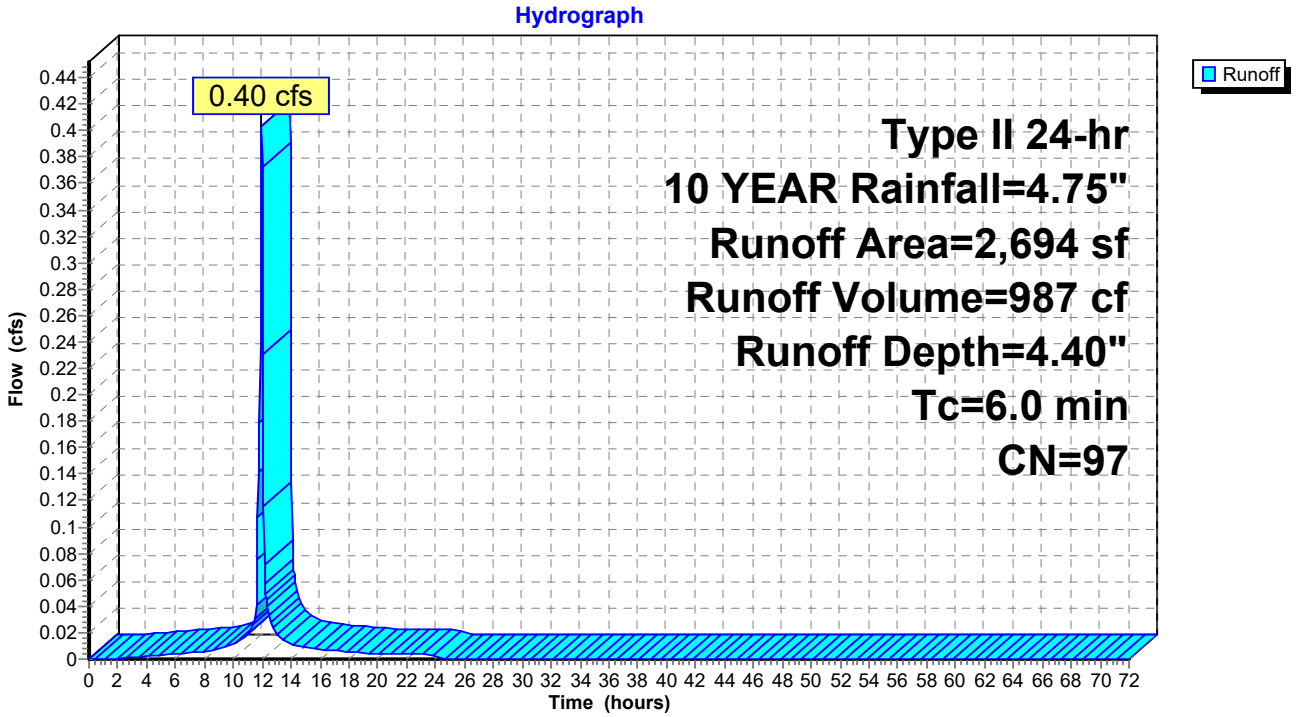
Runoff = 0.40 cfs @ 11.96 hrs, Volume= 987 cf, Depth= 4.40"
Routed to Pond 4P : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=4.75"

	Area (sf)	CN	Description
	1,856	98	Roofs, HSG C
*	165	98	Walk, HSG C
	546	98	Paved parking, HSG C
	127	79	50-75% Grass cover, Fair, HSG C
	2,694	97	Weighted Average
	127		4.71% Pervious Area
	2,567		95.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, flow to street**

Subcatchment P1: FRONT



Summary for Subcatchment P2: REAR

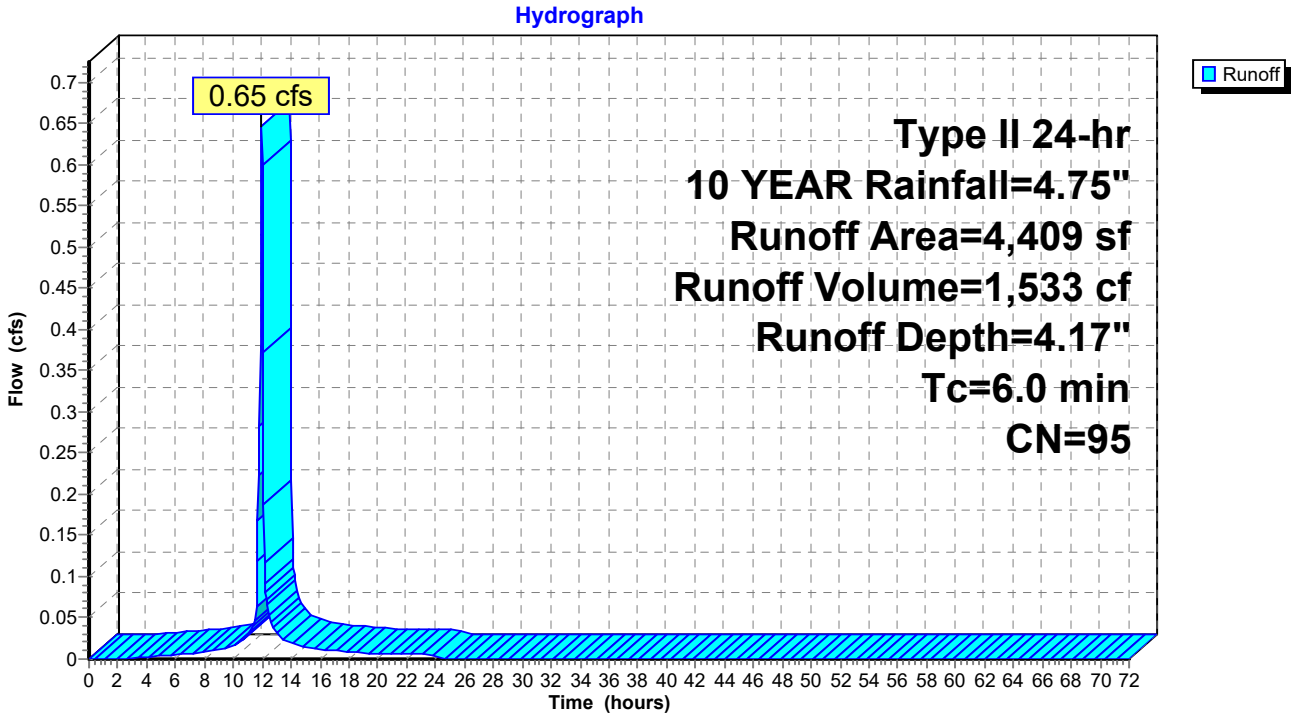
Runoff = 0.65 cfs @ 11.96 hrs, Volume= 1,533 cf, Depth= 4.17"
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=4.75"

Area (sf)	CN	Description
3,823	98	Paved parking, HSG C
586	74	>75% Grass cover, Good, HSG C
4,409	95	Weighted Average
586		13.29% Pervious Area
3,823		86.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment P2: REAR



Summary for Subcatchment P3: FLOW TO REAR

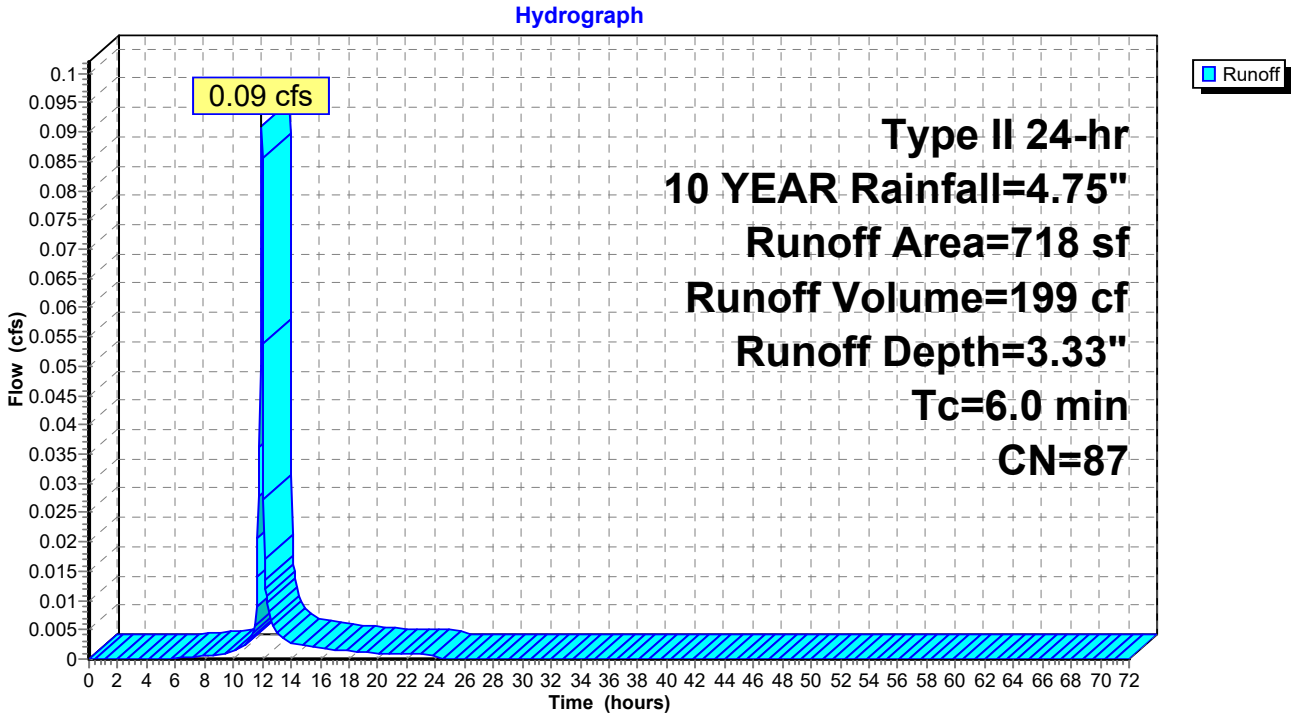
Runoff = 0.09 cfs @ 11.97 hrs, Volume= 199 cf, Depth= 3.33"
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=4.75"

Area (sf)	CN	Description
420	79	50-75% Grass cover, Fair, HSG C
298	98	Paved parking, HSG C
718	87	Weighted Average
420		58.50% Pervious Area
298		41.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment P3: FLOW TO REAR

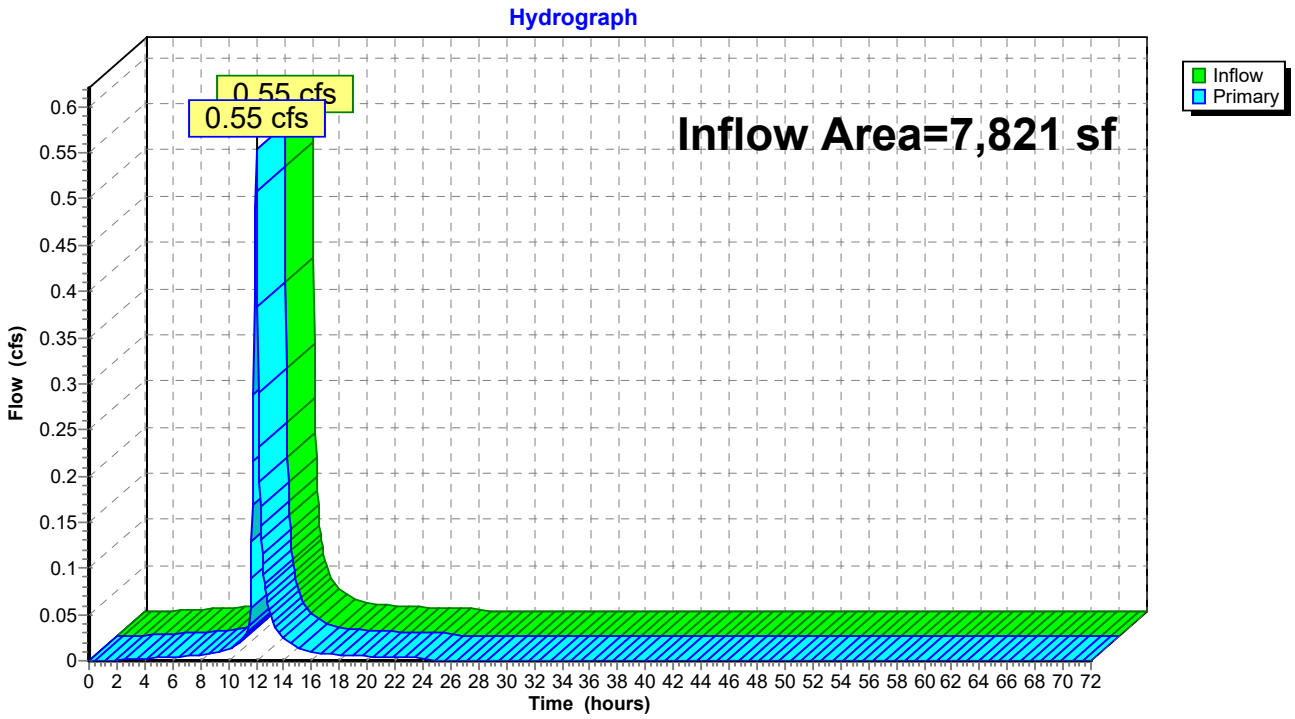


Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 2.47" for 10 YEAR event
Inflow = 0.55 cfs @ 12.00 hrs, Volume= 1,609 cf
Primary = 0.55 cfs @ 12.00 hrs, Volume= 1,609 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

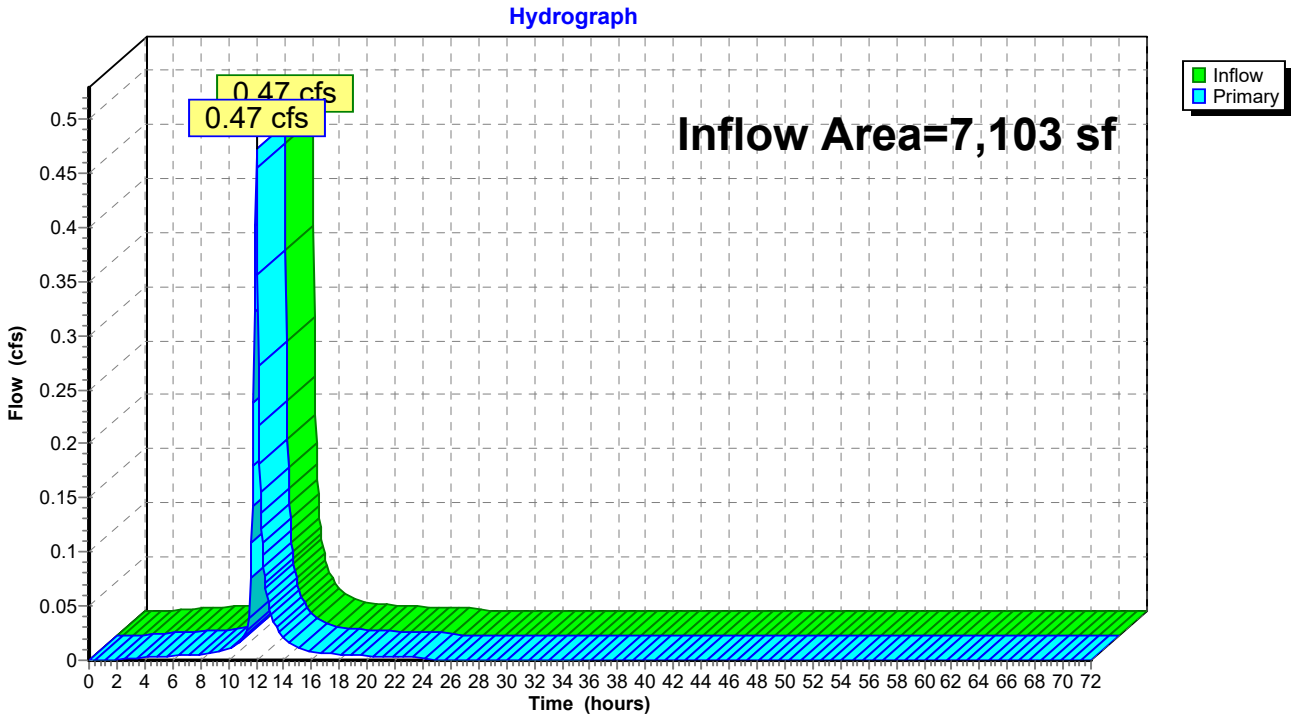


Summary for Pond 4P: DP1

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 2.38" for 10 YEAR event
Inflow = 0.47 cfs @ 12.02 hrs, Volume= 1,409 cf
Primary = 0.47 cfs @ 12.02 hrs, Volume= 1,409 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 4P: DP1



Summary for Pond 5P: buried Pond

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 4.17" for 10 YEAR event
Inflow = 0.65 cfs @ 11.96 hrs, Volume= 1,533 cf
Outflow = 0.25 cfs @ 12.09 hrs, Volume= 1,533 cf, Atten= 61%, Lag= 7.6 min
Discarded = 0.01 cfs @ 10.50 hrs, Volume= 1,111 cf
Primary = 0.24 cfs @ 12.09 hrs, Volume= 422 cf
Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 64.02' @ 12.09 hrs Surf.Area= 588 sf Storage= 602 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 226.3 min (992.3 - 766.0)

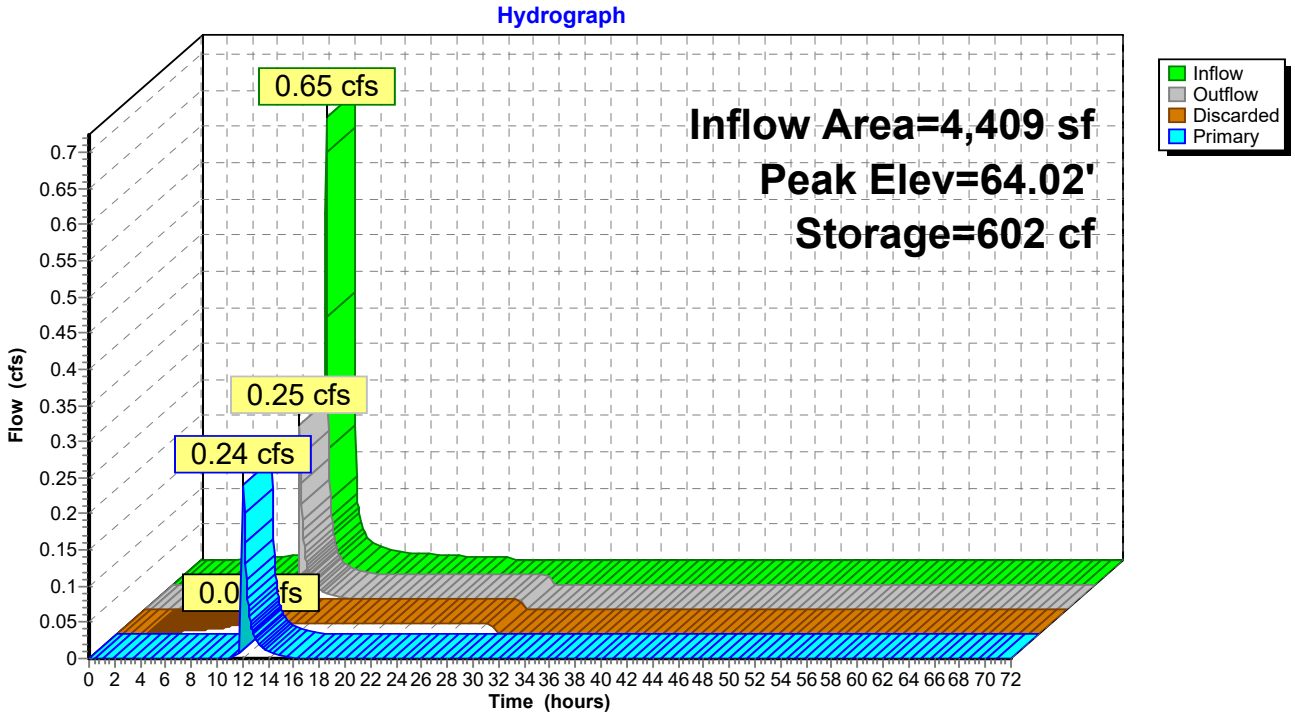
Volume	Invert	Avail.Storage	Storage Description
#1	63.00'	553 cf	**14.00'W x 42.00'L x 1.25'H Prismatoid** 735 cf Overall - 182 cf Embedded = 553 cf
#2	63.25'	182 cf	**8.0" Round Pipe Storage** x 13 Inside #1 L= 40.0'
		735 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	61.00'	**8.0" Round Culvert** L= 122.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 61.00' / 60.39' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	63.75'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	63.00'	**1.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 10.50 hrs HW=63.01' (Free Discharge)
↑—**3=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.24 cfs @ 12.09 hrs HW=64.02' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Passes 0.24 cfs of 1.70 cfs potential flow)
↑—**2=Orifice/Grate** (Orifice Controls 0.24 cfs @ 1.77 fps)

Pond 5P: buried Pond

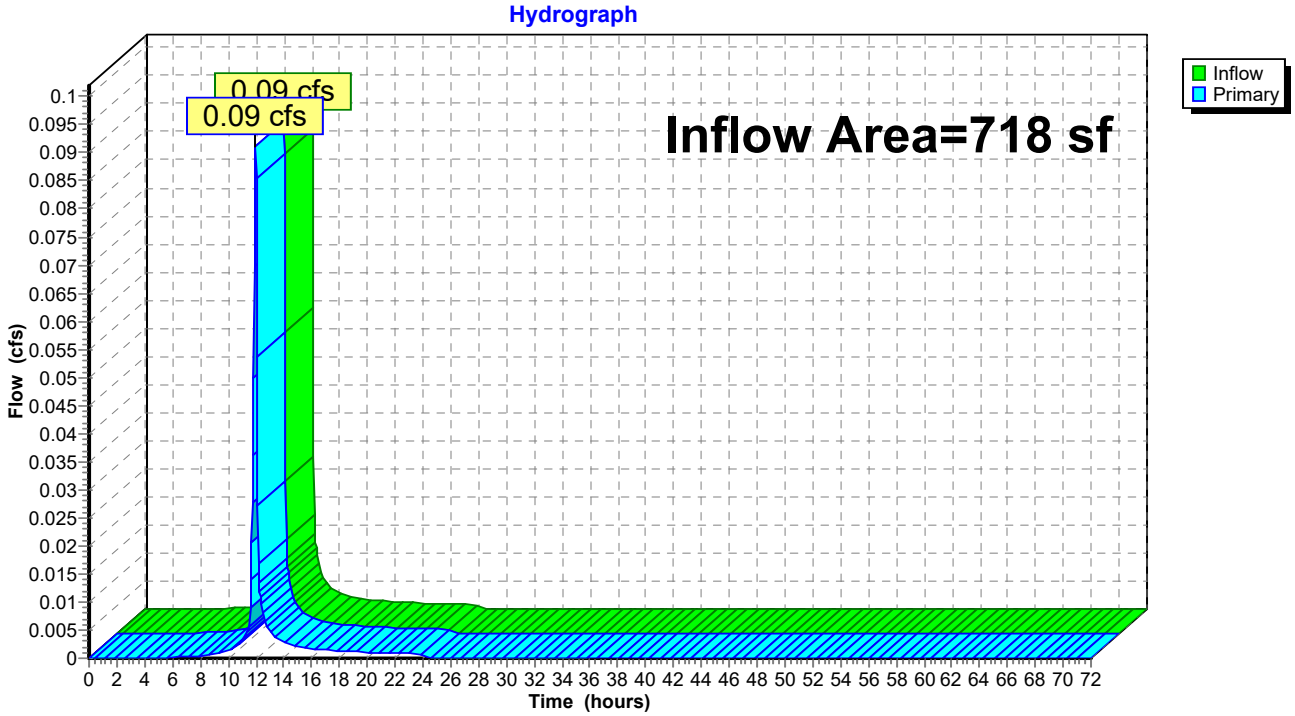


Summary for Pond 6P: DP2

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 3.33" for 10 YEAR event
Inflow = 0.09 cfs @ 11.97 hrs, Volume= 199 cf
Primary = 0.09 cfs @ 11.97 hrs, Volume= 199 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 6P: DP2



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: FRONT Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=5.65"
Tc=6.0 min CN=97 Runoff=0.51 cfs 1,269 cf

Subcatchment P2: REAR Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=5.42"
Tc=6.0 min CN=95 Runoff=0.83 cfs 1,992 cf

Subcatchment P3: FLOW TO REAR Runoff Area=718 sf 41.50% Impervious Runoff Depth=4.53"
Tc=6.0 min CN=87 Runoff=0.12 cfs 271 cf

Pond 1P: OVERALL Inflow=1.04 cfs 2,308 cf
Primary=1.04 cfs 2,308 cf

Pond 4P: DP1 Inflow=0.93 cfs 2,037 cf
Primary=0.93 cfs 2,037 cf

Pond 5P: buried Pond Peak Elev=64.18' Storage=692 cf Inflow=0.83 cfs 1,992 cf
Discarded=0.01 cfs 1,225 cf Primary=0.53 cfs 768 cf Outflow=0.54 cfs 1,993 cf

Pond 6P: DP2 Inflow=0.12 cfs 271 cf
Primary=0.12 cfs 271 cf

Total Runoff Area = 7,821 sf Runoff Volume = 3,532 cf Average Runoff Depth = 5.42"
14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf

Summary for Subcatchment P1: FRONT

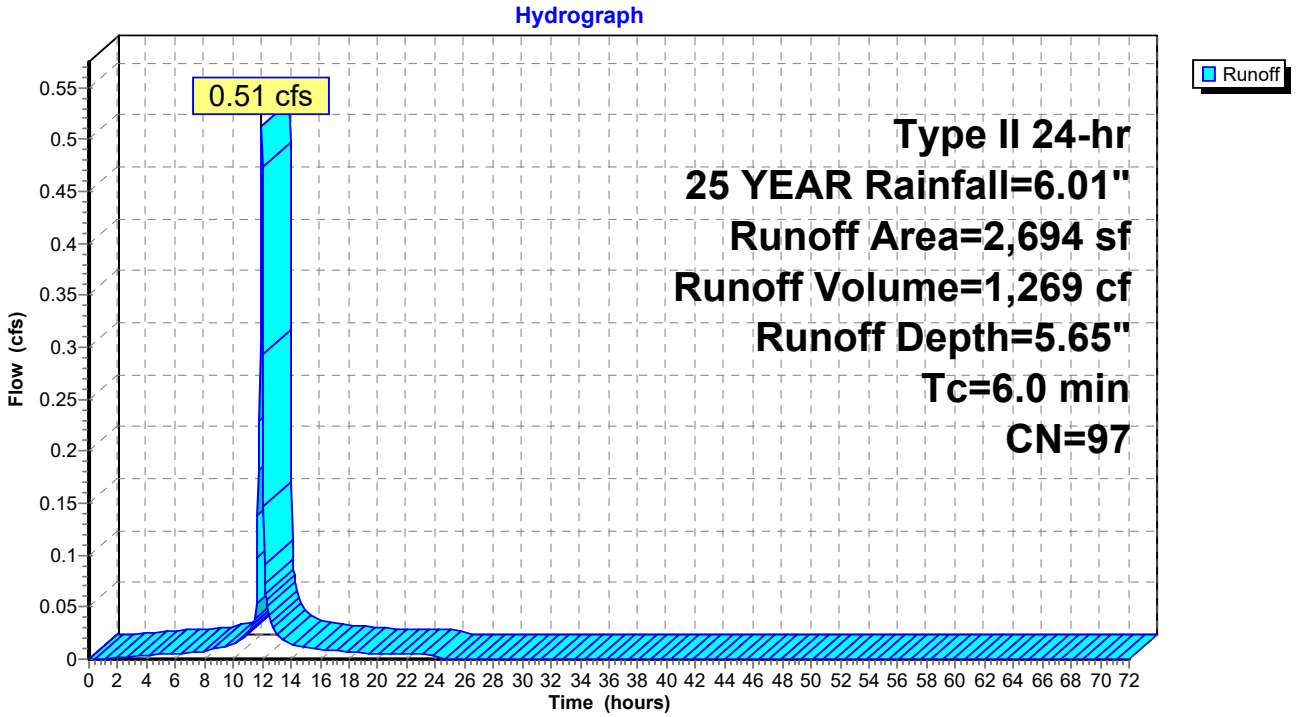
Runoff = 0.51 cfs @ 11.96 hrs, Volume= 1,269 cf, Depth= 5.65"
Routed to Pond 4P : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.01"

	Area (sf)	CN	Description
	1,856	98	Roofs, HSG C
*	165	98	Walk, HSG C
	546	98	Paved parking, HSG C
	127	79	50-75% Grass cover, Fair, HSG C
	2,694	97	Weighted Average
	127		4.71% Pervious Area
	2,567		95.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, flow to street**

Subcatchment P1: FRONT



Summary for Subcatchment P2: REAR

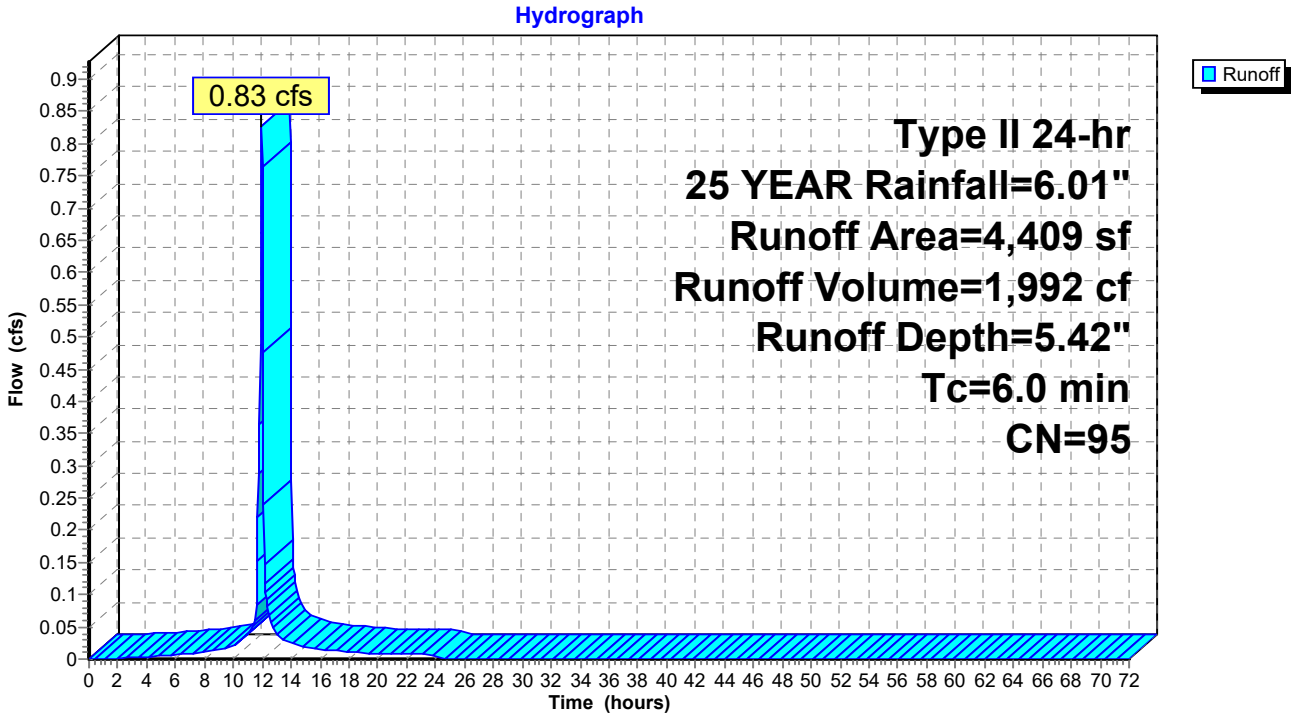
Runoff = 0.83 cfs @ 11.96 hrs, Volume= 1,992 cf, Depth= 5.42"
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.01"

Area (sf)	CN	Description
3,823	98	Paved parking, HSG C
586	74	>75% Grass cover, Good, HSG C
4,409	95	Weighted Average
586		13.29% Pervious Area
3,823		86.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment P2: REAR



Summary for Subcatchment P3: FLOW TO REAR

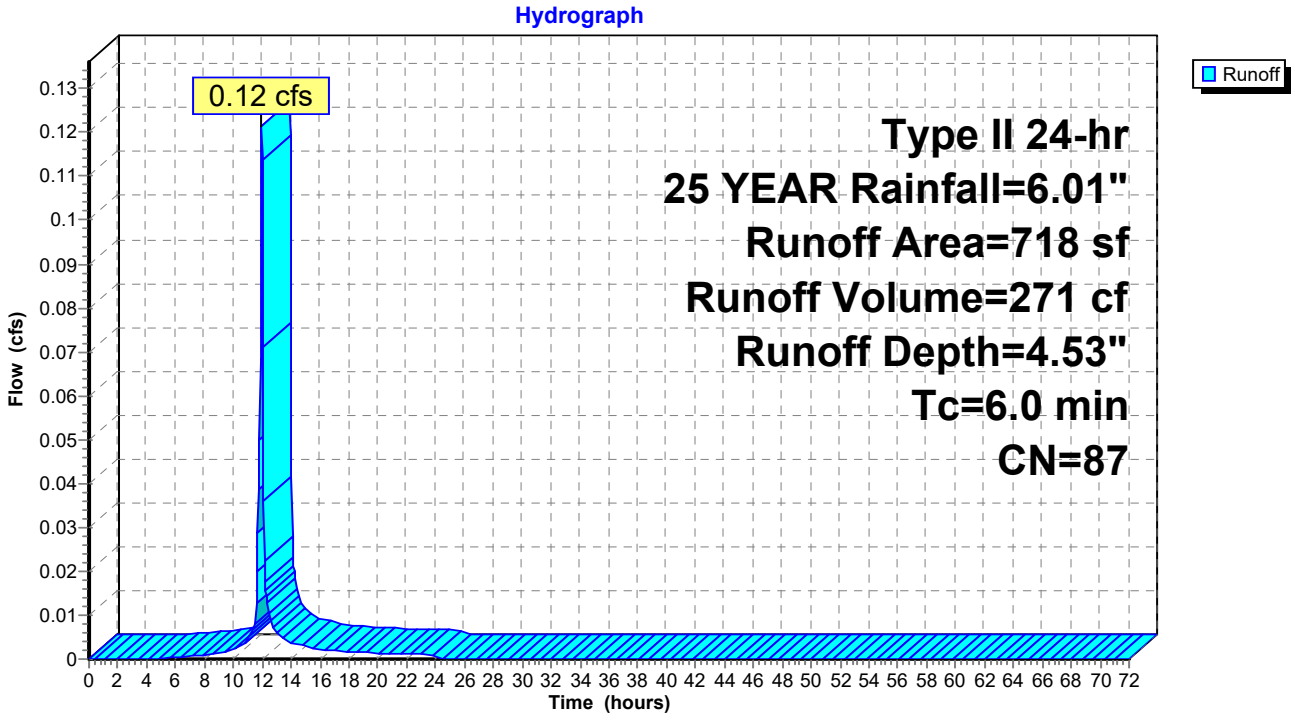
Runoff = 0.12 cfs @ 11.96 hrs, Volume= 271 cf, Depth= 4.53"
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.01"

Area (sf)	CN	Description
420	79	50-75% Grass cover, Fair, HSG C
298	98	Paved parking, HSG C
718	87	Weighted Average
420		58.50% Pervious Area
298		41.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment P3: FLOW TO REAR

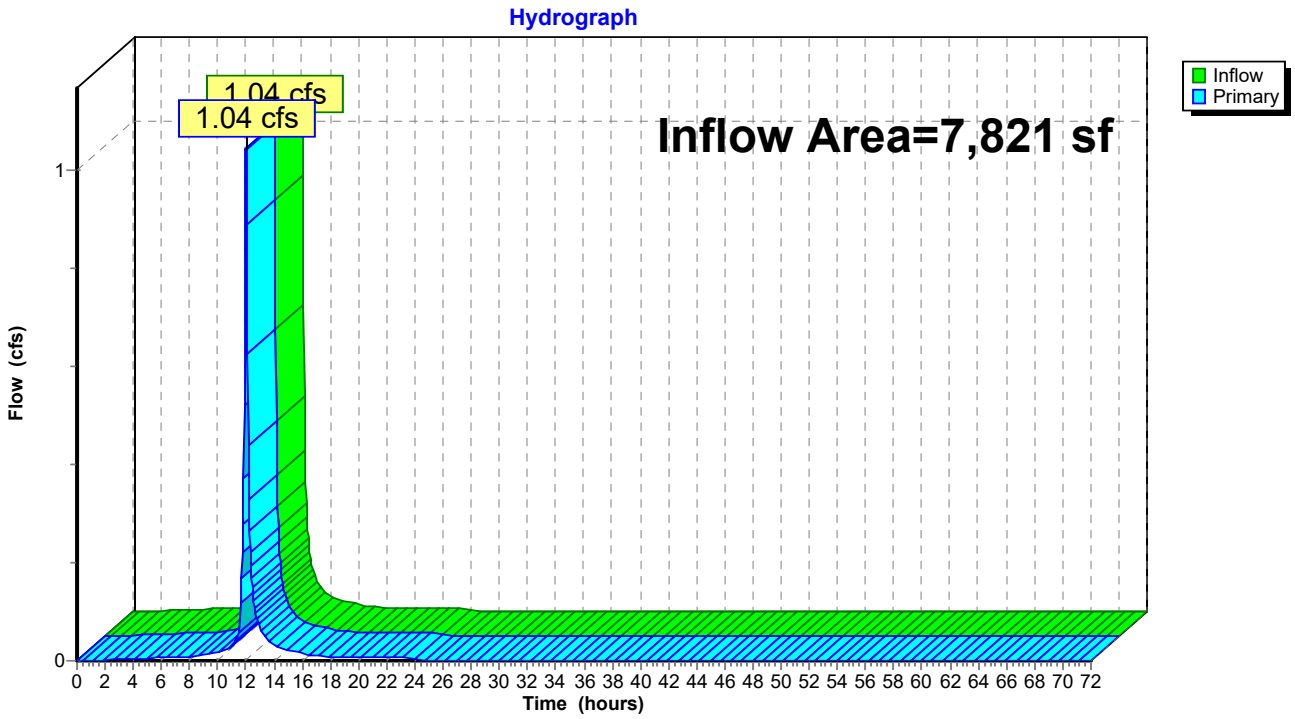


Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 3.54" for 25 YEAR event
Inflow = 1.04 cfs @ 12.00 hrs, Volume= 2,308 cf
Primary = 1.04 cfs @ 12.00 hrs, Volume= 2,308 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

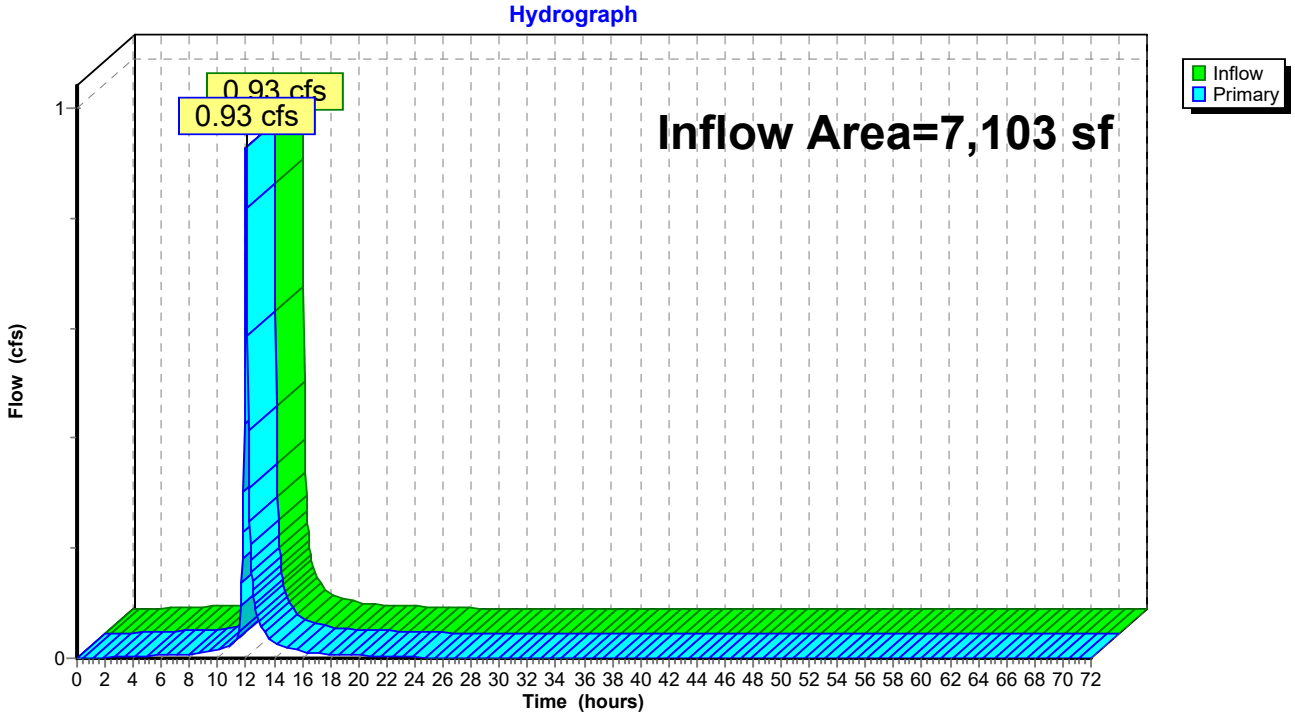


Summary for Pond 4P: DP1

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 3.44" for 25 YEAR event
Inflow = 0.93 cfs @ 12.01 hrs, Volume= 2,037 cf
Primary = 0.93 cfs @ 12.01 hrs, Volume= 2,037 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 4P: DP1



Summary for Pond 5P: buried Pond

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 5.42" for 25 YEAR event
Inflow = 0.83 cfs @ 11.96 hrs, Volume= 1,992 cf
Outflow = 0.54 cfs @ 12.05 hrs, Volume= 1,993 cf, Atten= 35%, Lag= 5.1 min
Discarded = 0.01 cfs @ 9.65 hrs, Volume= 1,225 cf
Primary = 0.53 cfs @ 12.05 hrs, Volume= 768 cf
Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 64.18' @ 12.05 hrs Surf.Area= 588 sf Storage= 692 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 197.8 min (957.6 - 759.9)

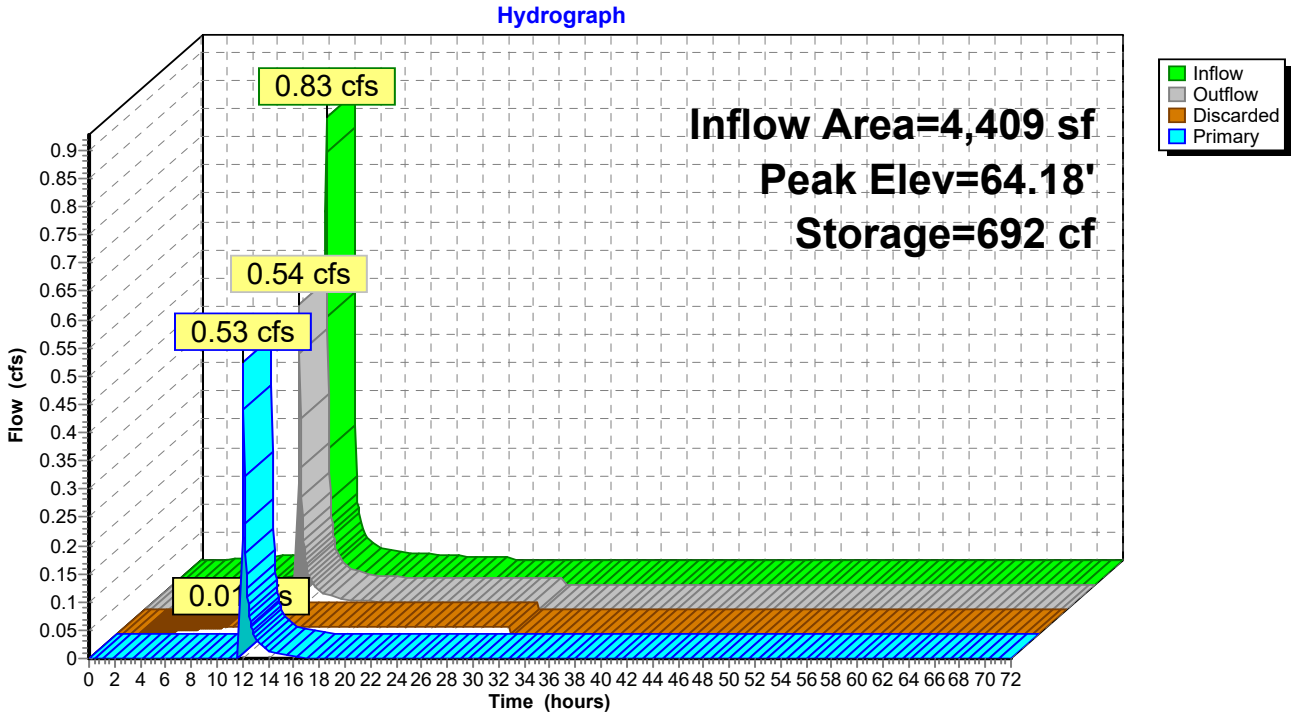
Volume	Invert	Avail.Storage	Storage Description
#1	63.00'	553 cf	**14.00'W x 42.00'L x 1.25'H Prismatoid** 735 cf Overall - 182 cf Embedded = 553 cf
#2	63.25'	182 cf	**8.0" Round Pipe Storage** x 13 Inside #1 L= 40.0'
		735 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	61.00'	**8.0" Round Culvert** L= 122.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 61.00' / 60.39' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	63.75'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	63.00'	**1.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 9.65 hrs HW=63.01' (Free Discharge)
↑—**3=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.52 cfs @ 12.05 hrs HW=64.18' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Passes 0.52 cfs of 1.74 cfs potential flow)
↑—**2=Orifice/Grate** (Orifice Controls 0.52 cfs @ 2.22 fps)

Pond 5P: buried Pond

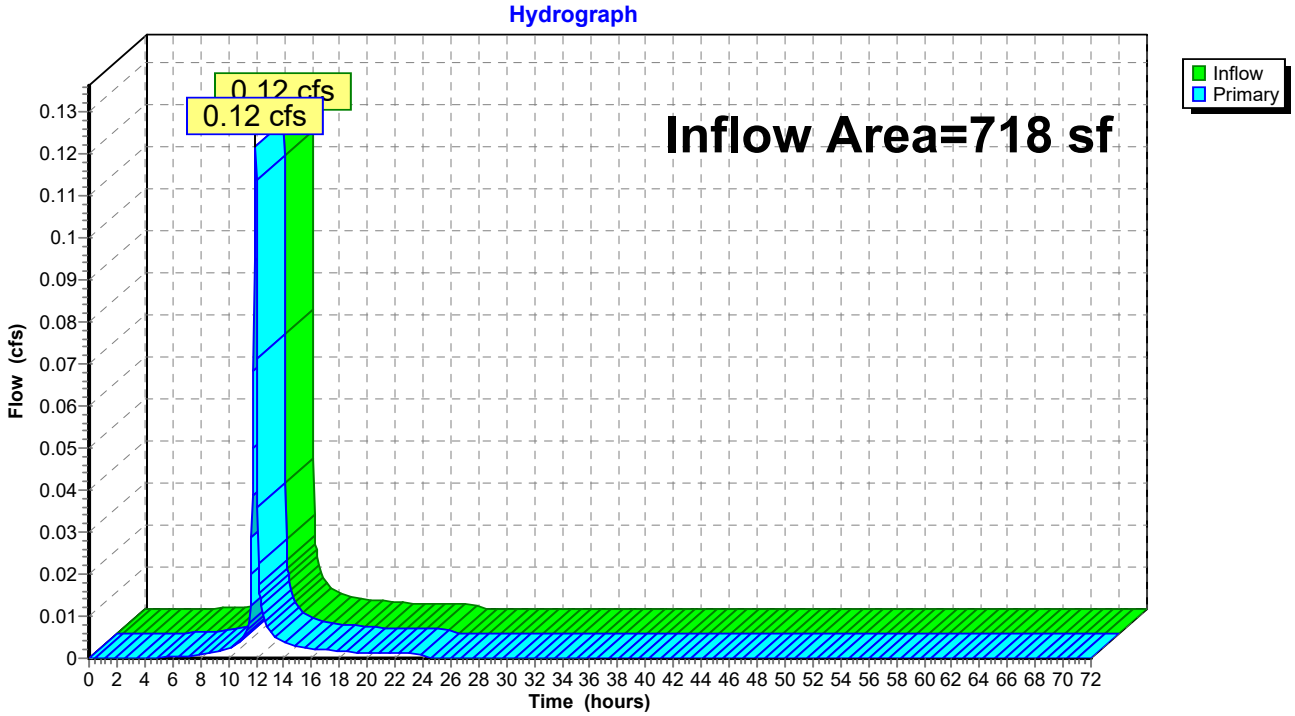


Summary for Pond 6P: DP2

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 4.53" for 25 YEAR event
Inflow = 0.12 cfs @ 11.96 hrs, Volume= 271 cf
Primary = 0.12 cfs @ 11.96 hrs, Volume= 271 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 6P: DP2



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: FRONT Runoff Area=2,694 sf 95.29% Impervious Runoff Depth=6.82"
Tc=6.0 min CN=97 Runoff=0.61 cfs 1,531 cf

Subcatchment P2: REAR Runoff Area=4,409 sf 86.71% Impervious Runoff Depth=6.58"
Tc=6.0 min CN=95 Runoff=1.00 cfs 2,419 cf

Subcatchment P3: FLOW TO REAR Runoff Area=718 sf 41.50% Impervious Runoff Depth=5.65"
Tc=6.0 min CN=87 Runoff=0.15 cfs 338 cf

Pond 1P: OVERALL Inflow=1.56 cfs 2,979 cf
Primary=1.56 cfs 2,979 cf

Pond 4P: DP1 Inflow=1.42 cfs 2,640 cf
Primary=1.42 cfs 2,640 cf

Pond 5P: buried Pond Peak Elev=64.34' Storage=735 cf Inflow=1.00 cfs 2,419 cf
Discarded=0.01 cfs 1,312 cf Primary=0.85 cfs 1,109 cf Outflow=0.87 cfs 2,420 cf

Pond 6P: DP2 Inflow=0.15 cfs 338 cf
Primary=0.15 cfs 338 cf

Total Runoff Area = 7,821 sf Runoff Volume = 4,289 cf Average Runoff Depth = 6.58"
14.49% Pervious = 1,133 sf 85.51% Impervious = 6,688 sf

Summary for Subcatchment P1: FRONT

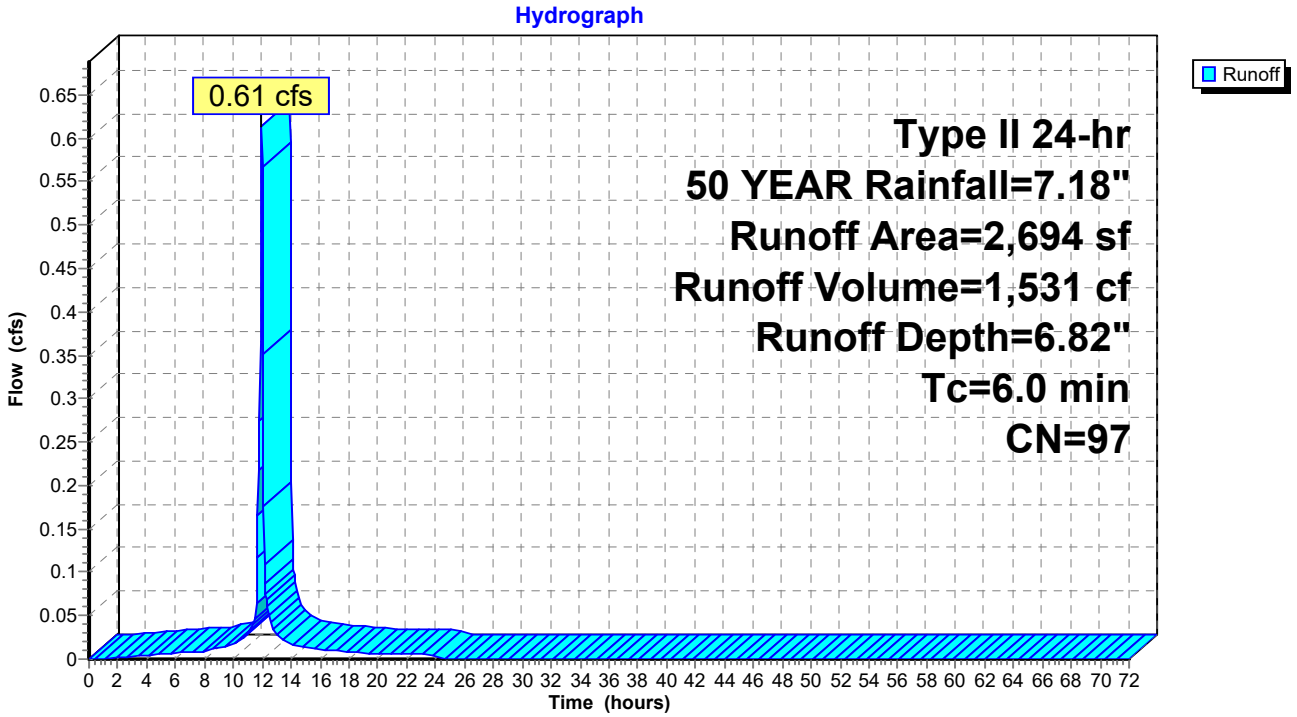
Runoff = 0.61 cfs @ 11.96 hrs, Volume= 1,531 cf, Depth= 6.82"
Routed to Pond 4P : DP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.18"

	Area (sf)	CN	Description
	1,856	98	Roofs, HSG C
*	165	98	Walk, HSG C
	546	98	Paved parking, HSG C
	127	79	50-75% Grass cover, Fair, HSG C
	2,694	97	Weighted Average
	127		4.71% Pervious Area
	2,567		95.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, flow to street**

Subcatchment P1: FRONT



Summary for Subcatchment P2: REAR

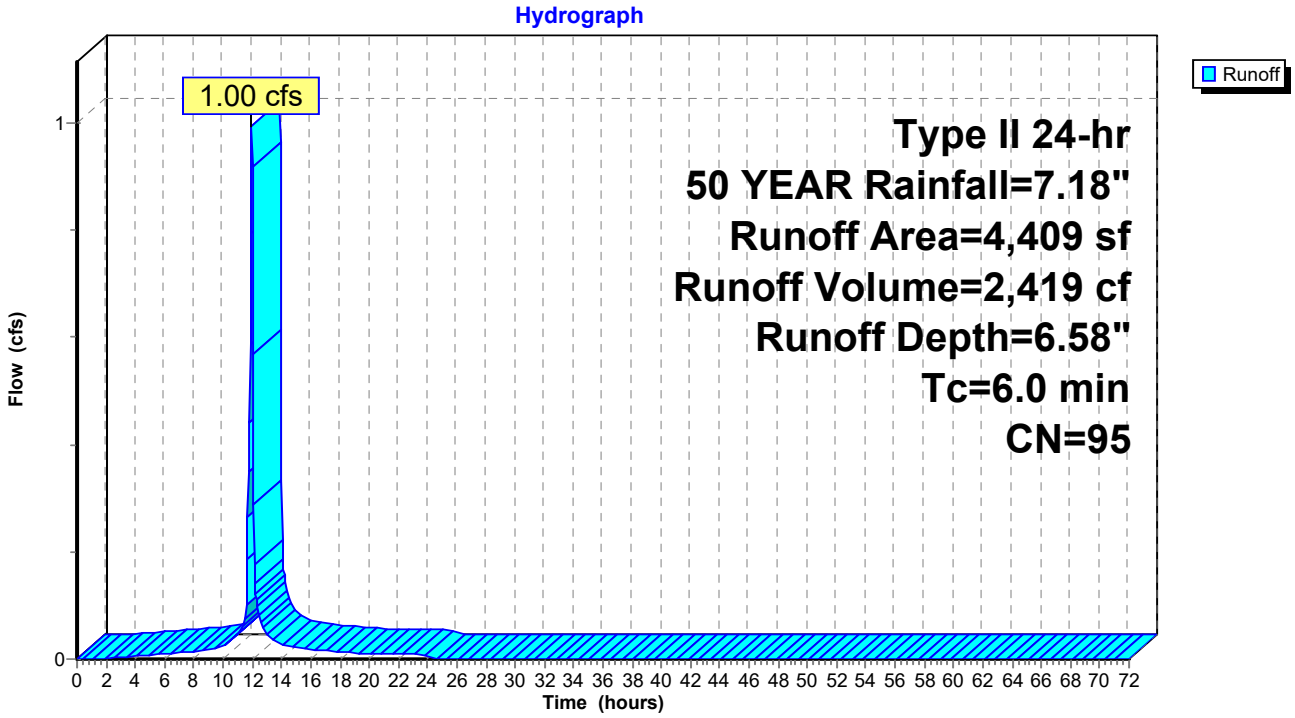
Runoff = 1.00 cfs @ 11.96 hrs, Volume= 2,419 cf, Depth= 6.58"
Routed to Pond 5P : buried Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.18"

Area (sf)	CN	Description
3,823	98	Paved parking, HSG C
586	74	>75% Grass cover, Good, HSG C
4,409	95	Weighted Average
586		13.29% Pervious Area
3,823		86.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment P2: REAR



Summary for Subcatchment P3: FLOW TO REAR

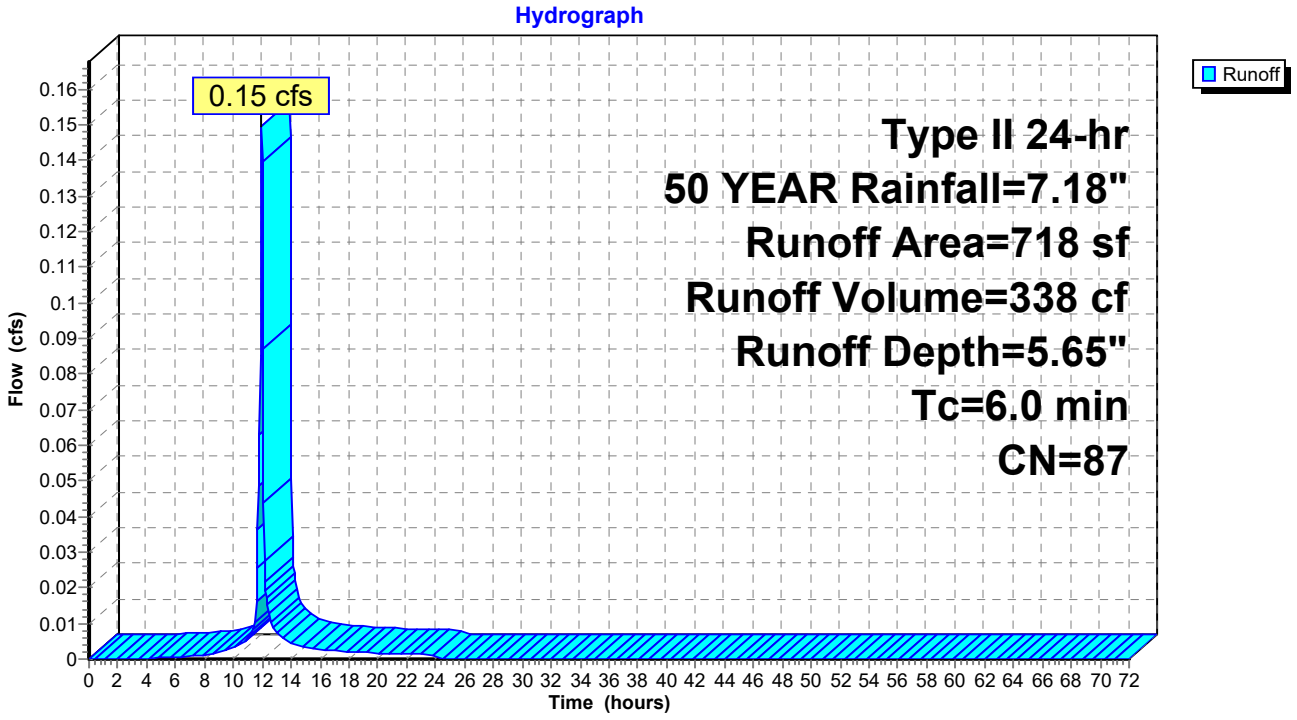
Runoff = 0.15 cfs @ 11.96 hrs, Volume= 338 cf, Depth= 5.65"
Routed to Pond 6P : DP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.18"

Area (sf)	CN	Description
420	79	50-75% Grass cover, Fair, HSG C
298	98	Paved parking, HSG C
718	87	Weighted Average
420		58.50% Pervious Area
298		41.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, FLOW TO REAR**

Subcatchment P3: FLOW TO REAR

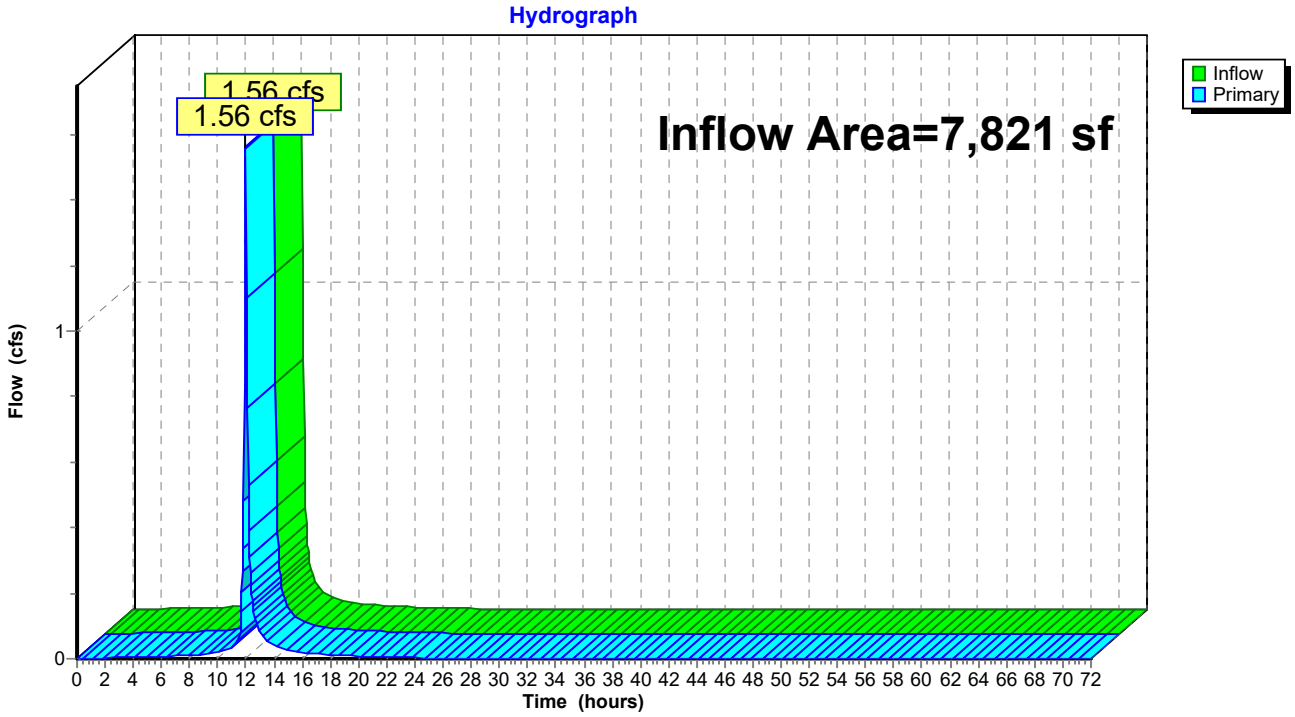


Summary for Pond 1P: OVERALL

Inflow Area = 7,821 sf, 85.51% Impervious, Inflow Depth = 4.57" for 50 YEAR event
Inflow = 1.56 cfs @ 11.99 hrs, Volume= 2,979 cf
Primary = 1.56 cfs @ 11.99 hrs, Volume= 2,979 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 1P: OVERALL

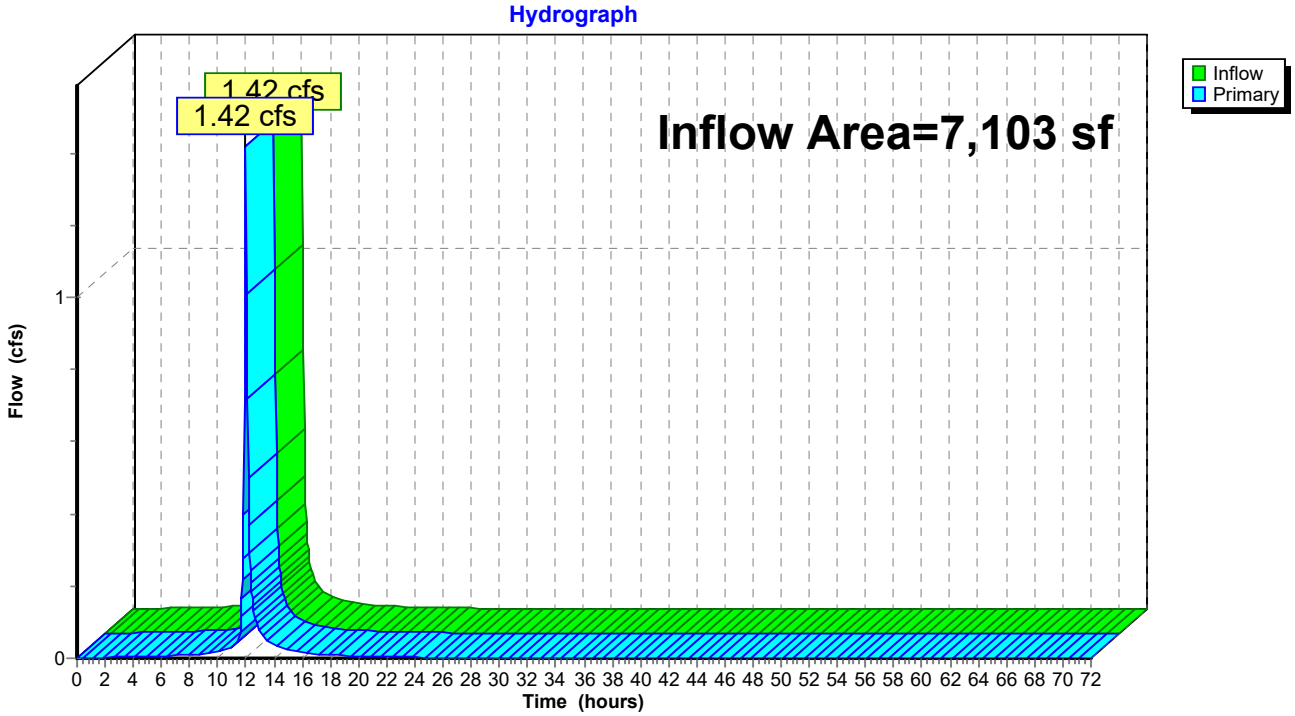


Summary for Pond 4P: DP1

Inflow Area = 7,103 sf, 89.96% Impervious, Inflow Depth = 4.46" for 50 YEAR event
Inflow = 1.42 cfs @ 12.00 hrs, Volume= 2,640 cf
Primary = 1.42 cfs @ 12.00 hrs, Volume= 2,640 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 4P: DP1



Summary for Pond 5P: buried Pond

Inflow Area = 4,409 sf, 86.71% Impervious, Inflow Depth = 6.58" for 50 YEAR event
Inflow = 1.00 cfs @ 11.96 hrs, Volume= 2,419 cf
Outflow = 0.87 cfs @ 12.01 hrs, Volume= 2,420 cf, Atten= 13%, Lag= 2.7 min
Discarded = 0.01 cfs @ 8.95 hrs, Volume= 1,312 cf
Primary = 0.85 cfs @ 12.01 hrs, Volume= 1,109 cf
Routed to Pond 4P : DP1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 64.34' @ 12.01 hrs Surf.Area= 588 sf Storage= 735 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 178.2 min (933.8 - 755.6)

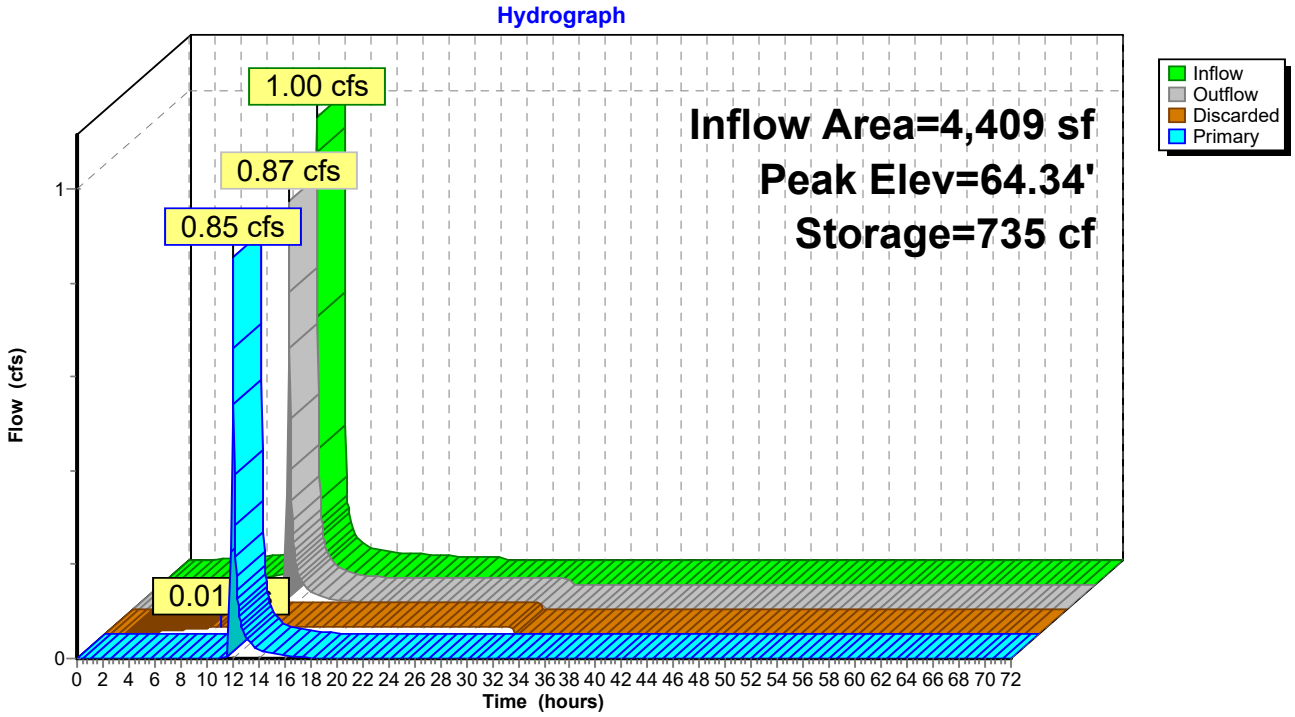
Volume	Invert	Avail.Storage	Storage Description
#1	63.00'	553 cf	**14.00'W x 42.00'L x 1.25'H Prismatoid** 735 cf Overall - 182 cf Embedded = 553 cf
#2	63.25'	182 cf	**8.0" Round Pipe Storage** x 13 Inside #1 L= 40.0'
		735 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	61.00'	**8.0" Round Culvert** L= 122.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 61.00' / 60.39' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	63.75'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Discarded	63.00'	**1.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.01 cfs @ 8.95 hrs HW=63.01' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.82 cfs @ 12.01 hrs HW=64.32' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.82 cfs of 1.78 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.82 cfs @ 2.58 fps)

Pond 5P: buried Pond

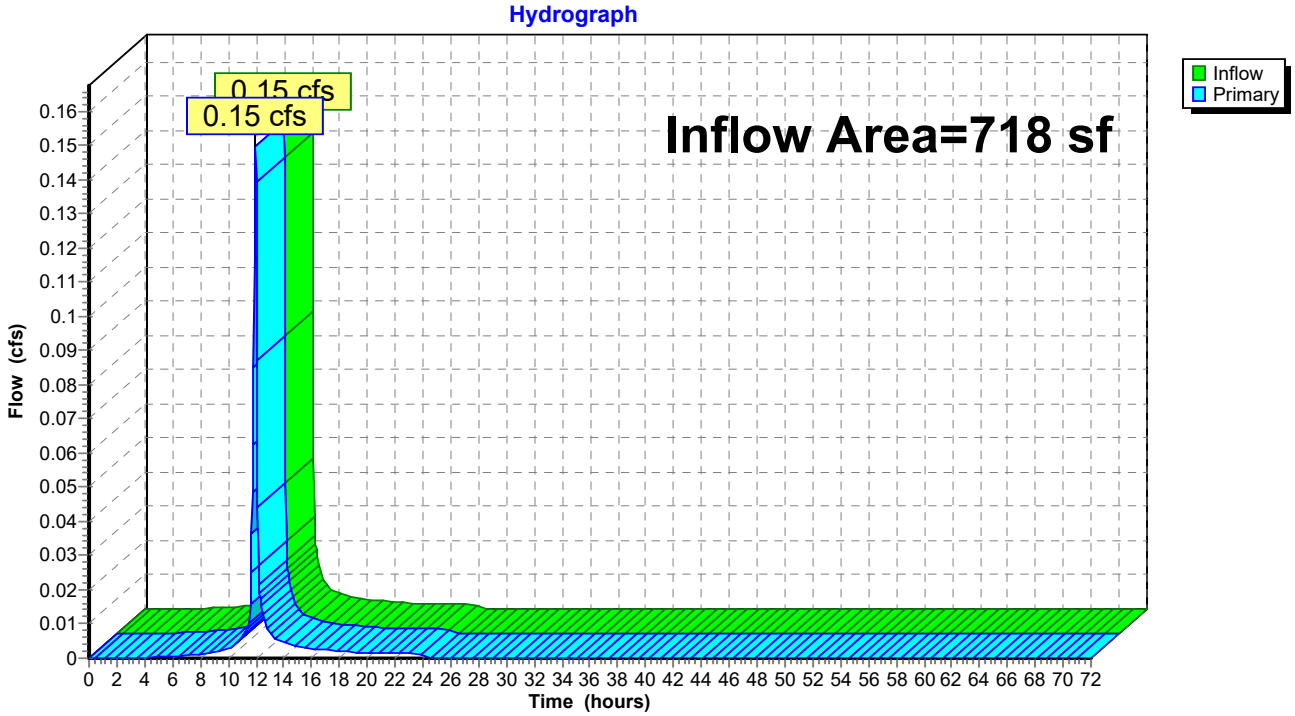


Summary for Pond 6P: DP2

Inflow Area = 718 sf, 41.50% Impervious, Inflow Depth = 5.65" for 50 YEAR event
Inflow = 0.15 cfs @ 11.96 hrs, Volume= 338 cf
Primary = 0.15 cfs @ 11.96 hrs, Volume= 338 cf, Atten= 0%, Lag= 0.0 min
Routed to Pond 1P : OVERALL

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 6P: DP2



Stage-Area-Storage for Pond 5P: buried Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
63.00	**588**	0
63.02	588	12
63.04	588	24
63.06	588	35
63.08	588	47
63.10	588	59
63.12	588	71
63.14	588	82
63.16	588	94
63.18	588	106
63.20	588	118
63.22	588	129
63.24	588	141
63.26	588	153
63.28	588	165
63.30	588	176
63.32	588	188
63.34	588	200
63.36	588	212
63.38	588	223
63.40	588	235
63.42	588	247
63.44	588	259
63.46	588	270
63.48	588	282
63.50	588	294
63.52	588	306
63.54	588	318
63.56	588	329
63.58	588	341
63.60	588	353
63.62	588	365
63.64	588	376
63.66	588	388
63.68	588	400
63.70	588	412
63.72	588	423
63.74	588	435
63.76	588	447
63.78	588	459
63.80	588	470
63.82	588	482
63.84	588	494
63.86	588	506
63.88	588	517
63.90	588	529
63.92	588	541
63.94	588	553
63.96	588	564
63.98	588	576
64.00	588	588
64.02	588	600
64.04	588	612
64.06	588	623
64.08	588	635
64.10	588	647
64.12	588	659
64.14	588	670
64.16	588	682
64.18	588	694
64.20	588	706
64.22	588	717
64.24	588	**729**
64.26	588	**735**
64.28	588	735
64.30	588	735
64.32	588	735
64.34	588	735
64.36	588	735
64.38	588	735
64.40	588	735
64.42	588	735

Hydrograph for Pond 5P: buried Pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.00	0	63.00	0.00	0.00	0.00
2.50	0.00	0	63.00	0.00	0.00	0.00
5.00	0.01	0	63.00	0.01	0.01	0.00
7.50	0.01	0	63.00	0.01	**0.01**	0.00
10.00	**0.03**	**39**	**63.07**	**0.01**	**0.01**	**0.00**
12.50	**0.08**	**541**	**63.92**	**0.11**	0.01	**0.10**
15.00	0.02	473	63.80	0.02	0.01	0.01
17.50	0.01	455	63.77	0.02	0.01	0.00
20.00	0.01	434	63.74	0.01	0.01	0.00
22.50	0.01	393	63.67	0.01	0.01	0.00
25.00	0.00	318	63.54	0.01	0.01	0.00
27.50	0.00	196	63.33	0.01	0.01	0.00
30.00	0.00	73	63.12	0.01	0.01	0.00
32.50	0.00	0	63.00	0.00	0.00	0.00
35.00	0.00	0	63.00	0.00	0.00	0.00
37.50	0.00	0	63.00	0.00	0.00	0.00
40.00	0.00	0	63.00	0.00	0.00	0.00
42.50	0.00	0	63.00	0.00	0.00	0.00
45.00	0.00	0	63.00	0.00	0.00	0.00
47.50	0.00	0	63.00	0.00	0.00	0.00
50.00	0.00	0	63.00	0.00	0.00	0.00
52.50	0.00	0	63.00	0.00	0.00	0.00
55.00	0.00	0	63.00	0.00	0.00	0.00
57.50	0.00	0	63.00	0.00	0.00	0.00
60.00	0.00	0	63.00	0.00	0.00	0.00
62.50	0.00	0	63.00	0.00	0.00	0.00
65.00	0.00	0	63.00	0.00	0.00	0.00
67.50	0.00	0	63.00	0.00	0.00	0.00
70.00	0.00	0	63.00	0.00	0.00	0.00

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.198 degrees North
Longitude	70.871 degrees West
Elevation	10 feet
Date/Time	Wed Feb 05 2025 13:41:52 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2da
1yr	0.26	0.40	0.50	0.65	0.81	1.03	**1yr**	0.70	0.98	1.20	1.54	2.00	2.60	2.87	**1yr**	2.31	2.7(
2yr	0.32	0.49	0.61	0.81	1.01	1.29	**2yr**	0.88	1.17	1.50	1.92	2.45	3.15	3.51	**2yr**	2.79	3.3{
5yr	0.37	0.57	0.72	0.96	1.23	1.58	**5yr**	1.06	1.44	1.85	2.39	3.08	3.98	4.50	**5yr**	3.53	4.3:
10yr	0.40	0.64	0.80	1.09	1.42	1.85	**10yr**	1.23	1.69	2.18	2.83	3.66	4.75	5.43	**10yr**	4.21	5.2:
25yr	0.46	0.74	0.94	1.30	1.72	2.27	**25yr**	1.49	2.09	2.70	3.53	4.61	6.01	6.96	**25yr**	5.32	6.7(
50yr	0.52	0.83	1.06	1.49	2.00	2.67	**50yr**	1.73	2.46	3.18	4.19	5.49	7.18	8.41	**50yr**	6.35	8.0{
100yr	0.58	0.94	1.21	1.71	2.33	3.13	**100yr**	2.01	2.89	3.75	4.96	6.53	8.58	10.16	**100yr**	7.59	9.7:
200yr	0.64	1.05	1.36	1.96	2.71	3.68	**200yr**	2.34	3.40	4.44	5.90	7.80	10.26	12.28	**200yr**	9.08	11.8
500yr	0.76	1.25	1.63	2.36	3.31	4.55	**500yr**	2.86	4.22	5.51	7.38	9.82	12.99	15.78	**500yr**	11.50	15.1

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2da
1yr	0.24	0.37	0.45	0.60	0.74	0.90	**1yr**	0.64	0.88	0.92	1.26	1.58	2.14	2.45	**1yr**	1.90	2.3(

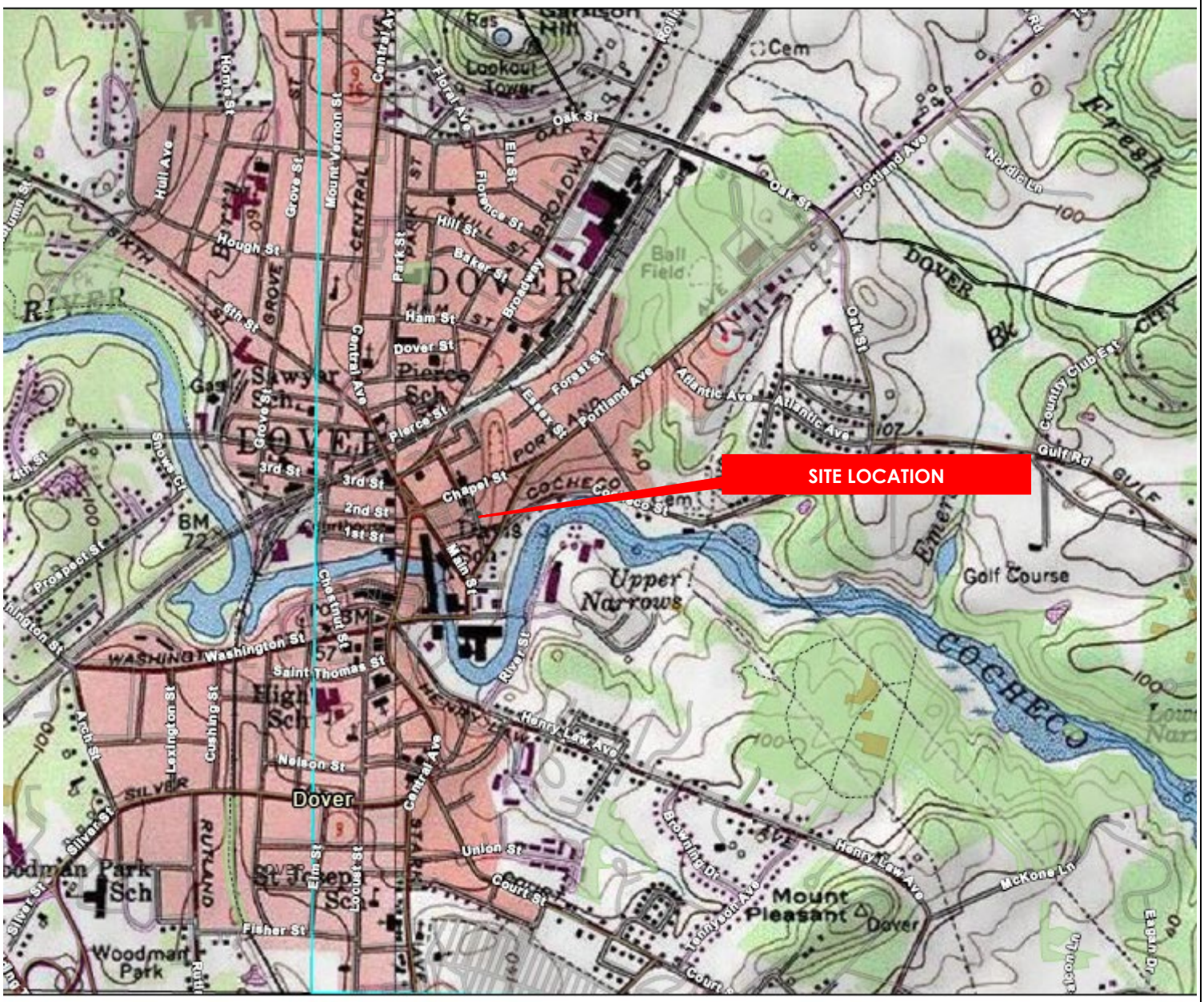
Soil Series	legend number	Ksat low - B in/hr	Ksat high - B in/hr	Ksat low - C in/hr	Ksat high - C in/hr	Hyd. Grp.	Group	Land Form	Temp.	Soil Textures	Spodosol ?	Other
Suffield	536	0.6	2.0	0.00	0.2	C	3	Sandy/loamy over silt/clay	mesic	silty over clayey	no	deep to clay C
Sunapee	168	0.6	2.0	0.60	6.0	B	3	Loose till, loamy textures	frigid	loamy	yes	
Sunapee var	269	0.6	2.0	0.60	6.0	B	3	Loose till, loamy textures	frigid	loamy	yes	frigid dystrudept
Suncook	2	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	mesic	sandy	no	occasionally flooded
Suncook	402	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	mesic	sandy	no	frequent flooding
Sunday	102	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	frigid	sandy	no	occasionally flooded
Sunday	202	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	frigid	sandy	no	frequently flooded
Surplus	669	0.6	2.0	0.00	0.6	C	3	Firm, platy, loamy till	cryic	loamy	yes	mwd, sandy loam in Cd
Sutton	68	0.6	6.0	0.60	6.0	B	3	Loose till, loamy textures	mesic	loamy	no	
Swanton	438	2.0	6.0	0.00	0.2	C	5	Sandy/loamy over silt/clay	frigid	co. loamy over clayey	no	
Telos	123	0.6	2.0	0.02	0.2	C	3	Firm, platy, silty till, schist & phyllite	frigid	loamy	yes	channery silt loam in Cd
Thorndike	84	0.6	2.0	0.60	2.0	C/D	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	less than 20 in. deep
Timakwa	393			6.00	100.0	D	6	Organic Materials - Freshwater	mesic	sandy or sandy-skeletal	no	organic over sand
Tunbridge	99	0.6	6.0	0.60	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	20 to 40 in. deep
Unadilla	30	0.6	2.0	2.00	20.0	B	2	Terraces and glacial lake plains	mesic	silty	no	silty over gravelly
Vassalboro	150					D	6	Organic Materials - Freshwater	frigid	peat	no	deep organic
Walpole	546	2.0	6.0	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	no	
Wareham	34	6.0	20.0	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	no	
Warwick	210	2.0	6.0	20.00	100.0	A	1	Outwash and Stream Terraces	mesic	loamy-skeletal	no	loamy over slate gravel
Waskish	195					D	6	Organic Materials - Freshwater	frigid	peat	no	deep organic
Waumbeck	58	2.0	20.0	6.00	20.0	B	3	Loose till, sandy textures	frigid	sandy-skeletal	yes	very cobbly loamy sand
Westbrook	597			0.00	2.0	D	6	Tidal Flat	mesic	loamy	no	organic over loam
Whitman	49	0.0	0.2	0.00	0.2	D	6	Firm, platy, loamy till	mesic	loamy	no	mucky loam
Windsor	26	6.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	mesic	sandy	no	
Winnecook	88	0.6	2.0	0.60	2.0	C	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	20 to 40 in. deep
Winooski	9	0.6	6.0	0.60	6.0	B		Flood Plain (Bottom Land)	mesic	silty over loamy	no	
Winooski	103	0.6	6.0	0.60	6.0	B	3	Flood Plain (Bottom Land)	mesic	silty	no	very fine sandy loam
Wonsqueak	995			0.20	2.0	D	6	Organic Materials - Freshwater	frigid	loamy	no	organic over loam
Woodbridge	29	0.6	2.0	0.00	0.6	C	3	Firm, platy, loamy till	mesic	loamy	no	sandy loam in Cd
Woodstock	93	2.0	6.0	2.00	6.0	C/D	4	Loose till, bedrock	frigid	loamy	no	less than 20 in. deep

no longer recognized organic materials

MAPS

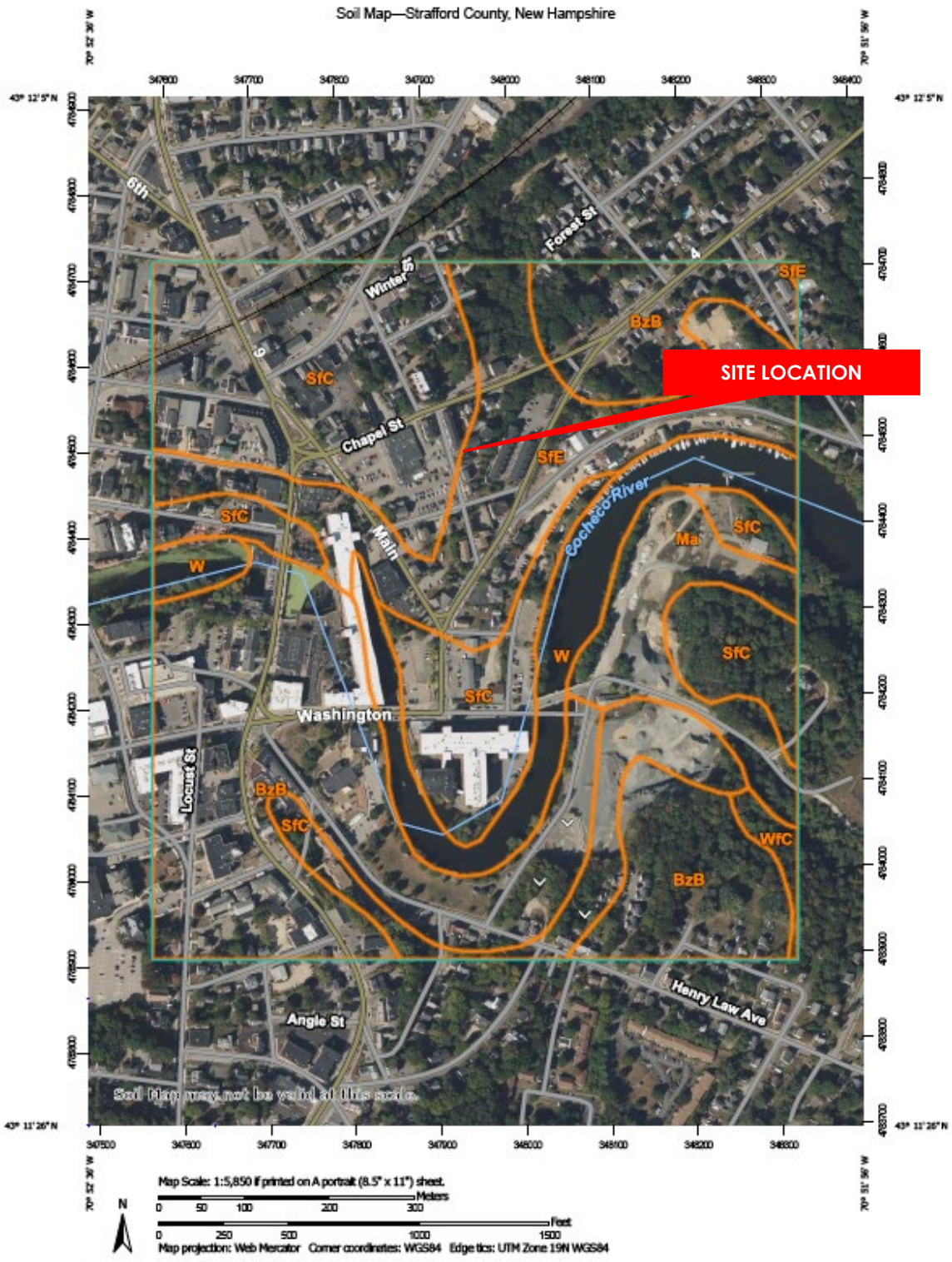
USGS LOCUS
SCS SOILS
FEMA
CS 9201 PRE-DEVELOPMENT DRAINAGE
CS 9301 POST DEVELOPMENT DRAINAGE

NH Topo Maps



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Topographic Quadrangle Images

USGS MAP
9-11 MECHANIC ST DOVER, NH
MAP 24 LOT 101



Source: USDA Natural Resources Conservation Service

SOILS MAP
9-11 Mechanic Street Dover, NH 03820
Map 24 Lot 101

Source: Official Website of the Department of Homeland Security FEMA

FEMA MAP
9-11 MECHANIC ST DOVER, NH
Map 24 Lot 101

PRE DEVELOPMENT IMPERVIOUS
AREA = 3,724 S.F.
(47.6% COVERAGE)

DP2

#11
2 STORY

DECK

FLOW PATH

E2

N/F
9-11 MECHANIC STREET
REALTY TRUST
MAP 24 LOT 101
BK 5095 PG 505
0.16 ACRES ±
7169 S.F.

PAVED

PAVED

FLOW PATH

2 STORY

PORCH

E1

DP1

MECHANIC STREET

(PUBLIC - 33' WIDE)

NAD 83

NORTH

0 10' 20'

GRAPHIC SCALE 1" = 10'

PRE DEVELOPMENT

POST DEVELOPMENT IMPERVIOUS
AREA = 6,710 S.F.
(85.78% COVERAGE)

P3

DP2

N/F
9-11 MECHANIC STREET
REALTY TRUST
MAP 24 LOT 101
BK 5095 PG 505
0.16 ACRES ±
7169 S.F.

FLOW PATH

PAVED

P3

P2

PROPOSED 5 STORY BUILDING
F.F. ELEV = 66.0'
1830 SF/FLOOR
9150 SF

37' - 2 1/2"

31' - 7 3/4"

54'

P1

FLOW PATH

DP1

MECHANIC STREET

(PUBLIC - 33' WIDE)

POST DEVELOPMENT

POND AREAS	
ELEVATION	SQ.FT
65	234

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

PRE & POST DEVELOPMENT DRAINAGE PLAN
CS9201

Ranger Engineering Group, Inc.

130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE:	SCALE:	SHEET 15 OF 15
2025-10-21	1" = 10'	

9-11 Mechanic Street
Waiver List

WAIVER REQUEST #1:

§153-13A(12): Allow a waiver of this provision requiring a Landscape Architect to sign the Landscape Plan.

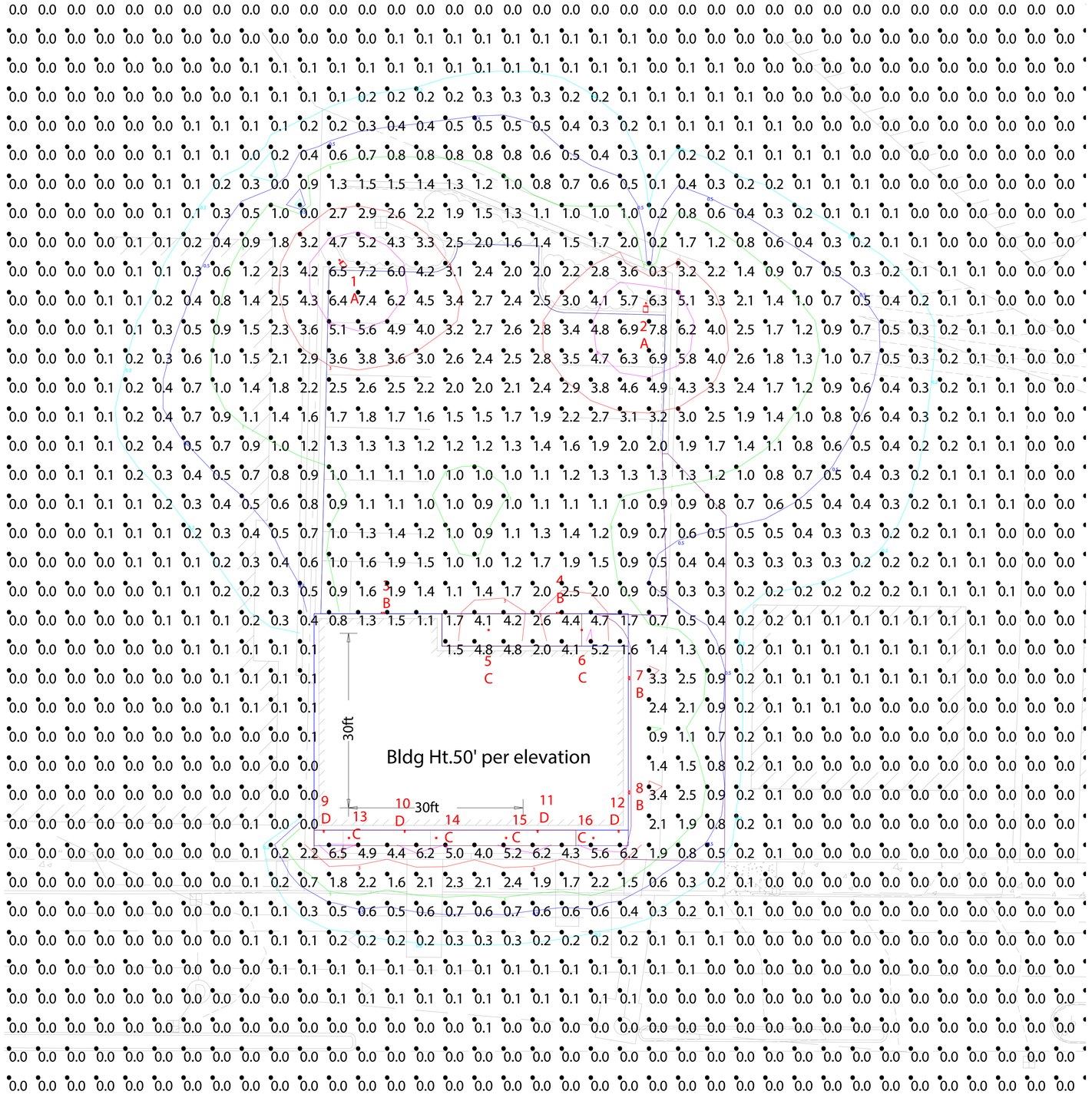
Justification: The landscape area is small and dominated by a bioretention facility. Plantings have been taken from plant species recommended in the Stormwater manual with the addition of some screening plants.

WAIVER REQUEST #2:

§153-14D(6)(b): relief needed from required two-way accessway under the minimum of 24 feet.

Justification: The project will generate very limited vehicular movement driven by the limited number of on-site parking spaces. The parking area was intentionally designed with thoughtful & safe vehicle movement in mind, and so as to avoid vehicles backing out onto Mechanic Street (as contemplated under Article IV, §153-14D(6)(b)).

PLOT TO 22"X34" PAGE



Scale: 1 inch= 10 Ft.

The Lighting Analysis, IZA-payout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated performance of the lighting system when operated and maintained according to the stated design criteria. The Lighting Design is based on information supplied by others. The Lighting Design represents only the design intent and therefore actual measured results may vary from the actual conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design to comply with any regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as a advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation and is not intended to be relied upon for any purpose.

The Lighting Design is based on the photometrics used in the Lighting Design, the reflecting cavity ratios and/or the lumen outputs of the fixtures being shown on this drawing. It is recommended that RAB's website be checked to verify that the lumen output shown in the Lighting Design is consistent with the current published lumen output of the fixtures. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Scale: as noted
Date:11/19/2025

PROJECT # 321273
CASE # 01805576

Filename: 9-11 Mechanic Street 01805576A.AGI
Drawn By: M. Glover

Job Name:
9-11 Mechanic Street
Dover, NH

Lighting Layout
Version A

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Filename: C:\Users\mmeredyth.glover\OneDrive - RAB Lighting\Desktop\Jobs\9-11 Mechanic Street\9-11 Mechanic Street 01805576A.AGI

RAB
408 W 14th Street, New York, NY 10014
888 722-1000 • rablighting.com

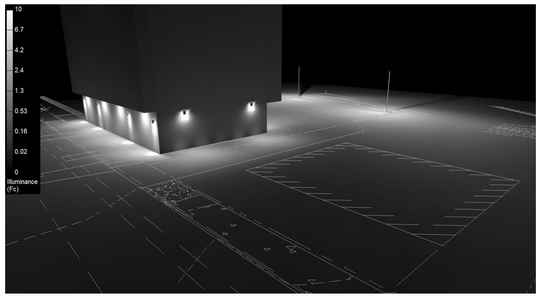
PLOT TO 22"X34" PAGE

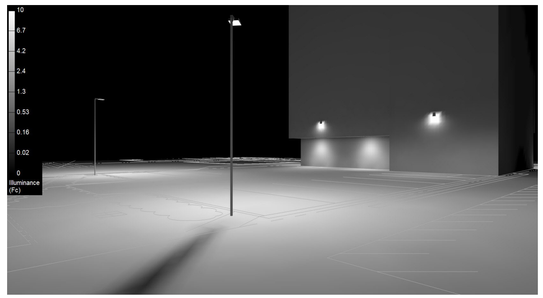
Calculation Summary												
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Calc Ht**	**Meter Type**
Site	Illuminance	Fc	0.52	7.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	5	5	0	Horizontal
Entry Drive	Illuminance	Fc	1.23	3.4	0.3	4.10	11.33	Statistical Area				
Front Entrance	Illuminance	Fc	5.19	6.5	4.0	1.30	1.63	Statistical Area				
Parking Lot	Illuminance	Fc	2.23	7.8	0.5	4.46	15.60	Statistical Area				
Rear Entrance	Illuminance	Fc	3.44	4.8	1.5	2.29	3.20	Statistical Area				

Luminaire Schedule			All quotes/orders generated from this layout must be forwarded to the Local Rep Agency										
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**BUG Rating**	**Mounting Height**
	2	A	A22-4T70 @ 50W-4K	Single	7713	7713	1.000	Universal pole mounted	47.4	47.4	94.8	B2-U0-G2	15
	4	B	SLIMXXS-7W-4K-20°	Single	767	767	1.000	Wall mounted	6.6	6.6	26.4	B0-U0-G0	9, 13
	6	C	CR4-6W-4K	Single	682	682	1.000	Recessed ceiling mount	5.73	5.73	34.38	N.A.	8.417, 9.5
	4	D	CD34-3WZ @ 6W-4K-25°	Single	320	320	1.000	Wall mounted- direct	3.05031	3.05	12.201	B1-U0-G0	7.5

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	A	93.274	163.19	15	307.982	0
2	A	145.987	155.77	15	268.635	0
3	B	100.755	102.286	13	90	0
4	B	130.885	102.285	13	90	0
5	C	118.965	99.507	8.417	0	0
6	C	134.965	99.507	8.417	0	0
7	B	142.966	91.228	9	0	0
8	B	142.966	71.592	9	0	0
9	D	90.627	65.092	7.5	270	0
10	D	104.544	65.092	7.5	270	0
11	D	127.384	65.092	7.5	270	0
12	D	141.301	65.092	7.5	270	0
13	C	94.962	63.759	9.5	0	0
14	C	109.963	63.759	9.5	0	0
15	C	121.963	63.759	9.5	0	0
16	C	136.964	63.759	9.5	0	0
Total Quantity: 16						

Luminaire Tag Summary	
Tag	**Qty**
A	2
B	4
C	6
D	4





NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

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Scale: as noted
Date: 11/19/2025
PROJECT # 321273
CASE # 01805576
Filename: 9-11 Mechanic Street 01805576A.AGI
Drawn By: M. Glover

Job Name:
9-11 Mechanic Street
Dover, NH

Lighting Layout
Version A

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Filename: C:\Users\mereedyth.glover\OneDrive - RAB Lighting\Desktop\Jobs\9-11 Mechanic Street\9-11 Mechanic Street 01805576A.AGI

RAB
408 W 14th Street, New York, NY 10014
888 722-1000 • rablighting.com

PS4-11-15D2

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 105.8 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

CSA Listed:
Suitable for wet locations

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
Slotted base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage

Color:
Bronze powder coating

Height:
15 ft

Weight:
106 lbs

Gauge:
11

Wall Thickness:
1/8"

Shaft Size:
4"

Hand Hole Dimensions:
3" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

Anchor Bolt:
Anchor bolt kits are sold separately. Order ABK4-11-BCK-S4 for anchor bolt kits.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Max EPA's/Max Weights:
70MPH 17.4 ft/450 lb.
80MPH 12.5 ft/440 lb.
90MPH 9.0 ft/440 lb.
100MPH 6.6 ft/440 lb.
110MPH 4.8 ft/435 lb.
120MPH 3.4 ft/435lb.
130MPH 2.3 ft/435 lb.
140MPH 1.4 ft/430 lb.
150MPH 0.8 ft/420 lb

Other

Terms of Sale:
Pole Terms of Sale is available online.

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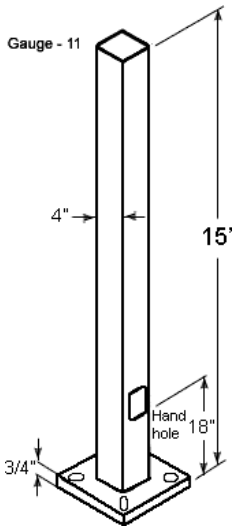
PS4-11-15D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

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A22-4T70

Color: Bronze

Weight: 11.2 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant
120V	0.58A/0.50A/0.41A
208V	0.33A/0.29A/0.24A
240V	0.29A/0.25A/0.21A
277V	0.25A/0.22A/0.18A
Input Watts	47.4-72.6W

LED Info

Watts	70/60/50W
Color Temp	3000/4000/5000K
Color Accuracy	81-84 CRI
L70 Lifespan	100,000 Hours
Lumens	7,182-10,708 lm
Efficacy	136.1-162.7 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Field Adjustable Light Output:
70W/60W/50W (factory default: 70W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default:4000K)

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP66 for dust and water

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-M7F5C6

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
70W: Replaces up to 350W Metal Halide (MH) or 200W High Pressure Sodium (HPS)
60W: Replaces up to 250W Metal Halide (MH) or 200W High Pressure Sodium (HPS)
50W: Replaces up to 200W Metal Halide (MH) or 150W High Pressure Sodium (HPS)

Electrical

Driver:
Constant Current, Class 1, 120-277V, 50/60 Hz:
70W: 120V: 0.58A, 208V: 0.33A, 240V: 0.29, 277V: 0.25A
60W: 120V: 0.50A, 208V: 0.29A, 240V: 0.25, 277V: 0.22A
50W: 120V: 0.41A, 208V: 0.24A, 240V: 0.21A, 277V: 0.18A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
4.21% at 120V, 7.76% at 277V

Power Factor:
99.7% at 120V, 94.6% at 277V

7-Pin Receptacle with Shorting Cap:
ANSI C136.41 7-pin receptacle, compatible with wireless control systems

Surge Protection:
6 kV

Construction

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

Lens:
Polycarbonate lens

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Technical Specifications (continued)

Housing:
Die-cast aluminum

Effective Projected Area:
1 Fixture: 0.3
2 Fixtures: 0.7
3 Fixtures: 1.2
4 Fixtures: 1.2

Finish:
Formulated for high durability and long-lasting color

Gaskets:
High-temperature silicone gaskets

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating:
Type 4
70W: B2 U0 G2
60W: B2 U0 G2
50W: B2 U0 G2

Other

5-Year Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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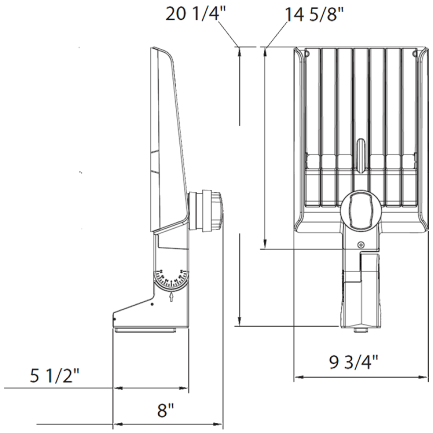
Dimensions



Features

- DLC Premium listed
- Adjustable Universal Pole Mount
- 7-Pin Receptacle with Shorting Cap
- IP66 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family		Optics	Wattage	Mounting	Color Temp	Finish	Driver	Options
A22	–	4T	70					
		2T = Type II **4T =** Type IV **5T =** Type V **Blank =** Type III	**70 =** 70/60/50W **100 =** 100/80/60W **150 =** 150/120/100W **200 =** 200/180/160W **320 =** 320/280/250W	**Blank =** Universal Adjustable Pole Mount **Blank =** Universal Non-Adjustable Pole Mount	**Blank =** 3000/4000/5000K CCT Adjustable **Y =** 3000K	**Blank =** Bronze **W =** White **B =** Black	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming	**Blank =** 7-Pin Receptacle with Shorting Cap **/MVS =** 7-Pin Receptacle with Shorting Cap and Microwave Motion Sensor **/LCBS =** Lightcloud Blue w/PIR Sensor **/LCBS/MVS =** Lightcloud Blue w/MVS Sensor

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CD34-3WZ

Color: Bronze

Weight: 2.7 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.09A
208V	0.05A
240V	0.04A
277V	0.04A
Input Watts	10/8/06W

LED Info

Watts	10/8/06W
Color Temp	3000/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	1000/800/600 lm
Efficacy	100

Technical Specifications

Performance

Product Type:
Cylinder Wall Mount

Description:
Economical cylinders with field-adjustable color temperature, power, and light distribution, along with field-swappable optics to fit any indoor or outdoor application.

Wattage Equivalency:
75W/60W/45W

Input Wattage:
10/8/6W

Nominal Lumens:
1000/800/600lm

Efficacy (±10%):
100lm/W

L70 Lifespan:
50,000-Hour LED lifespan based on IES LM-70 results

Electrical

Driver:
Constant Current, 50-60 Hz, 120V-277V

THD:
≤20%

Power Factor:
≥0.9

Dimmable:
Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.

Input Voltage:
120-277V

Operating Frequency:
50/60Hz

Input Current @ 120V (mA):
85mA

Input Current @ 208V (mA):
50mA

Input Current @ 240V (mA):
42mA

Input Current @ 277V (mA):
38mA

Operating Temperature:
-40°F to 120°F (-40°C to 45°C)

Flicker:
≤1%

Photocell:
Integrated photocell included with on/off switch

LED Characteristics

Beam Angle:
25° (installed)
Field swappable optics sold separately for 25°/40°/60° beam angle_

Light Distribution:
Selectable dip switch for up, down, or up/down light

Color Temperature:
3000/4000/5000K

Color Accuracy (CRI):
90 CRI

R9 Value:
High color performance with R9 greater than 0

Color Consistency:
<6-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

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Technical Specifications (continued)

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Installation

Mounting:
Wall mount

Construction

Size:
3"

Shape:
Cylinder

Finish:
Bronze

Enclosure Material:
Die-cast aluminum and polycarbonate

Lens Finish:
Clear (installed)
Frosted lens accessory sold separately

Compliance

Listings:
UL Listed

Environment:
Suitable for use indoors and outdoors in dry, damp, or wet environments.

Fixture Rating:
Suitable for use in open fixtures

IP Rating:
IP65

Certification Model Number:
CD2009(CD34-3WZ)

California Title 20 Compliant:
No

California Title 24 JA8 Compliant:
No

California Energy Commission (CEC) Status:
Lawful for Sales in California

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

RoHS:
Mercury and UV free. RoHS-compliant components.

FCC:
Complies with Part 15 of the FCC Rules

Other

Compatible Accessories:
CD34REF-325D
25° reflector

CD34REF-340D
40° reflector

CD34REF-360D
60° reflector

CD34LENS-3FRW
3" frosted lens white

CD34LENS-3FRK
3" frosted lens black

CD34LENS-3FRZ
3" frosted lens bronze

5-Year Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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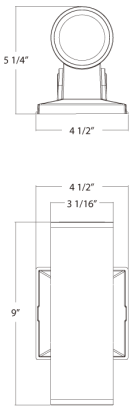
Dimensions



Features

- Aluminum extrusion housing and die-cast covers available in black, bronze, or white
- Field interchangeable optics sold separately for 25°/40°/60° beam angle
- Field-adjustable color temperature 3000/4000/5000K (indoor); 2700/3000/3500/4000/5000K (outdoor).
- Dimmable on 0-10V systems (indoor); integrated photocell (outdoor)

Ordering Matrix

Family	Size/Wattage	Mounting	Light Direction	CRI/Color Temp	Driver	Finish	RGB Color Tuning
CD34	3	W				Z	
	3 = 3", 10/8/6W **4 =** 4", 20/16/12W **6 =** 6", 36/28/22W	**W =** Wall	**Blank =** Selectable-Down, Up or Both	**Blank =** 90 CRI, 3000/4000/5000K	**Blank =** 120-277V, 0-10V Dimming	**Z =** Bronze **K =** Black **W =** White	**Blank =** None **/RGB =** Color Tuning 16+ million colors; Tunable White 2200-6500K

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CR4

Color: White

Weight: 0.9 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current, Class A
120V	0.11A
208V	N/A
240V	N/A
277V	0.04A
Input Watts	10/8/06W

LED Info

Watts	10/8/06W
Color Temp	2700/3000/3500/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	1,000/800/600 lm
Efficacy	109.83/112.09/112.64 lm/W

Technical Specifications

Performance

Product Type:
Commercial Downlight

Description:
The CR commercial downlight offers best-in-class flexibility by adding universal dimming, which allows for both TRIAC & 0-10V dimming, making it a great choice for residential & commercial installations.

Wattage Equivalency:
23W CFL

Input Wattage:
10/8/6W

Lumens:
6W
637lm @ 2700K; 653lm @ 3000K; 669lm @ 3500K; 680lm @ 4000K; 693lm @ 5000K

8W
835lm @ 2700K; 859lm @ 3000K; 883lm @ 3500K; 899lm @ 4000K; 909lm @ 5000K

10W
1,048lm @ 2700K; 1,082lm @ 3000K; 1,116lm @ 3500K; 1,138lm @ 4000K; 1,143lm @ 5000K

Efficacy:
6W
109lm/W @ 2700K; 113lm/W @ 3000K; 117lm/W @ 3500K; 119lm/W @ 4000K; 119lm/W @ 5000K

8W
108lm/W @ 2700K; 111lm/W @ 3000K; 116lm/W @ 3500K; 118lm/W @ 4000K; 117lm/W @ 5000K

10W
105lm/W @ 2700K; 110lm/W @ 3000K; 115lm/W @ 3500K; 117lm/W @ 4000K; 115lm/W @ 5000K

L70 Lifespan:
50,000-Hour LED lifespan based on IES LM-70 results

Electrical

Driver:
Constant Current, Class A, 50/60 Hz, 120V-277V, 120V: 0.11A, 277V: 0.04A

THD:
≤20%

Power Factor:
≥0.9

Dimmable:
Yes, dimmable down to 10% on compatible TRIAC/ELV and 0-10V dimming systems. See Dimmer Compatibility List.

Input Voltage:
120-277V

Operating Frequency:
50/60Hz

Input Current @ 120V (mA):
110mA

Input Current @ 277V (mA):
37mA

Operating Temperature:
-4°F to 104°F (-20°C to 40°C)

Flicker:
≤30%

LED Characteristics

Beam Angle:
85°±10°

Color Temperature:
Field adjustable via dip switch
2700/3000/3500/4000/5000K

Color Accuracy (CRI):
90 CRI

R9 Value:
High color performance with R9 greater than 50

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Technical Specifications (continued)

Color Consistency:
<4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Installation

Mounting:
Recessed

Construction

Size:
4"

Shape:
Round

Finish:
White

Enclosure Material:
Metal

Trim Style:
Smooth

Lens Finish:
Frosted

Lens:
Polycarbonate light diffuser distributes light evenly and smoothly for general lighting applications

Compliance

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Listings:
UL Listed, UL Classified

Environment:
Suitable for use indoors and outdoors in dry, damp, or wet environments.

IC Rated:
Suitable for direct contact with insulation.
Type IC inherently protected, suitable for direct contact to air permeable insulation and cULus listed for damp locations. Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013.

Air Tight:
Housing certified Air Tight as per ASTM-E283

Energy Star Approved:
This product is ENERGY STAR® Version 1.0 Certified.

Energy Star ID:
3554272

DLC Listed:
No

Certification Model Number:
DLC1006(CR4)

California Title 20 Compliant:
No

California Title 24 JA8 Compliant:
Can be used to conform with the requirements of California Title 24 Part 6

California Energy Commission (CEC) Status:
Lawful for Sales in California

NEC Compliant:
Suitable for use in closets. Compliant with NEC Sec. 410.16 (A)(1) and 410.16 (C3).

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

RoHS:
Mercury and UV free. RoHS-compliant components.

FCC:
Complies with Part 15 of the FCC Rules

Other

Compatible Products:
DLPLATE/WFR4/NB/CL
4" Mounting plate with nailer bar and drywall collar

DRI-21-EMGR-DC-D10
Emergency driver T20

5-Year, No-Compromise Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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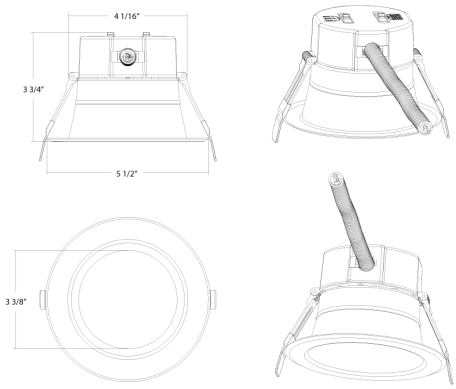
Dimensions



Features

- Universal dimming technology allows for both 120V TRIAC/ELV dimming and 0-10V dimming in 1 SKU for incredible design flexibility
- 3 selectable brightness levels & 5 selectable CCTs (2700/3000/3500/4000/5000K)
- Suitable for new construction & remodel installations
- Deep regress lens for optimal glare control
- Multiple accessories available, including color trims and new construction mounting plates

Ordering Matrix

Family	Size/Wattage	Shape	CRI/Color Temp	Driver	Finish	Trim
CR	4					
	4 = 4", 10/8/6W **6 =** 6", 21/17/10W **8 =** 8", 30/24/16W **10 =** 10", 37/30/24W	**Blank =** Round	**Blank =** 90 CRI, 2700/3000/3500/4000/5000K CCT Adjustable	**Blank =** 120-277V, 0-10V + TRIAC/ELV	**Blank =** White	**Blank =** Smooth

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SLIMXXS

Color: Bronze

Weight: 0.0 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.02A/0.03A/0.05A
208V	0.02A/0.03A/0.04A
240V	0.02A/0.03A
277V	0.02A/0.03A
Input Watts	3.5-6.7W

LED Info

Watts	3.5/5/7W
Color Temp	3000/4000/5000K
Color Accuracy	80-83 CRI
L70 Lifespan	100,000 Hours
Lumens	301-873 lm
Efficacy	83.6-130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Field Adjustable Light Output:
7/5/3.5W (factory default 5W)
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)
Field-adjustable optics: -20° to +20°
On/Off Photocell (factory default "Off")

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:
7W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.05A, 208V: 0.04A, 240V: 0.03A, 277V: 0.03A
5W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.03A, 208V: 0.03A, 240V: 0.03A, 277V: 0.02A
3.5W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.02A, 208V: 0.02A, 240V: 0.02A, 277V: 0.02A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:
120-277V selectable photocell that can be turned on and off.

Aux Power Supply:
Yes

Dim to Off:
Yes

Construction

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

Housing:
Die-cast aluminum

Lens:
Tempered glass

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

ADA Compliant:
Meets ADA Requirements for wall-mounted luminaires.

IP Rating:
Ingress protection rating of IP65 for dust and water

Dark Sky Approved:
Conforms to the requirements listed by the International Dark-Sky Association for "Dark Sky" approval. The Fixture Seal of Approval provides objective, third-party certification for luminaries that minimize glare, reduce light trespass, and don't pollute the night sky.

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Technical Specifications (continued)

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-37D7SM

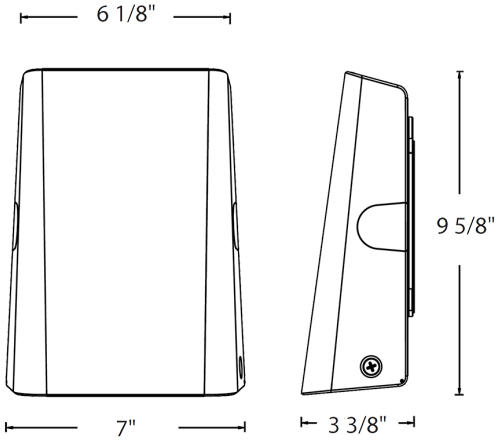
Installation

Mounting:
Heavy-duty mounting bracket with spring-hinged housing and "kick stand" allow for easy installations. Conduit entries on back and both sides.

Other

5-Year, No-Compromise Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- 100,000-Hour LED lifespan
- 0-10V dimming standard
- 5-Year, no-compromise warranty

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Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	XXS				
	XXS = 7/5/3.5W **XS =** 25/18/12W **S =** 38/28/18W **M =** 55/41/27W **L =** 60/45/29W	**Blank =** 3000/4000/5000K CCT Adjustable **Y =** 3000K Static	**Blank =** Bronze **W =** White	**Blank =** 120-277V, 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud **/LCB =** Lightcloud Blue

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Mechanic Street Landing

New Construction

SV DESIGN

9-11 Mechanic Street Dover, NH 03820

Project Status: PLANNING BOARD FILING

January 29, 2026

NUMBER	SHEET NAME	TECH REVIEW COMMITTEE FILING 08/28/2025	TECH REVIEW COMMITTE FILING 12/9/2025	PLANNING BOARD FILING 01/29/2026
G100	COVER	•	•	•
ARCHITECTURAL				
A010	EGRESS PLANS	•	•	•
A100	SITE PLAN	•	•	•
A101	FLOOR PLANS	•	•	•
A102	FLOOR PLANS	•	•	•
A201	EXTERIOR ELEVATIONS	•	•	•
A202	EXTERIOR ELEVATIONS	•	•	•
A203	RENDERED EXTERIOR ELEVATIONS	•	•	•
A204	RENDERED EXTERIOR ELEVATIONS	•	•	•
A205	STREET VIEW PERSPECTIVE	•	•	•

PROJECT TEAM:

MECHANIC STREET REALTY TRUST
DEVELOPER
23A Middle Street
Newburyport, MA 01950

SV DESIGN LLC
ARCHITECT
126 Dodge Street
Beverly, MA 01915
978.927.3745

RANGER ENGINEERING GROUP, INC.
CIVIL ENGINEER
130 Main St
Unit 202
Salem, NH 03079

LIBERTY LAW
ATTORNEY/OWNERS REPRESENTATIVE
11A Liberty Street
Newburyport, MA 01950

Revisions
Issue Date: Description
PLANNING BOARD FILING January 29, 2026
Checked By

COVER

Scale: 3/32" = 1'-0"
Drawn By: Author
Checked By: Checker
Date: January 29, 2026
Project #: 11.6122.007

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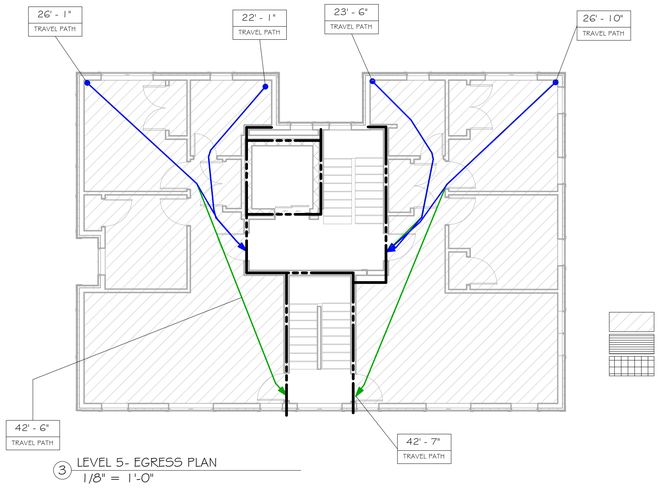
COVER

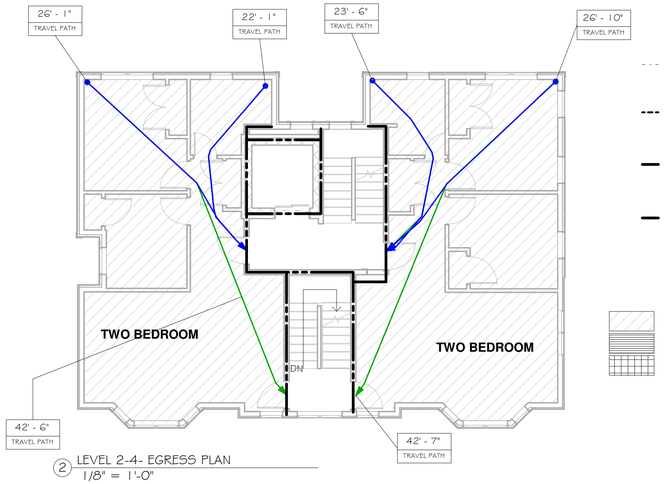
G100



3 LEVEL 5- EGRESS PLAN
1/8" = 1'-0"

FIRST FLOOR OCCUPANT COUNT

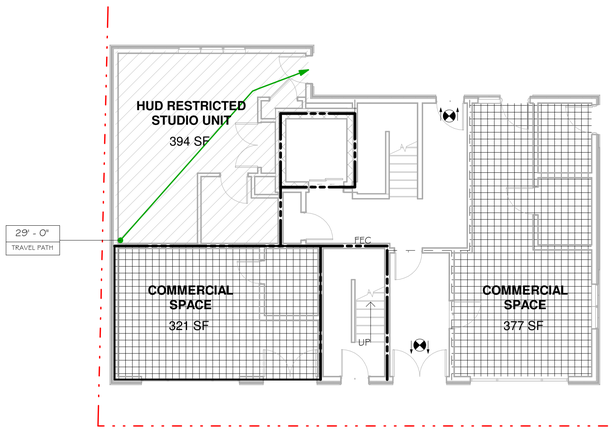
RESIDENTIAL OCCUPANT LOAD:	8PP
MECHANICAL OCCUPANT LOAD:	0PP
BUSINESS OCCUPANT LOAD	0PP
TOTAL OCCUPANT LOAD:	8 PP
TOTAL FLOOR AREA:	1789 GSF



2 LEVEL 2-4- EGRESS PLAN
1/8" = 1'-0"

FIRST FLOOR OCCUPANT COUNT

RESIDENTIAL OCCUPANT LOAD:	8PP
MECHANICAL OCCUPANT LOAD:	0PP
BUSINESS OCCUPANT LOAD:	0 PP
TOTAL OCCUPANT LOAD:	8 PP
TOTAL FLOOR AREA:	1886 GSF



1 LEVEL 1 - EGRESS PLAN
1/8" = 1'-0"

FIRST FLOOR OCCUPANT COUNT

RESIDENTIAL OCCUPANT LOAD:	0 PEOPLE
MECHANICAL OCCUPANT LOAD:	0 PEOPLE
BUSINESS OCCUPANT LOAD :	7 PEOPLE
TOTAL OCCUPANT LOAD:	7 PP
TOTAL FLOOR AREA:	1746 GSF

EGRESS PLAN LEGEND

- EGRESS PATH
- 30 MINUTE FIRE PARTITION
- 1 HOUR FIRE PARTITION
- 1 HOUR FIRE BARRIER
- 2 HOUR FIRE BARRIER
- EXIT SIGN
- FEC — RECESSED WHITE FIRE EXTINGUISHER CABINET

EGRESS COMPONENT	CALCULATION	REQ'D PER IBC	PROVIDED
STAIRS	<50 OCC	36" (1011.2)	36"
DOORWAY	<50 OCC	36" (1010.1)	36"

UNIT TYPE TOTALS

UNIT MATRIX

	STUDIO	2 BED	TOTAL
FIRST FLOOR	1	0	1
SECOND FLOOR	0	2	3
THIRD FLOOR	0	2	3
TOTAL	0	2	8
TOTAL	0	2	8
TOTAL	1	8	9

Revisions
Issue Date: Description
January 29, 2026 PLANNING BOARD FILING Checked By

EGRESS PLANS

Scale: As indicated
Drawn By: Author
Date: January 29, 2026
Checked By: Checker
Project #: 11.6122.007

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EGRESS PLANS

A010

Color Legend

- CIRCULATION
- COMMERCIAL SPACE
- COMMON SPACES
- MAINTENANCE
- STUDIO

1 SITE PLAN
1/4" = 1'-0"

Autodesk Docs://Mechanic Street Realty Trust_Dover/Mechanic Street Realty Trust_Dover.rvt 2/2/2026 3:17:01 PM

Revisions

	Issue Date:	Description
1	January 29, 2026	PLANNING BOARD FILING

Checked By:

SITE PLAN

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: January 29, 2026
Checked By: Checker
Project # 11.6122.007

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SITE PLAN

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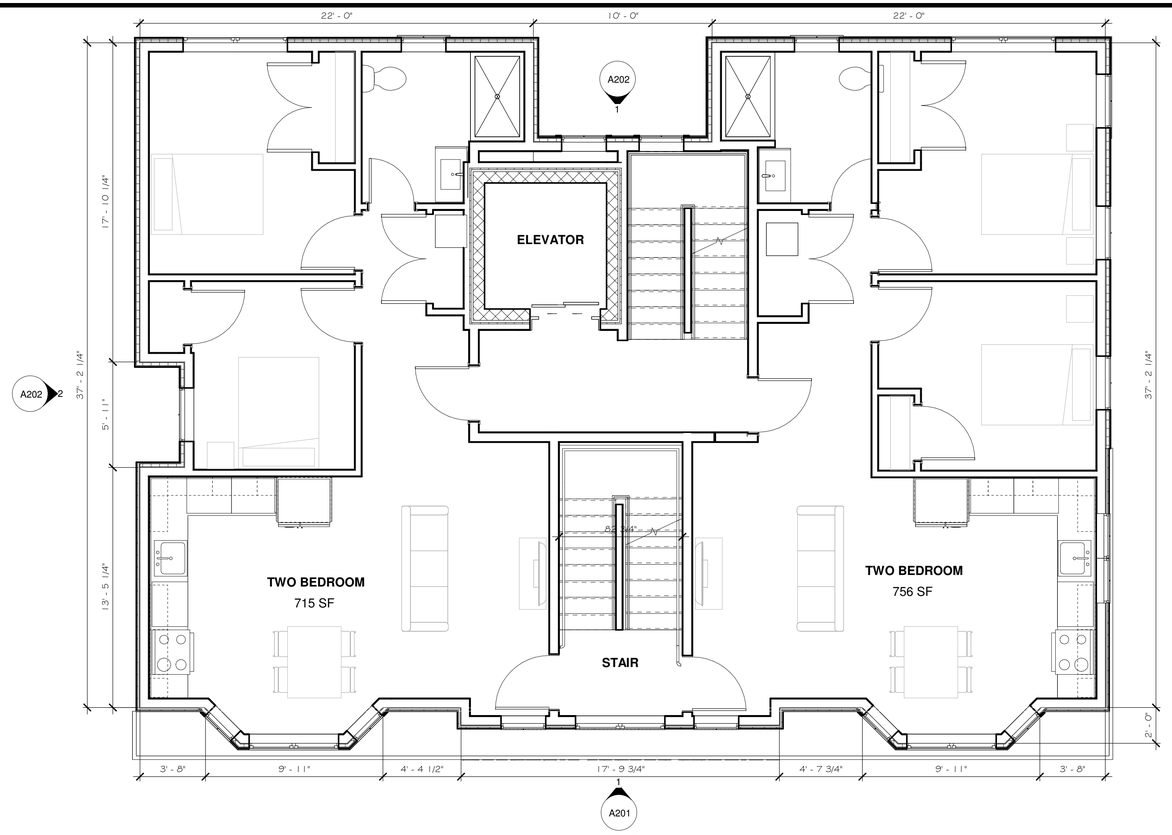
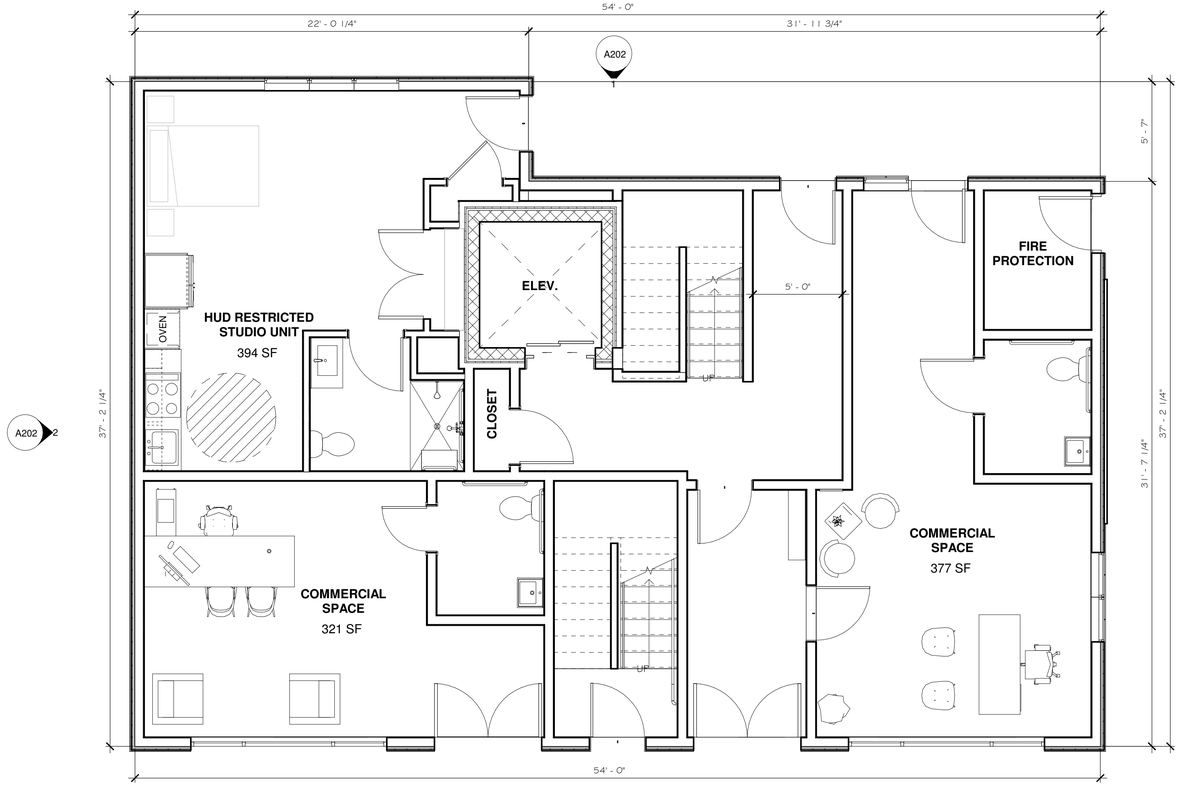


2 LEVEL 2-4 FLOOR PLAN
1/4" = 1'-0"



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

Revisions
Issue Date: Description
△ January 29, 2026 PLANNING BOARD FILING Checked By

FLOOR PLANS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: January 29, 2026
Checked By: Checker
Project #: 11.6122.007

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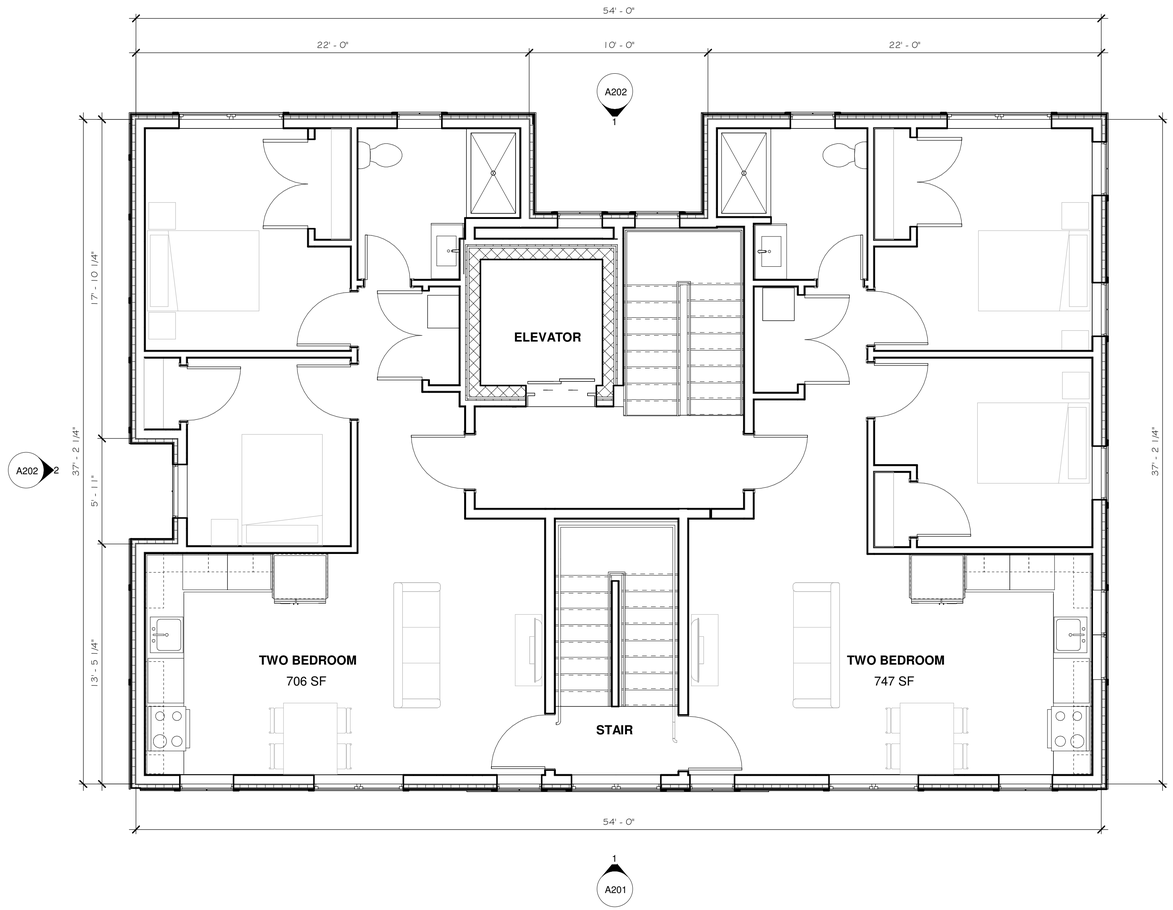
FLOOR PLANS

A101



1 LEVEL 5 - FLOOR PLAN
1/4" = 1'-0"

Revisions
Issue Date: Description
PLANNING BOARD FILING
January 29, 2026 Checked By

FLOOR PLANS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: January 29, 2026
Checked By: Checker
Project #: 11.6122.007

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FLOOR PLANS

A102

EXTERIOR KEYNOTES

Keynote Number	Description
1	BRICK, COLOR: TBD
2	BRICK SOLIDER COURSE
3	STONE VENEER, COLOR: TBD
4	CEMENTITIOUS CLAPBOARD SIDING, COLOR: LIGHT GREY MIST
5	SMOOTH PANEL WITH TRIM, COLOR: WHITE
6	INSULATED METAL UTILITY DOOR
7	HALF LITE GLASS DOOR, COLOR: TBD
8	WINDOW WITH SIMULATED DIVIDED LITE, SASH COLOR: BLACK
9	FULL LITE GLASS DOOR
10	1X8 CORNERBOARD, COLOR:WHITE
11	SIGN BAND, COLOR: BLACK
12	ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED
13	1X10 CORNICE, COLOR: WHITE

1 FRONT ELEVATION
1/4" = 1'-0"

2 RIGHT ELEVATION
1/4" = 1'-0"

Revisions

Issue Date:	Description	Checked By
△	PLANNING BOARD FILING	January 29, 2026

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: January 29, 2026
Checked By: Checker
Project #: 11.6122.007

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EXTERIOR ELEVATIONS

A201

EXTERIOR KEYNOTES

Keynote Number	Description
1	BRICK, COLOR: TBD
2	BRICK SOLIDER COURSE
3	STONE VENEER, COLOR: TBD
4	CEMENTITIOUS CLAPBOARD SIDING, COLOR: LIGHT GREY MIST
5	SMOOTH PANEL WITH TRIM, COLOR: WHITE
6	INSULATED METAL UTILITY DOOR
7	HALF LITE GLASS DOOR, COLOR: TBD
8	WINDOW WITH SIMULATED DIVIDED LITE, SASH COLOR: BLACK
9	FULL LITE GLASS DOOR
10	1X8 CORNERBOARD, COLOR:WHITE
11	SIGN BAND, COLOR: BLACK
12	ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED
13	1X10 CORNICE, COLOR: WHITE

1 REAR ELEVATION
1/4" = 1'-0"

2 LEFT ELEVATION
1/4" = 1'-0"

Revisions

Issue Date:	Description
January 29, 2026	PLANNING BOARD FILING

Checked By

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: January 29, 2026
Checked By: Checker
Project #: 11.6122.007

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EXTERIOR ELEVATIONS

A202

1 FRONT ELEVATION
1/4" = 1'-0"

2 RIGHT ELEVATION
1/4" = 1'-0"

Revisions
	Issue Date:	Description
1	January 29, 2026	PLANNING BOARD FILING

RENDERED EXTERIOR ELEVATIONS

Scale:
Drawn By: Author
Date: August 28, 2025
Checked By: Checker
Project # 11.6122.007

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RENDERED EXTERIOR ELEVATIONS

A203

1 REAR ELEVATION
1/4" = 1'-0"

2 LEFT ELEVATION
1/4" = 1'-0"

Revisions
	Issue Date:	Description
1	January 29, 2026	PLANNING BOARD FILING

RENDERED EXTERIOR ELEVATIONS

Scale:
Drawn By: Author
Date: August 28, 2025
Checked By: Checker
Project # 11.6122.007

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RENDERED EXTERIOR ELEVATIONS

A204

Revisions
Issue Date: Description
PLANNING BOARD FILING January 29, 2026

STREET VIEW

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: August 28, 2025
Checked By: Checker
Project # 11.6122.007

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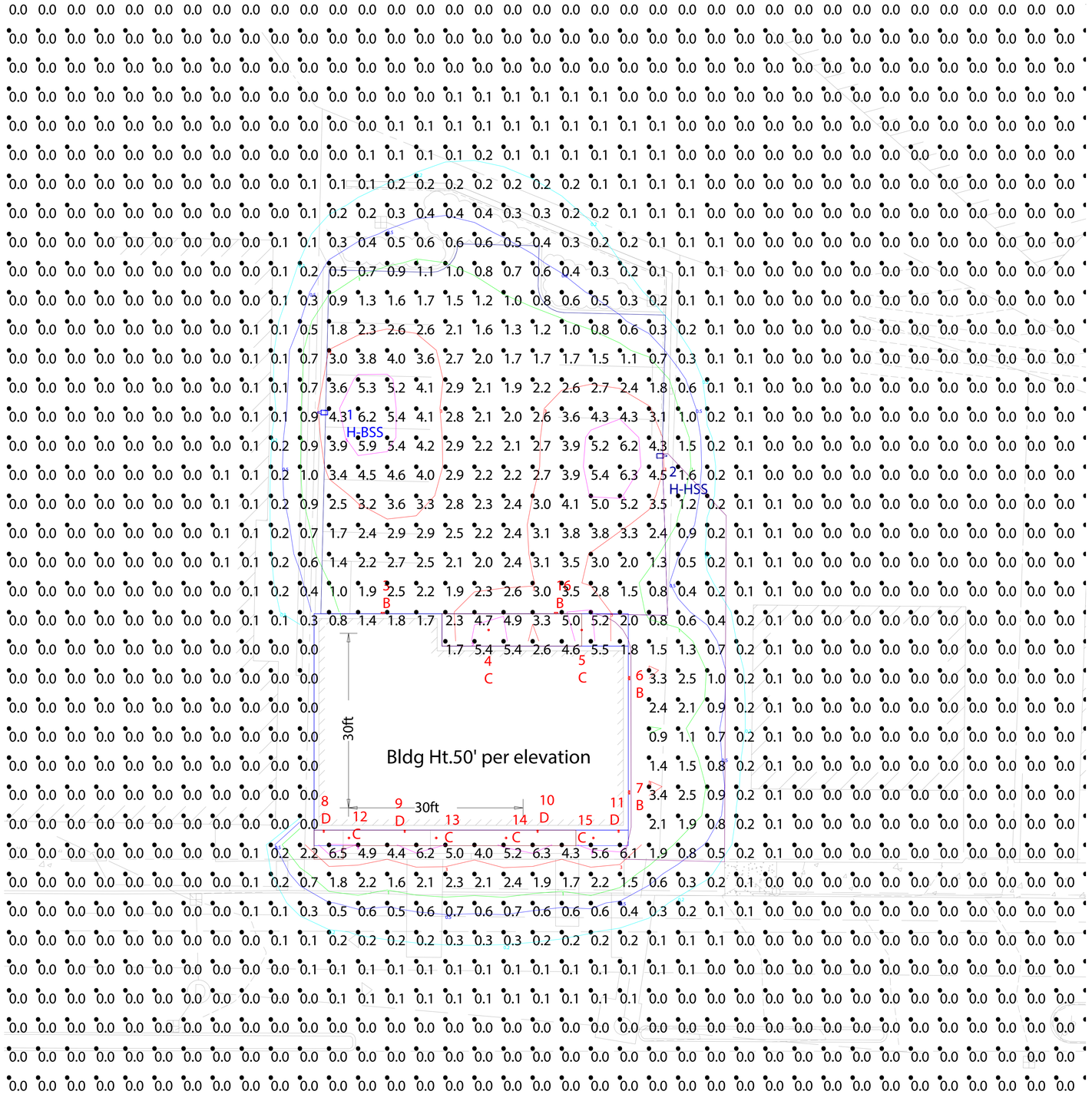
STREET VIEW

A205

PLOT TO 22"X34" PAGE



Scale: 1 inch= 10 Ft.

The Lighting Analysis, IZA-payout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. The Lighting Design is intended to assist in the selection of RAB products and therefore actual measured results may vary from the actual conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design to comply with any regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as a advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation and is not to be relied upon for any purpose.

RAB reserves the right to modify the RAB luminaires used in the Lighting Design, the referring part number and the lumen output of the fixtures being shown on this drawing. RAB's website lists the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are phased out and replaced by new models with different lumen outputs. Please verify with the lumen output shown in the Lighting Design prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the lighting design.

Scale: as noted

Date: 2/18/2026

PROJECT # 4374736459

Filename: 9-11 Mechanic Street 4374736459B.AGI

Drawn By: M. Glover

Job Name:
9-11 Mechanic Street
Dover, NH

Lighting Layout
Version B

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Filename: C:\Users\mmeredyth.glover\OneDrive - RAB Lighting\Desktop\Jobs\9-11 Mechanic Street 4374736459\9-11 Mechanic Street 4374736459B.AGI

RAB
408 W 14th Street, New York, NY 10014
888 722-1000 • rablighting.com

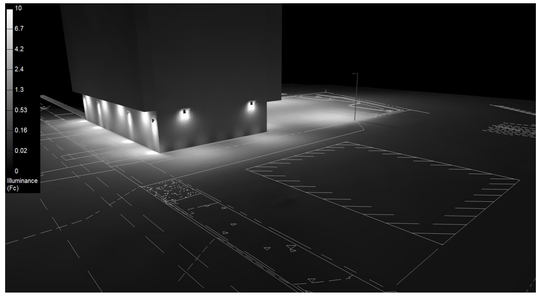
PLOT TO 22"X34" PAGE

Calculation Summary												
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Calc Ht**	**Meter Type**
Site	Illuminance	Fc	0.38	6.5	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	5	5	0	Horizontal
Entry Drive	Illuminance	Fc	1.24	3.4	0.2	6.20	17.00	Statistical Area				
Front Entrance	Illuminance	Fc	5.20	6.5	4.0	1.30	1.63	Statistical Area				
Parking Lot	Illuminance	Fc	2.78	6.3	0.3	9.27	21.00	Statistical Area				
Rear Entrance	Illuminance	Fc	3.94	5.4	1.7	2.32	3.18	Statistical Area				

Luminaire Schedule			All quotes/orders generated from this layout must be forwarded to the Local Rep Agency										
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**BUG Rating**	**Mounting Height**
	4	B	SLIMXXS-7W-4K-20°	Single	767	767	1.000	Wall mounted	6.6	6.6	26.4	B0-U0-G0	9, 13
	6	C	CR4-6W-4K	Single	682	682	1.000	Recessed ceiling mount	5.73	5.73	34.38	N.A.	8.417, 9.5
	4	D	CD34-3WZ @ 6W-4K-25°	Single	320	320	1.000	Wall mounted- direct	3.05031	3.05	12.201	B1-U0-G0	7.5
	1	H-BSS	ALEDS4TN + ALEDSHS Back-side	Single	5393	5393	1.000	Universal pole mount	40.6	40.6	40.6	B1-U0-G2	15
	1	H-HSS	ALEDS4TN + ALEDSHS House-side	Single	4282	4282	1.000	Universal pole mount	40.8	40.8	40.8	B1-U0-G1	15

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	H-BSS	89.584	136.903	15	358.645	0
2	H-HSS	149.573	129.43	15	180.386	0
3	B	100.755	102.286	13	90	0
4	C	118.965	99.507	8.417	0	0
5	C	134.965	99.507	8.417	0	0
6	B	142.966	91.228	9	0	0
7	B	142.966	71.592	9	0	0
8	D	90.627	65.092	7.5	270	0
9	D	104.544	65.092	7.5	270	0
10	D	127.384	65.092	7.5	270	0
11	D	141.301	65.092	7.5	270	0
12	C	94.962	63.759	9.5	0	0
13	C	109.963	63.759	9.5	0	0
14	C	121.963	63.759	9.5	0	0
15	C	136.964	63.759	9.5	0	0
16	B	130.542	102.286	13	90	0
Total Quantity: 16						

Luminaire Tag Summary	
Tag	**Qty**
B	4
C	6
D	4
H-BSS	1
H-HSS	1



NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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Scale: as noted
Date: 2/18/2026
PROJECT # 4374736459
Filename: 9-11 Mechanic Street 4374736459B.AGI
Drawn By: M. Glover

Job Name:
9-11 Mechanic Street
Dover, NH

Lighting Layout
Version B

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Filename: C:\Users\mreedyth.gloverOneDrive - RAB Lighting\Desktop\Jobs\9-11 Mechanic Street 4374736459\9-11 Mechanic Street 4374736459B.AGI

RAB®
408 W 14th Street, New York, NY 10014
888.722.1000 • rablighting.com

ALEDS4TN

Color: Bronze

Weight: 13.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.67A
208V	0.40A
240V	0.34A
277V	0.30A
Input Watts	40.9/58.1/82.0W

LED Info

Watts	80W
Color Temp	4000K (Neutral)
Color Accuracy	82/82/83 CRI
L70 Lifespan	100,000 Hours
Lumens	5735/7895/10616 lm
Efficacy	140.2/135.9/129.5 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):
Field adjustable light output in 3 discrete steps:
Small Housing: 80W/60W/40W (factory default 80W)

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNAlm-79 andlm-80.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-YQSW2A

LED Characteristics

LEDs:
Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:
40W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A

60W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.30A, 240V: 0.25A, 277V: 0.22A

80W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
2.22% at 120V, 7.07% at 277V

Power Factor:
99.9% at 120V, 96.6% at 277V

Surge Protection:
Line to Line: 10 kV
Line to Ground: 6 kV

Performance

Lifespan:
100,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 250W Metal Halide

Construction

IES Classification:
The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

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Technical Specifications (continued)

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

Ambient Temperature :
Max Power Temp Rating: 104°F (40°C)
Middle Power Temp Rating: 52°C (125°F)
Low Power Temp Rating: 58°C (137°F)

Housing:
Die-cast aluminum

Reflector:
Aluminum reflector with white polycarbonate

Vibration Rating:
3G vibration rating per ANSI C136.31

Effective Projected Area:
1 Fixture: 0.35
2 Fixtures at 90°: 0.54
2 Fixtures at 180°: 0.7
3 Fixtures at 90°: 0.9
4 Fixtures at 90°: 0.9

Gaskets:
High-temperature silicone gaskets

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Installation

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 3" center to center. Round Pole adapter plate included as a standard. Easy slide and lock to mount fixture with ease.

Optical

Bug Rating:
80W: B1 U0 G2
60W: B1 U0 G2
40W: B1 U0 G2

Other

10-Year, No-Compromise Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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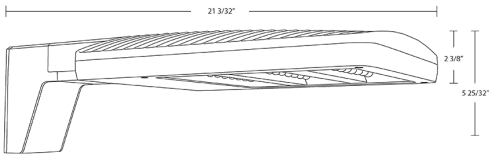
ALEDS4TN

Dimensions



Features

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Driver	Options
ALED	S	4T		N			
	M = Medium (150W/90W/78W) **L =** Large (260W/220W/170W) **XL =** Extra Large (385W/345W/300W) **S =** Small (80W/60W/40W)	**2T =** Type II **3T =** Type III **4T =** Type IV **5T =** Type V **AT =** Auto Dealership Optic	**Blank =** Universal Pole Mount **SF =** Slipfitter **WM =** Wall Mount	**Blank =** 5000K Cool **Y =** 3000K Warm [1] **N =** 4000K Neutral	**Blank =** Bronze **W =** White **B =** Black	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming	**Blank =** No Option **/7PR =** 7 Pin Twistlock Receptacle **/WS2 =** Wattstopper, 20ft lens **/WS4 =** Wattstopper, 40ft lens [3]

[1] *Dark sky approved in 3000K, available only on Small and Medium fixtures*
[2] *480V available only on Medium, Large & Extra Large fixtures*
[3] *Wattstopper option available only 0n Large & Extra Large fixtures*

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CD34-3WZ

Color: Bronze

Weight: 2.7 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.09A
208V	0.05A
240V	0.04A
277V	0.04A
Input Watts	10/8/06W

LED Info

Watts	10/8/06W
Color Temp	3000/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	1000/800/600 lm
Efficacy	100

Technical Specifications

Performance

Product Type:
Cylinder Wall Mount

Description:
Economical cylinders with field-adjustable color temperature, power, and light distribution, along with field-swappable optics to fit any indoor or outdoor application.

Wattage Equivalency:
75W/60W/45W

Input Wattage:
10/8/6W

Nominal Lumens:
1000/800/600lm

Efficacy (±10%):
100lm/W

L70 Lifespan:
50,000-Hour LED lifespan based on IES LM-70 results

Electrical

Driver:
Constant Current, 50-60 Hz, 120V-277V

THD:
≤20%

Power Factor:
≥0.9

Dimmable:
Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.

Input Voltage:
120-277V

Operating Frequency:
50/60Hz

Input Current @ 120V (mA):
85mA

Input Current @ 208V (mA):
50mA

Input Current @ 240V (mA):
42mA

Input Current @ 277V (mA):
38mA

Operating Temperature:
-40°F to 120°F (-40°C to 45°C)

Flicker:
≤1%

Photocell:
Integrated photocell included with on/off switch

LED Characteristics

Beam Angle:
25° (installed)
Field swappable optics sold separately for 25°/40°/60° beam angle_

Light Distribution:
Selectable dip switch for up, down, or up/down light

Color Temperature:
3000/4000/5000K

Color Accuracy (CRI):
90 CRI

R9 Value:
High color performance with R9 greater than 0

Color Consistency:
<6-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

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Technical Specifications (continued)

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Installation

Mounting:
Wall mount

Construction

Size:
3"

Shape:
Cylinder

Finish:
Bronze

Enclosure Material:
Die-cast aluminum and polycarbonate

Lens Finish:
Clear (installed)
Frosted lens accessory sold separately

Compliance

Listings:
UL Listed

Environment:
Suitable for use indoors and outdoors in dry, damp, or wet environments.

Fixture Rating:
Suitable for use in open fixtures

IP Rating:
IP65

Certification Model Number:
CD2009(CD34-3WZ)

California Title 20 Compliant:
No

California Title 24 JA8 Compliant:
No

California Energy Commission (CEC) Status:
Lawful for Sales in California

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

RoHS:
Mercury and UV free. RoHS-compliant components.

FCC:
Complies with Part 15 of the FCC Rules

Other

Compatible Accessories:
CD34REF-325D
25° reflector

CD34REF-340D
40° reflector

CD34REF-360D
60° reflector

CD34LENS-3FRW
3" frosted lens white

CD34LENS-3FRK
3" frosted lens black

CD34LENS-3FRZ
3" frosted lens bronze

5-Year Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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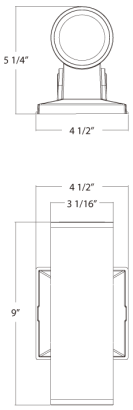
Dimensions



Features

- Aluminum extrusion housing and die-cast covers available in black, bronze, or white
- Field interchangeable optics sold separately for 25°/40°/60° beam angle
- Field-adjustable color temperature 3000/4000/5000K (indoor); 2700/3000/3500/4000/5000K (outdoor).
- Dimmable on 0-10V systems (indoor); integrated photocell (outdoor)

Ordering Matrix

Family	Size/Wattage	Mounting	Light Direction	CRI/Color Temp	Driver	Finish	RGB Color Tuning
CD34	3	W				Z	
	3 = 3", 10/8/6W **4 =** 4", 20/16/12W **6 =** 6", 36/28/22W	**W =** Wall	**Blank =** Selectable-Down, Up or Both	**Blank =** 90 CRI, 3000/4000/5000K	**Blank =** 120-277V, 0-10V Dimming	**Z =** Bronze **K =** Black **W =** White	**Blank =** None **/RGB =** Color Tuning 16+ million colors; Tunable White 2200-6500K

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CR4

Color: White

Weight: 0.9 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current, Class A
120V	0.11A
208V	N/A
240V	N/A
277V	0.04A
Input Watts	10/8/06W

LED Info

Watts	10/8/06W
Color Temp	2700/3000/3500/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	1,000/800/600 lm
Efficacy	109.83/112.09/112.64 lm/W

Technical Specifications

Performance

Product Type:
Commercial Downlight

Description:
The CR commercial downlight offers best-in-class flexibility by adding universal dimming, which allows for both TRIAC & 0-10V dimming, making it a great choice for residential & commercial installations.

Wattage Equivalency:
23W CFL

Input Wattage:
10/8/6W

Lumens:
6W
637lm @ 2700K; 653lm @ 3000K; 669lm @ 3500K; 680lm @ 4000K; 693lm @ 5000K

8W
835lm @ 2700K; 859lm @ 3000K; 883lm @ 3500K; 899lm @ 4000K; 909lm @ 5000K

10W
1,048lm @ 2700K; 1,082lm @ 3000K; 1,116lm @ 3500K; 1,138lm @ 4000K; 1,143lm @ 5000K

Efficacy:
6W
109lm/W @ 2700K; 113lm/W @ 3000K; 117lm/W @ 3500K; 119lm/W @ 4000K; 119lm/W @ 5000K

8W
108lm/W @ 2700K; 111lm/W @ 3000K; 116lm/W @ 3500K; 118lm/W @ 4000K; 117lm/W @ 5000K

10W
105lm/W @ 2700K; 110lm/W @ 3000K; 115lm/W @ 3500K; 117lm/W @ 4000K; 115lm/W @ 5000K

L70 Lifespan:
50,000-Hour LED lifespan based on IES LM-70 results

Electrical

Driver:
Constant Current, Class A, 50/60 Hz, 120V-277V, 120V: 0.11A, 277V: 0.04A

THD:
≤20%

Power Factor:
≥0.9

Dimmable:
Yes, dimmable down to 10% on compatible TRIAC/ELV and 0-10V dimming systems. See Dimmer Compatibility List.

Input Voltage:
120-277V

Operating Frequency:
50/60Hz

Input Current @ 120V (mA):
110mA

Input Current @ 277V (mA):
37mA

Operating Temperature:
-4°F to 104°F (-20°C to 40°C)

Flicker:
≤30%

LED Characteristics

Beam Angle:
85°±10°

Color Temperature:
Field adjustable via dip switch
2700/3000/3500/4000/5000K

Color Accuracy (CRI):
90 CRI

R9 Value:
High color performance with R9 greater than 50

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Technical Specifications (continued)

Color Consistency:
<4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Installation

Mounting:
Recessed

Construction

Size:
4"

Shape:
Round

Finish:
White

Enclosure Material:
Metal

Trim Style:
Smooth

Lens Finish:
Frosted

Lens:
Polycarbonate light diffuser distributes light evenly and smoothly for general lighting applications

Compliance

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Listings:
UL Listed, UL Classified

Environment:
Suitable for use indoors and outdoors in dry, damp, or wet environments.

IC Rated:
Suitable for direct contact with insulation.
Type IC inherently protected, suitable for direct contact to air permeable insulation and cULus listed for damp locations. Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013.

Air Tight:
Housing certified Air Tight as per ASTM-E283

Energy Star Approved:
This product is ENERGY STAR® Version 1.0 Certified.

Energy Star ID:
3554272

DLC Listed:
No

Certification Model Number:
DLC1006(CR4)

California Title 20 Compliant:
No

California Title 24 JA8 Compliant:
Can be used to conform with the requirements of California Title 24 Part 6

California Energy Commission (CEC) Status:
Lawful for Sales in California

NEC Compliant:
Suitable for use in closets. Compliant with NEC Sec. 410.16 (A)(1) and 410.16 (C3).

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

RoHS:
Mercury and UV free. RoHS-compliant components.

FCC:
Complies with Part 15 of the FCC Rules

Other

Compatible Products:
DLPLATE/WFR4/NB/CL
4" Mounting plate with nailer bar and drywall collar

DRI-21-EMGR-DC-D10
Emergency driver T20

5-Year, No-Compromise Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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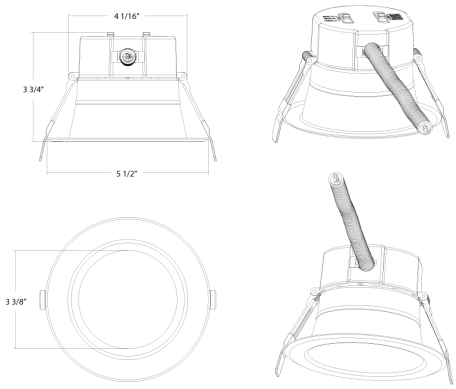
Dimensions



Features

- Universal dimming technology allows for both 120V TRIAC/ELV dimming and 0-10V dimming in 1 SKU for incredible design flexibility
- 3 selectable brightness levels & 5 selectable CCTs (2700/3000/3500/4000/5000K)
- Suitable for new construction & remodel installations
- Deep regress lens for optimal glare control
- Multiple accessories available, including color trims and new construction mounting plates

Ordering Matrix

Family	Size/Wattage	Shape	CRI/Color Temp	Driver	Finish	Trim
CR	4					
	4 = 4", 10/8/6W **6 =** 6", 21/17/10W **8 =** 8", 30/24/16W **10 =** 10", 37/30/24W	**Blank =** Round	**Blank =** 90 CRI, 2700/3000/3500/4000/5000K CCT Adjustable	**Blank =** 120-277V, 0-10V + TRIAC/ELV	**Blank =** White	**Blank =** Smooth

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PS4-11-15D2

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 105.8 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

CSA Listed:
Suitable for wet locations

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
Slotted base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage

Color:
Bronze powder coating

Height:
15 ft

Weight:
106 lbs

Gauge:
11

Wall Thickness:
1/8"

Shaft Size:
4"

Hand Hole Dimensions:
3" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

Anchor Bolt:
Anchor bolt kits are sold separately. Order ABK4-11-BCK-S4 for anchor bolt kits.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Max EPA's/Max Weights:
70MPH 17.4 ft/450 lb.
80MPH 12.5 ft/440 lb.
90MPH 9.0 ft/440 lb.
100MPH 6.6 ft/440 lb.
110MPH 4.8 ft/435 lb.
120MPH 3.4 ft/435lb.
130MPH 2.3 ft/435 lb.
140MPH 1.4 ft/430 lb.
150MPH 0.8 ft/420 lb

Other

Terms of Sale:
Pole Terms of Sale is available online.

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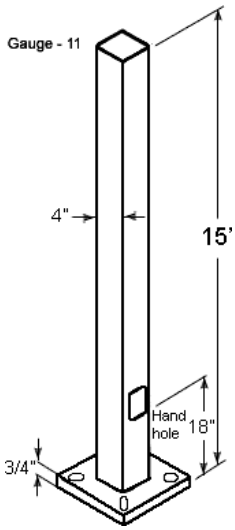
PS4-11-15D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

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SLIMXXS

Color: Bronze

Weight: 0.0 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.02A/0.03A/0.05A
208V	0.02A/0.03A/0.04A
240V	0.02A/0.03A
277V	0.02A/0.03A
Input Watts	3.5-6.7W

LED Info

Watts	3.5/5/7W
Color Temp	3000/4000/5000K
Color Accuracy	80-83 CRI
L70 Lifespan	100,000 Hours
Lumens	301-873 lm
Efficacy	83.6-130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Field Adjustable Light Output:
7/5/3.5W (factory default 5W)
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)
Field-adjustable optics: -20° to +20°
On/Off Photocell (factory default "Off")

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:
7W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.05A, 208V: 0.04A, 240V: 0.03A, 277V: 0.03A
5W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.03A, 208V: 0.03A, 240V: 0.03A, 277V: 0.02A
3.5W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.02A, 208V: 0.02A, 240V: 0.02A, 277V: 0.02A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:
120-277V selectable photocell that can be turned on and off.

Aux Power Supply:
Yes

Dim to Off:
Yes

Construction

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

Housing:
Die-cast aluminum

Lens:
Tempered glass

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

ADA Compliant:
Meets ADA Requirements for wall-mounted luminaires.

IP Rating:
Ingress protection rating of IP65 for dust and water

Dark Sky Approved:
Conforms to the requirements listed by the International Dark-Sky Association for "Dark Sky" approval. The Fixture Seal of Approval provides objective, third-party certification for luminaries that minimize glare, reduce light trespass, and don't pollute the night sky.

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Technical Specifications (continued)

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-37D7SM

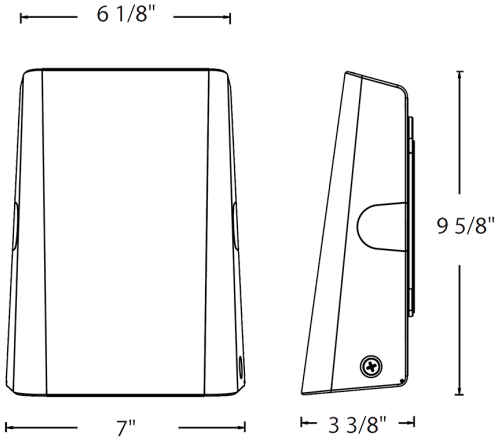
Installation

Mounting:
Heavy-duty mounting bracket with spring-hinged housing and "kick stand" allow for easy installations. Conduit entries on back and both sides.

Other

5-Year, No-Compromise Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- 100,000-Hour LED lifespan
- 0-10V dimming standard
- 5-Year, no-compromise warranty

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Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	XXS				
	XXS = 7/5/3.5W **XS =** 25/18/12W **S =** 38/28/18W **M =** 55/41/27W **L =** 60/45/29W	**Blank =** 3000/4000/5000K CCT Adjustable **Y =** 3000K Static	**Blank =** Bronze **W =** White	**Blank =** 120-277V, 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud **/LCB =** Lightcloud Blue

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SITE PLAN

9-11 MECHANIC STREET

ASSESSOR'S MAP 24 LOT 101

DOVER, NH 03820

DATE: APRIL 3, 2025

REVISED DATE: JANUARY 29, 2026

PREPARED FOR:

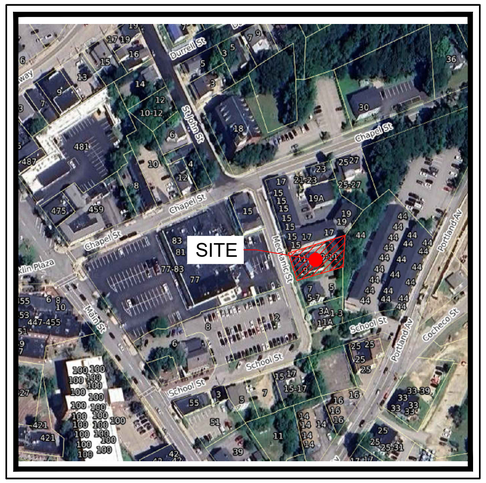
MECHANIC STREET REALTY TRUST

23A MIDDLE STREET

NEWBURYPORT, MA 01950

INDEX OF DRAWINGS

SHEET NO.	DWG NO.	DRAWING TITLE
1.	CS0001	COVER SHEET
2.	CS0201	EXISTING CONDITIONS PLAN
3.	CS0501	DEMOLITION PLAN
4.	CS1001	LAYOUT AND MATERIALS
5.	CS1501	GRADING & DRAINAGE PLAN
6.	CS1601	UTILITY PLAN
7.	CS1701	LANDSCAPE AND LIGHTING PLAN
8.	CS2701	TURNING PLAN
9.	CS3501	UTILITY PLAN AND PROFILES
10.	CS6001	SITE DETAILS
11.	CS6002	CONSTRUCTION STANDARD DETAILS
12.	CS6003	CONSTRUCTION STANDARD DETAILS
13.	CS6011	DRAINAGE DETAILS
14.	CS7001	EROSION CONTROL PLAN AND DETAILS
15.	CS9201	PRE & POST DEVELOPMENT DRAINAGE PLAN



LOCATION MAP
N.T.S.

PREPARED BY:

RANGER ENGINEERING GROUP, INC

Ranger Engineering Group, Inc.

130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

COVER SHEET
CS0001

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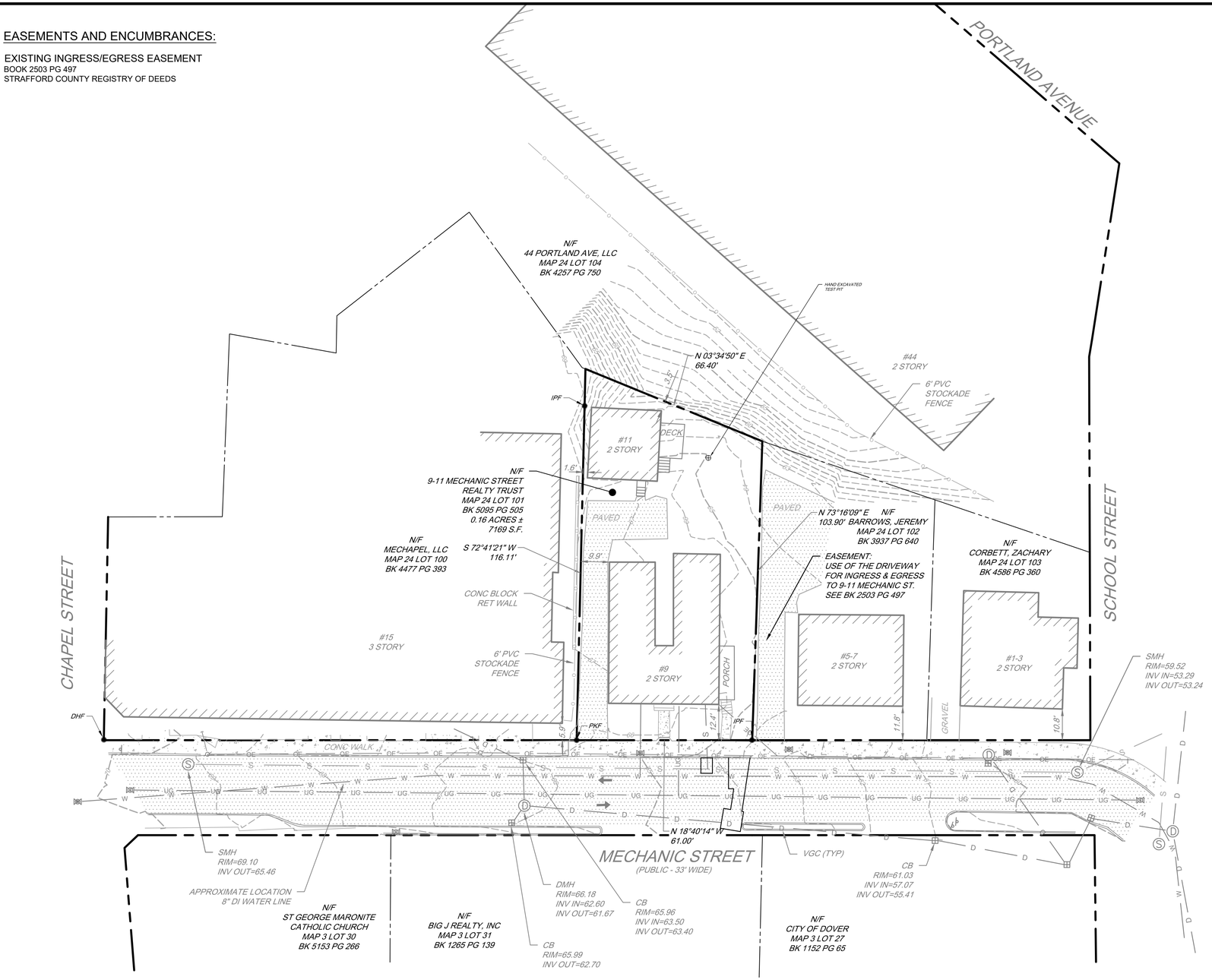
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE: 2025-10-21 | SCALE: | SHEET 1 OF 15

EASEMENTS AND ENCUMBRANCES:

EXISTING INGRESS/EGRESS EASEMENT
BOOK 2503 PG 497
STRAFFORD COUNTY REGISTRY OF DEEDS



NAD 83

NORTH

0 20' 40'

GRAPHIC SCALE 1" = 20'

LEGEND

EXISTING

- BUILDING
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- WOOD FENCE
- CONCRETE
- BIT. CONC. PAVEMENT
- SIGN
- CONTOUR
- WATER LINE DOMESTIC
- SANITARY SEWER
- STORM SEWER
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- UTILITY POLE
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE

NOTES:

1. THE INTENT OF THIS PLAN IS TO REDEVELOP THE LOT IN DOVER NH KNOWN AS 9-11 MECHANIC STREET
2. OWNERS OF RECORD ARE: 9-11 MECHANIC STREET
   REALTY TRUST , BEN LEGARE, TRUSTEE
   NEWBURYPORT, MA 01950

   _____
   AUTHORIZED SIGNATURE
3. THE PARCEL IS SHOWN AS LOT NO. 101, MAP 24 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS
4. THE SUBJECT PARCEL CONTAINS 0.16 ACRES OR 7169 SQ. FT. AREA OF LAND
5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5095 PAGE NO. 505
6. REFERENCE PLANS: BOOK NO. 108 PAGE NO. 3 STRAFFORD COUNTY REGISTRY OF DEEDS

   "LAND OF JASON, JAMES III, & KEVIN WOOD & JOLEEN FERNALD FOR CHANGING PLACES, LLC. MECHANIC AND CHAPEL STREETS, DOVER NH. TAX MAP 24, LOTS 98, 99, 100."
   FILED AT THE DOVER NH ENGINEERING DEPARTMENT
7. THE USE OF DRIVEWAY EASEMENT IS REFERENCED IN A DEED AT BOOK 2503 PG 497.
8. CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS IN EFFECT ARE AS FOLLOWS:

	REQUIRED:	PROVIDED:
a.	ZONING DISTRICT CBD SUB-DISTRICT G	ZONING DISTRICT CBD SUB-DISTRICT G
b.	MINIMUM LOT SIZE: N/A	LOT SIZE: 0.16 ACRES
c.	MINIMUM LOT FRONTAGE: N/A	LOT FRONTAGE: 61.00'
d.	MINIMUM YARD SETBACKS/BUILD-TO-LINES:	
	FRONT: 10' +/- 5'	FRONT: 5'
	SIDE: 0' MIN - 24' MAX	SIDE: 0.8'
	REAR: 10' MIN	REAR: 66.75'
	ABUT-A-STREET: N/A	ABUT-A-STREET: N/A
e.	MINIMUM LOT COVERAGE: 75%	LOT COVERAGE:70%
f.	MAXIMUM BLDG. HEIGHT: 5 STORIES	BLDG. HEIGHT: 5 STORIES

9. VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD, INCLUDING CASE#, DATE, AND ANY CONDITIONS
10. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY RANGER ENGINEERING GROUP, INC. ON 12/16-17/2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
11. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL #33017C0330E, EFFECTIVE DATE: SEPTEMBER 30, 2015).
12. THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.
13. TOPOGRAPHIC SURVEY PERFORMED BY RANGER ENGINEERING GROUP, INC. ON 12/16-17/2024.
14. ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
15. AS-BUILT PLANS OF THE CONSTRUCTION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT.

TOP ELEV = 64.50 ESHGW = 60.00

TP1

DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0"-10"	GRAVEL FILL	VARIES	VARIES	
10"-26"	FILL WITH DEBRIS	VARIES	VARIES	
26"-47"	B	F.S.	10 YR 4/6	
47"-54"	C	F.S.	2.5 Y 6/6	
NO REDOX				

DATE	NO.	REVISIONS	BY
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10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

EXISTING CONDITIONS PLAN
CS0201

Ranger Engineering Group, Inc.

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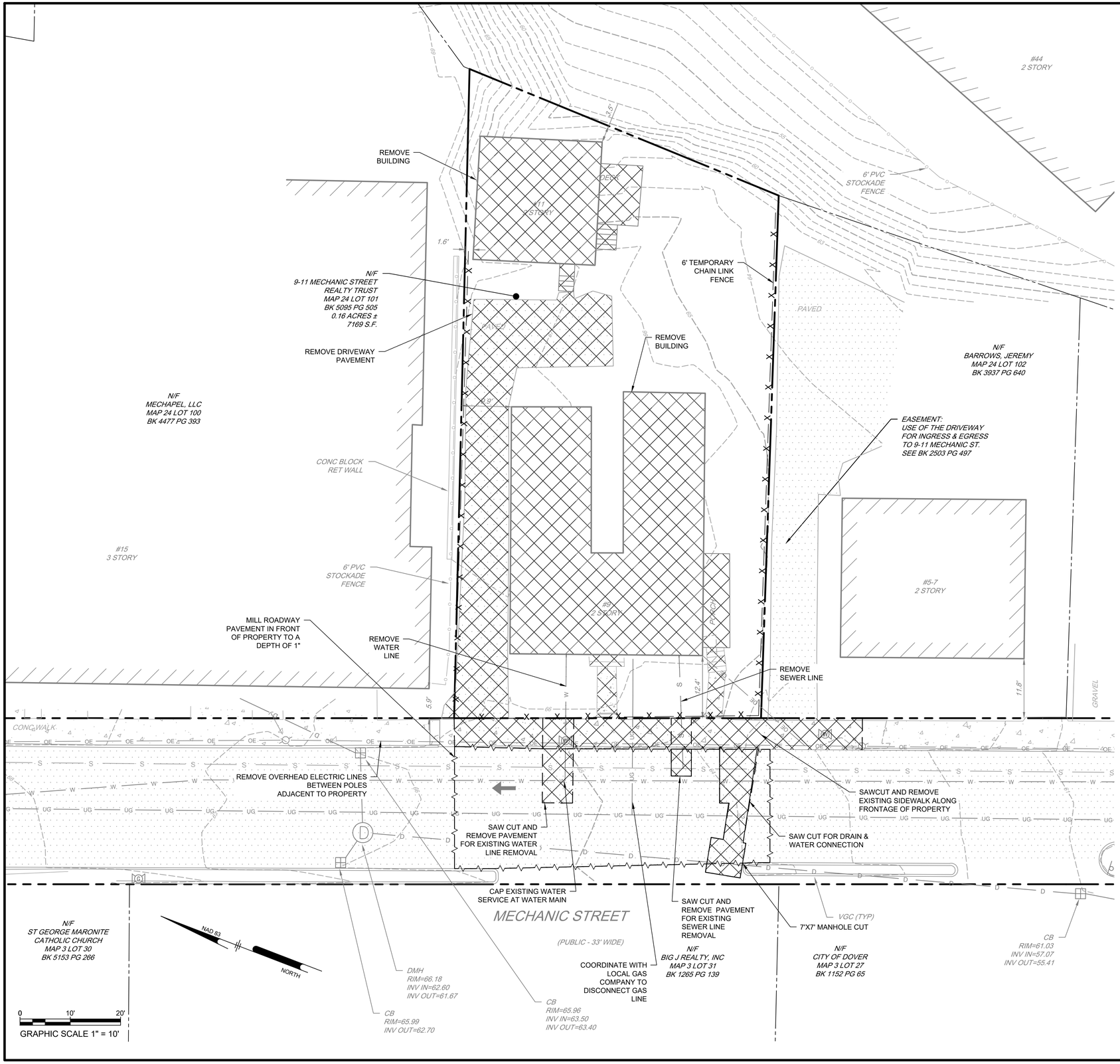
STATE OF NEW HAMPSHIRE — BENJAMIN C. DEMERS — NO. 15283 — LICENSED PROFESSIONAL ENGINEER

11/29/26

DATE: 2025-10-21 | SCALE: 1" = 20' | SHEET 2 OF 15

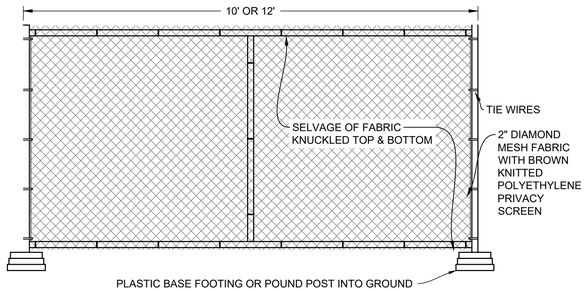


LEGEND

DEMOLITION AREA

DEMOLITION NOTES:

1. STRUCTURE SHALL BE INSPECTED TO DETERMINE IF THERE IS ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL PRESENT IN THE STRUCTURES. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF AT A LICENSED DISPOSAL FACILITY.
2. STRUCTURES SHALL BE INSPECTED FOR THE PRESENCE OF RODENTS WHICH SHALL BE REMOVED PRIOR TO DEMOLITION ACTIVITIES.
3. UTILITIES SHALL BE TURNED OFF, DISCONNECTED OR CUT AND CAPPED PRIOR TO DEMOLITION.
4. TEMPORARY CHAIN LINK FENCE SHALL BE INSTALLED PRIOR TO DEMOLITION.
5. WASTE MATERIALS SHALL BE DEPOSITED IN COVERED CONTAINERS AND REMOVED TO BE DISPOSED OF AT A LICENSED DISPOSAL FACILITY.
6. ROADWAY MILLING TO BE DONE ONCE ALL UTILITY PATCHES, CURBING AND SIDEWALKS ARE INSTALLED.



NOTE:

1. GATES AND HARDWARE TO BE AS PER MANUFACTURER'S SPECIFICATION. SUBMIT MANUFACTURER'S LITERATURE FOR APPROVAL.

1 6' TEMPORARY CHAIN LINK FENCE
NOT TO SCALE

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SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

DEMOLITION PLAN
CS0501

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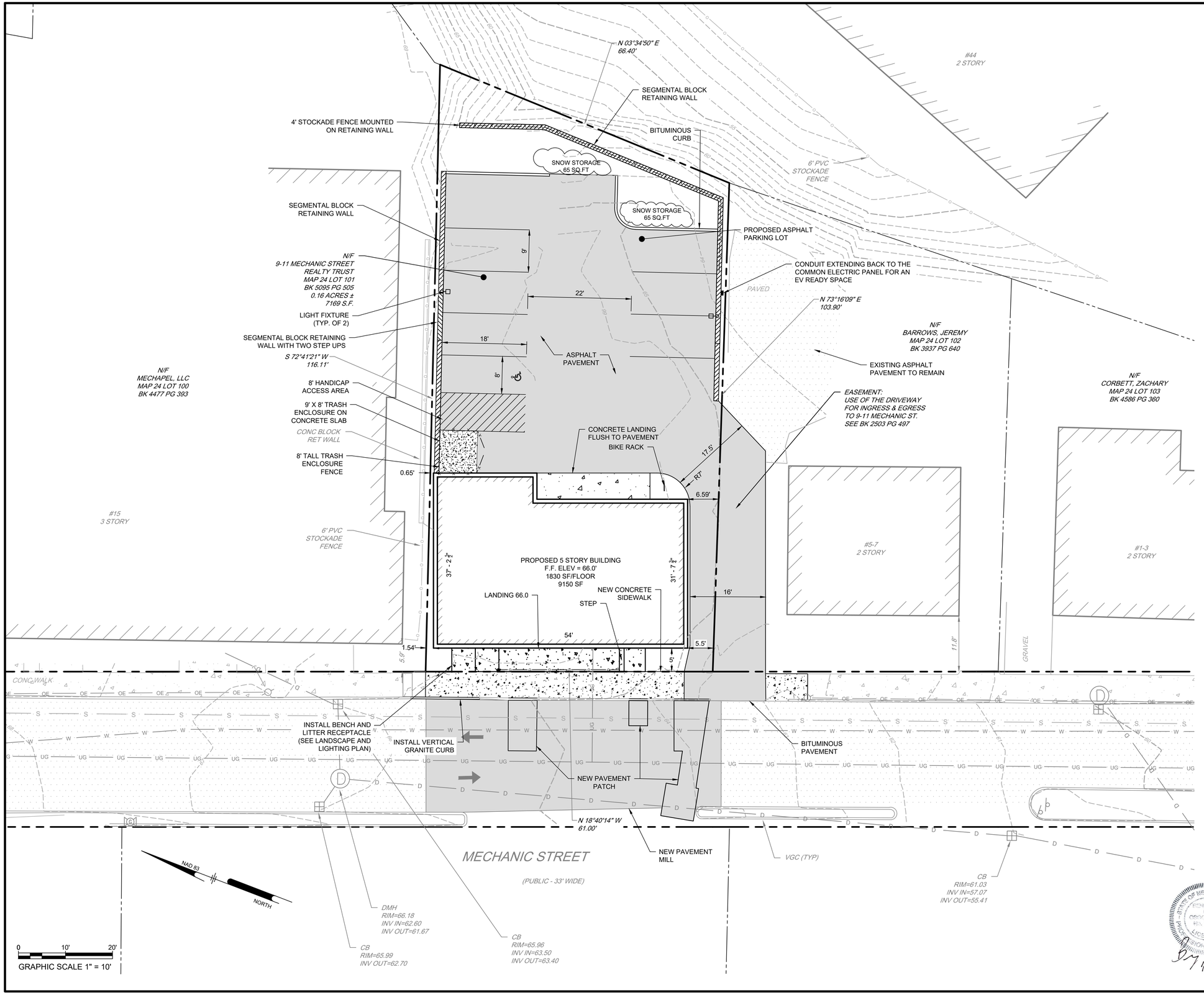
Tel: 978-208-1762
rangereng.com

BENJAMIN T. LEGARE — STATE OF NEW HAMPSHIRE — 10/29/2025 — LICENSED PROFESSIONAL ENGINEER

DATE: 2025-10-21 | SCALE: 1" = 10' | SHEET 3 OF 15



NOTES:

1. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
2. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
3. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
4. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES OF FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
5. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
6. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
7. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURRING.
8. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
9. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM - 6 PM AND NO WORK ON FEDERAL HOLIDAYS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
10. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
11. THE PROPOSED USE FOR THE SITE IS 90% RESIDENTIAL, 10% COMMERCIAL.
12. NO FEDERAL/STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY AND NONE ARE REQUIRED.
13. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
14. ANY RETAINING WALL TALLER THAN FOUR FEET REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
15. ANY FENCE TALLER THAN SEVEN FEET REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
16. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL.
17. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 & 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
18. MECHANIC STREET SHALL BE CONSIDERED THE FIRE DEPARTMENT ACCESS ROAD.
19. (9 UNITS X 1.25 PER UNIT) + (9 UNITS * 0.4 VISITOR SPACES PER UNIT) + 3 SPACES FOR 697 S.F. OF COMMERCIAL SPACE = 18 SPACES REQUIRED AND 8 SPACES PROVIDED.
20. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. SEE RAB LIGHTING DESIGN PLAN
21. WHEN SNOW STORAGE AREAS ARE FULL EXCESS SNOW SHALL BE REMOVED FROM THE PROPERTY.
22. SEGMENTAL BLOCK RETAINING WALL MAY REQUIRE A STRUCTURAL DESIGN AND BUILDING PERMIT PRIOR TO CONSTRUCTION.

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
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09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

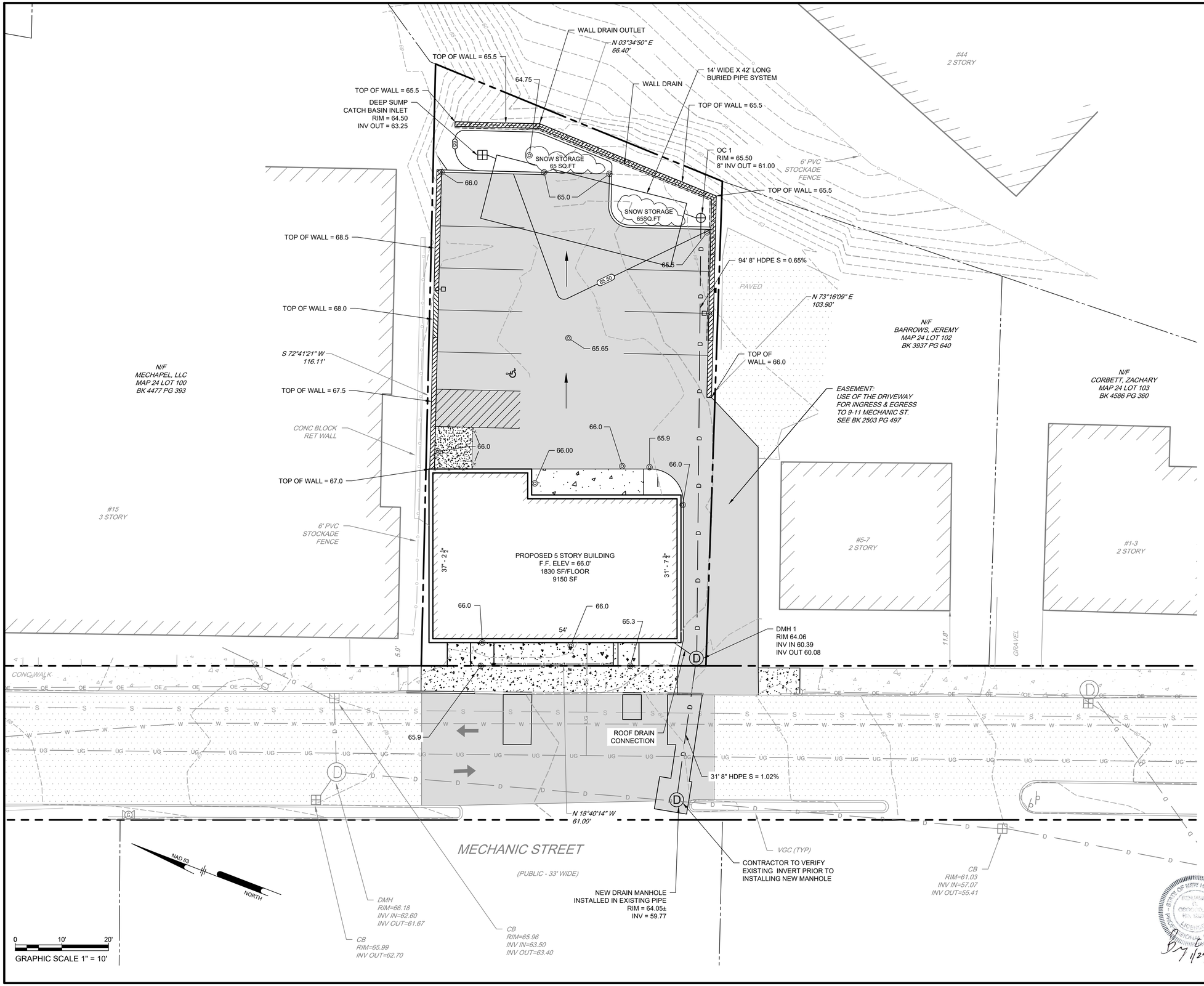
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

LAYOUT & MATERIALS
CS1001

Ranger Engineering Group, Inc.
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE: 2025-10-21 | SCALE: 1" = 10' | SHEET 4 OF 15



LEGEND

EXISTING		PROPOSED
	BUILDING	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	ADJACENT PROPERTY LINE	
o—o—o	WOOD FENCE	
	CONCRETE	
	BIT. CONC. PAVEMENT	
o	SIGN	
50	CONTOUR	100
W W	WATER LINE DOMESTIC	W W
S S	SANITARY SEWER	
D D	STORM SEWER	D D
OE OE	ELECTRIC LINE	UE UE
UG UG	UNDERGROUND GAS	
	UTILITY POLE	
S	SANITARY MANHOLE	
D	STORM DRAIN MANHOLE	D
	STORM DRAIN INLET	
	STORM DRAIN CLEANOUT	
	FIRE HYDRANT	
	WATER VALVE	
	GAS VALVE	

DATE	NO.	REVISIONS	BY
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SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

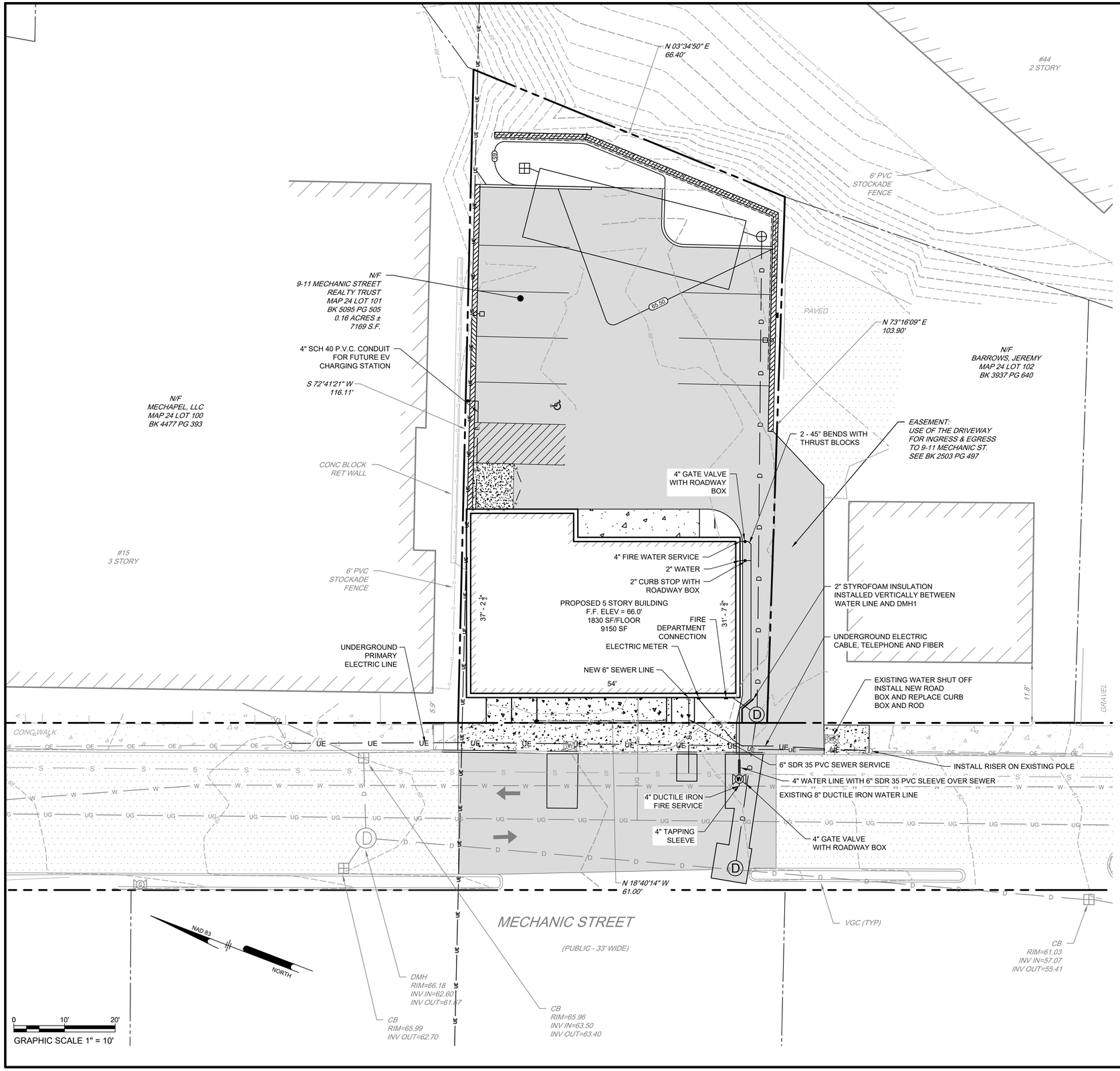
APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

GRADING & DRAINAGE PLAN
CS1501

Ranger Engineering Group, Inc.

130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE:	SCALE:	SHEET	OF
2025-10-21	1" = 10'	5	15



NOTES:

1. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
2. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
3. THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81 - 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
4. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION O F THE BACKFLOW DEVICE.
5. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
6. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
7. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE OVERVIEW OF PUBLIC UTILITIES WITHIN THE SITE PLAN.
8. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
9. THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
10. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED .TO MAINTAIN STABLE, DEWATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE. PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING. STRUCTURAL FILL MEETING THE ENGINEERS SPECIFIC RECOMMENDED CRITERIA.
11. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY OF OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
12. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
13. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND DOVER DPW.
14. CONTRACTOR TO CONTACT DOVER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING THE INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
15. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF DOVER STANDARDS. ALL HIGHWAY CONSTRUCTION WILL MEET THE CITY OF DOVER STANDARDS AS MODIFIED BY WAIVER REQUEST AT THE PLANNING BOARD.
16. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (800) 662-7764.ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48 HOUR MINIMUM NOTICE IS REQUIRED.
17. ALL SEWER INSTALLATIONS SHALL CONFORM TD THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS.
18. CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
19. CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
20. ALL SEWER MANHOLE RIMS & COVERS ARE TO BE HINGED.
21. ALL WATER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED BLUE. ALL SEWER SERVICES ARE TO BE WITNESSED WITH A 2"X4" PAINTED GREEN, IF STUBBED PRIOR TO BUILDING CONSTRUCTION.
22. ALL WATER SHUT OFF VALVES LOCATED WITHIN PAVED AREAS ARE TO BE PLACED IN GATE BOXES.
23. GAS LINES AND METER LOCATIONS ARE TO BE COORDINATED 'MTH UNITIL AND THE CITY OF DOVER BUILDING DEPARTMENT.
24. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF NHDES & DOVER DPW SEWER DIVISION STANDARDS, ALL PVC SEWER PIPE IS TO CONFORM WITH ENV-WQ 704.0S(c)(e).

SEWER FLOW CALCULATIONS

RESIDENTIAL FLOW
8 TWO BEDROOM UNITS@ 150 GPD/BEDROOM = 2400 GALLONS
1 ONE BEDROOM UNIT @ 150 GPD/BEDROOM = 150 GALLONS

COMMERCIAL FLOW
4 EMPLOYEES @10 GPD/EMPLOYEE = 40 GALLONS

TOTAL DAILY FLOW = 2,590 GALLONS PER DAY

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

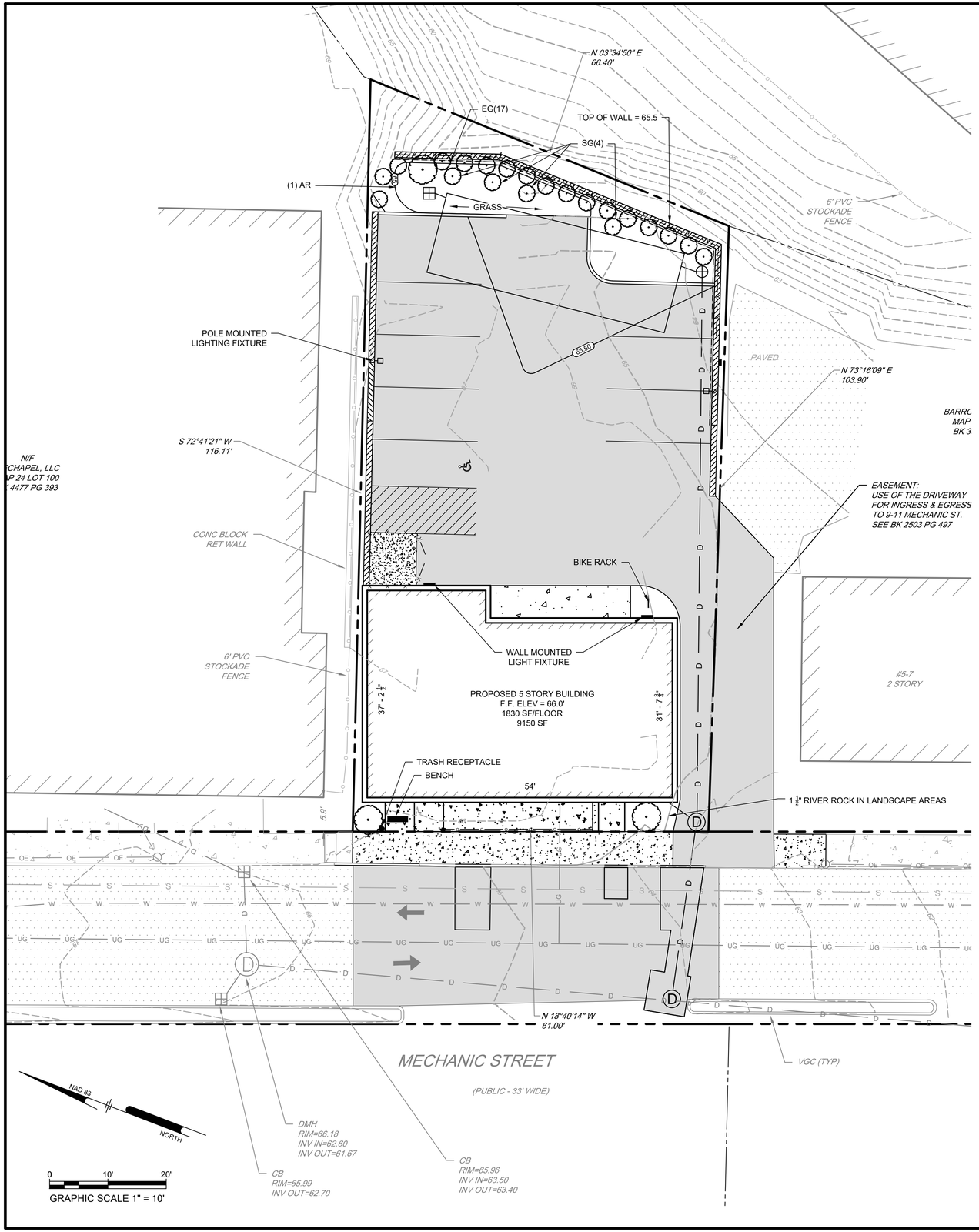
APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

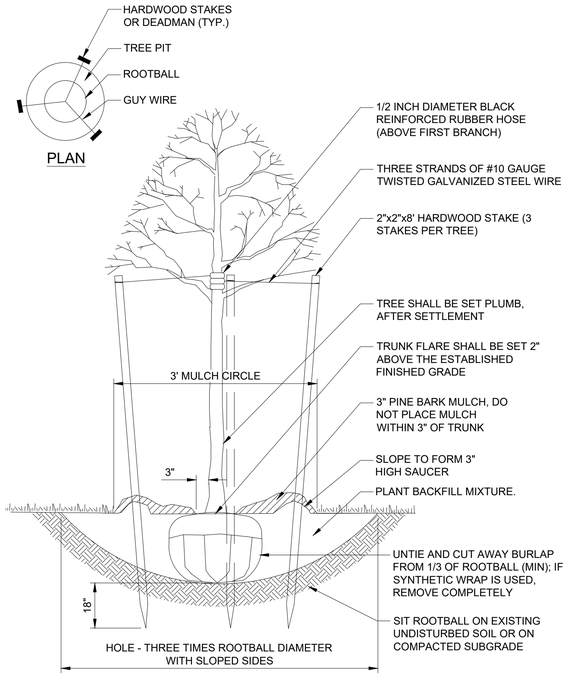
UTILITY PLAN
CS1601

Ranger Engineering Group, Inc.
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

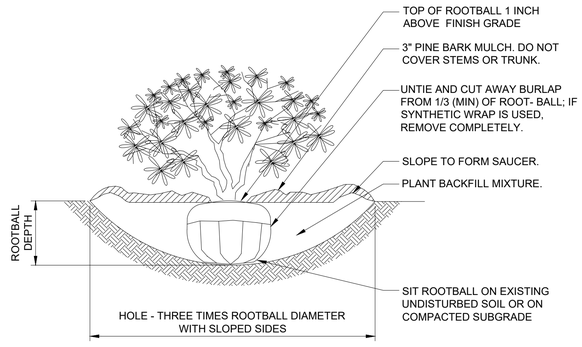
BENJAMIN D. COLLINS — NEW HAMPSHIRE — LICENSED PROFESSIONAL ENGINEER
1/29/26

DATE: 2025-10-21 | SCALE: 1" = 10' | SHEET 6 OF 15





1 TREE PLANTING DETAIL
NOT TO SCALE



NOTES:

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

2 SHRUB PLANTING DETAIL
NOT TO SCALE

LEGEND

TREE

RIVER ROCK

LIGHT POLE

WALL MOUNTED LIGHT FIXTURE

PLANT SCHEDULE

EVERGREEN TREE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EG	17	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	5-6' HT

DECIDUOUS TREE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	1	ACER RUBRUM 'AUTUMN BLAZE	AUTUMN BLAZE MAPLE	3" CAL.

GRASS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SG	4	PANICUM VERGATUM	SWITCH GRASS	1 GALLON.

PLANTING AND MAINTENANCE NOTES:

1. CONTRACTOR TO PROVIDE HEALTHY VIGOROUS PLANTING MATERIAL PURCHASED FROM REPUTABLE NURSERY STOCK PROVIDERS.
2. LOCATION OF PLANTS SHALL BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANT INSTALLATION. WASTE MATERIALS GENERATED SHALL BE REMOVED AND DISPOSED OF PROPERLY.
3. CONTRACTOR SHALL GUARANTEE PLANTINGS FOR A PERIOD OF ONE YEAR AND REPLACE ANY DEAD OR UNHEALTHY PLANTS AS DETERMINED BY OWNERS REPRESENTATIVE. REPLACEMENTS SHALL BE OF THE SAME VARIETY AND SIZE OF THE ORIGINAL PLANTS AND SHALL BE INSTALLED BY CONTRACTOR.
4. CONTRACTOR SHALL PROVIDE THE REQUIRED TEMPORARY IRRIGATION TO KEEP PLANTS HEALTHY AND VIGOROUS.

LONG TERM MAINTENANCE

ONGOING LONG TERM MAINTENANCE OF LANDSCAPE MATERIAL IS REQUIRED AND CONSISTS OF THE FOLLOWING.

1. INSPECT AND REMOVE TRASH FROM LANDSCAPE AREAS AND BIORETENTION AREA MONTHLY.
2. MOW LAWN AREA EVERY WEEK TO TWO WEEKS DEPENDING UPON WEATHER CONDITIONS.
3. INSPECT TREES AND SHRUBS AND REPLACE ANY THAT ARE DEAD OR DYING ANNUALLY.
4. REMOVE ANY DEAD OR DAMAGED VEGETATION ANNUALLY.
5. TRIM AND SHAPE SHRUBS AS REQUIRED ANNUALLY.
6. FERTILIZE TREES AND SHRUBS ANNUALLY.
7. CLEAN DEBRIS AND SEDIMENT AND REPLENISH MULCH IN BIORETENTION AREA ANNUALLY

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SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

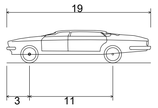
LANDSCAPE AND LIGHTING PLAN
CS1701

Ranger Engineering Group, Inc.

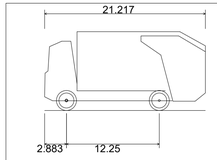
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

STATE OF NEW HAMPSHIRE
PROFESSIONAL ENGINEER
1/29/26

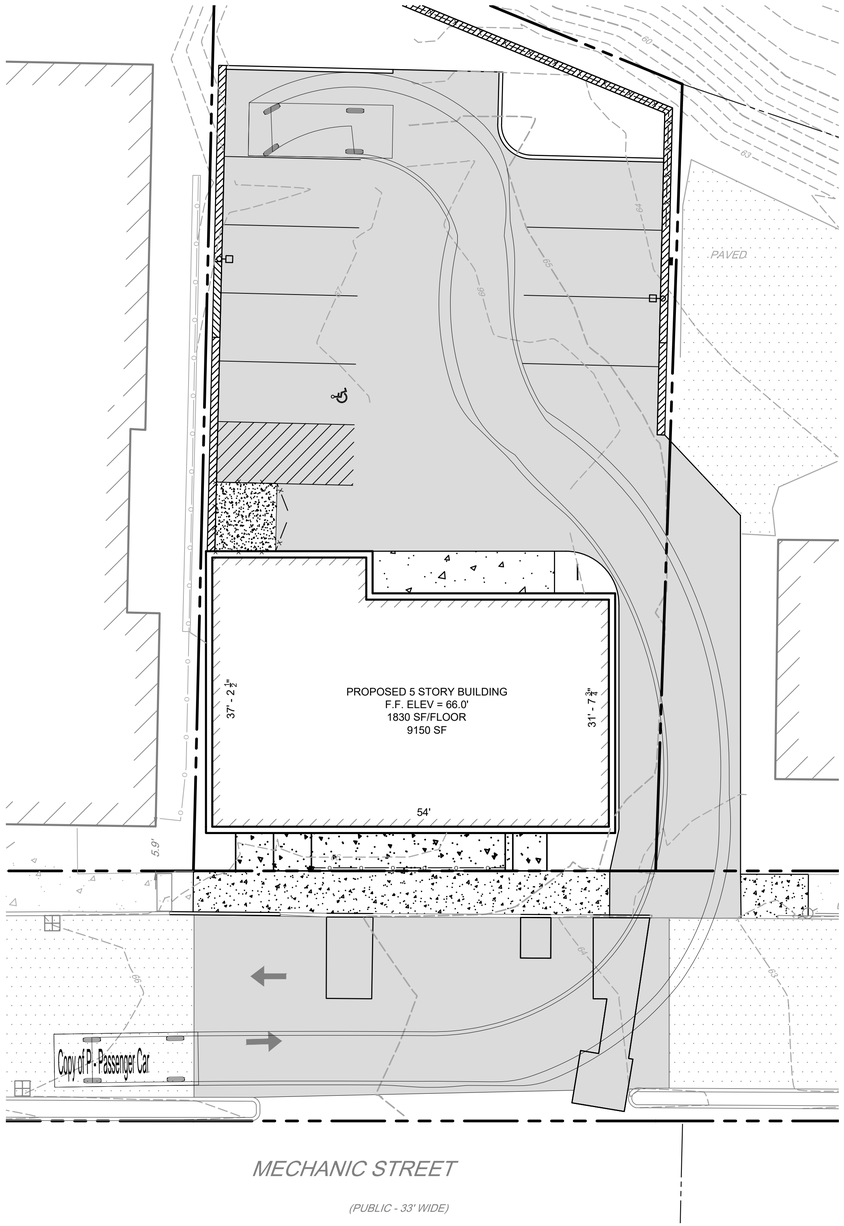
DATE: 2025-10-21
SCALE: 1" = 10'
SHEET 7 OF 15

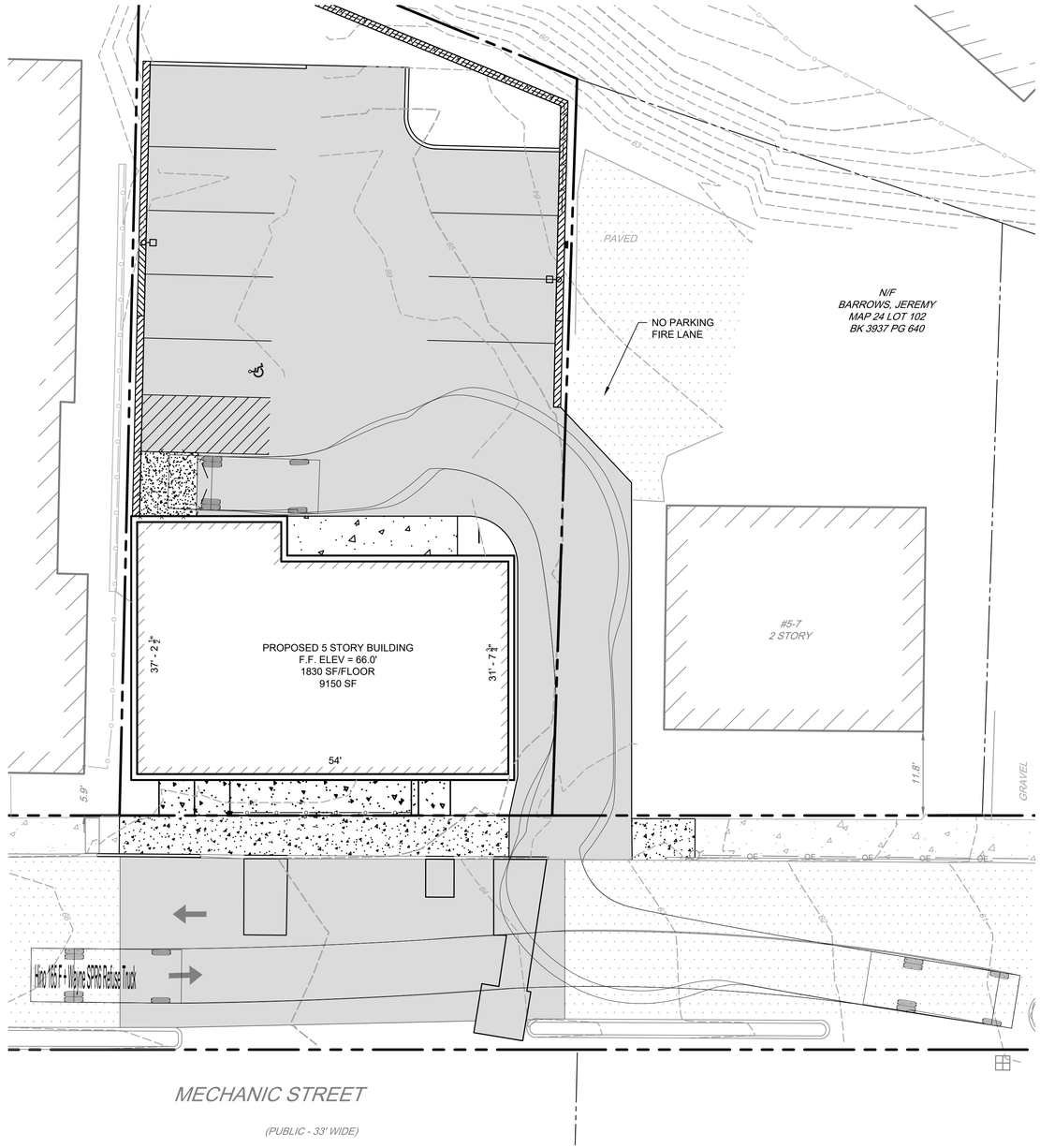


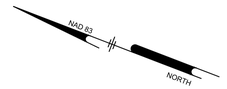
P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	35.00°



Hino 165 F + Wayne SPR6 Refuse Truck	
Overall Length	21.217ft
Overall Width	7.533ft
Overall Body Height	10.399ft
Min Body Ground Clearance	1.229ft
Track Width	7.533ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	20.300ft







GRAPHIC SCALE 1" = 10'

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
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SITE PLAN

9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

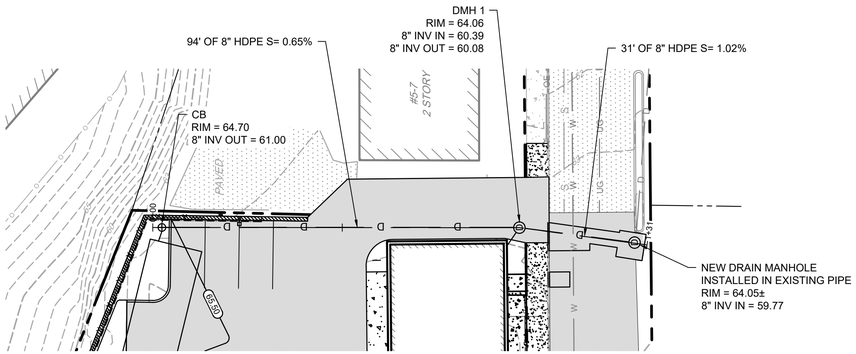
APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

TURNING PLAN
CS2701

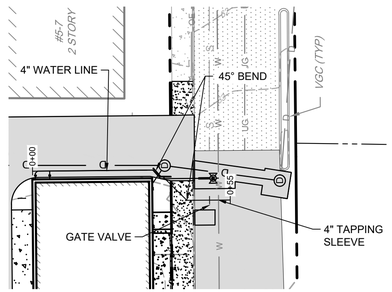
Ranger Engineering Group, Inc.

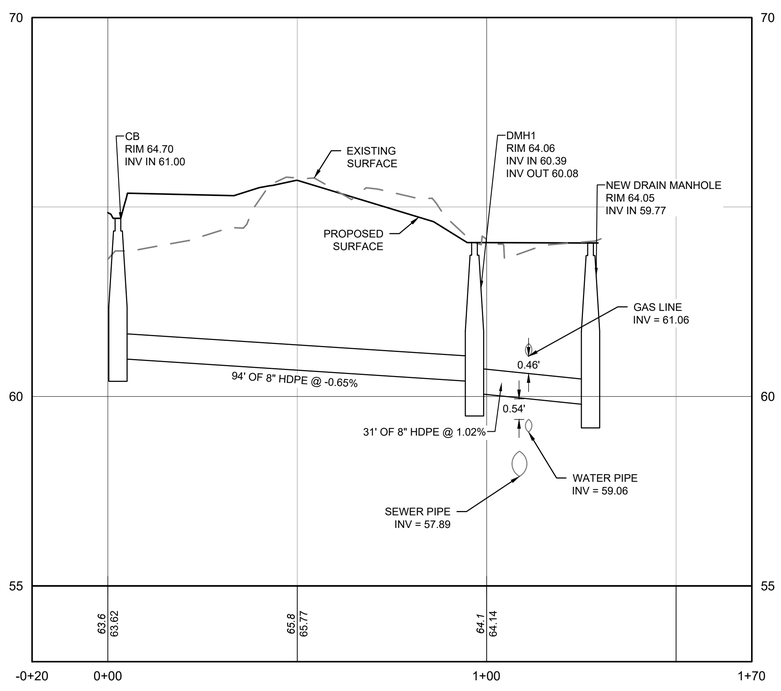
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE:	SCALE:	SHEET		OF	
2025-10-21	1" = 10'	SHEET	8	OF	15

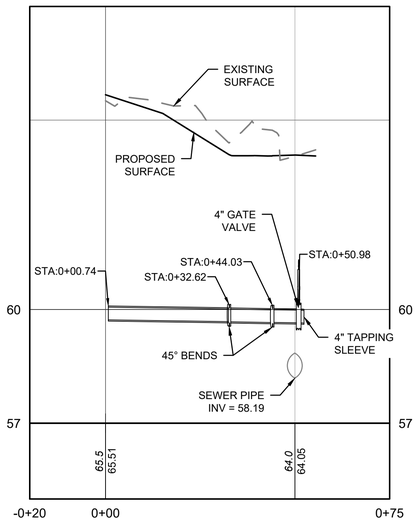


GRAPHIC SCALE 1" = 20'





DRAIN LNE 1
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'



WATER LINE
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
11/26/25	3	REMAINING TRC COMMENTS	BCO
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09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

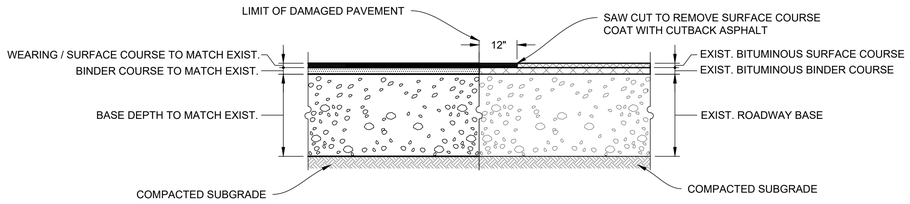
APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

UTILITY PLAN AND PROFILES
CS3501

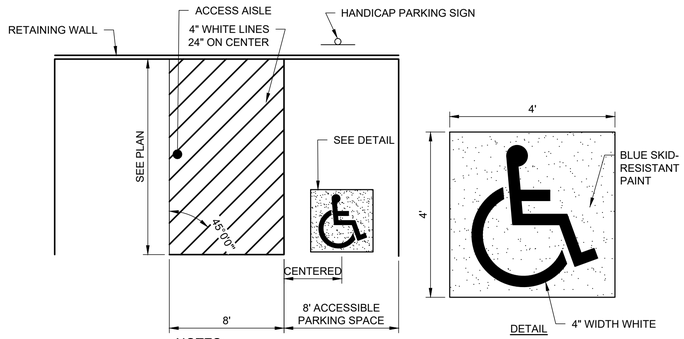
Ranger Engineering Group, Inc.
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

1/29/26

DATE: 2025-10-21 | SCALE: 1" = 20' | SHEET 9 OF 15

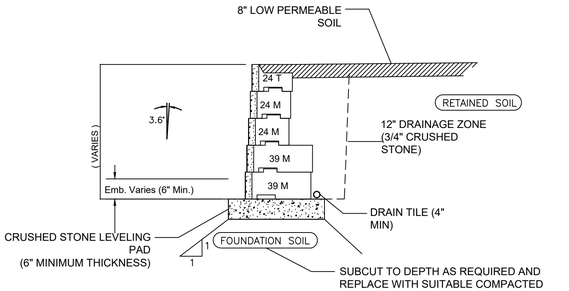


1 BIT. CONC. PAVEMENT REPAIR DETAIL
NOT TO SCALE

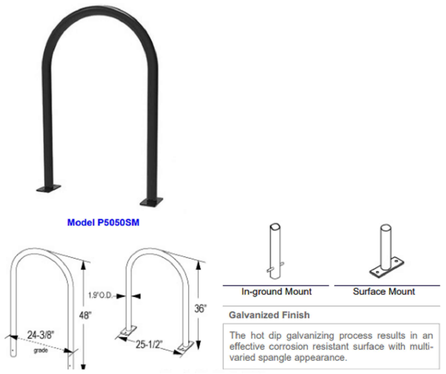


NOTES:
1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" WIDE SOLID WHITE PAVEMENT MARKINGS UNLESS OTHERWISE NOTED. FAST DRYING WHITE WATER-BORNE TRAFFIC PAINT.
3. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.

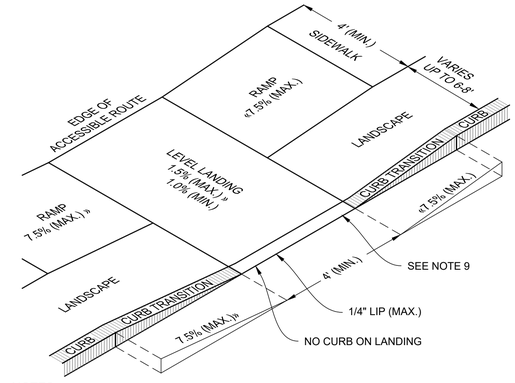
2 ACCESSIBLE PARKING SPACE
NOT TO SCALE



3 RETAINING WALL
NOT TO SCALE

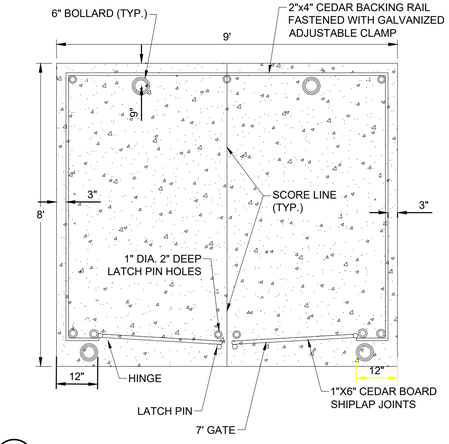


4 BIKE RACK
NOT TO SCALE

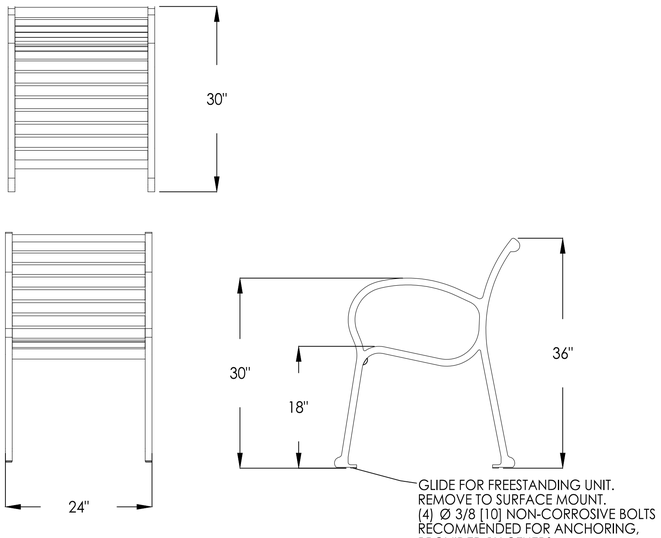


NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLAN FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'x5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.

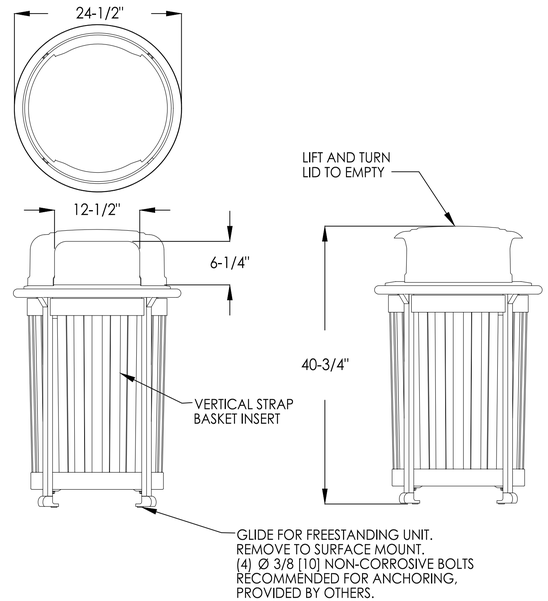
5 ACCESSIBLE CURB RAMP (ACR) - TYPE 'I'
NOT TO SCALE



6 DUMPSTER PAD W/ENCLOSURE
NOT TO SCALE



7 BENCH - SCARBOROUGH 24"
NOT TO SCALE



8 LITTER RECEPTACLE - SCARBOROUGH 30 GALLON
NOT TO SCALE

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01/29/26	4	NEW TRC COMMENTS	BCO
11/26/25	3	REMAINING TRC COMMENTS	BCO
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SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

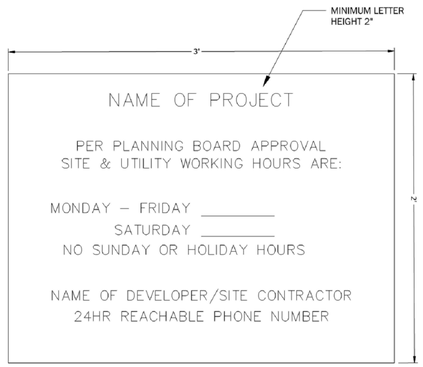
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

SITE DETAILS
CS6001

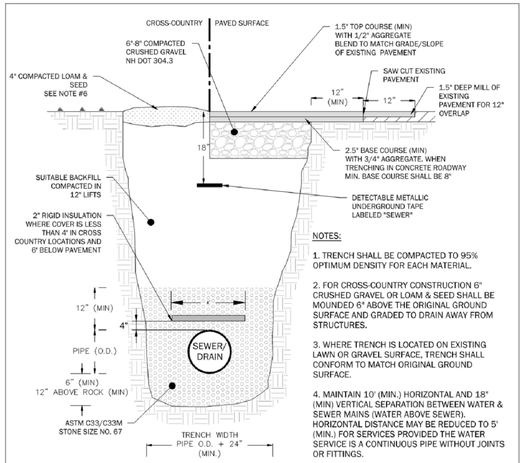
Ranger Engineering Group, Inc.
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE: 2025-10-21 | SCALE: | SHEET 10 OF 15



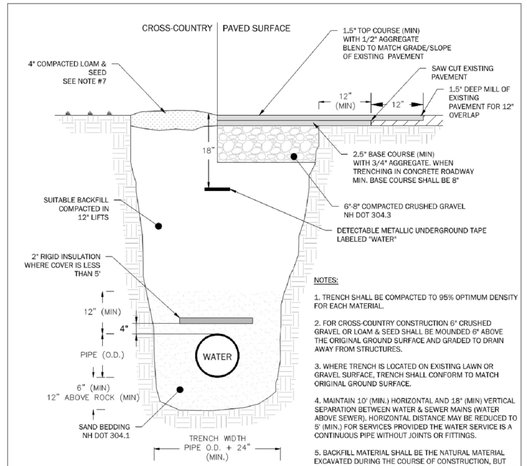
NOTES:
1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND
3. HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL.

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-2	CONSTRUCTION SIGN	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



NOTES:
1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE AND GRADED TO DRAIN AWAY FROM STRUCTURES.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-3	SEWER/DRAIN TRENCH	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



NOTES:
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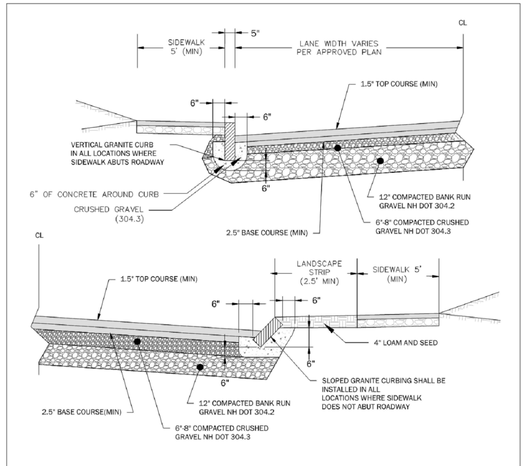
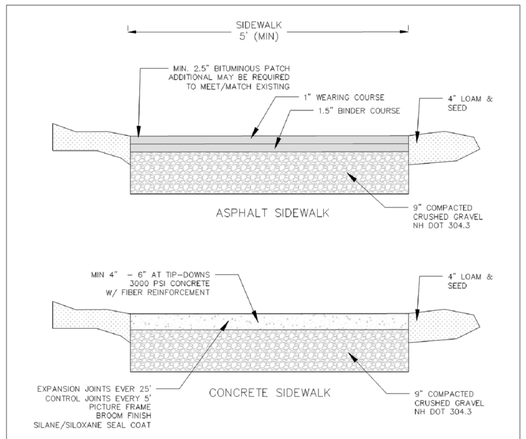
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE AND GRADED TO DRAIN AWAY FROM STRUCTURES.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT, AND ROCKS OVER 6" IN LARGEST DIMENSION
6. PROVIDE MINIMUM 5' OF COVER. ENGINEERING APPROVAL REQUIRED FOR LESS THAN 5' OF COVER.
7. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-4	WATER TRENCH	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



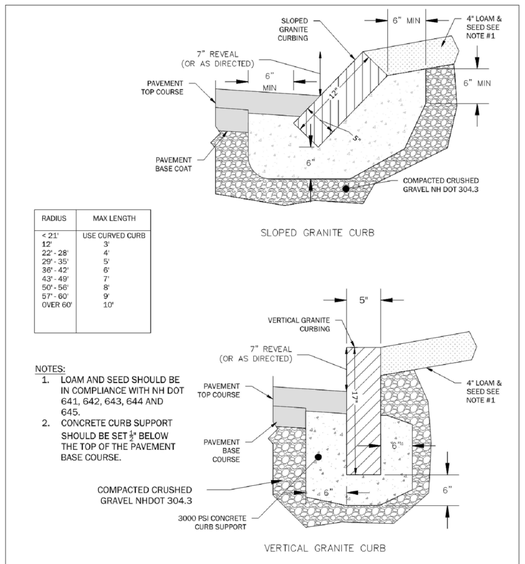
NOTES:
1. THIS DETAIL IS FOR GENERAL REVIEW PURPOSES ONLY. FINAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS AND APPROVED PLANS.
2. SIDEWALK LOCATION AND MATERIAL SHALL BE AS APPROVED BY THE CITY OF DOVER.

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-5	PUBLIC ROAD CROSS SECTION	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



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

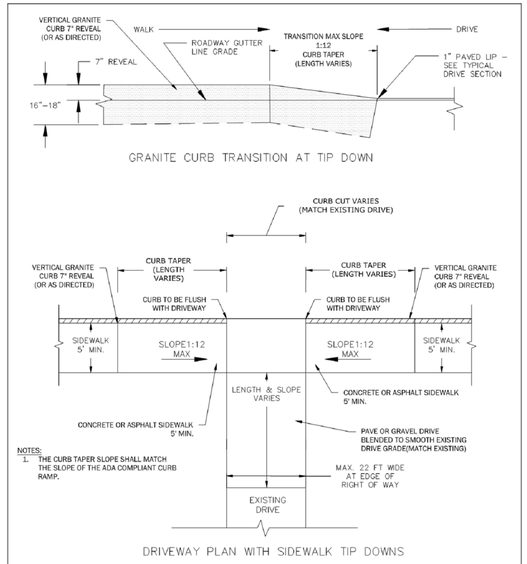
SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-6	ASPHALT & CONCRETE SIDEWALK	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12'	3'
22' - 28'	4'
29' - 35'	5'
36' - 42'	6'
43' - 49'	7'
50' - 56'	8'
57' - 60'	9'
OVER 60'	10'

NOTES:
1. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.
2. CONCRETE CURB SUPPORT SHOULD BE SET ¾" BELOW THE TOP OF THE PAVEMENT BASE COURSE.

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-8	GRANITE CURB	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



NOTES:
1. THE CURB TAPER SLOPE SHALL MATCH THE SLOPE OF THE ADA COMPLIANT CURB RAMP.

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-9	SIDEWALK TIP DOWN AT DRIVEWAY	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		

STATE OF NEW HAMPSHIRE – BRIAN C. GOULET – No. 16315 – LICENSED PROFESSIONAL ENGINEER
1/29/26

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

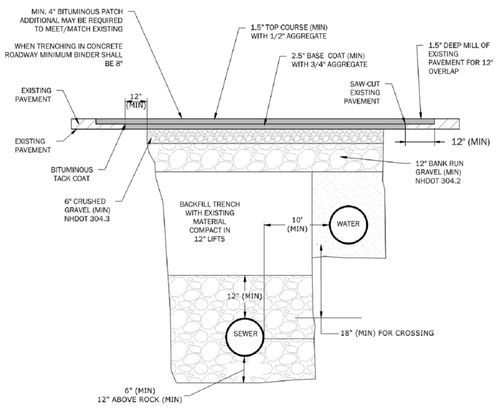
ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

CONSTRUCTION STANDARD DETAILS
CS6002

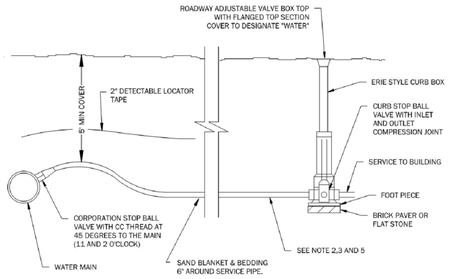
Ranger Engineering Group, Inc.
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE: 2025-10-21 | SCALE: | SHEET 11 OF 15



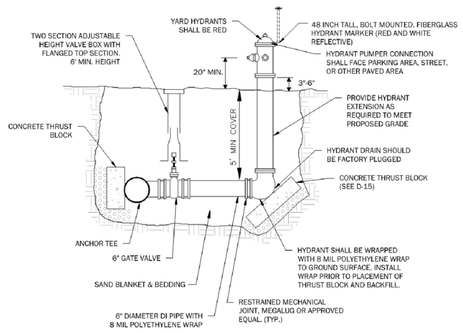
NOTES:
1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
2. ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES
3. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-10	TYPICAL TRENCH	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



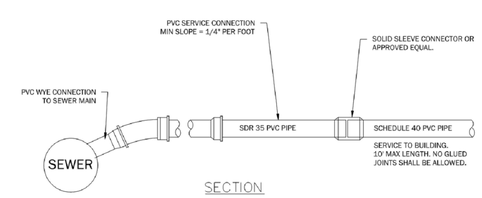
NOTES:
1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH A ZINC COATED 8 MIL POLYETHYLENE WRAP, INCLUDING TEE AND OTHER CONNECTIONS.
2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE (BLUE OR BLACK) CTS SDR 9 PLASTIC POLYETHYLENE RATED FOR 250 psi.
4. CAM-LOCK REQUIRED FOR CTS OR IPS, MJ ADAPTER REQUIRED FOR HDPE
5. ALL SERVICES SHALL BE 1". PROVIDE 1" TO 3/4" REDUCER COUPLING WHERE EXISTING SERVICES ARE 3/4", SUBSIDIARY.
6. APPROVED WATER SERVICE MATERIALS INCLUDE:
   1"- COPPER, CTS
   2"- CTS, HDPE, IPS
7. ALL SADDLES USED AS SPECIFIED SHALL HAVE DOUBLE STAINLESS STEEL STRAPS.
8. TAPS TO BE MADE AT APPROX. 2:00 AND 10:00.

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-13	WATER SERVICE	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		

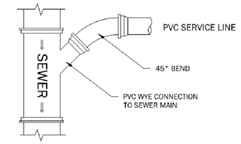


NOTES:
1. FIRE HYDRANTS SHALL BE FACTORY SEALED EDDY STYLE 2641.
2. HYDRANT SHALL BE PAINTED RED WITH EPOXY PAINT AS RECOMMENDED BY THE HYDRANT MANUFACTURER.
3. HYDRANT SHALL OPEN LEFT.
4. HYDRANT MARKER TO BE 3/8" FIBERGLASS RODS BY E-Z-GUIDE PRODUCTS OR APPROVED EQUAL.
5. PIPE BEDDING AND BLANKET SHALL MEET THE STANDARD WATER TRENCH DETAIL D-4.

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-14	FIRE HYDRANT	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



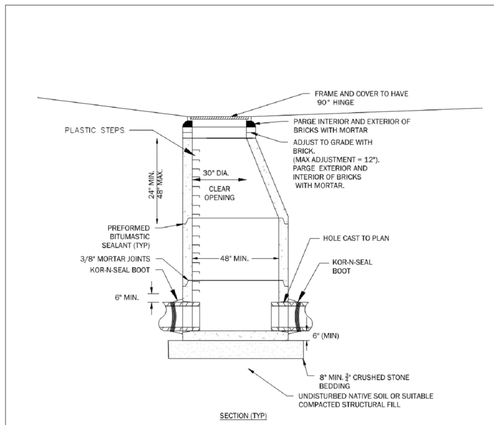
SECTION



PLAN

NOTES:
1. TRENCHING AND BEDDING REQUIREMENTS PER CITY SEWER TRENCH DETAIL (D-3).
2. SERVICE LATERAL DIAMETER VARIES PER APPLICATION. REVIEW SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION.
3. SDR 35 SHALL NOT EXTEND INTO THE BUILDING

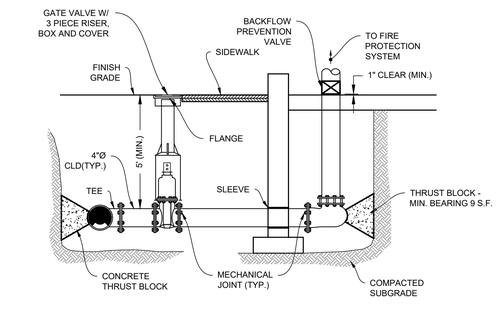
SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-17	SEWER SERVICE	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



SECTION (TYP)

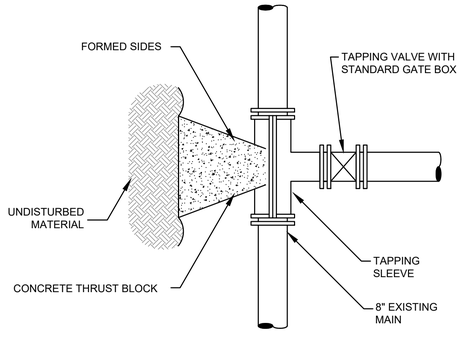
NOTES:
1. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION

SHEET NO.	STANDARD DETAILS NOT TO SCALE	CITY OF DOVER, NH
D-20	DRAIN MANHOLE	COMMUNITY SERVICES ENGINEERING DIVISION 288 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE: (603) 516-6450 FAX: (603) 516-6483
REVISED: April 2025		



NOTES:
1. VALVE SHALL BE CAPABLE OF SUPERVISION THROUGH BUILDING ALARM SYSTEM.

1 FIRE LINE DETAIL
NOT TO SCALE



2 TAPPING SLEEVE AND VALVE CONNECTION
NOTES: NOT TO SCALE

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

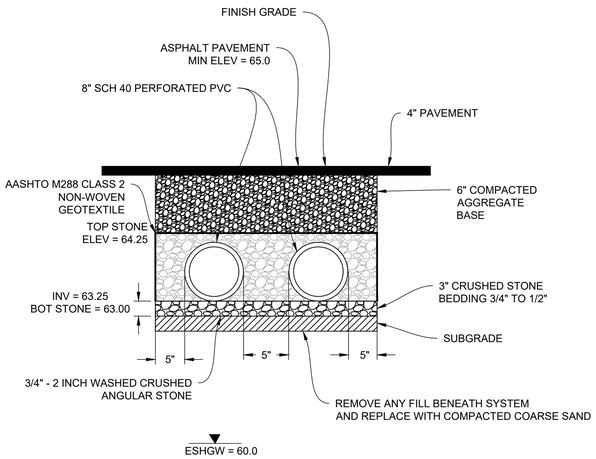
APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

CONSTRUCTION STANDARD DETAILS
CS6003

Ranger Engineering Group, Inc.
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

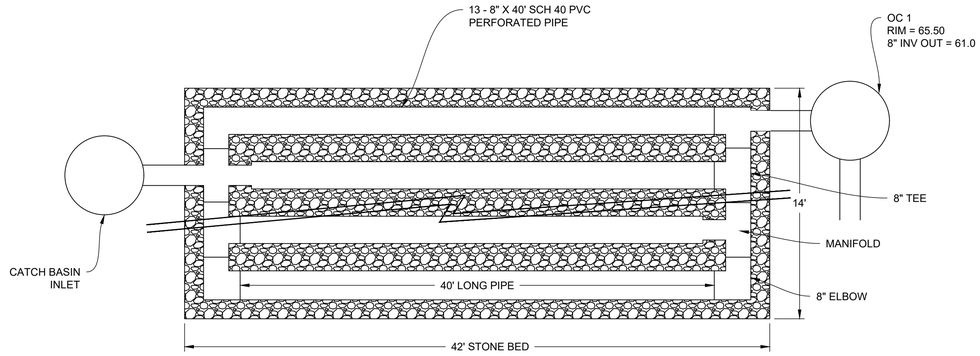
STATE OF NEW HAMPSHIRE BRIAN C. COLEY 19,165 LICENSED PROFESSIONAL ENGINEER
1/29/26

DATE: 2025-10-21 | SCALE: | SHEET 12 OF 15



NOTE:
AGGREGATE BASE WILL BE 5" THICK AT PARKING LOT BACKOUT SPACE

1 BURIED PIPE SYSTEM
NOT TO SCALE



NOTE: REMOVE ANY FILL BENEATH THE SYSTEM AND REPLACE WITH COMPACTED COARSE SAND.

2 BURIED PIPE SYSTEM
NOT TO SCALE

WINTER SNOW AND ICE MAINTENANCE

1. WINTER SNOW AND ICE MAINTENANCE SHALL BE PERFORMED BY A CERTIFIED SNOW PRO SALT APPLICATOR.
2. A DE-ICING LOG SHALL BE MAINTAINED FOR ALL DE-ICING ACTIVITIES ON THE PROPERTY.
3. DE-ICING SHOULD FOLLOW THE BEST MANAGEMENT PRACTICES FOR STORAGE AND APPLICATION OF DE-ICING CHEMICALS AS OUTLINED IN THE ATTACHED PUBLICATIONS.
4. WHEN SNOW STORAGE AREAS ARE FULL SNOW SHALL BE REMOVED AND TRANSPORTED TO AN APPROVED SNOW DUMP LOCATION.

CONSTRUCTION PERIOD EROSION AND SEDIMENTATION CONTROL PLAN:

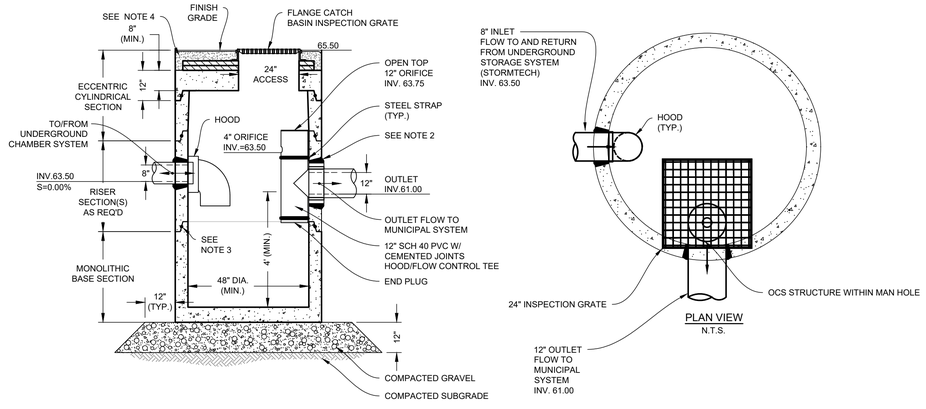
THE BMP'S ASSOCIATED WITH THE CONSTRUCTION PHASE THIS PROJECT WILL BE OWNED BY THE APPLICANT'S CONTRACTOR, WHICH WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.

1. THE CONTRACTOR IS TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON SITE PLAN PREPARED BY RANGER ENGINEERING GROUP. (RANGER), DATED APRIL 3, 2025.
2. ANY DEWATERING REQUIRES COVERAGE UNDER THE NPDES CONSTRUCTION SITE DEWATERING GENERAL PERMIT.
3. THE CONTRACTOR MUST INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND IN THE DETAILS PRIOR TO STARTING ANY OTHER WORK ON THE SITE. EROSION CONTROL MUST BE INSTALLED AT EVERY INLET STRUCTURE (EXISTING AND PROPOSED) AND MAINTAINED FOR THE DURATION OF THE PROJECT.
4. EROSION CONTROLS AS SHOWN ON PLANS SHALL BE INSPECTED, REPAIRED AND/OR MAINTAINED BY THE CONTRACTOR DAILY AND WITHIN 12 HOURS OF EACH STORM EVENT.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR SEDIMENT SOCK.
6. SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE, AWAY FROM DRAINAGE STRUCTURES. SEDIMENT REACHING THE PUBLIC WAY SHALL BE REMOVED BY STREET SWEEPING AND NOT BY FLUSHING.
7. STABILIZE SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
8. CLEAN OUT CATCH BASINS, DRAIN MANHOLES AND STORM DRAIN PIPES AFTER COMPLETION OF CONSTRUCTION.
9. LOAM AND SEED ALL DISTURBED AREAS. PERMANENT SEEDING SHALL OCCUR IN THE SPRING FROM LATE MARCH THROUGH MAY AND IN LATE SUMMER OR EARLY FALL BETWEEN AUGUST AND OCTOBER.
10. DUST SHALL BE CONTROLLED AT THE SITE WITH MECHANICAL WATER SPRAYING AS NECESSARY AND DURING EXTENDED DRY PERIODS.
11. UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF SILT FENCE OR WATTLES AND STAKES.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND SUPPLEMENT THE SPECIFIED SEDIMENTATION CONTROLS AS NECESSARY TO PREVENT SEDIMENTATION OF OFF-SITE AREAS AND/OR ANY REGULATED RESOURCE AREAS. FAILURE BY THE CONTRACTOR TO CONTROL EROSION, POLLUTION AND/OR SILTATION SHALL BE CAUSE FOR THE OWNER TO EMPLOY OUTSIDE ASSISTANCE OR TO USE HIS OWN MEANS TO PROVIDE THE NECESSARY CORRECTIVE MEASURE. THE COST OF SUCH ASSISTANCE PLUS PROJECT ENGINEERING COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
13. IN ADDITION TO THOSE LOCATIONS SHOWN ON THIS PLAN AND ON THE GRADING AND DRAINAGE PLANS, EROSION CONTROLS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: TOE OF SLOPE OF EMBANKMENT CONSTRUCTION, TOE OF TEMPORARY EARTHWORK STOCKPILES. STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
14. EROSION AND SEDIMENTATION CONTROL SHALL BE IN COMPLIANCE WITH NEW HAMPSHIRE STORMWATER MANUAL.

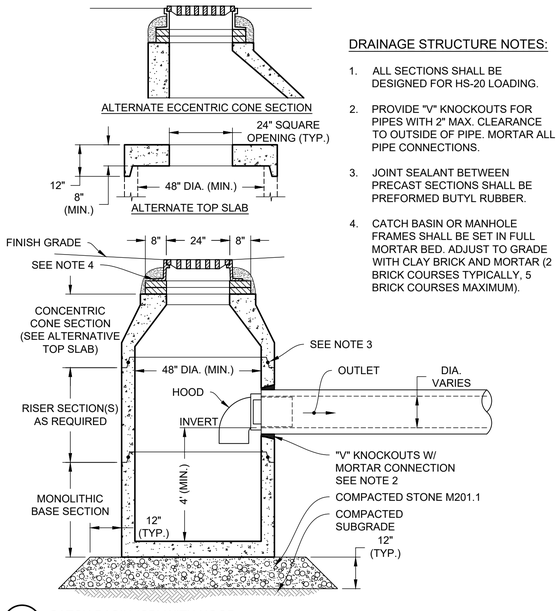
POST CONSTRUCTION STORMWATER INSPECTIONS

THE OWNER/APPLICANT IS TO BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE STRUCTURES IN THE PROJECT, INCLUDING DRAIN PIPES. THE OWNER SHALL PLACE A DEED RESTRICTION ON THE PROPERTY OUTLINING THE REQUIREMENTS FOR STORMWATER SYSTEM MAINTENANCE AT THE DEVELOPMENT.

1. STORMWATER PIPES SHALL BE INSPECTED FOR SEDIMENT BUILDUP ON A QUARTERLY BASIS AND CLEANED AS REQUIRED.
2. THE BIORETENTION AREA SHALL BE INSPECTED TO VERIFY PROPER FILTRATION AND CONDITION OF FILTER SURFACE. EXISTING TRASH AND DEBRIS SHALL BE REMOVED AND THE SURFACE MEDIA REPLACED AS REQUIRED TO MAINTAIN INFILTRATION.
3. ALL GRADED SLOPES AND LAWN AREAS SHALL BE INSPECTED EVERY SPRING FOR EROSION. UPON DISCOVERY OF ANY FAILURE (IE. EROSION, SLOUGHING, RUTTING), LOAM AND SEED SHALL BE PUT IN PLACE AND NURTURED.
4. PAVEMENT SURFACES SHALL BE SWEPT CLEAN AT LEAST ONCE PER YEAR, PREFERABLY IN THE SPRING JUST AFTER SNOW MELT. SEDIMENT, SAND, AND DEBRIS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH NEW HAMPSHIRE REGULATIONS.



3 OUTLET CONTROL STRUCTURE (OC-1)
NOT TO SCALE



DRAINAGE STRUCTURE NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN OR MANHOLE FRAMES SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

4 CATCH BASIN (CB) WITH HOOD
NOT TO SCALE

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
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SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

DRAINAGE DETAILS
CS6011

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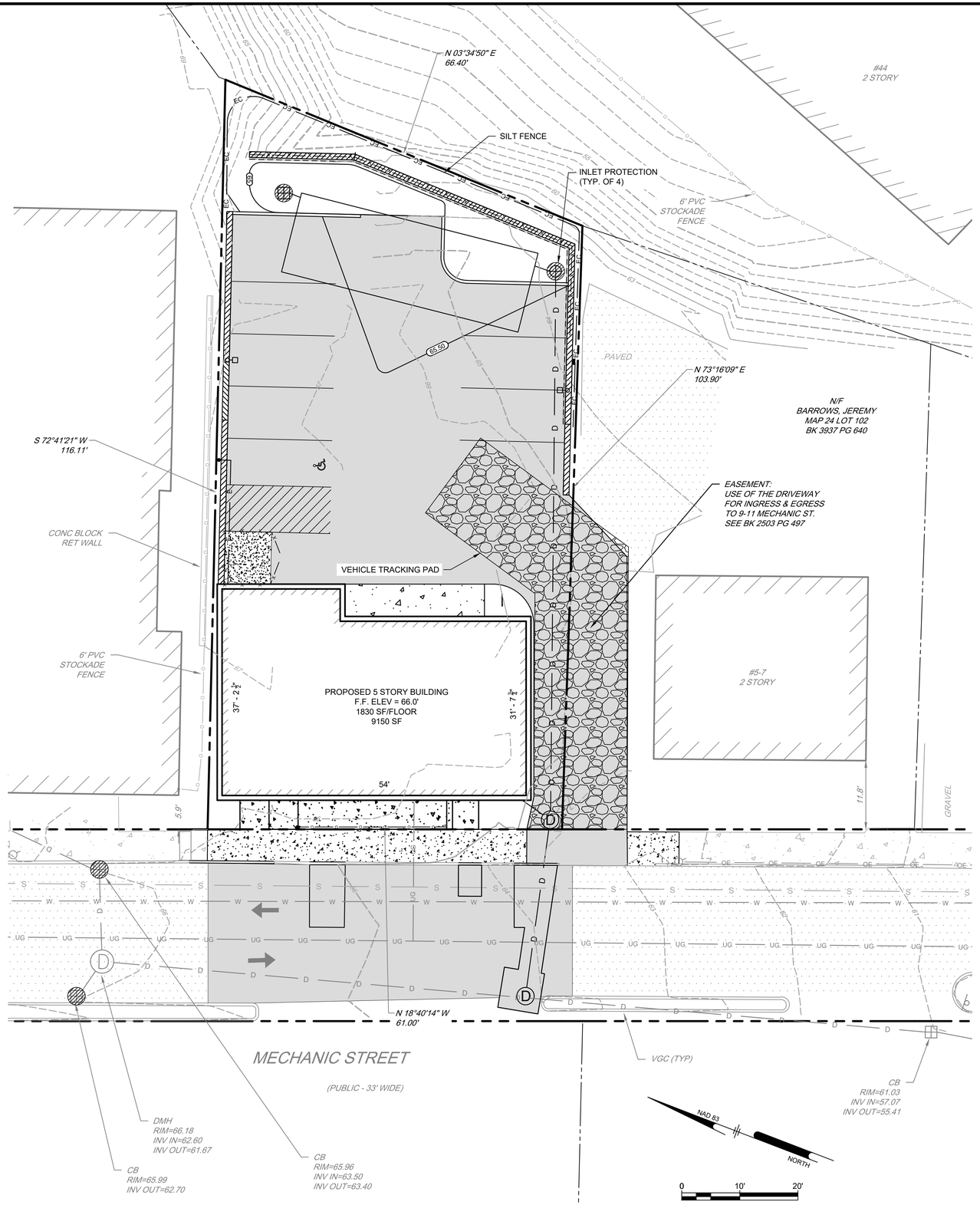
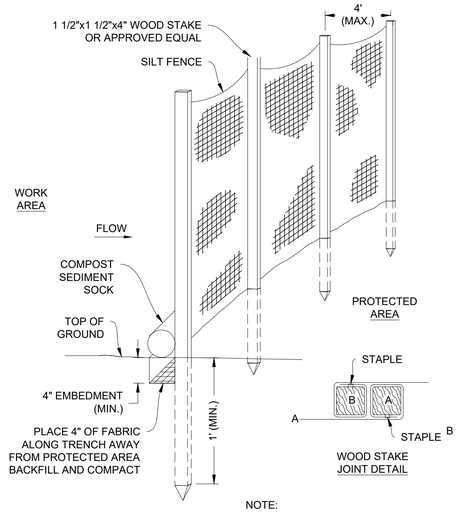
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE: 2025-10-21
SCALE:
SHEET 13 OF 15



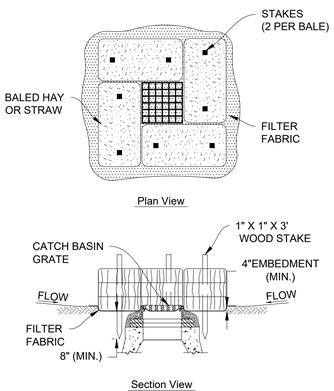
EROSION CONTROL NOTES

1. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
2. STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
3. THE AREA OF LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND BE LIMITED TO AN AREA ONLY LARGE ENOUGH TO ACCOMMODATE CONSTRUCTION ACTIVITIES FOR A PARTICULAR CONSTRUCTION PHASE.
4. OFF-SITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE, OR MEASURES TO CONVEY STORMWATER THROUGH THE PROJECT AREA WITHOUT CAUSING EROSION OF SEDIMENT MUST BE INCLUDED. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
5. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN NO MORE THAN 14 CALENDAR DAYS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED. CONTRACTOR SHOULD INSPECT THE EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS AND WITHIN 2 DAYS OF A RAIN EVENT OF ½" OR MORE AND REPAIR ANY SECTIONS THAT ARE DAMAGED. A REPORT OF THE INSPECTION AND A LOG OF REPAIRS SHALL BE MAINTAINED ON SITE.
7. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL DEVICES WHEN IT REACHES A DEPTH OF 1/2 THE HEIGHT OF THE CONTROL OR 6" IN DEPTH.
8. ADDITIONAL TEMPORARY STABILIZATION FOR THE WINTER SEASON CONSISTENT WITH NHDES GUIDELINES SHALL BE IN PLACE FOR DISTURBED AREAS THAT ARE NOT PERMANENTLY STABILIZED BY OCTOBER 1, OR AT THE DISCRETION OF THE COMMUNITY SERVICES DEPARTMENT.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 CALENDAR DAYS UNLESS CONDITIONS DICTATE OTHERWISE.



NOTE:
1. SILT FENCE WITH SOCK TO BE USED AROUND STOCKPILES

1 SILT FENCE DETAIL
NOT TO SCALE



2 DRAIN INLET PROTECTION
NOT TO SCALE

NOTES:

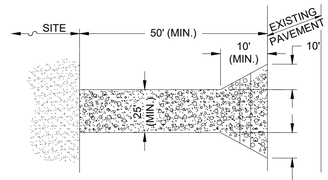
1. ENCLOSE STRUCTURE WITH HAYBALES IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION. MAINTAIN UNTIL PAVING BINDER COURSE IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.
2. IF GRATE IS AGAINST EXISTING CURB THEN HAY BALES ARE TO BE PLACED AROUND THREE SIDES OF GRATE ONLY.
3. GRATE TO BE PLACED OVER FILTER FABRIC.
4. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

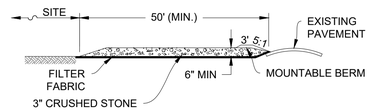
LEGEND

SILT FENCE — EC — EC —

INLET PROTECTION

VEHICLE TRACKING PAD





CROSS SECTION

NOTES:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

3 CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

EROSION AND SEDIMENT CONTROL
CS7001

Ranger Engineering Group, Inc.
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE: 2025-10-21 | SCALE: 1" = 10' | SHEET 14 OF 15

PRE DEVELOPMENT IMPERVIOUS
AREA = 4,196 S.F.
(54.9% COVERAGE)
INCLUDES OFF SITE DRIVEWAY
PAVEMENT AREA OF 472 SF

POST DEVELOPMENT IMPERVIOUS
AREA = 6,568 S.F.
(85.90% COVERAGE)
INCLUDES OFF SITE DRIVEWAY
PAVED AREA OF472 SF

POND AREAS	
ELEVATION	SQ.FT
65	234

DP2
DP1
E1
E2
P1
P2
P3
#11
2 STORY
DECK
PAVED
FLOW PATH
N/F
9-11 MECHANIC STREET
REALTY TRUST
MAP 24 LOT 101
BK 5095 PG 505
0.16 ACRES ±
7169 S.F.
2 STORY
PORCH
PROPOSED 5 STORY BUILDING
F.F. ELEV = 66.0'
1830 SF/FLOOR
9150 SF
37' - 2 1/2"
31' - 7 3/4"
54'
MECHANIC STREET
(PUBLIC - 33' WIDE)
NAD 83
NORTH
0 10' 20'
GRAPHIC SCALE 1" = 10'
PRE DEVELOPMENT
POST DEVELOPMENT

DATE	NO.	REVISIONS	BY
01/29/26	4	NEW TRC COMMENTS	BCO
11/26/25	3	REMAINING TRC COMMENTS	BCO
10/21/25	2	TRC COMMENTS	BCO
09/02/25	1	TRC COMMENTS	BCO

SITE PLAN
9-11 MECHANIC STREET, DOVER NH,

ASSESSOR'S MAP 24 LOT 101
DOVER PLANNING FILE #

APPLICANT/ OWNER: MECHANIC STREET REALTY TRUST, BENJAMIN T. LEGARE, TRUSTEE
23A MIDDLE ST, NEWBURYPORT MA 01950

PRE & POST DEVELOPMENT DRAINAGE PLAN
CS9201

Ranger Engineering Group, Inc.
130 Main Street. Suite 202
Salem NH, 03079
Tel: 978-208-1762
rangereng.com

DATE: 2025-10-21
SCALE: 1" = 10'
SHEET 15 OF 15

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0002

Application Type:	Conditional Use Permit
Applicant(s):	RY Development, LLC
Owner(s):	RY Development, LLC
Location:	99 Knox Marsh Rd. (Assessor's Map H, Lot 34)
Meeting Date:	February 24, 2026

INTENT: Proposal is to establish a Residential Commercial Mixed-Use (RCM) Overlay District to allow for a commercial and residential development plan, with all residential units subject to rent restrictions published annually by New Hampshire Housing and HUD at the 60% Area Median Income (AMI) level for Multifamily Tax Subsidy Projects.

This application involves an overall development plan for the project within the proposed Residential Commercial Mixed-Use (RCM) District. Detailed site plans for phases or components of the development will be required and must be submitted for future review and approval.

UNITS PROPOSED: The development plan proposes 160 residential units in two buildings, a 25,000 square foot commercial building, and 7.5 acres set aside as a wildlife conservation area.

AGENDA ITEM #: 4-G

ACREAGE: 20.45± ac.

ZONING DISTRICT: Commercial Manufacturing (CM) and Residential-Commercial Mixed Use (RCM) Overlay to be discussed

EXISTING LAND USE: Currently vacant, formerly residential

PROPOSED LAND USE: Residential, Commercial

SURROUNDING LAND USE: Residential, Commercial

PERMITS REQUIRED FOR THIS CASE: City of Dover Conditional Use Permit to establish zoning overlay, potential environmental Conditional Use Permits may be required in the future due to the site's proximity to wetland buffers and its location in the Secondary Groundwater Protection District.

WAIVERS REQUESTED: None for this case, potential waivers determined in the future.

ZBA ACTION: Variances approved on Aug. 21, 2025 from Sections 170-32.(E)(1), 170-32(F)(2)(b)(2), 170-32(F)(2)(b)(3), and 170-32(E)(5)(a), of the Zoning Ordinance. These variances were related the HUD Fair Market Rental definition and dimensional requirements

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Application, concept plans, Fiscal Impact Analysis

Summary of Request and Background

The applicant is requesting a Conditional Use Permit (CUP) to utilize the Residential Commercial Mixed Use (RCM) Overlay District per §170-32.

The overall development plan proposes a mixed-use project, with an approximately 25,000 square foot commercial building, two approximately 18,850 square foot buildings, each containing eighty residential units for a total of 160 residential units, and 7.5 acres set aside as a wildlife conservation area. The applicant is proposing that 100% of the residential units will be rent-restricted based on the 60% Area Median Income (AMI) rent limits under NH Housing Multifamily Tax Subsidy guidelines.

The property is located within the Secondary Groundwater Protection District and has wetlands and wetland buffers on site, potential environmental Conditional Use Permit approval may be required in the future due to these factors.

Section 170-32 outlines the criteria for a CUP with standards related applicable design guideline, effects on surrounding properties, and a fiscal impact analysis showing the project will be at least cost-neutral to the City now and within 10 years. The RCM Overlay District can only apply to parcels over 20 acres located in the CM, IT, or R-40 zones, that are served by public water and sewer.

The Zoning Board of Adjustment previously approved a Variance for the applicant on Aug. 21, 2025, granting relief from Sections 170-32(E)(1), 170-32(F)(2)(b)(2), 170-32(F)(2)(b)(3), and 170-32(E)(5)(a). This grants relief from use-mix requirements to allow a development with 86% residential and 14% nonresidential space instead of the required 55%/45% split, a reduction in the required 100-foot setback from Knox Marsh Road to between 48.8 and 64.3 feet, permission to exceed the 35-foot height limit with a proposed height of 45 feet, and relief from a provision allowing zero density only if units meet HUD Fair Market Rent standards, as the proposal is instead setting rents at 60% Area Median Income (AMI) under NH Housing Multifamily Tax Subsidy guidelines.

This CUP is an initial step in the review process, detailed site plans for phases or components of the development will be required and must be submitted for future review and consideration by the Technical Review Committee and Planning Board. If the proposal changes significantly, a revised CUP application will need to be submitted for review and consideration.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0002

Application Type:	Conditional Use Permit
Applicant(s):	RY Development, LLC
Owner(s):	RY Development, LLC
Location:	99 Knox Marsh Rd. (Assessor's Map H, Lot 34)
Meeting Date:	February 24, 2026

Consistency with Land Use Regulations
This project is seeking to determine a Residential-Commercial Mixed Use (RCM) Overlay District, which encourages a mixture of residential and non-residential uses in close proximity to each other. This application meets these standards.

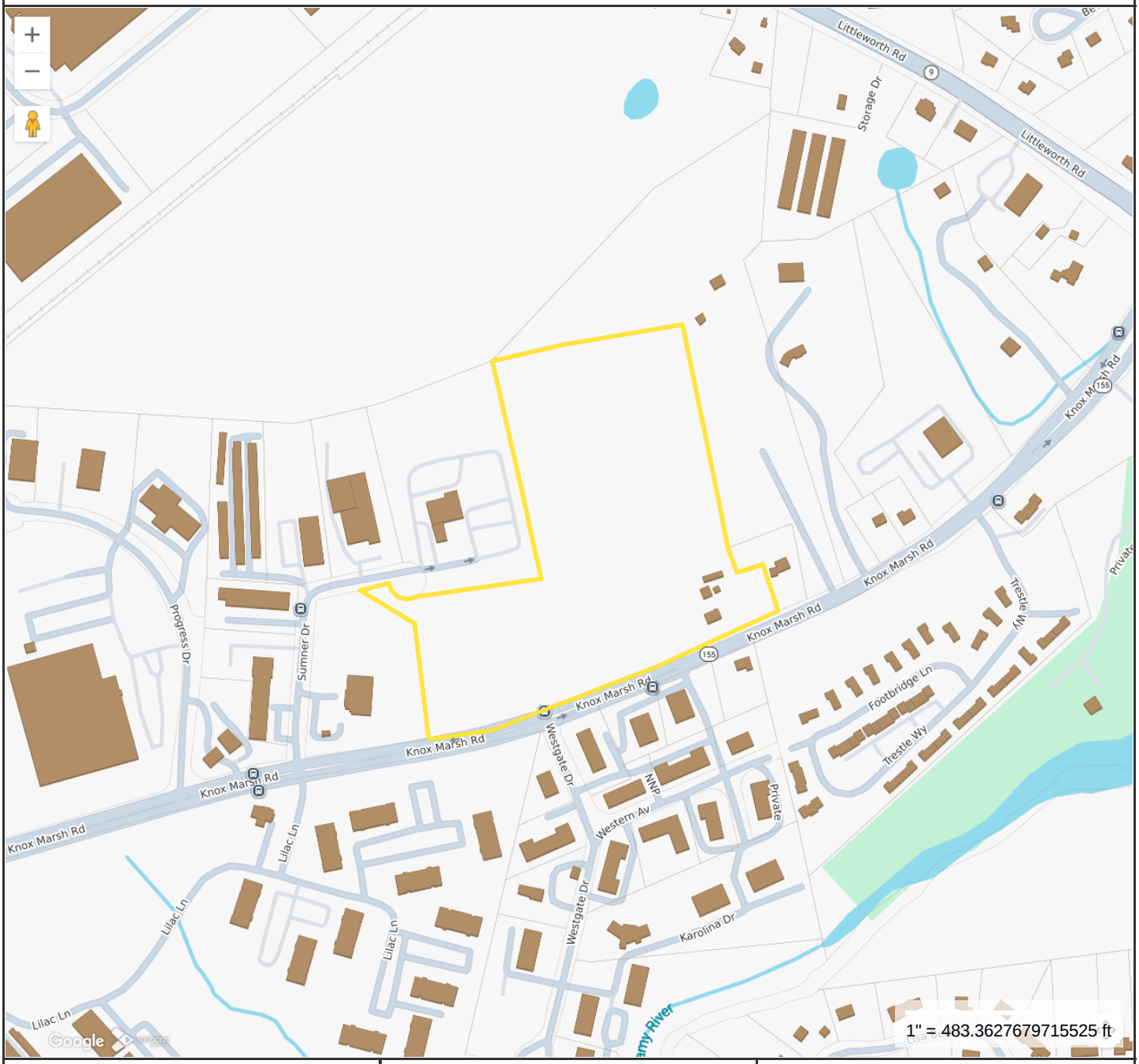
STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review and declare if there is regional impact or not, if not, hold a public hearing, and vote to approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of Conditional Use Permit:

1. Revise conditional use permit plan to include:
   1.1. Owner's signatures;
   1.2. Note with a list of approved variances for the site;
   1.3. Add a note stating that the RCM overlay was approved based on the applicant's proposal that 100% of the residential units will be rent-restricted at 60% Area Median Income (AMI) under NH Housing Multifamily Tax Subsidy guidelines;
2. The applicant shall provide the Planning Department with a digital version of the final concept.
3. The applicant continues working with NHDOT on traffic related analysis and potential improvements.
4. A formal development agreement between the Planning Board and the applicant and recorded at SCRD.

COND-2026-0002 99 KNOX MARSH ROAD



Property Information

Location	99 KNOX MARSH RD
Owner	RY DEVELOPMENT LLC
Land Use	390R
Zoning Code	CM
Property Id	H0034-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PERMIT SNAPSHOT REPORT COND-2026-0002
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	01/20/2026
Work Class:	Non-Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: The Applicant seeks a RCM Conditional Use Permit pursuant to Section 170-32 (B) of the Dover Zoning Ordinance.

Parcel: H0034-000000 Main	**Address:** 99 Knox Marsh Rd Main Dover, NH	**Zone:** CM(Non-Residential - Commercial Manuf

Plan Preparer Civilworks New England/ Haight Engineering, PLLC Stephen J. Haight, P.E. Business: (603) 749-0443	Applicant Mark Yadisernia Business: (603) 749-4529	Owner Neil Robbins, Manager Business: (603) 430-7701 Mobile: (603) 234-7520	Applicant Francis X Bruton 601 Central Ave Dover, NH 03820 Business: (603) 749-4529

Permit Custom Fields

Select Permit Type	RCM Use Overlay District	General Purpose	New Construction	Project Zone	Mixed Use
Work	See attached.	permitstatefed	See attached.		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Francis_Bruton_1/20/2026.jpg	01/20/2026 11:16	Bruton, Francis		Uploaded via CSS
Permit Snapshot Report.pdf	01/20/2026 11:17	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2026.02.10_PlanningBoard.Agenda_Final.1.pdf	01/28/2026 16:10	Blonigen, Rachel		PB Agenda
Continuance Memo.pdf	02/06/2026 10:39	Blonigen, Rachel		Continuance Request
2026.02.24_PlanningBoard.Agenda.pdf	02/11/2026 15:41	Blonigen, Rachel		Planning Board Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000165	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-2026000165	$200.00	$200.00
INV-2026000230	Planning Creation / Printing of Abutter Labels	$20.00	$20.00
	Planning Verified Mailing to Abutters	$208.00	$10.00
	Planning Legal Notice	$120.00	$120.00
	Total for Invoice INV-2026000230	$348.00	$150.00
	Grand Total for Permit	**$548.00**	**$350.00**

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Recommendation to Planning Board (Permit)			Planner Creates Staff Recommendations v.1.00	Rachel Blonigen	02/12/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			01/20/2026 12:35
Confirm application complete v.1	Generic Action		01/20/2026 12:35
~~Conditional Use Review v.1~~	Receive Submittal		01/20/2026 12:35
Planning Board v.1		02/11/2026 15:44	
Planning Board Agenda v.1	Task	02/11/2026 15:44	02/11/2026 15:44
Planning Board Agenda v.1	Task	01/20/2026 12:35	01/28/2026 16:09
Invoice for Notices v.1	Task	01/28/2026 16:09	01/28/2026 16:09
Invoice for Notices v.1	Task	02/11/2026 15:44	02/11/2026 15:45
Send Notices v.1	Task	02/11/2026 15:45	02/12/2026 13:25

PERMIT SNAPSHOT REPORT (COND-2026-0002)

~~Send Notices v.1~~	Task		01/29/2026 17:24
~~Planner Creates Staff Recommendations v.1~~	Permit Activity		01/29/2026 17:24
Planner Creates Staff Recommendations v.1	Permit Activity	02/12/2026 13:25	
Distribute Planning Board Materials v.1	Task		
~~Distribute Planning Board Materials v.1~~	Task		01/29/2026 17:24
Planning Board Hearing v.1	Hold Hearing		
~~Planning Board Hearing v.1~~	Hold Hearing		01/29/2026 17:24
Planning Board Decision v.1	Permit Activity		
~~Planning Board Decision v.1~~	Permit Activity		01/29/2026 17:24
~~NOD Sent to Applicant v.1~~	Create Report		01/29/2026 17:24
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: RY Development, LLC Telephone #

Address of Applicant: 290 Heritage Ave, Suite 100, Portsmouth, NH 03801

E-Mail Address: Mark Yadisernia markyada@yahoo.com & Neil Robbins ici2@comcast.net

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

Address of Property Owner:

PROPERTY INFORMATION

Assessor's Map # H Lot(s) # 34

Address of Property: 99 Knox Marsh Road, Dover, NH

Zoning District(s) CM Overlay District(s) RCM

Existing Use of Property: The property contains an abandoned residential building and land.

CONDITIONAL USE PERMIT INFORMATION

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

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

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

See attached.

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

See attached.

Name of Professional That Prepared Plans: **Stephen J. Haight, P.E.**

Address **Civilworks New England, PO Box 1166, Dover, NH 03821-1166** Telephone #: **(603) 749-0443**

Professional License #: _____ E-mail address: **shaight@civilworksne.com**

SIGNATURES

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

Signature of Property Owner: _____ Date: 1/20/26
Francis X. Bruton, III, Attorney for the Owner/Applicant

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 1/20/26
Francis X. Bruton, III, Attorney for the Owner/Applicant

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
H	34	RY Development, LLC	290 Heritage Ave, Suite 100, Portsmouth, NH 03801

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
SAME		

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Francis X. Bruton, III, Esq.	Bruton & Berube, PLLC	601 Central Ave, Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- [ ] SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- [ ] LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- [ ] TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- [ ] SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- [ ] SITE REVIEW – NON-RESIDENTIAL Application fee $200.00 + (not to exceed $10,000)
  - New construction $.15 sq. ft. x # _____ sq. ft.= $_____
  - Additions (new floor space) $.10 per sq. ft. x # _____sq. ft.= $_____
- [ ] MOTEL/HOTEL $35.00 x # ___ per lodging unit= $_____
- [ ] CHANGE OF USE Application fee $200.00 + (not to exceed $5,000)
  - Existing floor spaces $.10 per sq. ft. x # _____ sq. ft. = $_____
- [X] CONDITIONAL USE PERMIT Application fee $200.00 x # __1__ per Application = $ 200.00
- [ ] GRAVEL PIT/ EXCAVATIONS
  - Application fee $50.00= $_____
  - Permit fee $75.00= $_____
- [ ] EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee $200.00 = $_____
- [ ] REQUEST FOR REZONING Application fee $200.00 = $_____
- [ ] DRIVEWAY WAIVER Application fee $200.00 = $_____
- [ ] **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed $10,000)) Application fee of $200.00 is N/A if it is part of a Site Review or Subdivision Plan. $200.00 + $.07 per sq. ft. x # _____ sq. ft. = $_____

SUBTOTAL PLAN REVIEW FEE = $_____

AND

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

- [X] Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
  - [X] Certified letters fee # __3__ of x $10.00= $30.00
- [X] Certified letters fee: # of abutters __TBD__ X $10.00= $TBD
- [ ] First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00= $_____
- [X] Creating/Printing Abutter Labels in triplicate per sheet __TBD__ x $10.00= $TBD

C. Foster's newspaper public notice fee $120.00 x # __1__ applications = $120.00

SUBTOTAL = $_____

TOTAL INVOICE AMOUNT = $_____

PLAN REVIEW FEE COLLECTED/PAID = $_____

BALANCE DUE = $_____

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

RY Development, LLC

99 Knox Marsh Road
Dover, NH 03820
Map H, Lot 34

RCM CONDITIONAL USE APPLICATION

INTRODUCTION

RY Development, LLC (the "Applicant") is the current owner of the property located at 99 Knox Marsh Road. The lot is depicted on the city of Dover tax maps as Map H, Lot 34 (the "Lot") and is in both the Commercial-Manufacturing ("CM") District and the Residential-Commercial Mixed Use ("RCM") Overlay District. The property contains a single-family house that has been vacant for years. The project will be called "Knox Landing."

The Applicant is under agreement with Elm Grove Companies, a successful developer of specialized affordable housing with financing provided by the New Hampshire Housing Finance Authority (NHHFA"), utilizing Low Income Housing Tax Credit ("LIHTC") funding. The development will be a mixed-use project with two (2) buildings each containing eighty (80) units, for a total of One Hundred and Sixty (160) residential apartment units. **100% of the units will represent affordable housing and offered as HUD rent restricted housing**. **Providing 100% of the units as affordable housing at HUD rates will represent the largest development in Dover, aimed at addressing the existing housing crisis facing Dover and New Hampshire as a whole.**

The rents will be restricted to those rents published on an annual basis by NHHFA and HUD, with the 60% AMI rent limitations for Multifamily Tax Subsidy Projects. The current rents published are attached hereto as Exhibit A.

In addition to the housing, as the parcel is in the commercial zone, the applicant will also permit a pad-site for a 25K SF commercial building. The development plan for the Lot is depicted on the enclosed CUP Plan attached hereto as Exhibit B.

The site itself is quite unique. The Lot is just over 20 acres in size, which allows for the overlay of the RCM district (see map of the Lot and surrounding properties attached hereto as Exhibit C). The Lot is burdened, however, with significant wetlands. In addition, the Applicant has worked with the New Hampshire Fish & Game ("NHF&G") to address concerns related to protected rabbits. In that regard, the Applicant has agreed with NHF&G to self-restrict approximately 7.5 acres of the Lot. Although the exact location has not been finalized, discussions so far with NHF&G have developed an approximate location of the restricted area, which is depicted conceptually on the CUP Plan. Despite these limitations the Applicant, working with the Dover Planning staff, has developed the plan of development resulting in a workable layout that will deliver the much-needed affordable housing. Additionally, as you can see from the enclosed map, the project will be adjacent to significant multi-housing facilities. Specifically, near 99 Knox Marsh Road, there are 45 condo units known as the Village at Bellamy Common, a Condominium; 130 apartment units known as the Westgate Village; 192 apartment units known as the Huntington Exchange; and 213 apartment units known as the Lilac Village, for a total of 580 residential multi-

units.

The proposed project comes just in time for Dover to address, in a substantial and considerable way, the affordable housing needs of Dover. Recently, the Dover Ad-Hoc Committee to Address Housing Needs (the "Housing Committee") published its detailed report, presenting its findings and recommendations to the Dover City Council on July 23, 2025 (the full report and summary pages are referred to as the "Report" attached hereto as Exhibit D). The Housing Committee determined that Dover itself needs 1,734 housing units by 2035 to address and accommodate Dover's growing population and housing needs. The Housing Committee specifically found, as its highest priority, that there is a growing gap in housing affordability, with rising rental prices and limited options for middle-income and low-income residents. The report recognizes that Dover zoning ordinance policies are progressive in terms of lowering the "zoning barriers," but, at the same time, found that "Overall inventory of affordable units is low, with insufficient new construction to meet the need; with high inflation and a surging economy, developers are hesitant to build low-margin affordable units when market-rate units offer a much stronger return on investment." (See report of the Housing Committee, Page 14.)

Approving RCM Conditional Use Permit by this Board will serve to pave the way for this much needed affordable housing, with a developer eager and experienced in the art of developing a project that delivers as to the needs expressed by the Housing Committee and regularly espoused by the citizenry of Dover.

The project will also be located adjacent to the COAST bus headquarters and bus lines and will contain a commercial component for possible resident employment, with access to NH Route 16, downtown Dover and the University of New Hampshire.

The project has already obtained the following four variances from the Dover Zoning Board of Adjustment (copy of the Notice of Decision is attached hereto as Exhibit E):

1) Variance from Section 170-32 (E)(1) that requires Nonresidential and/or mixed use uses must comprise at least 55% of the total proposed floor area for the development; residential uses must not exceed 45% of the total proposed floor area for the development, where 86% residential and 14% nonresidential/mixed-use is proposed (the "45%/55% Variance"); and

2) Variance from Section 170-32 (F)(2)(b)(2) that requires 100 foot setbacks of structures and parking from an external road (Knox Marsh Road), where 48.8 feet to 64.3 feet are proposed (the "100' Roadway Variance"); and

3) Variance from Section 170-32 (F)(2)(b)(3) that restricts building height to 35 feet, where 45 feet is proposed (the "Height Variance").

4) Variance from Section 170-32 (E)(5)(a) that permits zero density if the residential units conform to the HUD Fair Market Rent rates published by NHHFA, where the units conform to the 60% AMI rent limitations for Multifamily Tax Subsidy Projects published by NHHFA.

The 45%/55% Variance request was premised on the fact that the 2 residential buildings would not be able to be built with the location of commercial uses on the ground floor of either

building. The funding for each building will subject each building to go through an annual funding cycle to provide for the LIHTC funding that is needed to provide for 100% HUD rate affordability. . In the Housing Committee's report, specific recommendations on how to address the affordable housing needs of Dover cite the need to "Improve future application competitiveness." (See Page 27 of the Report). In addition, the residential aspect of the project reflects the surrounding uses, where 580 units of residential housing are located just across from the project site.

The 100' Roadway Variance was needed to accommodate safe buildings that also respect the existing wetlands and conservation areas that are detailed within the CUP Plan

The Height Variance was requested to accommodate the fourth floor of the building. This height is reasonable, particularly given the location of the property in a residential area, and that Dover has a policy of above 5 floors for projects within the downtown area that offer HUD rate affordable housing. This height factor was specifically highlighted as existing policies used to support HUD Rate affordable housing projects in the Housing Committee's report (See Page 16 of the Report).

The RCM regulations specify zero density requirement for residential units that conform to the HUD Fair Market Rent rates published by NHHFA. Given the LIHTC funding model, the units will conform to the 60% AMI rent limitations for Multifamily Tax Subsidy Projects published by NHHFA. As set forth in Exhibit A, the rates are almost identical, and, as such, ZBA granted this request in order to maintain the zero-density allocation within the RCM regulations.

CONDITIONAL USE PERMIT REQUEST

The Applicant seeks an RCM Conditional Use Permit pursuant to Section 170-32 (B) of the Dover Zoning Ordinance. The Applicant respectfully submits the following:

(a) Pursuant to the memorandum attached hereto as Exhibit F, the Applicant has demonstrated that the development complies with the design guidelines that are outlined in Section 153-16 of the Dover Site Review Regulations: and

(b) Pursuant to the report of Brian White, MAI, SRA of White Appraisal, attached hereto as Exhibit G, the Applicant has demonstrated that the development poses no detrimental effects on surrounding properties; and

(c) Pursuant to the report of the Fiscal Impact Analysis of Mark Fougere, AICP of Fougere Planning & Development, Inc., attached hereto as Exhibit H, the Applicant has demonstrated that the project is a cost-neutral project for the City at present and 10 years from the occupation; and

(d) The Applicant has submitted a proposed Development Agreement, attached hereto as Exhibit I.

Based upon the foregoing materials, the Applicant respectfully submits that the criteria for the grant of the RCM Conditional Use permit have been satisfied, and, as such, request that the Planning Board grant said permit.

COND-2026-0002 **99 KNOX MARSH ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0033-E00000	89 KNOX MARSH RD	QUINLAN DENIS J	QUINLAN NANCY K	89 KNOX MARSH RD	DOVER	NH	03820
H0035-D00000	LILAC LN	LILAC GARDEN LLC		1 LILAC LN OFC	DOVER	NH	03820
H0018-000000	70 KNOX MARSH RD	DOVER BUILDING PARTNERS LLC	C/O EVERGREEN MANAGEMENT IN	17 COMMERCE DR	BEDFORD	NH	03110-7059
H0041-A00000	26 KNOX MARSH RD	GAUTAM YOG		26 KNOX MARSH RD	DOVER	NH	03820-5401
H0041-L00000	1 WESTGATE DR	CROSSHILL HOUSING ASSOCIATES	LIMITED PARTNERSHIP	P.O. BOX 250	NEW IPSWICH	NH	03071
H0035-C00004	42 SUMNER DR	COOPERATIVE ALLIANCE FOR	SEACOAST TRANSPORTATION	42 SUMNER DR	DOVER	NH	03820
H0041-B00000	2 WESTGATE DR	CROSSHILL HOUSING ASSOCIATES	LIMITED PARTNERSHIP	P.O. BOX 250	NEW IPSWICH	NH	03071
H0031-000000	30 LITTLEWORTH RD	SOUSANE RUTH K &	QUINLAN NANCY K	30 LITTLEWORTH RD	DOVER	NH	03820
H0033-C00000	93 KNOX MARSH RD	MORTON -BARRETT MARGARET A &	MORTON CHRISTOPHER L	93 KNOX MARSH ROAD	DOVER	NH	03820
H0035-C0003B	28 SUMNER DR	28 SUMNER DRIVE LLC		6 LONGVIEW CIRCLE	PELHAM	NH	03076
H0035-C0003C	10 SUMNER DR	10 SUMNER DR LLC		6 SUMNER DR	DOVER	NH	03820
H0041-J00000	86 KNOX MARSH RD	CROSSHILL HOUSING ASSOCIATES	LIMITED PARTNERSHIP	P.O. BOX 250	NEW IPSWICH	NH	03071
H035D-016000	1611 LILAC LN	MONUMENT GARDEN LLC		1 LILAC LN OFC	DOVER	NH	03820-5413
H0041-K00000	94 KNOX MARSH RD	CROSSHILL HOUSING ASSOCIATES	LIMITED PARTNERSHIP	P.O. BOX 250	NEW IPSWICH	NH	03071
H035D-018000	LILAC LN	MONUMENT GARDEN LLC		1 LILAC LN	DOVER	NH	03820
H0035-C00001	7 SUMNER DR	GRAY ROSE PROPERTIES LLC		PO BOX 1812	DOVER	NH	03821-1812
H0035-C00005	6 SUMNER DR	RAGING SEA DEVELOPMENT LLC		10 SUMNER DR	DOVER	NH	03820
H0034-000000	99 KNOX MARSH RD	RY DEVELOPMENT LLC		290 HERITAGE AVE STE 1	PORTSMOUTH	NH	03801
		CIVILWORKS NEW ENGLAND	STEPHEN J HAIGHT, PE	PO BOX 1166	DOVER	NH	03821
		BRUTON & BERUBE, PLLC	FRANCIS X BRUTON, III, ESQ	601 CENTRAL AVENUE	DOVER	NH	03820

COMPARISON OF AREA PROGRAM RENT LIMITS

Effective Dates

Revised Date
6/3/2025

Housing Voucher Program: 4/1/2025
HOME Program: 6/1/2025
Housing Trust Fund: 6/1/2025

COMPARISON OF AREA PROGRAM RENT LIMITS

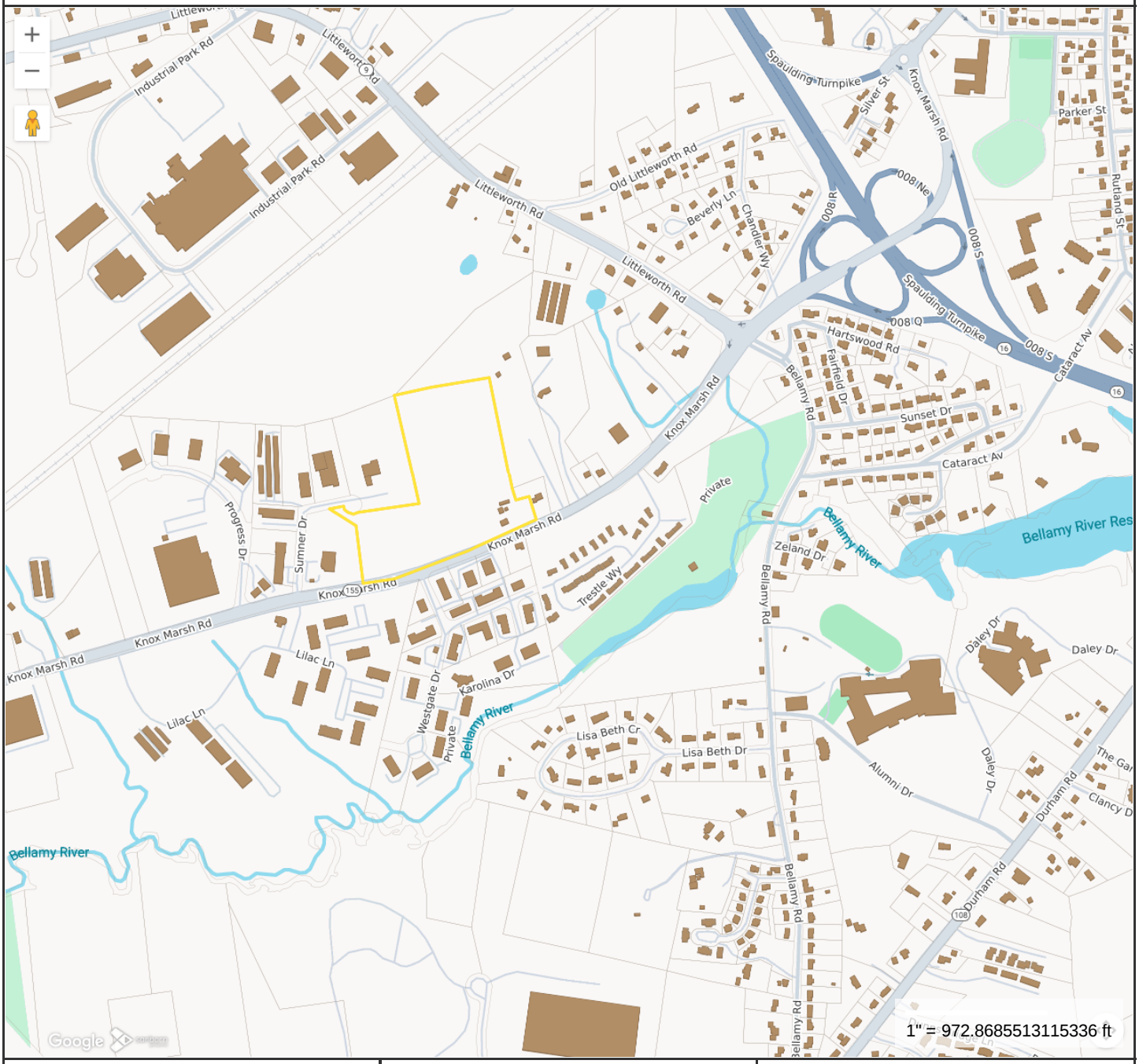
Effective Dates

Year: 2025

Revised Date
6/3/2025

HOUSING VOUCHER AND TAX CREDIT RENTS: 4/1/2025
FAIR MARKET RENT: 10/1/2024
HOME RENTS: 6/1/2025
HOUSING TRUST FUND RENTS: 6/1/2025

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
HUD Metropolitan Fair Market Rent Areas								
Boston-Cambridge-Quincy, MA-NH HMFA NH Portion	FAIR MARKET RENT	$2,163	$2,288	$2,711	$3,266	$3,594	$4,133	$4,672
Housing Choice Voucher	80% RENT LIMIT	$2,316	$2,481	$2,977	$3,439	$3,837	$4,234	$4,630
	50% RENT LIMIT	$1,447	$1,551	$1,861	$2,150	$2,398	$2,646	$2,894
HOME	65% RENT LIMIT	$1,861	$1,996	$2,397	$2,761	$3,060	$3,358	$3,657
	60% RENT LIMIT	$1,737	$1,861	$2,233	$2,580	$2,878	$3,176	$3,473
	50% HOME RENT LIMIT	$1,447	$1,551	$1,861	$2,150	$2,398	$2,646	$2,894
	LOW HOME RENT	$1,447	$1,551	$1,861	$2,150	$2,398	$2,646	$2,894
	HIGH HOME RENT	$1,861	$1,996	$2,397	$2,761	$3,060	$3,358	$3,657
	HOUSING TRUST FUND	$868	$930	$1,116	$1,290	$1,438	$1,588	$1,736
Multifamily Tax Subsidy Projects	60% RENT LIMIT	$1,737	$1,861	$2,233	$2,580	$2,878	$3,176	$3,473
	50% RENT LIMIT	$1,447	$1,551	$1,861	$2,150	$2,398	$2,646	$2,894
	80% RENT LIMIT MTSP AVERAGING	$2,316	$2,481	$2,977	$3,439	$3,837	$4,234	$4,630
	70% RENT LIMIT MTSP AVERAGING	$2,026	$2,171	$2,605	$3,010	$3,358	$3,705	$4,052
	40% RENT LIMIT MTSP AVERAGING	$1,158	$1,241	$1,489	$1,720	$1,919	$2,117	$2,315
	30% RENT LIMIT MTSP AVERAGING	$868	$930	$1,116	$1,290	$1,439	$1,588	$1,736
	20% RENT LIMIT MTSP AVERAGING	$579	$620	$744	$860	$959	$1,058	$1,157
Lawrence, MA-NH HMFA, NH Portion	FAIR MARKET RENT	$1,346	$1,498	$1,963	$2,365	$2,603	$2,993	$3,384
Housing Choice Voucher	80% RENT LIMIT	$1,823	$1,954	$2,345	$2,709	$3,022	$3,334	$3,647
	50% RENT LIMIT	$1,237	$1,325	$1,590	$1,837	$2,050	$2,261	$2,472
HOME	65% RENT LIMIT	$1,588	$1,703	$2,046	$2,354	$2,606	$2,857	$3,109
	60% RENT LIMIT	$1,485	$1,590	$1,908	$2,205	$2,460	$2,714	$2,967
	50% HOME RENT LIMIT	$1,237	$1,325	$1,590	$1,837	$2,050	$2,261	$2,472
	LOW HOME RENT	$1,237	$1,325	$1,590	$1,837	$2,050	$2,261	$2,472
	HIGH HOME RENT	$1,346	$1,498	$1,963	$2,354	$2,603	$2,857	$3,109
	HOUSING TRUST FUND	$742	$795	$955	$1,102	$1,230	$1,357	$1,491
Multifamily Tax Subsidy Projects	60% RENT LIMIT	$1,485	$1,590	$1,908	$2,205	$2,460	$2,714	$2,967
	50% RENT LIMIT	$1,237	$1,325	$1,590	$1,837	$2,050	$2,261	$2,472
	80% RENT LIMIT MTSP AVERAGING	$1,823	$1,954	$2,345	$2,709	$3,022	$3,334	$3,647
	70% RENT LIMIT MTSP AVERAGING	$1,732	$1,855	$2,226	$2,572	$2,870	$3,166	$3,461
	40% RENT LIMIT MTSP AVERAGING	$990	$1,060	$1,272	$1,469	$1,640	$1,809	$1,978
	30% RENT LIMIT MTSP AVERAGING	$742	$795	$954	$1,102	$1,230	$1,357	$1,483
	20% RENT LIMIT MTSP AVERAGING	$495	$530	$636	$734	$820	$904	$989
Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	$1,475	$1,517	$1,961	$2,429	$2,749	$3,161	$3,574
Housing Choice Voucher	80% RENT LIMIT	$1,823	$1,954	$2,345	$2,709	$3,022	$3,334	$3,647
	50% RENT LIMIT	$1,230	$1,317	$1,581	$1,826	$2,037	$2,248	$2,458
HOME	65% RENT LIMIT	$1,579	$1,693	$2,034	$2,342	$2,593	$2,842	$3,091
	60% RENT LIMIT	$1,476	$1,580	$1,897	$2,192	$2,445	$2,698	$2,950
	50% HOME RENT LIMIT	$1,230	$1,317	$1,581	$1,826	$2,037	$2,248	$2,458
	LOW HOME RENT	$1,230	$1,317	$1,581	$1,826	$2,037	$2,248	$2,458
	HIGH HOME RENT	$1,475	$1,517	$1,961	$2,342	$2,593	$2,842	$3,091
	HOUSING TRUST FUND	$738	$791	$948	$1,096	$1,222	$1,349	$1,491
Multifamily Tax Subsidy Projects	60% RENT LIMIT	$1,476	$1,580	$1,897	$2,192	$2,445	$2,698	$2,950
	50% RENT LIMIT	$1,230	$1,317	$1,581	$1,826	$2,037	$2,248	$2,458
	80% RENT LIMIT MTSP AVERAGING	$1,823	$1,954	$2,345	$2,709	$3,022	$3,334	$3,647
	70% RENT LIMIT MTSP AVERAGING	$1,722	$1,844	$2,213	$2,557	$2,852	$3,148	$3,442
	40% RENT LIMIT MTSP AVERAGING	$984	$1,054	$1,265	$1,461	$1,630	$1,798	$1,967
	30% RENT LIMIT MTSP AVERAGING	$738	$790	$948	$1,096	$1,222	$1,349	$1,475
	20% RENT LIMIT MTSP AVERAGING	$492	$527	$632	$730	$815	$899	$983



Property Information

Location	99 KNOX MARSH RD
Owner	RY DEVELOPMENT LLC
Land Use	390R
Zoning Code	CM
Property Id	H0034-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Dover

Ad-Hoc Committee to Address Community Housing Needs
Summary of Recommendations

Access to safe, affordable, and sustainable housing is essential for the well-being of our residents and the overall vitality of our community. In response to growing concerns about housing availability, affordability, and accessibility, the Committee to Address Community Housing Needs was established to support the City Council in reviewing data, exploring solutions, and identifying long-term strategies for responsible development that support Dover's housing needs through 2035.

Key Findings

Through extensive research, stakeholder engagement, and public outreach, the committee identified critical housing challenges facing Dover:

- **The need for additional Affordable Housing:** A growing gap in housing affordability, with rising rental prices and limited options for middle-income and low-income residents.
- **Regulatory and Zoning Barriers:** Although Dover is often considered as having progressive land-use policies, it continues to explore ways to improve those policies to encourage additional opportunities for diverse housing development.
- **Homelessness and Housing Insecurity:** Increased demand for low-barrier shelters, supportive housing, and services for vulnerable populations, including individuals with disabilities and seniors.
- **Workforce Housing Shortage:** Essential workers, including teachers, healthcare professionals, and first responders can struggle to find housing within city limits.
- **Community Concerns and Misconceptions:** Public feedback highlights the need for education on housing policies, affordability solutions, the economic benefits of diverse housing stock, and lack of public forum to engage in concerns about housing issues impacting Dover.

PRO-HOUSING ZONING REFORMS SINCE 2021

- Allowing smaller more affordable homes to be built on lots smaller
- Allowing more than one ADU, if the additional ADU is rent restricted to afforadable rates
- Allowing 2 family conversions if the home looks and operates like a single family home
- Allowing new construction of two-family homes single family districts

Populations of Concern

- Unsheltered
- Disabled
- Essential Workers

44% OF DOVER RENTERS ARE COST BURDENED

<3% OF STRAFFORD CO. HOUSING STOCK IS AFFORDABLE

1734 NEW HOUSING UNITS IN DOVER NEEDED BY 2035

26.12% OF LAND IN DOVER IS DEVELOPABLE

Housing Affordability for Strafford County's Workforce

EMPLOYEES SURVEYED = 47,720	Entry Level	Median	Experienced
Average Yearly Income, All Occupations	$31,393	$47,976	$76,532
Maximum Affordable Monthly Rent	$785	$1,199	$1,913
Maximum Affordable Home Purchase Price	$92,000	$140,500	$224,500

AVERAGE MONTHLY RENT IN STRAFFORD CO. = $1,981

AVERAGE PURCHASE PRICE STRAFFORD CO. = $430,000

Source: NHES 2023

Median Sale Price of Homes in Dover

2016 2020 2024

2016 EXISTING HOME: $250,000

2016 NEW CONSTRUCTION: $359,900

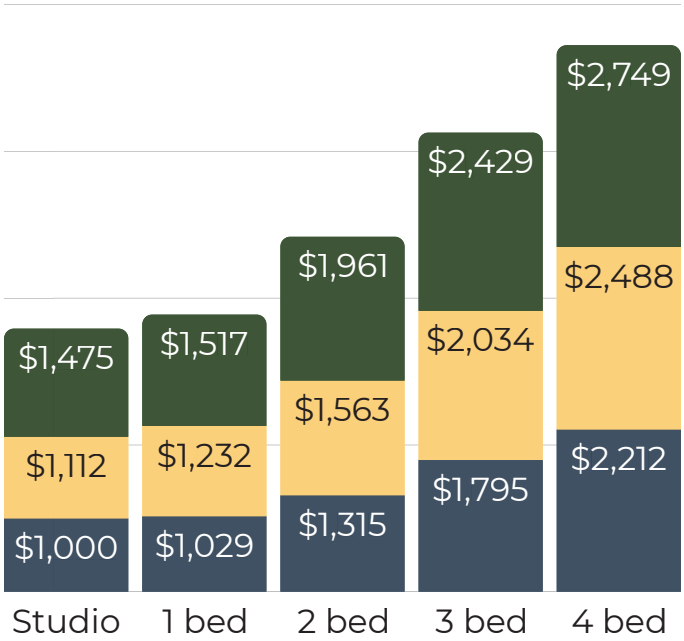
2020 EXISTING HOME: $336,300

2020 NEW CONSTRUCTION: $479,000

2024 EXISTING HOME: $540,000

2024 NEW CONSTRUCTION: $683,300

Portsmouth-Rochester Fair Market Rents*



*FMR is an estimation set by HUD of what rent should cost for a unit in a given market.

Summary of Recommendations

To address these challenges, the committee proposes policy actions, zoning amendments, and financial strategies that align with Dover's 2035 Housing Vision:

1. **Increase Community Engagement and Education:**
   - Launch public information campaigns on the benefits of affordable housing and supportive housing programs in the city.
   - Involve local schools and community organizations in housing discussions and workshops.
2. **Expand Affordable and Workforce Housing:**
   - Require an affordable housing component in all new major developments, an approach known as inclusionary zoning
   - Establish consistency measures (standardized policies, criteria, and procedures) for tax incentives and financial assistance programs for homeowners and developers to create affordable units.
3. **Revise Zoning and Land-Use Policies:**
   - Reduce minimum lot sizes and frontage requirements to allow for denser, mixed-use development.
   - Relax regulations and increase financing options to encourage Accessory Dwelling Units (ADUs), creating additional lower-cost housing units
4. **Address Homelessness and Housing Insecurity:**
   - Expand low-barrier shelter availability and wraparound support services through defining and allowing defining and allowing shelters within the zoning ordinance.
   - Establish a land trust to preserve affordable housing and prevent displacement.
5. **Strengthen Public-Private Partnerships:**
   - Collaborate with local businesses to develop Employer-Assisted Housing Programs..
   - Work with financial institutions to provide low-interest housing loans and affordability programs.
6. **Promote Inclusive and Sustainable Housing Development:**
   - Encourage mixed-income neighborhoods through inclusionary zoning policies.
   - Support adaptive reuse of vacant properties for residential use.
7. **Create a City Housing Commission:**
   - Chartering of official standing housing commission for the city
   - Grant oversight powers for many housing-related policies, administrative oversights, programmatic implementations, and financial powers.

Call to Action

Dover is at a critical juncture in addressing its housing challenges. The committee urges the City Council, planning officials, business leaders, and residents to work together in implementing these recommendations. The success of these initiatives depends on a unified, city-wide commitment to:

- Explore the full report from the Ad-Hoc Committee to better understand Dover's housing challenges and the solutions being proposed.
- Adopt progressive housing policies that foster economic growth and social equity. Publicly commit to growing housing for all outlined in the community vision and in the upcoming Land Use Master Plan Chapter.
- Prioritize investments in housing infrastructure and support programs for vulnerable populations.
- Engage residents in housing discussions to ensure broad community support.
- Hold developers and policymakers accountable for delivering results that align with Dover's long-term housing goals.

The committee calls upon city leadership to act with urgency and intention in making these recommendations a reality.

By taking decisive action now, Dover will continue to build on its strengths as a regional leader in innovative, inclusive housing solutions that benefit all residents, businesses, and community stakeholders. The future of housing in Dover depends on our collective commitment to ensuring affordability, accessibility, and sustainability for generations to come.

City of Dover

Ad-Hoc Committee to Address Community Housing Needs

Report on Findings and Recommendations

Introduction

Access to safe, affordable, and sustainable housing is essential for the well-being of our residents and the overall vitality of our community. In response to growing concerns about housing availability, affordability, and accessibility, the Committee to Address Community Housing Needs was established to support the City Council in reviewing data, exploring solutions, and identifying long-term strategies for responsible development.

Guided by its charter, the Committee has worked diligently to assess the current housing landscape, consider diverse perspectives, and develop recommendations that address the needs of residents across all income levels, ages, and abilities. Through regular meetings and discussions, the Committee has gathered valuable insights into the challenges facing our housing market and the opportunities for thoughtful, strategic growth.

This report represents the culmination of the Committee's efforts, providing a comprehensive overview of our findings and proposed strategies. It serves as a roadmap for future policy decisions aimed at fostering a more inclusive and sustainable housing environment. Our recommendations are designed to ensure that all members of our community have access to stable and affordable housing, supporting economic growth and social well-being.

The Committee will formally submit this final report to the City Council by December 31, 2025, in accordance with its charter.

Committee Membership

The Committee is composed of dedicated individuals representing a range of expertise in government, housing, planning, and community services. Their collective efforts have been instrumental in shaping the findings and recommendations presented in this report.

Committee Members:

- Mayor Robert Carrier, City Council, Chair
- Betsey Andrews Parker, Community Action Partnership of Strafford County, Vice-Chair
- Pam Lessard, Secretary (Alternate)
- Robert Baldwin, Real Estate Developer Representative
- Ernie Clark, Resident Property Owner, Representative
- Ryan Crosby, Dover Housing Authority Representative
- Mary Beth Rudolph (Alternate)
- George DeBoer, Planning Board Representative
- Krysta Gingue, Resident Renter Representative
- Mark O'Dell, Employer/Business Representative
- Mark Speidel, Planning Board (Alternate) Representative
- Dorothy Wagner, Landlord/Property Manager Representative

As the City Council reviews this report, we encourage continued collaboration and community engagement to implement sustainable housing solutions that align with our city's vision for the future.

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5. Recommendations Related to the 2035 Community Vision – Pillar 4 Housing and Vision Elements
5.1 Goal - Pillar 4-1: Housing is affordable, and attainable to a variety of individuals, families, and households at a range of income levels.
5.2 Goal – Pillar 4.2. Diversity of housing options are available, including single family and multi-family homes, and safe, well-maintained rental units.
5.3 Goal - Pillar4.3. Housing types are interspersed to foster neighborhoods that are multigenerational and socioeconomically diverse.

5.4 Goal – Pillar 4.4. We are supporting varying housing needs including availability of one-level housing, assisted living, and long-term care options to meet the needs of residents of all ages and abilities.

5.5 Goal – Pillar 4.5. Housing and property taxes are affordable to older residents on fixed incomes seeking to age in place in Dover.

5.6 Goal – Pillar 4.6. Housing in the downtown area is available for walkable, car-less living.

5.7 Goal – Pillar 4.7. Large single-family housing can be converted into multi-family housing where appropriate.

5.8 Goal – Pillar 4.8. Housing is available to adults with disabilities.

5.9 Goal – Pillar 4.9. High quality healthcare and specialists, including behavioral and mental healthcare, are accessible and available to all community members.

5.10 Goal – Pillar 4.10. Low-barrier shelter and support services are available and utilized by people experiencing housing insecurity and homelessness.

5.11 Goal – Pillar 4.11. Creative housing solutions, incorporating the 'housing-first' model of shelter and case management, that meets the needs of residents experiencing homelessness or housing insecurity.

5.12 Goal – Pillar 4.12. Collaborative public and private partnerships address homelessness and housing needs in Dover, including supportive resources and specialists within local government and departments.

6. Conclusion

6.1 Summary of Recommendations

6.2 Call to Action

6.3 Next Steps

7. Appendices

7.1 Housing Terms Glossary

7.2 SRPC Regulatory Audit

7.3 SRPC Housing Needs Assessment

7.4 Summary of Community Engagement 2023-2024

7.5 Housing Needs Survey Summary and Analysis

7.6 Housing Champion Program Report

1. Executive Summary

1.1 Purpose of the Report

The Ad-Hoc Committee to Address Community Housing Needs was established in response to growing concerns about housing affordability, availability, and accessibility in Dover. The committee was tasked with reviewing housing data, engaging with stakeholders, and developing long-term strategies to ensure sustainable and inclusive housing development. This report outlines the committee's findings, community engagement efforts, key challenges, and recommended policy solutions to support Dover's housing needs through 2035.

1.2 Key Findings

Through extensive research, stakeholder engagement, and public outreach, the committee identified critical housing challenges facing Dover:

- The need for additional Affordable Housing: A growing gap in housing affordability, with rising rental prices and limited options for middle-income and low-income residents.
- Regulatory and Zoning Barriers: Although Dover is often considered as having progressive land-use policies, it continues to explore ways to improve those policies to encourage additional opportunities for diverse housing development.
- Homelessness and Housing Insecurity: Increased demand for low-barrier shelters, supportive housing, and services for vulnerable populations, including individuals with disabilities and seniors.
- Workforce Housing Shortage: Essential workers, including teachers, healthcare professionals, and first responders, struggle to find housing within city limits.
- Community Concerns and Misconceptions: Public feedback highlights the need for education on housing policies, affordability solutions, and the economic benefits of diverse housing stock, and lack of public forum to engage in concerns about housing issues impacting Dover.

1.3 Summary of Recommendations

To address these challenges, the committee proposes policy actions, zoning amendments, and financial strategies that align with Dover's 2035 Housing Vision:

1. Creation of a City Housing Commission:
    - Chartering of official standing housing commission for the city
    - Grant oversight powers for many housing related policies, administrative oversights, programmatic implementations, and financial powers.
2. Expand Affordable and Workforce Housing:
    - Require an affordable housing component in all new major developments, an approach known as inclusionary zoning
    - Establish consistency measures (standardized policies, criteria, and procedures) for tax incentives and financial assistance programs for homeowners and developers to create affordable units.

3. Revise Zoning and Land-Use Policies:
    - Reduce minimum lot sizes and frontage requirements to allow for denser, mixed-use development.
    - Relax regulations and increase financing options to encourage Accessory Dwelling Units (ADUs), creating additional lower-cost housing units
4. Address Homelessness and Housing Insecurity:
    - Expand low-barrier shelter availability and wraparound support services through defining and allowing structures.
    - Establish a land trust to preserve affordable housing and prevent displacement.
5. Strengthen Public-Private Partnerships:
    - Collaborate with local businesses to develop Employer-Assisted Housing Programs.
    - Work with financial institutions to provide low-interest housing loans and affordability programs.
6. Promote Inclusive and Sustainable Housing Development:
    - Encourage mixed-income neighborhoods through inclusionary zoning policies.
    - Support adaptive reuse of vacant properties for residential use.
7. Increase Community Engagement and Education:
    - Launch public information campaigns on the benefits of affordable housing and supportive housing programs in the city.
    - Involve local schools and community organizations in housing discussions and workshops.

1.4 Housing as a Right – Dover's Commitment

The City of Dover is committed to ensuring that safe, stable, and affordable housing is accessible to all residents, regardless of income, age, or ability. This report provides a roadmap for future housing policies that support economic vitality, community well-being, and long-term sustainability.

The committee urges the City Council to adopt these recommendations and take decisive action so that Dover continues to be a leader in developing progressive solutions to the housing challenges we face.

2. Activities of the Committee: Background, Support, & Overview of Activities

2.1 Committee Implementation and Composition:

The Ad-Hoc Committee to Address Community Housing Needs was established on May 24, 2023 with the passage of Resolution 2023.05.24 – 084 by Dover City Council. The Committee was established with the purpose of conducting and analyzing community feedback and reviewing relevant data, with the ultimate goal of recommending long-term strategies to City Council and the City Manager to encourage and incentivize thoughtful development that meets the needs of residents of all incomes, ages, and abilities. In order to ensure a holistic analysis of the issue, the Committee was established with a clearly defined composition intended to ensure greater diversity of expertise and experience. Members of the Committee were subsequently appointed to represent a variety of resident and stakeholder interests as outlined below:

- City Council
- Planning Board
- Dover Housing Authority (DHA)
- Community Action Partnership of Strafford County (CAPSC)
- Real Estate Developer
- Employer/Business Owner
- Landlord/Property Manager
- Resident Property Owner
- Resident Renter

Interviews of prospective candidates were conducted by the City Appointments Committee throughout the summer of 2023, with members named and appointed by City Council in October. The Committee held its first meeting on October 31, 2023.

2.2 Housing Navigator:

In October of 2022, the City of Dover was one of five NH communities to be awarded funding (in Dover's case $250,000) to hire a Community Housing Navigator for a period of approximately two years. This grant award was made possible by the State's reallocation of $10,000,000 of American Rescue Plan Act (ARPA) funds to create InvestNH, a designated funding source intended to address barriers to development and incentivize new housing production. The City's Housing Navigator was hired in April of 2023 with an initial directive of analyzing the City's demographics and land use regulations, engaging community members and stakeholders on the subject of housing and affordability, and proposing long-term solutions to address the housing needs of the City's residents. To ensure resident oversight and participation in these initiatives, the Planning Department staff proposed the creation of the Ad-Hoc Committee to Address Community Housing Needs, serving as support and staff liaison.

2.3 Additional InvestNH Funding:

The InvestNH Program provided several municipal grant opportunities in addition to the Housing Navigator program. City staff maintained regular contact with the program administrators at both NH Housing and the Department of Business and Economic Affairs (BEA), applying for applicable funding opportunities as they became available. These efforts resulted in additional InvestNH grant awards, totaling $765,000, from three other programs, as outlined below:

- Municipal Demolition Grant: $140,000
    - The Municipal Demolition Grant program, administered by BEA, was created to assist municipalities and developers with site preparation expenses for new housing creation and community revitalization. The City applied for these funds in partnership with Dover Coast, LLC to fund the site clearance for the redevelopment of 725-727 Central Ave, a project that includes 17 units of deed-restricted attainable housing.
- Municipal Per Unit Grant: $560,000
    - The Municipal Per Unit Grant program, also administered by BEA, was established to incentivize municipal planning and permitting practices that resulted in the creation of new affordably priced units. Municipalities were awarded $10,000 for each qualifying unit within developments meeting the program criteria. Funds received through this program are unrestricted and can be leveraged by recipient municipalities as dictated by their respective legislative bodies. The City of Dover received two awards from this program, detailed below, with the use of funds yet to be determined.
        - The Cottages at Back River Road – $440,000 awarded in recognition of the 44 units developed by GSD Construction LLC, all of which are price-restricted in perpetuity at Fair Market Rent, as calculated by the Department of Housing and Urban Development (HUD) for the Portsmouth-Rochester area. The development's price restrictions were the result of the density provisions outlined in the City's innovative Transfer of Development Rights (TDR) ordinance, which exists to incentivize development in areas with existing infrastructure in exchange for support of conservation initiatives and long-term commitments of affordability.
        - The Old Strafford County Court House - $120,000 awarded in recognition of 12 units, out of a total of 58, within the redevelopment of the Old Strafford County Court House by Chinburg Properties Inc. These 12 units, representative of 20% of the project's residential composition, are designated for residents earning 80% or less of the Area Median Income (AMI) for a period of 21 years, with rent amounts not to exceed 30% of 80% of AMI, as calculated annually by NH Housing. These affordability restrictions, along with preservation of the historic building and improvements to nearby public infrastructure, were agreed to as part of a Development Agreement between the City and the developer, in exchange for the application of property tax relief provisions authorized by RSA 79-E for a period of 7 years.
- Housing Opportunity Planning (HOP) Grant: $65,000
    - The HOP Grant program, administered by NH Housing and PlanNH, was established to assist municipalities with consultant expenses for the review and revision of regulatory policies and practices related to housing and land use. Municipalities were invited to apply for funding for up to three phases of work, Phase 1: Housing Needs Analysis & Planning, Phase 2: Regulatory Audit, and Phase 3: Regulatory Development. The City applied for funding for both Phase 2 and Phase 3 activities, receiving an award of $65,000 on June 15, 2023. It is worth noting that the program's success in communities throughout the State

resulted in a temporary shortage of qualified planning consultants, which resulted in significant delays in the City's solicitation efforts. After three bid issuances, the City eventually selected Strafford Regional Planning Commission (SRPC) as the preferred consultant to conduct both the Regulatory Audit and Regulatory Development phases. Work with SRPC, overseen by the SRPC Dover Housing Audit Steering Committee, with additional input from the Ad-Hoc Committee to Address Community Housing Needs, began in February of 2024 and concluded in November of 2024, the findings and deliverables of which will be covered later in this report.

2.4 Housing Needs Survey

Prior to the appointment of members to the Ad-Hoc Committee to Address Community Housing Needs, the City launched an online survey in an effort to establish a baseline of the community's understanding of, and solutions for addressing, the issue of housing affordability and availability. The survey consisted of three free form questions;

1. What do you think is Dover's biggest housing challenge?
2. How would you address that housing challenge?
3. What would more housing look like to you?

This survey was launched to coincide with the Dover 400 Block Party on July 1, 2023, where it was publicized by the Housing Navigator at the City's Planning Booth throughout the event. It was similarly advertised during National Night Out in August and Apple Harvest Day in October. The survey also featured on the websites and newsletters of the City, Chamber of Commerce, and several other local organizations before it closed on October 31, 2023 with 189 responses. The survey responses were provided in full to the Ad-Hoc Committee to Address Community Housing Needs at their initial meeting, also on October 31, 2023. Members were asked to review and analyze responses to identify recurring themes that would be used to direct the Committee's work and areas of focus going forward.

2.5 Three Pillars: Zoning & Regulatory Reform, Community Engagement & Education, and Economic Vitality

The common themes arising from the survey responses indicated that the City faces a lack of available housing options priced within the means of many of its residents. This problem was cited as especially pronounced for those living with disabilities, residents at or below the area median income, older residents on fixed incomes, and those seeking to purchase their first home. To further distill this feedback and prioritize actions, the Committee's own analysis of survey responses highlighted three primary areas of focus, or Pillars, to frame the content of this report:

1. Zoning & Regulatory Reform: It was clear in the survey responses that the primary avenue for addressing these concerns was to review the City's regulations and propose modifications aimed at increasing diverse supply, removing unnecessary barriers to development, and attempting to streamline processes to decrease developer and resident costs.
2. Community Engagement & Education: Responses also highlighted the need for greater community engagement and education on the subject of housing and land use. This was

due to apparent confusion over what was already permissible in the City coupled with persistent misunderstandings about the people most impacted by housing insecurity.

3. Economic Vitality: There was broad recognition of the economic consequences of housing inaccessibility, particularly its effects on workforce retention and local economic activity. Respondents also highlighted the importance of transportation options, walkability, and access to essential services in shaping community resilience and economic vitality.

3. Current State of Affairs Analysis – Existing Conditions

3.1 SRPC Overview and Dover Successes

In 2024, Strafford Regional Planning Commission was tasked with auditing land use policies in Dover and presenting opportunities for growth to address housing needs in the city. The analysis showed that Dover currently provides a wide range of opportunities to encourage the creation of attainable and affordable housing.

The City of Dover's awarding of the Housing Champion designation in 2024 highlights the effectiveness of the city's dedication to finding opportunities to address housing needs. The New Hampshire Department of Business and Economic Affairs recognized Dover's commitment to fostering innovative and sustainable solutions to address the state's housing needs. The city demonstrated its eligibility for the Housing Champion designation by meeting criteria that included encouraging and establishing workforce housing and other housing types that will help continue economic development.

The designation does not come with direct funding; however, it provides Dover with preferential access to state resources including, but not limited to, discretionary state infrastructure funds, to continue the city's efforts in addressing housing challenges that contribute to the overall goal of solving the state's housing crisis. The state legislature created the voluntary Housing Champion Designation and Grant Program and provided $5 million in grant funding through RSA 12-O:71-76[1]. The NHBEA administers the designation process and related programming.

Dover's use of tax-incentive programs and land-use policies, such as the State's Community Revitalization Tax Incentive (RSA 79-E) and Dover's Transfer of Development Rights Program (TDR) have been used to encourage developments such as The Cottages at River Road by GSD Group and Bellamy Road development by Knox Marsh Development. These developments, their public recognition of innovation, and the partnership required with the city highlights the continued commitment of the city and its local developers to provide innovative and timely solutions to add relevant housing stock for the city.

Within the community and with support from non-profits working in the housing sector, Dover should continue to exhaust all avenues for creating, supporting, and championing housing development. Dover received numerous suggestions and recommendations for the city to address housing needs. The SRPC audit offers opportunities to grow housing stock through ADU's, new construction, conversions, land use policy changes, other housing types, and financial tools for incentivization. Dover could effectively address many of these proposals through thoughtful coordination of the planning and community development department, city

[1] The NH State Legislative has declined to allocate funding to the Housing Champion Designee grant programs in the upcoming biennium.

council, planning and zoning boards, and a newly created Housing Commission to implement and oversee suggestions for growing housing options in the city.[2]

The prevailing sentiment through our current state of affairs analysis, as a committee and through the SRPC audit, is that Dover is a leader in the implementation of programs to address the growing housing crisis that affects New Hampshire, however to meet the growing need for our city, we must be vigilant in continuing to manage as well as grow our programs to address housing at all ages, incomes, and abilities.

3.2 Current Housing Landscape, Demographics and Economic Trends

The housing landscape in Dover, as well as the demographic and economic trends, are outlined in detail through the SRPC audit (7.2). Some highlights to note for the issues Dover is facing include:

- City of Dover is in need of at least 1,754 housing units by 2035 to constitute a balanced housing supply, which would accommodate population growth in the city of approximately 1% per year or 10% over the next decade.
- As much as 35% of all households and 44% of renting households pay 30% or more of their household income on housing in Dover, the traditional threshold for a household to be considered "cost-burdened" by housing.
- Dover's growth has come from in-migration rather than natural growth (where births outpace deaths).
- 7.62 square miles or 26.12% of the city, is deemed "developable."

3.3. Regional Dynamics: Dover vs Strafford County

Dover exhibits a notably different housing landscape compared to Strafford County as a whole. While 67% of county residents own their homes and 33% rent, Dover presents a nearly even split, with only 52% homeowners and 48% renters. This higher proportion of renters, coupled with a median rent that is 26% higher than the county average, underscores the heightened housing cost burden many Dover residents face.

Although progress has been made in improving housing quality—such as reducing the number of homes lacking basic plumbing—structural gaps in affordable housing remain. One key difference lies in the availability of mobile home parks. Unlike neighboring towns such as Rochester and Farmington, where mobile home parks are more prevalent and serve as a crucial source of affordable housing, Dover has only a few such options — and higher lot fees often limit their affordability. As a result, residents in search of lower-cost living arrangements are often forced to relocate outside the city, contributing to displacement and weakening community ties.

[2] https://nhfpi.org/blog/multiple-affordable-housing-barriers-adversely-impact-communities-adding-housing-expands-tax-base-beyond-key-costs/#:~:text=A%20confluence%20of%20interrelated%20factors,second%20homes%20and%20short%2Dterm

This regional imbalance suggests an opportunity for Dover to invest in housing solutions that are both affordable and community-centered. By diversifying its housing stock and aligning more closely with the needs of its residents, Dover can enhance both housing equity and community resilience in the face of growing economic pressures.

3.4 Populations of Concern

Through both quantitative and qualitative data points and evidence, the following populations were found to be at a higher risk of housing insecurity.

- Unhoused/Experiencing Homelessness: a growing population of currently unhoused people live in Dover and experience hardship due to their lack of stable housing. (In 2025, the annual Point-in-Time count, a HUD report to estimate homelessness, found 119 unsheltered individuals in Strafford County.)
- Developmentally Delayed: adults, and soon-to-be adults who are reliant on their guardians and/or other social services to assist with care are at a higher risk of housing insecurity due to loss of guardian, limited social services, and limited self-sufficiency.
- Disabled/Differently Abled-bodied: individuals with mobility impairments can be housing insecure due to the lack of housing option available that meet their needs for self-sufficiency.
- "Missing Middle": households that earn too much to qualify for traditional subsidized housing, yet have difficulty finding housing and struggle to afford market-rate rents. This group includes essential workers such as teachers, healthcare professionals, and first responders, often referred to as the workforce.

These populations are not all encompassing of the groups of people deeply affected by lack of affordable housing. However, it is important to note that the shortage of housing is impacting them in a disproportionate way due to lack of other options with transportation and or accessibility restrictions.

3.5 Affordability Challenges

Affordability challenges continue to be a large topic in the overall housing crisis in New Hampshire and Dover. According to New Hampshire Fiscal Policy Institute (NHFPI) a confluence of interrelated factors may be contributing to the limited availability of affordable housing in the Granite State, including changing demographics, reduction in housing construction between the early 2000s and 2010s, concerns about local property tax increases, and the increasing number of second homes and short-term rentals in New Hampshire. The state's housing shortage creates challenges to Granite Staters' well-being. These challenges include slower economic growth, increased strain on family resources, and loss of housing entirely. As Dover grapples with a housing stock shortage for all populations, including the over-housed who wish to down size, transplants, middle and high-income families, the impact of lack of affordable housing, especially for populations of greatest need, should continue to be an area of concern for policy makers to create policies and programs to increase housing availability.

3.6 Stakeholder Input and Community Engagement

Prior to the establishment of the Ad-Hoc Committee to Address Community Housing Needs and after the Committee's inception, the City's Housing Navigator, with the support of other Planning Department staff, engaged in a variety of activities to solicit resident and stakeholder feedback. This combined 2023-2024 summary highlights the substantial progress made in community engagement, policy development, and regional housing advocacy in Dover. Key takeaways and impact from community engagement include:

- Expanded public engagement through events, surveys, and community discussions, increasing awareness of housing challenges.
- Strengthened partnerships with housing organizations, financial institutions, and policymakers to advance attainable housing efforts.
- Implemented zoning reforms to encourage housing development and accessibility.
- Launched financing programs and studies to address housing affordability, ADU financing, and lead safety challenges.
- Established a city-wide ad-hoc Housing Committee to consider long-term housing strategies.

3.7 Areas for Improvement & Proposed Plans

Several housing initiatives intended to increase the supply of available housing, and, in turn, affordability have been implemented in the State of New Hampshire since 2023. The implementation of the Housing Champion Program, as enacted in 2023, made $5 million dollars in grant funding available to municipalities that voluntarily meet several requirements including zoning and land use ordinances that support increases in workforce housing. The City of Dover was designated a Housing Champion in 2024, in recognition its ongoing commitment to addressing housing needs through proactive planning and forward-thinking policy initiatives.

There were also several housing law changes during the 2024 Legislative Session to increase the amount of available housing, including reduced barriers to housing construction and time for approvals. Changes included potential tax incentives for owners and developers who convert office space into residential space, including mixed-use buildings, easing parking space requirements for certain types of units, fire code exceptions for buildings with four or fewer units, and the creation of housing opportunity zones.

New Hampshire Housing is working to reduce misconceptions associated with affordable and workforce housing through their "Housing Fact or Fiction" series, including highlighting multiple reports that found no evidence that increases in workforce and affordable housing result in influxes of children who cause local property tax increases to fund schools. The series highlights that many people have lived, or currently live, in workforce housing, but do not realize they do; affordable housing and workforce housing were not commonly used historically because most housing was affordable to Granite Staters who were employed. The Workforce Housing Coalition of the Greater Seacoast continues to work with businesses to encourage public-private partnerships and direct employer investment in providing housing for their employees.

NHFPI notes that without additional investments and enhanced understanding of effective and sustainable polices that support housing access, more New Hampshire residents may struggle to afford to live, work, and thrive in the Granite State.

Dover received numerous suggestions and recommendations for the city to address housing needs. The SRPC audit offers opportunities to grow housing stock through ADU's, new construction, conversions, land use policy changes, other housing types, and financial tools for incentivization. Dover could effectively address many of these proposals through thoughtful coordination of the planning and community development department, city council, planning and zoning boards, and a newly created Housing Commission to implement and oversee suggestions for growing housing options in the city.[3]

4. Key Issues Identified by the Committee

4.1 Barriers and Pathways to Affordable Housing

Development of affordable housing in Dover involves a complex interplay of economic, regulatory, and community factors. In order to ensure thoughtful development of housing for residents of all ages, incomes, and abilities, we must first understand both the barriers and pathways to affordable housing.

Economic realities represent the greatest barriers to affordable housing in Dover. According to the NH Fiscal Policy Institute, rental prices in Dover have surged significantly in recent years, up nearly 32% between 2020-2024 [4]. It remains extremely challenging for low- and moderate-income households to find affordable units. Research also reveals "the missing middle," those who earn 80% or more of the Area Median Income (AMI) whose incomes are slightly too high to qualify for subsidized units-- but still do not earn enough to afford market priced homes. Overall inventory of affordable units is low, with insufficient new construction to meet the need; with high inflation and a surging economy, developers are hesitant to build low-margin affordable units when market-rate units offer a much stronger return on investment.

Developers also point to regulatory and policy barriers as impediments to affordable housing development. While Dover's local zoning laws are among the most progressive and forward-thinking in the State of New Hampshire, local restrictions and policies limit where affordable units can be built. This compounds when lengthy and costly discretionary approval processes for new developments are considered, as these add to construction costs and delay housing production. Limited funding for affordable housing initiatives and restrictive land-use policies hinder progress, which combined with community opposition to higher-density or low-cost housing developments can slow or block projects, despite efforts to educate residents on the benefits of such initiatives. Affordable housing projects that push the limits of allowable zoning in pursuit of greater density risk angering neighbors, whose collective action as NIMBYs (Not In My Backyard) can deter, delay, or halt further development of affordable housing.

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[3] https://nhfpi.org/blog/multiple-affordable-housing-barriers-adversely-impact-communities-adding-housing-expands-tax-base-beyond-key-costs/#:~:text=A%20confluence%20of%20interrelated%20factors,second%20homes%20and%20short%2Dterm

[4] https://nhfpi.org/blog/new-hampshire-rental-costs-continued-to-rise-in-early-2024-increasing-impacts-on-tenant-household-budgets/

Developing the pathways to enable affordable housing requires innovative development strategies and persistent engagement by developers, policy-makers, and citizens alike:

- Redevelopment or adaptive reuse projects (e.g., apartments at Tuttle Square, Washington Street Mill, Bellamy Mill Apartments, the Orpheum, etc.) demonstrate how repurposing underutilized buildings can create affordable units while preserving historical features.
- Innovation in existing spaces is another pathway to affordable housing.
- Dover has also promoted additional dwelling units (ADUs) as a way to increase housing supply.
- New financing programs, such as second-lien loans offered by Kennebunk Savings Bank, can help residents build ADUs affordably.
- Other housing types that have fallen out of favor, such as single-room occupancy (SROs), are also options; SROs are a type of low-cost housing with small, furnished single rooms for dwelling, with shared bathrooms and communal kitchens.

Dover's willingness to take on policy and regulatory reforms has also enabled development of affordable housing.

- By allowing "by-right" development of multi-family housing in certain zones, Dover has helped reduce regulatory and cost barriers by eliminating lengthy approval processes that would otherwise derail these projects.
- Dover's use of inclusionary zoning programs is also commendable-- offering incentives (density bonuses, variances, conditional use permitting) for developers who include affordable units in their projects has encouraged more development of both affordable and market-priced units. Increasing the overall inventory of housing is essential to ensuring all residents have appropriate housing throughout their lifetimes.

Another pathway exists through community engagement and education initiatives.

- By engaging community members as early as possible in the planning process, developers build trust and support for affordable housing projects, particularly when targeting distressed, blighted, or problem properties for redevelopment.
- Collaborative efforts with public-private partnerships between city officials, developers, and financial institutions are also essential pathways that help address barriers to housing development collectively.

If economic realities are one of the greatest barriers to affordable housing, the use of all available financial tools and creative financing models is the pathway to enabling its creation. This means using all state and local funding sources to make projects financially viable, using creative financing models and programs that allow homeowners to finance ADU or affordable unit construction to offer cost-saving opportunities for expanding housing options.

In summary, while Dover faces significant barriers to affordable housing-- high costs, restrictive zoning, and limited funding—there are pathways to enable development, like redevelopment and adaptive reuse projects; policy reforms; innovative financing tools; and community collaboration. By leveraging creative solutions, policy makers can ensure thoughtful development of housing for residents or all ages, incomes, and abilities

4.2 Zoning and Land Use Policies

In this section we review Dover's current zoning and land use policies:

The City of Dover has four Chapters regarding land use policy, including housing policy in their Code. These include Chapter 101 (Manufactured Home Parks), Chapter 153 (Site Review Regulations), Chapter 157 (Land Subdivision Regulations), and Chapter 170 (Zoning). Each year, the Planning Board (and in the case of Zoning, the City Council) reviews potential amendments to these Chapters to ensure the strategic plan, master plan, Council goals, and state statute are being followed.

Over the past several years, the City has been very active in responding to issues of housing. Since 2021, the Planning Board and City Council approved additional Zoning Amendments to reduce barriers to housing availability including:

- Allowing smaller homes to be built, without zoning relief, on lots smaller than 5,000 sf;
- Allowing more than one ADU, if the additional ADU is HUD rent restricted;
- Allowing conversion of single-family homes to two family homes, by right, in all single family zones if the home looks and operates like a single family home;
- Allowing new construction of two-family homes in the R-12 and R-40 single family districts;
- Removing the dimensional requirement for conversion of a two-family home in the urban multifamily district into a 3 or 4 family by special exception if the owner agrees the new units will follow HUD rent restrictions.

A non-Zoning action was to incorporate allowances for additional tax credit relief under the Community Revitalization Tax Credit Program for mixed use buildings downtown, if there are HUD rent rate units included.

As already noted, in 2023 and 2024, the City partnered with SRPC through the InvestNH Housing Opportunity Program (HOP), to do a regulatory audit of the zoning code and other land use regulations to look for opportunities to create additional density in the City. A full report was provided to the Housing Committee and amendments will start being recommended in 2025.

Currently, Dover allows multi-family housing in over half of the City, manufactured housing in most residential areas, a variety of densities throughout the city such as 1 unit per 2,000 s.f. of lot size in "urban" areas and 1 unit per 40,000 s.f. in "rural" areas, as well as rooming houses in the urbanized areas. Dover also incentivizes attainable housing through a Transfer of Development Right's Ordinance, which allows property owners to purchase density from lots elsewhere in the City. There are a variety of options such as some homes being size restricted, or allowing density increase if rent rates are restricted. Additionally, developers can build above 5 stories in the downtown area if additional units are HUD rent restricted.

Since 2010, the City has increased density by removing density calculation from residential projects downtown, allowing higher density in the Gateways into the Dover or if HUD restricted elsewhere, and allowing commercial/industrial properties to have residential density (1 unit per 2,000 s.f. of commercial building space) within industrial zones for new construction over 40,000 s.f.

For decades, Dover has recognized the value in creating commercial and residential mixed-uses. Within most non-residential zones, and in the Residential/Commercial Mixed Use Overlay district, the community has zoning that allows mixed use buildings, so long as there is commercial on the first floor of the building. This allows both commercial growth and high density residential options in the city such as Pointe Place.

Dover has allowed Accessory Dwelling Units or ADUs since 2010. Dover also allows Customary Home Occupations, which in many cases increases options for live/work. Finally, Dover does not have a "family" requirement for Single Family homes, nor do we prevent private leases between parties for rooms. If the life safety code is met, you may have multiple unrelated people sharing a home, so co-housing or similar tenancy can occur.

Several housing regulation topics are currently being discussed by the City for possible modification:

- **Transfer of Development Rights (TDR):** The Transfer of Development Rights (TDR) program has proven to be a tool for both increasing housing stock and conserving land. The flexibility of the existing TDR ordinance allows for creative design and development, making it a mechanism for addressing Dover's evolving housing needs.
- **Accessory Dwelling Units (ADUs):** Adjusting the ADU policy could create additional housing opportunities while enabling property owners to contribute directly to housing solutions.
- **Lot Restoration and Adjustments:** Lot restoration has been instrumental in supporting infill development throughout Dover, particularly when benefiting from non-conforming lot status. However, current regulations prevent property owners from applying for a lot line adjustment without forfeiting this status. Policy revisions could allow property owners to seek lot line adjustments that improve lot conformity while maintaining development eligibility.
- **Commercial Land Use and Housing Integration:** Dover could benefit from increased flexibility in commercial zoning requirements.

Additionally, the SRPC audit report included many specific suggestions for addressing city policies to increase housing stock, to encourage affordable housing development, and create programs to better match housing stock with those in need.

<u>1. Accessory Dwelling Units</u>

- Allow a second HUD Fair Market Rental unit in the R-40 District with provisions to maintain the R-40's rural character.
- Eliminate the requirement for dedicated off-street parking if located within walking distance of downtown, public transit or can be accommodated by another acceptable alternative parking solution.

<u>2. Conversion of Existing Dwellings</u>

- Review parking requirements for conversion units to reduce or eliminate if located within walking distance of downtown, public transit or can be accommodated by another acceptable alternative parking solution.
- Allow conversions of up to four units in the RM-U, CWD and HR Districts by right.
- Allow conversions of existing dwelling units in the Office, Hospital, and Little Bay Waterfront Districts.

3. New Two Unit Dwellings

- Allow two-family dwellings by right in the R-40 District with provisions to maintain R-40's rural character.

4. New Three – Four Unit Dwellings

- Allow 3-4 family dwellings in the H and R-12 Districts.
- Update the Special Exception and Conditional Use Permit criteria in RM-U and HR Districts, including a review of parking and setback requirements.
- In the R-40 District, allow by Special Exception (with existing density of 40,000 sf per unit) in areas with water and sewer or with lot areas that can meet onsite utility requirements.
- Consider a pause on impact fees to encourage new development.

5. New Multi-family Dwellings

- Consider revising the Conditional Use Permit language to clarify standards for ground floor residential units in the CBD General, CBD Mixed-Use and TOD.
- Consider allowing increased heights in the CBD to accommodate additional density.
- Incentivize the building of ADA-compliant units, with additional incentives for those who specialize in affordable housing and/or supportive housing for those with disabilities.

6. Other Development Types

- The City could consider allowing Emergency Shelters through Conditional Use Permit or Special Exception, possibly along Routes 108 and 155 (in the CBD, C & G zones).
- Include a sample or example yield calculation for Transfer of Development Rights
- Consider modifications to better support attainable (price-restricted) homes for purchase
- Consider further reducing the minimum lot size for RCM with TDR.
- Allow developments with HUD Fair Market Rental units to correspondingly reduce the commercial percentages required in the RCM overlay.
- Consider reviewing the RM-U and Office districts lot sizes so more lots are in conformity.
- Consider relaxing the non-conforming lot regulations in these districts to allow for more infill.

7. Housing Opportunity Zone

- The City could consider incorporating the HOZ overlay into the TDR, RCM, or Open Space Regulations to incentivize the development of affordable housing.

For additional examples to expand zoning options, see the SRPC recommendations in the appendix. These examples were developed by SRPC and are provided to inform local discussions.

4.3 Homelessness and Vulnerable Populations

The housing challenges in Strafford County are both acute and multifaceted, placing a significant burden on vulnerable populations, including individuals facing homelessness and housing insecurity. While Dover-specific data is not readily available, the figures presented below reflect housing issues across the entire county. Collecting and analyzing more localized data would enhance the ability to develop targeted and effective housing solutions tailored to the Dover community.

- Cost-burdened households—defined as those spending more than 30% of their income on housing—represent 31.87% of households in the county, a higher rate than the state and national averages. Renters are disproportionately affected, with 49% of renter households classified as cost-burdened. For homeowners, 34% of those with mortgages and 21% without mortgages fall into this category. High housing costs are compounded by a severe shortage of affordable units; less than 3% of the housing stock is priced below an affordable rent compared to 14% statewide, while vacancy rates remain at an all-time low of 1.4%.
- Housing quality also poses significant challenges. Over 31% of occupied housing units in Strafford County have at least one substandard condition, such as inadequate plumbing or kitchen facilities, overcrowding, or high housing costs relative to income. This trend, combined with higher rates of cost-burdened households and low vacancy rates, places additional pressure on residents, especially those with limited financial resources.
- Homelessness remains a pressing concern, with the number of people experiencing homelessness consistently outpacing the 170 shelter bed capacity for all of Strafford County. The Willand Pond Emergency Warming Center served 136 unique Individuals over the course of the 24-25 season. According to the NH Coalition to End Homelessness, these individuals are often at higher risk of health complications and mortality due to hazardous living conditions and limited access to care. While housing authorities in Dover, Rochester, and Somersworth manage Housing Choice (Section 8) Vouchers and other affordable housing programs, waiting lists for assistance extend up to three years, leaving many residents without immediate support. Expanding affordable housing options and addressing systemic barriers to stable housing are critical to improving outcomes for the region's most vulnerable populations.

4.4 Workforce Housing Needs

Workforce housing is defined as housing affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing is an essential resource that provides housing options for middle-income earners, like police officers, firefighters, teachers, health care workers, retail and service economy workers, and so on. These professions earn wages that often don't equal the costs of market-rate housing in their communities, which is crucial for maintaining a stable workforce and a healthy local economy. Households who need workforce housing may not always qualify for housing subsidized by the Low-Income Housing Tax Credit

(LIHTC) program or the Housing Choice Vouchers program (formerly known as Section 8), which are two major programs in place for addressing affordable housing needs.

As Dover's economy has grown, rents and mortgages have grown as well—but wages have not, and a large portion of Dover's workforce is priced out of nearby residences and must commute from other municipalities. This unravels the civic and social fabric by taking people's most precious commodity—their time—as lengthy commutes pull people away from their families, and deter their participation in civic, political, and community events. To mend this condition, we must make it possible for people at all income levels to work and live in Dover.

One workforce housing solution is employer-assisted housing (EAH). EAH programs can close the renter and homeownership affordability gap and allow workers to rent apartments and/or purchase homes in the communities they serve. In collaboration with local businesses, Dover should explore ways to raise awareness of EAH programs among employers, lenders, and community groups as a way to effectively leverage public and private funds to address housing affordability challenges and community revitalization.

4.5 Impact of Short-Term Rentals

Seasonal or vacation homes may also reduce available housing units. National 2020 estimates from the U.S. Census Bureau suggest seasonal units may constitute approximately half of vacant housing nationwide. In New Hampshire, the average rate of seasonal, recreational, or occasional use housing in 2020, the most recently available data with reliable municipal-level estimates, was estimated to be 8.8 percent, but at a municipal level, Dover was estimated to be at less than 1%.

While the use of seasonal or vacation homes is not a significant problem in Dover today, it will be important to ensure future housing policies account for the negative impacts that short term rentals can have on a community and to avoid them taking hold in Dover.[5]

[5] https://nhfpi.org/blog/multiple-affordable-housing-barriers-adversely-impact-communities-adding-housing-expands-tax-base-beyond-key-costs/#:~:text=A%20confluence%20of%20interrelated%20factors,second%20homes%20and%20short%2Dterm

5. Recommendations Related to the 2035 Community Vision – Pillar 4 Housing and Vision Elements

Goal - Pillar 4-1: Housing is affordable, and attainable to a variety of individuals, families, and households at a range of income levels.			
Deliverable	Timeline	Responsibility	Impact
Establish a Housing Commission in Dover, NH to address the city's current and future housing needs. The commission will create a comprehensive housing policy for the city and focus on strategies to ensure affordable, accessible, and sustainable housing options for all residents while supporting economic growth and community well-being.	End of 2025	City Council	Assess Housing Needs: Conduct a comprehensive assessment of current housing conditions, affordability, and future housing demand. Policy Development: Develop recommendations for housing policies that align with the city's Master Plan and long-term growth objectives. Community Engagement: Create opportunities for residents, stakeholders, and businesses to participate in the housing dialogue. Advocate for Funding: Identify and pursue funding opportunities, such as state and federal grants, for housing development and preservation.
Use available data on housing (inventory, pricing and affordability needs assessments, etc.) to determine concrete needs for Dover's housing stock, and then apply that data to drive policies that encourage development or reuse of the most-needed types housing.	Annual reporting and analysis; Biennial needs assessment	Housing Planner (data aggregator) Housing Commission (recommends policy)	Planning Dept uses data to drive developer incentives and shape zoning policies, influencing developers to build most-needed types of housing. Annual Out of Reach Report, Paycheck to Paycheck Database, State/local data on development

Goal - Pillar 4-1: Housing is affordable, and attainable to a variety of individuals, families, and households at a range of income levels.			
Deliverable	Timeline	Responsibility	Impact
Continue to offer an affordable component to all TDR applications. Offer increased density for affordable, workforce, and attainable units. Incentivize development for affordable/attainable priced homes (price restricted) for purchase. Reduce lot sizes and frontage requirements. Plans w/ greatest affordability are offered the greatest incentives.	NLT 2026; review annually, assess w/ biennial Housing Needs Assessment	Housing Commission Planning Dept Planning Board Dover City Council	Infrastructure costs are reduced through additional density. Developers build more affordable options w/ increased market rate unit density. Single Family Home construction often includes ADUs deed-restricted to HUD FMR rents. RSA 673:10 City Code, Ch 153, 157, 170
Relax ADU regulations to allow more flexibility.	End of 2025	Planning Dept Planning Board City Council	Improved affordability for current residents, especially those on fixed incomes, to be able to remain in remain in their homes with rental income either from the ADU unit or the main house. Home purchasers can qualify for a mortgage with anticipated ADU rental income and thus afford to purchase a home in Dover.
City of Dover to explore developing a housing assistance program for police, firefighters, teachers and other city employees in order to attract and retain quality candidates for Dover's open positions.	End of 2026	Housing Commission City Council	Dover has fully staffed Police, Fire and School Departments and can more easily attract quality candidates when openings do occur.
Conduct a Comprehensive Needs Assessment for Dover: The assessment will identify current and future housing needs, with a specific focus on underserved and vulnerable populations, and	Mid 2026	Planning Department	Analyze the current housing inventory, affordability, and gaps. Identify Vulnerable Populations: Highlight the needs of underserved groups such as low-income households, seniors, individuals

Goal - Pillar 4-1: Housing is affordable, and attainable to a variety of individuals, families, and households at a range of income levels.			
Deliverable	Timeline	Responsibility	Impact
provide data-driven recommendations to inform housing policies and programs.			with disabilities, and people experiencing homelessness. Forecast Future Demand: Predict housing needs based on demographic and economic trends. Support Strategic Planning: Provide actionable insights to guide the development of housing policies, programs, and funding decisions.
Craft a Balanced Housing Policy to address Dover's housing needs for inclusion in Dover's Master Plan. The goal is to promote equitable, sustainable, and diverse housing solutions that support affordability, accessibility, community growth, and economic development while preserving neighborhood character and environmental sustainability.	End of 2025	City Council/ Planning Board	Incentivize Affordable Housing: Propose tax incentives, density bonuses, or streamlined permitting for developers prioritizing affordable housing units. Develop a landlord incentive program in Dover, NH, that encourages property owners to accept housing vouchers by addressing common barriers such as financial risks and administrative burdens. The program will provide funding for security deposits, offer financial support for damage repairs, and streamline communication and processes to foster positive landlord-tenant relationships and expand affordable housing opportunities. Preserve Existing Housing Stock: Develop programs for the maintenance and rehabilitation of older homes. Conduct workshops, town hall meetings, and surveys to gather

Goal - Pillar 4-1: Housing is affordable, and attainable to a variety of individuals, families, and households at a range of income levels.			
Deliverable	Timeline	Responsibility	Impact
			public input on housing priorities. Collaborate with local organizations, businesses, and housing advocates to ensure broad representation.
Establish public-private partnerships (PPPs) to increase the development and availability of affordable and supportive housing in Dover, NH. These partnerships will leverage the resources, expertise, and capital of both the public and private sectors to address housing challenges while fostering innovation and cost-effective solutions.	Medium-Long Term	City Council/ Planning Board	Expand Affordable Housing: Increase the number of affordable units available for low- and moderate-income residents. Develop Supportive Housing: Provide housing paired with wraparound services for individuals with complex needs, including those experiencing homelessness, seniors, and individuals with disabilities. Leverage Resources: Combine public funding and incentives with private investment to maximize impact. Foster Collaboration: Build lasting partnerships between government, private developers, nonprofits, and community stakeholders.
Identify and study comparable communities across the country that have successfully expanded affordable housing and implemented effective programs to alleviate housing shortage. By analyzing best practices, Dover, NH can develop and adapt proven strategies to address local	Medium-Long Term	City Council/ Planning Board	Identify Comparable Communities: Locate cities or towns with similar demographics, economic profiles, and housing challenges to Dover, NH. Document Best Practices: Gather data on successful affordable

Goal - Pillar 4-1: Housing is affordable, and attainable to a variety of individuals, families, and households at a range of income levels.			
Deliverable	Timeline	Responsibility	Impact
housing challenges and improve services for vulnerable populations.			housing initiatives and homelessness alleviation programs. Assess Transferability: Evaluate which strategies can be adapted to Dover's unique needs and constraints. Inform Local Policies: Provide actionable recommendations based on proven models.
Explore modification to HUD restricted housing to include purchase option.	Mid 2026	Planning/ Housing Commission	Expands options for affordable home ownership.

Goal – Pillar 4.2. Diversity of housing options are available, including single family and multi-family homes, and safe, well-maintained rental units.			
Deliverable	Timeline	Responsibility	Impact
Approved plans are consistent with Dover Master Plan, reviewed to ensure inclusion of visual attractiveness; cohesion and connectivity throughout the entire city (walkability, bike lanes, public transit); thoughtful growth; and protecting and enhancing a vibrant urban core along with its surrounding residential neighborhoods, business districts, and rural residential, agricultural, and open lands.	Jan 2026	All Boards Housing Commission Planning Dept TRC Planning Board	Dover's development pleases residents, contributing to a more cohesive, visually appealing, and well-connected city. Ensures walkability, expanded bike lanes, and accessible public transit are prioritized, enhancing mobility and connectivity for all residents. Thoughtful growth strategies support a vibrant urban core while preserving the character and vitality of surrounding residential neighborhoods, business districts, and rural open spaces.

Goal – Pillar 4.2. Diversity of housing options are available, including single family and multi-family homes, and safe, well-maintained rental units.			
Deliverable	Timeline	Responsibility	Impact
			Promotes a balanced, sustainable city that reflects community values and supports long-term quality of life. RSA 673:10 City Code, Ch 153, 157, 170
Explore using fines from Code enforcement violations to contribute to housing related funds.	Medium-Long term	Housing Commission City Council	Offers a locally controlled revenue stream to support affordable housing development, enhancing long-term housing stability efforts.

Goal – Pillar 4.3. Housing types are interspersed to foster neighborhoods that are multigenerational and socioeconomically diverse.			
Deliverable	Timeline	Responsibility	Impact
Encourage a mix of housing stock by enabling special exceptions for mixed-styles of housing, with multifamily buildings and single-family homes side-by-side in projects of certain sizes.	Jan 2026	All Boards Housing Commission Planning Dept TRC Planning Board	A mixture of housing stock in neighborhoods enables a diversity of housing options while maintaining Dover's unique character. Developers innovate to include greater density and mixed affordability in new developments. Dover's stock of workforce housing enables residents to live/work/play in their community. RSA 673:10 City Code, Ch 153, 157, 170

Goal – Pillar 4.3. Housing types are interspersed to foster neighborhoods that are multigenerational and socioeconomically diverse.			
Deliverable	Timeline	Responsibility	Impact
Investigate and identify developers and nonprofits that have been successful in securing funding through the New Hampshire Housing Finance Authority (NHHFA) program for apartment complex developments as seen Rochester and other cities.	Intermediate	Planning Dept or Housing Commission	Identify successful strategies for NHHFA funding Improve future application competitiveness Ensure effective use of public funds Support the development of impactful affordable housing in Dover
Review and analyze Current Manufactured Home Park Codes in Dover.	2026	Planning Dept	Provide informed recommendations for updating Dover's codes to accommodate modern tiny homes or revamped manufactured home parks, fostering affordable housing solutions and ensuring regulations reflect current housing trends.
Analysis and Evaluation of Single Room Occupancy (SRO) Style Group Living Models as seen in Boston.	2026	Planning Dept or Housing Commission	Provide recommendations for improving or replicating the model, considering factors such as structured self-sufficiency support, resident participation, space utilization, and program effectiveness.
Review Design Evaluation of Apartment Buildings with Ground-Level Storefronts and ADA Apartments.	Long Term	Planning Dept AND Housing Commission	Evaluate the design's effectiveness in balancing residential and commercial needs, enhance accessibility for ADA residents, and provide actionable recommendations for optimizing and replicating this mixed-use model in future developments.
Review incentives for building housing units with a wide mix of incomes (Low-to moderate Income) to achieve Housing Integration.	Long Term	Planning Dept AND Housing Commission	This structured approach will provide a thorough evaluation of the integration of low-income housing in a multi-story condominium setting, offering insights into its success and

Goal – Pillar 4.3. Housing types are interspersed to foster neighborhoods that are multigenerational and socioeconomically diverse.			
Deliverable	Timeline	Responsibility	Impact
			potential for wider application in future housing developments.

Goal – Pillar 4.4. We are supporting varying housing needs including availability of one-level housing, assisted living, and long-term care options to meet the needs of residents of all ages and abilities.			
Deliverable	Timeline	Responsibility	Impact
Offer the greatest possible incentives for accessible and supportive housing developers. Use all legal, financial, and planning tools to promote ADA-compliant, single-story, accessible and "ADA-ready units" development. Offer incentives for mixed use multi-family units with assisted-living, long-term care, or memory care facilities in the same neighborhoods.	2026; review annually, assess w/ Biennial Housing Needs Assessment	Housing Commission Planning Dept Planning Board Dover City Council	Supportive and accessible housing development measurably increases. Developers innovate to offer accessible and supportive multifamily units, and single-story accessible homes, in neighborhoods with mixtures of multifamily and single-family units; increased development of assisted, long-term, nursing, and memory care facilities. RSA 673:10 City Code, Ch 153, 157, 170

Goal – Pillar 4.5. Housing and property taxes are affordable to older residents on fixed incomes seeking to age in place in Dover.			
Deliverable	Timeline	Responsibility	Impact
Develop, enhance or expand Senior Property Tax Relief Program specifically for older residents on fixed incomes.	End of 2025	City of Dover Tax Assessor's Office, Senior advocacy groups, local Nonprofits	Reduces the financial burden of property taxes, allowing seniors to remain in their homes.

Goal – Pillar 4.5. Housing and property taxes are affordable to older residents on fixed incomes seeking to age in place in Dover.			
Deliverable	Timeline	Responsibility	Impact
Create Affordable Senior Housing Development Incentives: Encourage the development of affordable, age-friendly housing units through zoning incentives and public-private partnerships.	Intermediate	Dover Planning and Zoning Departments, Private Developers, State Housing Agencies	Expands affordable housing options tailored to older residents' needs. Ensure proximity to healthcare, public transit, and community amenities. Provide density bonuses, tax abatements, or expedited permitting for developers building senior housing.
Establish "Aging in Place" Home Modification Grant Program: Create a grant or low-interest loan program to assist older residents in making their homes more accessible and energy-efficient.	Intermediate	Dover Community Development Office. State and Federal Housing Programs (e.g., NHHFA, Local Charities	Improves safety, comfort, and affordability, enabling seniors to age in place. Funding for modifications such as ramps, grab bars, stairlifts, and weatherization improvements. Partnerships with local contractors for affordable services.

Goal – Pillar 4.6. Housing in the downtown area is available for walkable, car-less living.			
Deliverable	Timeline	Responsibility	Impact
Explore options to address "last mile" deficiencies.	Medium-Long term	Housing Commission	Increases access to jobs, education, healthcare, and essential services.
Consider incorporating elements of "15-minute cities" to enhance neighborhood livability.	Medium-Long term	City Council/ Zoning Department	Reduces environmental impact, improves quality of life, and promote equity by ensuring that all residents — regardless of income or background — have convenient access to daily necessities.

Goal – Pillar 4.7. Large single-family housing can be converted into multi-family housing where appropriate.			
Deliverable	Timeline	Responsibility	Impact
Consider expansion to Allow 2-4 family units by right in the R-40 district with provisions to maintain R-40's rural character.	2026	Planning Board	Building density and adding units, without impacting rural character.

Goal – Pillar 4.8. Housing is available to adults with disabilities.			
Deliverable	Timeline	Responsibility	Impact
Use all legal, financial, and planning tools to promote ADA-compliant, single-story, accessible, and "ADA-ready units" development. Provide incentives for accessible and supportive housing developers.	2026; review annually, assess w/ Biennial Housing Needs Assessment	Housing Commission Planning Dept Planning Board Dover City Council	Supportive and accessible housing development measurably increases. Developers innovate to offer accessible and supportive multifamily units, and single-story accessible homes, in neighborhoods with mixtures of multifamily and single-family units. Increased development of assisted, long-term, nursing, and memory care facilities. RSA 673:10 City Code, Ch 153, 157, 170

Goal – Pillar 4.9. High quality healthcare and specialists, including behavioral and mental healthcare, are accessible and available to all community members.			
Deliverable	Timeline	Responsibility	Impact
City of Dover to develop a housing assistance program for private employers in order to attract and retain quality candidates for regional open positions.	End of 2026	City of Dover Local coalitions and housing partners	Dover has adequate workforce can more easily attract quality candidates when openings occur.

Goal – Pillar 4.10. Low-barrier shelter and support services are available and utilized by people experiencing housing insecurity and homelessness.			
Deliverable	Timeline	Responsibility	Impact
Establish/Expand Low-Barrier Shelters: Develop or enhance shelters that prioritize access by minimizing entry requirements, such as sobriety, income, or ID.	Short term	Shelter providers, Municipal governments, Continuum of Care (CoC) organizations	Increased access to safe, temporary housing for individuals and families, leading to a reduction in unsheltered homelessness.
Enhance Support Services Integration: Provide wraparound services, including case management, mental health support, substance use treatment, job training, and healthcare, directly at shelter sites or through partnerships.	Ongoing	Shelter providers, social service agencies, State agencies (e.g., NH Department of Health and Human Services), community partners	Improved stability and pathways to permanent housing for shelter residents.
Community Outreach and Awareness Campaigns: Educate communities and potential service users about the availability and benefits of low-barrier shelters and services.	Short Term, Ongoing	CoC organizations, local housing advocacy groups, Media partners, local governments	Increased utilization of shelters and reduction of stigma around homelessness.

Goal – Pillar 4.10. Low-barrier shelter and support services are available and utilized by people experiencing housing insecurity and homelessness.			
Deliverable	Timeline	Responsibility	Impact
Measure and Track Outcomes: Develop metrics to monitor shelter usage, housing placement rates, and individual outcomes post-shelter stay.	Short Term, Ongoing	Shelter operators, CoC data teams, Academic or Research Institutions, Funders	Evidence-based improvements in service delivery and funding allocation.
Expand Funding Sources: Advocate for increased funding from public and private sources to sustain and scale low-barrier shelters and services.	Immediate to Short Term, Ongoing	Nonprofit Organizations, Municipal Governments, Philanthropic Organizations, State Legislators	Long-term sustainability of low-barrier shelters and associated services.
Create sanctioned campgrounds for homeless individuals in Dover, NH. These campgrounds will provide essential services, including showers, laundry facilities, garbage collection, and transportation, offering a safe and dignified living environment while facilitating access to supportive resources and pathways to permanent housing.	Intermediate	City Council/ Nonprofit organizations	Provide Safe Shelter: Offer a secure and designated space for homeless individuals to reside temporarily. Improve Quality of Life: Ensure access to basic amenities like hygiene facilities and waste management. Connect to Resources: Provide transportation to facilitate access to social services, healthcare, and employment opportunities. Promote Community Well-being: Reduce unauthorized encampments and their associated impacts on public spaces and safety.

Goal – Pillar 4.10. Low-barrier shelter and support services are available and utilized by people experiencing housing insecurity and homelessness.			
Deliverable	Timeline	Responsibility	Impact
Create respite beds in Dover, NH, designed to provide short-term, safe, and supportive accommodations for individuals experiencing homelessness who are recovering from illness, injury, or medical treatment. Respite beds bridge the gap between healthcare services and permanent housing, ensuring vulnerable individuals receive the care and rest they need to recover and rebuild stability.	Medium-Long term	City Council/ Planning	Improve Health Outcomes: Provide a safe space for recovery after medical care, reducing readmissions and emergency room visits. Support Vulnerable Populations: Offer services tailored to the needs of medically fragile individuals experiencing homelessness. Integrate Services: Facilitate access to healthcare, case management, and housing support. Relieve Healthcare System Strain: Reduce the burden on hospitals and emergency services by providing an appropriate care setting.

Goal – Pillar 4.11. Creative housing solutions, incorporating the 'housing first' model of shelter and case management, that meets the needs of residents experiencing homelessness or housing insecurity.			
Deliverable	Intermediate	Responsibility	Impact
Expand Short-Term Rental Assistance Programs: Increase funding and accessibility to short-term rental assistance for individuals and families facing eviction due to income loss or unforeseen financial hardship.	Short Term, Ongoing	Local housing authorities, CAPSC, City Welfare offices	Prevent evictions and reduce homelessness by helping households maintain their housing. Maintaining housing is more cost-effective than rehousing individuals.
Establish Landlord Education and Support Program: Implement educational resources and training for landlords to identify early	Short term	Local housing authorities, CAPSC, City Welfare offices	Educate landlords on eviction prevention strategies and resources to support tenants, stabilizing households and reducing evictions.

warning signs of tenant struggles, communicate effectively, and collaborate with social services.			
Expand Homeless Prevention Services and Record-Clearing Clinics: Broaden the scope of services addressing the root causes of homelessness, including assistance with clearing criminal records and providing tailored case management.	Ongoing	Local housing authorities, CAPSC, Police Department, City Welfare offices, Legal Aid	Provide families with resources to remain housed, reduce barriers to housing for individuals with criminal records, and promote long-term self-sufficiency.

Goal – Pillar 4.12. Collaborative public and private partnerships address homelessness and housing needs in Dover, including supportive resources and specialists within local government and departments.			
Deliverable	Intermediate	Responsibility	Impact
Dover should establish and fund a Land Trust to provide appropriately located land for development of affordable and low-income housing.	Long term	City Council/ Planning Department	Creates a stable, community-controlled mechanism for preserving land for affordable housing. Ensure development occurs in appropriate, well-connected locations—close to jobs, schools, and transit, advancing equity and access.
Local landlords ensure that those awarded vouchers have a choice of affordable, accessible, conveniently located living units of various sizes.	Medium Term	Planning Dept, Housing Commission, Housing Authority, CAPSC	Offers attainable housing options for families of diverse income levels, enabling residents to live in communities that align with their preferences and meet their housing needs.

Goal – Pillar 4.12. Collaborative public and private partnerships address homelessness and housing needs in Dover, including supportive resources and specialists within local government and departments.			
Deliverable	Intermediate	Responsibility	Impact
Determine next steps with the SRPC inventory of buildable large tracts of land that are buildable	Medium to Short Term	Strafford Regional Planning & Planning Dept.	Include landowners in the long term planning of housing, schools, recreation and open space in the city.
Bring together local developers to discuss their financial needs and building code restrictions with local employers (hospital, restaurants, retail, schools) sharing the housing needs and support service needs (medical, child care, transportation) required to attract employees.	Medium Term	Housing Commission	Provide "cooperative" housing development of affordable and workforce housing apartments and condominiums to allow employees to live near where they work, and support services are available and convenient to home and work.
Conduct a series of group discussions, round tables, think tanks with local professionals (local housing developers, landlords, property managers, assisted housing agencies, social service providers, municipal and county welfare officials) and seek their opinions on how best to deal with homelessness and how to best build quality affordable housing.	Immediate to Short Term, Ongoing	Planning Dept, Housing Commission, Housing Authority, CAPSC	Consider the advice of professionals dealing with housing concerns every day. Develop new relations and possibly create new partnerships.
Hire a full-time, dedicated housing grant writer to secure funding for affordable housing development, supportive housing programs, and other housing-related initiatives in Dover, NH. A dedicated grant writer will enhance the city's ability to identify, apply for, and	Short-term (1st year)	City Council/City Manager	Increase Funding: Secure federal, state, and private grants to address Dover's housing needs. Support Housing Development: Provide financial resources for creating affordable and supportive housing.

Goal – Pillar 4.12. Collaborative public and private partnerships address homelessness and housing needs in Dover, including supportive resources and specialists within local government and departments.			
Deliverable	Intermediate	Responsibility	Impact
manage grants, ensuring sustainable financial support for critical housing projects.			Streamline Grant Management: Ensure compliance with grant requirements and improve reporting efficiency. Enhance Collaboration: Work with city departments, nonprofits, and private developers to pursue funding opportunities.

6. Conclusion

6.1 Summary of Recommendations

The Ad-Hoc Committee to Address Community Housing Needs has conducted extensive research, stakeholder engagement, and policy analysis to develop strategic recommendations that will ensure Dover's housing landscape remains accessible, affordable, and sustainable. Key recommendations include:

1. Commit to Addressing Housing Needs through City Housing Commission
    - Creation of standing Housing Commission to oversee affordable housing policy, grant funds, advising of community, and oversight of existing and incoming housing related funding
    - Serve as an advising body for residents, businesses and developers for a more holistic growth in Dover
    - Oversight of consistent application of housing related incentives included TDR, 79E, Housing Opportunity Zones, and any other incoming state-wide housing programs
    - Expected deliverables include yearly update of community impact, creation and oversight of housing opportunity zone mapping, consistent policies of housing incentivization programs, housing champion designation oversight, liaison with Assistant City Planner of Housing & Community Development
    - Chartered with commission including, but not limited to: A renter representative, a developer representative, a landlord representative, a property owner representative, a representative from DBIDA, a school board member, a representative from the planning or zoning boards, a city council member, with

ex-officio membership from Dover Housing Authority and Community Action Partnership of Strafford County

- Award oversight of the creation and updating of housing related chapters in the master plan including the Land Use Chapter, Community Vision, and possibility of a housing-specific chapter

2. Expand Affordable and Workforce Housing
    - Require affordable housing components in new developments.
    - Incentivize ADUs, mixed-use housing, and multi-family housing through regulatory adjustments.
    - Support creative financing solutions for homebuyers and renters, including workforce housing initiatives.
3. Revise Zoning and Land-Use Policies
    - Reduce minimum lot sizes and allow denser housing development in targeted areas.
    - Encourage adaptive reuse of underutilized commercial and industrial spaces for residential housing.
    - Implement inclusionary zoning policies to ensure a balanced mix of housing options.
4. Address Homelessness and Housing Insecurity
    - Expand low-barrier shelters and supportive housing programs.
    - Create a housing assistance program to help cost-burdened residents remain in their homes.
    - Partner with regional organizations to develop transitional housing solutions.
5. Strengthen Public-Private Partnerships
    - Establish Employer-Assisted Housing Programs to retain essential workers in Dover.
    - Expand funding for public-private affordable housing projects.
    - Work with local landlords to increase participation in Housing Choice Voucher programs.
6. Enhance Community Engagement and Housing Education
    - Increase public awareness campaigns on housing policies and affordability solutions.
    - Involve local businesses, schools, and community organizations in housing discussions and advocacy.
    - Conduct regular housing needs assessments to guide future policy adjustments.

6.2 Call to Action

Dover is at a critical juncture in addressing its housing challenges. The committee urges the City Council, planning officials, business leaders, and residents to work together in implementing these recommendations. The success of these initiatives depends on a unified, citywide commitment to:

- Adopt progressive housing policies that foster economic growth and social equity. Publicly commit to growing housing for all outlined in the community vision and in the upcoming Land Use Master Plan Chapter.
- Prioritize investments in housing infrastructure and support programs for vulnerable populations.
- Engage residents in housing discussions to ensure broad community support.
- Hold developers and policymakers accountable for delivering results that align with Dover's long-term housing goals.

The committee calls upon city leadership to act with urgency and intention in making these recommendations a reality.

6.3 Next Steps

To ensure immediate progress, the following action items are recommended for 2025 and beyond:

1. City Council Review & Adoption
    - Present this report to the City Council for formal approval.
    - Integrate key recommendations into the City's Master Plan and upcoming policy decisions.
2. Policy Implementation & Zoning Adjustments
    - Revise zoning and land-use policies in collaboration with the Planning Board including possible implementation of Housing Opportunity Zones.
    - Develop a comprehensive Housing Plan that includes financial and regulatory incentives.
3. Housing Development & Investment
    - Secure state and federal funding for affordable and workforce housing initiatives.
    - Identify and fast-track development projects that align with housing goals.
4. Community Engagement & Education
    - Launch public workshops and informational sessions on housing initiatives.
    - Strengthen partnerships with local businesses, nonprofits, and housing advocates.
5. Annual Housing Progress Review
    - Establish a Housing Commission to oversee progress and report to the City Council annually.

- Continuously evaluate the effectiveness of new policies and make adjustments as needed.

By taking decisive action now, Dover can become a regional leader in innovative, inclusive housing solutions that benefit all residents, businesses, and community stakeholders. The future of housing in Dover depends on our collective commitment to ensuring affordability, accessibility, and sustainability for generations to come.

7. Appendices

7.1 Housing Terms Glossary

- **15-minute Cities:** An urban planning concepts where all essential needs can be accessed within a 15-minute walk or bike ride from a person's home.
- **Accessory Dwelling Unit (ADU)**: A secondary housing unit on a single-family residential lot, often used as an affordable housing option or for multigenerational living.
- **Adaptive Reuse**: the process of repurposing old or existing buildings for new uses, different from their original design or function.
- **Affordable Housing**: Housing units affordable to households earning 80% or less of the area median income (AMI), often with costs not exceeding 30% of gross income.
- **Area Median Income (AMI)**: The median household income for a region, used to determine eligibility for affordable housing programs.
- **Attainable Housing**: Attainable housing refers to housing that is affordable to moderate- or middle-income households, typically those earning between 80% and 120% of the Area Median Income (AMI). Unlike affordable housing, which is often subsidized and targeted at lower-income households, attainable housing is generally unsubsidized and priced so that middle-income workers—such as teachers, healthcare providers, and public safety personnel—can realistically afford it without public financial support.
- **Continuum of Care (CoC)**: A coordinated regional system for addressing homelessness, including prevention, outreach, housing, and supportive services.
- **Emergency Shelter**: A facility that provides temporary or transitional shelter for the homeless in general or for specific populations.
- **Employer Assisted Housing (EAH)**: programs or benefits provided by employers to help their employees afford housing. These initiatives are often designed to make it easier for employees to live near their workplace, reducing commute times and improving quality of life.
- **Homeless (as defined by HUD)**: An individual or family lacking a fixed, regular, and adequate nighttime residence or living in a shelter, institution, or place not designed for sleeping.
- **Housing Choice Vouchers**: See also Section 8 Vouchers. A federal program that provides rental assistance to low-income households by subsidizing a portion of rent in privately-owned housing.
- **Housing Density**: The number of housing units per acre of land, used to describe how concentrated housing is in a given area.
- **Housing First**: A strategy prioritizing providing permanent housing to people experiencing homelessness as a foundation for addressing other challenges.
- **HUD (United States Department of Housing and Urban Development)**: The federal agency overseeing national housing programs, policies, and assistance.
- **Inclusionary Zoning**: A policy requiring or incentivizing developers to include a certain percentage of affordable housing units in new developments.
- **Last Mile Deficiencies:** the gap between a public transit stops (like a bus or train station) and a person’s final destination, such as their home, workplace, or school.
- **Lot Restoration and Adjustments**: The State of New Hampshire legislature has approved a statute that provides that lots “involuntarily merged” prior to September 29,

2010 shall be restored to their premerger status upon request of the owner provided the City cannot prove that the merger was voluntary.

- **Low-Income**: At or below 80% of the area median adjusted income.
- **Low-Income Housing Tax Credit (LIHTC)**: A federal program offering tax credits to developers to incentivize the construction or rehabilitation of affordable housing.
- **Market-Rate Housing**: Housing that is rented or sold without any income restrictions, priced based on supply and demand.
- **Missing Middle:** those who earn 80% to 120% of the Area Median Income (AMI) whose incomes are slightly too high to qualify for subsidized units-- but still do not earn enough to afford market priced homes.
    - The term missing middle in housing refers to a range of multi-unit or clustered housing types—such as duplexes, triplexes, fourplexes, townhouses, cottage courts, and small apartment buildings—that are compatible in scale with single-family homes and fill the gap between detached single-family houses and large apartment complexes
- **Mixed-Use Development**: Developments combining residential, commercial, and/or industrial uses, designed to reduce sprawl and encourage walkability.
- **Overlay District**: A zoning tool that applies specific regulations to a designated area, supplementing the existing zoning.
- **Section 8 Voucher**: A federal program that provides rental assistance to low-income households by subsidizing a portion of rent in privately-owned housing. See also Housing Choice Vouchers.
- **Shelter**: Housing, with varying levels of services, for people who are homeless.
- **Single Room Occupancy (SRO)**: A residential property that includes multiple single-room dwelling units for occupancy by eligible individuals.
- **Supportive Housing**: Housing that combines affordable units with support services for individuals with disabilities, mental health conditions, or experiencing homelessness.
- **Supportive Services (as defined by HUD)**: Services that assist homeless participants in the transition from the streets or shelters into permanent housing and help them live successfully in housing.
- **Transfer of Development Rights** (TDR): 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.
- **Very Low-Income**: Between 30% and 50% of the area median adjusted income.
- **Workforce Housing**: Housing targeted to moderate-income workers earning up to 120% of the AMI for a region, including rental and ownership options. Workforce housing is defined as housing affordable to households earning between 60 and 120 percent of area median income (AMI).
- **Wraparound Services**: A unique set of community services and natural supports designed to achieve a positive set of outcomes.
- **Zoning Ordinance**: Local regulations governing land use, including types and density of housing allowed in different areas.

7.2 SRPC Regulatory Audit

The Stafford Regional Planning Commission conducted a regulatory audit of the City of Dover's Zoning Ordinance and made recommendations. That audit can be found here: SRPC Regulatory Audit.

7.3 SRPC Housing Needs Assessment

The Stafford Regional Planning Commission compiled a Housing Needs Assessment in 2023, analyzing and identifying the housing needs of residents in our region. That assessment can be found here: SRPC Housing Needs Assessment.

7.4 Summary of Community Engagement 2023-2024

Community Engagement & Public Events

- National Night Out (August 6, 2024):
  - Staffed a Planning Department booth to discuss housing and conservation initiatives.
  - Engaged families and community members who are harder to reach through traditional outreach channels.
  - Received positive feedback on Dover's balanced development approach and commitment to affordability.
- Dover 400 Block Party & Farmers Market (2023-2024):
  - Hosted booths with interactive engagement exercises and informational materials on Dover's housing policies.
  - Conducted a 3-question virtual survey to gather public input on housing affordability and homelessness.
  - Distributed pocket-sized informational booklets ("Housing in Dover" branded materials).
- Apple Harvest Day (October 5, 2024):
  - Hosted a Planning and Community Development booth to solicit resident feedback on housing initiatives.
  - Conducted a sticker board exercise and online survey to gather community insights on housing challenges.
- "Where We Live" Workforce Housing Tour (August 27, 2024):
  - Participated in a site tour of a new residential development at Sophie/Banner Drive.

    - Discussed Dover's Transfer of Development Rights (TDR) ordinance and its role in housing development.
- Shift the Seacoast: Neighbor to Neighbor Pilot (October 26, 2024):
    - Presented on Dover's housing market trends, affordability challenges, and cost of living.
    - Featured speakers included residents with lived experiences of homelessness and educators addressing financial displacement of families.
    - Event hosted in collaboration with Home For All's grassroots advocacy initiative.

Stakeholder Outreach & Interviews

- One-on-One Stakeholder Interviews (2023-2024):
    - Conducted multiple interviews with residents, real estate professionals, business owners, developers, and bankers.
    - Met with members of the Committee of Racial Equity and Inclusion to explore housing policy collaboration.
    - Targeted outreach on zoning changes, ADU financing, lead paint remediation, and attainable housing policies.
- Dover Public Schools Social Justice Program (2024):
    - Partnered with local teachers to introduce housing and food security topics in a 4th-grade social justice program.
    - Planning for Planning Department staff and housing experts to participate in student discussions.
- Strafford County Ending Homelessness Committee (2023-2024):
    - Co-presented at multiple committee meetings on Dover's efforts to preserve and incentivize attainable housing.
    - Joined the Legislative and Policy subcommittee to monitor state and federal housing policies.
    - Ongoing planning for a "Community Conversation on Homelessness" event to engage the public and policymakers.

Housing & Policy Development Work

- Housing Committee Formation & Engagement (2023-2024):
    - Established Ad-Hoc Housing Committee to guide community engagement and oversee housing-related land use proposals.
    - Conducted research on housing needs, zoning reforms, and financial incentives.
    - Met with Peterborough's Planning Department to study best practices in community housing initiatives.

    - Secured City Council approval for a term extension to allow alignment with ongoing housing grant programs.
- ADU (Accessory Dwelling Unit) Financing Project (2023-2024):
    - Conducted outreach with local credit unions, NH Housing Finance Authority, and the Community Loan Fund.
    - Explored statewide financing strategies for ADUs and attainable housing solutions.
    - Assisted York Community Service Association (YCSA) in hosting an ADU financing webinar.
- Attainable Housing Inventory (2024):
    - Created a city-wide inventory of housing units available at affordable rates.
    - Identified units with affordability restrictions due to Housing Authority ownership, LIHTC financing, and Housing Choice Vouchers.
- Zoning Amendments & Land Use Policies (2023-2024):
    - Successfully proposed and adopted zoning amendments to allow Residential-Commercial Mixed Use (RCM) Overlay on lots with 20 acres (previously 25 acres).
    - Began drafting new housing definitions, including policies for Emergency Shelters and Community Residences.
    - Proposed revisions to ADU regulations, including removing garage requirements and allowing easier ADU conversions.
    - Initiated updates to the Transfer of Development Rights (TDR) Ordinance to encourage more attainable housing projects.

Regional & Statewide Housing Advocacy

- Participation in NH Housing Policy Discussions (2023-2024):
    - Served on boards for Home For All, Workforce Housing Coalition, and Home For Now (a family shelter acquired by CAPSC).
    - Participated in NH Bankers Association housing work group to explore creative financing solutions.
    - Met with NH Housing, DHHS, and BEA to address land use implications of new lead safety certification requirements.
    - Presented at the NH Municipal Association Mayors Roundtable on housing policies and planning approaches.
- Legislative & Regulatory Discussions (2023-2024):
    - Attended a General Court Hearing on Student Housing to provide a municipal planning perspective.

- Hosted a TEFTRA Hearing for the redevelopment of McIntosh College into affordable housing.
- Assisted with CDBG program updates, working with city attorneys and planners to improve funding applications.

7.5 Housing Needs Survey and Analysis: Linked here.

7.6 Housing Champion Program Guidance: Linked here.

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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment
NOTICE OF DECISION

August 28, 2025

RY Development, LLC
290 Heritage Ave. Suite 1
Portsmouth, NH 03801

Re: **ZONE-2025-0028 – 99 Knox Marsh Road (Tax Map H, Lot 34)**

Dear Mr. Robbins,

Please be advised that after a public hearing on Thursday, August 21, 2025, the Zoning Board of Adjustment ("ZBA") voted 5-*0 to* ***APPROVE*** a Variance from **Sections 170-32.(E)(1), 170-32(F)(2)(b)(2), 170-32(F)(2)(b)(3), 170-32(E)(5)(a),** of the Zoning Ordinance, to allow the development containing a mixed-use project with two (2) buildings each containing eighty (80) units, for a total of one hundred sixty (160) residential apartment units. This variance was granted with the following condition.

1. After the date of expiration of any of the current owner's (of 99 Knox Marsh Rd.) Land Use Restriction Agreement ("LUMR") with New Hampshire Housing, the owner(s) of record shall either recapitalize through New Hampshire Housing using the 60% AMI figure, or, should the owner(s) of record choose not pursue recapitalization through New Hampshire Housing, all 160 units will automatically be restricted to the applicable HUD Fair Market Rent value in perpetuity.
2. Condition one (1) shall be memorialized as a Developer's Agreement with the City of Dover and as a deed restriction to be recorded at the Strafford County Registry of Deeds prior to the issuance of any Certificate of Occupancy for any building on 99 Knox Marsh Rd. or Tax Map H, Lot 34.

Note: The City Council, any party to the action, or any person directly affected has a right to seek rehearing and thereafter appeal the ZBA's determination by timely following the procedural requirements outlined within New Hampshire statutes. *See generally* New Hampshire Revised Statutes Annotated, Chapter 677, *available at*: https://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV-677.htm

If you have any questions, please do not hesitate to contact us directly at: (603) 516-6008.

Sincerely,

Paul R. Crouser
Zoning Administrator, Assistant City Planner

Enclo.: Donna Benton, AICP — Director of Planning and Community Development
James Maxfield — Building Official
Michelle Dube — Inspection Services Office Manager
Donna Langley — City Assessor
Bruton & Berube, PLLC

SITE REVIEW REGULATIONS NARRATIVE
RCM OVERLAY DISRICT
§153-16
for
RY Development, LLC
MIXED USE DEVELOPMENT
Tax Map H, Lot 34
Knox Marsh Road

§ 153-16. Design standards for Residential-Commercial Mixed-Use (RCM) Overlay District.

A. Purpose. The purpose of these regulations is to promote flexibility in large-scale, mixed-use developments by considering project proposals based upon a comprehensive, integrated and detailed plan rather than the specific constraints applicable to piecemeal, lot-by-lot development under conventional zoning requirements. A mixed-use development should improve the quality of new development by encouraging attractive features and promoting quality site design.

B. Nonresidential site planning. Planning for mixed-use development on a site encompasses items such as its relationship to surrounding uses, building orientation on the site, pedestrian and vehicular circulation and efficiency of parking areas, screening of loading and utility areas, and the design of landscaping, signage and lighting.

(1) Contextual relationship.

(a) The commercial portion of the development should be of an appropriate scale, setback and building height. Multistory commercial buildings should incorporate lower scale, single-story elements and/or greater setbacks adjacent to existing and future single-family development. **There is one commercial building designed for this site located to the left of the access drive. This commercial building is single-story and architecturally similar to the proposed residential buildings located to the right of the access drive.**

(b) Orient support uses, such as trash enclosures, compactors, truck loading areas and outdoor storage, away from residential uses to the extent practical. **"Support Uses" will be located to the rear of the commercial building and will be screened from the residential buildings.**

(2) Building orientation.

(a) Locate pad buildings closer to arterial intersections to provide a strong visual and pedestrian relationship to the project. When practical, locate some parking and service functions behind the building. **The two residential buildings are located closer to the road with all of the residential parking spaces located to the rear of the two buildings. The proposed commercial building is situated further back from the road with half of its parking located in front of the building and half to the rear.**

(b) In multi-building projects, organize the site layout to provide functional pedestrian spaces and landscaping amenities. **The site is designed with the commercial building separated from the two residential buildings by the access drive and travel aisle. There will be a landscape/lawn area defining the separation of the areas.**

(3) Pedestrian amenities.

(a) Wherever practical, design attractive and convenient pedestrian and bicycle access to streets.
Acknowledged. Consideration will be given during the site review process.

(b) Design sites to minimize pedestrian and vehicular conflicts. Where pedestrian circulation paths cross vehicular routes, provide a change in paving materials, textures or colors to emphasize the conflict point.
Details for this item will be considered and addressed during the site review process.

(c) Enhance and encourage connection between the residential and commercial components.
Relationship between the residential and commercial components is to be determined and will be addressed appropriately.

(d) Accessible parking spaces should be convenient to building entries.
Accessible parking is being provided at all building entrances.

(e) Provide convenient bicycle parking in locations that do not interfere with pedestrian circulation.
Location for this item is to be determined and will be addressed during the site review process.

(f) Allow for outdoor dining and/or other amenities to enliven plazas and open-space areas.
Amenities to be determined during the site review process.

(4) Vehicular circulation and parking.

(a) To promote safe pedestrian access, provide sidewalks and not head-in parking spaces directly in front of large individual retail tenants over 30,000 square feet (with the possible exception of handicap-accessible spaces). **Not applicable.**

(b) Strive to minimize driveway cuts on arterial streets by providing vehicular cross-access easements and shared access driveways between adjacent commercial projects.
One shared access driveway is designed for this mixed-used site development. Surrounding commercial properties are accessed via Sumner Drive.

(c) Traffic calming devices are encouraged in the interior of a site to enhance safety. **Acknowledged.**

(d) Use appropriate landscaped parking lots to break up the mass of large parking lots. Refer to § 153-14G, Landscaping, for specific landscaping requirements of parking lots. **This design detail will be addressed during the site review process. Parking spaces are currently designed to be small groups surrounded by lawn/landscaped areas.**

(5) Outdoor display areas. On final site plans, identify the location of all proposed outdoor display and sales areas, including what type of items would be sold. Their location should not displace required parking and pedestrian or landscaping areas. **There will be no outdoor displays.**

(6) Signage.

(a) Locate freestanding signs on low planter walls or design monument signs to incorporate distinctive elements of the architectural style or theme of the development. **Not applicable.**

(b) Design and locate signage to be visible from both pedestrian and vehicular areas.
Location and design of this item will be determined and addressed during the site review process.

(c) Provide building signage that is proportional to the scale of the tenant facade. All building and freestanding signs should be designed to further the design theme of the building and be consistent with any sign package. **Acknowledged. Details to be determined during site review process.**

(d) Paint sign backgrounds and sign cabinets to complement building colors. **Acknowledged.**

(7) Landscaping and grading.

(a) Design the project landscape theme to complement and enhance project architecture.
Acknowledged. A landscape plan will be generated during the site review process.

(b) Provide a raised landscaped median at major entrances from arterial streets to separate ingress lanes from egress lanes.
Acknowledged. Design of such a structure will be determined and addressed during the site review process.

(c) For the overall site, use a mixture of deciduous and evergreen trees.
Acknowledged. A landscape plan will address this detail during the site review process.

(d) If retaining walls in retention basins are necessary, they should be landscaped to reduce their visual scale.
Acknowledged. To be determined, if necessary, during the site review process.

(e) Design retention basins that are visible from public streets and common open spaces to avoid a "bathtub" or linear channel appearance through landscaping.
Acknowledged. Details to be determined during the site review process.

(f) No more than 25% of the total ground area of a landscape area shall be comprised on nonliving ornamental materials. **The site has significant green space areas. A pavilion, playground area, and dog park are being proposed and will not exceed 25% of the landscape design.**

(g) A minimum of two trees and four shrubs for each 1,000 square feet of landscaped area shall be provided. (One additional tree may be substituted in lieu of each of the four shrubs required.)
Acknowledged. Landscaping design will be addressed during the site review process.

(h) Deciduous trees shall be at least two-inch caliper measured four feet above the ground, except ornamental and flowering trees shall be at least one-and-one-half-inch caliper measured four feet above the ground; multi-trunk trees shall have at least three canes and shall be six inches measured four feet above the ground, with a minimum height of five feet.
Acknowledged. Landscaping design will be addressed during the site review process.

(i) Coniferous trees shall be at least six feet tall.
Acknowledged. Landscaping design materials will be addressed during the site review process.

(8) Lighting.

(a) Provide pedestrian-scale lighting fixtures in areas designed for pedestrian activity, such as plazas, courtyards, pathways and seating areas, but excluding parking-only areas. Select lighting fixtures that complement the general architectural style of the development.
Acknowledged. Lighting plan and details will be addressed during the site review process.

(b) Highlighting of unique or special features of the site, such as architectural features, specimen trees and artwork, with accent lighting should be considered. **Acknowledged.**

(c) Use decorative, wall-mounted sconces or light fixtures when building lighting are proposed on elevations away from residential uses. **Acknowledged. Lighting plan and details will be addressed during the site review process.**

(d) Lighting on parking areas shall avoid glare on adjoining properties. **Acknowledged.**

(9) Building design.

(a) Where practical, building mass should be broken into smaller elements consistent with the proportions of the architectural style selected and surrounding uses. **Acknowledged. See preliminary architectural plans, attached.**

(b) Reduction of building mass may be achieved by using a combination of the following techniques:
[1] Variation in the rooflines and form.
[2] Use of ground level arcades and covered areas.
[3] Use of protected and recessed entries.
[4] Use of vertical elements on or in front of expansive blank walls.
[5] Use of pronounced wall plane offsets and projections.
[6] Use of focal points and vertical accents.
[7] Inclusion of windows on elevations facing streets and pedestrian areas.
[8] Retaining a clear distinction between roof, body and base of a building.
Acknowledged. Detailed architectural plans will consider these techniques during the site review process.

(10) Design.

(a) All facades, including back and side elevations of a building generally visible from public view or adjacent to residential areas, should be architecturally treated.
Acknowledged. All building sides will be treated equally.

(b) Design multi-building projects to include architecturally sensitive design elements throughout the project.
Acknowledged. These details will be considered and determined during the site review process.

(c) Building elevations should incorporate architectural features and patterns that consider a pedestrian scale.
Acknowledged. See attached CUP site plan and architectural plans for layout and building design that incorporates these elements.

(d) Building roofs shall be uncluttered, and when flat roofs are visible from public roads, pitched roofs or parapets are required. **Acknowledged.**

(e) Rooftop and ground-mounted mechanical units and ventilating fans are to be either integrated into the design of the building or screened from view. **Acknowledged. All mechanical units will be screened. Details to be addressed during the site review process.**

(f) At least two of these elements should repeat horizontally. Buildings with facades greater than 150 feet in length should include several of the elements listed below, repeated at appropriate intervals, either horizontally or vertically:
[1] Color change. Recognizable, but not strongly contrasting.
[2] Texture change.
[3] Material change.
[4] Architectural variety and interest through a change in plane, such as offsets, reveals, archways or projecting ribs.
[5] Wall plane projections or recesses.
Acknowledged. Architectural plans, attached, show variations in the wall plane at the entrances and with staggered unit sections at each floor level.

(g) Service and exit doors should be integrated into the architecture of publicly visible elevations.
Acknowledged. Details will be determined and addressed during the site review process.

(h) Where practical, variations in rooflines or parapets should be used to reduce the scale of non-residential buildings. Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building. **Acknowledged. The commercial building will have one-story and will be of a similar style as the four-story residential buildings. Details will be determined during the site review process.**

(i) All exterior building walls and structures shall be constructed with attractive, durable materials such as textured concrete, masonry, stone, brick, clapboard, finishing wood, stucco or glass.
Acknowledge. Material details will be provided during the site review process.

(j) The exterior walls of buildings should not predominantly utilize the following materials, except as accents:
[1] Prefabricated steel panels.
[2] Corrugated metal.
[3] Asphalt shingle roofs, except for period architecture.
[4] Highly reflective glass.
Acknowledge. Material details will be provided during the site review process.

(k) Buildings should have clearly defined customer entrance(s) incorporating appropriate architectural elements. **Acknowledged. Entrances of all proposed buildings will incorporate a recess or bump out.**

C. Freestanding accessory structures. Enclosed service/refuse areas and covered parking should be designed to be an integral part of the building architecture. Wherever practical, the forms, colors, textures and materials used on the main building should be applied to all sides of these structures generally visible to the public. **Acknowledge. Enclosure material details will be provided during the site review process.**

D. Residential site planning.

(1) Building orientation. Residential structures should be located to encourage interaction among residents and sited in such a way as to allow for a private yard as well as a public yard. **The two residential buildings are situated closer to the road with all parking at the rear of the building. All outdoor amenities are consolidated in a large green space beyond the parking areas.**

(2) Pedestrian amenities. Design pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenities. **All outdoor amenities are located in a large green space beyond the parking areas, furthest from the access drive and commercial portion of the site to give a sense of privacy for residents.**

(3) Vehicular circulation and parking. Adequate off-street parking shall be provided for residents and guests. If possible, guest parking shall be available near the common facilities (i.e., clubhouse). **The site is designed with adequate parking for the mixed-use development, with additional parking beyond the resident parking and the outdoor activity areas.**

(4) Signage. **To be determined during the site review process.**

(a) Locate freestanding signs on low planter. **To be determined during the site review process.**

(b) Design and locate signage to be visible from both pedestrian and vehicular areas.
To be determined during the site review process.

(5) Landscaping.

(a) For single-family home developments:
[1] At least one tree in the front yard setback.
[2] Deciduous trees shall be at least two-inch caliper measured four feet above the ground except ornamental and flowering trees shall be at least one-and-one-half-inch caliper measured four feet above the ground.
[3] Coniferous trees shall be at least six feet tall.
[4] Multi-trunk trees shall have three or more canes and be six inches measured four feet above the ground, with a minimum height of five feet.
Not applicable.

(b) For all other residential structures:
[1] Two trees and four shrubs for each 1,000 square feet of landscape area. One additional tree may be substituted in lieu of four shrubs.
[2] Deciduous trees shall be at least two-inch caliper measured four feet above the ground, except ornamental and flowering trees shall be at least one-and-one-half-inch caliper measured four feet above the ground; multitrunked trees shall have three or more canes starting from the ground, six inches measured four feet above the ground, with a minimum height of five feet.
[3] Coniferous trees shall be at least six feet tall.
Acknowledged. Landscape design elements will be provided during the site review process.

(6) Lighting. Provide pedestrian-scale lighting fixtures in areas designed for pedestrian activity, such as walking, biking or use of Segway®/golf carts. Select lighting fixtures that complement the general architectural style of the development. **Acknowledged. Applicability to be determined.**

(7) Building design. All manufactured housing shall be constructed to include a peak roof, and architectural shingles, and shall have full basements and garages. **Not applicable.**

E. Consideration of the within design criteria shall not delay the acceptance of a complete site plan application.

F. Approval of a conditional use design permit must be completed within the time limitations of RSA 676:4, I(c)(1).

WHITE APPRAISAL

REAL ESTATE APPRAISING & CONSULTING ***Brian W. White, MAI, SRA***

January 16, 2026

Francis X. Bruton, Esquire
Bruton & Berube, PLLC
601 Central Avenue
Dover, NH 03820

RE: The Conditional Use Permit application for the proposed mixed-use development to be located on 99 Knox Marsh Road in Dover, New Hampshire.

Attorney Bruton:
At your request, I have been asked to investigate the impact on the value of the abutting properties for the proposed mixed-use development to be located the subject property (Map H, Lot 34) and to prepare an analysis and opinion on the matter. I have reviewed the Dover Zoning Ordinance that addresses the standards for the requested Conditional Use Permit. To prepare this letter, I have completed research on the proposed subject property, the neighborhood, the Dover marketplace and several other comparable developments located in the greater Seacoast area of New Hampshire. This opinion letter summarizes my analysis, findings and conclusions.

1. ***The Existing Development:***

The subject property is a 20.45-acre parcel of land located on the northern side of Knox Marsh Road that is improved with an older abandoned single-family residence with a detached garage building (Circa 1938). The majority of the property is vacant land that is overgrown with a variety of evergreens and softwoods. The existing residential improvements are located in the southeastern portion of the property. Ther is an older driveway that provides access to the existing buildings. The overall condition of the existing buildings appears to be below average as the property has not been occupied or maintained for several years. The property has extensive road frontage on Knox Marsh Road and on Sumner Drive to the rear of the parcel. The property is entirely located in the "CM" (Commercial Manufacturing) zone and in the "RCM" (Residential-Commercial Mixed-Use Overlay District). The parcel contains wetland areas in the central and rear portions of the parcel with the usable uplands being located largely in the southern portion of the parcel.

2. ***The Proposed Development:***

The subject property is proposed for development with a mixed-use development that will contain two 80-unit residential buildings (160 total units) and one 25,000 square foot commercial/light industrial building. The residential portion will have paved drive and parking areas that will contain a total of 295 parking spaces while the commercial/light industrial portion will have 49 parking spaces. There will be a single main ingress and egress drive located to the front of the property that will provide access to the drive and

parking areas for the residential and the light industrial areas of the property. There will also be a rear paved drive located off of Sumner Drive that will provide access to the rear of the commercial/light industrial portion of the parcel. The residential portion of the development will be 100% Affordable Housing offered at HUD rent restricted rental rates. The development will have a rear Pavillion, a dog park and a playground area. An existing Coast Bus Stop will be relocated to the southeastern portion of the property along Knox Marsh Road. A fair amount of the existing perimeter wooded, and groundcover will remain in place providing a partial natural screen for the three proposed buildings. The proposed development will largely be taking place in the southern upland areas of the parcel. A portion of the central area of the parcel will accommodate a rear parking lot while the entire northern portion of the property will remain in a natural state.

3. Neighborhood & Abutting Properties:

The subject property is located in the Commercial Manufacturing Zone which occupies the areas to the north of Knox Marsh Road in the subject's immediate area. This area is largely developed with light industrial developments, a veterinary clinic, one gasoline/convenience building, and a few older single-family residences. The land located on the southern side of Knox Marsh Road is entirely residential in nature with a mixture of larger apartment developments, residential condominiums and one older single-family residence. These properties are located in the "RM-SU" (Suburban Density Residential) zone. The immediate abutters for the subject property are an older single-family residence located at 93 Knox March Road to the east, a light industrial development with a coffee drive-through kiosk located at 7 Sumner Drive to the west, the COAST office, garage and bus terminal located to the north at 42 Sumner Drive, along with undeveloped land to the north. To the south of the subject property, across Knox Marsh Road, there is one older single-family residence (26 Knox Marsh Road along with a few larger multi-unit residential apartment or condominium developments (Crosshill Housing, Huntington Exchange Dover, Lilac Gardens and the Village at Bellamy Common Condominiums. The subject property fronts on Knox Marsh Road (NH Route 155) which is a fairly heavily traveled roadway that is one of the main feeder roads to the City of Dover. Based on recent 2024 traffic reporting prepared by the New Hampshire Department of Transportation (NH-DOT), the average daily traffic count for the subject's area on Knox Marsh Road is 15,407 vehicles per day.

4. Factors that impact Value and the Application to the Subject Property:

For the subject property, there are three potential factors that could directly impact the market value of the abutting properties. These factors are typically noise, view and use. I will review each of these factors and their application to the subject property below.

Noise:

It was previously noted that the proposed mixed-use development will have one main front ingress and egress drive located off of Knox Marsh Road. This drive will be located directly across from the access road for Crosshill Housing and Huntington Exchange Dover, two large apartment developments. The two proposed multi-story apartment buildings of the subject property will be located in the central and eastern portions of the parcel along Knox Marsh Road to the front of the subject property. The 25,000 square foot commercial/light industrial building will also be located along Knox Marsh Road, but it will be in the western

portion of the parcel. There will be several paved drives and parking lot areas that will largely be located to the rear of the three buildings. The residential portion of the development will have a common exterior area with a pavilion, a dog park and playground that will be located in a central area surrounded by parking lot and natural areas.

There will be the usual amount of exterior noises from vehicles entering and exiting the property along with pedestrian noises from those walking from the parking areas to the various buildings of the development. There will be noise from the typical maintenance and plowing of the roads and lawn areas of the development. The noise emitted from the development would likely be less impactful as compared to the potential noise emissions from that of several other uses that are permitted by right in the Commercial Manufacturing Zone. There is a natural terrain buffer for the parcel that will likely decrease the noise from opening and closing of car doors. There will obviously be additional noise from the use and maintenance of the various buildings of the development. However, these noises would likely be no different than what would be heard from the abutting and surrounding residences if the property had other uses typical for the area and permitted by right. Considering all of these factors, it is reasonable to conclude that the proposed three-building mixed-use development of the subject property will be configured in such a manner that there would not be an increase in noises that would be greater than that of any other permitted uses in the Commercial Manufacturing Zone or from several of the existing nearby multi-tenant residential developments located along Knox Marsh Road.

View:

At the present time, the subject property's improved with an older vacant single-family residence and a detached garage building that are in below average overall condition. These improvements are located in the southeastern portion of the parcel and they are visible from Knox Marsh Road. The subject's proposed development will call for demolishing these improvements and developing the front portion of the parcel with two four-story apartment buildings and one 25,000 square foot detached commercial/light industrial building. The two residential buildings will be setback from 48.8' to 64.3' from Knox Marsh Road while the commercial/light industrial building will be setback over approximately 120' from Knox Marsh Road. The two residential buildings will have a building height of 45' and the height of the future commercial/light industrial building is not currently known (likely 20' to 30'). Some of the existing natural perimeter buffer will remain in place. The parcel has a mostly level terrain with a gently rolling slope. The two front residential buildings will be very visible from Knox Marsh Road given their site area and building height.

While adding these two new residential buildings will change the views from Knox Marsh Road and from a few of the neighboring and nearby developments. the massing of the property will not be dramatically different from what is currently in place along this portion of Knox Marsh Road. The nearby developments of Crosshill Housing, Huntington Exchange Dover and Lilac Gardens all contain several large 3.5-story buildings. In Dover, there are several recently constructed 4-story or 5-story buildings that are either largely residential units or 100% residential units. These developments include: 100 and 200 First Street, several buildings at Point Place and the Station Apartments on Chestnut Street.

Additionally, residential buildings of this size are the norm for similar "rural" mixed-use areas throughout the Seacoast area of New Hampshire. The proposed four-story apartment buildings to be located on the subject property will be similar in size and height as compared to that which is already in place in the surrounding communities of the Seacoast. The proposed apartment buildings will be located to the front of the property in order to maintain the existing wetlands on the parcel and to utilize the upland areas of the parcel. The existing single-family development of the subject property is in below average condition. The proposed mixed-use apartment and commercial/light industrial development will have new paved drives accessing the development. All of the buildings for the development will be new construction and they will be modern buildings in very good condition.

The proposed project will enhance the views from the neighboring properties on Knox Marsh Road as the views will all be of new buildings and not of a deteriorating single-family residence. The use of some of the existing natural buffer will reduce the view change for the properties located along Knox Marsh Road. The views of several nearby residential properties will change but not to the extent that any negative impact will result. It could be argued that the views of the neighboring properties will be enhanced by replacing undeveloped land and an unsightly residence with new construction apartment buildings that will be in very good condition and values that are likely to exceed that of all the similar-use neighboring properties. The views of the subject's residential and commercial/light industrial buildings will be of uses that currently dominate the immediate neighborhood on Knox Marsh Road. It can reasonably be concluded that the proposed development for the subject property will not change the views for any of the surrounding properties that would negatively impact those properties.

Use:

The Applicant's proposal calls for developing the subject property with two 80-unit residential buildings and one 25,000 square foot commercial/light industrial building. It is noted that affordable housing is in short supply in Dover and in the greater Seacoast area. The development will add a total of 160 Affordable Housing offered at HUD rent restricted rental rates. In the surrounding neighborhood, the Knox Marsh Road area is primarily developed with apartments and light industrial uses with a few scattered commercial and single-family properties. If the subject property is not developed with these new apartment buildings as currently proposed, the subject property could be developed with a number of other industrial or commercial uses that might not be as desirable a use when compared to the Applicant's proposed apartment and commercial/light industrial use. For example, several of the permitted uses in the Commercial Manufacturing Zone include: Manufacturing, Warehouse, Fuel, Oil or Gas Storage, Light Industry, and Trucking Terminals which many would consider less attractive uses as compared to the proposed apartment and commercial/light industrial use. While none of these uses are ones that would be undesirable uses in other areas, they are all uses that many of the immediate residential abutters may find to be less desirable uses as compared to the apartment use that is currently proposed for the subject property. It is noted that the subject's proposed commercial/light industrial building will be situated adjacent to and to the front of a few similar commercial or light industrial developments. The appraiser has also read the Fiscal Impact Analysis, prepared by Mark Fougere, AICP, of Fougere Planning and Development, Inc.. This analysis shows several revenue sources for the proposed development along with several forecasted municipal costs in order to derive a net impact. The analysis concludes that there

is a substantial net positive fiscal impact for the proposed development which further supports the proposed use. It can reasonably be concluded that the proposed use of the subject property with two 80-unit apartment buildings and one commercial/light industrial building and supporting surface parking areas are uses that will be compatible with the surrounding neighborhood and they will add to it.

5. Previous Variances Awarded:

The owners previously applied for and were granted the following Variances from the Dover Zoning Ordinance by the Dover ZBA:

1. Section 170-32 (E)(1) – Requires non-residential and/or mixed-use uses to comprise at least 55% of the total proposed floor area for the development. The proposed floor area for the development will contain 86% residential and 14% non-residential.

2. Section 170-32 (F)(2)(b)(2) – Requires 100' setback for structures and parking from the road where 48.8' to 64.3' are proposed.

3. Section 170-32 (F)(2)(b)(3) - Requires that building height cannot exceed 35' where a 45' building height is proposed.

4. Section 170-32 (E)(5)(a) – Permits zero density if the residential units conform to the HUD Fair Market Rent rates published by NHHFA, where the units conform to the 60% AMI rent limitations for Multifamily Tax Subsidy Projects published by NHHFA.

It is noted that the granting of these Variances were partially based on the conclusion that none of them would result in the diminution of value of surrounding properties. The standard for the Conditional Use Permit (Section 170-32 B1b) requires that "the development poses no detrimental effects on surrounding properties". The appraiser has previously considered noise, view and use factors for the subject's proposed development. This, along with the fact that the Dover ZBA has concluded that there would not be any diminution of value for the surrounding properties, makes it reasonable to conclude that the granting of the Conditional Use Permit for the proposed mixed-use development would not have any detrimental effects on the surrounding properties.

Final Thoughts:

There could be some potential buyers of residences or commercial/industrial developments in the area that would prefer to not be in the area of a new mixed-use development like the subject property and there will likely also be some potential buyers that would prefer to not be in the area of a Manufacturing, Warehouse, Fuel, Oil or Gas Storage, Light Industry, and Trucking Terminal development which are all permitted uses in the Commercial Manufacturing District. There will also likely be other potential buyers of residences or commercial/industrial developments in the area that would not be negatively impacted by being located near a new mixed-use (apartment & commercial/light industrial) development the size of the proposed property and others may view it as a positive as the new development like the subject property as it will bring a new quality apartment and commercial/light industrial development to the neighborhood. Values tend to be negatively impacted not when a few or some of the potential buyers in the marketplace view a property feature or property type as being a negative, but they tend to be negatively impacted when all or nearly all of the potential buyers in the marketplace view a property feature or a property type as being a negative. There will likely be some individual potential buyers of nearby residences and commercial/industrial developments in the area who do not view the location near the subject's proposed mixed-use apartment and commercial/light industrial development as being a positive, but based on the data gathered and my observations, these potential buyers will not be large enough to negatively impact the market value of the surrounding properties. It is my opinion that granting the requested Conditional Use Permit for the subject property to be improved with two four-story apartment buildings and one 25,000 square foot commercial/light industrial building would not result in the diminution in value of the abutting property values in the immediate vicinity of the subject property and the proposed subject property would not negatively change the characteristics of the neighborhood. In fact, the addition of the proposed subject property will add several modern buildings to the neighborhood that very well could enhance the value of the surrounding properties as it will add new residential units commercial/light industrial space to a location that is currently under improved for the area.

Respectively submitted,

Brian W. White, MAI, SRA NHCG-#52

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SCOPE OF THE APPRAISAL

The Scope of the Appraisal is defined as "the extent of the process of collecting and reporting data."

Appraisal Problem:
The subject property is a 20.45-acre parcel of land that is currently improved with a vacant older single-family residence and garage building located on 99 Knox Marsh Road in Dover, New Hampshire. The proposed mixed-use development calls for removing the existing improvements and developing the property with two 80-unit residential buildings (160 total units) and one 25,000 square foot commercial/light industrial building. The residential portion of the development will be 100% Affordable Housing offered at HUD rent restricted rental rates. Surrounding this area, there are several improved properties that contain a mixture of apartment and light industrial with several scattered older single-family residences and commercial properties.

This opinion letter will examine the marketplace to determine if there is any data that indicates that if the requested Conditional Use Permit is granted to the subject's proposed apartment development that there would be a diminution in the values of the neighboring properties. The analysis included examining market sales data along with surveying several assessors of Seacoast area cities and towns to obtain their findings from similar developments.

Intended Use of the Appraisal:
The intended use of this opinion letter is to assist in determining if there would be any diminution in the values of the properties that surround the proposed subject property.

Intended User of the Appraisal:
This appraisal report was prepared for the exclusive use of the client. This report is not intended for any other use. Any use of this appraisal by any other person or entity, or any reliance or decisions based on this appraisal, are the sole risk of the third party. White Appraisal accepts no responsibility for damages suffered by any third party as a result of reliance on, decisions made, or actions taken based on this report.

Property Inspection:
In this appraisal assignment the collection process began with obtaining data on the subject property. Initially, this was done by gathering recorded information on the subject property as follows:

1. A copy of the current tax assessment card was obtained from the City of Dover Assessor's Office.

2. Municipal data (zoning map and zoning regulations) was gathered which addresses the current zoning of the subject property.

3. Copies of the current deed for the subject property was obtained from the registry along with copies of any pertinent older deeds, easements, or recorded site plans. The appraiser has been provided with a survey plan on the subject property that was prepared by Civilworks New England and Applicant's Application for a Conditional Use Permit.

4. The site areas of the subject property were viewed by Brian W. White on January 3, 2024 and again on July 24, 2025, and January 6, 2026.

5. The description of the subject's existing and proposed development is based on information from the Dover Assessor's Office, the provided site plan, and the appraiser's physical viewing of the subject property.

6. The appraiser has familiarized himself with the Conditional Use Permit request that the Applicant will be requesting in order to accommodate the proposed mixed-use development.

Data Research:

Market data utilized in this report has been collected to support the appraiser's findings. Comparable sales have been identified by researching sales data published by various Multiple Listing Services, and the local municipality. These transactions have been studied and all pertinent data confirmed by checking the recorded deeds and/or by contacting a party directly involved in the sales transaction. Real Estate Brokers, property owners, and other individuals who are knowledgeable with the marketplace have been contacted in order to obtain additional comparable data regarding current asking prices, pending sales, or leases of similar properties. The transactions deemed most meaningful to this opinion letter have been utilized.

Analyses Undertaken:

This appraisal utilized sales of properties located in the Seacoast area that may have been impacted by their proximity to a new larger apartment of mixed-use building. Several local Seacoast area assessors were surveyed to obtain information on any similar studies that they may have conducted and to obtain their opinion of the matter.

Reporting:

The content of this opinion letter is prepared based on the requirements defined by Standard 2 of the Uniform Standards of Professional Appraisal Practice (2026-2027 USPAP), effective January 1, 2026, through December 31, 2027. The level of reporting is consistent with a Restricted Appraisal Report format.

CERTIFICATION

I do hereby certify that, except as otherwise noted in this report:

1. the statements of fact contained in this report are true and correct;
2. the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions and conclusions;
3. I have no present or prospective interest in the property which is the subject of this report and I have no personal interest or bias with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. my engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
7. my analysis, opinions, and conclusions, were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice;
8. Brian W. White, MAI, SRA has made a personal inspection of the property that is the subject of this report;
9. no one has provided significant real property appraisal assistance to the persons signing this certification;
10. I completed a similar opinion on the subject property based on several variances being requested in 2025; I have not performed any other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment;
11. the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute;
12. the use of this rep ort is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
13. As of the date of this report, Brian W. White, MAI, SRA, has completed the continuing education program for Designated Members of the Appraisal Institute.

Respectively submitted,

Brian W. White, MAI, SRA NHCG-#52

Qualifications of the Appraiser **Brian W. White, MAI, SRA**

Professional Designations:

Member, Appraisal Institute (***MAI***) – Awarded by the Appraisal Institute. MAI #9104
Senior Residential Appraiser (***SRA***)

Employment:

1989 to Present — White Appraisal – Dover, NH
President – Senior Appraiser
Owner of White Appraisal, a commercial and residential real estate appraisal firm. Complete appraisals on all types of commercial and residential properties. Consulting.

1988 — Finlay Appraisal Services – Portsmouth, NH
Senior Vice President/Chief Operations Officer
Oversaw the operation of four appraisal offices. Completed commercial and residential appraisals on all types of properties.

1985 — Finlay Appraisal Services – Portsmouth, NH
and Appraisal Services Manager – South Portland, ME. Completed commercial and residential appraisals on all types of properties.

Education:

Mitchell College
Associate of Arts, Liberal Studies

University of Southern Maine
Bachelors of Science, Business Administration
Bus 022 Real Estate Law
Bus 023 Real Estate Practice
Bus 025 Real Estate Valuation

American Institute of Real Estate Appraisers
1A-1 Real Estate Appraisal Principles
1A-2 Basic Valuation Procedures
1B-A Cap. Theory and Technique (A)
1B-B Cap. Theory and Technique (B)
2-3 Standards of Pro. Practice
2-4 Exam #7 Industrial Valuation

Society of Real Estate Appraisers
101 Intro. To Appraising Real Property
102 Applied Residential Property Valuation
201 Prin. Of Income Property Appraising
202 Applied Income Property Valuation

Recent Appraisal Institute Classes:
Introduction to Appraising Green Buildings – 2011
USPAP Update - 2013
USPAP Update - 2015
Introduction to Land Valuation - 2016
USPAP Update- 2017

Recent Seminars:

Residential Building Systems- 2021
2021-2022 NH Market Insights- 2021
Implications for Appraisers of Conservation Easement Appraisals- 2022
NH's Housing Market & Covid: What a Long, Strange Road It's Been!- 2022
Current Residential & Commercial Valuation Concerns- 2022
Commercial Real Estate Markets in Turbulent Times- 2023
NH in a Time of Virus: Are We in Recovery? An Economist's View- 2023
Dealing with Atypical Properties or Assignment Conditions- 2023
15 Takeaways from Your Colleagues Legal Misfortunes- 2023
Basics of PV Solar Valuation - 2024
Valuation of Small Lodging Properties – 2024
US, NH & VT Economies – 2024
Market Outlook for NH Commercial Real Estate – 2024
Building Inspection – Valuation Resource for Appraisers - 2025

Appointments:

Board of Directors – New Hampshire Chapter of the Appraisal Institute - 1991 to 1993; 2000 to 2010, 2015-2018 & 2020-2020-2023
Vice President - New Hampshire Chapter of the Appraisal Institute – 2011-2012 & 2019 & 2024
President – New Hampshire Chapter of the Appraisal Institute – 2013 & 2014 & 2025

Experience:

Review Chairperson – New Hampshire Chapter of the Appraisal Institute – 1994 to 2010

Licenses:

N.H. Certified General Appraiser #NHCG -52, Expires 4/30/2027

Partial List of Clients:

Banks:	***Attorneys:***	***Others:***
Androscoggin Bank	John Colliander	City of Dover
Bangor Savings Bank	Karyn Forbes	Town of Durham
First Seacoast Bank	Michael Donahue	University of New Hampshire
Sovereign Bank	Richard Krans	Wentworth-Douglass Hospital
Eastern Bank	Simone Massy	The Homemakers
Century Bank	Samuel Reid	Strafford Health Alliance
TD Bank	Daniel Schwartz	Goss International
Kennebunk Savings Bank	Robert Shaines	Chad Kageleiry
Northeast Federal Credit Union	William Shaheen	Gary Levy
Profile Bank	Steve Soloman	Stan Robbins
Peoples United Bank	Gerald Giles	Daniel Philbrick
Key Bank	Ralph Woodman	Keith Frizzell
Optima Bank and Trust	Gayle Braley	Chuck Cressy
Provident Bank	Fred Forman	John Proulx

NEW HAMPSHIRE
OPLC
Office of Professional Licensure and Certification

State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION

Real Estate Appraisers Board

Pursuant to RSA 310:8, I - this is to certify that

Brian W White

is licensed to practice as a(n)

Certified General Appraiser

LICENSE NO. NHCG-52
EXPIRATION DATE: 04/30/2027

ADDENDA

PHOTOGRAPHS OF THE SUBJECT PROPERTY

STREET SCENE – FRONT OF THE SUBJECT PROPERTY – CENTRAL PORTION
Looking West on Knox Marsh Road - (7/25)

STREET SCENE – FRONT OF THE SUBJECT PROPERTY – CENTRAL PORTION
Looking East on Knox Marsh Road - (7/25)

PHOTOGRAPHS OF THE SUBJECT PROPERTY

STREET SCENE – FRONT OF THE SUBJECT PROPERTY – EASTERN PORTION
Looking East on Knox Marsh Road - (7/25)

STREET SCENE – FRONT OF THE SUBJECT PROPERTY – WESTERN PORTION
Looking East on Knox Marsh Road - (7/25)

PHOTOGRAPHS OF THE SUBJECT PROPERTY

FRONT OF THE SUBJECT PROPERTY – EASTERN PORTION
Looking North toward Single-family Residence - (7/25)

FRONT OF THE SUBJECT PROPERTY – CENTRAL PORTION
Looking Northwest from Knox Marsh Road - (7/25)

PHOTOGRAPHS OF THE SUBJECT PROPERTY

FRONT OF THE SUBJECT PROPERTY – WESTERN PORTION
Looking Northeast from Knox Marsh Road - (7/25)

FRONT OF THE SUBJECT PROPERTY – CENTRAL
Future location of Entry Drive looking North from Knox Marsh Road - (7/25)

PHOTOGRAPHS OF THE SUBJECT PROPERTY

STREET SCENE – REAR OF THE PROPERTY – SUMNER DRIVE CUL-DE-SAC
Looking Southwest from COAST property - (7/25)

STREET SCENE – REAR OF THE PROPERTY
Looking Southeast from COAST property - (7/25)

PHOTOGRAPHS OF THE SUBJECT PROPERTY

NEIGHBORING PROPERTIES – CROSSHILL HOUSING & HUNTINGTON EXCHENGE
Looking South from Knox Marsh Road - (7/25)

NEIGHBORING PROPERTY – 7 SUMNER DRIVE
Looking Northwest from Knox Marsh Road - (7/25)

PHOTOGRAPHS OF THE SUBJECT PROPERTY

NEIGHBORING PROPERTY – 26 KNOX MARSH ROAD
Looking Southwest from Knox Marsh Road - (7/25)

NEIGHBORING PROPERTY – 93 KNOX MARSH ROAD
Looking North from Knox Marsh Road - (7/25)

AERIAL VIEW

City of Dover, NH

July 27, 2025

AERIAL VIEW

Property Information

Location	99 KNOX MARSH RD
Owner	RY DEVELOPMENT LLC
Land Use	390R
Zoning Code	CM
Property Id	H0034-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

ZONING MAP

City of Dover, NH

July 27, 2025

ZONING MAP

Property Information

Location	99 KNOX MARSH RD
Owner	RY DEVELOPMENT LLC
Land Use	380R
Zoning Code	CM
Property Id	H0034-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Zoning

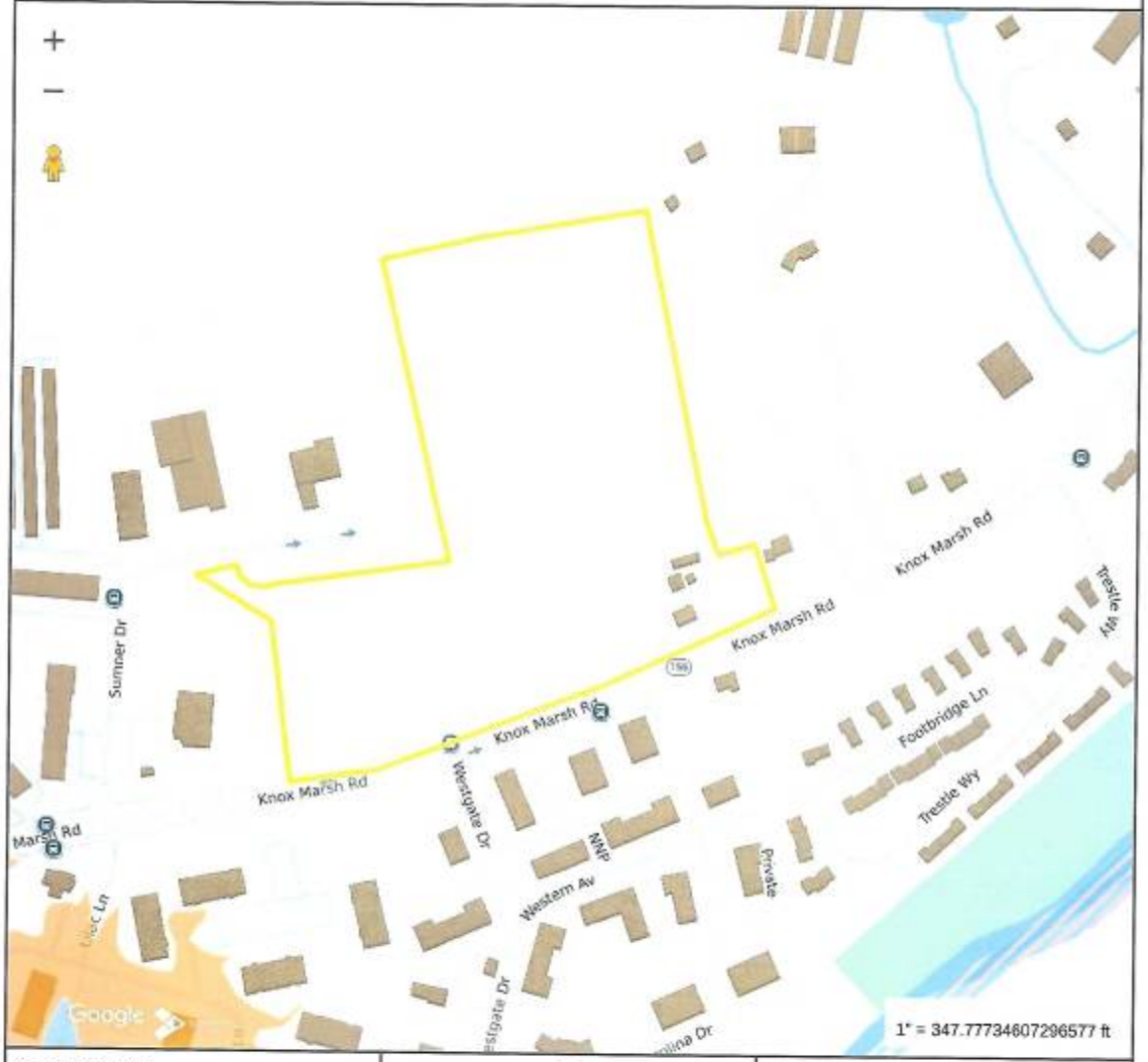
City of Dover

FLOOD MAP

City of Dover, NH

July 27, 2025

FLOOD MAP



Property Information

Location	99 KNOX MARSH RD
Owner	RY DEVELOPMENT LLC
Land Use	390R
Zoning Code	CM
Property Id	H0034-000000

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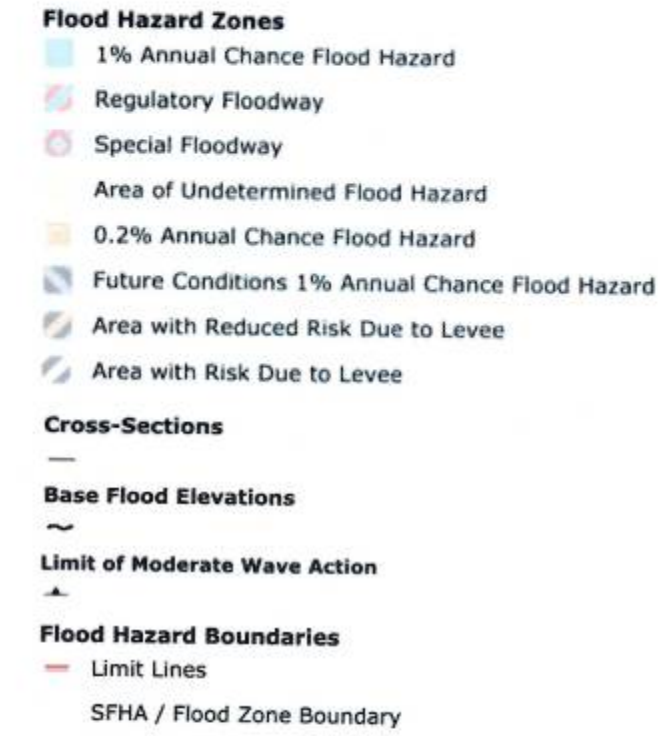
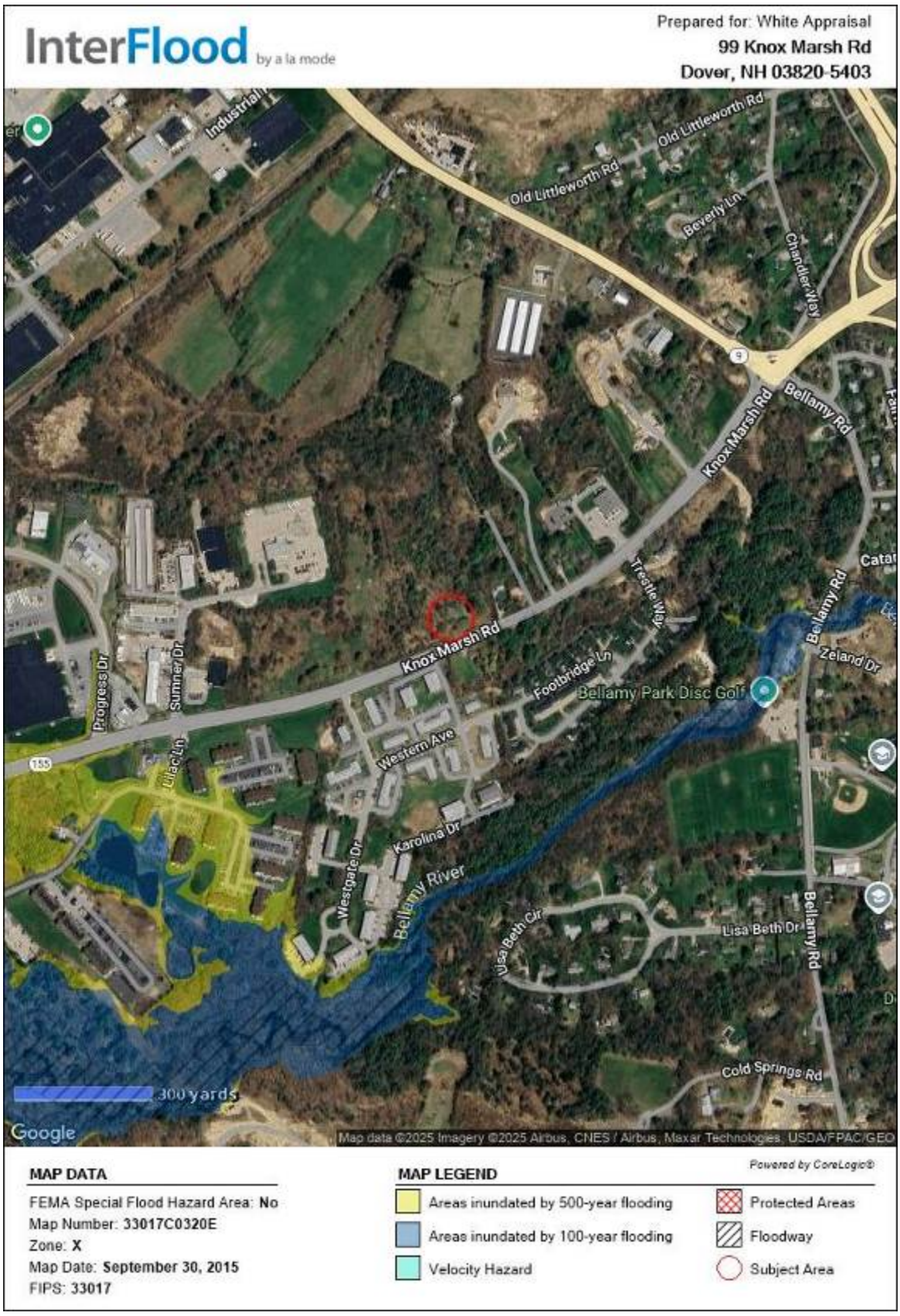
Map Theme Legends

FEMA Flood Zones

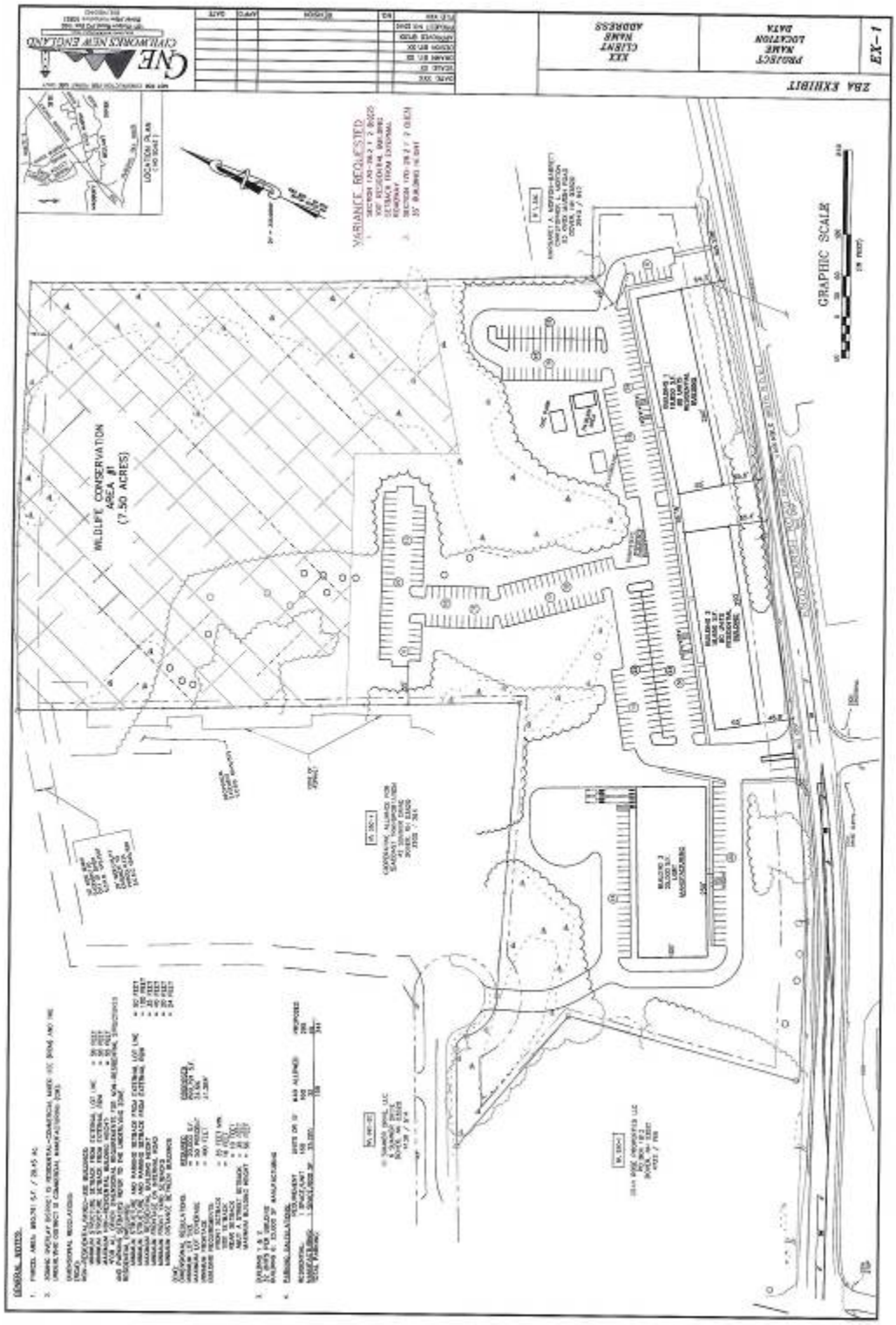


Visit FEMA for Flood Map Products.

FLOOD MAP


InterFlood by a la mode
Prepared for: White Appraisal
99 Knox Marsh Rd
Dover, NH 03820-5403
Old Littleworth Rd
Beverly Ln
Chandler Way
Knox Marsh Rd
Bellamy Rd
Trestle Way
Footbridge Ln
Bellamy Park Disc Golf
Zeland Dr
Progress Dr
Sumner Dr
Lilac Ln
Western Ave
Karolina Dr
Westgate Dr
Bellamy River
Lisa Beth Cir
Lisa Beth Dr
Cold Springs Rd
300 yards
Google
Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO
MAP DATA
FEMA Special Flood Hazard Area: No
Map Number: 33017C0320E
Zone: X
Map Date: September 30, 2015
FIPS: 33017
MAP LEGEND
Powered by CoreLogic®
Areas inundated by 500-year flooding
Areas inundated by 100-year flooding
Velocity Hazard
Protected Areas
Floodway
Subject Area

SITE PLAN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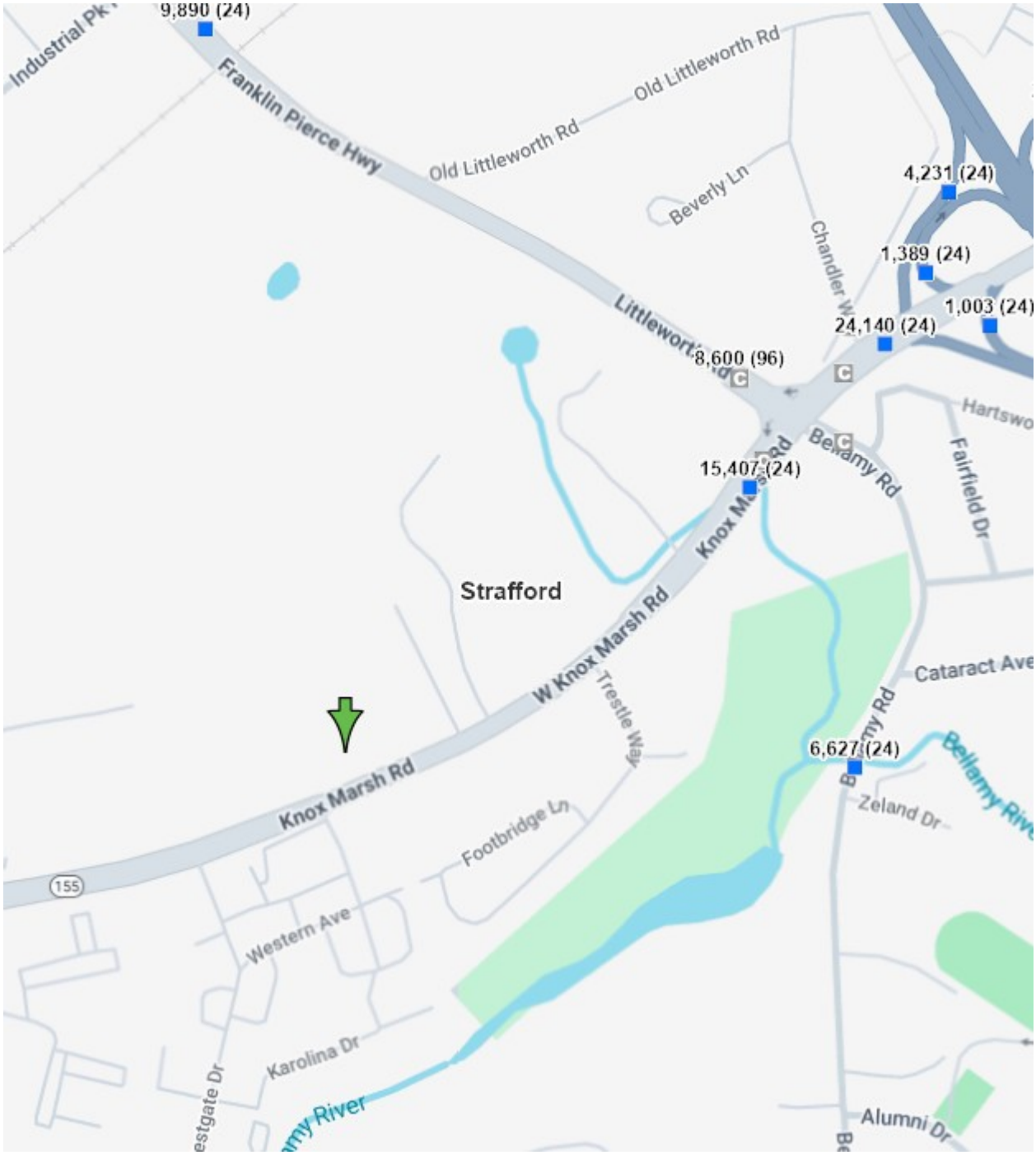
PROJECT NAME LOCATION DATA
XXX CLIENT NAME ADDRESS
EX-1
CNE CIVILWORKS NEW ENGLAND
LOCATION PLAN
VARIANCE REQUESTED
WILDLIFE CONSERVATION AREA #1 (7.50 ACRES)
GRAPHIC SCALE
GENERAL NOTES:

NH-DOT TRAFFIC COUNT MAP



Residential Property Record Card - Dover, New Hampshire

Property Location: 99 Knox Marsh Rd

Parcel ID: H0034-000000 **Map Block No.** H-34-0-0 **Class:** C **Use:** 390 **Card 1 of 1**

Current Owner
Ry Development Llc
290 Heritage Ave Ste 1
Portsmouth Nh 03801

Previous Owner History		
Name	**Deed**	**Date**
Sampson Supermarkets Inc	1645/573	11/23/1992
Batchelder Doris	00827/0355	

Miscellaneous	
Deed Info:	5051/753 07/27/2022
Zoning:	CM
Neighborhd:	301
Living Units:	1
Street/Road:	Public
Estimates	
MRA:	
Weighted:	
Market:	

Assessment Information		
Assessed Value:	*	**Prior**
Land:	1,189,300	1,189,300
Building:	18,700	18,700
Total:	1,208,000	1,208,000
Assessed Information:		
Value:	1,208,000	
Effective DOV:	4/1/2025	
Value Flag:	COST VALUE	

Notes
Comm Land - Abandoned Dwlg
Misimproved
Posted
24-Adj Nhbd In Transition

Entrance Information					
Date	**Time**	**ID**	**Actv**	**Entrance Code**	**Source**
07/30/2012	C	BL		Entry Gained	Owner
01/22/2004	C	RC		Unoccupied	
08/31/2022	S	SH		Est-See Note	

Sales History

Book/Page	Date	Price	Type	Validity
5051/753	07/27/2022	1,099,000	2	08
1645/573	11/23/1992	1,885,050	2	9

Permit Information

Date	Permit #	Price	Purpose	% Comp.
				0
				0

Land Information

Type		Size	Grade	Influence Factor 1, 2 and %			Value
Primary	A	2	0		Shape/Size	0	645,000
Secondary	A	4	0	Restriction	Shape/Size	-15	280,500
Residual	A	9.46	0		Shape/Size	-15	261,270
Waste	A	5	0			0	2,500

Total Acres for this Parcel 20.46 **Total Land Value** 1,189,300

Out Building Information

Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
Garage-Unf Attic	1	1960	24	28	C	P	2%	1,130
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
								0
								0
							Total OBY for this card	1,130

Inspection witness by:

univers (7.5.2.4)

Printed Mon, Nov 10, 2025

April 1, 2025 Assessment

Residential Property Record Card - Dover, New Hampshire

Property Location: 99 Knox Marsh Rd

Parcel ID: H0034-000000 **Map Block No.** H-34-0-0 **Class:** C **Use:** 390 **Card 1 of 1**

Dwelling Information

Style:	Colonial
Condo Style:	
Exterior Walls:	Alum/Vinyl
Story Height:	2.0
Attic:	Unfin
Interior/Exterior:	Same
Basement:	Full
Bsmt Garage:	1
Rec Room size:	0 0
FBLA size:	0 0
Unfinished Area:	0
WB Fireplace:	**Stacks** 1 **Openings** 1
MTL Fireplace:	**Stacks** 0 **Openings** 0
Heating Type:	Basic
Fuel:	
Heating System:	
Year Built:	1938
Eff. Yr Built:	0
Ground Flr Area:	936
Tot Living Area:	1872
Basement Area:	0
Grade:	C+
Condition:	Very Poor
CDU:	VP

Building Notes:

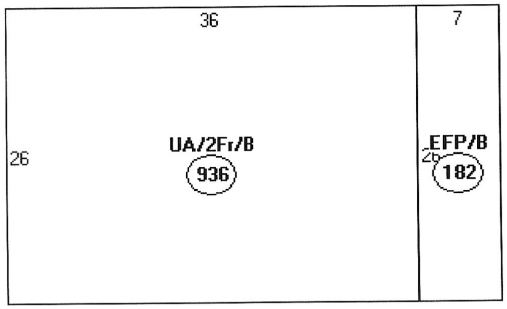
	Low	1st	2nd	3rd	Tot
Rooms:	0	0	0	0	8
Bedrooms:	0	0	0	0	6
Full Baths:	0	0	0	0	2
Half Baths:	0	0	0	0	0
Add'l Fixtures:	0	0	0	0	0

Replacement Costs

Base Price:	331,940
Additions:	26,700
Unfinished Area:	0
Basement:	0
Attic:	19,320
Plumbing:	8,440
Heating A/C Adj.:	0
FBLA:	0
Rec Room:	0
Fire Place:	14,060
Basement Garage:	6,330
Exterior Trim:	0
Subtotal:	406,790
Grade Factor:	1.08
C & D Factor:	0.00
Total RCN:	439,330
Percent Good:	0.40
Eco Depr:	-90
Func Depr:	0
Under Constcn %:	0
Market Adj.:	0.00
Total RCNLD:	17,600

Addition Information

Low	1st	2nd	3rd	Area	Points
50	12			182	26700



Descriptor/Area

A: UA/2Fr/B
936 sqft

B: EFP/B
182 sqft

170 Attachment 8

City of Dover

Commercial Manufacturing (CM) District
[Added 7-22-2020 by Ord. No. 2020.07.08-007; amended 10-13-2021 by Ord. No. 2021.09.08-006; 9-14-2022 by Ord. No. 2022.08.10-010; 8-9-2023 by Ord. No. 2023.07.12-008]

Permitted Uses [9]

- Adult day care
- Child-care facility
- Commercial recreation
- Eating and drinking establishment [5]
- Establishments for the manufacture, assembly, services and repair of the products listed below and other uses of a similar nature:
  - ◊ Drugs
  - ◊ Office, computing and accounting machines
  - ◊ Radio and television receiving equipment; communication equipment
  - ◊ Electronic components and engineering, laboratory, scientific and research instruments and associated equipment
  - ◊ Measuring and controlling instruments
  - ◊ Optical instruments and lenses
  - ◊ Surgical, medical and dental instruments and supplies
  - ◊ Photographic equipment and supplies
  - ◊ Electrotherapeutic, electro-medical and X-ray apparatus
- Farm [6]
- Fuel, oil, or gas storage
- Helicopter take offs and landings [7]
- Hotel/motel
- Industry
- Light industry
- Office
- Open storage [8]
- Personal service establishment
- Public utility
- Publishing facility
- Research institutions
- Retail sale of agricultural or farm products raised on site
- Trucking terminal
- Warehousing
- Wholesaling

Uses Permitted by Special Exception

- Auto service
- Vehicle refueling and recharging station

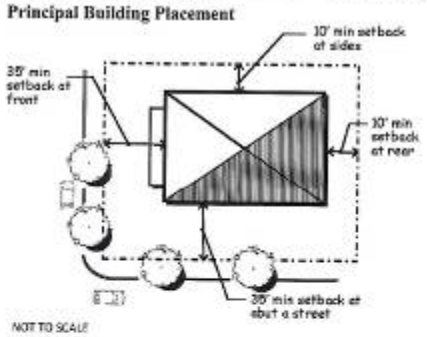
Uses Permitted by Conditional Use

- Alternative treatment center
- Self-service storage facility

Dimensional Regulations [1] [2]

Lot	
Minimum lot size	20,000 sf
Maximum lot coverage	50%
Minimum frontage	100 ft
Principal Building	
Front setback [3]	35 ft
Abut a street setback	35 ft
Side setback	10 ft
Rear setback	10 ft
Outbuilding/Accessory Use	
Front setback	35 ft
Abut a street setback	35 ft
Side setback	10 ft
Rear setback	10 ft
Building Height	
Principal building [4]	50 ft max
Outbuilding/accessory use	40 ft max

Principal Building Placement



Sign Regulations

Size	CM District
Total signs permitted	2 [per tenancy, and is for lot (excluding development identification signs)]
Total area permitted	1 sf for each 100 sf of leased space (if less than 700 sf of leased space, then 6 sf max)
Type	
Freestanding	Permitted, provided that the principal building is set back

	at least 35 ft (max size 100 sf, max ht 30 ft)
Projecting	Permitted
Wall/awning	Permitted
Temporary	Permitted

Footnotes

[1] Refer to §§ 170-13, 170-14 and 170-27D for exceptions to lot size, frontage and setback requirements.

[2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the New Hampshire Code of Administrative Rules Env-Wt 101.113 and the 1987 Federal Manual for Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40% of the minimum lot size required.

[3] The maximum building heights may be increased to 75 feet provided the following conditions are met:

A. The additional building height above 50 feet is necessary to meet an industrial function.
B. The building is located a minimum of 150 feet from a residential district.
C. The Planning Board has granted preliminary approval to the development proposal containing the taller building.
D. The building is for a permitted use, and not one granted by special exception, conditional use permit or variance.

[5] If the eating and drinking establishment has drive-in services, said service shall be set back either 150 feet from a residential abutting lot line or 200 feet from the abutting residential structure whichever is greater.

[6] Shall not include the raising and sale of farm animals; the breeding, boarding, and training of equines, and equine riding instruction; the commercial raising, harvesting, and sale of freshwater fish or other aquaculture products; and/or the breeding of poultry or game birds.

[7] Helicopter take offs and landings are allowed subject to the following conditions:

A. There shall be a distance of 1,000 feet between any existing residential structure and any proposed helicopter landing pad.
B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
C. The facility shall be accessory to the principal use located on the lot.
D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.

[8] Provided that safety precautions be implemented so to prevent the endangerment of people and property adjacent to said storage. Screening, of at least 6 feet in height, of all open storage shall be accomplished through use of a fence, wall or vegetal (evergreens) material.

[9] Solar/green roof standard:

- All buildings must be solar ready.
- Commercial and mixed-use buildings that are 25,000 square feet or more must also incorporate solar panels and/or a green roof on at least 30% of the roof area.

Special Exception Criteria [see § 170-59C(3) for additional regulations]

Vehicle refueling and recharging and auto service stations:

A. The use of land for vehicle refueling/recharging station may only be permitted upon the determination that the property values of adjacent land will not be compromised. Any vehicle refueling/recharging station which discontinues operations for a period in excess of 180 days shall be required to file a new application for a special exception with the Zoning Board of Adjustment. Such conditions may include, but need not be limited to, the provision of adequate and properly maintained screening around land so used.
B. If petroleum based, the minimum lot size shall be 80,000 square feet, the minimum lot width shall be 150 feet. Thirty-three percent of the subject parcel shall be open/green space.
C. The total permitted sign area shall not exceed 100 square feet, inclusive of the canopy and fueling equipment, and any signage for retail or eating or drinking uses.
D. No fuel storage tanks may be constructed or enlarged closer than 100 feet to any Conservation District, and 200 feet to a secondary groundwater protection zone.
E. Year-round consistent screening no less than 5 feet in height shall be provided from the street or any abutting residential structure to the pumps. The building may act as the screening.
F. Hours of operations shall be limited to 6:00 a.m. to 9:00 p.m.
G. If a drive-in thru service is proposed, the facility shall be set back either 50 feet from a residential abutting lot or 100 feet from the abutting residential structure, whichever is greater, and shall also be screened consistent with Subsection E above.

Conditional Use Permit Criteria

An alternative treatment center, as defined in RSA 126-X:1, I, shall be allowed if a conditional use permit is granted by the Planning Board upon a finding that the following criteria are met:

A. An alternative treatment center shall not be located within 1,000 feet of the property line of a public or private elementary or secondary school or designated drug-free school zone.
B. The alternative treatment center shall be located in a permanent building and may not be located in a trailer, manufactured home, cargo container, or any structure that has axles with wheels. Drive-in services are prohibited.
C. Hours of operation shall be limited to 9:00 a.m. to 9:00 p.m., Monday through Friday, and 10:00 a.m. to 6:00 p.m. on Saturday and Sunday.
D. The alternative treatment center shall provide for the proper disposal of cannabis remnants or by-products, which remnants or by-products shall not be placed in the facility's exterior refuse containers.
E. The applicant shall provide a detailed narrative and floor plan, as well as any other relevant documentation, describing how the alternative treatment center shall be secured. The security plan must take into account the measures that will be taken to ensure the safe delivery of any product to the facility (including permitted times for delivery), how the product will be secured on site, and how patient transactions will be facilitated in order to ensure safety. The security plan shall be reviewed and approved by the City of Dover Police Department.
F. The use of cannabis on the premises is prohibited.
G. The alternative treatment center shall emit no cannabis-related fumes, vapors or odors which can be smelled or otherwise perceived from beyond the lot lines of the property where the facility is located.

Self-service storage facility shall be allowed if a conditional use permit is granted by the Planning Board upon a finding that the following criteria are met:

A. The minimum front setback shall be double the setbacks required in the district.
B. No storage unit building which units are externally accessed shall be visible from the street.
C. Hours of operation shall be limited to 9:00 a.m. to 9:00 p.m., Monday through Friday, and 10:00 a.m. to 6:00 p.m. on Saturday and Sunday.
D. If adjacent to a residential district or a lot containing a residential use, the facility shall:
   i. Be limited to a one-story structure with a height no more than 20 feet.
   ii. Not hold auctions or sales of contents of storage containers.
   iii. Have screening sufficient to block the view of the buildings from abutting parcels and shall prohibit lighting from shedding onto abutting parcels.
E. All setbacks shall be double the setbacks required in the district, not just the front setback.
F. The architectural design standards of § 153-14L(8)(b) shall be adhered to.

City of Dover, NH
Wednesday, December 31, 2025

Chapter 170. Zoning

Article VIII. Overriding Districts

§ 170-32. Residential-Commercial Mixed-Use (RCM) Overlay District.

[Amended 7-22-2020 by Ord. No. 2020.07.08-006; 7-22-2020 by Ord. No. 2020.07.08-007; 10-13-2021 by Ord. No. 2021.09.08-006; 8-9-2023 by Ord. No. 2023.07.12-008; 10-8-2025 by Ord. No. 2025.09.24-2]

A. Purpose and intent.

(1) The Residential-Commercial Mixed-Use Overlay District is designed as an overlay district that allows a mixture of residential use and commercial uses on one parcel. In order for a developer to utilize these regulations, the Planning Board shall have granted a conditional use permit. The district includes options which enable and encourage greater flexibility in the design of residential housing with commercial projects. The overlay permits development of large tracts of land on a development-plan basis which allows flexibility in internal road design, with reduced dwelling lot sizes and modified dimensional requirements.

(2) The mixed residential and commercial uses are intended to be complementary to one another and to create a sense of community between the mixed uses. Housing and commercial uses can be developed to provide appropriate use of land, facilitate the economical and efficient provision of public services, promote open space conservation, protect the natural and scenic attributes of the land, and expand opportunities for the development of housing outside the traditional residential developments.

B. Conditional use permit.

(1) Conditional use approval may be granted by the Planning Board (RSA 674:21, II) after proper public notice and public hearing, provided that the proposed project complies with the following standards:

(a) The applicant demonstrates that the development complies with the design guidelines that are outlined in § **153-16** of the Site Review Regulations. These guidelines encourage a context-sensitive development, which encourages components that act as one project and not as two adjacent projects.

(b) The applicant demonstrates that the development poses no detrimental effects on surrounding properties. Potential areas of impact that need to be analyzed include, but are not limited to, vehicular traffic, noise, property value, visual blight, natural resources degradation, light pollution, and offensive emissions such as dust, odor, or smoke.

(c) The applicant shall submit a fiscal impact analysis as defined in § **157-21C(1)(b)** of the Land Subdivision Regulations. The analysis shall demonstrate that the project is at least a cost-neutral project for the City at present and 10 years from the occupation.

(2) Conditional use approval shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds.

C. Location. The Residential-Commercial Mixed-Use Overlay District shall include any parcel located within the CM, IT or R-40 Zone which is greater than 20 acres and served by public water and sanitary sewer.

D. Permitted uses. The following uses are permitted:

(1) Principal uses.

(a) Housing:

[1] Single-family dwelling, including the use of manufactured housing.

[2] Two-family dwelling.

[3] Three- to four-family dwelling.

[4] Multifamily dwelling.

[5] Manufactured housing parks (permitted outright without a special exception).

(b) Public and private utilities.

(c) Nonresidential uses as allowed as follows:

[1] Any use allowed in the underlying zone.

[2] Barber or beauty shop.

[3] Bank.

[4] Eating/drinking establishments (no drive-through service).

[5] Bed-and-breakfast.

[6] Office.

[7] Retail store.

[8] Theater.

[9] Adult day care.

[10] Nursing homes at a density of one bedroom per 7,500 square feet of land.

[11] Congregate care facilities at a density of one unit per 7,500 square feet of land.

[12] Other uses compatible with housing may be approved via conditional use, using the criteria in § **170-20B(2)**.

[13] Nonresidential uses in existence at the adoption of this section on adjacent parcels shall be allowed to expand within the development if conceptually shown on the approved plan.

(2) Accessory uses.

(a) Recreational facilities.

(b) "Community building," defined as a building used as a place of meeting, recreation or social activity typically for use by the residents of a particular development.

(c) Maintenance buildings.

(d) Rental and sales offices.

E. Procedural concepts.

(1) The developer shall prepare a development plan, which locates the proposed types of nonresidential and residential development, utilities, access roads, and public ways. The parcels comprising the development may be under separate ownership but shall be treated as one development and shall be bound by the approval granted for the entire development plan. If approval is granted, individual lots must be developed as part of the larger development plan and phasing outlined below, and not separately. The development plan must identify the percentage of the nonresidential uses, residential uses and open space. Nonresidential and/or mixed-use uses must comprise at least 55% of the total proposed floor area for the development; residential uses must not exceed 45% of the total proposed floor area for the development. A building shall be considered "mixed-use," provided that at least 50% of the floor area of the first floor is reserved as commercial space and provided that such commercial space is located roughly in the front half of the building and extends the length of the building facade. Residential accessory uses (e.g. mechanical, storage, laundry, etc.) are permitted to be located within the back half of the first floor of any mixed-use building.

(2) A minimum of 20% of the area of the original tract shall be reserved as open space and identified as such on the development plan. Fifty percent of the required open space (as defined in § **157-60**) must be usable uplands and reasonably accessible to all property owners or lessees in the project. Any open space provided above 20% may be mixed unsuitable areas and upland.

(3) Residential uses require that the calculation of permitted density shall be completed through the submission of a yield plan (as defined in § **157-60**) applied to the development lot and not individually to the internal dwelling lots.

(4) For residential development that includes single-family homes over 1,001 square feet of total living area, or three- to four-family, density shall be based upon calculating one unit per 40,000 square feet of contiguous upland, and using 150 feet of frontage on a public roadway.

(5) For single-family residential homes 1,000 or less square feet of total living area, development, two-family dwellings, or multifamily dwellings, density shall be based upon calculating one unit per 10,000 square feet of contiguous upland, and using 100 feet of frontage on a public roadway.

(a) If units are restricted so that the rent of said units conforms to the HUD Fair Market Rent rates, for Dover, published annually by the New Hampshire Housing Finance Authority, there shall be no density for said unit(s).

(6) The development plan may be phased for a term of five years. The phasing plan shall contain provisions which promote the mixed use of the site consistent with Subsection **A**. For the purposes of this section, development shall include:

(a) Construction of structures;

(b) Environmental remediation;

(c) Site preparation or demolition;

(d) Roadway utility or recreation and common area design and construction; and

(e) Bonding or other security for site development.

(7) The phasing plan shall provide that no more than 50% of the residential development may be occupied prior to completion of between 25% and 50% of the nonresidential structures, as negotiated between the Planning Board and the developer, and included in the conditional use approval.

(8) Provided that the developer is making reasonable efforts to develop the site, the Planning Board may extend the initial five-year phasing period, provided a request for extension is

submitted before the expiration of the initial five-year phasing term.

(9) Residential development plan guidelines.

(a) The developer shall be permitted to allocate permitted density among internal dwelling lots in a flexible and creative manner. The sum total of the permitted density shall not exceed the permitted density of the development lot or legal lot, unless the additional density is derived from § **170-29**, Transfer of development rights. Layouts may include individual lots or a cluster of units without lot lines.

(b) Dwelling layouts shall be so designed that parking is screened from external roadways by garages, building locations, grading or screening. Major topographical changes or removal of existing trees shall be avoided wherever possible, and water, wetlands, and other scenic views from the external streets shall be preserved as much as possible.

(c) Where possible, it is desirable and encouraged to mix residential and nonresidential uses. This may be achieved through situating the buildings close to each other, or though allowing structures to house residential, preferably on the second or above floor, with nonresidential on the first floor. Creativity and flexibility is encouraged, and the development plan may offer another option for mixing uses.

(d) All residential development must adhere to architectural design guidelines. Said standards will reflect a New England village motif and include structures with peaked roofs and architectural shingles. The guidelines for this development are included in Chapter **153**, Site Review Regulations, § **153-16.**

(e) All manufactured homes shall adhere to the standards outlined in Chapter **101**, Manufactured Home Parks, with the exception of §§ **101-3**, **101-4**, **101-5**, **101-6**, and **101-7F**, which shall be controlled by the provisions hereof and unless noted below. Where there is a difference in the requirements between this overlay district and the provisions of Chapter **101**, Manufactured Home Parks, the provisions of the overlay district shall apply.

(10) Nonresidential development plan guidelines.

(a) The general character of the nonresidential structures within the development lot is intended to be a pedestrian-friendly setting, with emphasis on the natural characteristics of the site. The site design should create a sense of character and cohesiveness through landscaping, facade treatment, and signage.

(b) The guidelines for this development are included in Chapter **153**, Site Review Regulations, § **153-16**.

F. Standards and regulations.

(1) Internal roads. As part of the approval of the conditional use permit, the Planning Board shall determine whether internal roads shall be public or private. If a road is determined to be private, no municipal services shall be provided other than public safety, utilities maintenance, and regulatory services. Unless noted below, roadways shall conform to the street design criteria laid out in the Code.

(a) Minimum internal right-of-way.

[1] Maximum residential: 35 feet.

[2] Maximum nonresidential: 50 feet.

(b) Minimum pavement width.

[1] Minimum residential: 20 feet.

[2] Minimum nonresidential: 28 feet.

[3] Minimum sidewalk pavement width: five feet.

[4] Minimum bike/Segway®/golf cart path width: five feet.

(c) Minimum tangent length at intersections: 75 feet.

(d) Maximum street angle at intersections: 60°.

(e) Minimum center-line radius: 100 feet.

(f) Minimum tangent length between reverse curves: 50 feet.

(2) Dimensional requirements.

(a) Nonresidential/mixed-use buildings.

[1] Minimum structure setback from external lot line: 50 feet. Expanding existing nonresidential uses are not held to this setback.

[2] Minimum structure setback from external right-of-way: 50 feet.

[3] Maximum nonresidential building height: 55 feet.

[4] For all other dimensional requirements for nonresidential structures and parking setbacks refer to the underlying zone.

(b) Residential dwellings.

[1] Minimum structure and parking setback from external lot line: 50 feet.

[2] Minimum structure and parking setback from external row: 100 feet.

[3] Maximum residential building height: 35 feet.

[4] Minimum frontage on internal road: 40 feet.

[5] Minimum setbacks:

[a] Front yard setbacks: 20 feet.

[b] Distance between buildings: 24 feet.

(c) There shall be no minimum lot size or frontage for internal lots created.

(3) Parking.

(a) All dwelling units shall require two independently accessible parking spaces per unit, except that the congregate-care and nursing-home requirements shall be as otherwise defined by this chapter. Nonresidential uses shall comply with parking requirements defined by this chapter.

(b) Overnight parking shall not be permitted on internal roadways.

(c) Parking shall be utilized and available to all components of the development plan, through the recording of access and parking easements.

FISCAL IMPACT ANALYSIS

199 Knox Marsh Road
Dover, NH

January 19, 2026

RY Development, LLC

FOUGERE
PLANNING+DEVELOPMENT
FOUGEREPLANNING@COMCAST.NET
603.315.1288

FOUGERE PLANNING & DEVELOPMENT, Inc.
Mark J. Fougere, AICP
Milford, New Hampshire
Fougereplanning@comcast.net

FISCAL IMPACT ANALYSIS

99 Knox Marsh Road
Dover, NH

January 19, 2026

Introduction

Fougere Planning and Development has been engaged by RY Development, LLC to undertake this Fiscal Impact Analysis in support of a variance application to advance the construction of an affordable housing community. This analysis outlines the estimated revenues, and service demands of a proposed 160 unit Low Income Housing Tax Credit (LIHTC) funded apartment community; in addition, a portion of the property will be set aside for a 25,000 square foot commercial property. All of the units will be offered as HUD rent restricted to affordable housing (average 60% or less Area Median Income). Census data estimates that some 3,096 Dover residents are below the poverty level and over 26% of Household earn less than $75,000 annually[1]. This apartment community will assist the community in meeting its affordable housing needs as highlighted recently by the Dover Ad-Hoc Committee to Address Housing Needs including addressing these key findings:

- **The need for additional Affordable Housing:** A growing gap in housing affordability, with rising rental prices and limited options for middle-income and low-income residents.
- **Regulatory and Zoning Barriers:** Although Dover is often considered as having progressive land-use policies, it continues to explore ways to

[1] HUD's definition of low income varies by family size; for a family of 3 HUD denotes maximum income of 60% of Area Median at $75,870.

improve those policies to encourage additional opportunities for diverse housing development.

- **Homelessness and Housing Insecurity:** Increased demand for low-barrier shelters, supportive housing, and services for vulnerable populations, including individuals with disabilities and seniors.

- **Workforce Housing Shortage:** Essential workers, including teachers, healthcare professionals, and first responders can struggle to find housing within city limits.

The development program planned for the 20 acre + site will be located along Knox Marsh Road, with 7.5 acres in the rear of the site set aside as wildlife conservation area. The preliminary apartment program consists of one and two bedroom units as detailed in Table 1.

Table 1
Apartment Development Program

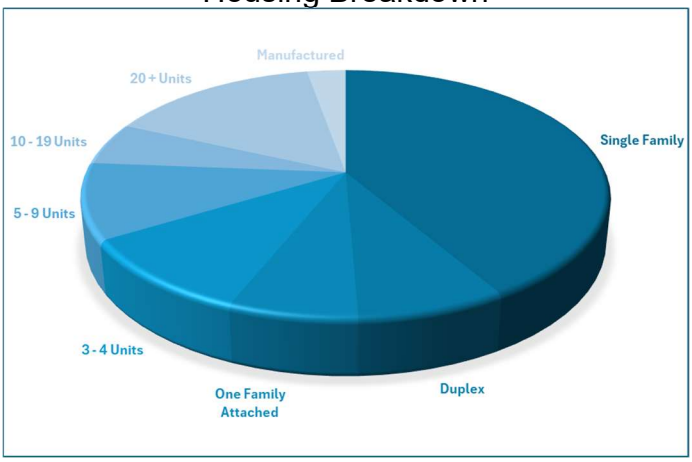
Apt. Program	# Units
One Bed	80
Two Bed	80

Local Trends

The most recent 2020 Census data reports Dover's population to be 32,741, increasing from 29,987 in 2010 representing a 9.1% growth rate over the 10-year period. The New Hampshire Office of Planning & Development estimates the community's 2024 population to be 33,784 with a population projection in 2030 of 35,190 and 2035 of 36,114. Based upon Census data, the median age in the community is 37.6 years, while the median age for New Hampshire is 43.4 years. Those over the age of 65 account for 17.2% of the population. A slightly greater number of females, 16,731, reside within the community than the male population which is 16,339. Forty-nine percent of the population holds a bachelor's degree.

Approximately 41.4% of Dover's housing stock consists of single family homes, with the most recent US Census data reporting 6,407 single family homes out of a total housing stock of 15,439 units as outlined in Figure 1.

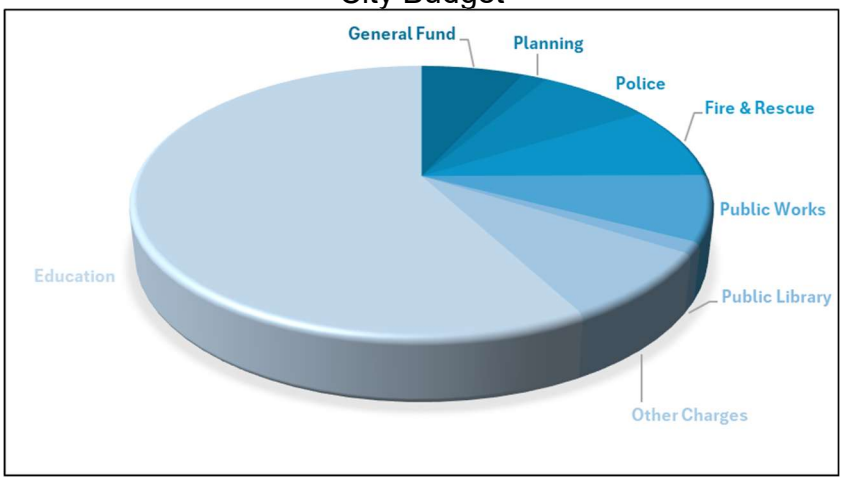
Figure 1
Housing Breakdown



Budgets

The city's FY2026 budget's totaled $157,310407. The school department, along with police, fire and community services are some of the larger departments in the community. Given the nature of the proposal, these departments will experience some measurable increase in service demands from the proposed project and as such, they will be closely reviewed in this analysis. Figure 2 outlines the breakdown of the city total FY26 budget. Key recent budget drivers include salaries 7.4%, health 8.2%, and purchased services 32.6%.

Figure 2
City Budget



A. Fiscal Methodology Approach

Fiscal Impact Analysis can have many connotations, this analysis will follow the classic definition of fiscal impact as follows *"A projection of the direct, current public costs and revenues associated with residential or nonresidential growth to the local jurisdiction in which the growth is taking place."* Dover's Subdivision Regulations, Section 157.22.c(1)(b) notes specific aspects of concern to the city including: attendance at public schools, changes in the number of legal residents, increase in municipal costs, public safety, changes in tax revenue, and increased refuse disposal.

There are a number of methodologies that are used to estimate fiscal impacts of proposed development projects. The Per Capita Multiplier Method is the most often used analysis to determine municipal cost allocation. This method is the classic "average" costing method for projecting the impact of population growth on local spending patterns and is used to establish the costs of existing services for a new development. The basic premise of this method is that current revenue/cost ratios per person and per unit are a potential indicator of future revenue/cost impacts occasioned by growth. New capital expenditures required for provision of services to a development are not added to current costs; instead, the present debt service for previous improvements is included to represent ongoing capital projects. The advantage of this approach is its simplicity of implementation and its wide acceptance by both consultants and local officials. The downside of this approach is that the methodology calculates the "average" cost as being the <u>expected</u> cost, which is often not the case and costs can be understated or exaggerated, significantly in some instances. If one student is added to a school system, limited cost impacts will occur. However, based on an "average" cost to educate one student the cost could be noted as $16,000/year which includes such expenses as existing debt, building maintenance, administrative and other factors, all of which will be minimally impacted by the addition of one student. The "true cost" could be significantly less, especially in those communities with declining enrollment. This conservative average costing approach will be used in this analysis.

The Marginal Cost Approach is a more realistic methodology that can be used to estimate and measure developmental impacts based on actual costs that occur in the community. At this time, a "level of service" exists in Dover to serve the community. This existing service level, for the most part, addresses the needs of the community through existing tax collections. As new developments occur, pressure is often placed on some departments to address increased service demands, while other departments see negligible, if any impacts. In reviewing the potentially impacted city departments specifically, a truer picture of anticipated cost impacts can be determined. This Report will use a combination of these two methodologies.

With this proposed land use, as will be shown by the analysis below, increased service will be realized to some but not all city departments including the school department along with the police, fire and recreation. All site drives and refuse disposal will be private. In addition, with so many services available on-line, other city agencies will see little or no measurable impact from the proposed development. All estimated revenues and costs outlined in this Report are in today dollars.

B. Local Revenues From Development

1) Property Taxes

Local property taxes provide the bulk of municipal revenues for New Hampshire communities. The 2025 Tax Rate for Dover is $19.68 as outlined in Figure 3. For purposes of this Report, a local tax rate of $17.85 will be used to estimate revenues, which excludes the County Tax Rate.

Figure 3
Tax Rate

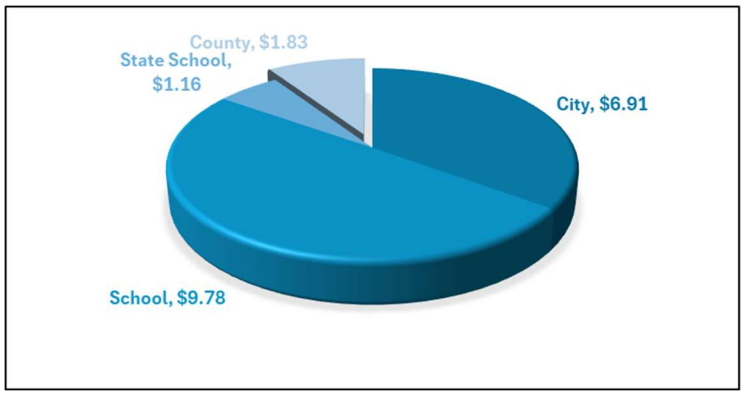


Table 2 outlines the anticipated municipal property tax revenue from the full buildout of the development program based on local market conditions[2], an estimated $573,521 in annual property taxes are estimated from the project.

Table 2
Estimated Assessment and Property Taxes

	# Units	Assess/Unit	Total Est. Assessment	
Apartments	160	$185,500	$29,680,000	
Industrial Space	25,000	$98	$2,450,000	
Total			**$32,130,000**	
			Total Est. Property Taxes	**$573,521**

The existing site contains a single family home and is assessed for $1,208,000 and generates $21,562 in annual property taxes. The proposed uses will increase property tax payments to the community by $551.959.

2) Miscellaneous Yearly Revenues

Another major source of revenue for the community is from motor vehicle registration fees, which generated $6,300,000 for the city in FY24. Table 3 outlines the projected vehicle registration fees from the proposed project which are estimated to total $23,040 annually. Additional revenues may be realized through business vehicle registrations.

[2] Bradley Commons was used as an comparable to estimate apartment assessment, with assessments adjusted to reflect apartment assessment only; properties on Industrial Park Road used as a basis for commercial site.

Table 3
Vehicle Registration Fees[3]

Unit Type	# Units	Vehicle/Unit	# Vehicles
Apartments	160	1.2	192
	Avg. Veh. Reg. Fee		$120
	Total Est. Fees		$23,040

3) Total Annual Project Revenues

The proposed development is estimated to generate $596,561.

Table 4
Projected Gross Recurring Annual Revenue

Est. Prop. Taxes	$573,521
Est. Car Reg.	$23,040
Total Estimated Revenue	$596,561

4) Additional One-Time Revenue Sources

The development of this project will generate thousands of dollars in building permit fees.

C. Municipal Service Costs

Given the nature of the proposed development project, as will be seen by the analysis below, only selective departments will realize measurable increases in service demands. This does not imply that no costs will be realized as a result of this project. Increases in service demands will be felt by a few city departments including the school department, community services, police and fire departments.

It should be noted the costs outlined are “estimates” and no actual tax impacts will be realized without review and approval by appropriate department heads, administrators, and elected officials over the buildout of the project.

[3] Estimated number of vehicles based upon consultants estimates of actual vehicles owned by occupants, in most cases numbers are less than parking requirements.

Police & Fire Departments

The police and fire departments are projected to experience measurable increased service demands from the proposed project. For Fiscal Year 2026, the police department budget is $12,441,627 and the fire department $13,347,091.

To assess the degree of impact this project may have on these departments, emergency call data from similar uses in the city[4] were reviewed. The emergency call data was obtained from Dover 's police and fire departments and averaged to determine the annual number of calls per unit and square feet. These ratios were then totaled to derive an average call volume per metric, which was then used to generate projected emergency calls for each department. Table 5 summarize these findings for the proposed uses.

Extrapolating from the comparable call data to both proposed projects, increases are projected in the city's police and fire department call volume. Annual police calls for the full project build out are projected to increase by 54 annual calls (average 1.03 call per week); the department responds to an average of some 30,000 calls annually. Annual fire and EMS calls are projected to increase by 37 calls (13 fire & 24 EMS[5]) annually or an average of .71 calls per week; the department responds to some 7,300 calls annually.

Table 5
Estimated Calls: Police & Fire

Development Program	# Units	Police Call/Unit	Annual Police Calls
Apartments	160	0.30	48
Industrial	25,000	0.00025	6
Total Estimated Police Calls			**54**

Development Program	# Units	Fire/EMS Call/Unit	Annual Fire/EMS Calls
Apartments	160	0.20	32
Industrial	25,000	0.00018	5
Total Fire/EMS Calls Apartments			**37**

[4] City of Dover Capital Facility Impact Fee Update Dec. 14, 2023, Fougere Planning & Donohoe.
[5] Approximately 64% of all Fire Department calls are EMS.

Police Department

As noted above, the proposed project is estimated to generate 54 calls annually. Based on past discussions[6] with Police Chief William Breault, he noted that the department has 55 police officers with 5 vacant positions. The department has not expanded the force in a number of years, and annual calls have remained consistent for quite some time. The average cost of an experienced patrol officer, with benefits, is approximately $125,000 annually. To account for potential expenses for the department, an average cost approach will be applied as detailed in Table 6, reporting an estimated expense of **$27,216.**

Table 6
Estimated Police Department Expenses

Department	FY 2026 Budget	Calls[7]	Cost/call	Est. Calls	Annual Cost
Police	$12,441,627	24,692	$504	54	$27,216

Fire Department

As detailed in Table 5, fire department calls are estimated to increase by 37 calls annually (average .71 calls a week); the department responded to 7,331 calls in 2024 (average of 141 calls per week). Based on recent discussions Chief Perry Plummer, he noted that the department is fully staffed with 15 persons per shift (5 per station) and 3 EMS vehicles. The annual cost of a fire fighter is $140,000 annually. At this time the stations are very busy, with 200 times a month more than two calls being addressed at one time and 80 times a month 3 calls are being addressed simultaneously.

To estimate future department costs to the city, the fire department applies two cost metric factors when evaluating development; a per capita cost of $375 and a cost of $270 per $1,000 project valuation; as a majority of the project calls are from the residential uses, the per capita cost method will be applied to the project. The Chief has estimated 1.5 occupants per unit, deriving an estimated

[6] Discussions with Chief during the winter/2025 relative to Littleworth Road mixed use project with estimated police calls totaling 383.
[7] Three year average calls 30,866, reduced by 20% to account for minor calls.

population of 240 residents. Taking into account a credit from estimated property taxes, fire expenses are estimated to total **$52,838** as detailed in Table 7**.**

Table 7
Estimated Fire Department Expenses

Units	160
Occupants Per Unit	1.5
Total Occupants	240
Cost Per Capita	$375
Gross Cost	$90,000
Property Tax Credit[8] 6.4%	$37,162
Net Cost	**$52,838**

It should also be noted that the fire department collects ambulance fees for service and in FY23, collected $2,090,000 or an average of $383 per call. Twenty-four EMS calls are estimated, which would generate $9,192 in new revenue assisting in offsetting potential department costs.

Community Services

Recreation

To account for potential recreational costs, cost averaging was applied as detailed in Table 8, generating a conservative estimated annual expense of **$8,970**.

Table 8
Estimated Recreational Expense[9]

Recreation	
Budget	$992,525
City Population	33,360
Per Capita Cost	$30
Estimated Project Population	299
New Recreation Cost	**$8,970**

[8] Based on estimated taxes of $580,661 detailed in Table 2.
[9] Project population estimate US Census, 1.87 per renter occupied unit.

Other Departments

Given the type of development proposed, additional measurable impacts are not anticipated to other city departments[10]. All access drives will be privately maintained, and refuse is disposed of privately. To be conservative, we will account for a miscellaneous cost[11] of **$17,800**.

B) School Costs

As noted above, 61.2% of the local tax rate is allocated to schools. This high ratio is typical in most New Hampshire communities and demonstrates that a significant percentage of local taxes go towards supporting the local school system.

As outlined above, the development program will create 160 affordable apartment units with a preliminary estimated one and two bedroom mix as detailed in Table 9.

Table 9
Residential Program

Apt. Program	# Units
One Bed	80
Two Bed	80
Total	160

School Enrollment

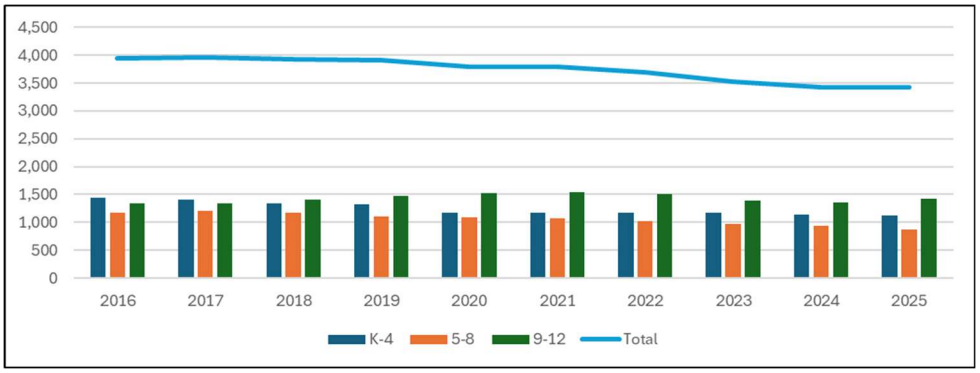
As detailed in Table 10 and Figure 4, Dover school enrollment in all grade levels has been declining over the past 10 years, decreasing overall by 13.4% since 2016.

[10] It is anticipated that limited measurable impacts will occur to the library, city clerk and other departments.
[11] Potential other municipal costs estimated at $80/unit; $5,000 cost carried for commercial uses.

Table 10
School Enrollment 2016 - 2025

Year	K-4	5-8	9-12	Total
2016	**1,436**	1,178	1,336	3,950
2017	1,408	**1,209**	1,344	3,961
2018	1,340	1,175	1,415	3,930
2019	1,327	1,110	1,472	3,909
2020	1,177	1,085	1,524	3,786
2021	1,165	1,073	**1,548**	3,786
2022	1,180	1,015	1,500	3,695
2023	1,168	972	1,387	3,527
2024	1,139	941	1,352	3,432
2025	1,122	874	1,421	3,417

Figure 4
School Enrollment Trends



Estimated New School Age Children

Based upon past school research in the community[12], it is estimated that the proposed rental units will generate 29 school age children (SAC) as detailed in Table 11.

Table 11
Estimated New SAC

Apartments	# Units	SAC/Unit	SAC
	160	0.18	
Est. SAC			**29**

Table 12 summarizes the grade breakdown of new school age children, with elementary grades seeing the most students, with an equal number of students at the middle and high school.

[12] City of Dover Capital Facility Impact Fee Update, Dec. 14,2023; Fougere & Donohoe.

Table 12
Grade Level Profile

Rental	# Units	Elem. SAC/Unit	SAC	Middle SAC/Unit	SAC	High SAC/Unit	SAC
Apartments	160	0.07	11.2	0.05	8.0	0.05	8.0

It should be highlighted that these SAC estimates are very conservative, as actual enrollment from similar unit types at Pointe Place note a much lower impact such as 50 townhome units – 0 SAC and 64 apartments – 0 SAC. In addition, Bradley Commons which is a low income housing community, is occupied by 4 school age children in 49 units, which equated to a per unit SAC ratio of .081 students/unit.

In recent meetings with the Superintendent, it was noted that school staff believe the district is well equipped to accommodate new students, with no capacity issues at this time. Based on what they see at Pointe Place, few school children will reside in new residential communities.

To be conservative, the Superintendent suggested that potential costs should be noted in a fiscal report. Special education (SPED) costs are a significant expense for the school department, with services provided to approximately 20% of the total student population (685 students). The Business Administration has estimated that the average per pupil annual cost of SPED services was $41,500. Based on the estimated new enrollment of 29 students, 6 may require services, which translates into an estimated cost of $249,000. In addition, the cost of 1/2 teacher salary will be carried with an annual cost of $50,000 resulting in a total estimated school cost of **$299,000**.

It should also be noted that the city receives Adequacy Aid from the State, which is estimated to total $17,529,000 for FY27. At this time per student Base Adequacy[13] Aid is $4,351. Other qualified State Aid that may be generated including Free and Reduced Lunch payments of $2,441 per student, Special Education $2,229, and English Learners $849. If total enrollment levels do

[13] NH Dept. of Education, FY2027 Estimate Municipal Summary of Adequacy Aid

increase, additional state educational funding will be provided to assist in offsetting potential costs that could total over $126,000.

SUMMARY

Table 11
Fiscal Summary

Estimated Property Revenues	$573,521
Estimated Tax Auto Registration Revenues	$23,040
Total Gross Estimated Annual Revenue	**$596,561**
Estimated Municipal Costs	
Police	-$27,216
Fire	-$52,838
Community Services Recreation	-$8,970
Misl.	-$17,800
School Costs	-$299,000
Total Estimated Costs	-$405,824
Net Positive Fiscal Impact	**+$167,697**

Based upon the report's findings, gross yearly revenues generated by the proposed project are estimated to total $596,561 and annual expense area estimated to total $405,824.

As outlined in Table 12, the proposed development will remain fiscally positive over the next 10 years.

Table 12[14]
Ten Year Projection – Revenues & Expenses

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Estimated Property Taxes	$573,521	$584,991	$596,691	$608,625	$620,798	$633,214	$645,878	$658,795	$671,971	$685,411
Estimated Vehicle Registrations	$23,040	$23,501	$23,971	$24,450	$24,939	$25,438	$25,947	$26,466	$26,995	$27,535
Estimated Total Revenues	$596,561	$608,492	$620,662	$633,075	$645,737	$658,652	$671,825	$685,261	$698,966	$712,946
Estimated City Expenses	$405,824	$426,115	$447,421	$469,792	$493,282	$517,946	$543,843	$571,035	$599,587	$629,566
Positive Fiscal Finding	**$190,737**	**$182,377**	**$173,241**	**$163,283**	**$152,455**	**$140,706**	**$127,982**	**$114,226**	**$99,379**	**$83,379**

[14] Assumes revenue growth of 2% per year and expense growth of 5% annually.

Key findings from the proposed mixed-use development include:

- An estimated $167,000 annual positive fiscal impact may occur to the community, with actual positive revenue most likely exceeding this figure.
- The affordable housing proposal meets may of the city's housing goals to address the critical needs in the community.
- Building permit fees are estimated to be thousands of dollars.
- Water and Sewer Investment Fees will be paid.
- Overall declining school enrollment is anticipated to continue, and the 29 estimated school age children will be added to the school system over the buildout time period.
- Police calls are estimated to increase by 54 calls annually (average 1.01 calls per week).
- Fire calls are estimated to increase by 37 calls annually (average of .71 calls per week). EMS calls will generate revenue for the community, estimated to total $9,192.
- The new population will benefit the local economy with increased spending in the area supporting the business community.

MARK FOUGERE

PRINCIPAL OF FOUGERE PLANNING AND DEVELOPMENT

Mark Fougere is an AICP land use planner with over 34 years of public and private sector experience and holds a master's degree in planning. Mr. Fougere has an extensive background in project management dealing with a broad array of planning related issues including spearheading rezoning efforts, managing development teams, site and land use planning, impact fees, fiscal impact analysis, public presentations, expert witness testimony, land use law analysis, and consensus building challenges. Mark has also served on a municipal planning board and as a Selectman. He has managed numerous rewrites and amendments to zoning ordinances and site plan/subdivision regulations. Mr. Fougere has worked extensively in many New England communities on fiscal impact analysis, traffic corridor studies, housing, workforce housing, and land use regulations.

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

January 29, 2026

City of Dover
288 Central Ave
Dover, NH 03820

Attn: Donna Benton, Director
Planning & Community Development

Subject: RCM Conditional Use Permit Application
RY Development, LLC
99 Knox Marsh Road, Dover NH
Tax Map H, Lot 34

CNE Reference No. 23110

Dear Ms. Benton:

On behalf of our client, RY Development LLC, we are pleased to submit the following supplemental information to the fiscal impact statement submitted under separate cover by Bruton & Berube, PLLC.

The information provided is in regards the following items:

[5] Load on public utilities or future demand for them;

The estimated load on public water/sewer for this project would be about 49,250 gpd; (160 residential units and an associated 25,000 square foot commercial/manufacturing facility). For estimating purposes we assumed all 2-bedroom units: 160 2-bdrm units at 150/gpd/bdrm = 48,000 gpd and 25,000 sf at 5 gpd/100 sf = 1,250 gpd. The proposal as submitted would be for the full build out of the project so we are not anticipating additional future demand. of

[8] Changes in surface drainage;

This project will mitigate and treat stormwater onsite with approved best management practices approved by the City of Dover and the State of New Hampshire. The surface discharge points from the site will be remain the same points of discharge after development.

[9] Increased consumption of groundwater;

The project will not draw from groundwater. Potable water will be provided by the municipal water system.

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
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[11] Pollution of water or air;

It is not anticipated that there would be any pollution of water during or after construction as this project will be services by municipal water and sewer and a robust stormwater mitigation plan. There would not be any discharge to waterways that is not treated. Although it is anticipated that there will be an increase in air pollution during construction, we anticipate that this would only be temporary and recede to about existing once the project is constructed.

[12] Land erosion or loss of tree cover;

Existing tree cover will be removed as necessary and to the minimums necessary to accomplish the site improvements anticipated. Existing tree cover will be enhanced with a robust landscape plan that will be constructed as part of the site development. Land erosion will be minimized during construction with the implementation of standard and site specific erosion control measures. After the site has been revegetated no soil erosion is anticipated. Further, as part of the approval process a comprehensive and detailed stormwater management program will be implemented and inspected yearly by a licensed professional. Any deficiencies would be identified and rectified and an annual report would be submitted to Community Services.

[13] Disturbance to other aspects of the natural ecology;

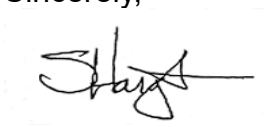
Disturbance of the natural ecology will be minimized as much as practicable. To provide mitigation, a significant amount of land area (7 + acres) will be set aside as conservation area.

[16] Location of utilities.

Utilities for this project are existing and are within or in close proximity of the lot frontage on Knox Marsh Road.

CIVILWORKS NEW ENGLAND

Sincerely,



Stephen J Haight, PE

GENERAL NOTES:

1. PARCEL AREA: 890,791 S.F. / 20.45 Ac.

2. ZONING OVERLAY DISTRICT IS RESIDENTIAL–COMMERCIAL MIXED USE (RCM) AND THE UNDERLYING DISTRICT IS COMMERCIAL MANUFACTURING (CM):

   DIMENSIONAL REGULATIONS:
   (RCM):
   NON–RESIDENTIAL/MIXED–USE BUILDINGS:
   - MINIMUM STRUCTURE SETBACK FROM EXTERNAL LOT LINE = 50 FEET
   - MINIMUM STRUCTURE SETBACK FROM EXTERNAL ROW = 50 FEET
   - MAXIMUM NON–RESIDENTIAL BUILDING HEIGHT: = 55 FEET
   - *FOR ALL OTHER DIMENSIONAL REQUIREMENTS FOR NON–RESIDENTIAL STRUCTURES AND PARKING SETBACKS REFER TO THE UNDERLYING ZONE.

   RESIDENTIAL DWELLINGS:
   - MINIMUM STRUCTURE AND PARKING SETBACK FROM EXTERNAL LOT LINE = 50 FEET
   - MINIMUM STRUCTURE AND PARKING SETBACK FROM EXTERNAL ROW = 100 FEET
   - MAXIMUM RESIDENTIAL BUILDING HEIGHT = 35 FEET
   - MINIMUM FRONTAGE ON INTERNAL ROAD = 40 FEET
   - MINIMUM FRONT YARD SETBACKS = 20 FEET
   - MINIMUM DISTANCE BETWEEN BUILDINGS = 24 FEET

   (CM):

DIMENSIONAL REGULATIONS:	REQUIRED	PROPOSED
MINIMUM LOT SIZE	= 20,000 S.F.	890,791 S.F.
MAXIMUM LOT COVERAGE	= 50 PERCENT	24.6%
MINIMUM FRONTAGE	= 100 FEET	±1,284'
BUILDING REQUIREMENTS:		
FRONT SETBACK	= 35 FEET MIN.	
SIDE SETBACK	= 10 FEET	
REAR SETBACK	= 10 FEET	
ABUT A STREET SETBACK	= 35 FEET	
MAXIMUM BUILDING HEIGHT	= 50 FEET	

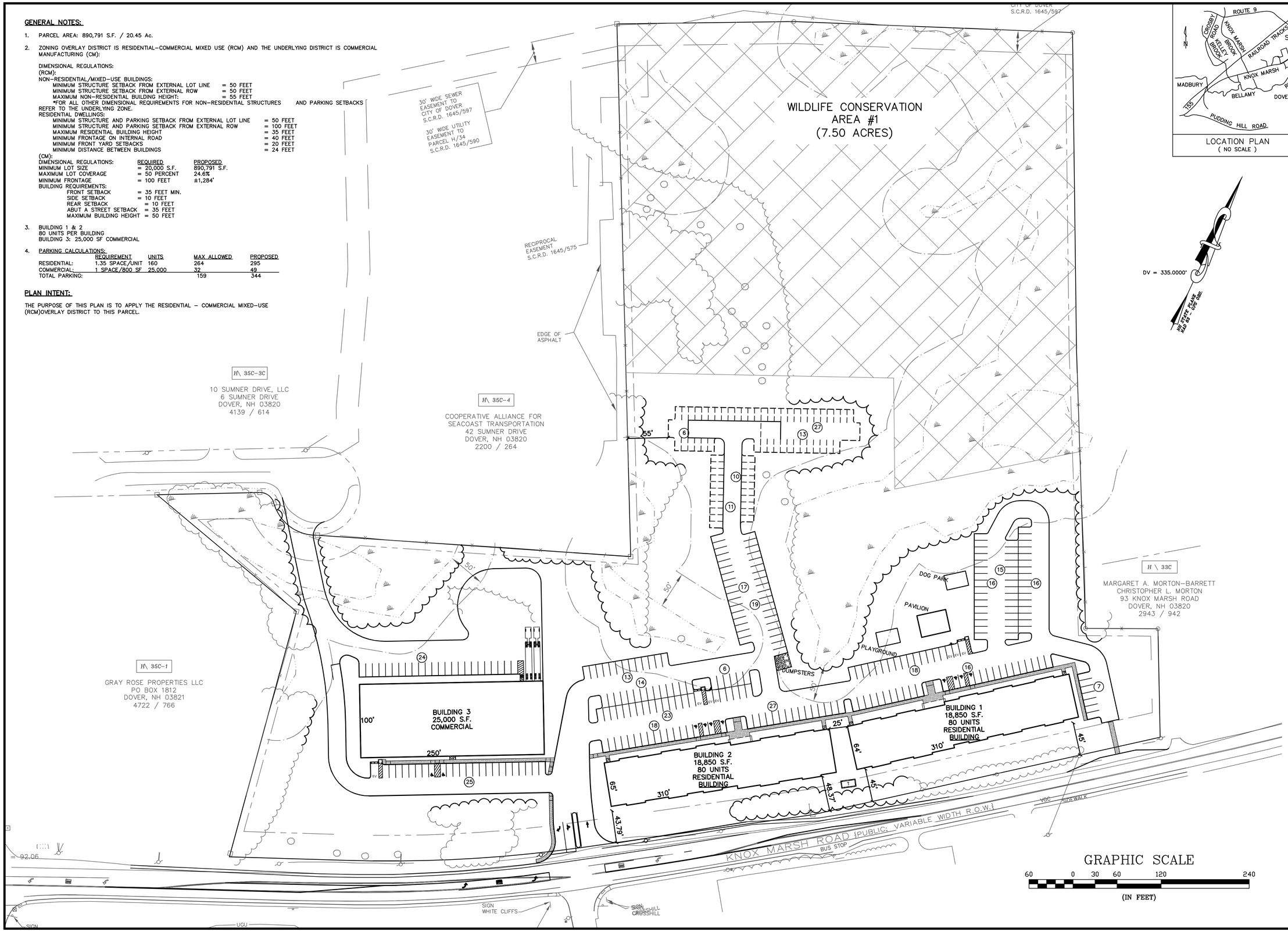
3. BUILDING 1 & 2
   80 UNITS PER BUILDING
   BUILDING 3: 25,000 SF COMMERCIAL

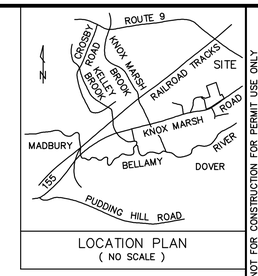
4. PARKING CALCULATIONS:

	REQUIREMENT	UNITS	MAX ALLOWED	PROPOSED
RESIDENTIAL:	1.35 SPACE/UNIT	160	264	295
COMMERCIAL:	1 SPACE/800 SF	25,000	32	49
TOTAL PARKING:			159	344

PLAN INTENT:

THE PURPOSE OF THIS PLAN IS TO APPLY THE RESIDENTIAL – COMMERCIAL MIXED–USE (RCM)OVERLAY DISTRICT TO THIS PARCEL.





LOCATION PLAN
(NO SCALE)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE

DATE: XXX
SCALE: 1"=60'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 23110
FILE: SITE.DWG

COND–2026–XXX

CONDITIONAL USE PERMIT PLAN

OVERALL PLAN

"KNOX LANDING"
KNOX MARSH ROAD
DOVER, NH
TAX MAP H/ LOT 34

RY DEVELOPMENT
290 HERITAGE AVENUE, SUITE 1
PORTSMOUTH, NH 03801

COND–1

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this ___ day of _____, 2026, between the **CITY OF DOVER, NEW HAMPSHIRE,** a New Hampshire municipal corporation (hereinafter referred to as the "City") and **RY Development, LLC,** a New Hampshire limited liability company with a place of business at 290 Heritage Drive, Portsmouth, New Hampshire03801 (hereinafter the "Developer") as follows:

RECITALS

WHEREAS, The Developer intends to redevelop a certain parcel of property located at 99 Knox Marsh Road, Dover, New Hampshire, identified on the tax maps of Dover as Map H, Lot 34 which consists of 20.45 acres (hereinafter the "Parcel"). The redevelopment will consist of two (2) residential buildings, each containing eighty (80) units, for a total of One Hundred and Sixty (160) residential apartment units. 100% of the units will represent affordable housing and offered as HUD rent restricted and appurtenant roadways, parking lots and other onsite infrastructure improvements.

WHEREAS, in order to proceed with the entire redevelopment of the entire Parcel, on _____, the Developer received a Conditional Use Permit to permit the overlay of the Residential/Commercial Mixed Use Overlay District (hereinafter the "RCM District") from the Dover Planning Board in accordance with the provisions of Section 170-32 of the Dover Zoning Ordinance.

WHEREAS, in order to proceed within the 5-year Conditional Use Permit timeline, on _____, the Developer received Site Plan approval to in accordance with the provisions of the Commercial/ Manufacturing District (hereinafter referred to as the "CM District") and in accordance with the RCM District from the Dover Planning Board in accordance with the provisions of the Dover Zoning Ordinance and Dover Site Plan Regulations.

WHEREAS, on August 21, 2025, the Developer received variances from the Dover Zoning Board of Adjustment in order to proceed with the project, as set forth within the Notice of Decision dated August 28, 2025 (Case# ZONE-2025-0028)(copy of said NOD attached hereto as Exhibit A) imposed a condition of approval that required the

execution of a Development Agreement between the Developer and the City in accordance with the requirements of the NOD.

WHEREAS, the Planning Board imposed a condition of approval that required the execution of a Development Agreement between the Developer and the City in accordance with the requirements of the RCM District regulations.

NOW, THEREFORE, the parties agree to be legally bound as follows:

1. This agreement shall be recorded at the Strafford County Registry of Deeds.

2. The Developer shall abide by all ordinances and land use regulations of the City of Dover.

3. The Developer shall implement the redevelopment of the Parcel only as approved by the Planning Board in the site plan approval for all buildings proposed and shall comply with all requirements of the current version of the Building Code and Life Safety Code, as amended within the 5-year Conditional Use Permit timeline.

4. The Developer shall obtain all necessary local, state and federal permits and shall comply with their terms.

5. After the date of the expiration of any of the current owner(s) (of 99 Knox Marsh Rd.) Land Use Restriction Agreement ("LURA) with New Hampshire Housing, the owner(s) of record shall either recapitalize through New Hampshire Housing using the 60% AMI figure, or, should the owner(s) of record choose not to pursue recapitalization the New Hampshire Housing, all 160 residential units will automatically be restricted to the applicable HUD Fair Marker Rent value in perpetuity.

6. If any section, sentence, clause or phase of this Agreement is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision and such holding shall not invalidate any remaining portion hereof.

7. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties.

8. The provisions of this Agreement shall be interpreted according to the laws of the State of New Hampshire.

9. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all other prior agreements and understandings, both oral and written between the parties with respect thereto. Any modification to the within Agreement may only be completed by a writing executed by the parties.

10. This Development Agreement may be signed by its counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the parties hereunto have executed this Agreement by the signatures of their duly authorized designated agents to be affixed to duplicate originals as of the day and in the year first above mentioned.

CITY OF DOVER

_____ By:_____
Witness

RY DEVELOPMENT, LLC

_____ By:_____
Witness Neil Robbins,
Authorized Member

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov

288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment
NOTICE OF DECISION

August 28, 2025

RY Development, LLC
290 Heritage Ave. Suite 1
Portsmouth, NH 03801

Re: **ZONE-2025-0028 – 99 Knox Marsh Road (Tax Map H, Lot 34)**

Dear Mr. Robbins,

Please be advised that after a public hearing on Thursday, August 21, 2025, the Zoning Board of Adjustment ("ZBA") voted 5-*0 to* ***APPROVE*** a Variance from **Sections 170-32.(E)(1), 170-32(F)(2)(b)(2), 170-32(F)(2)(b)(3), 170-32(E)(5)(a),** of the Zoning Ordinance, to allow the development containing a mixed-use project with two (2) buildings each containing eighty (80) units, for a total of one hundred sixty (160) residential apartment units. This variance was granted with the following condition.

1. After the date of expiration of any of the current owner's (of 99 Knox Marsh Rd.) Land Use Restriction Agreement ("LUMR") with New Hampshire Housing, the owner(s) of record shall either recapitalize through New Hampshire Housing using the 60% AMI figure, or, should the owner(s) of record choose not pursue recapitalization through New Hampshire Housing, all 160 units will automatically be restricted to the applicable HUD Fair Market Rent value in perpetuity.
2. Condition one (1) shall be memorialized as a Developer's Agreement with the City of Dover and as a deed restriction to be recorded at the Strafford County Registry of Deeds prior to the issuance of any Certificate of Occupancy for any building on 99 Knox Marsh Rd. or Tax Map H, Lot 34.

Note: The City Council, any party to the action, or any person directly affected has a right to seek rehearing and thereafter appeal the ZBA's determination by timely following the procedural requirements outlined within New Hampshire statutes. *See generally* New Hampshire Revised Statutes Annotated, Chapter 677, *available at*: https://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV-677.htm

If you have any questions, please do not hesitate to contact us directly at: (603) 516-6008.

Sincerely,

Paul R. Crouser
Zoning Administrator, Assistant City Planner

Enclo.: Donna Benton, AICP — Director of Planning and Community Development
James Maxfield — Building Official
Michelle Dube — Inspection Services Office Manager
Donna Langley — City Assessor
Bruton & Berube, PLLC

N - NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

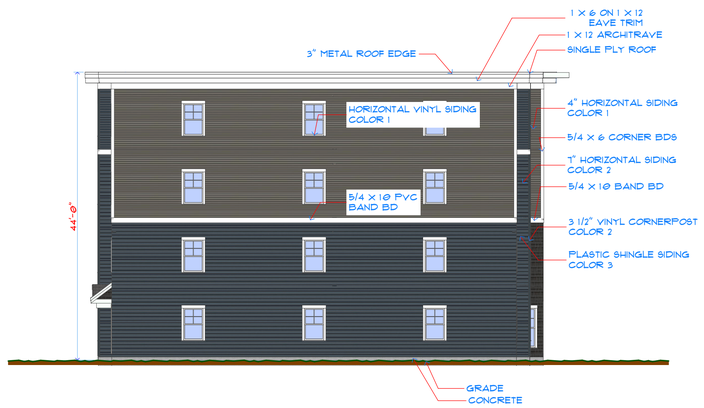
S - SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

COLOR 1	CASTLESTONE
COLOR 2	WEDGEWOOD BLUE
COLOR 3	SLATE
ASPHALT SHINGLES	CHARCOAL GRAY

E - EAST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



W - WEST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

BURNELL JOHNSON
A R C H I T E C T S
633 MAPLE STREET HOPKINTON, NH
(603) 625-5098 03229

BUILDING 1 EXTERIOR ELEVATIONS

DOVER WORKFORCE
DOVER, NH

ELM GROVE PROPERTIES
HOOKSETT, NH

LICENSED ARCHITECT DAVID P. JOHNSON No. 1319 THE STATE OF NEW HAMPSHIRE

FOR BIDS 8/9/25

A2.01

COPYRIGHT BURNELL JOHNSON ARCHITECTS 2025

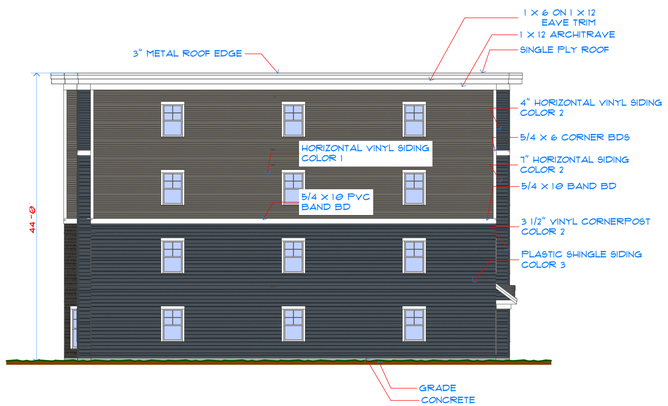
N2 NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

S2 SOUTH EXTERIOR ELEVATION

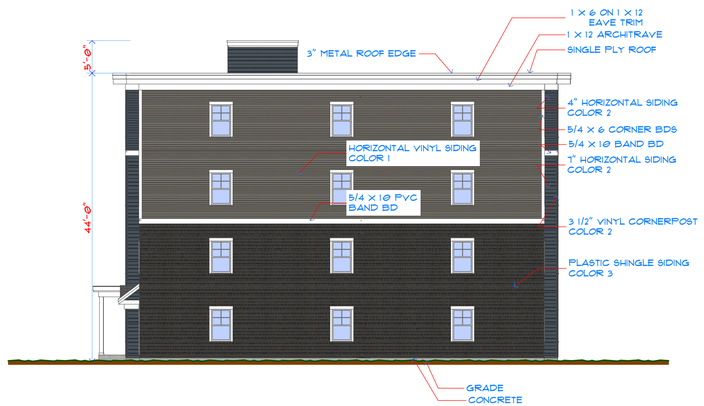
SCALE: 3/32" = 1'-0"

COLOR 1	CASTLESTONE
COLOR 2	WEDGEWOOD BLUE
COLOR 3	SLATE
ASPHALT SHINGLES	CHARCOAL GRAY



E2 EAST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



W2 WEST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

BURNELL JOHNSON
A R C H I T E C T S
633 MAPLE STREET
(603) 625-5938
HOPKINTON, NH
03229

BUILDING 2 EXTERIOR ELEVATIONS

DOVER WORKFORCE
DOVER, NH

ELM GROVE PROPERTIES
HOOKSETT, NH

LICENSED ARCHITECT
DAVID P. JOHNSON No. 1319
THE STATE OF NEW HAMPSHIRE

FOR BIDS 8/9/25

A2.02

COPYRIGHT BURNELL JOHNSON ARCHITECTS 2025

25K - COMM / MFG.

99 KNOX MARSH RD. DOVER, NH.

SCHEMATIC DESIGN
NFC - 012226

T | W DESIGNS

Project Info:

25K - COMM / MFG.
99 KNOX MARSH RD. DOVER, NH.
SCHEMATIC DESIGN

Architect of Record:

T | W Designs, LLC
254 Drake Hill Rd.
Strafford, NH 03884
603-664-2181

Civil Engineer:

N/A

Structural Engineer:

N/A

Electrical Engineer:

N/A

Mechanical Engineer:

N/A

Plumbing Engineer:

N/A

Fire Protection Eng.:

N/A

Contractor of Record:

N/A

LOCUS MAP: (N.T.S.)

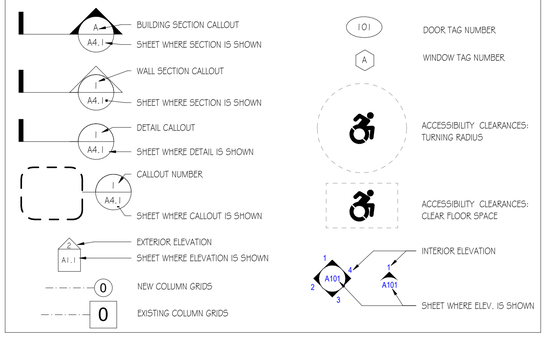
DRAWING SHEET INDEX:

Sheet	Sheet Name	Issued	Revision	Revision Date
PCS	*PROJECT COVER SHEET*	*01/22/26*		
A1	*ENTRY RENDERING*	*01/22/26*		
A2	*FLOOR PLAN*	*01/22/26*		
A3	*EXTERIOR ELEVATIONS*	*01/22/26*		

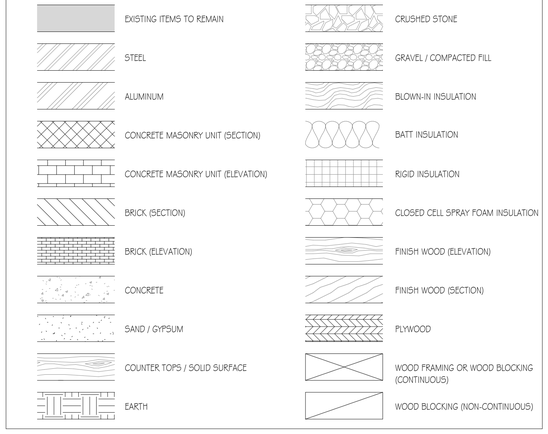
MASTER ABBREVIATION KEY:

AB	ANCHOR BOLT			LAM	LAMINATE	S	SOUTH
AC	AIR CONDITIONER	E	EAST	LAV	LAVATORY	S-TRAP	SEDIMENT TRAP
ACI	AMERICAN CONCRETE INSTITUTE	EJ	EXPANSION JOINT			SC	SOLID CORE
		EJC	EXPANSION JOINT COVER	MAS	MASONRY	SCED	SCHEDULE
ACOUST	ACOUSTIC	EL	ELEVATION	MAT	MATERIAL	SD	STORM DRAIN
AFF	ABOVE FINISH FLOOR	ELEC	ELECTRICAL	MAX	MAXIMUM	SF	SQUARE FOOT
ALT	ALTERNATE	ELEV	ELEVATOR	MECH	MECHANICAL	SH	SHOWER
ALUM	ALUMINUM	EQ	EQUAL	MEM	MEMBRANE	SHT	SHEET
ANCH	ANCHOR	EQUIP	EQUIPMENT	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SIM	SIMILAR
ANOD	ANODIZED	ER	EMERGENCY ROOM			SL	SLIDING
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	EST	ESTIMATE	METTP	METAL TOILET PARTITION	SMR	SINGLE PLY MEMBRANE ROOF
		EWC	ELECTRICAL WATER COOLER	MFR	MANUFACTURER	SP/PT/FIN	SPECIAL PAINT FINISH
BD	BOARD	EXH	EXHAUST	MH	MANHOLE	SPEC	SPECIFICATION
BIT	BITUMINOUS	EXIST	EXISTING	MIN	MINIMUM	SPKR	SPEAKER
BL	BUILDING LINE	EXP	EXPANSION	MISC	MISCELLANEOUS	SQ	SQUARE
BLDG	BUILDING	EXPD	EXPANDED	MO	MASONRY OPENING	SS	STAINLESS STEEL
BLK	BLOCK	EXT	EXTERIOR	MTL	METAL	STA	STATION
BLKG	BLOCKING			MULL	MULLION	STD	STANDARD
BM	BEAM	F/F	FACE OF FOUNDATION WALL	N	NORTH	STL	STEEL
BOC	BOTTOM OF CURB			NAT	NATURAL	STOR	STORAGE
BOF	BOTTOM OF FOOTING ELEVATION	FA	FRESH AIR	NEC	NECESSARY	STRG	STRINGER
		FAP	FIRE ALARM PANEL	NIC	NOT IN CONTRACT	STRUCT	STRUCTURAL
BOT	BOTTOM	FD	FLOOR DRAIN	NOM	NOMINAL	SU	SITE UTILITY
BRG	BEARING	FE	FIRE EXTINGUISHER	NRC	NOISE REDUCTION COEFFICIENT	SUSP	SUSPEND (SUSPENDED)
BRK	BRICK	FEC	FIRE EXTINGUISHER CABINET			SYMM	SYMMETRICAL
BSMT	BASEMENT			NTS	NOT TO SCALE	SYS	SYSTEM
BTW	BETWEEN	FIN	FINISH				
BUR	BUILT-UP ROOF	FL	FLOW LINE	OC	ON CENTER	T	TREAD
		FLR	FLOOR	OD	OUTSIDE DIAMETER	T&G	TONGUE & GROOVED
CAB	CABINET	FND	FOUNDATION	OF/C	OUTSIDE FACE OF CONCRETE	T/FRM	TOP OF FRAME
CB	CATCH BASIN	FOF	FACE OF FINISH			T/SLB	TOP OF SLAB
CER	CERAMIC	FOM	FACE OF MASONRY	OH	OVERHEAD	TB	TACKBOARD
CF	CUBIC FOOT	FOS	FACE OF STUD	OPG	OPENING	TEL	TELEPHONE
CI	CAST IRON	FR	FIRE RATED	OPP	OPPOSITE	TEMP	TEMPORARY
CJ	CONTROL JOINT	FS	FULL SIZE	OR	OPERATING ROOM	TERR	TERRAZZO
CL	CLOSET	FT	FOOT			THK	THICK
CLCB	CURBLESS CATCH BASIN	FTG	FOOTING	PBD	PARTICLE BOARD	THLD	THRESHOLD
CLG	CEILING	FUR	FURRED (FURRING)	PCF	POUNDS PER CUBIC FOOT	TOC	TOP OF CURB
CM	CONTRACT MANAGER	FVC	FIRE VALVE CABINET			TOF	TOP OF FOUNDATION
CMU	CONCRETE MASONRY UNIT			PL	PROPERTY LINE	TOS	TOP OF SLAB
		GA	GAUGE	PLAM	PLASTIC LAMINATE	TOW	TOP OF WALL ELEVATION
CO	CLEAN OUT	GALV	GALVANIZED	PLAS	PLASTER	TR	TO REMAIN
COL	COLUMN	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD	TYP	TYPICAL
COMP	COMPACTED (COMPOSITION)	GEN	GENERAL	PNL	PANEL		
		GL	GLASS	PSF	POUNDS PER SQUARE FOOT	UH	UNIT HEATER
CONC	CONCRETE	GLZ	GLAZING			UL	UNDERWRITERS LABORATORIES, INC.
CONST	CONSTRUCTION	GRD	GRADE	PSI	POUNDS PER SQUARE INCH	UOD	UNDERSIDE OF DECK
CONT	CONTINUOUS	GYP	GYPSUM			UON	UNLESS OTHERWISE NOTED
CONTR	CONTRACTOR			PT	PAINT		
CORR	CORRUGATED	H@V	HEATING & VENTILATING	PTD	PAINTED	UR	URINAL
CP	CONTROL PANEL	HC	HANDICAP	PTN	PARTITION	UV	UNIT VENTILATOR
CSG	CASING	HDWD	HARDWOOD	PVC	POLYVINYL CHLORIDE		
CSMT	CASEMENT	HGT	HEIGHT			VAR	VARIES OR VARIABLE
CT	CERAMIC TILE	HM	HOLLOW METAL	QT	QUARRY TILE	VB	VINYL BASE
CTR	CENTER	HP	HIGH POINT			VCT	VINYL COMPOSITION TILE
CY	CUBIC YARD	HVAC	HEATING, VENTILATION, AIR CONDITIONING	R	RADIUS	VERT	VERTICAL
				RA	RETURN AIR	VEST	VESTIBULE
DF	DRINKING FOUNTAIN	HWH	HOT WATER HEATER	RC	REINFORCED CONCRETE	VIF	VERIFY IN FIELD
DIA	DIAMETER			RD	ROOF DRAIN	VNR	VENEER
DIAG	DIAGONAL	ID	INSIDE DIAMETER	REF	REFERENCE	VOL	VOLUME
DIM	DIMENSION	IN	INCH	REFR	REFRIGERATOR		
DL	DEAD LOAD	INSUL	INSULATION	REINF	REINFORCE	W	WEST
DN	DOWN	INT	INTERIOR	REQD	REQUIRED	W/	WITH
DR	DOOR	INV	INVERT	RGH	ROUGH	WC	WATER CLOSET
DS	DOWNSPOUT			RL	RAIN LEADER	WD	WOOD
DS/C	DRIVE SIDE OF CURB	JC	JANITOR'S CLOSET	RM	ROOM	WDW	WINDOW
DTL	DETAIL	JST	JOIST	RO	ROUGH OPENING	WGL	WIRE GLASS
DWG	DRAWING	JT	JOINT	ROW	RIGHT OF WAY	WP	WEATHERPROOF (WATERPROOFING)
				RQMT	REQUIREMENT		
						WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS LEGEND



MATERIAL LEGEND



GENERAL NOTES:

1. DO NOT SCALE DRAWING OR DIMENSIONS. FOR MISSING DIMENSIONS OR DIMENSIONS IN CONFLICT, CONTACT THE CONTRACTOR IMMEDIATELY BEFORE CONTINUING WITH WORK.
2. ANY DISCREPANCIES IN THESE PLANS WILL BE BROUGHT TO THE CONTRACTOR'S ATTENTION IN WRITING IMMEDIATELY
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DESIGN-BUILD PLANS AND SPECIFICATION FOR LOCATIONS OF ALL BLOCK OUTS, INSERTS, OPENINGS, CURBS, BASES, & PADS THAT ARE NOT DIMENSIONED OR SHOWN ON CONTRACTOR'S DWG'S. OR STRUCTURAL DWG'S.
4. STRUCTURAL STEEL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS AND SPECIFICATION SHALL BE PROVIDED AND ARE THE RESPONSIBILITY OF THERE RESPECTIVE SUBCONTRACTORS IF NOT CARRIED IN ARCHITECTURAL SERVICES
5. ALL CONSTRUCTION SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE REGULATOR REQUIREMENTS MANDATED BY ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION IN ACCORDANCE TO THE STATE IN WHICH THE WORK IS PERFORMED (STATE BUILDING CODE, STATE LIFE SAFETY & FIRE CODE ETC.)
6. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION
7. DIMENSIONS ARE FROM EXTERIOR FACE OF FOUNDATION, VENEER, OR WALL STUD AND TO CENTER OF ALL INTERIOR STUD WALLS OR FACE OF INTERIOR MASONRY. UNLESS NOTED OTHERWISE.
8. CLEAR DIMENSIONS ARE FROM FACE TO FACE OF WALL FINISH. UNLESS NOTED OTHERWISE
9. REFER TO MECHANICAL DRAWINGS / SPEC. FOR ALL SIZES AND LOCATIONS OF MECHANICAL DUCT WORK.
10. UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT DESIGNATED BY WRITTEN DIMENSION SHALL BE CENTERED IN THE WALL OR SHALL BE LOCATED FOUR (4) INCHES FROM FINISH WALL TO EDGE OF DOOR JAMB. PER PLAN.
11. PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALL SURFACES, UNLESS NOTED OTHERWISE.
12. PENETRATIONS OF ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY LIKE RATED CONSTRUCTION DAMPERS, SEALANTS, COLLARS, ETC., TYPICAL.
13. CONTRACTOR SHALL FURNISH, LOCATE AND INSTALL ALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK, FIRE RATED AS REQUIRED.
14. FURNISH AND INSTALL SOLID BLOCKING BEHIND ALL WALL HUNG MILLWORK ITEMS, RAILS, FIXTURES,GRAB BARS, ETC. , WHERE INDICATED OR REQUIRED.
15. CONTRACTOR SHALL LAYOUT OR MARK, ALL EQUIPMENT, SYSTEMS AND MILLWORK ON THE FLOOR FOR ARCHITECT OR OWNER'S APPROVAL PRIOR TO BEGINNING CEILING / OVER HEAD WORK.
16. ALL SPRINKLER HEAD LOCATIONS, MAINS, BRANCHES AND RISER PIPE LOCATIONS MUST BE COORDINATED WITH THE DESIGN / BUILD CONTRACTOR PRIOR TO WORK.
17. FURNISH AND INSTALL FIRE EXTINGUISHERS IN TYPE, QUANTITY, AND LOCATION PER LOCAL FIRE DEPARTMENT. TYPICAL
18. CONTRACTOR SHALL VERIFY, COORDINATE LOCATION WITH THE ARCHITECT ANY SMOKE, CARBON MONOXIDE DETECTOR OR FIRE ALARM DEVICE AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
19. FURNISH & INSTALL FIRE DAMPERS WITH FUSIBLE LOUVER WHEREVER DUCT WORK PENETRATES ONE OR TWO HOUR CEILINGS OR WALLS. TYPICAL UNLESS NOTED OTHERWISE.
20. PROVIDE PLASTER AND GYPSUM WALL BOARD CONTROL JOINTS AT 30'-0" ON CENTER FROM FLOOR TO CEILING, OR AS NOTED ON THE CONSTRUCTION DOCUMENTS. VERIFY IN FEILD WITH ARCHITECT PRIOR TO WORK.

Revision Schedule

No.	Description	Date

PROJECT COVER SHEET

SHEET NUMBER

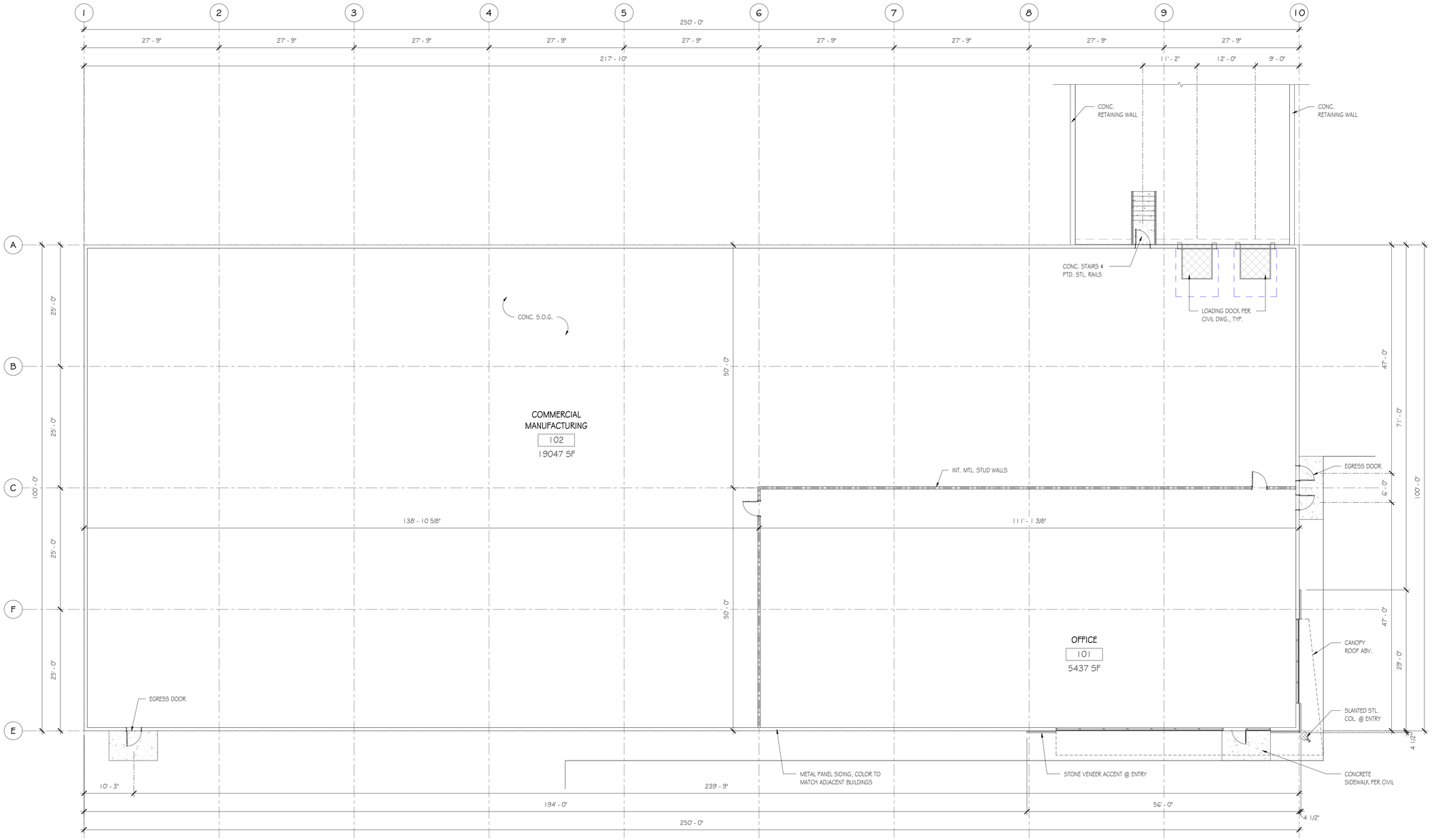
PCS

TW DESIGNS

ENTRY RENDERING
25K - COMM / MFG.

A1

01/22/26



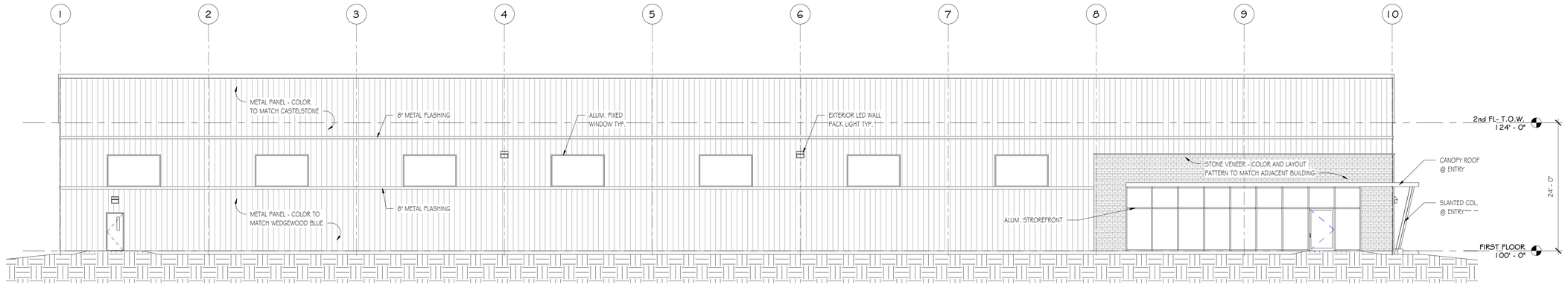
TW DESIGNS

FLOOR PLAN
25K - COMM / MFG.

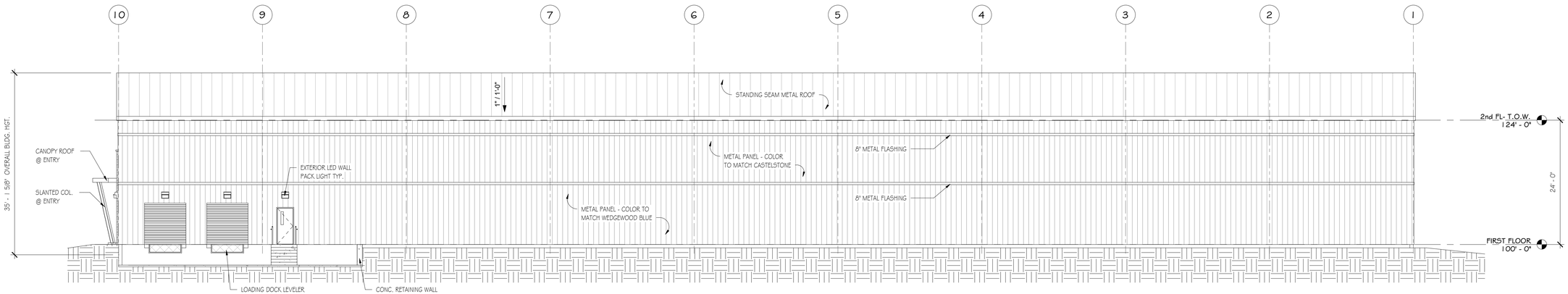
A2

1" = 10'-0"

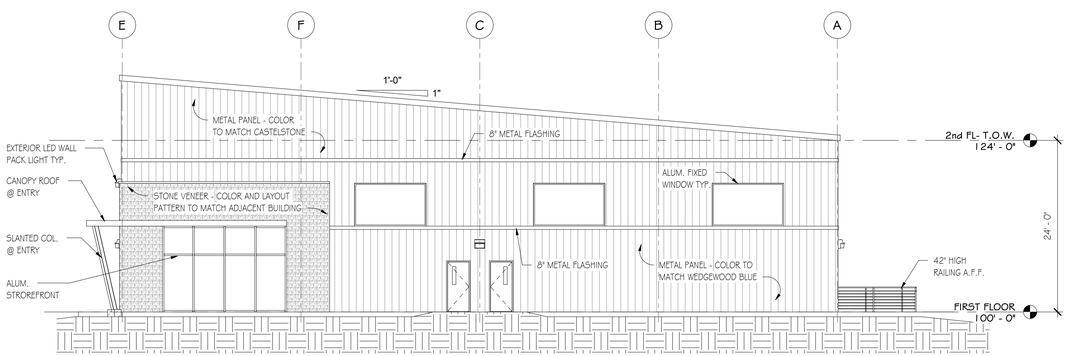
01/22/26



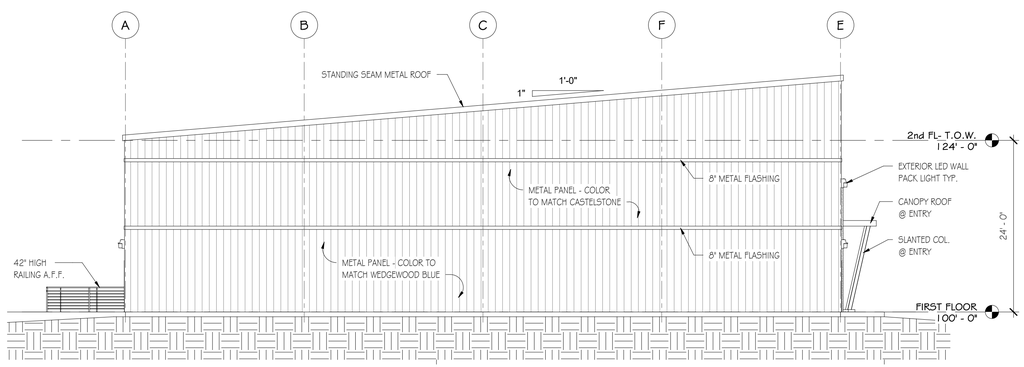
1 SOUTH ELEVATION
1" = 10'-0"



3 NORTH ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"



4 WEST ELEVATION
1" = 10'-0"

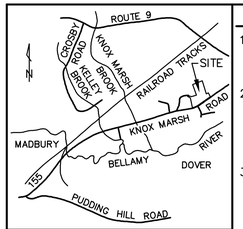
TW DESIGNS

EXTERIOR ELEVATIONS
25K - COMM / MFG.

A3

1" = 10'-0"

01/22/26



LOCATION PLAN
(NO SCALE)

REFERENCE PLANS:

1.) EXISTING CONDITIONS, 99 KNOX MARSH ROAD, DOVER, NH; SCALE 1" = 80'; DATED10/16/20; BY: ALLEN & MAJOR ASSOCIATES, INC.; NOT RECORDED.

2.) PLAN OF PROPERTY IN ROUTE 155, DOVER, NEW HAMPSHIRE MADE FOR HANNAFORD BROS. CO., SITE CONDITIONS PLAN; SCALE: 1" = 50'; DATED JULY 21, 1989, REVISED THROUGH 17 NOV. 1992; BY: H.I. & E.C. JORDAN – SURVEYORS; NOT RECORDED.

3.) PROPERTY PLAN INDUSTRIAL DEVELOPMENT AUTHORITY, SUMNER DAVIS LAND, DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: AUGUST 1969; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. POCKET 11, FOLDER 3, PLAN 8.

4.) SUMNER DRIVE ACCESS PLAN FOR NEW HAMPSHIRE DISTRIBUTORS, INC., SUMNER DRIVE & KNOX MARSH ROAD, DOVER, N.H.; SCALE: 1" = 50'; DATED: AUGUST 27, 1982, BY: RICHARD D. BARTLETT, LLS; RECORDED S.C.R.D. PLAN 23A–129.

NH STATE PLANE NAD 83 – GPS OBS.

H \ 35C–3C
10 SUMNER DRIVE, LLC
6 SUMNER DRIVE
DOVER, NH 03820
4139 / 614

H \ 35C–4
COOPERATIVE ALLIANCE FOR SEACOAST TRANSPORTATION
42 SUMNER DRIVE
DOVER, NH 03820
2200 / 264

H \ 33E
DENIS J. QUINLAN
NANCY K. QUINLAN
89 KNOX MARSH RD
DOVER, NH 03820
2052 / 572

SUMNER DRIVE {PUBLIC; VARIABLE WIDTH R.O.W.}

H \ 35C–1
GRAY ROSE PROPERTIES LLC
PO BOX 1812
DOVER, NH 03821
4722 / 766

(10) 193.2' FTG 459,935 S.F. 10.56 Ac.

(15) 200.3' FTG 58,278 S.F. 10,588 S.F. n/b

(14) 100' FTG 23,390 S.F. 16,993 S.F. n/b

(13) 103.9' FTG 19,898 S.F. 19,475 S.F. n/b

(12) 100' FTG 15,970 S.F.

(11) 114.4' FTG 39,220 S.F. 11,389 S.F. n/b

(16) 100' FTG 19,143 S.F. 17,277 S.F. n/b

(17) 100' FTG 10,186 S.F.

(18) 100' FTG 10,650 S.F.

(19) 105' FTG 10,242 S.F.

(9) 180' FTG 30,432 S.F. 11,798 S.F. n/b

(8) 100' FTG 31,617 S.F. 18,721 S.F. n/b

(1) 105' FTG 10,232 S.F.

(2) 100' FTG 10,000 S.F.

(3) 100' FTG 10,493 S.F.

(4) 100' FTG 10,035 S.F.

(5) 100' FTG 10,000 S.F.

(6) 101.5' FTG 10,065 S.F.

(7) 100' FTG 29,038 S.F.

50' BUFFER (TYP.)

PUBLIC ROAD {50' WIDE R.O.W.}

KNOX MARSH ROAD {PUBLIC; VARIABLE WIDTH R.O.W.}

H \ 33C
MARGARET A. MORTON–BARRETT
CHRISTOPHER L. MORTON
93 KNOX MARSH ROAD
DOVER, NH 03820
2943 / 942

LEGEND

– WETLAND (SEE NOTE 9)
FTG – FRONTAGE DISTANCE
S.F. – SQUARE FEET
n/b – NON–BUFFER AREA
R.O.W. – RIGHT OF WAY

NOTES:

1.) OWNER OF RECORD:
RY DEVELOPMENT, LLC
290 HERTAGE AVENUE, SUITE 1
PORTSMOUTH, NEW HAMPSHIRE 03801
S.C.R.D. VOLUME 5051, PAGE 753

2.) H / 34 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 890,791 S.F. / 20.45 Ac.

4.) THE INTENT OF THIS PLAN IS TO DEPICT A CONCEPT RESIDENTIAL YIELD PLAN SHOWING 10,000 S.F. / 100' FRONTAGE MINIMUM LOTS PER ZONING CHAPTER 170–32.

5.) ZONING DISTRICT: COMMERCIAL MANUFACTURING (CM)
WITHIN THE RCM OVERLAY DISTRICT
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 50 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT SETBACK	= 35 FEET
SIDE SETBACK	= 10 FEET
REAR SETBACK	= 10 FEET
MAXIMUM BUILDING HEIGHT	= 50 FEET

6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 33017C0320E, EFFECTIVE DATE 9/30/2015.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS USGS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 10, 2023.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. ON DURING WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES,IN JUNE 2022 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

10.) THIS YIELD PLAN MINIMIZES IMPACTS TO THE WETLAND BUFFER AND ALSO FOR A LARGE AREA OF CONSERVATION AREA IN KEEPING WITH WHAT WOULD BE PROPOSED AS PART OF THE SITE PLAN PACKAGE (NOT THE SAME AREA BUT WOULD BE SIMILAR).

DRAFT YIELD PLAN
PREPARED FOR
RY DEVELOPMENT, LLC
TAX MAP H, LOT No. 34
99 KNOX MARSH ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM	FILE: 23110\S\D\23–2413 Y RCM
SCALE: 1" = 60'	DATE: JANUARY 29, 2026

60 30 0 30 60 120 180 240

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

23110	YIELD	23–10 57–62
PROJECT NO	TYPE	FIELDBOOK & PAGES

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 661
KEVIN M. McENEANEY
SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911
SURVEYING – PLANNING – CONSULTING

1/30/2026 12:58:17 File: P:\23110 99 Knox Marsh Road - Dover, NH\Survey\Drawings\23-2413 YIELD RCM.dwg Layout: RCM YIELD CALC