

CITY OF DOVER

DOVER CONSERVATION COMMISSION – AGENDA **REVISED**

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

1. CALL TO ORDER AND ROLL CALL

2. CITIZEN'S FORUM

3. APPROVAL OF THE PRIOR MEETING MINUTES – February 9, 2026

4. OLD BUSINESS

- A. Willand Pond: Updated Bid Responses + Recommendations
- B. Consider an amendment to the previously approved March 2024 vote of up to \$20,000 to up to \$30,000 for Willand Pond remediation.
- C. Smith Well lot
- D. Member Update

5. NEW BUSINESS

- A. Consider a motion to expend 30k from the Conservation Fund that will go towards project costs in working with SELT to acquire a 10-acre donated Conservation Easement.
- B. City of Dover Conditional Use Permit and NHDES Expedited Minimum Impact Wetlands Permit for Eversource Energy Map 24, Lot 132 zoned RM-U located on Cocheco Street. Proposal is for an expansion to the Eversource Substation involving installation of temporary electric infrastructure resulting in 8 sf of permanent wetland impacts, 1,618 sf of temporary wetland impacts, 20 sf of permanent wetland buffer impacts and 1,615 sf of temporary wetland buffer impacts

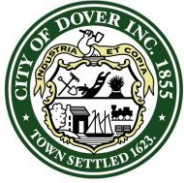
6. REPORT FROM THE CHAIR

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

7. OTHER BUSINESS

- A. By laws
- B. Handbook

8. ADJOURNMENT



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

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

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

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

Absent (Unexcused):

STAFF PRESENT: Makayla Edgecomb, Assistant City Planner/ Conservation Planner, Donna Benton, Director of Planning and Community Development, John Storer, Community Services Director

OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

The Chair gave instructions for Citizens' forum

Eric Leaver, 42 Main st spoke about the Smith Well Lot and noted he supports taking down the No Trespassing signs. He utilizes the trails etc and noted the safety concerns with using the road to walk or bike in that area.

Kim Faustino, 7 Lakeview Dr handed out a packet of info to the board members and commented on how the Willand Pond treatments are similar to cancer treatments. She showed some maps showing the increase of milfoil. She spoke about some expiring funding and encouraged funding the project and noted the pond needs work.

Cynthia Walter, Dover agreed that Willand pond needs attention and milfoil needs to be reduced. She encouraged the commission to recommend to City Council the least toxic approach to cleaning it up which is in line with the 2018 policy.

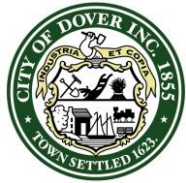
Aimee Dion, lives close to the pond and agrees that the NHDES recommendation is the best one for this specific pond. This will be a long-term project and the neighbors are willing to be involved in the progress.

Peter Schmidt, Ward 1 House of Representatives supports the City Council's urgent addressing of the milfoil in the pond though he is concerned about adding an herbicide to the pond. He asked the commission for their support in securing the funding and to investigate whether the use of herbicides is harmful or not.

Jackie Group recently moved to the pond area and is concerned about the issue but trusts the commission and the state that they know what's best.

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

S. Fellows moved to approve the minutes of January 12th as submitted. A. Lyon seconded. Vote: All in favor



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DOVER CONSERVATION COMMISSION – MINUTES

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4. OLD BUSINESS:

A. Grant Conservation Fund Request for Staff Administration Cost

R. Warnock moved to take up this item at the end of the meeting. S. Fellows seconded. Vote: All in favor

B. Smith Well Lot

John Storer, Community Services Director noted M. Edgecomb has approached him with a request for access, but the department has not completed an internal recommendation yet. There is a balancing act to allow passive recreation and potential security issues. His staff will reach out to NH DES for their feedback whether to allow passive recreation there or what the issues might be. There might be a balancing act to delineate where the recreational areas are welcome and where it is off-limits which can be monitored by police.

Commission members noted currently the public is accessing the property. It's not a spot that is requesting to go from no access to access- there is already activity there.

C. Willand Pond Grant Recommendation to Council

M. Edgecomb gave the background information of this grant and what is before the commission tonight in advance of the City Council taking action this week.

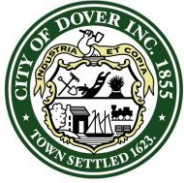
Discussion ensued clarifying the various costs and grant amounts, procedures, next steps and funding deadlines.

R. Warnock suggested to recommend supporting the state's plan to address this issue. The City has not taken action to rectify this issue over many years and now measures are desperately needed. In addition, follow-up will be required and the City needs to budget for that over the coming years.

R. Warnock moved to accept the plan and encourage Council to accept the funding and continue to fund the plan through completion. Seconded by: S. Fellows. Vote: All in favor

5. NEW BUSINESS

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



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DOVER CONSERVATION COMMISSION – MINUTES

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Rick Chellman, Survey Engineer with TND Engineering presented the item and explained the proposal and details.

He answered clarifying questions about the proposal for the commission members. Additional discussion included protecting the large trees on site.

R. Warnock moved to endorse the proposal as presented. Seconded by: A. Lyon. All in favor

6. REPORT FROM THE CHAIR

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

M. Edgecomb noted no correspondence received.

7. OTHER BUSINESS

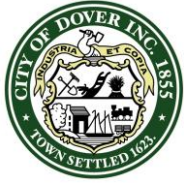
A. Update from Forest Management Subcommittee

- a. The grant was awarded and they discussed RFQ/RFP for arborist/ landscape architect to submit a plan for Ash tree removal and replacement downtown. Discussed whether a formal sub-committee needs to continue to handle the project, or whether a working group can work directly with Community Services staff.
 - i. John Storer noted his staff is happy to plant what is needed and prefer to be given a list / plan that includes the coming years. In addition, staff has now added a budget line item for trees so they can really focus on putting in about 20 trees per year. He clarified the steps for going to bid etc which will be handled by staff. The commission can supply M. Edgecomb the list of trees and areas they need to go. To aid with logistics and cost, each year's list should only include a few varieties of trees.
 - ii. The more information available to be included in the bid the better (tree types and mapped locations)
 - iii. Discussion continued about the Forest Management Subcommittee disbanding and creating a work group to monitor the tree plantings which would meet on an as-needed basis.

S. Fellows moved to sunset the Forest Management Subcommittee and implement a work group to manage the ongoing street tree planting project. Seconded by: R. Atwood. All in favor

B. By laws and Handbook

- a. M. Edgecomb is working with staff to get the handbook accessible through the website
 - i. A glossary has been requested to be included with often used acronyms defined
- b. M. Edgecomb has discussed the requested change to the make-up of members and alternate members with staff and it's in the works.



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4. OLD BUSINESS:

A. Grant Conservation Fund Request for Staff Administration Cost

Staff provided a memo from the Finance Department showing the last five years of incoming and outgoing funds from the account as requested by the Commission at the last meeting.

Commission members discussed wanting the Council to have this position not filled 100% from the Conservation fund, but split with City funds.

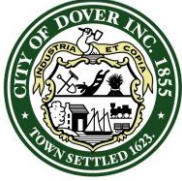
Other Items

None

9. ADJOURNMENT

S. Fellows moved to adjourn. A. Lyon seconded. Vote: U/A

The meeting was adjourned at 7:07 PM.



CITY OF DOVER

CONSERVATION COMMISSION - STAFF MEMO FILE #COND-2026-0011

Application Type: Conditional Use Permit
Applicant(s): Eversource Energy
Owner(s): Eversource Energy
Location: Cocheco Street (Map 24, Lot 132)
Meeting Date: March 9, 2026

INTENT: Proposal is for a Conditional Use Permit (CUP) for an expansion to the Eversource Substation that will result in permanent and temporary impacts to the wetlands and wetland buffers.

AGENDA ITEM #: 5-B

FILE: COND-2026-0011

OWNER/APPLICANT: Eversource Energy

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

ACREAGE: 2.46 ± ac.

ZONING DISTRICT: RM-U

EXISTING/PROPOSED LAND USE:
Eversource Substation

SURROUNDING LAND USE: Residential,
Cocheco River

WAIVERS REQUESTED: N/A

ZBA ACTION: N/A for proposal.

PERMITS REQUIRED: City of Dover CUP for proposed Conservation District impacts, NHDES Wetlands Permit

APPLICATION IS COMPLETE: Yes

TECHNICAL REVIEW COMMITTEE: N/A

ATTACHMENTS: Impact Plan, Application Materials.

Summary of Request and Background:

The applicant is proposing an expansion of the Eversource Substation on Cocheco Street which includes temporary electric infrastructure improvements to facilitate the expansion efforts.

This temporary work will result in 8 s.f. of permanent wetland impacts, 1,618 s.f. of temporary wetland impacts, 20 s.f. of permanent wetland buffer impacts and 1,615 s.f. of temporary wetland buffer impacts.

The applicant has submitted an NHDES Expedited Minimum Impact Wetlands Permit for Conservation Commission review and potential signature.

Consistency with Land Use Regulations – CUP 170-28.F

The Wetlands Protection District ordinance §170-28.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

Planning Staff have reviewed the materials submitted by the applicant and note the following. The project will result primarily in temporary impacts, with temporary electrical infrastructure changes proposed based on the existing location of the utility lines. The applicant is proposing NHDES approved best management practices (BMPs) during construction and no mitigation is required for the project. If the applicant receives Conservation Commission signature following review of the NHDES Expedited Minimum Impact Wetlands Permit, the permit will be submitted for NHDES review.



PERMIT SNAPSHOT REPORT COND-2026-0011 FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	Project:		App Date:	02/27/2026
Work Class:	Environmental	District:	None	Exp Date:	NOT AVAILABLE
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Edgecomb, Makayla	Approval Expire Date:	
Description: Impacts within the Wetland Protection District to facilitate electrical infrastructure equipment installation.					

Parcel:	24132-000000	Main	Address:	Cocheco St Dover, NH	Main	Zone:	RM-U(Residential - Urban Density) R-12(Residential - Medium Density) G(Gateway District)
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Surveyor Michael Dahlberg Home: (603) 472-4488 Business: (603) 472-4488 Mobile: (603) 472-4488	Owner Public Service of NH d/b/a Eversource Energy 13 Legends Drive Hookset, NH 03106 Business: (603) 714-3031	Plan Preparer Nicholas Golon Home: (603) 472-4488 Business: (603) 472-4488 Mobile: (603) 345-0920	Engineer Nicholas Golon Home: (603) 472-4488 Business: (603) 472-4488 Mobile: (603) 345-0920
Applicant Jeremy Belanger 48 Constitution Drive Bedford, NH 03110 Business: (603) 472-4488 Mobile: (603) 491-3362	Wetlands Scientist Jason Aube Home: (603) 431-2222 Business: (603) 431-2222 Mobile: (603) 431-2222		

Permit Custom Fields

Select Permit Type	Wetland Protection District	General Purpose	Alteration / Addition	Project Zone	Non-Residential
What is the parcel zoned?	RM-U	New Change in Impervious/Paved Area (sq ft)	0	Work	As part of a forthcoming expansion of the Eversource Dover Substation, temporary electric infrastructure improvements are required to facilitate future work. Under the proposed scope of work, the project will be installing a temporary (mobile) transformer within the existing substation yard. The proposed design includes adding a mobile transformer, located in the southeast corner of the existing substation, and connecting to the existing 115kV electric transmission line. The 34.5kV line will exit the transformer via lines supported by eight (8) temporary 60-foot wooden poles along the east fence line and tie directly onto an existing distribution feeder exiting the north end of the substation.

PERMIT SNAPSHOT REPORT (COND-2026-0011)

In order to facilitate the required electrical connections, two (2) of the proposed temporary poles, and three (3) of the associated guy wires will be installed from outside of the existing substation fence, located on the northern side of the substation, requiring exterior access for installation. The remainder of the temporary poles and guy wires will be installed from within the substation yard. A temporary staging area is to be located just west of the substation with an access route starting at the Coheco St. entrance and terminating at the northeast corner of the substation. Under the proposed scope, we respectfully request a Conditional Use Permit to permit approximately 1,635 SF of impact within the City of Dover Wetland Protection District 50-foot wetland buffer.

permitstatefed

NHDES Expedited Minimur Impact (EXP) Wetlands Permit - to be submitted upon Dover Conservation Commission review/comment.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jeremy_Belanger_2/27/2026.jpg	02/27/2026 13:55	Belanger, Jeremy		Uploaded via CSS
Permit Snapshot Report.pdf	02/27/2026 13:56	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000680	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-2026000680		\$200.00	\$0.00
Grand Total for Permit		\$200.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	02/27/2026	03/06/2026		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	02/27/2026	03/27/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		02/27/2026 0:00	
Confirm application complete v.1	Generic Action		02/27/2026 14:33
Conditional Use Review v.1	Receive Submittal	02/27/2026 14:33	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		

PERMIT SNAPSHOT REPORT (COND-2026-0011)

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: Eversource Energy c/o Kurt Nelson Telephone # (603) 714-3031

Address of Applicant: 13 Legends Drive, Hooksett, NH 03106

E-Mail Address: kurt.nelson@eversource.com

Name of Property Owner (if different from applicant): Public Service Co of NH (DBA Eversource Energy) Telephone # (603) 714-3031

Address of Property Owner: PO Box 330, Manchester, NH 03105-0330

PROPERTY INFORMATION

Assessor's Map # 24 Lot(s) # 132

Address of Property: Cocheco Street, Dover, NH 03820

Zoning District(s) RMU & R-12 Overlay District(s) Wetland Protection

Existing Use of Property: Public Utility - Electrical Substation

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:

Access for installation of electrical infrastructure equipment within the Wetland Protection
District. Please see attached narrative.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Expedited Minimum Impact Wetlands Permit

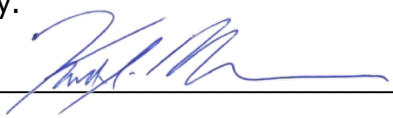
Name of Professional That Prepared Plans: TFMoran, Inc. c/o Nicholas Golon, PE

Address 48 Constitution Drive, Bedford, NH 03110 Telephone #: (603) 472-4488

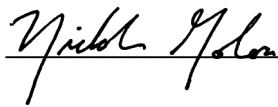
Professional License #: 14086 E-mail address: ngolon@tfmoran.com

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.

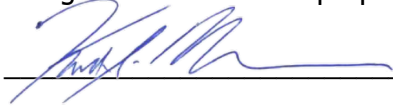
Signature of Property Owner:  Date: 2/27/2026

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

Signature of Agent:  Date: 2/27/2026

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: 2/27/2026

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	<u>MAILING ADDRESS</u>
24	132	Public Service Co of NH	PO Box 330, Manchester, NH 03105-0330

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>
Kurt Nelson	Eversource Energy	13 Legends Drive, Hooksett, NH 03106

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Michael Dahlberg, LLS	TFMoran, Inc.	48 Constitution Drive, Bedford, NH 03110
Jason Aube, CWS	TFMoran, Inc.	48 Constitution Drive, Bedford, NH 03110
Nicholas Golon, PE	TFMoran, Inc.	48 Constitution Drive, Bedford, NH 03110

Conservation Easement Holder:

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

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

SUBTOTAL PLAN REVIEW FEE = \$ 200.00

AND

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

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

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

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

February 27, 2026

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

**RE: Conditional Use Permit – Wetland Protection District
Eversource Dover Substation
Cocheco Street, Dover, NH 03820
Tax Map 24, Lot 132**

Dear Ms. Benton,

On behalf of our Client, Public Service Company of NH (DBA Eversource Energy) (Eversource), a conditional use permit for wetland buffer impacts for access and installation of temporary electrical infrastructure at the existing Eversource Dover Substation, located at the above noted address, is requested.

Project Description:

As part of a forthcoming expansion of the Eversource Dover Substation, temporary electric infrastructure improvements are required to facilitate future work. Under the proposed scope of work, the project will be installing a temporary (mobile) transformer within the existing substation yard. The proposed design includes adding a mobile transformer, located in the southeast corner of the existing substation, and connecting to the existing 115kV electric transmission line. The 34.5kV line will exit the transformer via lines supported by eight (8) temporary 60-foot wooden poles along the east fence line and tie directly onto an existing distribution feeder exiting the north end of the substation.

In order to facilitate the required electrical connections, two (2) of the proposed temporary poles, and three (3) of the associated guy wires will be installed from outside of the existing substation fence, located on the northern side of the substation, requiring exterior access for installation. The remainder of the temporary poles and guy wires will be installed from within the substation yard. A temporary staging area is to be located just west of the substation with an access route starting at the Cocheco St. entrance and terminating at the northeast corner of the substation.

Temporary timber matting will be installed along the access route depicted on the attached Wetlands Impact & Access Plans to minimize and prevent rutting and compaction of wetland vegetation and soils. Areas disturbed by work will be stabilized with hay mulch and restored as nearly as possible to pre-construction options. All work shall be completed in accordance with the New Hampshire Department of Natural & Cultural Resources “Best Management Practices (BMPs) Manual, Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire”.

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

Work is proposed to begin at the end of March or beginning of April, though this schedule is dependent on permitting timelines and contractor availability.

Under the proposed scope, we respectfully request a Conditional Use Permit to permit approximately 1,635 SF of impact within the City of Dover Wetland Protection District 50-foot wetland buffer. In accordance with Section 170-28.F.(1)(a) to (f) of the Dover Zoning Ordinance, we present the following Criteria.

Conditional use approval may be granted by the Planning Board after proper public notice and public hearing, for construction within the Wetland Protection District or buffer. Said construction may include, but is not limited to, a road or other accessway, utility right-of-way, communication lines, power lines and pipelines, structures, and parking lots, provided that the proposed construction complies with the following standards:

a) Practicable alternative. That there is no practicable alternative that would have a less adverse impact on the area.

The proposed disturbance to the buffer cannot practicably be located elsewhere on the lot to eliminate or reduce the impacts to the buffer, and represents the minimum extent of disturbance necessary to facilitate the essential public utility project. The project has been refined to propose the least impacting layout that meets the required electrical configuration based on the location of the existing utility lines, active electrical substation, and electrical interconnection points.

b) Avoidance. The potential impacts have been avoided to the maximum extent practicable. The applicant will demonstrate by plan and example that the proposed construction represents the least impacting alternative.

The project has been refined to propose the least impacting layout that meets the required electrical configuration based on the location of the existing utility lines, active electrical substation, and electrical interconnection points. Proposed electrical equipment including the temporary (mobile) transformer and five (5) of the eight (8) utility poles will be installed from within the existing substation yard, eliminating the need for additional wetland and/or buffer impacts.

NHDES approved best management practices (BMPs) will be followed during construction to minimize impacts to the site. The design and construction of the proposed utility structures have been located so as to minimize any detrimental impacts upon the Wetland Protection District and areas of disturbance shall be restored as nearly as possible to its current condition.

Please see accompanying “Eversource Dover Substation – Wetlands Impact & Access Plans”, prepared by TFMoran, Inc.

c) Minimization. Any unavoidable impacts have been minimized. No reasonable alternative to the proposed construction exists which does not impact a wetland of which has less detrimental impact on a wetland. Design, construction, and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.

Due to the location of the existing utility lines, active electrical substation, and electrical interconnection points, wetland and buffer impacts area unavoidable to facilitate the essential public utility project. As presented, the access, staging, electrical layout and construction

methods have been designed to minimize detrimental impacts to the wetlands and buffer to the greatest extent possible.

There is no proposed change to the existing grades within the wetlands or buffer.

- d) Mitigation. If the applicant is required by state rules to prepare a compensatory mitigation plan, the applicant shall provide the Conservation Commission and Planning Board with one copy each of said plan for their review.**

Not Applicable, mitigation is not required for this project.

- e) Approval for the wetlands impact has been received from the New Hampshire Department of Environmental Service Wetlands Bureau pursuant to Section G(3).**

The proposal requires an NHDES Expedited (EXP) Minimum Impact Wetlands Permit. A copy of the permit application has been included as part of this submittal for Conservation Commission review. Upon Conservation Commission signature, the application will be submitted to NHDES for approval.

- f) To assess and summarize the wetlands' functions and values as denoted in the NH Method and §170-28B(2).**

The functions and values of the wetlands within the area of work have been assessed by a NH Certified Wetland Scientist using the NH Method in addition to the U.S. Army Corps of Engineers Highway Methodology classified as PEM1Eh (Palustrine, Emergent, Persistent, Seasonally Flooded/Saturated, Diked/Impounded).

It is not anticipated that there will be adverse effects to the functions and values of the wetland in question as impacts have been minimized to the greatest extent practicable, temporary matting shall be utilized during installation, and areas of disturbance shall be restored as nearly as possible to its current condition at the completion of construction.



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects

48 Constitution Drive
Bedford, NH 03110
Phone: (603) 472-4488
Fax: (603) 472-9747

LETTER OF TRANSMITTAL

☐ Standard Mail ☐ 2nd Day ☐ Overnight ☒ Electronic ☒ Hand Carry ☐ To Be Picked Up

TO: Planning & Community Development
City of Dover
288 Central Ave
Dover, NH 03820

DATE	2/27/2026	JOB NO.	47482-04
ATTENTION	Donna Benton, AICP – Dir. Planning & Community Development		
RE:	Eversource Dover Substation		
	Conditional Use Permit Application		
	Cocheco Street, Dover, NH 03820		
	Tax Map 24, Lot 132		

PHONE: (603) 516-6008

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
1	2/27/26	-	Cover Letter
1	2/27/26	-	Conditional Use Permit Application & Narrative
1	2/27/26	-	Letter of Authorization
1	5/30/25	-	Site Photographs
1	1/29/26	2	Wetlands Impact & Access Plan – Full Size
1	-	-	CUP Application Fee Check (\$200.00)
1	2/27/26	-	NHDES Expedited Minimum Impact Wetlands Permit Application Package
4	2/27/26	-	NHDES Expedited Minimum Impact Wetlands Permit Application – Signature Page
1	-	-	Electronic PDF (submitted via email to M.Edgecomb@dovernh.gov)

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment ☐
☐ FOR BIDS DUE _____ 20 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Please see attached materials for City Conservation Commission and Planning Board Review. Should there be any comments or questions, please contact Nick Golon (603) 472-4488 or Jeremy Belanger at (603) 491-3362.

COPY: _____ SIGNED: Jeremy Belanger

If enclosures are not as noted, kindly notify us at once.

Jeremy Belanger
Jeremy Belanger, PE



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

February 27, 2026

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

**RE: Conditional Use Permit – Wetland Protection District
Eversource Dover Substation
Cocheco Street, Dover, NH 03820
Tax Map 24, Lot 132**

Dear Ms. Benton,

On behalf of our Client, Public Service Company of NH (DBA Eversource Energy) (Eversource), enclosed please find a complete Conditional Use Permit Application Package for the Eversource Dover Substation project, located at the above noted address.

As part of a forthcoming expansion of the Eversource Dover Substation, temporary electric infrastructure improvements are required to facilitate future work. Under the proposed scope of work, the project will be installing a temporary (mobile) transformer within the existing substation yard. The proposed design includes adding a mobile transformer, located in the southeast corner of the existing substation, and connecting to the existing 115kV electric transmission line. The 34.5kV line will exit the transformer via lines supported by eight (8) temporary 60-foot wooden poles along the east fence line and tie directly onto an existing distribution feeder exiting the north end of the substation.

In order to facilitate the required electrical connections, two (2) of the proposed temporary poles, and three (3) of the associated guy wires will be installed from outside of the existing substation fence, located on the northern side of the substation, requiring exterior access for installation. The remainder of the temporary poles and guy wires will be installed from within the substation yard. A temporary staging area is to be located west of the substation with an access route beginning at the existing Cocheco Street gravel entrance and terminating at the northeast corner of the substation.

In addition to the City CUP being requested, a New Hampshire Department of Environmental Services (NHDES) Expedited Minimum Impact (EXP) Wetlands Permit will be required.

We look forward to the upcoming opportunity to review this project with the Conservation Commission and Planning Board. Should there be any questions or concerns regarding this submittal or the project in general, please do not hesitate to contact the undersigned at (603) 491-3362/jbelanger@tfmoran.com or Principal Nicholas Golon at (603) 472-4488/ngolon@tfmoran.com.

Sincerely,

TFMoran, Inc.

Jeremy Belanger
Senior Project Engineer

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



February 27, 2026

City of Dover
Planning & Community Development Department
288 Central Ave
Dover, NH 03820

New Hampshire Department of Environmental Services
29 Hazen Drive
PO Box 29
Concord, New Hampshire 03302-0095

**RE: Letter of Authorization
Eversource Dover Substation
Cocheco Street, Dover, NH 03820
Tax Map 24, Lot 132**

To whom it may concern;

Public Service Company of New Hampshire (PSNH) (DBA Eversource Energy) authorizes TFMoran, Inc. (TFM) to act as their representatives for all permitting and siting requirements relating to the proposed Eversource Dover Substation Project at the above referenced property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kurt Nelson", with a long horizontal flourish extending to the right.

Kurt Nelson, Manager, Licensing & Permitting
Public Service Company of New Hampshire (PSNH) (DBA Eversource Energy)

REFERENCE PLANS

1. PLAN OF LAND AT POWER STATION TWIN STATE GAS & ELECTRIC CO. DOVER N.H. FEB. 1925, R-6585, NOT RECORDED.
2. LAND AT DOVER SUBSTATION THE TWIN STATE GAS & ELEC. CO. DOVER DIV., 12-31-35, B-8122. NOT RECORDED.
3. PLAN OF LAND AT DOVER SUBSTATION TWIN STATE GAS & ELECTRIC. CO. DOVER N.H. NEW ENGLAND PUBLIC SERVICE COMPANY ENG. DEPT. APRIL 27, 1927, 330-55.2. NOT RECORDED.
4. PLAN OF LOT AT 19-23 ROGERS STREET MARIA D. JORDAN DOVER NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES JAN. 25, 1958. NOT RECORDED.
5. PLAN OF LOT EVELYN PICHETTE ELMWOOD AVENUE DOVER, N.H. G.L. DAVIS & ASSOCIATES OCT. 1981. NOT RECORDED.
6. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS OF PROPOSED STATE AID CONSTRUCTION PROJECT NO. 1644 ELLIOT BRIDGE ROAD (ATLANTIC AVE) LAYOUT CITY OF DOVER COUNTY OF STRAFFORD.
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11. PLAN OF SUBDIVISION OF LAND OF VASSILIOS & NINA GATZULAS FOR SPINELLI CORPORATION DOVER, NEW HAMPSHIRE 8/27/84 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P32-117.
12. COCHECO STREET LAYOUT FOR THE CITY OF DOVER IN DOVER, N.H. AUGUST 1, 1990 BY BRUCE L. POHOPEK. S.C.R.D. PLAN NO. P40-82.
13. ALTA/ACSM LAND TITLE SURVEY ROYAL OAKS APARTMENTS PREPARED FOR MOUNT CHASE REALTY TRUST 149 PORTLAND AVENUE DOVER, NEW HAMPSHIRE 3/25/1998 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P51-58.
14. SUBDIVISION OF LAND FOR NORMAN AND HELEN GAGNE CROSS STREET AND ATLANTIC AVENUE DOVER, NEW HAMPSHIRE JANUARY 1988 BY KEM LAND SURVEY, INC. S.C.R.D. PLAN NO. P54-42.
15. PROPOSED SUBDIVISION AND LOT LINE REVISION LAND OF TRI-CITY BUILDERS, INC. STF DEVELOPMENT CORP. AND GEORGE & JEANNE SNELL ATLANTIC AVENUE, GRANITE STREET DOVER, N.H. JANUARY 30, 2003 AND LAST REVISED 4/21/03 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P69-42.
16. CONDOMINIUM SITE PLAN LAND OF STF DEVELOPMENT CORP. ATLANTIC AVENUE & PORTLAND AVENUE DOVER, N.H. TAX MAP 25, LOT 56 APRIL 27, 2007 AND LAST REVISED 10/5/07 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P92-7.
17. LOT LINE ADJUSTMENT PLAN PREPARED FOR 109 PORTLAND AVENUE CONDOMINIUMS AND TIMOTHY A. & MARILYN F. DONNELLY TAX MAP 24, LOT NOS. 129-1 & 130 109 & 119-121 PORTLAND AVENUE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE FEBRUARY 3, 2017 BY MCNEANEY SURVEY ASSOCIATES, INC. & ENGINEERING. S.C.R.D. PLAN NO. P115-8.
18. 1902 PLAN AND PROFILE OF ROGERS STREET. ON FILE AT THE CITY CLERKS OFFICE.

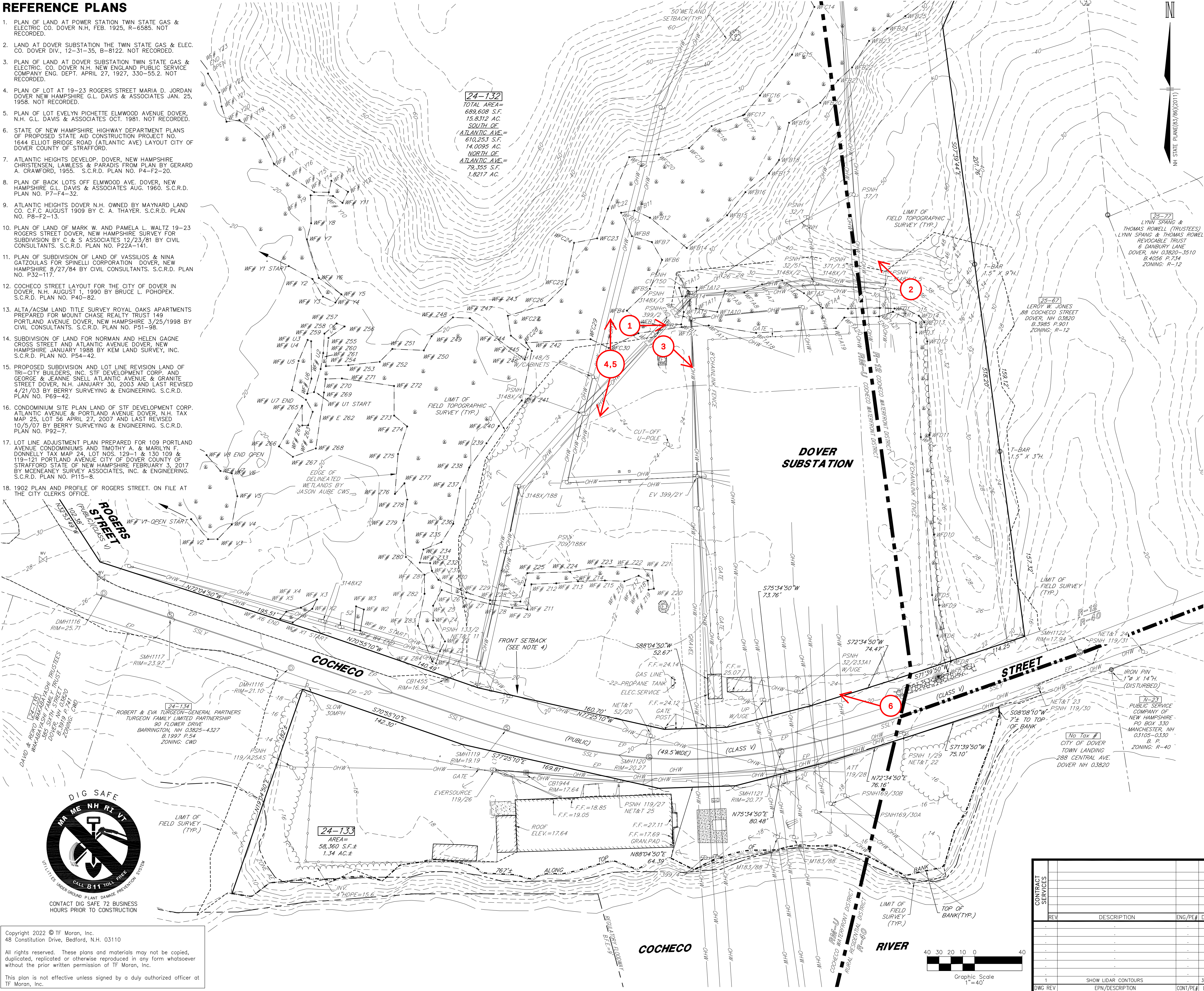


PHOTO LOG
Eversource Dover Substation
Dover, New Hampshire
Photos Taken: May 30, 2025



Photograph No. 1: Looking east at the location of the proposed wetland impacts at the north side of the substation.



Photograph No. 2: Looking northwest at the landscape upslope of the proposed impact area.

PHOTO LOG
Eversource Dover Substation
Dover, New Hampshire
Photos Taken: May 30, 2025



Photograph No. 3: Looking southeast at the existing substation infrastructure.



Photograph No. 4: Looking southwest at the landscape adjacent to the access route.

PHOTO LOG
Eversource Dover Substation
Dover, New Hampshire
Photos Taken: May 30, 2025



Photograph No. 5: Looking north at a wetland near the northwest edge of the site.



Photograph No. 6: Looking northwest from Cocheco Street at the existing substation.

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1. PLAN OF LAND AT POWER STATION TWIN STATE GAS & ELECTRIC CO. DOVER N.H., FEB. 1925, R-6585, NOT RECORDED.
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18. 1902 PLAN AND PROFILE OF ROGERS STREET. ON FILE AT THE CITY CLERKS OFFICE.

24-132
TOTAL AREA=
689,608 S.F.
15.8312 AC.
SOUTH OF
ATLANTIC AVE=
610,253 S.F.
14.0096 AC.
NORTH OF
ATLANTIC AVE=
79,355 S.F.
1.8217 AC.

24-133
AREA=
58,360 S.F.±
1.34 AC.±

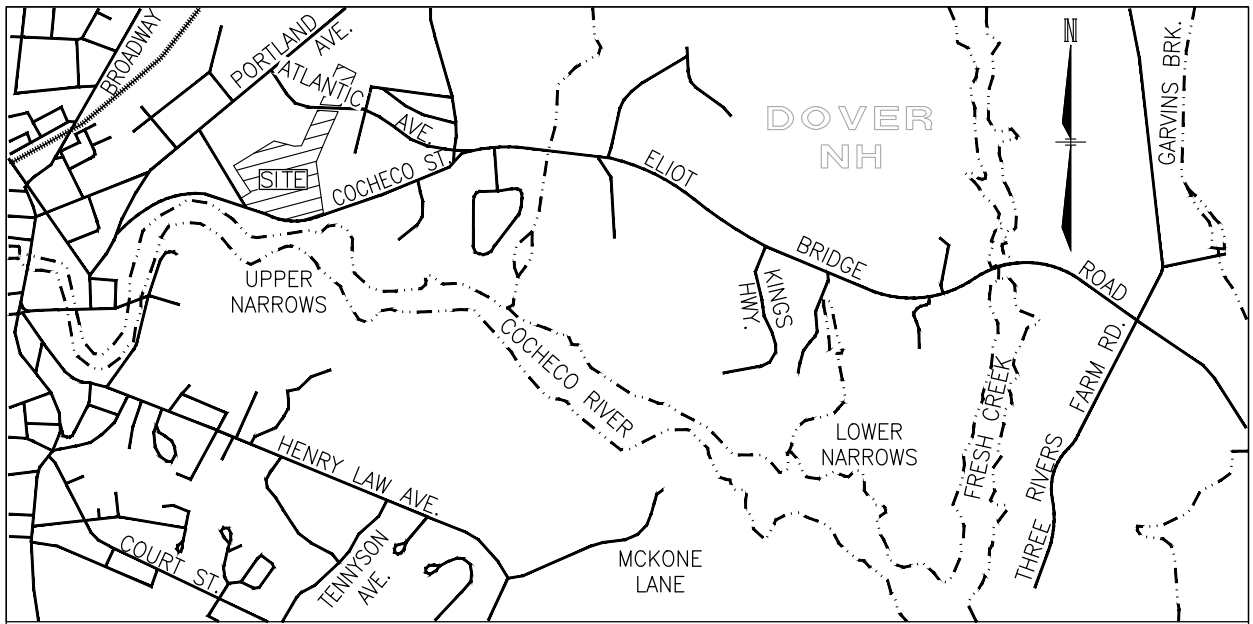


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48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

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

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



VICINITY PLAN

SCALE: 1"=2,000±

NOTES

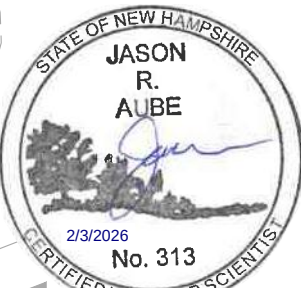
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED WETLAND AND CITY WETLAND BUFFER IMPACT AREAS AND MAT ACCESS ROUTE IN THE PROJECT AREA.
2. THE CONTRACTOR SHALL INSTALL PRE-FABRICATED MATS ALONG THE PROPOSED ACCESS ROUTE AS SHOWN. CONSTRUCTION VEHICLES SHALL USE THE PROPOSED MAT ACCESS ROUTE. ACCESS ROUTE IS PICTORIAL ONLY.
3. AREAS IMPACTED BY MATS SHALL BE STABILIZED IN ACCORDANCE WITH THE PROJECT EROSION CONTROL NOTES, SEE SHEET FIGURE-02 FOR ADDITIONAL MATTING NOTES AND DETAILS.
4. CONTRACTOR SHALL PROVIDE STREET SWEEPER OR OTHER MEANS TO KEEP ROADWAYS AND PARKING AREAS CLEAR OF CONSTRUCTION RELATED DEBRIS OR SEDIMENT AT ALL TIMES.
5. FINAL LAYOUT OF TIMBER MATTING BY CONTRACTOR, SHOULD LAYOUT OF TIMBER MATTING EXCEED AREA SHOWN ADDITIONAL PERMITTING SHALL BE REQUIRED.
6. SILT SOCK TO BE PLACED AT LIMITS OF ALL TEMPORARY AND PERMANENT IMPACT AREAS. AREAS SHALL BE STABILIZED AT THE COMPLETION OF CONSTRUCTION WITH HAY MULCH AT A RATE OF 1.5 TONS OF MULCH PER ACRE AND SEED.
7. FINAL STAGING LOCATION(S) TO BE COORDINATED WITH OWNER AND CONTRACTOR.
8. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301705330E, EFFECTIVE DATE: SEPTEMBER 30, 2015, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

WETLAND IMPACT NOTES

- CITY OF DOVER WETLAND BUFFER IMPACTS = 1,635 SF (TOTAL)
BUFFER IMPACTS CONSIST OF:
8 SF PER POLE, 4 SF PER GUY ANCHOR, AND AREAS OF MATTING AND/OR GROUND DISTURBANCE.
AREA #1 = 1,635 SF
- PERMANENT WETLAND IMPACTS = 8 SF (TOTAL)
PERMANENT IMPACTS CONSIST OF:
8 SF PER POLE, 4 SF PER GUY ANCHOR
AREA #1 = 8 SF
- TEMPORARY WETLAND IMPACTS = 1,618 SF (TOTAL)
TEMPORARY IMPACTS CONSIST OF:
AREAS OF MATTING/ACCESS
AREA #1 = 1,618 SF

WETLAND CERTIFICATION

THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON FEBRUARY 17, 2022 BY JASON R. AUBE CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.



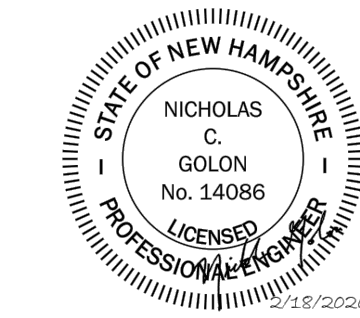
INDEX OF SHEETS

SHEET	SHEET TITLE
FIGURE-01	WETLANDS IMPACT & ACCESS PLAN
FIGURE-02	WETLAND IMPACT & ACCESS DETAILS

PERMITS/APPROVALS

NUMBER	APPROVED	EXPIRES
CITY OF DOVER CUP ZONING ORD. ARTICLE 170-28.F WETLAND BUFFER IMPACTS		
NHDES EXPEDITED MIN. IMPACT WETLAND PERMIT		

HORIZONTAL SCALE 1"=40'
40 20 0 40



CONTRACT SERVICES	DESCRIPTION	ENG/PE#	DATE	DRN	CHKD	APPR
REV						
1	REVISED PER STAGING AREA		2/18/26	JB	JB	JB
DWG REV	EPN/DESCRIPTION	CONT/PE#	DATE	DRN	CHKD	APPR

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

WETLANDS IMPACT & ACCESS PLAN		T	O
EVERSOURCE ENERGY		DRAWN	JB
NEW HAMPSHIRE		ENGINEER	JB
MAP 24 LOT 132 DOVER SUBSTATION COCHECO STREET DOVER, NEW HAMPSHIRE 03820		CHECKED	NG
SCALE 1" = 40'		APPROVED	NG
FILE: 47482-03 DESIGN_LAYOUT.DWG		DATE	1/29/26
DRAWING NO. FIGURE-01			



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Project # 47482.04

NHDES Wetlands Bureau

***Expedited Minimum Impact
(EXP) Wetlands Permit
Application
for
Eversource Energy***

Dover Substation

Cocheco Street, Dover, NH

Rockingham County

February 27, 2026

TFMoran, Inc.

170 Commerce Way – Suite #102
Portsmouth, NH 03801
(603) 431-2222

TABLE OF CONTENTS

1. Application	SECTION 1
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Coastal Resource Worksheet	
Work Sequence Narrative	
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Wetlands Impact and Access Plan (11"x17")	
Wetlands Impact and Access Details (11"x17")	
2. Local, State, and Federal Agency Coordination	SECTION 2
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Army Corps of Engineers Appendix B	
Division of Historical Resources (DHR)	
NHDES Ecological Review Section	
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Photo Orientation Key	
4. Abutter Notification	SECTION 4
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Abutters Notification Letters	
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Full-Size Plans	
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Figure 02 - Wetlands Impact and Access Details	

SECTION 1



Env-Wt 310.01
**EXPEDITED MINIMUM IMPACT (EXP)
 WETLANDS PERMIT APPLICATION**
 Water Division/Land Resources Management
 Wetlands Bureau



[Check the Status of your Application](#)

RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: Eversource Energy

TOWN NAME: Dover

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

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

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

Does the property contain a PRA? If yes, provide the following information:	☒ Yes ☐ No
Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04).	☐ Yes ☒ No
- Protected species or habitat? - If yes, species or habitat name(s): Eastern grasswort, Georgia bulrush, Greater fringed-gentian, Seaside brookweed, Cliff swallow, New England cottontail, Spotted turtle - NHB Project ID #: 25-1598	☒ Yes ☐ No
Bog?	☐ Yes ☒ No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ☒ No
Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☒ No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☐ Yes ☒ No
Is the property within a Designated River corridor? If yes, provide the following information:	☐ Yes ☒ No
- Name of Local River Management Advisory Committee (LAC): N/A - A copy of the application was sent to the LAC on Month: Day: Year:	
For dredging projects, is the subject property contaminated?	☐ Yes ☒ No
If yes, list contaminant(s): N/A	
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☒ Yes ☐ No
For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats):	

irm@des.nh.gov or (603) 271-2147

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N/A

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

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

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

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

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

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

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

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

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- ☐ Residential Utility Installation Projects (Env-Wt 521.06(a)(7))
☐ Non-tidal Dredging Projects (Env-Wt 523.04(a))
☐ Residential, Commercial, and Industrial Development Projects (Env-Wt 524.06(b))
☐ Restoration/Enhancement Projects (Env-Wt 525.05)
☐ Dam Construction, Reconstruction, or Replacement Projects (Env-Wt 526.06(a))
☐ Dam Modification, Repair, or Maintenance Projects (Env-Wt 526.07(a))
☐ Public Highway Projects (Env-Wt 527.06; Env-Wt 527.07)
☐ Coastal Projects (Env-Wt 600)
☐ Stream Crossing Projects (Env-Wt 903.01(e))
☒ All Other Projects (Env-Wt 407.03)

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

This project proposes less than 3,000 square feet of total impacts. The project site has also been screened for sensitive resources, species, and natural communities. The results of this screening are attached to this application in the form of GIS data screening maps (courtesy of data available on NHGRANIT) as well as coordination with the NHDES Ecological Review Section. As a result of this screening and coordination, this project will not adversely impact any sensitive species or natural communities. This project qualifies to use the Minimum Impact Expedited Process established in Env-Wt 407.03.

Please see applicable Standard Project Specific Worksheets for guidance.

For projects located on waterbodies, provide the linear feet of shoreline frontage on the property: linear feet
☒ Not applicable)

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

As part of a forthcoming expansion of the Eversource Dover Substation, temporary electric infrastructure improvements are required to facilitate the future work. Under the proposed scope of work, the project will be installing a temporary (mobile) transformer within the existing substation yard. The proposed design includes adding a mobile transformer, located in the southeast corner of the existing substation, and connecting to the existing 115kV electric transmission line. The 34.5kV line will exit the transformer via lines supported by eight (8) temporary 60-foot wooden poles along the east fence line and tie directly onto an existing distribution feeder exiting the north end of the substation. In order to facilitate the required electrical connections, two (2) of the new temporary poles, and three (3) of the associated guy wires will be installed from outside of the existing substation fence, located on the northern side of the substation, requiring exterior access for installation. The remainder of the temporary poles and guy wires will be installed from within the substation yard.

Total impacts include 1,618 square feet of temporary impact and 8 square feet of permanent impact.

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:

Jurisdictional resource: Wetlands
 Temporary impacts: 1,618 square feet
 Permanent impacts: 8 square feet

☐ Not applicable

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

ADDRESS: Cocheco Street

TOWN/CITY: Dover

TAX MAP/LOT NUMBER: Map 24, Lot 132

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Cocheco River

☐ N/A

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.19854° North

-70.86354° West

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

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

NAME: Eversource Energy (c/o Kurt Nelson)

MAILING ADDRESS: 13 Legends Drive

lrn@des.nh.gov or (603) 271-2147

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TOWN/CITY: Hooksett	STATE: NH	ZIP CODE: 03106
PHONE: (603) 714-3031	EMAIL ADDRESS (OPTIONAL): kurt.nelson@eversource.com	
ELECTRONIC COMMUNICATION: By initialing here: KN, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))		
If the agent is a company, then the name of the company should be written as the agent's name.		
NAME: TFMoran, Inc. (c/o Olivia Boyer)		
MAILING ADDRESS: 170 Commerce Way, Suite #102		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
PHONE: (603) 431-2222	EMAIL ADDRESS (OPTIONAL): oboyer@tfmoran.com	
ELECTRONIC COMMUNICATION: By initialing here: OMB, I hereby authorize NHDES to communicate all matters relative to this application electronically.		

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a))		
If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.		
NAME: Public Service Co of NH (DBA Eversource Energy)		
MAILING ADDRESS: PO Box 330		
TOWN/CITY: Manchester	STATE: NH	ZIP CODE: 03105
PHONE: (603) 714-3031	EMAIL ADDRESS (OPTIONAL): kurt.nelson@eversource.com	
ELECTRONIC COMMUNICATION: By initialing here: KN, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)		
☒ \$400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".		
SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))		
Initial each box below to certify:		
Initials: OMB 	The proposed project meets the conditions and limits of the applicable minimum impact project rule.	
Initials: OMB 	All abutters have been notified.	
Initials: 	If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. ☒ N/A	

Initials: OMB 	The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).
Initials: OMB 	The project is not an after-the-fact application.
Initials: OMB 	The project is: • Not located in a PRA, or • Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception under Env-Wt 407.04.
Initials: OMB 	The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307.

Initials: OMB 	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: OMB 	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: OMB 	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: OMB 	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

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

SIGNATURE (OWNER)*: 	PRINT NAME LEGIBLY: Kurt Nelson (Eversource Energy)	DATE: 02/27/26
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*Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: ☐.

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: OLIVIA BOYER (AGENT)	DATE: 02/27/26
SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))**		
The signed statement from the Conservation Commission may be submitted electronically.		
The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11.		
AUTHORIZED COMMISSION SIGNATURE: 	PRINT NAME LEGIBLY: 	DATE: 

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

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

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

DIRECTIONS FOR TOWN/CITY CLERK:

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

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

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4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

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



**AVOIDANCE AND MINIMIZATION
WRITTEN NARRATIVE**
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

APPLICANT'S NAME: Eversource Energy

TOWN NAME: Dover

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))

Is the primary purpose of the proposed project to construct a water access structure?

No, the primary purpose of the proposed project is to maintain and prepare for the expansion of an electrical substation.

SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))

Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?

The proposed project does not require access through wetlands for the purposes of reaching a buildable lot or portion thereof.

SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))*

For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs?

**Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*

The proposed work is specific to this property (Eversource Dover Substation) as the project is meant to assist in the forthcoming expansion of this specific substation.

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#)?

There is no practicable alternative that would have a less adverse impact on the area and the environments under the Department's jurisdiction that would see less of an impact to jurisdictional areas. Permanent impacts have been minimized to the greatest practicable extent, and timber matting will be temporarily installed to protect the underlying wetland.

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

N/A - A Wetland Functional Assessment is not required for minimum impact projects.



COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management Wetlands Bureau

[Check the Status of your Application](#)



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

APPLICANT LAST NAME, FIRST NAME, M.I.: Eversource Energy

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

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

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

The following information is required for projects in coastal areas.

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

The purpose of this project is to install electrical infrastructure at the existing Eversource Dover Substation on Cocheco Street in Dover, NH.

This project is not expected to impact highest ranked habitat in New Hampshire, conservation lands, wildlife corridors, saltmarsh, or prime wetlands and their buffers.

We have coordinated with the NHDES Ecological Review Section to ensure that this project will not adversely impact any sensitive species or natural communities within the area.

GIS data screening maps are attached to this permit application. All maps utilize data from NHGRANIT.

For standard permit projects, provide:

- ☐ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).
- ☐ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

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

The contractor will utilize proper erosion and sedimentation controls, as well as temporary matting for the construction vehicle access route and staging area (if necessary). See the attached Work Sequence Narrative for more details.

The criteria within Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04 apply to Standard Permit Applications, and this project is a minimum impact project. Neither a Coastal Functional Assessment (CFA) or Coastal Vulnerability Assessment (CVA) are required for this project.

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

As highlighted in the application form, this project meets all relevant standard conditions of Env-Wt 307 as well as the minimum standards of RSA 483-B. No tree cutting is proposed for the purpose of this project.

The criteria in Env-Wt 313.01 apply to Standard Permit Applications and this project is a minimum impact project.

Provide a project design narrative that includes the following:

- ☒ A discussion of how the proposed project:
 - Uses best management practices and standard conditions in Env-Wt 307;
 - Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
 - Meets approval criteria in Env-Wt 313.01;
 - Meets evaluation criteria in Env-Wt 313.01(c);
 - Meets CFA requirements in Env-Wt 603.04; and
 - Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;
- ☒ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and
- ☐ A discussion of how the completed project will be maintained and managed.

This project is intended to install utility infrastructure and does not require maintenance and/or removal of erosion and sedimentation control devices post-construction.

- ☐ Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);
- ☐ Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and
- ☐ For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

N/A - This project is a minimum impact project. The design plan for this project must meet the criteria of Env-Wt 310.01 instead of Env-Wt 603.07 and Env-Wt 603.08. The design plan included with this application addresses all of the criteria in Env-Wt 310.01.

Additionally, this project does not propose an overwater structure that could impede public passage. For this reason, a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) Chief Harbormaster Tracy Shattuck is not needed.

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

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

- ☐ Existing salt marsh and salt marsh migration pathways;
- ☐ Eelgrass beds;
- ☐ Documented shellfish sites;
- ☐ Projected sea-level rise; and
- ☐ 100-year floodplain.

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

- ☐ [National Oceanic and Atmospheric Administration \(NOAA\) Tides & Currents](#); and
- ☐ [NOAA Essential Fish Habitat Mapper](#).
- ☐ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

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

Projects in coastal areas shall:

- ☒ Not impair the navigation, recreation, or commerce of the general public; and
- ☒ Minimize alterations in prevailing currents.

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

- ☐ Adverse impacts to beach or tidal flat sediment replenishment;
- ☐ Adverse impacts to the movement of sediments along a shore;
- ☐ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and
- ☐ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

- ☐ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:
 - Performed by a qualified coastal professional; and
 - Completed using one of the following methods:
 - a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or
 - b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

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

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

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

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

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

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

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

This project is a minimum impact project and a Coastal Vulnerability Assessment (CVA) is not required.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

☐ Pre-application meeting date held: **No conflicts exist.**

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

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

The plan view shall depict the following:

- ☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;
- ☐ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.
- ☐ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;
- ☐ The location of all special aquatic sites at or within 100 feet of the subject property;
- ☒ Existing bank contours;
- ☐ The name and license number, if applicable, of each individual responsible for the plan, including:
 - a. The agent for tidal docking structures who determined elevations represented on plans; and
 - b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;
- ☒ The location and dimensions of all existing and proposed structures and landscape features on the property;
- ☐ Tidal datum(s) with associated elevations noted, based on NAVD 88; and
- ☐ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

- ☐ The nature and slope of the shoreline;
- ☐ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and
- ☐ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

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

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

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

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

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

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

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

For tidal stream crossing projects, provide:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- ☒ Provide habitat values;
- ☐ Protect tidal environments from potential sources of pollution;
- ☒ Provide stability of the coastal shoreline; and
- ☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

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

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

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

Projects in tidal surface waters or tidal wetlands shall:

- ☐ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;
- ☐ Be designed with a preference for living shorelines over hardened stabilization practices; and
- ☐ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

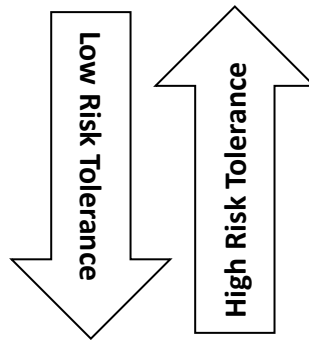
SECTION 10 – GUIDANCE

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

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

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

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



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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

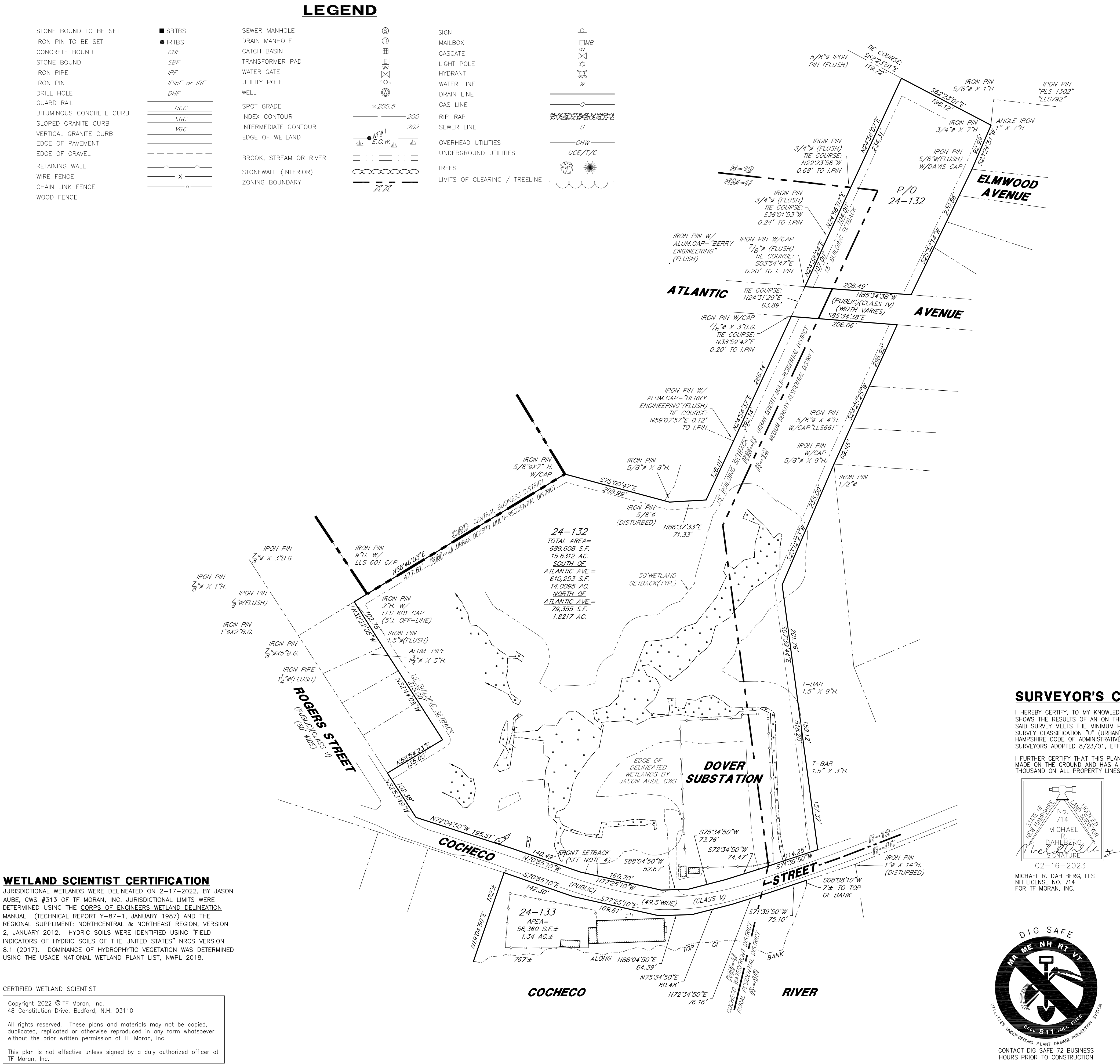


WORK SEQUENCE NARRATIVE

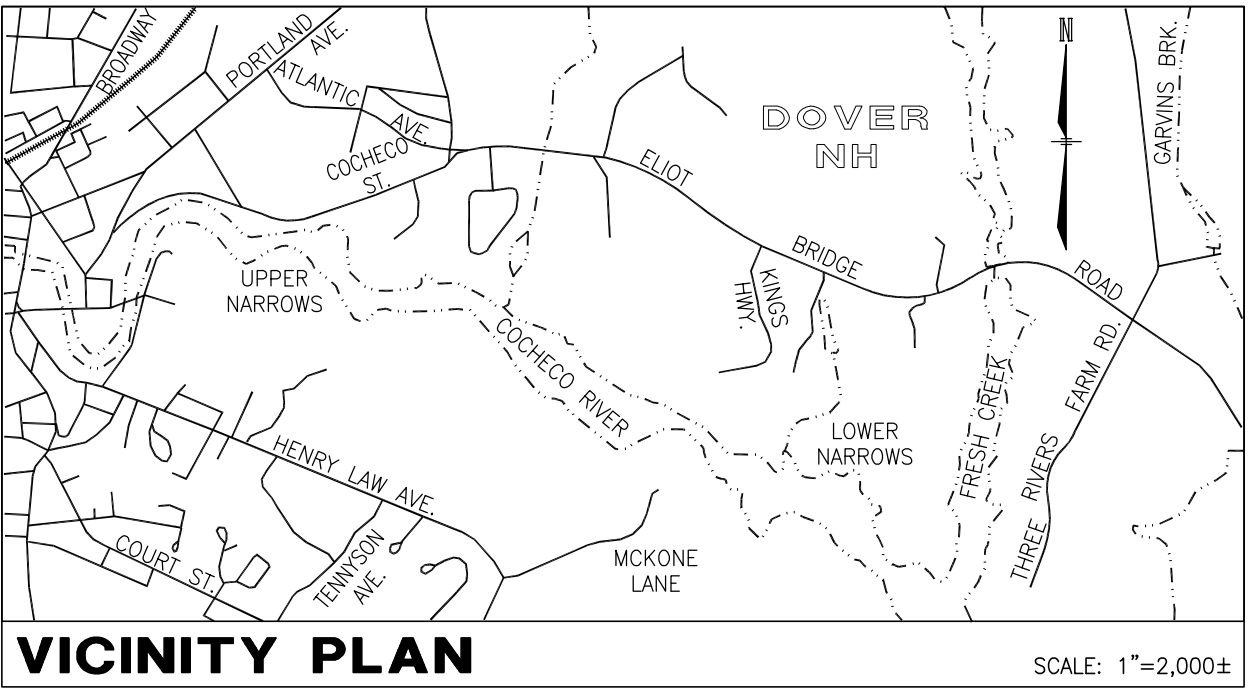
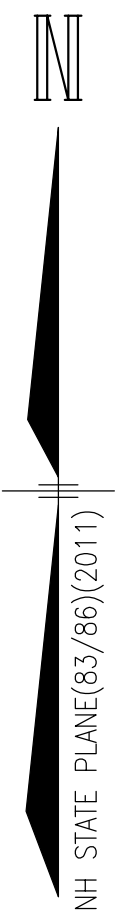
Env-Wt 311.06 (d)

- a) Eversource Energy, or their agent, will notify NHDES via the *Initiation of Construction Notification Form* no more than 7 days prior to commencing the construction activities.
- b) Prior to construction activities, proper erosion and sedimentation controls will be implemented. A double row of silt socks will be installed surrounding the wetlands area, and then monitored, inspected, and adjusted as required throughout the duration of the project to best prevent unwanted sediment movement.
- c) Construction equipment and materials will be mobilized to the site and properly staged up on temporary matting if necessary to provide a level pad. Timber matting will be installed along the access route for construction vehicle use.
- d) Pollution prevention controls will be implemented during construction. Construction equipment will be inspected daily for leaking fuel, oil, and hydraulic fluid, and any necessary repairs will be made immediately. Contractors responsible for operating construction equipment will have oil spill kits readily available, and they will be trained in deploying this equipment should it be required.
- e) A street sweeper or other method of debris/sediment clearing (to be determined by contractor) will be used to maintain roadways and parking areas.
- f) Construction activities will occur as specified in the approved design plans and as conditioned by NHDES. Items to be installed include a 115-34.5kV 62.5MVA transformer and supporting electrical infrastructure consisting of eight 60-foot wooden poles and guy wires.
- g) Once construction activities are complete, all matting, erosion and sedimentation controls, and pollution prevention controls will be removed. The site will be stabilized with hay mulch. All leftover materials and/or waste will be removed and properly disposed of.
- h) Upon completing the project, Eversource Energy, or their agent, will notify NHDES via the *Completion of Construction Notice and Certificate of Compliance Form*.





See Sheet 2 for
Abutter Information &
Reference Plans



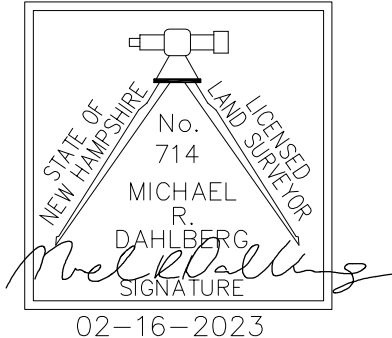
NOTES

- OWNER OF RECORD MAP 24, LOT 132: PUBLIC SERVICE COMPANY OF NH, D/B/A EVERSOURCE ENERGY
PO BOX 330 MANCHESTER, NH 03105-0330.
PROPERTY ADDRESS: COCHECO STREET, DOVER, NH.
CURRENT ZONING IS RM-U.
DEED REFERENCE(S) TO PARCEL: B.423 P.176, B.423 P.177, B.423 P.179, EXCEPT B.537 P.461 IN THE SCRD.
AREA = 689,608 SF +/- or 15.8312 Acres +/-.
- OWNER OF RECORD MAP 24, LOT 133: PUBLIC SERVICE COMPANY OF NH, D/B/A EVERSOURCE ENERGY
PO BOX 330 MANCHESTER, NH 03105-0330.
PROPERTY ADDRESS: 75 COCHECO STREET, DOVER, NH.
CURRENT ZONING IS CWD.
DEED REFERENCE TO PARCEL: B.518 P.443, B.330 P.153, B.329 P.484 IN THE SCRD.
AREA = 58,360 SF +/- or 1.34 Acres +/-.
- [24-132] INDICATES TAX MAP AND BLOCK NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF LOTS 24-132 & 24-133 LOCATED ON COCHECO AND ROGERS STREETS IN DOVER, NH.
- CURRENT ZONING DISTRICT: URBAN DENSITY MULTI-RESIDENTIAL DISTRICT (RM-U).
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONTAGE: 80 FEET
PRINCIPAL BUILDING:
FRONT SETBACK: SEE ORDINANCE. **SEE NOTE.
ABUTTING STREET SETBACK: SEE ORDINANCE. **SEE NOTE.
SIDE SETBACK: 15 FEET
REAR SETBACK: 15 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: NO CLOSER THAN PRINCIPAL BUILDING
ABUT A STREET SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
SIDE SETBACK: 10 FEET
REAR SETBACK: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
**NOTE: THE FRONT SETBACK IN THE RM-U ZONE IS DEFINED IN THE CITY OF DOVER ZONING ORDINANCE AS BEING THE OWNER CALCULATED AVERAGE OF ALL SETBACKS WITHIN THE SAME ZONE, ON THE SAME SIDE OF STREET, TWO HUNDRED FIFTY FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT. SETBACK IS A "BUILD TO LINE" MEANING STRUCTURES MAY BE CONSTRUCTED WITHIN 5 FEET PLUS OR MINUS OF THE AVERAGE.
- CURRENT ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-12).
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONTAGE: 80 FEET
PRINCIPAL BUILDING:
FRONT SETBACK: 15 FOOT MINIMUM; 25' MAXIMUM (SEE ORDINANCE.) **SEE NOTE
ABUTTING STREET SETBACK: 15 FOOT MINIMUM; 25' MAXIMUM (SEE ORDINANCE.) **SEE NOTE
SIDE SETBACK: 15 FEET
REAR SETBACK: 30 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
ABUT A STREET SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
SIDE SETBACK: 10 FEET
REAR SETBACK: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
**NOTE: EXPANSIONS TO, OR RENOVATIONS OF STRUCTURES ON EXISTING LOTS HAVE A 5 FOOT SETBACK.
- CURRENT ZONING DISTRICT: COCHECO WATERFRONT DISTRICT (CWD)
MINIMUM LOT SIZE: N/A
MINIMUM LOT COVERAGE: 75 PERCENT
MINIMUM FRONTAGE: N/A
PRINCIPAL BUILDING:
FRONT SETBACK: 0 FEET
ABUTTING STREET SETBACK: 0 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 0 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: 0 FEET
ABUTTING STREET SETBACK: 0 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 0 FEET
MAXIMUM BUILDING HEIGHT: 55 FEET
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER: 33017C0330E EFFECTIVE DATE: SEPTEMBER 30, 2015 INDICATES THAT A PORTION OF LOT 24-133 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A AND ZONE AE AND THAT LOT 24-132 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
- HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE
VERTICAL DATUM: NAVD 83/86 (2011)
- EASEMENTS, RIGHTS AND RESTRICTIONS:
 - B.931 P.3: CITY OF DOVER SEWER EASEMENT
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE GRAFTON COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS MAY DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. IF MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
- LOT 24-133 CONTAINS A NATURAL WATER BOUNDARY ALONG THE COCHECO RIVER AND THIS BOUNDARY LINE IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF LIMIT OF TITLE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



02-16-2023
MICHAEL R. DAHLBERG, L.L.S.
NH LICENSE NO. 714
FOR TF MORAN, INC.



WETLAND SCIENTIST CERTIFICATION
JURISDICTIONAL WETLANDS WERE DELINEATED ON 2-17-2022, BY JASON AUBE, CWS #313 OF TF MORAN, INC. JURISDICTIONAL LIMITS WERE DETERMINED USING THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT: NORTHEASTERN & NORTHEAST REGION, VERSION 2, JANUARY 2012. HYDRIC SOILS WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" NRCS VERSION 8.1 (2017). DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2018.

CERTIFIED WETLAND SCIENTIST

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This plan is not effective unless signed by a duly authorized officer at TF Moran, Inc.

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
© Landscape Architects
Scientists
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Fax (603) 472-9747
www.tfmoran.com
TFM Proj: 47482.01

EXISTING CONDITIONS PLAN

EVERSOURCE
ENERGY

NEW HAMPSHIRE

MAP 24 LOT 132 & 133
DOVER SUBSTATION
COCHECO & ROGERS STREET
DOVER, NEW HAMPSHIRE

SCALE: 1" = 100'
FILE: 47482-01 SURVEY.DWG
DRAWING NO.:
SHEET 1 OF 3

ABUTTERS LIST

24-134
ROBERT & EVA TURGEON-GENERAL PARTNERS
TURGEON FAMILY LIMITED PARTNERSHIP
90 FLOWER DRIVE
BARRINGTON, NH 03825-4327
B.1997 P.54
ZONING: CWD

24-135
DAVID & REIKO WAKABAYASHI TRUSTEES
WAKABAYASHI FAMILY TRUST
385 SIXTH STREET
DOVER, NH 03820
B.3919 P.741
ZONING: CWD

24-121
BARBARA A. & RICHARD JR. ZIELFELDER
10 ROGERS STREET
DOVER, NH 03820
B.3963 P.625
ZONING: RM-U

24-122
STUART S. & KATHI D. MANN TRUSTEES
MANN FAMILY TRUST
149 ROCHESTER HILL RD.
ROCHESTER, NH 03867
B.4855 P.513
ZONING: RM-U

24-123
REDTRUCK PROPERTIES LLC
PO BOX 571
EXETER, NH 03833
B.4673 P.58
ZONING: RM-U

24-124
ANDREW CLARK & MARIELLE CERESA
11 ROGERS STREET
DOVER, NH 03820
B.4846 P.1008
ZONING: RM-U

24-125
SAMUEL CLINTON CHOUINARD
13 ROGERS STREET
DOVER, NH 03820
B.4791 P.989
ZONING: RM-U

24-126
SCOTT M. ALLARD
17 ROGERS STREET
DOVER, NH 03820
B.1813 P.684
ZONING: RM-U

24-129-1
109 PORTLAND AVENUE CONDOMINIUMS
109 A-D PORTLAND STREET
DOVER, NH 03820
ZONING: G

25-56-1, 2, & 3
TOWNSEND PLACE CONDOMINIUMS
2-8, 30-36, 31-37 TOWNSEND DRIVE
DOVER, NH 03820
ZONING: RM-U

25-45-A-1
ATLANTIC RIDGE CONDOMINIUMS
3-9 MAGNOLIA DRIVE
DOVER, NH 03820
ZONING: RM-U

24-43-B
149 PORTLAND AVENUE LLC
149 PORTLAND AVENUE
DOVER, NH 03820
B.4865 P.955
ZONING: G

25-35
ROBERT H. & PIPER A. MESERVE
2 ELMWOOD AVENUE
DOVER, NH 03820
B.1643 P.597
ZONING: R-12

25-9-A & 9
NORMAN GAGNE TRUSTEE
GAGNE FAMILY REVOCABLE TRUST
2 CROSS STREET
DOVER, NH 03820
B.4327 P.852
ZONING: R-12

25-10-A
PAULA S. & HARLAN H. III SEARLES
18 ATLANTIC AVENUE
DOVER, NH 03820
B.2119 P.453
ZONING: R-12

25-64
JOHN & CECILE SAVAGE TRUSTEES
SAVAGE FAMILY REVOCABLE TRUST
21 ATLANTIC AVENUE
DOVER, NH 03820
B.3790 P.16
ZONING: R-12

25-79
CHRISTIAN F. & CHELSEA A. CARRASQUILLO
2 DANBURY LANE
DOVER, NH 03820
B.4906 P.207
ZONING: R-12

25-78
JAMES H. & ANGELA L. MAXFIELD
4 DANBURY LANE
DOVER, NH 03820-3510
B.3939 P.882
ZONING: R-12

25-77
LYNN SPANG & THOMAS ROWELL
TRUSTEES
LYNN SPANG & THOMAS ROWELL
REVOCABLE TRUST
6 DANBURY LANE
DOVER, NH 03820-3510
B.4056 P.734
ZONING: R-12

25-67
LEROY W. JONES
88 COCHECO STREET
DOVER, NH 03820
B.3985 P.901
ZONING: R-12

N-23
P.S.Co.-N.H.
PO BOX 330
MANCHESTER, NH 03105-0330
ZONING: R-40

No Tax #
CITY OF DOVER
TOWN LANDING
288 CENTRAL AVENUE
DOVER NH 03820

22-42
CITY OF DOVER
288 CENTRAL AVENUE
DOVER NH 03820
B.4712 P.973
B.4712 P.978
ZONING: CWD

22-1-1
CITY OF DOVER
288 CENTRAL AVENUE
DOVER NH 03820
ZONING: CWD

REFERENCE PLANS

1. PLAN OF LAND AT POWER STATION TWIN STATE GAS & ELECTRIC CO. DOVER N.H. FEB. 1925, R-6585. NOT RECORDED.
2. LAND AT DOVER SUBSTATION THE TWIN STATE GAS & ELECT. CO. DOVER DIV., 12-31-35, B-8122. NOT RECORDED.
3. PLAN OF LAND AT DOVER SUBSTATION TWIN STATE GAS & ELECTRIC, CO. DOVER N.H. NEW ENGLAND PUBLIC SERVICE COMPANY ENG. DEPT. APPASCOATS, 1927, 332, 352.2. NOT RECORDED.
4. PLAN OF LOT AT 19-23 ROGERS STREET MARIA D. JORDAN DOVER NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES JAN. 25, 1958. NOT RECORDED.
5. PLAN OF LOT EVELYN PICHETTE ELMWOOD AVENUE DOVER, N.H. G.L. DAVIS & ASSOCIATES OCT. 1981. NOT RECORDED.
6. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS OF PROPOSED STATE AID CONSTRUCTION PROJECT NO. 106 ELLICOTT BRIDGE ROAD (ATLANTIC AVE) LAYOUT CITY OF DOVER DIVISION OF STAFFORD.
7. ATLANTIC HEIGHTS DEVELOP. DOVER, NEW HAMPSHIRE CHRISTENSEN, LAWLESS & PARADIS FROM PLAN BY GERARD A. CRAWFORD, 1955. S.C.R.D. PLAN NO. P4-F-20.
8. PLAN OF BACK LOTS OFF ELMWOOD AVE. DOVER, NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES AUG. 1960. S.C.R.D. PLAN NO. P7-F-4-32.
9. ATLANTIC HEIGHTS DOVER N.H. OWNED BY MAYNARD LAND CO. C.F.C. AUGUST 1909 BY C. A. THAYER. S.C.R.D. PLAN NO. P8-F-2-13.
10. PLAN OF LAND OF MARK W. AND PAMELA L. WALTZ 19-23 ROGERS STREET DOVER, NEW HAMPSHIRE SURVEY FOR SUBDIVISION BY C. & S. G. BERRY SURVEYING & ENGINEERING CONSULTANTS. S.C.R.D. PLAN NO. P22A-141.
11. PLAN OF SUBDIVISION OF LAND OF VASSILOUS & NINA GATZOULAS FOR SPINELLI CORPORATION DOVER, NEW HAMPSHIRE 8/27/84 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P32-117.
12. COACHEE STREET LAYOUT FOR THE CITY OF DOVER IN DOVER, N.H. AUGUST 1, 1990 BY BRUCE L. POHOPEK. S.C.R.D. PLAN NO. P40-82.
13. ALTA/ACSM LAND TITLE SURVEY ROYAL OAKS APARTMENTS FOR THE CITY OF DOVER REALTY TRUST 14/98 BY PORTLAND AVENUE DOVER, NEW HAMPSHIRE 3/25/1998 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P51-98.
14. SUBDIVISION OF LAND FOR NORMAN AND HELEN GAGNE CROSS STREET AND ATLANTIC AVENUE DOVER, NEW HAMPSHIRE JANUARY 1988 BY KEM LAND SURVEY, INC. S.C.R.D. PLAN NO. P54-42.
15. PROPOSED SUBDIVISION AND LOT LINE REVISION LAND OF PRI-CITY BUILDERS, INC. STP DEVELOPMENT CORP. AND GREGG & JEANNE SNELL ATLANTIC AVENUE & GRANITE STREET DOVER, N.H. JANUARY 30, 2003 AND LAST REVISED 2/1/04 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P68-9-1.
16. CONDOMINIUM SITE PLAN LAND OF STP DEVELOPMENT CORP. ATLANTIC AVENUE & PORTLAND AVENUE DOVER, N.H. TAX MAP 25, LOT 56 APRIL 27, 2007 AND LAST REVISED 10/5/07 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P92-7.
17. LOT LINE ADJUSTMENT PLAN PREPARED FOR 109 PORTLAND SUBDIVISION CONDOMINIUMS AND TIMOTHY A. & MARLYN F. DINNELLY TAX MAP 24, LOT NOS. 129-1 & 130 109 & 119-121 PORTLAND AVENUE CITY OF DOVER COUNTY OF STAFFORD STATE OF NEW HAMPSHIRE, FEBRUARY 5, 2017 BY BERRY SURVEYING & ENGINEERING, INC. & ENGINEERING CONSULTANTS. S.C.R.D. PLAN NO. P115-8.
18. 1902 PLAN AND PROFILE OF ROGERS STREET. ON FILE AT THE CITY CLERKS OFFICE.

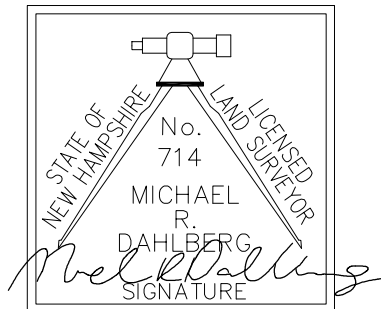
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AREA = 689,600 SF +/- or 15.8312 Acres +/-.
- OWNER OF RECORD MAP 24, LOT 133: PUBLIC SERVICE COMPANY OF NH, D/B/A EVERSOURCE ENERGY
PO BOX 330 MANCHESTER, NH 03105-0330.
PROPERTY ADDRESS: 75 COCHECO STREET, DOVER, NH.
CURRENT ZONING IS CWD.
DEED REFERENCE TO PARCEL: B.518 P.443, B.330 P.153, B.329 P.484 IN THE SCRD.
AREA = 58,360 SF +/- or 1.34 Acres +/-.
2. 24-132 INDICATES TAX MAP AND BLOCK NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF LOTS 24-132 & 24-133 LOCATED ON COCHECO AND ROGERS STREETS IN DOVER, NH.
4. CURRENT ZONING DISTRICT: URBAN DENSITY MULTI-RESIDENTIAL DISTRICT (RM-U).
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONTAGE: 80 FEET
PRINCIPAL BUILDING:
FRONT SETBACK: SEE ORDINANCE. **SEE NOTE.
ABUTTING STREET SETBACK: SEE ORDINANCE. **SEE NOTE.
SIDE SETBACK: 15 FEET
REAR SETBACK: 15 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: NO CLOSER THAN PRINCIPAL BUILDING
ABUT A STREET SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
SIDE SETBACK: 10 FEET
REAR SETBACK: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
**NOTE: THE FRONT SETBACK IN THE RM-U ZONE IS DEFINED IN THE CITY OF DOVER ZONING AS BEING THE OWNER CALCULATED AVERAGE ALL SETBACKS WITHIN THE SAME ZONE, ON THE SAME SIDE OF STREET, TWO HUNDRED FIFTY FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. DEFINED FRONT SETBACK IS A "BUILD TO LINE" MEANING STRUCTURES MAY BE CONSTRUCTED WITHIN 5 FEET PLUS OR MINUS OF THE AVERAGE.
- CURRENT ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-12).
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONTAGE: 80 FEET
PRINCIPAL BUILDING:
FRONT SETBACK: 15 FOOT MINIMUM; 25' MAXIMUM (SEE ORDINANCE.) **SEE NOTE.
ABUTTING STREET SETBACK: 15 FOOT MINIMUM; 25' MAXIMUM (SEE ORDINANCE.) **SEE NOTE.
SIDE SETBACK: 15 FEET
REAR SETBACK: 30 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
ABUT A STREET SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
SIDE SETBACK: 10 FEET
REAR SETBACK: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
**NOTE: EXPANSIONS TO, OR RENOVATIONS OF STRUCTURES ON EXISTING LOTS HAVE A 5 FOOT SETBACK.
- CURRENT ZONING DISTRICT: COCHECO WATERFRONT DISTRICT (CWD)
MINIMUM LOT SIZE: N/A
MINIMUM LOT COVERAGE: 75 PERCENT
MINIMUM FRONTAGE: N/A
PRINCIPAL BUILDING:
FRONT SETBACK: 0 FEET
ABUTTING STREET SETBACK: 0 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 0 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: 0 FEET
ABUTTING STREET SETBACK: 0 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 0 FEET
MAXIMUM BUILDING HEIGHT: 55 FEET
5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER: 33017C0330E EFFECTIVE DATE: SEPTEMBER 30, 2015 INDICATES THAT PORTION OF LOT 24-133 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A AND THAT PORTION OF LOT 24-132 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
6. HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE
HORIZONTAL DATUM: NAD 83/86 (2011)
VERTICAL DATUM: NAVD 88
7. EASEMENTS, RIGHTS AND RESTRICTIONS:
- B.931 P.3: CITY OF DOVER SEWER EASEMENT
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE GRAFTON COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS MAY DETERMINE.
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
9. LOT 24-133 CONTAINS A NATURAL WATER BOUNDARY ALONG THE COCHECO RIVER AND THIS REPRESENTS THE ACTUAL LOCATION OF LIMIT OF TITLE.

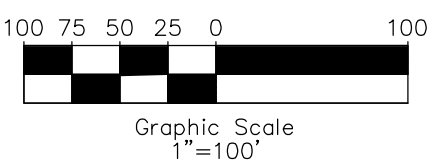
SURVEYOR CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



02-16-2023
HANS-GEORG A. MERTSCH, JR., LLS
NH LICENSE NO. 787
FOR TFMORAN, INC.



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48 Constitution Drive, Bedford, N.H. 03110

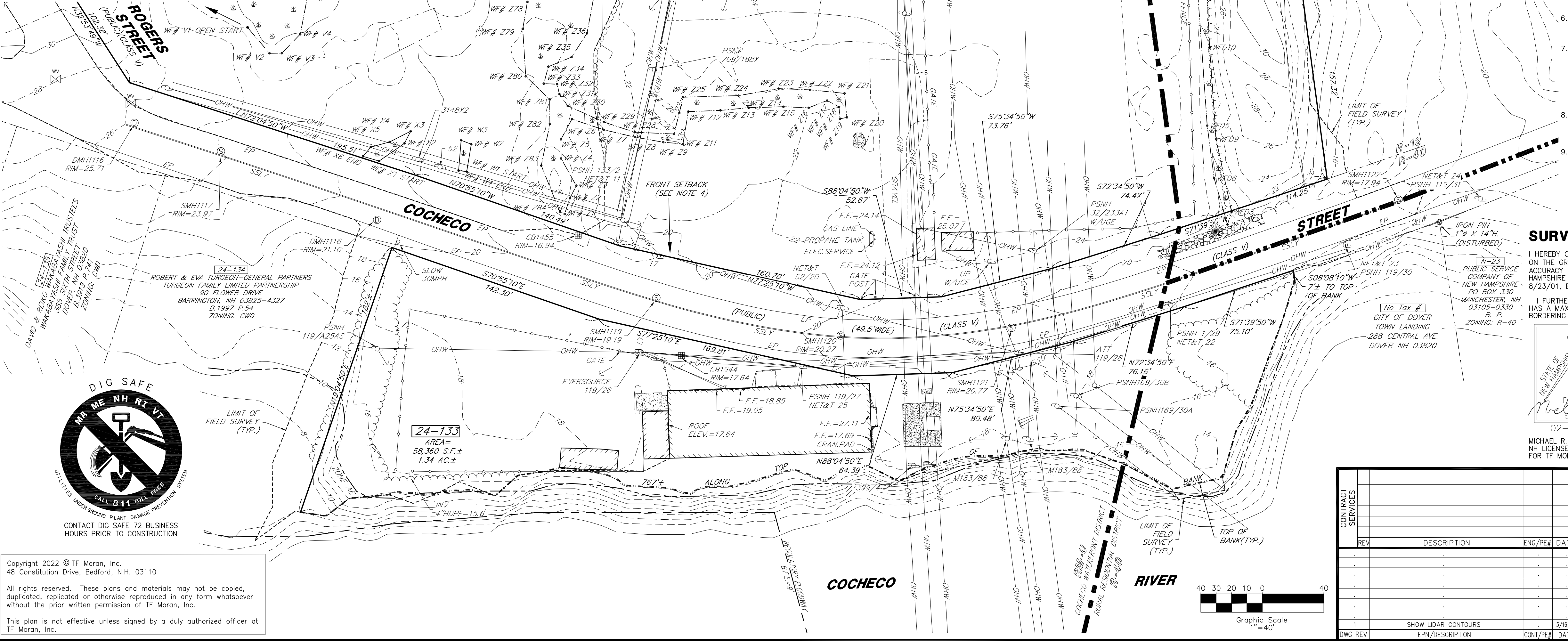
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This plan is not effective unless signed by a duly authorized officer at TF Moran, Inc.

CONTRACT SERVICES								EXISTING CONDITIONS PLAN			
								EVERSOURCE ENERGY		T	#
										DRAWN TNB	
	REV	DESCRIPTION	ENG/PE#	DATE	DRN	CHKD	APPR	NEW HAMPSHIRE		ENGINEER NG	
	-	-	-	-	-	-	-	MAP 24 LOT 132 & 133		CHECKED HGM	
	-	-	-	-	-	-	-	DOVER SUBSTATION		APPROVED HGM	
	-	-	-	-	-	-	-	COCHECO & ROGERS STREET		DATE 3/9/22	
	-	-	-	-	-	-	-	DOVER, NEW HAMPSHIRE			
	-	-	-	-	-	-	-				
	DWG REV	EPN/DESCRIPTION	CONT/PE#	DATE	DRN	CHKD	APPR	SCALE 1" = 100'	FILE: 47482-01 SURVEY.DWG IMAGE:	DRAWING NO. SHEET 2 OF 3	

REFERENCE PLANS

1. PLAN OF LAND AT POWER STATION TWIN STATE GAS & ELECTRIC CO. DOVER N.H. FEB. 1925, R-6585, NOT RECORDED.
2. LAND AT DOVER SUBSTATION THE TWIN STATE GAS & ELEC. CO. DOVER DIV., 12-31-35, B-8122. NOT RECORDED.
3. PLAN OF LAND AT DOVER SUBSTATION TWIN STATE GAS & ELECTRIC. CO. DOVER N.H. NEW ENGLAND PUBLIC SERVICE COMPANY ENG. DEPT. APRIL 27, 1927, 330-55.2. NOT RECORDED.
4. PLAN OF LOT AT 19-23 ROGERS STREET MARIA D. JORDAN DOVER NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES JAN. 25, 1958. NOT RECORDED.
5. PLAN OF LOT EVELYN PICHETTE ELMWOOD AVENUE DOVER, N.H. G.L. DAVIS & ASSOCIATES OCT. 1981. NOT RECORDED.
6. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS OF PROPOSED STATE AID CONSTRUCTION PROJECT NO. 1644 ELLIOT BRIDGE ROAD (ATLANTIC AVE) LAYOUT CITY OF DOVER COUNTY OF STRAFFORD.
7. ATLANTIC HEIGHTS DEVELOP. DOVER, NEW HAMPSHIRE CHRISTENSEN, LAWLESS & PARADIS FROM PLAN BY GERARD A. CRAWFORD, 1955. S.C.R.D. PLAN NO. P4-F2-20.
8. PLAN OF BACK LOTS OFF ELMWOOD AVE. DOVER, NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES AUG. 1960. S.C.R.D. PLAN NO. P7-F4-32.
9. ATLANTIC HEIGHTS DOVER N.H. OWNED BY MAYNARD LAND CO. C.F.G. AUGUST 1909 BY G. A. THAYER. S.C.R.D. PLAN NO. P8-F2-13.
10. PLAN OF LAND OF MARK W. AND PAMELA L. WALTZ 19-23 ROGERS STREET DOVER, NEW HAMPSHIRE SURVEY FOR SUBDIVISION BY C & S ASSOCIATES 12/23/81 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P22A-141.
11. PLAN OF SUBDIVISION OF LAND OF VASSILOUS & NINA GATZULAS FOR SPINELLI CORPORATION DOVER, NEW HAMPSHIRE 8/27/84 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P32-117.
12. COCHECO STREET LAYOUT FOR THE CITY OF DOVER IN DOVER, N.H. AUGUST 1, 1990 BY BRUCE L. POHOPEK. S.C.R.D. PLAN NO. P40-82.
13. ALTA/ACSM LAND TITLE SURVEY ROYAL OAKS APARTMENTS PREPARED FOR MOUNT CHASE REALTY TRUST 149 PORTLAND AVENUE DOVER, NEW HAMPSHIRE 3/25/1998 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P51-58.
14. SUBDIVISION OF LAND FOR NORMAN AND HELEN GAGNE CROSS STREET AND ATLANTIC AVENUE DOVER, NEW HAMPSHIRE JANUARY 1988 BY KEM LAND SURVEY, INC. S.C.R.D. PLAN NO. P54-42.
15. PROPOSED SUBDIVISION AND LOT LINE REVISION LAND OF TRI-CITY BUILDERS, INC. STF DEVELOPMENT CORP. AND GEORGE & JEANNE SNELL ATLANTIC AVENUE GRANITE STREET DOVER, N.H. JANUARY 30, 2003 AND LAST REVISED 4/21/03 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P69-42.
16. CONDOMINIUM SITE PLAN LAND OF STF DEVELOPMENT CORP. ATLANTIC AVENUE & PORTLAND AVENUE DOVER, N.H. TAX MAP 25, LOT 56 APRIL 27, 2007 AND LAST REVISED 10/5/07 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P92-7.
17. LOT LINE ADJUSTMENT PLAN PREPARED FOR 109 PORTLAND AVENUE CONDOMINIUMS AND TIMOTHY A. & MARILYN F. DONNELLY TAX MAP 24, LOT NOS. 129-1 & 130 109 & 119-121 PORTLAND AVENUE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE FEBRUARY 3, 2017 BY MCNEANEY SURVEY ASSOCIATES, INC. & ENGINEERING. S.C.R.D. PLAN NO. P115-8.
18. 1902 PLAN AND PROFILE OF ROGERS STREET. ON FILE AT THE CITY CLERKS OFFICE.



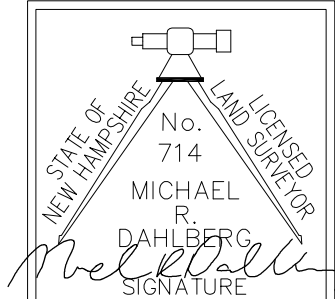
NOTES

1. OWNER OF RECORD MAP 24, LOT 132: PUBLIC SERVICE COMPANY OF NH, D/B/A EVERSOURCE ENERGY
PO BOX 330 MANCHESTER, NH 03105-0330.
PROPERTY ADDRESS: COCHECO STREET, DOVER, NH.
CURRENT ZONING IS CWD.
DEED REFERENCE(S) TO PARCEL: B.423 P.176, B.423 P.177, B.423 P.179, EXCEPT B.537 P.461 IN THE SCRD.
AREA = 689,608 SF +/- or 15.8312 Acres +/-.
2. [24-132] INDICATES TAX MAP AND BLOCK NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF LOTS 24-132 & 24-133 LOCATED ON COCHECO AND ROGERS STREETS IN DOVER, NH.
4. CURRENT ZONING DISTRICT: URBAN DENSITY MULTI-RESIDENTIAL DISTRICT (RM-U).
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONTAGE: 80 FEET
PRINCIPAL BUILDING:
FRONT SETBACK: SEE ORDINANCE. **SEE NOTE.
ABUTTING STREET SETBACK: SEE ORDINANCE. **SEE NOTE.
SIDE SETBACK: 15 FEET
REAR SETBACK: 15 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: NO CLOSER THAN PRINCIPAL BUILDING
ABUT A STREET SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
SIDE SETBACK: 10 FEET
REAR SETBACK: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
**NOTE: THE FRONT SETBACK IN THE RM-U ZONE IS DEFINED IN THE CITY OF DOVER ZONING ORDINANCE AS BEING THE OWNER CALCULATED AVERAGE OF ALL SETBACKS WITHIN THE SAME ZONE, ON THE SAME SIDE OF STREET, TWO HUNDRED FIFTY FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. DEFINED FRONT SETBACK IS A "BUILD TO LINE" MEANING STRUCTURES MAY BE CONSTRUCTED WITHIN 5 FEET PLUS OR MINUS OF THE AVERAGE.
5. CURRENT ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-12).
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONTAGE: 80 FEET
PRINCIPAL BUILDING:
FRONT SETBACK: 15 FOOT MINIMUM; 25' MAXIMUM (SEE ORDINANCE.) **SEE NOTE
ABUTTING STREET SETBACK: 15 FOOT MINIMUM; 25' MAXIMUM (SEE ORDINANCE.) **SEE NOTE
SIDE SETBACK: 15 FEET
REAR SETBACK: 30 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
ABUT A STREET SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
SIDE SETBACK: 10 FEET
REAR SETBACK: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
**NOTE: EXPANSIONS TO, OR RENOVATIONS OF STRUCTURES ON EXISTING LOTS HAVE A 5 FOOT SETBACK.
6. CURRENT ZONING DISTRICT: COCHECO WATERFRONT DISTRICT (CWD)
MINIMUM LOT SIZE: N/A
MINIMUM LOT COVERAGE: 75 PERCENT
MINIMUM FRONTAGE: N/A
PRINCIPAL BUILDING:
FRONT SETBACK: 0 FEET
ABUTTING STREET SETBACK: 0 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 0 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: 0 FEET
ABUTTING STREET SETBACK: 0 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 0 FEET
MAXIMUM BUILDING HEIGHT: 55 FEET
7. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER: 33017C0330E EFFECTIVE DATE: SEPTEMBER 30, 2015 INDICATES THAT A PORTION OF LOT 24-133 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A AND ZONE AE AND THAT LOT 24-132 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE
HORIZONTAL DATUM: NAD 83/86 (2011)
VERTICAL DATUM: NAVD 88
9. EASEMENTS, RIGHTS AND RESTRICTIONS:
 - B.931 P.3: CITY OF DOVER SEWER EASEMENT
10. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE GRAFTON COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS MAY DETERMINE.
11. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TF MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
12. LOT 24-133 CONTAINS A NATURAL WATER BOUNDARY ALONG THE COCHECO RIVER AND THIS BOUNDARY LINE IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF LIMIT OF TITLE.

SURVEYOR'S CERTIFICATION

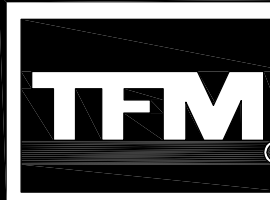
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



02-16-2023
MICHAEL R. DAHLBERG, LLS
FOR TF MORAN, INC.

See Sheet 1 for Vicinity Plan



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

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com
TFM Proj: 47482.01

EXISTING CONDITIONS PLAN				T	#
EVERSOURCE ENERGY				DRAWN	TNB
NEW HAMPSHIRE				ENGINEER	NG
MAP 24 LOT 132 & 133 DOVER SUBSTATION COCHECO & ROGERS STREET DOVER, NEW HAMPSHIRE				CHECKED	HGM
SCALE 1" = 40'				APPROVED	HGM
FILE: 47482-01 SURVEY.DWG				DATE	3/11/22
DRAWING NO.				SHEET 3 OF 3	

CONTRACT SERVICES	REV	DESCRIPTION	ENG/PEP	DATE	DRN	CHKD	APPR
1	SHOW LIDAR CONTOURS			3/16/22	TNB	HGM	
DWG REV		EPN/DESCRIPTION	CONT/PEP	DATE	DRN	CHKD	APPR

REFERENCE PLANS

- PLAN OF LAND AT POWER STATION TWIN STATE GAS & ELECTRIC CO. DOVER N.H., FEB. 1925, R-6585, NOT RECORDED.
- LAND AT DOVER SUBSTATION THE TWIN STATE GAS & ELEC. CO. DOVER DIV., 12-31-35, B-8122, NOT RECORDED.
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- PLAN OF LOT AT 19-23 ROGERS STREET MARIA D. JORDAN DOVER NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES JAN. 25, 1958, NOT RECORDED.
- PLAN OF LOT EVELYN PICHETTE ELMWOOD AVENUE DOVER, N.H. G.L. DAVIS & ASSOCIATES OCT. 1981, NOT RECORDED.
- STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS OF PROPOSED STATE AID CONSTRUCTION PROJECT NO. 1644 ELLIOT BRIDGE ROAD (ATLANTIC AVE) LAYOUT CITY OF DOVER COUNTY OF STRAFFORD.
- ATLANTIC HEIGHTS DEVELOP. DOVER, NEW HAMPSHIRE CHRISTENSEN, LAWLESS & PARADIS FROM PLAN BY GERARD A. CRAWFORD, 1955. S.C.R.D. PLAN NO. P4-F2-20.
- PLAN OF BACK LOTS OFF ELMWOOD AVE. DOVER, NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES AUG. 1960. S.C.R.D. PLAN NO. P7-F4-32.
- ATLANTIC HEIGHTS DOVER N.H. OWNED BY MAYNARD LAND CO. C.F.C. AUGUST 1909 BY C. A. THAYER, S.C.R.D. PLAN NO. P8-F2-13.
- PLAN OF LAND OF MARK W. AND PAMELA L. WALTZ 19-23 ROGERS STREET DOVER, NEW HAMPSHIRE SURVEY FOR SUBDIVISION BY C & S ASSOCIATES 12/23/81 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P22A-141.
- PLAN OF SUBDIVISION OF LAND OF VASSILIOS & NINA GATZOUKAS FOR SPINELLI CORPORATION DOVER, NEW HAMPSHIRE 8/27/84 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P32-117.
- COACHEO STREET LAYOUT FOR THE CITY OF DOVER IN DOVER, N.H. AUGUST 1, 1990 BY BRUCE L. POHOPEK. S.C.R.D. PLAN NO. P40-82.
- ALTA/ACSM LAND TITLE SURVEY ROYAL OAKS APARTMENTS PREPARED FOR MOUNT CHASE REALTY TRUST 149 PORTLAND AVENUE DOVER, NEW HAMPSHIRE 3/25/1998 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P51-98.
- SUBDIVISION OF LAND FOR NORMAN AND HELEN GAGNE CROSS STREET AND ATLANTIC AVENUE DOVER, NEW HAMPSHIRE JANUARY 1988 BY KEM LAND SURVEY, INC. S.C.R.D. PLAN NO. P54-42.
- PROPOSED SUBDIVISION AND LOT LINE REVISION LAND OF TRI-CITY BUILDERS, INC. STF DEVELOPMENT CORP. AND GEORGE & JEANNE SELL ATLANTIC AVENUE & GRANITE STREET DOVER, N.H. JANUARY 30, 2003 AND LAST REVISED 4/21/03 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P69-42.
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- LOT LINE ADJUSTMENT PLAN PREPARED FOR 109 PORTLAND AVENUE CONDOMINIUMS AND TIMOTHY A. & MARILYN F. DONNELLY TAX MAP 24, LOT NOS. 129-1 & 130 109 119-121 PORTLAND AVENUE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE FEBRUARY 3, 2017 BY MCNEANEY SURVEY ASSOCIATES, INC. & ENGINEERING. S.C.R.D. PLAN NO. P115-8.
- 1902 PLAN AND PROFILE OF ROGERS STREET. ON FILE AT THE CITY CLERKS OFFICE.

24-132
TOTAL AREA=
689,608 S.F.
15.8312 AC.
SOUTH OF
ATLANTIC AVE=
610,253 S.F.
14.0096 AC.
NORTH OF
ATLANTIC AVE=
79,355 S.F.
1.8217 AC.

24-133
AREA=
58,360 S.F.±
1.34 AC.±

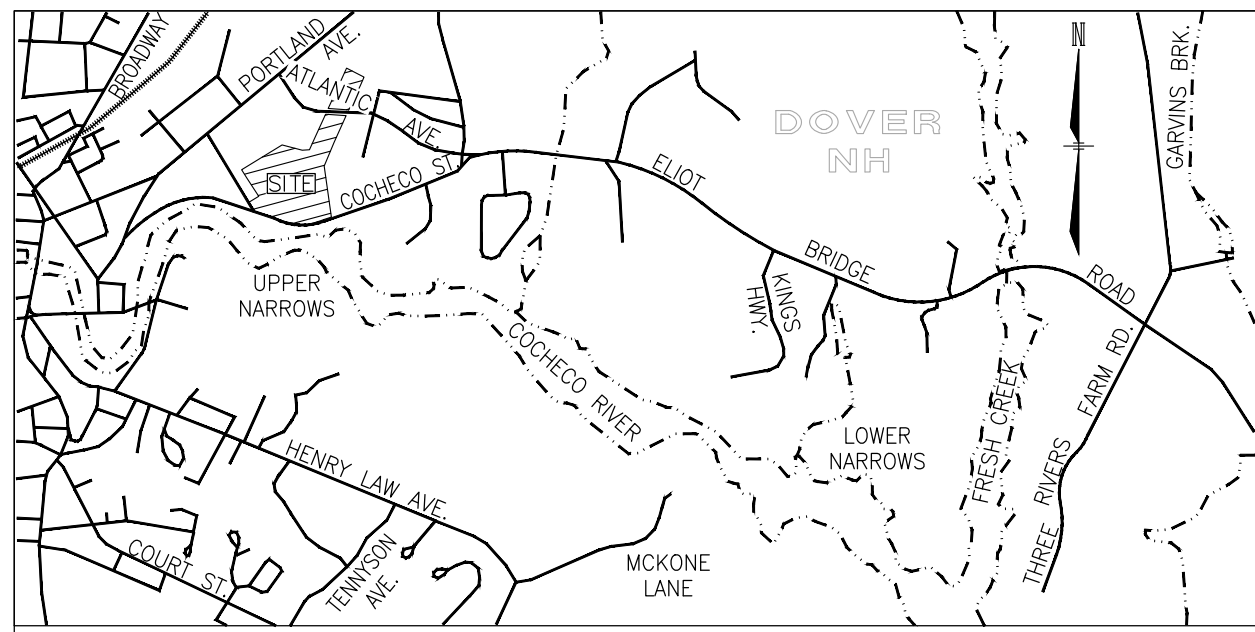
24-134
ROBERT & EVA TURGON-GENERAL PARTNERS
TURGON FAMILY LIMITED PARTNERSHIP
90 FLOWER DRIVE
BARRINGTON, NH 03825-4327
B.1907 P.54
ZONING: CWD

N-23
PUBLIC SERVICE
COMPANY OF
NEW HAMPSHIRE
PO BOX 330
MANCHESTER, NH
03105-0330
B. P.
ZONING: R-40

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



VICINITY PLAN

SCALE: 1"=2,000±

NOTES

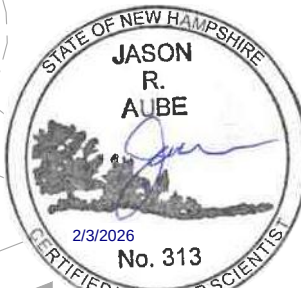
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED WETLAND AND CITY WETLAND BUFFER IMPACT AREAS AND MAT ACCESS ROUTE IN THE PROJECT AREA.
- THE CONTRACTOR SHALL INSTALL PRE-FABRICATED MATS ALONG THE PROPOSED ACCESS ROUTE AS SHOWN. CONSTRUCTION VEHICLES SHALL USE THE PROPOSED MAT ACCESS ROUTE. ACCESS ROUTE IS PICTORIAL ONLY.
- AREAS IMPACTED BY MATS SHALL BE STABILIZED IN ACCORDANCE WITH THE PROJECT EROSION CONTROL NOTES, SEE SHEET FIGURE-02 FOR ADDITIONAL MATTING NOTES AND DETAILS.
- CONTRACTOR SHALL PROVIDE STREET SWEEPER OR OTHER MEANS TO KEEP ROADWAYS AND PARKING AREAS CLEAR OF CONSTRUCTION RELATED DEBRIS OR SEDIMENT AT ALL TIMES.
- FINAL LAYOUT OF TIMBER MATTING BY CONTRACTOR, SHOULD LAYOUT OF TIMBER MATTING EXCEED AREA SHOWN ADDITIONAL PERMITTING SHALL BE REQUIRED.
- SILT SOCK TO BE PLACED AT LIMITS OF ALL TEMPORARY AND PERMANENT IMPACT AREAS. AREAS SHALL BE STABILIZED AT THE COMPLETION OF CONSTRUCTION WITH HAY MULCH AT A RATE OF 1.5 TONS OF MULCH PER ACRE AND SEED.
- FINAL STAGING LOCATION(S) TO BE COORDINATED WITH OWNER AND CONTRACTOR.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301700330E, EFFECTIVE DATE: SEPTEMBER 30, 2015, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

WETLAND IMPACT NOTES

- CITY OF DOVER WETLAND BUFFER IMPACTS = 1,635 SF (TOTAL)
BUFFER IMPACTS CONSIST OF:
8 SF PER POLE, 4 SF PER GUY ANCHOR, AND AREAS OF MATTING AND/OR GROUND DISTURBANCE.
AREA #1 = 1,635 SF
- PERMANENT WETLAND IMPACTS = 8 SF (TOTAL)
PERMANENT IMPACTS CONSIST OF:
8 SF PER POLE, 4 SF PER GUY ANCHOR
AREA #1 = 8 SF
- TEMPORARY WETLAND IMPACTS = 1,618 SF (TOTAL)
TEMPORARY IMPACTS CONSIST OF:
AREAS OF MATTING/ACCESS
AREA #1 = 1,618 SF

WETLAND CERTIFICATION

THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON FEBRUARY 17, 2022 BY JASON R. AUBE CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHEASTAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.



INDEX OF SHEETS

SHEET	SHEET TITLE
FIGURE-01	WETLANDS IMPACT & ACCESS PLAN
FIGURE-02	WETLAND IMPACT & ACCESS DETAILS

PERMITS/APPROVALS

NUMBER	APPROVED	EXPIRES
CITY OF DOVER CUP ZONING ORD. ARTICLE 170-28.F WETLAND BUFFER IMPACTS		
NHDES EXPEDITED MIN. IMPACT WETLAND PERMIT		

HORIZONTAL SCALE 1"=40'
40 20 0 40

CONTRACT SERVICES	DESCRIPTION	ENG/PE#	DATE	DRN	CHKD	APPR
REV						
1	REVISED PER STAGING AREA		2/18/26	JB	JB	JB
DWG REV	EPN/DESCRIPTION	CONT/PE#	DATE	DRN	CHKD	APPR

TFM Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	148 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com TFM Proj:47482-03
WETLANDS IMPACT & ACCESS PLAN	
EVERSOURCE ENERGY	
NEW HAMPSHIRE	
MAP 24 LOT 132 DOVER SUBSTATION COACHEO STREET DOVER, NEW HAMPSHIRE 03820	
SCALE 1" = 40'	FILE: 47482-03 DESIGN_LAYOUT.DWG IMAGE:
DRAWING NO. FIGURE-01	T O DRAWN JB ENGINEER JB CHECKED NG APPROVED NG DATE 1/29/26

SECTION 2



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 3301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:

02/05/2026 13:17:10 UTC

Project Code: 2026-0045676

Project Name: 47482-04 Dover Substation Expansion

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 - Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.

About Official Species Lists

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

Endangered Species Act Project Review

Please visit the “**New England Field Office Endangered Species Project Review and Consultation**” website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

<https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (Updated 4/12/2023) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

<https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis>

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act

Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/service/section-7-consultations>

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

<https://www.fws.gov/program/migratory-bird-permit>

<https://www.fws.gov/library/collections/bald-and-golden-eagle-management>

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 3301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2026-0045676

Project Name: 47482-04 Dover Substation Expansion

Project Type: Distribution Line - New Construction - Above Ground

Project Description: As part of a forthcoming expansion of the Eversource Dover Substation, temporary electric infrastructure improvements are required to facilitate the future work. Under the proposed scope of work, the project will be installing a temporary (mobile) transformer within the existing substation yard. The proposed design includes adding a mobile transformer, located in the southeast corner of the existing substation, and connecting to the existing 115kV electric transmission line. The 34.5kV line will exit the transformer via lines supported by eight (8) temporary 60-foot wooden poles along the east fence line and tie directly onto an existing distribution feeder exiting the north end of the substation. In order to facilitate the required electrical connections, two (2) of the new temporary poles, and three (3) of the associated guy wires will be installed from outside of the existing substation fence, located on the northern side of the substation, requiring exterior access for installation. The remainder of the temporary poles and guy wires will be installed from within the substation yard.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.199063550000005,-70.86454504894031,14z>



Counties: Strafford County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Olivia Boyer
Address: 170 Commerce Way, Suite 102
City: Portsmouth
State: NH
Zip: 03801
Email: oboyer@tfmoran.com
Phone: 6034312222

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 3301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:
Project code: 2026-0045676
Project Name: 47482-04 Dover Substation Expansion

02/05/2026 13:22:45 UTC

Federal Nexus: yes
Federal Action Agency (if applicable): Army Corps of Engineers

Subject: Record of project representative's no effect determination for '47482-04 Dover Substation Expansion'

Dear Olivia Boyer:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 05, 2026, for '47482-04 Dover Substation Expansion' (here forward, Project). This project has been assigned Project Code 2026-0045676 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the **Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey)**, invalidates this letter. *Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.*

Determination for the Northern Long-Eared Bat and/or Tricolored Bat

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

Species	Listing Status	Determination
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Tricolored Bat (*Perimyotis subflavus*)Proposed
Endangered

No effect

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions

occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference Project Code 2026-0045676 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

47482-04 Dover Substation Expansion

2. Description

The following description was provided for the project '47482-04 Dover Substation Expansion':

As part of a forthcoming expansion of the Eversource Dover Substation, temporary electric infrastructure improvements are required to facilitate the future work. Under the proposed scope of work, the project will be installing a temporary (mobile) transformer within the existing substation yard. The proposed design includes adding a mobile transformer, located in the southeast corner of the existing substation, and connecting to the existing 115kV electric transmission line. The 34.5kV line will exit the transformer via lines supported by eight (8) temporary 60-foot wooden poles along the east fence line and tie directly onto an existing distribution feeder exiting the north end of the substation. In order to facilitate the required electrical connections, two (2) of the new temporary poles, and three (3) of the associated guy wires will be installed from outside of the existing substation fence, located on the northern side of the substation, requiring exterior access for installation. The remainder of the temporary poles and guy wires will be installed from within the substation yard.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.199063550000005,-70.86454504894031,14z>



DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

Yes

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

No

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

No

9. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

10. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

11. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

12. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

13. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

14. Will the action result in effects to a culvert or tunnel at any time of year?

No

15. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

16. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

17. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

18. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

19. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

No

20. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

21. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

22. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

23. Will the action include drilling or blasting?

No

24. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

No

25. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

No

26. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

27. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

28. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

No

29. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

30. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

31. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

32. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

33. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

34. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

35. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: Private Entity

Name: Olivia Boyer

Address: 170 Commerce Way, Suite 102

City: Portsmouth

State: NH

Zip: 03801

Email: oboyer@tfmoran.com

Phone: 6034312222

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers



**US Army Corps
of Engineers®**
New England District

Appendix B

Regional General Permits (GPs) Required Information and Corps Secondary Impacts Checklist

In order for the Corps of Engineers to properly evaluate your application, applicants must submit the following information along with the New Hampshire DES Wetlands Bureau application or permit notification forms. Some projects may require more information. For a more comprehensive checklist, go to www.nae.usace.army.mil/regulatory, “Forms/Publications” and then “Application and Plan Guideline Checklist.” Check with the Corps at (978) 318-8832 for project-specific requirements. For your convenience, this Appendix B is also attached to the State of New Hampshire DES Wetlands Bureau application and Permit by Notification forms.

All Projects:

- Corps application form ([ENG Form 4345](#)) as appropriate.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible black and white (no color) plans no larger than 11”x17” with bar scale. Provide locus map and plan views of the entire property.
- Typical cross-section views of all wetland and waterway fill areas and wetland replication areas.
- In navigable waters, show mean low water (MLW) and mean high water (MHW) elevations. Show the high tide line (HTL) elevations when fill is involved. In other waters, show ordinary high water (OHW) elevation.
- On each plan, show the following for the project:
- Vertical datum and the NAVD 1988 equivalent with the vertical units as U.S. feet. Don’t use local datum. In coastal waters this may be mean higher high water (MHHW), mean high water (MHW), mean low water (MLW), mean lower low water (MLLW) or other tidal datum with the vertical units as U.S. feet. MLLW and MHHW are preferred. Provide the correction factor detailing how the vertical datum (e.g., MLLW) was derived using the latest National Tidal Datum Epoch for that area, typically 1983-2001.
- Horizontal state plane coordinates in U.S. survey feet based on the Traverse Mercator Grid system for the State of New Hampshire (Zone 2800) NAD 83.
- Show project limits with existing and proposed conditions.
- Limits of any Federal Navigation Project in the vicinity of the project area and horizontal State Plane Coordinates in U.S. survey feet for the limits of the proposed work closest to the Federal Navigation Project;
- Volume, type, and source of fill material to be discharged into waters and wetlands, including the area(s) (in square feet or acres) of fill in wetlands, below the ordinary high water in inland waters and below the high tide line in coastal waters.
- Delineation of all waterways and wetlands on the project site,;
- Use Federal delineation methods and include Corps wetland delineation data sheets. See GC 2 and www.nero.noaa.gov/hcd for eelgrass survey guidance.
- GP 3, Moorings, contains eelgrass survey requirements for the placement of moorings.
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.



**US Army Corps
of Engineers**®
New England District

**New Hampshire General Permits (GPs)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)**

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*	X	
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	X	
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www2.des.state.nh.us/nhb_datacheck/ . The book Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?		N/A
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	N/A	
2.7 What is the area of the proposed fill in wetlands?	N/A	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	N/A	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www2.des.state.nh.us/nhb_datacheck/ USFWS IPAC website: https://ecos.fws.gov/ipac/location/index	X	

3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at: • PDF: www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21?		N/A
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?		N/A
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**	X	

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.



State of New Hampshire
DEPARTMENT OF NATURAL & CULTURAL RESOURCES
DIVISION OF HISTORICAL RESOURCES

172 Pembroke Road Concord, New Hampshire 03301
Phone: 603-271-3483 Fax: 603-271-3433
TDD Access: Relay NH 1-800-735-2964
nhdhr.dncr.nh.gov



February 18, 2026

Olivia Boyer
170 Commerce Way, Suite 102
Portsmouth, NH 03801

Re: 2026PR00118 - 47482-04 Eversource Dover Substation Expansion

Dear Olivia Boyer,

In accordance with state and federal statutes [New Hampshire RSA 227C:9 and Section 106 of the National Historic Preservation Act (16 U.S.C. 470)] and with federal Advisory Council on Historic Preservation regulations, Protection of Historic Properties (36 CFR Part 800), the New Hampshire Division of Historical Resources/State Historic Preservation Office (NHSPO) has reviewed information regarding the above-referenced project.

Based upon this review, no known historic resources appear to be affected by the project. Therefore, it is the opinion of the NHSPO that the project will result in **No Historic Properties Affected** under 36 CFR Part 800.4(d)(1).

No further consultation is required unless there are any changes in approved plans, the need for additional work is identified, or an unanticipated discovery occurs. If further correspondence is required, please refer to the project review number noted above.

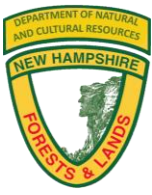
If you have any questions, please email Liz Schneible at: elizabeth.a.schneible@dncr.nh.gov

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Nadine Miller".

Nadine Miller
Deputy State Historic Preservation Officer
NH Division of Historical Resources



NHB DataCheck Results Letter

NH Natural Heritage Bureau

To: Jeremy Belanger
48 Consitution Dr
Bedford, NH 03110
jbelanger@tfmoran.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Maddie Severance - nhbreview@dncr.nh.gov

cc: NHFG Review

Date: 06/13/2025 (valid until 06/13/2026)

Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game

Permits: MUNICIPAL POR - Dover, NHDES - Alteration of Terrain Permit, NHDES - Shoreland Standard Permit, NHDES - Standard Dredge & Fill - Major, NHDES - Utility activities in rights-of-way Permit by Notification (PBN), USACE - General Permit, USEPA - Stormwater Pollution Prevention

NHB ID: NHB25-1598

Town: Dover

Location: Cocheco St. & 75 Cocheco St.

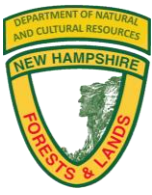
Project Description: Construction of an approximately 1.9+/- AC substation yard expansion with associated stormwater management and access improvements at the existing Eversource Dover Substation.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments below and the consultation requirements on the following page.

NHB Comments: Please send NHB proposed plans and photos of the proposed impact areas.

NHFG Comments: Please refer to NHFG consultation requirements below.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

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

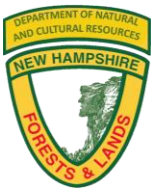
NH Fish and Game Department Consultation

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

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

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

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



NHB DataCheck Results Letter

NH Natural Heritage Bureau

NHB Database Records:

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

Natural Community	State ¹	Federal	Notes
Low brackish riverbank marsh	--	--	
Plant species	State¹	Federal	Notes
eastern grasswort (<i>Lilaeopsis chinensis</i>)	E	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
Georgia bulrush (<i>Scirpus georgianus</i>)	E	--	Largest threat to this species is loss of habitat.
greater fringed-gentian (<i>Gentianopsis crinita</i>)*	T	--	Vulnerable to shading by invading trees and to disturbances that destroy plants or impede their ability to reproduce (such as mowing in the mid-summer while the plants are in bloom).
seaside brookweed (<i>Samolus parviflorus</i>)	E	--	Occurs on river and streambanks, as well as estuarine and seashore habitats. Threats include direct destruction of the plants and major alterations of their habitat.
Vertebrate species	State¹	Federal	Notes
Cliff Swallow (<i>Petrochelidon pyrrhonota</i>)	T	--	Contact the NH Fish & Game Dept (see above).
New England Cottontail (<i>Sylvilagus transitionalis</i>)	E	--	Contact the NH Fish & Game Dept (see above).
Spotted Turtle (<i>Clemmys guttata</i>)	T	--	Contact the NH Fish & Game Dept (see above).

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

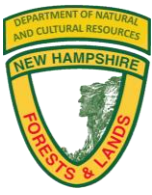
An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above.

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

However, many areas have never been surveyed, or have only been surveyed for certain species.

NHB recommends surveys to determine what species/natural communities are present onsite.



NHB DataCheck Results Letter
NH Natural Heritage Bureau



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

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

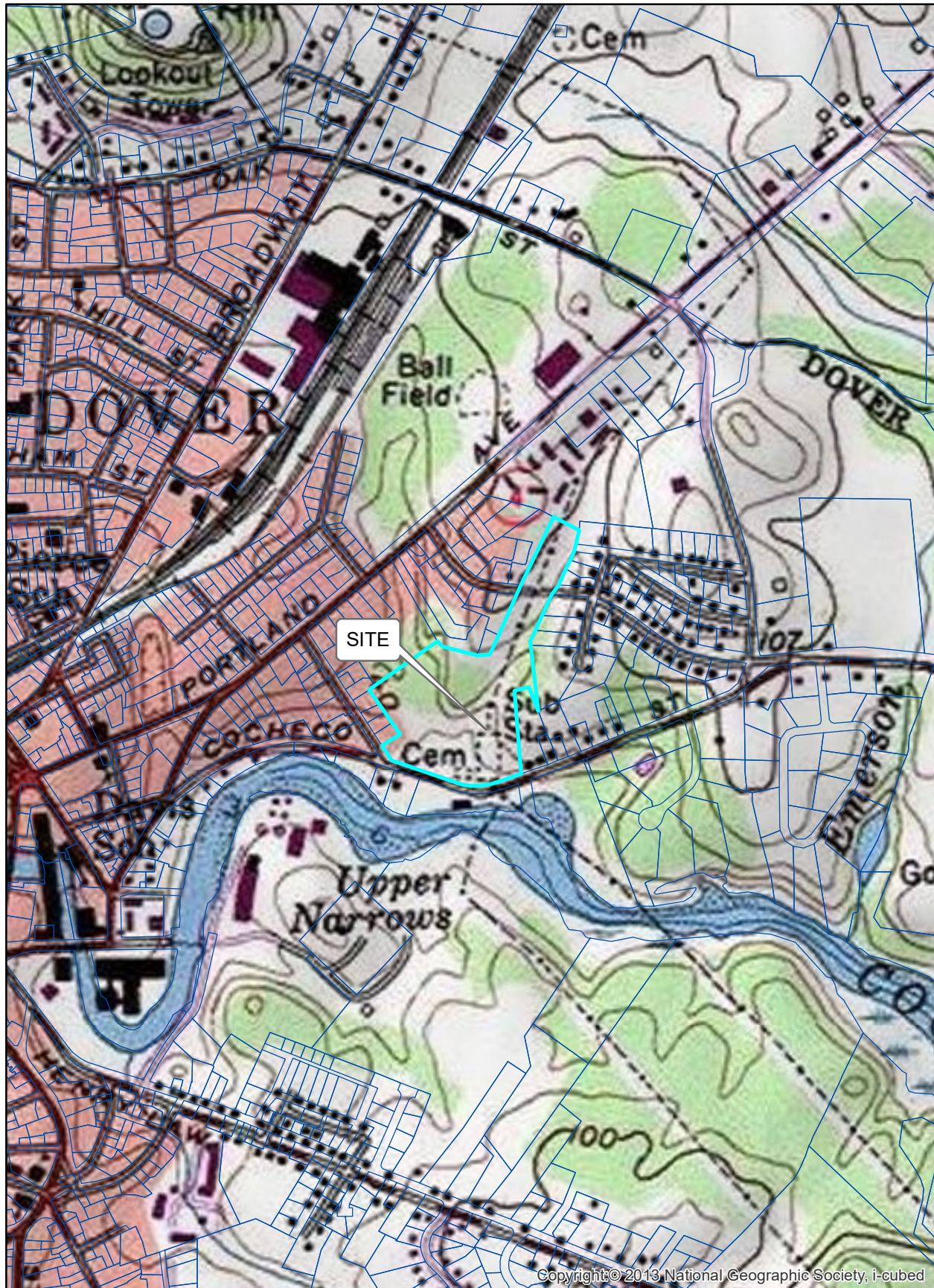
NHB25-1598



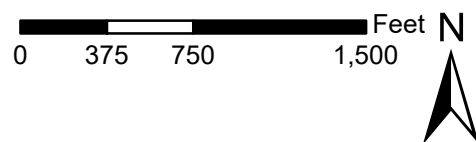
SECTION 3

USGS Map (1:10,000)

Dover Substation

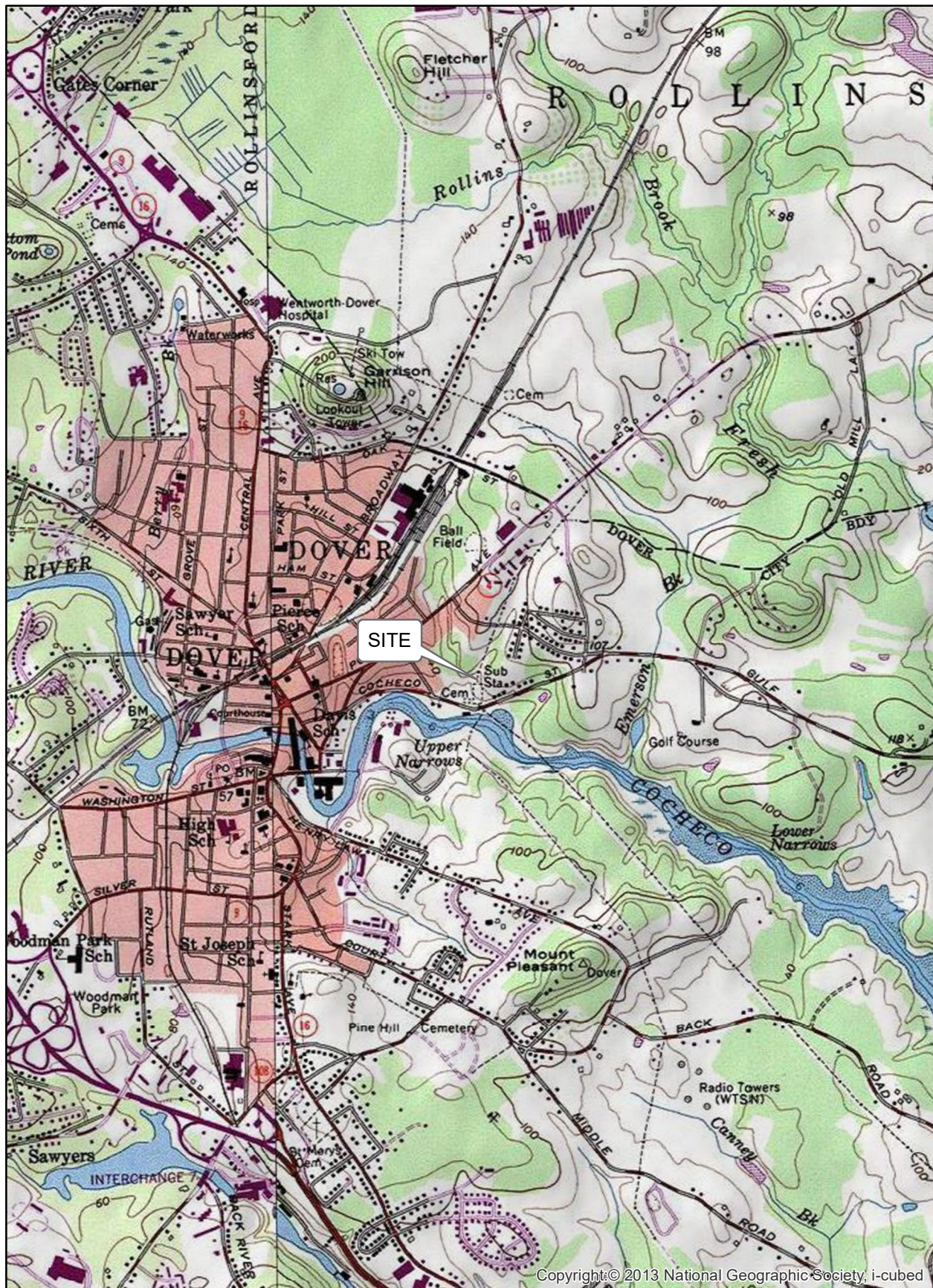


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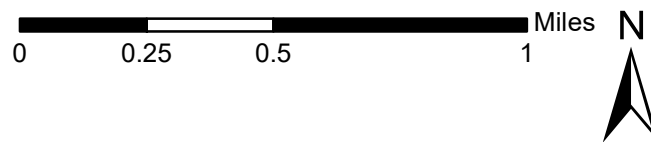


USGS Map (1:24,000)

Dover Substation



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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

**NEW
HAMPSHIRE
200**

GIS Data Screening

Env-Wt 603.03

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

100 Year Floodplain

Dover Substation



Legend

 100 Year Floodplain

0 375 750 1,500 Feet N



Impaired Waterbodies

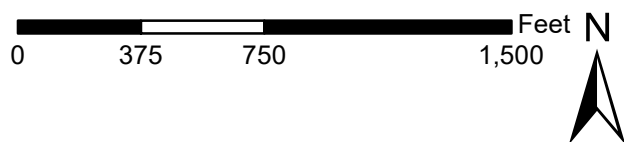
Dover Substation



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

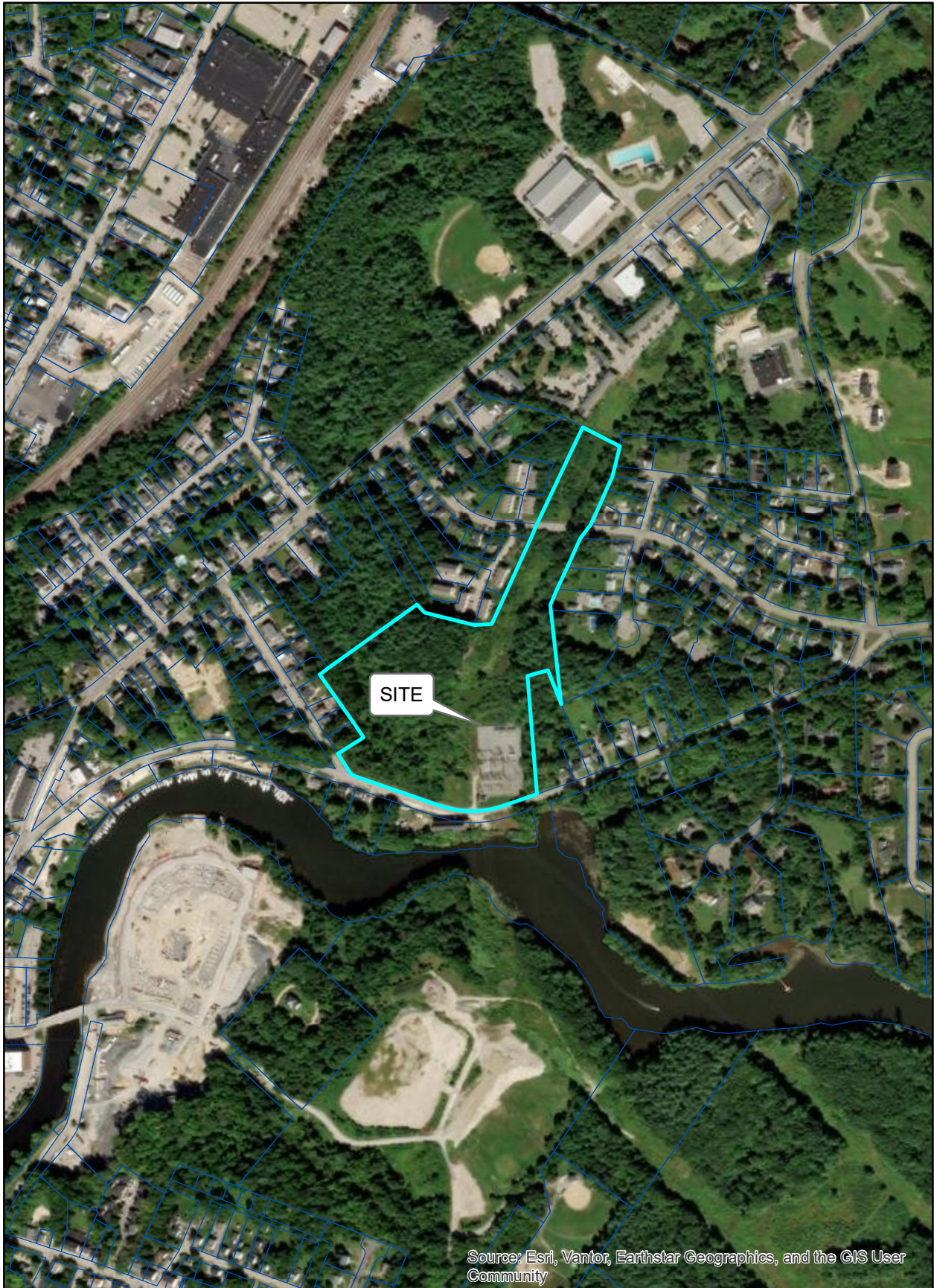
Legend

 Impaired Waterbodies



Prime Wetlands with 100' Buffer

Dover Substation



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Legend

Prime Wetlands and 100' Buffer

0 375 750 1,500 Feet N



Floodplain Wetlands Adjacent to Tier 3 Streams

Dover Substation



Legend

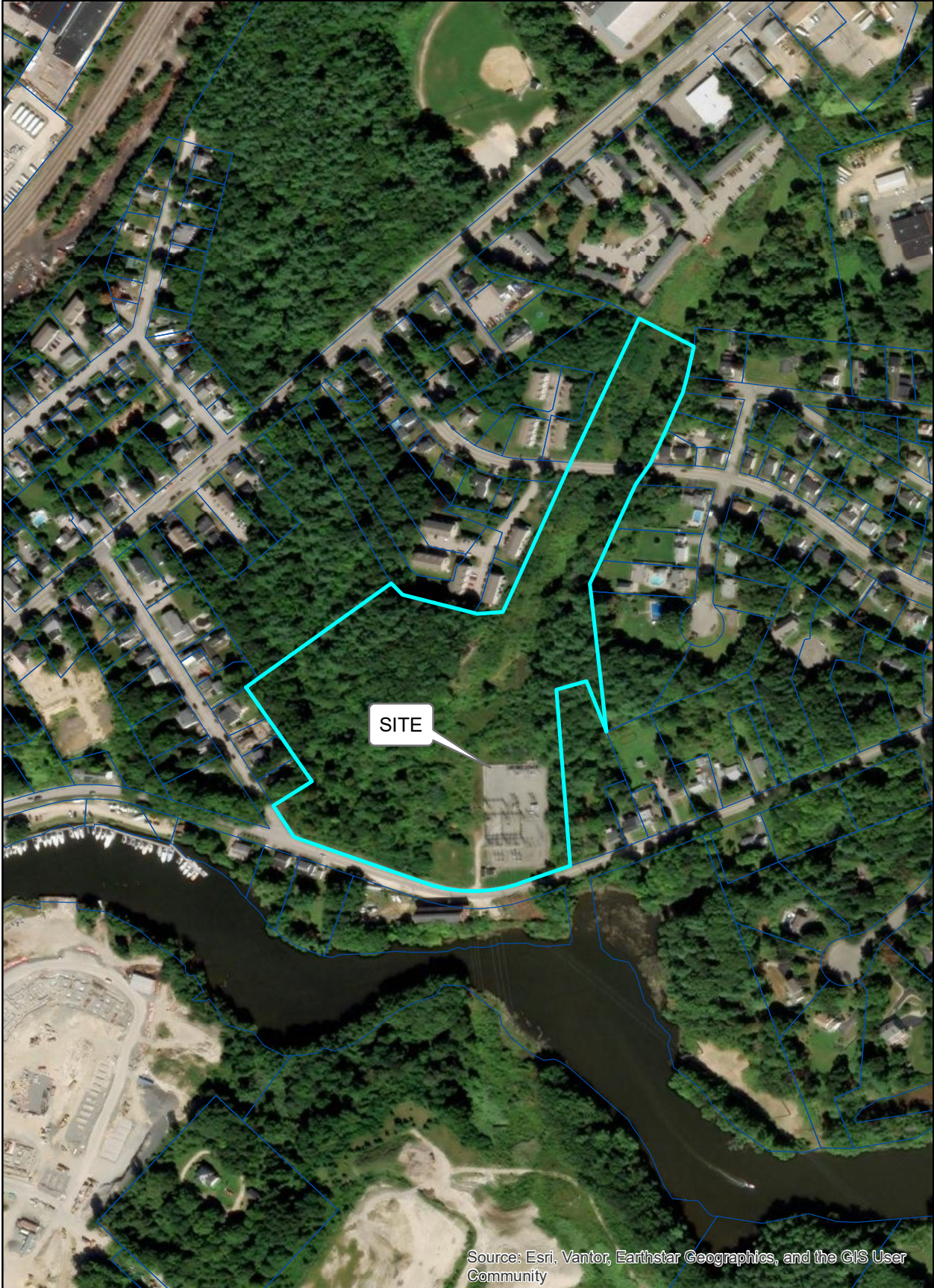
 Floodplain Wetlands Adjacent to Tier 3 Streams

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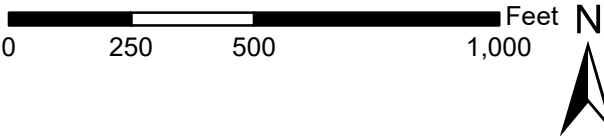
Local Potential Contamination Sources

Dover Substation



Legend

◆ Local Potential Contamination Sources



Saltmarsh Areas

Dover Substation



Legend

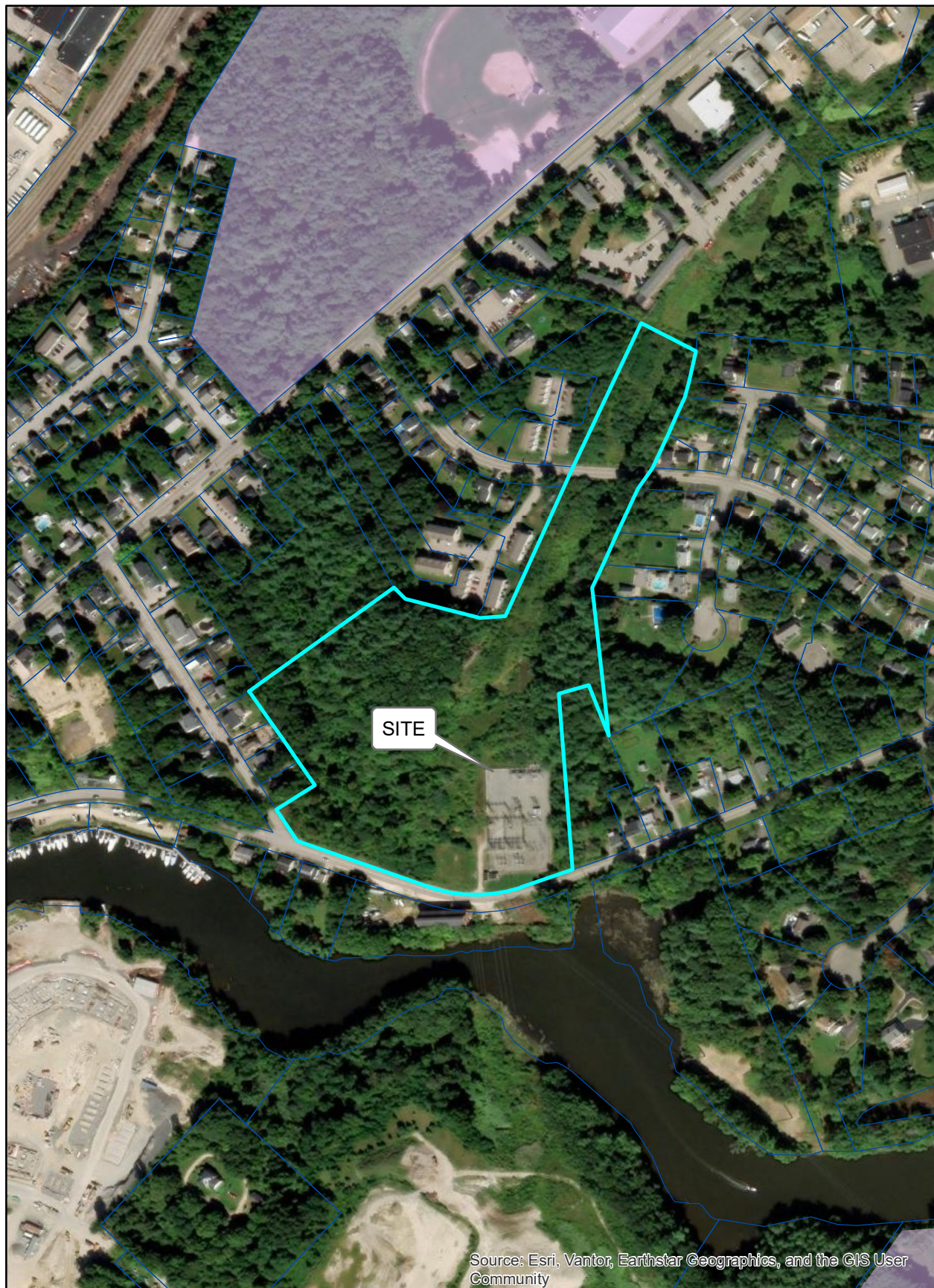
 Saltmarsh

0 250 500 1,000 Feet N



NH Conservation Lands

Dover Substation



Legend

 NH Conservation Lands

0 250 500 1,000 Feet N



Connect The Coast Wildlife Corridors

Dover Substation



Legend

 CTC Wildlife Corridors

0 250 500 1,000 Feet N



Wildlife Corridors and Prioritized Habitat Blocks

Dover Substation



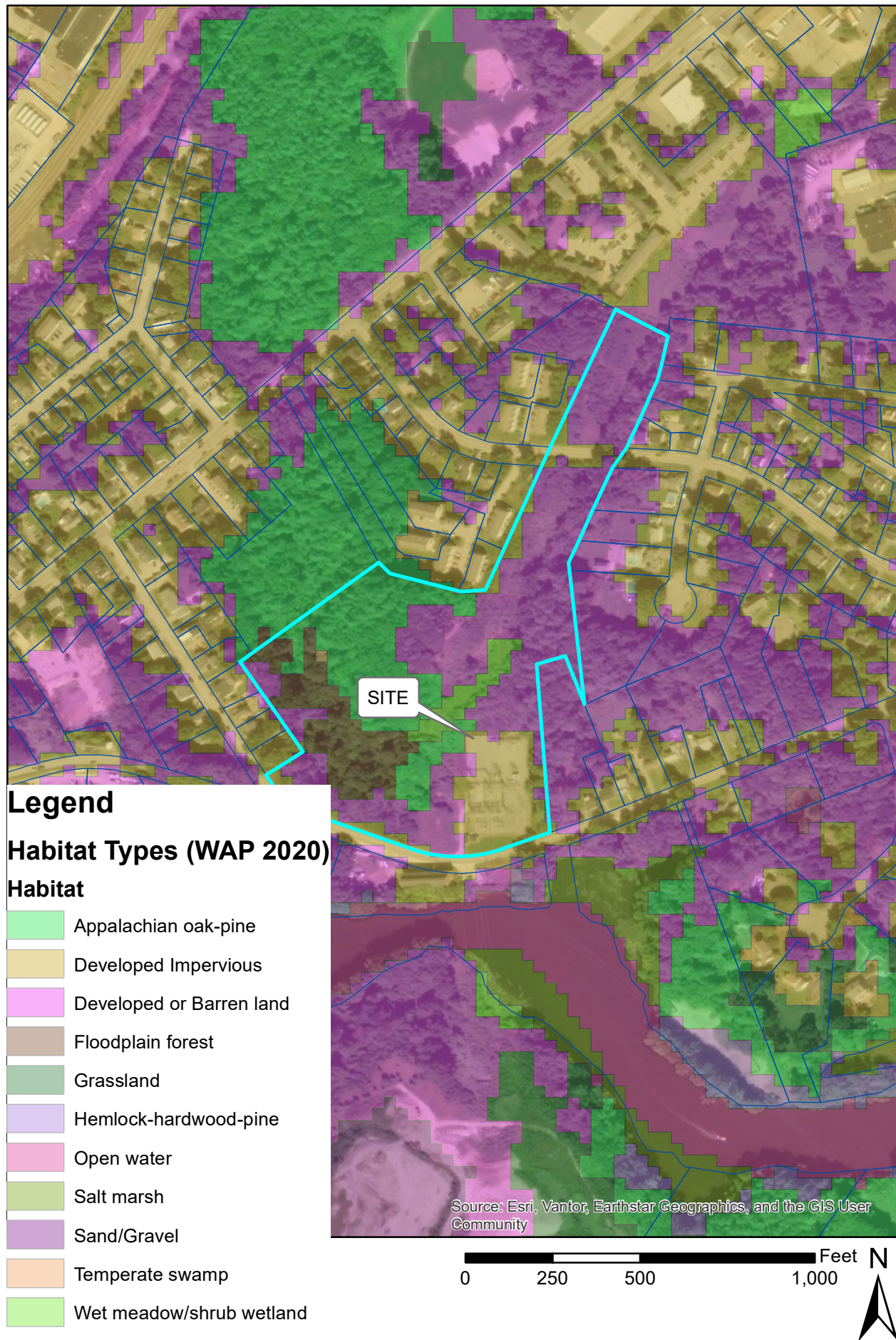
NHFG Wildlife Action Plan (WAP) Habitat Tiers

Dover Substation

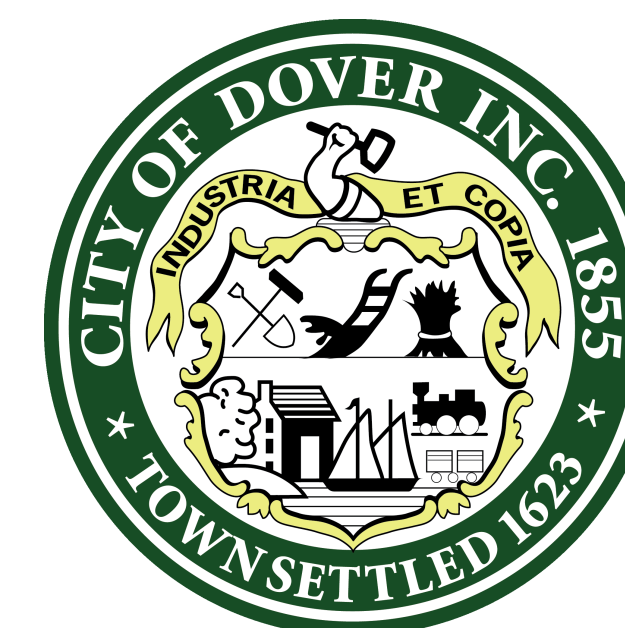


NHFG Wildlife Action Plan (WAP) Habitat Types

Dover Substation



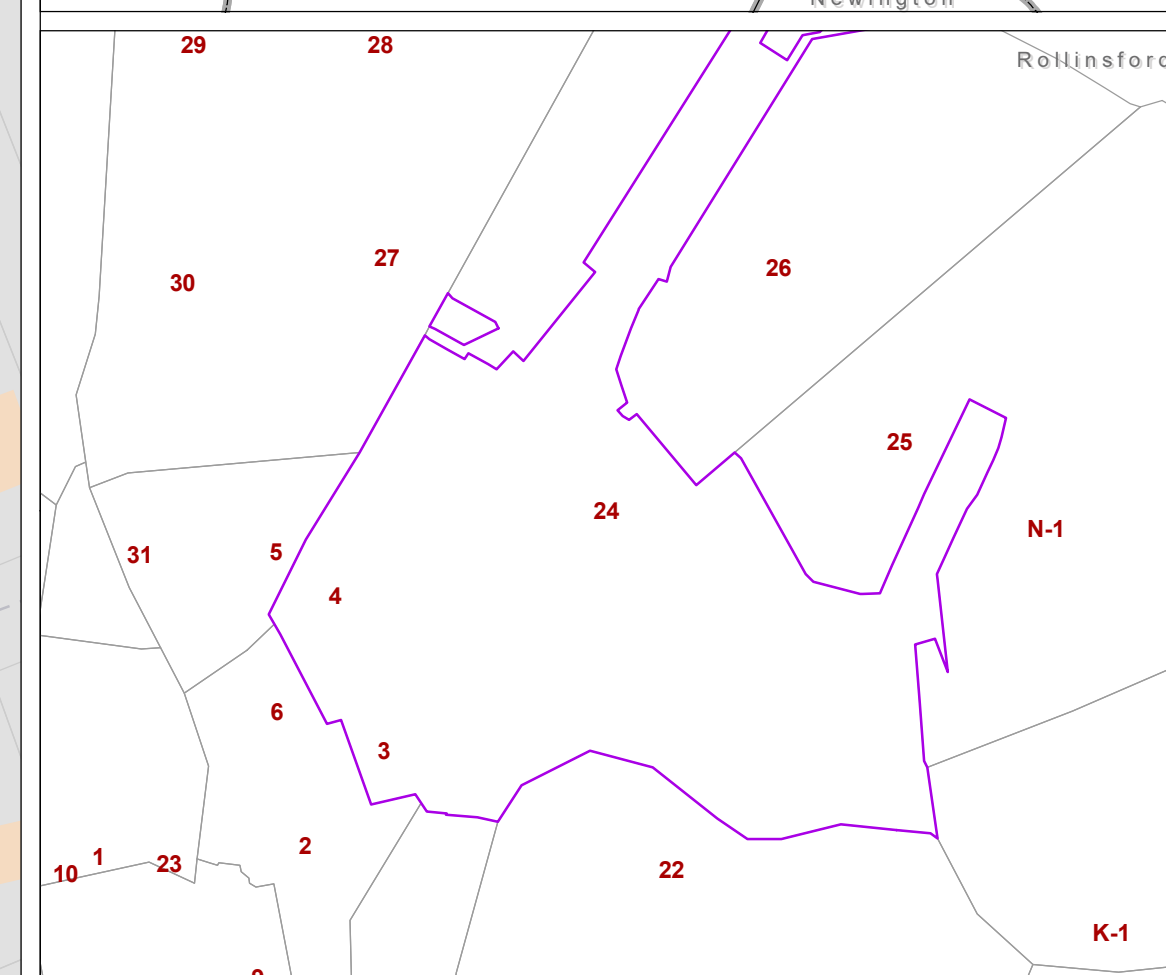
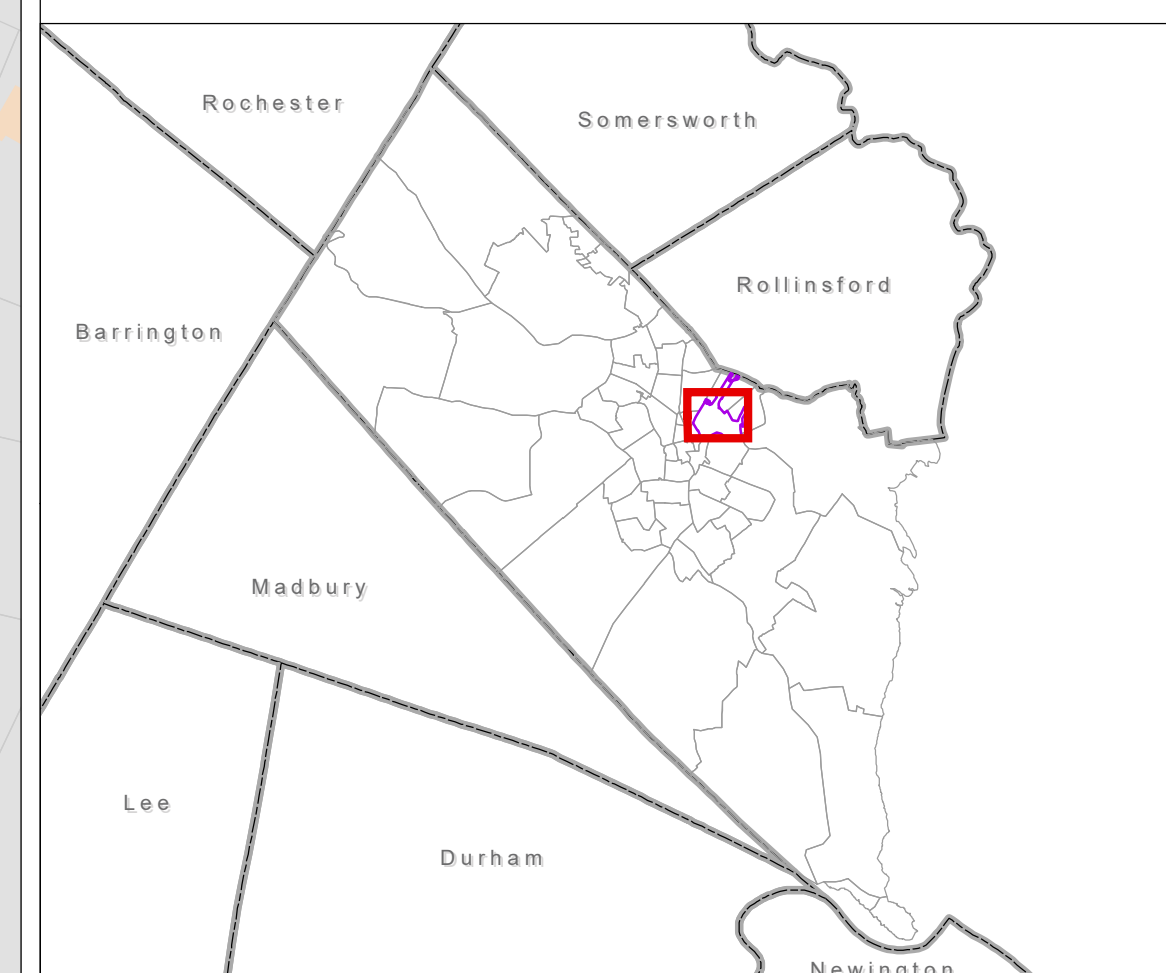
CITY OF DOVER
STAFFORD COUNTY NH
TAX ASSESSORS MAP



Map Page: 24



- Parcels
 - Parcel on Adjacent Maps
 - Buildings
 - Rail Road
 - Water Body
 - Swamp/Marsh
 - Streams
- A-20-0-0 Parcel Number
0.24 AC Parcel Acreage
240 Address Number



200 100 0 200
Feet

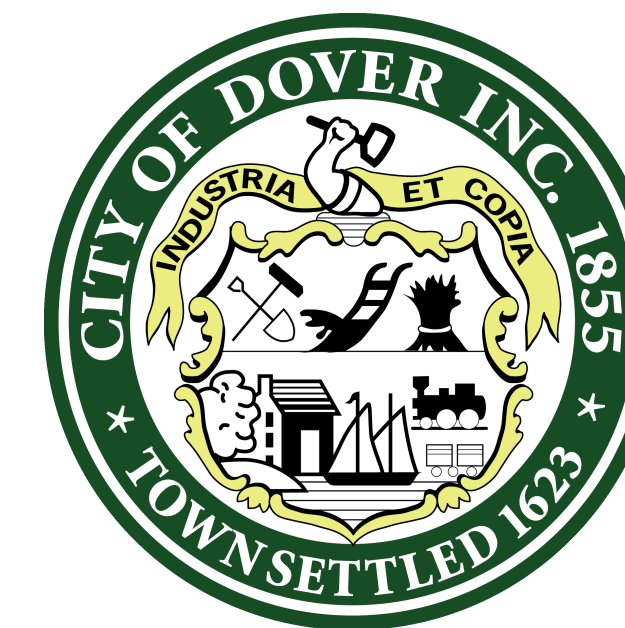
1:1,200
1" = 100'

This map is for assessment and planning purposes only. It is not intended to be used for description, conveyance, authoritative definition of any legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation associated with the data on which this map is based for information related to its accuracy, currentness and limitations.

Map Generated: Wednesday, March 21, 2018



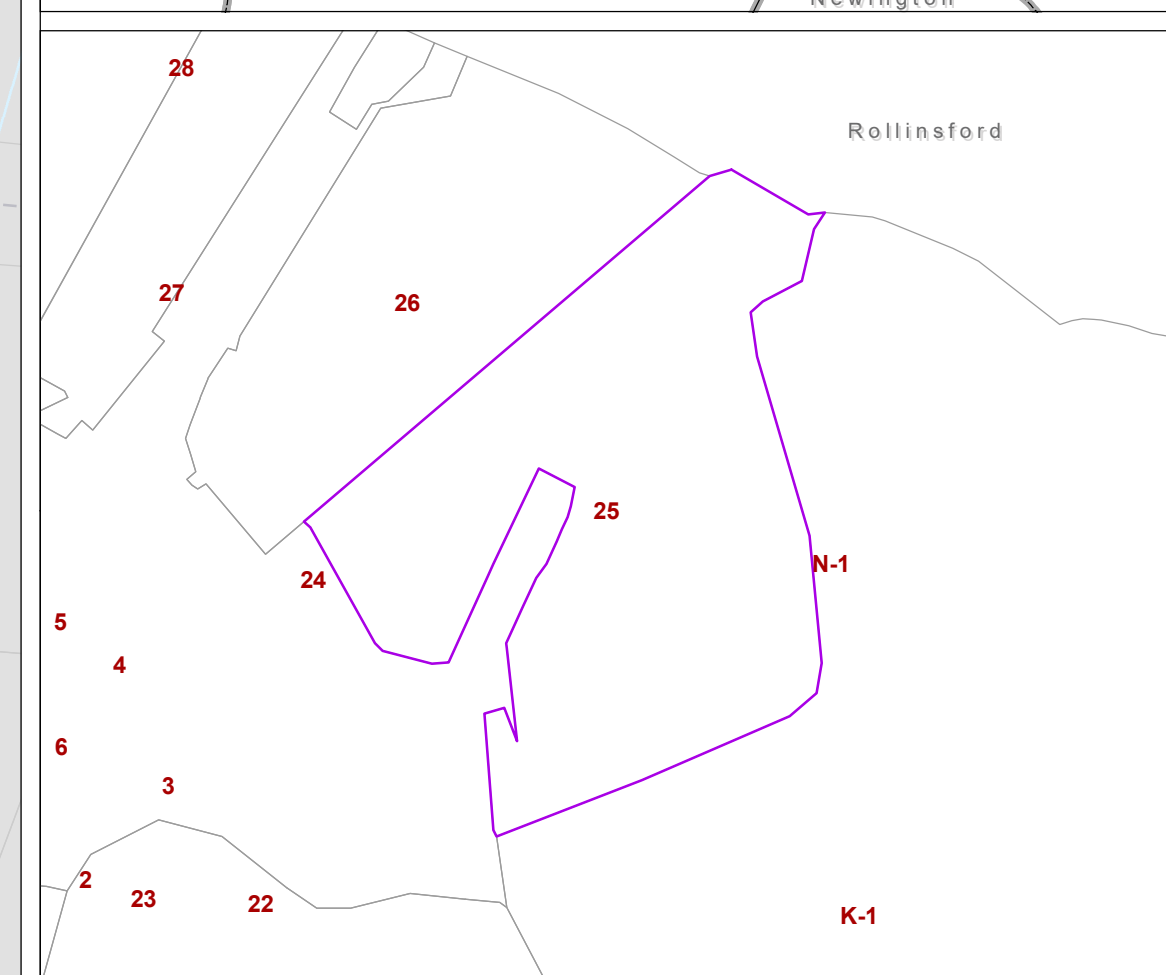
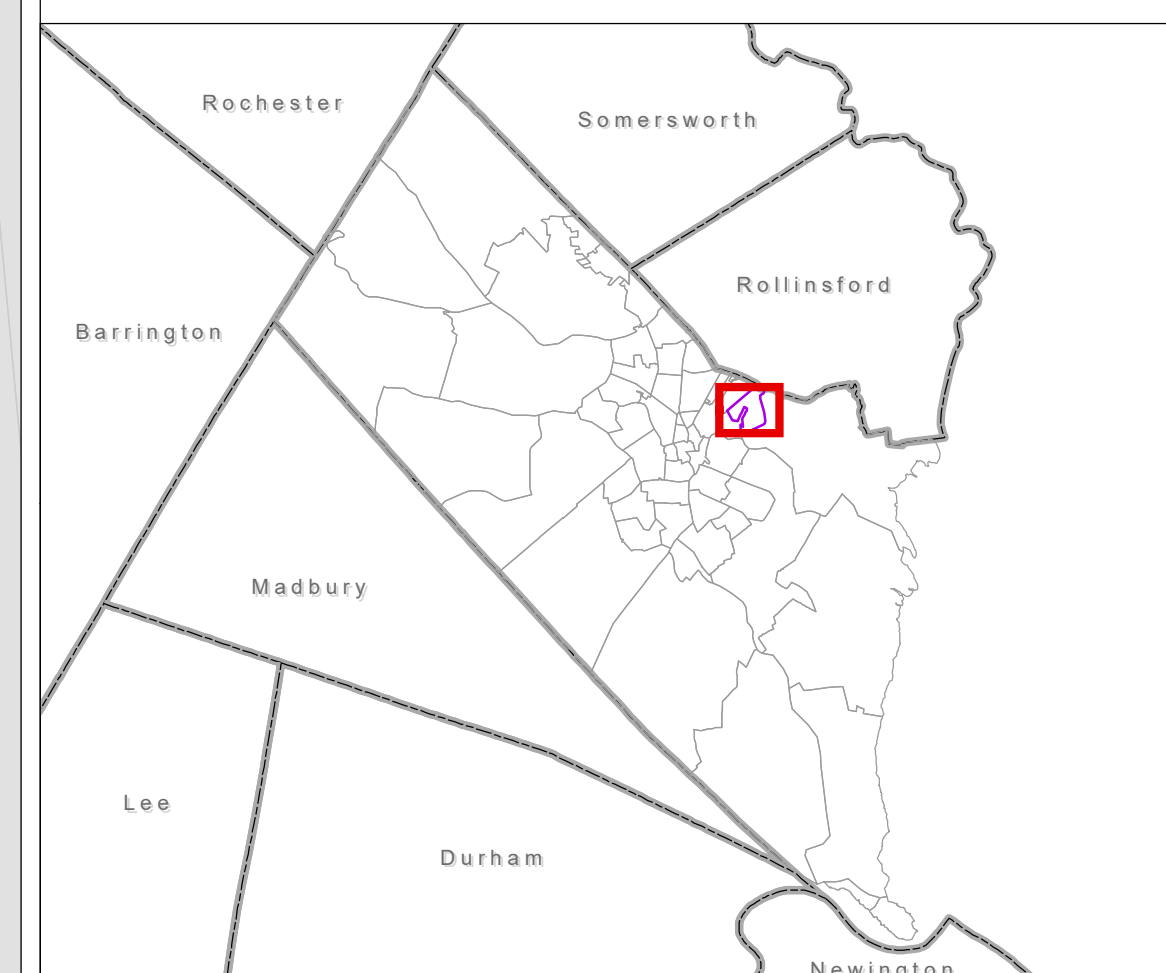
CITY OF DOVER
STAFFORD COUNTY NH
TAX ASSESSORS MAP



Map Page: 25



- Parcels
 - Parcel on Adjacent Maps
 - Buildings
 - Rail Road
 - Water Body
 - Swamp/Marsh
 - Streams
- A-20-0-0 Parcel Number
0.24 AC Parcel Acreage
240 Address Number

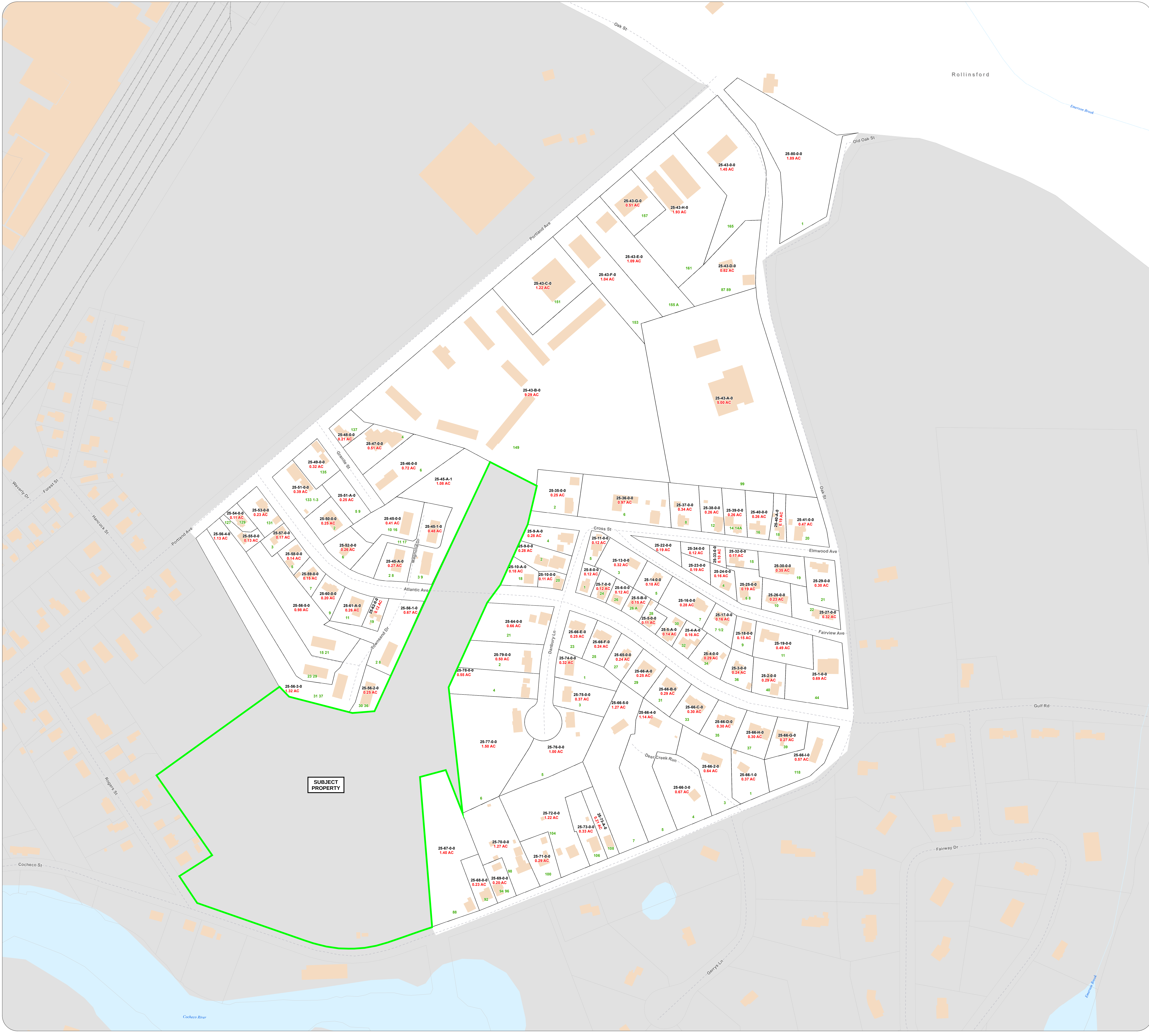


200 100 0 200 Feet

1:1,200
1" = 100'

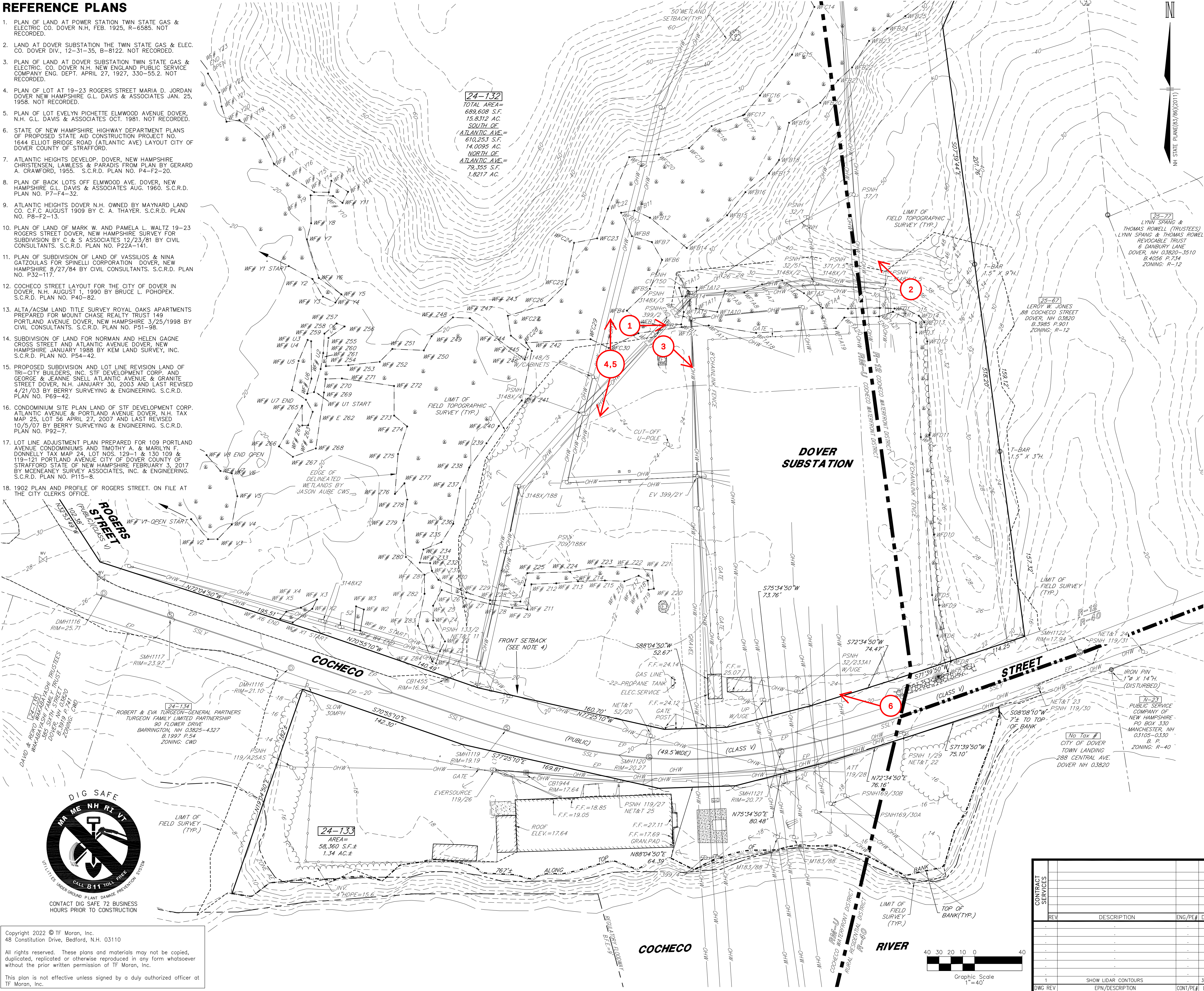
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Map Generated: Wednesday, March 21, 2018



REFERENCE PLANS

1. PLAN OF LAND AT POWER STATION TWIN STATE GAS & ELECTRIC CO. DOVER N.H. FEB. 1925, R-6585, NOT RECORDED.
2. LAND AT DOVER SUBSTATION THE TWIN STATE GAS & ELEC. CO. DOVER DIV., 12-31-35, B-8122. NOT RECORDED.
3. PLAN OF LAND AT DOVER SUBSTATION TWIN STATE GAS & ELECTRIC. CO. DOVER N.H. NEW ENGLAND PUBLIC SERVICE COMPANY ENG. DEPT. APRIL 27, 1927, 330-55.2. NOT RECORDED.
4. PLAN OF LOT AT 19-23 ROGERS STREET MARIA D. JORDAN DOVER NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES JAN. 25, 1958. NOT RECORDED.
5. PLAN OF LOT EVELYN PICHETTE ELMWOOD AVENUE DOVER, N.H. G.L. DAVIS & ASSOCIATES OCT. 1981. NOT RECORDED.
6. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS OF PROPOSED STATE AID CONSTRUCTION PROJECT NO. 1644 ELLIOT BRIDGE ROAD (ATLANTIC AVE) LAYOUT CITY OF DOVER COUNTY OF STRAFFORD.
7. ATLANTIC HEIGHTS DEVELOP. DOVER, NEW HAMPSHIRE CHRISTENSEN, LAWLESS & PARADIS FROM PLAN BY GERARD A. CRAWFORD, 1955. S.C.R.D. PLAN NO. P4-F2-20.
8. PLAN OF BACK LOTS OFF ELMWOOD AVE. DOVER, NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES AUG. 1960. S.C.R.D. PLAN NO. P7-F4-32.
9. ATLANTIC HEIGHTS DOVER N.H. OWNED BY MAYNARD LAND CO. C.F.G. AUGUST 1909 BY C. A. THAYER. S.C.R.D. PLAN NO. P8-F2-13.
10. PLAN OF LAND OF MARK W. AND PAMELA L. WALTZ 19-23 ROGERS STREET DOVER, NEW HAMPSHIRE SURVEY FOR SUBDIVISION BY C & S ASSOCIATES 12/23/81 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P22A-141.
11. PLAN OF SUBDIVISION OF LAND OF VASSILIOS & NINA GATZOLAS FOR SPINELLI CORPORATION DOVER, NEW HAMPSHIRE 8/27/84 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P32-117.
12. COCHECO STREET LAYOUT FOR THE CITY OF DOVER IN DOVER, N.H. AUGUST 1, 1990 BY BRUCE L. POHOPEK. S.C.R.D. PLAN NO. P40-82.
13. ALTA/ACSM LAND TITLE SURVEY ROYAL OAKS APARTMENTS PREPARED FOR MOUNT CHASE REALTY TRUST 149 PORTLAND AVENUE DOVER, NEW HAMPSHIRE 3/25/1998 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P51-58.
14. SUBDIVISION OF LAND FOR NORMAN AND HELEN GAGNE CROSS STREET AND ATLANTIC AVENUE DOVER, NEW HAMPSHIRE JANUARY 1988 BY KEM LAND SURVEY, INC. S.C.R.D. PLAN NO. P54-42.
15. PROPOSED SUBDIVISION AND LOT LINE REVISION LAND OF TRI-CITY BUILDERS, INC. STF DEVELOPMENT CORP. AND GEORGE & JEANNE SNELL ATLANTIC AVENUE, GRANITE STREET DOVER, N.H. JANUARY 30, 2003 AND LAST REVISED 4/21/03 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P69-42.
16. CONDOMINIUM SITE PLAN LAND OF STF DEVELOPMENT CORP. ATLANTIC AVENUE & PORTLAND AVENUE DOVER, N.H. TAX MAP 25, LOT 56 APRIL 27, 2007 AND LAST REVISED 10/5/07 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P92-7.
17. LOT LINE ADJUSTMENT PLAN PREPARED FOR 109 PORTLAND AVENUE CONDOMINIUMS AND TIMOTHY A. & MARILYN F. DONNELLY TAX MAP 24, LOT NOS. 129-1 & 130 109 & 119-121 PORTLAND AVENUE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE FEBRUARY 3, 2017 BY MCNEANEY SURVEY ASSOCIATES, INC. & ENGINEERING. S.C.R.D. PLAN NO. P115-8.
18. 1902 PLAN AND PROFILE OF ROGERS STREET. ON FILE AT THE CITY CLERKS OFFICE.



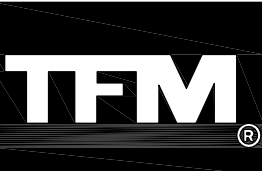
NOTES

1. OWNER OF RECORD MAP 24, LOT 132: PUBLIC SERVICE COMPANY OF NH, D/B/A EVERSOURCE ENERGY
PO BOX 330 MANCHESTER, NH 03105-0330.
PROPERTY ADDRESS: COCHECO STREET, DOVER, NH.
CURRENT ZONING IS CWD.
DEED REFERENCE(S) TO PARCEL: B.423 P.176, B.423 P.177, B.423 P.179, EXCEPT B.537 P.461 IN THE SCRD.
AREA = 689,608 SF +/- or 15.8312 Acres +/-.
2. [24-132] INDICATES TAX MAP AND BLOCK NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF LOTS 24-132 & 24-133 LOCATED ON COCHECO AND ROGERS STREETS IN DOVER, NH.
4. CURRENT ZONING DISTRICT: URBAN DENSITY MULTI-RESIDENTIAL DISTRICT (RM-U).
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONTAGE: 80 FEET
PRINCIPAL BUILDING:
FRONT SETBACK: SEE ORDINANCE. **SEE NOTE.
ABUTTING STREET SETBACK: SEE ORDINANCE. **SEE NOTE.
SIDE SETBACK: 15 FEET
REAR SETBACK: 15 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: NO CLOSER THAN PRINCIPAL BUILDING
ABUT A STREET SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
SIDE SETBACK: 10 FEET
REAR SETBACK: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
**NOTE: THE FRONT SETBACK IN THE RM-U ZONE IS DEFINED IN THE CITY OF DOVER ZONING ORDINANCE AS BEING THE OWNER CALCULATED AVERAGE OF ALL SETBACKS WITHIN THE SAME ZONE, ON THE SAME SIDE OF STREET, TWO HUNDRED FIFTY FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. DEFINED FRONT SETBACK IS A "BUILD TO LINE" MEANING STRUCTURES MAY BE CONSTRUCTED WITHIN 5 FEET PLUS OR MINUS OF THE AVERAGE.
5. CURRENT ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-12).
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONTAGE: 80 FEET
PRINCIPAL BUILDING:
FRONT SETBACK: 15 FOOT MINIMUM; 25' MAXIMUM (SEE ORDINANCE.) **SEE NOTE
ABUTTING STREET SETBACK: 15 FOOT MINIMUM; 25' MAXIMUM (SEE ORDINANCE.) **SEE NOTE
SIDE SETBACK: 15 FEET
REAR SETBACK: 30 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
ABUT A STREET SETBACK: NO CLOSER THAN PRINCIPAL BUILDING.
SIDE SETBACK: 10 FEET
REAR SETBACK: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
**NOTE: EXPANSIONS TO, OR RENOVATIONS OF STRUCTURES ON EXISTING LOTS HAVE A 5 FOOT SETBACK.
6. CURRENT ZONING DISTRICT: COCHECO WATERFRONT DISTRICT (CWD)
MINIMUM LOT SIZE: N/A
MINIMUM LOT COVERAGE: 75 PERCENT
MINIMUM FRONTAGE: N/A
PRINCIPAL BUILDING:
FRONT SETBACK: 0 FEET
ABUTTING STREET SETBACK: 0 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 0 FEET
OUTBUILDING/ACCESSORY USE:
FRONT SETBACK: 0 FEET
ABUTTING STREET SETBACK: 0 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 0 FEET
MAXIMUM BUILDING HEIGHT: 55 FEET
7. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER: 33017C0330E EFFECTIVE DATE: SEPTEMBER 30, 2015 INDICATES THAT A PORTION OF LOT 24-133 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A AND ZONE AE AND THAT LOT 24-132 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE
HORIZONTAL DATUM: NAD 83/86 (2011)
VERTICAL DATUM: NAVD 88
7. EASEMENTS, RIGHTS AND RESTRICTIONS:
 - B.931 P.3: CITY OF DOVER SEWER EASEMENTEASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE GRAFTON COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS MAY DETERMINE.
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TF MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
9. LOT 24-133 CONTAINS A NATURAL WATER BOUNDARY ALONG THE COCHECO RIVER AND THIS BOUNDARY LINE IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF LIMIT OF TITLE.

KEY

#

PHOTO NUMBER, LOCATION, ORIENTATION



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

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com
TFM Proj: 47482.01

PHOTO ORIENTATION KEY

	T	#
EVERSOURCE ENERGY	ENGINEER	TNB
NEW HAMPSHIRE	NG	
MAP 24 LOT 132 & 133 DOVER SUBSTATION COCHECO & ROGERS STREET DOVER, NEW HAMPSHIRE	CHECKED	HGM
	APPROVED	HGM
	DATE	3/11/22

SCALE
1" = 40'

FILE: 47482-01 SURVEY.DWG
IMAGE:

DRAWING NO.
SHEET 3 OF 3

PHOTO LOG
Eversource Dover Substation
Dover, New Hampshire
Photos Taken: May 30, 2025



Photograph No. 1: Looking east at the location of the proposed wetland impacts at the north side of the substation.



Photograph No. 2: Looking northwest at the landscape upslope of the proposed impact area.

PHOTO LOG
Eversource Dover Substation
Dover, New Hampshire
Photos Taken: May 30, 2025



Photograph No. 3: Looking southeast at the existing substation infrastructure.



Photograph No. 4: Looking southwest at the landscape adjacent to the access route.

PHOTO LOG
Eversource Dover Substation
Dover, New Hampshire
Photos Taken: May 30, 2025



Photograph No. 5: Looking north at a wetland near the northwest edge of the site.



Photograph No. 6: Looking northwest from Cocheco Street at the existing substation.

SECTION 4



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List

**Dover Substation
Cocheco Street, Dover, NH**

January 30, 2026

47482.04

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS	132	PUBLIC SERV CO OF NH	PO BOX 330 MANCHESTER, NH 03105-0330
25	9	GAGNE CAROLYN	2 CROSS ST DOVER, NH 03820
25	64	SAVAGE JOHN & CECILE TRUSTEES, C/O SAVAGE FAMILY REVOCABLE TRUST	21 ATLANTIC AVE DOVER, NH 03820
25	10-A	SEARLES PAULA S, C/O SEARLES HARLAN H III	18 ATLANTIC AV DOVER, NH 03820
25	67	JONES REMI F & CALLY G TRUSTEES, C/O THE JONES FAMILY TRUST AGREEMENT	88 COCHECO ST DOVER, NH 03820
25	70	CHRISTENBURY PARKS C/O CHRISTENBURY SUZANNE	98 COCHECO STREET DOVER, NH 03820
25	78	MAXFIELD JAMES H & MAXFIELD ANGELA L	4 DANBURY LN DOVER, NH 03820-3510
24	124	CLARK ANDREW & CERESA MARIELLE	11 ROGERS ST DOVER, NH 03820
25	79	OPOLSKI EMILY L	2 DANBURY LN DOVER, NH 03820
25	56-2-36	KLAHN MARKUS & KLAHN HEATHER	1282 OCEAN BLVD RYE, NH 03870
25	56-1	STF DEVELOPMENT CORP	242 CENTRAL AVE DOVER, NH 03820
25	45-A-1	TRI CITY BUILDERS INC	242 CENTRAL AVE DOVER, NH 03820
25	43-B	149 PORTLAND AVENUE LLC	149 PORTLAND AVE DOVER, NH 03820
25	56-2-32	METHOT LANCE	32 TOWNSEND DR DOVER, NH 03820
25	56-2-34	ROOP JENNIFER LD & ROOP JOSHUA H	34 TOWNSEND DR DOVER, NH 03820
25	56-2	STF DEVELOPMENT CORP	242 CENTRAL AVE DOVER, NH 03820
24	122	MANN STUART S & KATHI D TRUSTEES C/O MANN FAMILY TRUST	149 ROCHESTER HILL RD ROCHESTER, NH 03867

25	56-2-30	CZAJA JESSICA	30 TOWNSEND DR DOVER, NH 03820
24	123	REDTRUCK PROPERTIES LLC	PO BOX 571 EXETER, NH 03833
24	126	CARR RICHARD WALTER	17 ROGERS ST DOVER, NH 03820
25	56-3	STF DEVELOPMENT CORP	242 CENTRAL AVE DOVER, NH 03820
24	129-1	MCBEAU LLC	51 SIXTH STREET DOVER, NH 03820
25	9-A	COLE JUDITH V TRUSTEE C/O COLE JUDITH V REVOCABLE TRUST	5 CROSS ST DOVER, NH 03820-3515
25	35	MESERVE ROBERT H & MESERVE PIPER A	2 ELMWOOD AV DOVER, NH 03820
24	125	CHOUINARD SAMUEL CLINTON	13 ROGERS ST DOVER, NH 03820
25	77	SPANG LYNN & ROWELL THOMAS TRUSTEES C/O SPANG LYNN AND	6 DANBURY LN DOVER, NH 03820-3510
Environmental / Wetlands Scientist			TFMoran, Inc. 170 Commerce Way - Suite 102 Portsmouth, NH 03801



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



ABUTTER NOTIFICATION FOR NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

January 30, 2026

Abutter Name

Street

Town/City, State, Zip Code

**Re: NHDES Wetland Permit Application
Dover Substation - Cocheco St, Dover, NH 03820
Project #47482.04**

Dear Abutter:

This letter is to inform you that a *Wetland Permit Application* will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. In accordance with RSA 482-A:3(e)(1), we are required to notify you about this permit application by certified mail.

Once the permit application is filed, the complete *Wetland Permit Application*, including the design plans that depict the impacts associated with the proposed project, will be available for viewing at the City of Dover Clerk's Office.

Should you have any questions regarding this matter or require additional information, please do not hesitate to contact me directly at (603) 431-2222, anytime between 8:00 AM and 5:00 PM.

Sincerely,

TFMoran, Inc.

Olivia Boyer
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
170 Commerce Way-Suite 102, Portsmouth, NH 03801
T(603) 431-2222

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 Project # 47482.02

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CHOUINARD SAMUEL CLINTON
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 Project # 47482.04

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COLE JUDITH V TRUSTEE C/O COLE
 JUDITH V REVOCABLE TRUST
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 Project # 47482.04

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SPANG LYNN & ROWELL THOMAS
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MESERVE ROBERT H & MESERVE
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ROCHESTER, NH 03867
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THE JONES FAMILY TRUST AGREEMENT
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KLAEHN MARKUS & KLAEHN HEATHER
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RYE, NH 03870
Project # 47482.04

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CLARK ANDREW & CERESA MARIELLE
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Project # 47482.04

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CHRISTENBURY SUZANNE
98 COCHECO STREET
DOVER, NH 03820
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REFERENCE PLANS

1. PLAN OF LAND AT POWER STATION TWIN STATE GAS & ELECTRIC CO. DOVER N.H., FEB. 1925, R-6585, NOT RECORDED.
2. LAND AT DOVER SUBSTATION THE TWIN STATE GAS & ELEC. CO. DOVER DIV., 12-31-35, B-8122, NOT RECORDED.
3. PLAN OF LAND AT DOVER SUBSTATION TWIN STATE GAS & ELECTRIC. CO. DOVER N.H. NEW ENGLAND PUBLIC SERVICE COMPANY ENG. DEPT. APRIL 27, 1927, 330-55.2. NOT RECORDED.
4. PLAN OF LOT AT 19-23 ROGERS STREET MARIA D. JORDAN DOVER NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES JAN. 25, 1958, NOT RECORDED.
5. PLAN OF LOT EVELYN PICHETTE ELMWOOD AVENUE DOVER, N.H. G.L. DAVIS & ASSOCIATES OCT. 1981, NOT RECORDED.
6. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS OF PROPOSED STATE AID CONSTRUCTION PROJECT NO. 1644 ELLIOT BRIDGE ROAD (ATLANTIC AVE) LAYOUT CITY OF DOVER COUNTY OF STRAFFORD.
7. ATLANTIC HEIGHTS DEVELOP. DOVER, NEW HAMPSHIRE CHRISTENSEN, LAWLESS & PARADIS FROM PLAN BY GERARD A. CRAWFORD, 1955. S.C.R.D. PLAN NO. P4-F2-20.
8. PLAN OF BACK LOTS OFF ELMWOOD AVE. DOVER, NEW HAMPSHIRE G.L. DAVIS & ASSOCIATES AUG. 1960. S.C.R.D. PLAN NO. P7-F4-32.
9. ATLANTIC HEIGHTS DOVER N.H. OWNED BY MAYNARD LAND CO. C.F.C. AUGUST 1909 BY C. A. THAYER, S.C.R.D. PLAN NO. P8-F2-13.
10. PLAN OF LAND OF MARK W. AND PAMELA L. WALTZ 19-23 ROGERS STREET DOVER, NEW HAMPSHIRE SURVEY FOR SUBDIVISION BY C & S ASSOCIATES 12/23/81 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P22A-141.
11. PLAN OF SUBDIVISION OF LAND OF VASSILIOS & NINA GATZOULAS FOR SPINELLI CORPORATION DOVER, NEW HAMPSHIRE 8/27/84 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P32-117.
12. COCHECO STREET LAYOUT FOR THE CITY OF DOVER IN DOVER, N.H. AUGUST 1, 1990 BY BRUCE L. POHOPEK. S.C.R.D. PLAN NO. P40-82.
13. ALTA/ACSM LAND TITLE SURVEY ROYAL OAKS APARTMENTS PREPARED FOR MOUNT CHASE REALTY TRUST 149 PORTLAND AVENUE DOVER, NEW HAMPSHIRE 3/25/1998 BY CIVIL CONSULTANTS. S.C.R.D. PLAN NO. P51-98.
14. SUBDIVISION OF LAND FOR NORMAN AND HELEN GAGNE CROSS STREET AND ATLANTIC AVENUE DOVER, NEW HAMPSHIRE JANUARY 1988 BY KEM LAND SURVEY, INC. S.C.R.D. PLAN NO. P54-42.
15. PROPOSED SUBDIVISION AND LOT LINE REVISION LAND OF TRI-CITY BUILDERS, INC. STF DEVELOPMENT CORP. AND GEORGE & JEANNE SELL ATLANTIC AVENUE & GRANITE STREET DOVER, N.H. JANUARY 30, 2003 AND LAST REVISED 4/21/03 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P69-42.
16. CONDOMINIUM SITE PLAN LAND OF STF DEVELOPMENT CORP. ATLANTIC AVENUE & PORTLAND AVENUE DOVER, N.H. TAX MAP 25, LOT 56 APRIL 27, 2007 AND LAST REVISED 10/5/07 BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN NO. P92-7.
17. LOT LINE ADJUSTMENT PLAN PREPARED FOR 109 PORTLAND AVENUE CONDOMINIUMS AND TIMOTHY A. & MARILYN F. DONNELLY TAX MAP 24, LOT NOS. 129-1 & 130 109 119-121 PORTLAND AVENUE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE FEBRUARY 3, 2017 BY MCNEANEY SURVEY ASSOCIATES, INC. & ENGINEERING. S.C.R.D. PLAN NO. P115-8.
18. 1902 PLAN AND PROFILE OF ROGERS STREET. ON FILE AT THE CITY CLERKS OFFICE.

24-132
TOTAL AREA=
689,608 S.F.
15.8312 AC.
SOUTH OF
ATLANTIC AVE=
610,253 S.F.
14.0096 AC.
NORTH OF
ATLANTIC AVE=
79,355 S.F.
1.8217 AC.

24-133
AREA=
58,360 S.F.±
1.34 AC.±

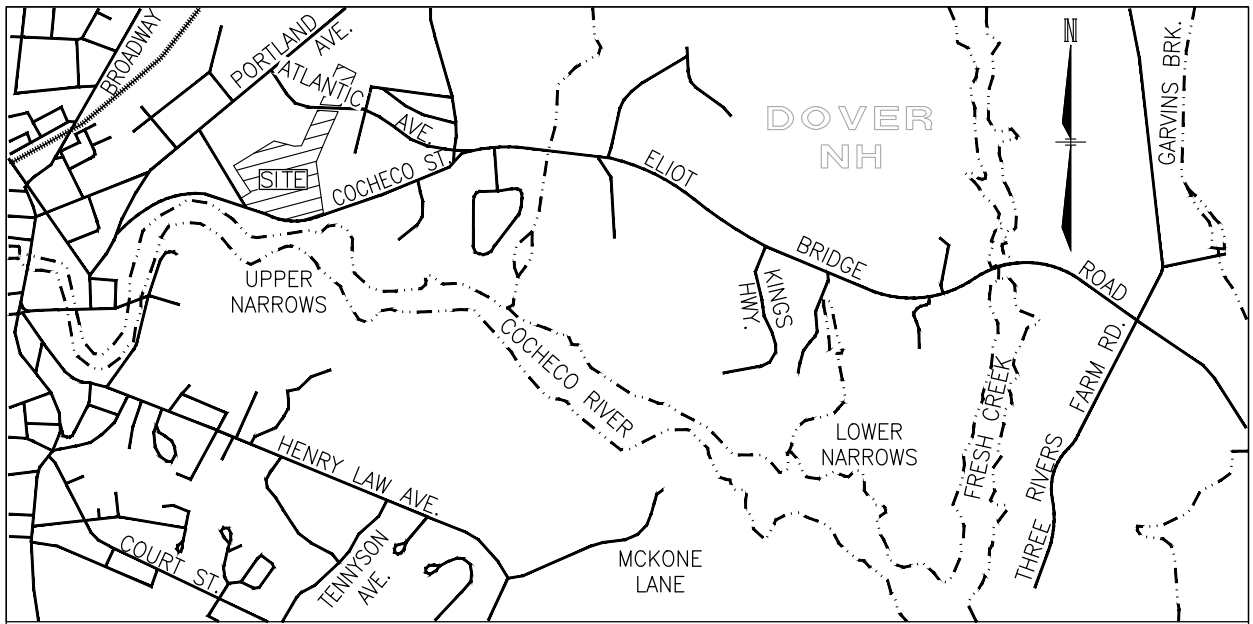


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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



VICINITY PLAN

SCALE: 1"=2,000±

NOTES

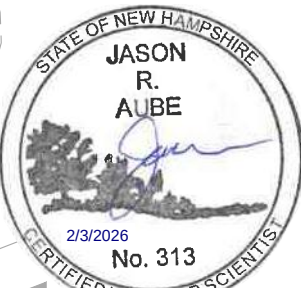
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED WETLAND AND CITY WETLAND BUFFER IMPACT AREAS AND MAT ACCESS ROUTE IN THE PROJECT AREA.
2. THE CONTRACTOR SHALL INSTALL PRE-FABRICATED MATS ALONG THE PROPOSED ACCESS ROUTE AS SHOWN. CONSTRUCTION VEHICLES SHALL USE THE PROPOSED MAT ACCESS ROUTE. ACCESS ROUTE IS PICTORIAL ONLY.
3. AREAS IMPACTED BY MATS SHALL BE STABILIZED IN ACCORDANCE WITH THE PROJECT EROSION CONTROL NOTES, SEE SHEET FIGURE-02 FOR ADDITIONAL MATTING NOTES AND DETAILS.
4. CONTRACTOR SHALL PROVIDE STREET SWEEPER OR OTHER MEANS TO KEEP ROADWAYS AND PARKING AREAS CLEAR OF CONSTRUCTION RELATED DEBRIS OR SEDIMENT AT ALL TIMES.
5. FINAL LAYOUT OF TIMBER MATTING BY CONTRACTOR, SHOULD LAYOUT OF TIMBER MATTING EXCEED AREA SHOWN ADDITIONAL PERMITTING SHALL BE REQUIRED.
6. SILT SOCK TO BE PLACED AT LIMITS OF ALL TEMPORARY AND PERMANENT IMPACT AREAS. AREAS SHALL BE STABILIZED AT THE COMPLETION OF CONSTRUCTION WITH HAY MULCH AT A RATE OF 1.5 TONS OF MULCH PER ACRE AND SEED.
7. FINAL STAGING LOCATION(S) TO BE COORDINATED WITH OWNER AND CONTRACTOR.
8. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301700330E, EFFECTIVE DATE: SEPTEMBER 30, 2015, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

WETLAND IMPACT NOTES

- CITY OF DOVER WETLAND BUFFER IMPACTS = 1,635 SF (TOTAL)
BUFFER IMPACTS CONSIST OF:
8 SF PER POLE, 4 SF PER GUY ANCHOR, AND AREAS OF MATTING AND/OR GROUND DISTURBANCE.
AREA #1 = 1,635 SF
- PERMANENT WETLAND IMPACTS = 8 SF (TOTAL)
PERMANENT IMPACTS CONSIST OF:
8 SF PER POLE, 4 SF PER GUY ANCHOR
AREA #1 = 8 SF
- TEMPORARY WETLAND IMPACTS = 1,618 SF (TOTAL)
TEMPORARY IMPACTS CONSIST OF:
AREAS OF MATTING/ACCESS
AREA #1 = 1,618 SF

WETLAND CERTIFICATION

THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON FEBRUARY 17, 2022 BY JASON R. AUBE CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHEASTAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.



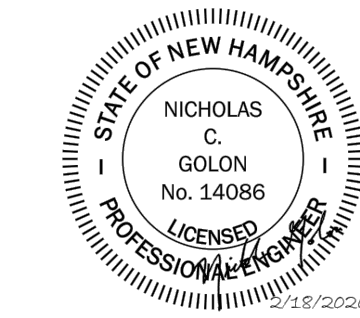
INDEX OF SHEETS

SHEET	SHEET TITLE
FIGURE-01	WETLANDS IMPACT & ACCESS PLAN
FIGURE-02	WETLAND IMPACT & ACCESS DETAILS

PERMITS/APPROVALS

NUMBER	APPROVED	EXPIRES
CITY OF DOVER CUP ZONING ORD. ARTICLE 170-28.F WETLAND BUFFER IMPACTS		
NHDES EXPEDITED MIN. IMPACT WETLAND PERMIT		

HORIZONTAL SCALE 1"=40'
40 20 0 40



CONTRACT SERVICES	DESCRIPTION	ENG/PE#	DATE	DRN	CHKD	APPR
REV						
1	REVISED PER STAGING AREA		2/18/26	JB	JB	JB
DWG REV	EPN/DESCRIPTION	CONT/PE#	DATE	DRN	CHKD	APPR

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

WETLANDS IMPACT & ACCESS PLAN
EVERSOURCE ENERGY
NEW HAMPSHIRE
MAP 24 LOT 132 DOVER SUBSTATION COCHECO STREET DOVER, NEW HAMPSHIRE 03820
SCALE 1" = 40' FILE: 47482-03 DESIGN_LAYOUT.DWG DRAWING NO. FIGURE-01



CITY OF DOVER, NEW HAMPSHIRE

PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

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

Property Owner Name: PSNH (dba Eversource Energy)

Signature(s) of Property Owner(s):  Date: 2026-02-27

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

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: PSNH (dba Eversource Energy)

Signature(s) of Property Owner(s):  Date: 2026-02-27

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

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

☐ Permanent Sign
☐ Temporary Sign
☐ Community Sign

City of Dover, New Hampshire Conservation Commission Bylaws

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

ARTICLE I Name

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

ARTICLE II Purpose, Authority and Duties

Section I Purpose

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

Section II Authority

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

Section III Duties

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

- A. The Commission shall prepare a program of conservation and a program of watershed and open space protection for the City of Dover and, in undertaking this program, shall conduct research into local natural resources, watershed areas and open spaces, along with evaluation of the uses thereof. It shall keep an index of the open areas, swamps, wetlands and areas of unique natural value of ecological importance within the city. The Commission shall coordinate its efforts with the activities of other official or unofficial bodies conducting studies, research and evaluations for similar purposes.
- B. The Commission shall prepare, adopt and, from time to time, review and amend a conservation and open space plan and shall submit said plan to the Planning Board for consideration as part of the Comprehensive Plan for the City of Dover. In preparation of said plan, the Commission shall also obtain information pertinent to the proper utilization of open areas in the city, including any lands owned by the city and by the state, and shall make recommendations for the better promotion, development or utilization of said natural resources and open areas in the city.

- C. The Commission shall inform itself of the ways and means by which its plans and programs may be achieved and shall advise municipal agencies, the City Council, private interests and the public of the manner in which these objectives may be accomplished. It may accordingly advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which in its judgment, it deems necessary for its work as defined herein.
- D. The Commission shall adopt bylaws and shall keep accurate records of its meetings and actions and shall file an annual report with the City Council which shall be included in the annual city report.
- E. The Commission may receive gifts of money and property, both real and personal, in the name of the city, subject to approval of the City Council; such gifts to be managed and controlled by the Commission for the purposes of this section. it may also, subject to approval of the City Council, acquire by gift, purchase, grant, bequest, devise, lease or otherwise the fee in such land or water rights or any lesser interest, development right, easement, covenant or other contractual right, including conveyances with conditions, limitations or revisions, as may be necessary to acquire, maintain, improve, protect or limit the future use of or otherwise conserve and properly utilize open spaces and other land and water areas within the city. The Commission shall manage and control such property in accordance with the purpose of this chapter, subject to the review of the City Council.
- F. Any moneys received by the Commission shall be placed in a conservation fund and allowed to accumulate from year to year, and such moneys may be expended from said fund for purposes consistent with this chapter. The city may also make appropriations to the Conservation Fund. All moneys maintained or expended by the Commission shall be recorded in accordance with city accounting procedures, and any matters relating to personnel shall be governed in a manner consistent with the pertinent requirements of the City Charter and appropriate city ordinances.

ARTICLE III Membership

Section I Official Members

The Commission shall consist of not fewer than three members and not more than seven regular members, all citizens of Dover and all appointed by the City Council. Pursuant to Chapter 5-20 of the Dover ordinances. One of the seven members may be a member of the Dover Planning Board.

Section II Alternate Members

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

Section III Attendance

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

ARTICLE IV Election of Officers

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

Section I Annual Meeting

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

ARTICLE V Duties of Officers

Section I The Chairperson

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

Section II Vice-Chairperson

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

Section III Secretary

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

ARTICLE VI Meetings and Conduct of Business

Section I Meetings

The Commission shall hold meetings at least once a month at a time and place designated by the Chairperson at least forty-eight (48) hours prior to the meeting time. From time to time the

Chairperson may also call special meetings to conduct application and/or site reviews to meet the scheduling requirements of applicants, the Dover Planning Board, or state agencies.

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

Section II Quorum

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

Section III Conduct / Parliamentary Authority

The parliamentary authority for the board is *Robert's Rules of Order Revised, 12th ed*, except as provided by these rules or local, state or federal law. The order of business shall be as specified on the agenda but shall also make provision for new business that any member may introduce. Actions shall be taken on the basis of a motion duly seconded by a member of the Commission. **A vote is needed to hear items out of order on the agenda.**

Section IV Public Hearings/ Forum

To receive citizen input and feedback on certain specific matters that have been placed on the meeting agenda for consideration and action by the Planning Board, Public Hearing will be scheduled and held as required by law. Public Hearings will be noticed and held during a subsequent Regular and/or Special Meeting. At the request of the Chair or Presiding Officer, items scheduled on an agenda for a public hearing will be briefly introduced with appropriate explanations by staff. Citizens will then have the opportunity to address the Board speaking to specific item(s) subject to public hearing.

- **Speakers shall first recite their name and address for the record.**
- **For each public hearing item, a speaker shall be provided a single opportunity for comment, limited to five (5) minutes. The Chair (or designee) will keep time**
- **Public Hearings are not intended to be utilized for a two-way dialogue between speaker(s), Board Member(s), and/or City Staff.**
- **The Chair or Presiding Officer shall preserve strict order and decorum for and by all speakers appearing before the Board.**
- **Any correspondence received by the Chair and/or members of the Planning Board pertaining to a public hearing agenda item may be acknowledged at the time of the public hearing and be available for review at the Planning office.**
- **The Chair or Presiding Officer shall declare a hearing closed or adjourned pending the submission of additional material or information or the correction of the noted deficiencies. In the case of a continuation, additional notice is not required if the date, time and place of the continuation is made known at adjournment.**

Section V Minutes

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

Section VI Recording of Meetings

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

Section VII E-mail accounts

Commission members may obtain a City of Dover e-mail address to facilitate communications regarding meetings, agendas and the dissemination of information. Commission members shall refrain from using e-mail to discuss issues with other members where the e-mail discussion directly or indirectly involves a quorum of the Commission. In addition, Commission members shall refrain from conducting the official business of the Commission outside the view of the public and the press unless permitted by state law.

Section VIII Nonpublic meetings

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

ARTICLE VII Committees

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

ARTICLE VIII Amendments

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

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Chapter 1: Organization

a. Operating rules (Adopted September 12, 2011; City Council approved October 26, 2011)

i. Establishing the Board

(Found in Operating Rules, Article II. Authority and Duties)

A. The Conservation Commission shall have the powers and duties established by state law pursuant to RSA 36-A and consistent with Dover ordinance Chapter 14. The Commission was created on February 14, 1973 by City Council Ordinance 2-73.

B. The Conservation Commission may establish an Open Lands Committee as a subcommittee within its Rules subject to the appointing authority of the City Council and subject to the approval of the rules by the City Council.

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

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

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

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

G. The Commission may receive gifts of money and property, both real and personal, in the name of the city, subject to approval of the City Council; such gifts to be managed and controlled by the Commission for the purposes of this section. It may also, subject to approval of the City Council, acquire by gift, purchase, grant, bequest, devise, lease or otherwise the fee in such land or water rights or any lesser interest, development right, easement, covenant or other contractual right, including conveyances with conditions, limitations or revisions, as may be necessary to acquire, maintain, improve, protect or limit the future use of or otherwise

conserve and properly utilize open spaces and other land and water areas within the city. The Commission shall manage and control such property in accordance with the purpose of this chapter, subject to the review of the City Council.

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

ii. Appointment and Number of Members

(Found in Operating Rules, Article III. Membership)

A. Official Members: The Commission shall consist of seven (7) members, all citizens of Dover and all appointed by the City Council pursuant to Chapter 14-4 of the Dover ordinances. One member may be a member of the Dover Planning Board pursuant to RSA 36-A. Members shall be appointed to terms of three (3) years.

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

C. Attendance, Vacancies and Removal. All appointments to the Commission shall serve for the terms appointed and until a successor shall have been appointed and qualified, unless any Commission member is absent for four (4) consecutive meetings or four (4) regular meetings in a calendar year, whereby a vacancy shall be created in the position, and said vacancy shall be filled by the appointing authority. Appointments made to fill any vacancies shall be for full terms to begin the date of appointment by the appointing authority unless otherwise provided in state statute. Conditions for removal of any Commission member shall be defined by statute,

iii. Officers and Staffing

(Found in Operating Rules, Article IV. Officers and Staffing)

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

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

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

D. Secretary. The Secretary shall act as recorder and correspondent for the Commission; and shall keep accurate minutes of the meetings of the Commission and provide the City Clerk with

a copy of “approved” minutes. It shall also be the duty of the secretary to post notices of meetings at least five days prior and to notify each member prior to each meeting. Correspondent duties shall also be to communicate to the various applicants and agencies actions taken in regard to cases reviewed.

E. Staff. The City of Dover may provide staff support to the Commission for meeting notification, typing, copying, and information gathering to the extent permitted by the city budget. All staff shall remain under the direction of the employer.

iv. Procedures

(Found in Operating Rules, Article V. Procedures)

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

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

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

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

C. Parliamentary Authority. The conducting of business shall be in accordance with Robert’s Rules of Order generally and the order of business shall be as specified on the agenda but shall also make provision for new business that any member may introduce. Actions shall be taken on the basis of a motion duly seconded by a member of the Commission.

D. Minutes. Minutes shall be kept for all meetings of the Commission. The minutes shall include the names of the members in attendance, all actions, motions and resolutions coming before the public body including the votes of the members, and a summary of all discussions. Draft minutes shall be provided to the City Clerk within five (5) business days of each meeting for posting on the city website in draft form. Draft minutes shall be clearly marked “DRAFT”. Draft minutes with or without revisions shall be approved by the Commission at the next meeting of the Commission, or as soon as possible. Final approved minutes shall be provided to the City Clerk for posting on the city website.

E. Recording of Meetings. The Commission shall arrange for video recording of all meetings. If video is not available, meetings shall be recorded using audio equipment. All recordings shall be provided to the City Clerk within five (5) business days of the meeting.

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

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

G. Nonpublic meetings. The Commission may conduct nonpublic meetings pursuant to the laws of the State of New Hampshire. The Chair shall conduct nonpublic meetings utilizing the Checklist prepared by the General Legal Counsel for nonpublic meetings.

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

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

b. Public records and right to know

v. Access to public records and Meetings

All public meetings are subject to New Hampshire's Right to Know Law, RSA 91-A.

A "meeting" occurs whenever a quorum of board members convenes in person, by phone, e-mail or by any other electronic means to discuss or act upon a matter over which the board has supervision, control, jurisdiction, or advisory power (RSA 91-A:2). A discussion alone is enough to make a meeting; the commission does not have to make a decision in order to be involved in a public meeting.

Meetings may not be held via e-mail, online chat, or any method in which the public cannot hear, read or discern the discussion as it happens. In other words, all members must be able to hear and speak with each other, and the public must be able to hear or perceive both sides of the conversation as it occurs. Members may be allowed to participate in meetings by telephone or video conference when physical attendance is not reasonably practical, so long as a quorum is still physically present at the advertised meeting location.

The following do not constitute a meeting: gatherings of fewer than a quorum of the public body; consultations with legal counsel; chance or social encounters that are neither planned nor intended to discuss official matters and at which no decisions are made; and strategy or negotiations related to collective bargaining.

All meetings require at least 24-hour notice, (not including Sundays or holidays), and all meetings and records of those meetings must be open to the public. Minutes must be kept and made available to the public within five (5) business days after the meeting, but within 72 hours for any non-public session unless two-thirds of the members vote to seal the minutes under the provisions of RSA 91-A:3, III.

A “governmental record,” as defined in RSA 91-A:1-a, III, is any information created, accepted, or obtained by or on behalf of any public body or a quorum of its membership. This includes any written communication or other information, whether in paper, electronic, or other physical form

Be aware that all governmental records, (minutes, tapes, handwritten notes, etc.), are considered part of the public record, so the public has a right to review and inspect them. If the commission records its meeting, those recordings must be available for review. However, if the recordings are used to make a transcript of the meeting, (i.e., the minutes) that too is a governmental record and must be made available. RSA 91-A:4, III-a specifies the required retention period for electronic governmental records and states: “Governmental records in electronic form kept and maintained beyond the applicable retention or archival period shall remain accessible and available in accordance with RSA 91-A:4, III.”

Once the commission accepts the written minutes, they become the official record of the meeting and the recording no longer needs to be kept unless the commission wishes to do so, whereby it too becomes a governmental record to be retained by the commission.

RSA 91-A requires minutes to include the names of members present, persons appearing before the board, a brief description of the subject matter discussed, names of members who made and seconded each motion, and any final decisions made by the board. Good practice is to include more in the minutes to provide a full and accurate record of the proceedings of the meeting

The administrator should create the initial minutes including at least the minimum required by RSA 91-A, make them available to the public, and distribute them to board members within five (5) business days after the meeting. During the interim before the board meets again, if the administrator expands upon these initial minutes to include additional details and a fuller record of the discussions and content of the meeting, this expanded document should be distributed to the board for the members to review, amend as needed, and vote to adopt at the next meeting.

The initial minutes and subsequent expanded document, if there is one, are both governmental records and must be made available to the public.

All governmental records should be kept at the commission’s regular place of business. Requests for copies of governmental records should be promptly complied with. If prompt compliance is not possible, then the records should be made available within 5 business days, or the individual should be told the reason for denial of the request or provided with a statement as to when the requested record can be made available. A person requesting governmental records may be charged administrative costs, but those costs may not exceed actual costs.

vi. Right-to-Know

Although New Hampshire's Right-to-Know law began in 1967, the state's commitment to government transparency dates back earlier. As far back as 1885, RSA 41:61 required municipal records to be open for public inspection.

Constitution. Open and accountable government is an explicit requirement of the New Hampshire Constitution:

“All power residing originally in, and being derived from, the people, all the magistrates and officers of government are their substitutes and agents, and at all times accountable to them. Government, therefore, should be open, accessible, accountable and responsive. To that end, the public’s right of access to governmental proceedings and records shall not be unreasonably restricted.” NH Constitution, article 1, pt. 8

Preamble. The preamble to RSA 91-A, commonly known as the Right-to-Know law, states the legislature’s intent in enacting the law:

“Openness in the conduct of public business is essential to a democratic society. The purpose of this chapter is to ensure both the greatest possible public access to the actions, discussions and records of all public bodies, and their accountability to the people.”

Minimum Standard. The law establishes certain procedures to be followed by governmental bodies in the conduct of their affairs and establishes certain rights of access by members of the public to two important aspects of those bodies - their meetings and their records. The courts have generally construed very liberally the provisions of this law. The law is intended to assure that public bodies conduct their business in an open and fair manner. Provisions of the law can be complied with by planning ahead to meet notice requirements and deadlines.

The Right-to-Know law sets the minimum standard for government transparency, but stricter rules may apply through other laws or local ordinances. It has evolved to address electronic communications, which are now considered governmental records. While one-way emails are generally allowed, board members should avoid replying, as that could unintentionally create an un-noticed meeting (see RSA 91-A:1-a, III).

All governmental records, including emails sent to members, must be stored at office of the public body. Members may consider adding a disclaimer to emails noting they are subject to the Right-to-Know law. For more information, refer to the NH Attorney General’s Right-to-Know memorandum: <https://mm.nh.gov/files/uploads/doj/remote-docs/right-to-know.pdf>.

Chapter 2: Regulatory Functions

a. Application review

Conservation Commission meetings are open to the public and typically include a presentation from the applicant, who outlines their project and responds to questions from both the Commission and the public. Public comment is invited as part of the review process. Following discussion, the Commission will deliberate and make a decision on the application. This may include endorsing the application, (with or without conditions), denying it, or continuing the review to a future meeting to allow for additional information or further consideration.

b. Helpful code/ Regulations

[Chapter 9-19: Conservation Commission](#)

[Chapter 170-27: 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.

[Chapter 170-28: Wetland Protection District](#)

The Wetlands Protection District ordinance §170-28.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

[Chapter 170-33: Groundwater Protection](#)

The Groundwater Protection ordinance §170-33E(4) provides for Conditional Use Permits to allow relief from the ordinance if supported by expert technical documentation demonstrating consistency with the ordinance's purpose and intent, including submission of an environmental protection plan meeting NHDES Best Management Practices (BMPs) for Groundwater Protection, and provisions for routine monitoring and reporting.

[Chapter 170-29: Transfer of Development Rights](#)

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

Chapter 3: Non-Regulatory Functions

a. Master Plan

Overview

A Master Plan is a comprehensive document that guides the long-term physical development of a community, shaping its growth, land use, and overall vision for the future. Each plan should be reviewed and updated every 10 to 20 years to ensure it remains relevant and responsive to changing needs and priorities. While the protection of natural resources and the promotion of responsible land use are integrated throughout the Master Plan, the Conservation Commission should pay particular attention to the Conservation and Open Space Chapter and the Vision Chapter. The Commission is encouraged to provide feedback on these chapters and offer support in implementing their objectives when appropriate. All chapters can be viewed in full here: www.dover.nh.gov/government/city-operations/planning/master-plan/.

Vision Chapter (Adopted in 2023)

The Master Plan's Vision Chapter captures the long-term view of the city, as told by Dover residents, and serves as the foundation from which all other Master Plan chapters are built.

The Vision Chapter, titled *Distinctly Dover: A Community Vision for 2035*, includes three major components:

- Vision Statement: Composed of eight distinct pillars, which represent the core aspirations Dover will be working toward.
- Community Values: Identified strengths to be retained and priorities for change.
- Vision Pillars and Elements: A description of each vision pillar through a series of elements that provide additional context and ideas.

Dover's vision statement is composed of eight distinct and equally important aspirations, referred to as vision pillars that paint a picture of Dover in the future. There are aspects of the vision that describe what the City is now, but the focus is on what residents and other stakeholders want Dover to become:

1. We are a welcoming, connected, and engaged community with a high level of civic participation and a transparent, responsible local government.
2. We are a City with an emerging urban vibrancy, guided by intentional growth to create connected neighborhoods, attractive streetscapes, and accessible open space, while maintaining what makes Dover distinct.
3. We have an attractive, thriving downtown, connected to a lively waterfront, that serves as a City center and gathering place, and is known as a destination for visitors, businesses, and community events.
4. We have affordable and attainable housing and support services that are accessible to, and utilized by, individuals, families, and households of diverse backgrounds and needs.

5. We are a community committed to supporting, attracting, and expanding business and employment opportunities that foster economic growth and community well-being.
6. We have a robust transportation system that encourages safe and appealing pedestrian, transit, and other alternative transportation options that connect us to the broader region.
7. We have outstanding schools, recreation, and cultural activities for all ages, and our community organizations collaborate to provide us a strong foundation and promising future.
8. We are leaders in incorporating innovation to create resilient and environmentally focused infrastructure, energy, and utility systems to responsibly steward our resources and cherished environment.

Conservation and Open Space Chapter (*Adopted in 2024*)

The Master Plan's Conservation and Open Space Chapter attempts to reflect the City's evolving land protection and resilience priorities, incorporate best practices in open space and natural resource management. Furthermore, the chapter works to ensure that the City's vision for conservation and open space is aligned with current environmental and community needs.

The following vision was established in the chapter for Dover's open space network:

“We envision interconnected conservation land, protected rural areas, green urban corridors, clean drinking water, healthy rivers, diverse habitat, and a resilient natural landscape that serves Dover's residents and its flora and fauna.”

Three conservation priorities were identified based on public input, City staff, Dover's 2024 Natural Resource Inventory, and the existing priority checklist the Open Space Lands Committee uses when evaluating and ranking potential properties to protect. The determined areas of greatest conservation importance to help direct efforts over the next 8-10 years are:

- Groundwater Quality and Quantity
- Hazard Mitigation Land
- Important Wildlife Habitat

Overall, the chapter's action plan themes include:

- **Conservation Priorities:** Actions that guide future conservation and land protection efforts in the city.
- **Connectivity Efforts:** Actions that support a well-connected open space network for people and wildlife.
- **Stewardship and Amenities:** Actions that promote greater stewardship of Dover's open spaces and identify where amenity improvements are needed.
- **Regulatory Initiatives and Data Analysis:** Actions that assess and amend land use regulations to better protect open space and support an ongoing inventory and database of conservation land and open spaces.
- **Relationship Building and Communication:** Actions that promote collaboration between Dover and other land protection organizations to build capacity and leverage resources and focus on communication to the public about Dover's open space assets.

Chapter 4: Innovative Land Use

a. Transfer of Development Rights (TDR)

Overview

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

TDR in Dover

Currently, the provisions of the TDR Ordinance, §170-29, are broadly applicable throughout the City. There are three TDR mechanisms in the City of Dover:

Purchase Option – Property owners can purchase additional density credits, allowing for one extra unit per credit. The collected TDR fees go into the City of Dover's Conservation Fund which is then used for conservation efforts such as the purchasing of conservation easements.

Conservation Option – Property owners can conserve land west of the Spaulding Turnpike and transfer development rights to residential zones east of the Turnpike. This is a direct acre for acre exchange.

Industrial Option – Developers constructing commercial manufacturing facilities earn one residential unit credit for every 2,000 square feet built beyond 40,000 square feet.

Balancing Land Protection and Development

Certain lands in Dover have significant conservation value, including wetlands, forested areas, wildlife habitats, groundwater recharge zones, scenic areas, and historic landmarks. These areas contribute to the local ecosystem and cultural identity and the City of Dover is committed to their protection.

As Dover also has limited developable land and faces challenges with housing attainability and supply, the TDR Ordinance seeks to encourage development on less sensitive land in areas served by public infrastructure while permanently preserving areas with significant conservation value.

The TDR Ordinance has been amended throughout the years. Residential TDR was created in 2003 with amendments occurring in 2009, 2018, and 2020.

In 2018, a mechanism was introduced allowing property owners to purchase credits for approved TDR units, with the funds allocated to the Conservation Fund. The per-credit TDR fee is reviewed annually based on the cost of conserving an acre of land.

Since that time, approximately \$1.8 million in TDR fees has been collected to support conservation efforts, funding the purchase of five Conservation Easements and permanently protecting 62 acres. This brings Dover's total conserved land to approximately 3,700 acres, or 22% of the City's total land area.

Chapter 5: Working with other Boards and Organizations

a. Planning Board

The Conservation Commission and Planning Board collaborate to protect natural resources and ensure responsible land use. The Conservation Commission advises the Planning Board and other municipal boards, and the Planning Board utilizes this advice when developing and reviewing zoning ordinances, master plans, and development proposals. The Conservation Commission also reviews applications for wetland permits and other development projects, providing recommendations to the Planning Board and the NH State Wetlands Bureau. The Conservation Commission provides expert advice to the Planning Board on matters related to natural resource protection, including wetlands, open spaces, and endangered species.

The Commission may also comment on master plans, zoning ordinances, and other development proposals.

The Planning Board may request specific input from the Conservation Commission on particular projects or issues. Planning boards and Conservation Commissions should also work closely together on implementation of the master plan recommendations, adopting or modifying zoning ordinances and subdivision or site plan regulations to ensure wise use of natural resources such as wetlands or shores of rivers, streams or lakes.

b. Subcommittees

I. Open Lands Committee

The purpose of the Open Lands Committee is to promote the protection and preservation of open space in the City of Dover. The Committee identifies and prioritizes lands for conservation based on criteria such as proximity to other protected areas, natural resource value, wildlife habitat, historic significance, and potential for recreation. Guidance for these efforts comes from the City's adopted Open Space and Recreation Plan in 2000, and the Conservation and Open Space Chapter of the Master Plan in 2012.

For more info see the Open Lands Committee Handbook.

II. Forestry Management Subcommittee

The Forestry Management Subcommittee is an ad hoc group that serves at the discretion of the Conservation Commission. It typically meets every other month, or monthly as needed, and focuses on making recommendations on issues such as street trees and potential timber harvests within the city.

Chapter 6: Helpful Resources

a. Natural Resource Inventory, published January 2025

A Natural Resources Inventory (NRI) is a planning tool that assesses a community's natural landscape using current data and science to identify and prioritize resource management needs. Dover's NRI should be used as a reference to guide land use decisions. The NRI can be found here:

<https://www.dover.nh.gov/Assets/government/city-operations/2document/planning/Resilient-Dover-Docs/Final DOV NRI 010925.pdf>

b. NH State Conservation Committee's Guide to New Hampshire's Public Meeting Laws, published January 2023

The State Conservation Committee (SCC) created this overview guide on running meetings in compliance with New Hampshire's public meeting requirements. The guide can be found here:

<https://www.agriculture.nh.gov/publications-forms/documents/guidetopublic-meetings-jan-2023.pdf>

c. MapGeo

The City of Dover offers online access to City maps and property record cards through MapGeo. This can be found here:

<http://maps.dover.nh.gov>

d. New Hampshire Coastal Viewer

The Coastal Viewer is a web-based mapping tool that brings spatial data within New Hampshire's coastal watershed communities together in one place. For more information and to access the tool, click here:

<https://www.nhcoastalviewer.org/>

e. NH Department of Environmental Services Land Resource Management Permit Planning Tool

The New Hampshire Department of Environmental Services (NHDES) Land Resources Management Permit Planning Tool (LRMPPT) provides access to data which can be used to avoid and minimize impacts to wetlands and other natural resources. To access the tool and user guide, click here:

<https://experience.arcgis.com/experience/0e53b35d807748c1aec40a9a0a5e96d5>

f. City of Dover Groundwater Protection Zones, published April 2015

The City of Dover's designated Primary and Secondary Groundwater Protection Districts can be found here:

<https://www.dover.nh.gov/Assets/government/city-operations/2document/planning/mapping/Zoning/Groundwater%20Protection%20-%20Final.pdf>

Helpful Acronyms:

Agencies & Organizations:

- NH DES: [New Hampshire Department of Environmental Services](#)
- NH F&G: New Hampshire Fish & Game
- USACE (or ACOE): [U.S. Army Corps of Engineers](#)
- NRCS: Natural Resources Conservation Service (federal partner)
- SPNHF: Society for the Protection of New Hampshire Forests
- SELT: Southeast Land Trust of New Hampshire
- RPC: Regional Planning Commission (e.g., Strafford, Rockingham)

Permitting & Regulatory (NH DES/Env rules):

- Env-Wt: Wetlands Rules (part of NH Admin Code)
- RSA: Revised Statutes Annotated (NH State Law)
- A/M BMPs: Wetlands Best Management Practice Techniques for Avoidance and Minimization
- Shoreland: Refers to the Comprehensive Shoreland Protection Act (CSPA)
- SWQPA: Shoreland Water Quality Protection Act

Natural Resources & Mapping:

- NWI: [National Wetlands Inventory](#)
- GIS: Geographic Information Systems
- WAP: Wildlife Action Plan
- LAGOS: Lakes and Geo-Spatial Data

Tools & Conservation:

- CC: Conservation Commission
- CE: Conservation Easement
- NRI: Natural Resources Inventory
- LCHIP: Land and Community Heritage Investment Program
- LWCF: Land and Water Conservation Fund

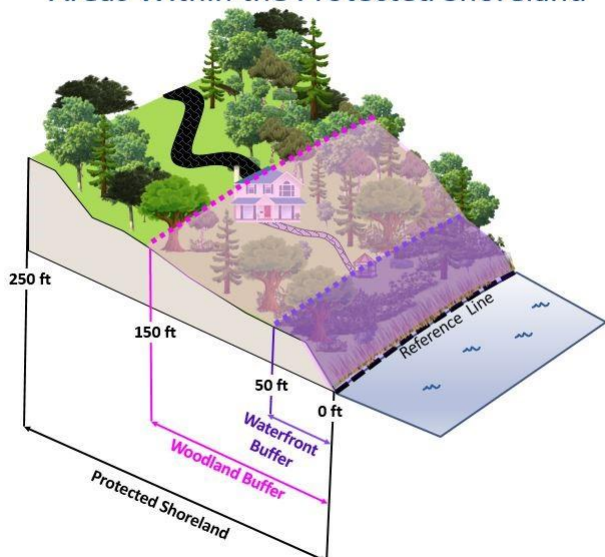
Site Design and Development

- BMP: Best Management Practices (Required to prevent pollution, manage stormwater, and ensure compliance with environmental regulations).
- TSS: Total Suspended Solids (Sediment).
- EIA: Environmental Impact Assessment.
- SDP: Site Development Plan.
- AUR: Activity and Use Restriction.
- GPM: Gallons per Minute.
- MS4: Municipal Separate Storm Sewer System

Shoreland & Water Features

- RL - Reference Line (the edge of the water body at its full volume; determines setbacks)
- WB - Waterfront Buffer (extends 50 feet from the reference line)
- WTB - Woodland Buffer (extends 150 feet from the reference line)
- TBZ - Tidal Buffer Zone (extends 100 feet from the highest observable tideline)
 - o The state identifies this area as the Tidal Buffer Zone and the City of Dover recognizes and regulates it as part of the local Conservation District.
- HOTL - Highest Observable Tide Line
- ASSF - Area Subject to Storm Flowage
- OHWM - Ordinary High-Water Mark

Areas Within the Protected Shoreland



Wetlands & Environmental Features

- PW - Prime Wetlands (highly protected)

- PWB - Prime Wetland Buffer
- VP - Vernal Pool

Site Planning & Metrics

- ISDS - Individual Sewage Disposal System (Septic System)
- SF - Square Feet (often used for impact area)
- LF - Linear Feet
- AC – Acres
- CUP - Conditional Use Permit

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