

**CITY OF DOVER**

## PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820  
Meeting Date: **Thursday, March 19, 2026**  
Meeting Time: **10:30 AM**

1. Site Plan for Knox Marsh Development, LLC, Assessor's Map 24, Lot 6, zoned RM-U, located at 36 Forest Street. (Proposal is to convert the existing single-family dwelling into a two-family dwelling and construct a new two-family dwelling following TDR approval for the purchase of two (2) units.) (TRAN-2025-0006) *[This item was conditionally approved by the Planning Board on November 18, 2025.]*



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

**Plan Type:** Transfer **Project:** **App Date:** 10/28/2025  
**Work Class:** Transfer of Development Rights **District:** None **Exp Date:** 02/17/2026  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** Blonigen, Rachel **Approval**  
**Expire Date:**  
**Description:** Proposing to add 2 HUD units to the subject property through the use of TDR

|                             |      |                                           |      |              |
|-----------------------------|------|-------------------------------------------|------|--------------|
| <b>Parcel:</b> 24006-000000 | Main | <b>Address:</b> 36 Forest St<br>Dover, NH | Main | <b>Zone:</b> |
|-----------------------------|------|-------------------------------------------|------|--------------|

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

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

### Plan Custom Fields

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

| Attachment File Name                                       | Added On         | Added By         | Attachment Group | Notes                                                                                   |
|------------------------------------------------------------|------------------|------------------|------------------|-----------------------------------------------------------------------------------------|
| Signature_Chris_Berry_10/28/2025.jpg                       | 10/28/2025 10:44 | Berry, Chris     |                  | Uploaded via CSS                                                                        |
| 2025.11.18_PlanningBoard.Agenda_Final..pdf                 | 11/04/2025 12:42 | Blonigen, Rachel |                  | PB Agenda                                                                               |
| 36 Forest TDR Memo.pdf                                     | 11/13/2025 17:12 | Blonigen, Rachel |                  | TDR Memo                                                                                |
| PB11-18-2025 TRAN-2025-0006.pdf                            | 11/13/2025 17:12 | Blonigen, Rachel |                  | Staff Memo                                                                              |
| 25-016 Project Narrative (1)_v1.pdf                        | 11/24/2025 17:03 | Blonigen, Rachel |                  |                                                                                         |
| 25-016 TDR Application rev24 (1)_v1.pdf                    | 11/24/2025 17:03 | Blonigen, Rachel |                  |                                                                                         |
| 25-016 TDR Plans (1)_v1.pdf                                | 11/24/2025 17:03 | Blonigen, Rachel | Available Online |                                                                                         |
| 25-016 Transfer of Development Rights Narrative (1)_v1.pdf | 11/24/2025 17:03 | Blonigen, Rachel |                  |                                                                                         |
| V4 36 FOREST STREET, DOVER (1)_v1.pdf                      | 11/24/2025 17:03 | Blonigen, Rachel |                  |                                                                                         |
| Plan Detailed Report.pdf                                   | 11/24/2025 17:11 | Service, EnerGov | Available Online | Attached by EnerGov's IO Automation Service (ATTACH: Attach copy of Notice of Decision) |
| 2025.11.18 PlanningBoard.Minutes.draft.pdf                 | 12/18/2025 15:58 | Blonigen, Rachel |                  | Draft PB Minutes                                                                        |
| 2025.11.18 PlanningBoard.Minutes.pdf                       | 12/18/2025 15:58 | Blonigen, Rachel |                  | Final PB Minutes                                                                        |

# PLAN SNAPSHOT REPORT (TRAN-2025-0006)

| Invoice No.                 | Fee                                             | Fee Amount      | Amount Paid     |
|-----------------------------|-------------------------------------------------|-----------------|-----------------|
| INV-2025014474              | Planning Impervious Paved Area Fee              | \$129.57        | \$129.57        |
|                             | Planning Transfer of Dev Rights Application Fee | \$200.00        | \$200.00        |
|                             | <b>Total for Invoice INV-2025014474</b>         | <b>\$329.57</b> | <b>\$329.57</b> |
| INV-2025014475              | Planning Creation / Printing of Abutter Labels  | \$20.00         | \$20.00         |
|                             | Planning Legal Notice                           | \$120.00        | \$120.00        |
|                             | Planning Verified Mailing to Abutters           | \$286.00        | \$286.00        |
|                             | <b>Total for Invoice INV-2025014475</b>         | <b>\$426.00</b> | <b>\$426.00</b> |
| <b>Grand Total for Plan</b> |                                                 | <b>\$755.57</b> | <b>\$755.57</b> |

| Activity Type                    | Activity Number   | Name | Workflow Action Name                         | User            | Created On |
|----------------------------------|-------------------|------|----------------------------------------------|-----------------|------------|
| Recommendation to Planning Board | RCMND-000098-2025 |      | Planner Creates Staff Recommendations v.1.00 | Rachel Blonigen | 11/06/2025 |

## Activity Custom Fields

|             |     |                           |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------|-----|---------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item | 4-B | Application Complete? Yes | Summary Request & Background | <p>INTENT: Proposal is to purchase two (2) residential units restricted to HUD Fair Market Rental rates through Transfer of Development Rights (TDR). AGENDA ITEM #: 4-B FILE: TRAN-2025-0006 OWNER/APPLICANT: Knox Marsh Development, LLC LOTS/UNITS PROPOSED: Structure is currently being renovated as two units; applicant is proposing two additional units on site for a total of four residential units. ACREAGE: 10,026± s.f. ZONING DISTRICT: RM-U EXISTING/PROPOSED LAND USE: Residential SURROUNDING LAND USE: Residential, Railroad PERMITS REQUIRED: None. WAIVERS REQUESTED: None. ZBA ACTION: N/A for proposal. APPLICATION IS COMPLETE: Yes REGIONAL IMPACT: No TECHNICAL REVIEW COMMITTEE: N/A CONSERVATION COMMISSION: N/A NOTICES SENT: Abutter notices were sent by certified mail to all abutters. ATTACHMENTS: TDR Plan Application Materials. Summary of Request and Background: The applicant is proposing to purchase two residential units through TDR, that will be deed-restricted to HUD Fair Market rental rates, for a project total of four residential units.</p> |
|-------------|-----|---------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

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

Per §170-29G(3)(b), in mixed-use or multi-family districts, the base density is to be derived from the underlying zoning.

Therefore, the subject property is allowed a two-family dwelling or conversion to a two-family dwelling by right. In the RM-U District, up to a three or four family structure is allowed by Special Exception but the applicant does not meet all criteria for a Special Exception.

Therefore, the base density was determined as two residential units with two units being required through TDR.

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

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

Consistency with Land Use Regulations - TDR

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

Staff notes that the applicant has displayed

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

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

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

The immediately adjacent properties

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

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

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

STAFF RECOMMENDATIO



# PLAN SNAPSHOT REPORT (TRAN-2025-0006)

Planning Board Decision DEC-000101-2025 Planning Board Decision v.1.00 Rachel Blonigen 11/24/2025

## Activity Custom Fields

|           |                                                   |                         |          |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|---------------------------------------------------|-------------------------|----------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Documents | Provide one PDF, one CAD and two paper plan sets. | Planning Board Decision | Approved | Planning Board Decision2 | <p>NOTICE OF DECISION<br/>November 20, 2025</p> <p>Airey Row on Central, LLC<br/>P.O. Box 4241<br/>Portsmouth, NH 03802</p> <p>Re: Site Plan for Airey Row on Central, LLC, Assessor's Map 2, Lots 79 &amp; 80, zoned CBD-G, located at 376-378 Central Avenue. (Proposal is to renovate the existing 4-story building to include four commercial spaces on the first floor and fifteen (15) residential units on the upper floors.) (SITE-2025-0014)</p> <p>Dear Airey Row on Central, LLC.,</p> <p>Please be advised that on Tuesday, November 18, 2025 the Dover Planning Board voted to grant conditional final approval for the above referenced plan and found the criteria of Chapter 153-21 and 153-13 of the Site Plan regulations have been met. The specific subsequent conditions are included with this letter.</p> <p>In addition to the conditions of approval, please provide the following to the Planning Office:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Two (2) full size plans and one (1) 11" x 17" plan (plus any additional copies for the applicant or owner);</li> <li><input type="checkbox"/> One (1) CAD file format of the plan with all water, sewer and drainage utilities to be labelled with pipe size and material; and</li> <li><input type="checkbox"/> One (1) PDF digital version of the plan</li> </ul> <p>The plans must be submitted within ninety (90) days from Planning Board approval. Upon receipt, the Planning Board Chair will</p> |
|-----------|---------------------------------------------------|-------------------------|----------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## PLAN SNAPSHOT REPORT (TRAN-2025-0006)

sign them approved. Any application which is not signed by the Planning Board Chair as complete, in accordance with the regulations, is deemed expired, and null and void.

If you have any questions, please do not hesitate to contact my office.  
Sincerely,

Donna P. Benton, AICP  
Director of Planning &  
Community Development

EC: Inspection Services  
Office  
Engineering Office  
Assessing Office  
McEneaney Survey  
Associates  
Emanuel Engineering,  
Inc.

Waiver  
Subsequent Conditions to  
be Met Prior to the Signing  
of the Plans: Submitted  
Reviewed

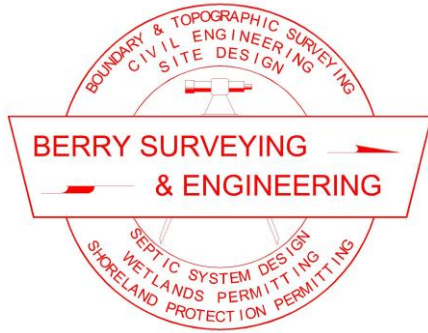
1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:
    - 1.1 §153-13A(12), landscape plan prepared by a licensed landscape architect.
    - 1.2. §153-13A(19), traffic impact assessment and analysis.
  2. Submit trip generation estimates for the ground floor commercial uses.
- Site Plan  
Subsequent Conditions to be Met Prior to Signing of Plans:
1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
    - 1.1 Permit File #SITE-2025-0014;
    - 1.2 Owner's signatures;
    - 1.3 Professional stamps and signatures;

- 1.4 Add notes that a licensed pest control specialist must review the site and determine whether a pest control plan is required. If a plan is deemed necessary, it must be implemented in accordance with the provisions of §153-10G.
2. Submit copy of signed and executed license agreement with the City of Dover for storage and disposal use;
3. Submit copy of signed and executed parking agreement (after Council vote);  
Subsequent Conditions to Be Met Prior to Construction:
4. Camera inspection of existing sewer to verify condition;
5. A pre-construction meeting must be held with City staff;
6. If pest control is needed, it must be implemented in accordance with the provisions of §153-10G;
7. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director and include level of noise and vibration expected each day,  
Subsequent Conditions to Be Met Prior to Building Permit:
8. Payment of Water and Sewer Investment Fees if applicable at time of request of service;  
Subsequent Conditions to Be Met Prior to Occupancy:
9. Issuance of Certificate of Occupancy;
10. Surety or other form of security acceptable to the City is provided for any unfinished work;
11. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of

Dover.  
12. Public

# PLAN SNAPSHOT REPORT (TRAN-2025-0006)

| Hearing Type                                          | Location         | Scheduled Date    | Status           | Subject                        |
|-------------------------------------------------------|------------------|-------------------|------------------|--------------------------------|
| Planning Board Hearing v.1                            | Council Chambers | 11/18/2025        | Complete         | Transfer of Development Rights |
| Workflow Step / Action Name                           |                  | Action Type       | Start Date       | End Date                       |
| <b>Review v.1</b>                                     |                  |                   | 11/04/2025 12:38 | 11/04/2025 12:38               |
| Confirm application complete v.1                      |                  | Generic Action    |                  | 11/04/2025 12:38               |
| Confirm application complete v.1                      |                  | Generic Action    |                  | 03/10/2026 11:01               |
| Technical Review Committee Meeting Agenda v.1         |                  | Task              | 03/10/2026 11:01 |                                |
| Technical Review Committee Meeting Agenda v.1         |                  | Task              |                  | 11/04/2025 12:38               |
| Land Use Plan Technical Review v.1                    |                  | Receive Submittal |                  |                                |
| Land Use Plan Technical Review v.1                    |                  | Receive Submittal |                  | 11/04/2025 12:38               |
| Technical Review Committee Meeting v.1                |                  | Hold Meeting      |                  |                                |
| Technical Review Committee Meeting v.1                |                  | Hold Meeting      |                  | 11/04/2025 12:38               |
| <b>Planning Board v.1</b>                             |                  |                   | 11/04/2025 12:38 | 11/24/2025 17:10               |
| Planning Board Agenda v.1                             |                  | Task              | 11/04/2025 12:38 | 11/04/2025 12:39               |
| Invoice for Notices v.1                               |                  | Task              | 11/04/2025 12:39 | 11/04/2025 12:39               |
| Send Notices v.1                                      |                  | Task              | 11/04/2025 12:39 | 11/06/2025 15:47               |
| Planner Creates Staff Recommendations v.1             |                  | Plan Activity     | 11/06/2025 15:47 | 11/13/2025 17:15               |
| Distribute Planning Board Materials v.1               |                  | Task              | 11/13/2025 17:15 | 11/14/2025 14:43               |
| Planning Board Hearing v.1                            |                  | Hold Hearing      | 11/14/2025 14:43 | 11/24/2025 17:08               |
| Planning Board Decision v.1                           |                  | Plan Activity     | 11/24/2025 17:06 | 11/24/2025 17:10               |
| NOD Sent to Applicant v.1                             |                  | Create Report     | 11/24/2025 17:10 | 11/24/2025 17:10               |
| <b>Final Plan v.1</b>                                 |                  |                   |                  |                                |
| Land Use Plan Stamped and Signed v.1                  |                  | Generic Action    |                  | 11/24/2025 17:10               |
| Recording v.1                                         |                  | Task              |                  |                                |
| Document Archival v.1                                 |                  | Generic Action    |                  |                                |
| Internal Notification of Plan Completion v.1          |                  | Generic Action    |                  |                                |
| Building Official Notifies Address v.1                |                  | Generic Action    |                  |                                |
| Pre-Con Meeting v.1                                   |                  | Hold Meeting      |                  |                                |
| <b>Create/Link to Records v.1</b>                     |                  |                   |                  |                                |
| Create / Link to Permit - Building Major v.1          |                  | Create Sub Permit |                  |                                |
| Create / Link to Permit - Site Work, Construction v.1 |                  | Create Sub Permit |                  |                                |



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

[crberry@berrysurveying.com](mailto:crberry@berrysurveying.com)

March 4, 2026

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

Re: TRC Submission  
Knox Marsh Development, LLC (Owner / Applicant)  
36 Forest Street  
Tax Map 24, Lot 6

Dear Mrs. Benton,

On behalf of our client, Knox Marsh Development, LLC, Berry Surveying & Engineering (BS&E) is submitting an abridged set of plans for three additional units located within the RM-U Zone at 36 Forest Street.

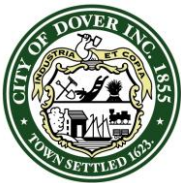
The project was approved for the additional development through the TDR process by the Dover Planning Board, with the expectation that the applicant will appear before the TRC to ensure there are no outstanding issues to be dealt with during construction.

BS&E has prepared an existing conditions plan, an abridged site plan showing the additional parking array, a grading plan with porous pavement design, sediment & erosion control features and utility's shown along with a few required construction details to ensure compliance with the regulations.

Please let us know if anything further is required.

Respectfully Submitted,  
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, LLS  
Principal, President



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

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

**Members Present:** Gina Cruikshank (Chair), Doug Glennon (Vice-Chair), Ken Mavrogeorge, Tom Clark, Jeff Sanborn, Dennis Shanahan (Councilor), Tyler Allen (Alternate), Eric Salovitch (Alternate) and Devon Dunn

**Members Not Present (excused):** Kyle Pimental, George DeBoer, Melina Gambino (Alternate)

**Staff Present:** Donna Benton, Planning Director

G. Cruikshank (Chair) called the meeting to order at 7:00p.m noted that E. Salovitch would be sitting for K. Pimental and that T. Allen for G. DeBoer and that the City Council appointed D. Dunn as a full member and M. Gambino as an Alternate.

She also noted items Old Business A and New Business A will not be heard tonight.

### 1. CITIZENS' FORUM

*Citizens Forum Open*

No one spoke

*Citizens Forum Closed*

### 2. APPROVAL OF THE PRIOR MINUTES

- October 28, 2025 Regular Meeting Minutes

**Motion:** T. Clark moved to approve the regular meeting minutes of October 28, 2025. Seconded by: D. Shanahan. Vote: U/A

### 3. OLD BUSINESS

The Vice-Chair announced that the applicant requested to withdraw the application under Old Business for Item A.

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

### 4. NEW BUSINESS

The Vice-Chair announced that the applicant requested to withdraw the application for Item A.

- A. ~~Consideration and acceptance of a Conditional Use Permit for Raghbir Singh, Assessor's Map H, Lots 14-D & 14-D-1, zoned R-20, located at 8 & 4 Zeland Drive. (Proposal is to demolish two (2) existing homes and relocate and construct two single-family homes creating approximately 3,559 square feet of permanent impacts within the Conservation District). \*(COND 2025-0024)~~
- B. Consideration and acceptance of a Transfer of Development Rights for Knox Marsh Development, LLC, Assessor's Map 24, Lot 6, zoned RM-U, located at 36 Forest Street. (Proposal is to purchase two (2) residential units restricted to HUD Fair Market Rental rates through TDR. \*(TRAN-2025-0006)

D. Benton explained that the applicant is proposing a total of four residential units by purchasing two units through TDR, which will be deed-restricted to HUD Fair Market rents. The property at 36 Forest Street is in the RM-U District, where mixed commercial and residential uses are allowed. The site previously had a single-family home and detached garage in poor condition; the garage has since been removed, and the home is being renovated into a two-family dwelling, which is permitted by right.

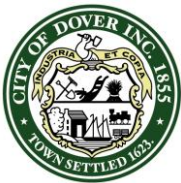
Document Created by: Jessica Marchant, Recording

Secretary

Document Posted on: December 16, 2025

2025.11.18\_PlanningBoard.Minutes

Page 1 of 6



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

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

In the RM-U District, the base density for this parcel is two units. Up to a three or four family structure is allowed by Special Exception in the zoning district but applicant does not meet all of the criteria for a Special Exception.

Staff has reviewed the proposal and provided a TDR memo, and the project did not require Technical Review Committee review however, if the Board would like they can place that as a condition of approval.

Christopher Berry, Berry Survey and Engineering represented the application and explained the existing site conditions, renovations underway, TDR request relating to a barn proposal on the site of the removed garage which is for two units, other uses in the neighborhood, criteria the applicant did not meet for special exception: parking ratio and coverage onsite which he explained, and HUD rate rental for the two units seeking through TDR.

He addressed questions from the board relating to no size restriction for the HUD rate units, explanations about utilities, and snow removal.

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

*Public hearing opened.*

No one spoke

*Public hearing closed.*

### **STAFF RECOMMENDATION – Transfer of Development Rights**

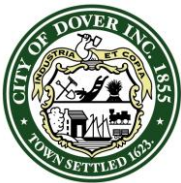
§170-29 provides for additional density to be purchased through Transfer of Development Rights, provided that four criteria are met: The proposal is consistent with the Master Plan; is compatible with the land uses on neighboring lots; is created on property served by public water and sanitary sewer;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

Staff notes that the applicant has aligned the project with the Master Plan, specifically how the proposal fits within allowable uses for the zoning district. The proposed density is similar to nearby properties: the site is next to six units to the north and a two-family to the south, and the neighborhood includes a mix of one- to four-unit structures. The property is fully served by municipal water and sewer and no environmental relief is needed, and the inclusion of HUD Fair Market-restricted units is appreciated by staff.

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

#### **Subsequent Conditions to be Met Prior to Granting TDR:**

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



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

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

5. TRC reviews and endorses site plan

E. Salovitch prefers the TRC review and endorse the plan.

T. Clark finds no issues with the TDR request and believes the proposal is highly beneficial to the site.

**Motion:** T. Clark moved to approve the Transfer of Development Rights with the subsequent conditions.  
Seconded by K. Mavrogeorge. Vote: U/A

C. Consideration and acceptance of Site Plan for Airey Row on Central, LLC, Assessor's Map 2, Lots 79 & 80, zoned CBD-G, located at 376 & 378 Central Avenue. (Proposal is to renovate the existing 4-story building to include four commercial spaces on the first floor and fifteen (15) residential units on the upper floors). \*(SITE-2025-0014)

D. Benton explained that the Applicant is proposing to redevelop the four-story building at 376-378 Central Ave. with four commercial units on the first floor and fifteen residential units on the upper floors. The existing footprint will remain, but the rear section will be demolished and rebuilt as a four-story addition.

The Parking Commission reviewed the request this morning and voted to support a lease of fifteen parking spaces for the proposed residential units at the Orchard Street Parking Garage.

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

The applicant is requesting two waivers for the required landscape plan and traffic impact analysis.

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

Kevin McEneaney, CivilWorks NE/ McEneaney Survey represented the application and explained the details of the proposed project including unit breakdown, construction details, roof drains, parking, waivers for landscape plan and traffic impact analysis (traffic memo provided).

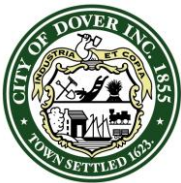
Mr. McEneaney addressed items with board members relating to parking for commercial units and construction disturbances.

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

*Public hearing opened.*

No one spoke

*Public hearing closed.*



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

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

### **STAFF RECOMMENDATION - Waivers/Relief:**

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

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

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

As this is a redevelopment project with existing landscaping already shown on the plan, staff feels that waiving the requirement for a landscape plan signed by a landscape architect is reasonable and consistent with the intent of the ordinance.

Staff noted that the TRC requested trip-generation estimates for the new commercial spaces. The applicant explained that the former 4,000-square-foot restaurant and bakery generated heavy daily traffic and, with residential parking located off-site, staff feels the proposal generally meets the spirit of the regulations. The applicant has provided a transportation assessment memo with some trip generation information which has been shared with members.

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

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

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

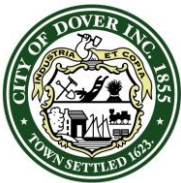
**Motion:** T. Clark moved to grant the waiver requests with the subsequent conditions set by staff as it meets criteria for relief. Seconded by: D. Shanahan. Vote: U/A

### **STAFF RECOMMENDATION- Site Plan:**

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

### **Subsequent Conditions to be Met Prior to Signing of Plans:**

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
  - 1.1. Permit File #SITE-2025-0014;
  - 1.2. Owner’s signatures;
  - 1.3. Professional stamps and signatures;
  - 1.4. Add notes that a licensed pest control specialist must review the site and determine whether a pest control plan is required. If a plan is deemed necessary, it must be implemented in



CITY OF DOVER

## DOVER PLANNING BOARD – MINUTES

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

accordance with the provisions of [§153-10G](#).

2. Submit copy of signed and executed license agreement with the City of Dover for storage and disposal use;
3. Submit copy of signed and executed parking agreement (after Council vote);

### **Subsequent Conditions to Be Met Prior to Construction:**

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

### **Subsequent Condition to Be Met Prior to Building Permit:**

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

### **Subsequent Conditions to Be Met Prior to Occupancy:**

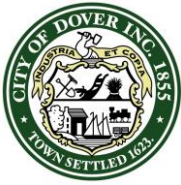
9. Issuance of Certificate of Occupancy;
10. Surety or other form of security acceptable to the City is provided for any unfinished work;
11. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved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

The applicant addressed questions from the board relating to road closures during construction and long-term parking lease length.

**Motion:** D. Shanahan moved to approve the Site Plan with the subsequent conditions set by staff. Seconded by T. Clark. Vote: U/A

### **5. STAFF COMMENT**

- NHDES Coastal Program is working on the PREPARE disaster recovery initiative, which focuses on strengthening flood-recovery preparedness in New Hampshire's coastal communities. As part of their outreach, the project team has asked us to share their public survey on community experiences and needs related to flooding and preparedness. Can be found on the NHDES website or here: <https://tinyurl.com/PREPARE-Public-Survey>
- We have one meeting in December which is looking lengthy but mostly LLAs and minor subdivisions, and then will have our Land Use Board Meet and Greet on January 13<sup>th</sup> 5:30pm where we will hear about the Land Use Chapter update.
- TRC items since last meeting:
  - November 6<sup>th</sup>: Site Plan proposal at 9-11 Mechanic St. to construct a five-story mixed-use building with commercial space on the first floor (which also received Parking Commission endorsement this morning)
  - November 6<sup>th</sup>: Site Plan Amendment at 829-833 Central Ave. to convert former department store to a fitness facility.
  - November 13<sup>th</sup>: Site Plan proposal for 103 Court St. to maintain an existing single-family home and construct four new single-family homes.
  - November 13<sup>th</sup>: Site Plan proposal at 914 Central Ave. to construct a childcare facility.



**CITY OF DOVER**

## DOVER PLANNING BOARD – MINUTES

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

- Upcoming TRC items:
  - November 20<sup>th</sup>: Site Plan proposal at 14 Industrial Park Road to construct a 15,000 s.f. warehouse and a 6,200 s.f. addition to the existing structure.

### 6. MEMBER COMMENTS

- E. Salovitch
  - Will be presenting an upcoming application to the board so will recuse himself from that item when it occurs
- D. Glennon
  - Asked for details on tree removal and plan on Waldron Court which staff addressed
- The Chair signed the following:
  - Site Plan for 200 Sixth St.
  - The Site Plan amendment for McIntosh Commons project.
  - The Site Plan amendment for the Dover High School Athletics Project
  - Conditional Use Permit for 13.5 Boston Harbor Road.

### 7. ADJOURNMENT

**Motion:** D. Glennon moved to adjourn at 7:33p.m. Seconded by K. Mavrogeorge. Vote: U/A



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

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

**PLAN REFERENCES:**

- 1) "SUBDIVISION PLAN, BOSTON AND MAINE CORPORATION TO RIDGEWOOD REALTY INC., FOREST STREET, DOVER, NEW HAMPSHIRE": BY: TRITECH ENGINEERING CORPORATION DATED: AUGUST 1986  
S.C.R.D. PLAN #95-80
- 2) "BOUNDARY PLAN, MARC S. FREDETTE, 50 FOREST STREET, DOVER, NEW HAMPSHIRE": BY: TRITECH ENGINEERING CORPORATION DATED: NOVEMBER 5, 1997  
S.C.R.D. PLAN #51-6
- 3) "PLAT OF LAND, KIDDER PRESS CO. INC., BROADWAY PLANT, DOVER, NEW HAMPSHIRE": BY: G.L. DAVID & ASSOCIATES DATED: MARCH, 1980  
S.C.R.D. PLAN #21-14
- 4) "LAND IN DOVER, N.H., BOSTON & MAINE CORPORATION TO KIDDER PRESS COMPANY, INC.": BY: D. BATCHELDER DATED: APRIL, 1966  
S.C.R.D. PLAN #54, POCKET #2, FOLDER #21

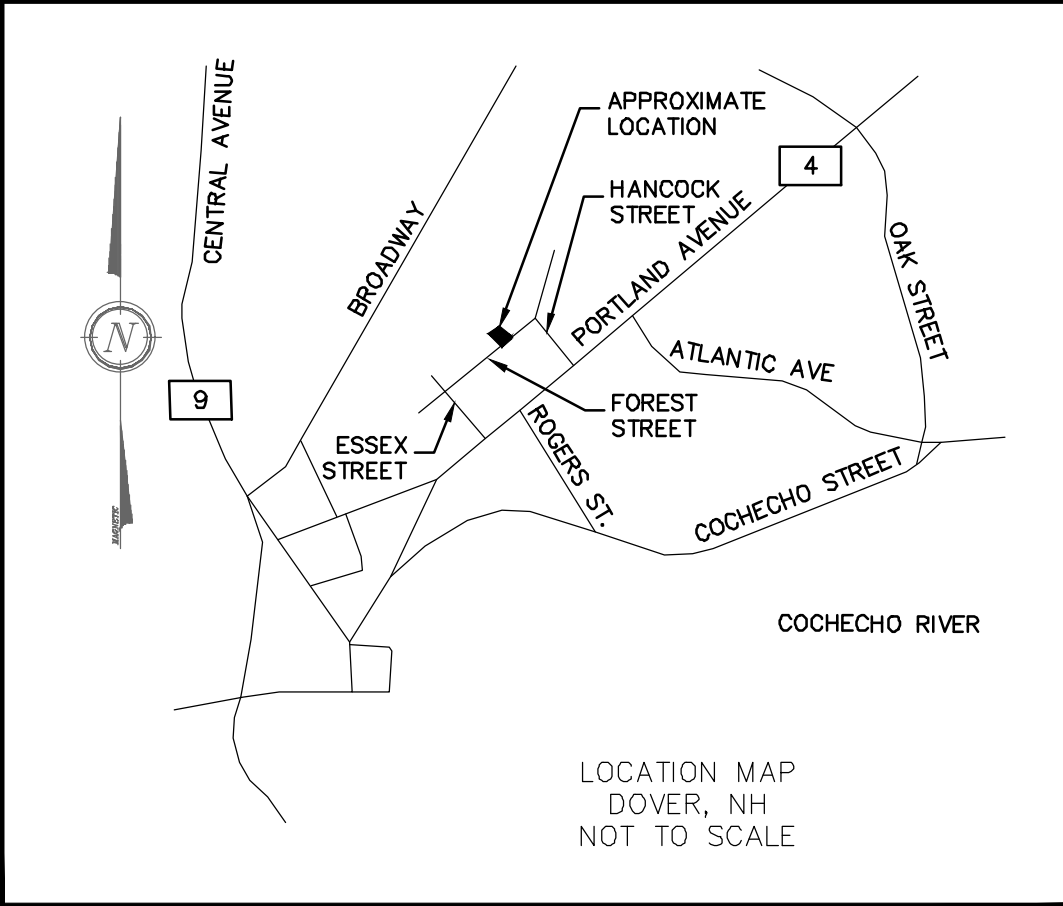
*PLAN REFERENCES (Cont.).*

- 5.) "KIDDER PRESS COMPANY'S PLANT, DOVER, N.H.;  
BY: WILLIAM G. OGDEN  
DATED: JULY, 1900  
S.C.R.D. BOOK #523, PAGE #446
- 6.) "PLAN OF LOTS LAID OUT BY J.D. & J.B. GUPPY  
BY: J.D. & J.B. GUPPY  
DATED: AUGUST 1, 1878  
S.C.R.D. PLAN #38, POCKET 10, FOLDER #2
- 7.) "SITE PLAN OF LAND OF 24 FOREST STREET  
CONDOMINIUMS PREPARED FOR THE BRIKADIA  
GROUP, LLC TAX MAP 24, LOR NO. 10 CITY OF  
DOVER COUNTY OF STRAFFORD STATE OF NEW  
HAMPSHIRE  
BY: MCENEANEY SURVEY ASSOCIATES, INC.  
DATED: JULY 24, 2003  
S.C.R.D. PLAN #72-2
- 8.) "LOT LINE ADJUSTMENT LAND OF JAMES  
LEGRASSEUR & SIF DEVELOPMENT CORP.  
DRIVE IN THE FOREST STREET DEVELOPMENT, N.H.  
TAX MAP 26, LOT 13 & TAX MAP 24, LOT  
2A-2"  
BY: BERRY SURVEYING & ENGINEERING  
DATED: NOVEMBER 1, 2020  
S.C.R.D. PLAN #12393

*EXISTING LEGEND:*

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

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



NOTES:

- 1.) OWNER: KNOX MARSH DEVELOPMENT LLC  
242 CENTRAL AVE  
DOVER, NH 03820
- 2.) TAX MAP 24, LOT 6
- 3.) S.C.R.D. BOOK 5241, PAGE 448
- 4.) LOT AREA: 10,026 Sq. Ft., 0.23 Ac.
- 5.) ZONING: RM-U = URBAN DENSITY MULTI-RESIDENTIAL DISTRICT  
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.  
MINIMUM LOT FRONTAGE ~ 80.0'  
FRONT BUILD-TO ~ AVG. OF NEIGHBORHOOD 9.5' ± 5'  
REAR SETBACK ~ 15.0'  
SIDE SETBACK ~ 15.0'  
MAXIMUM LOT COVERAGE ~ 40%  
MAXIMUM BUILDING HEIGHT ~ 40.0'
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 24, LOT 6 LOCATED IN DOVER, N.H., AS OF THE FIELD SURVEY IN APRIL 2025.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330145, MAP 33017C0330C, DATED: SEPTEMBER 30, 2015.
- 8.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MARCH OF 2019 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN APRIL 2025.
- 11.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 12.) NO OBSERVED CEMETERY.
- 13.) EXISTING BUILDING COVERAGE:  
1,177 Sq. Ft., 11.74% OF LOT
- 14.) TOTAL LOT COVERAGE:  
3,038 Sq. Ft., 30.30% OF LOT

ABUTTERS ACROSS FOREST STREET:

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

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

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

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

*SOILS:*

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

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

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

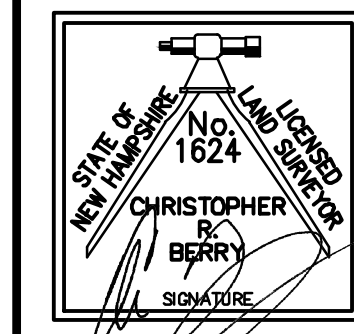
| COVER FILE# | TRANS - 25-0006 |
|-------------|-----------------|
| REVISION    | DATE            |
| DESCRIPTION |                 |

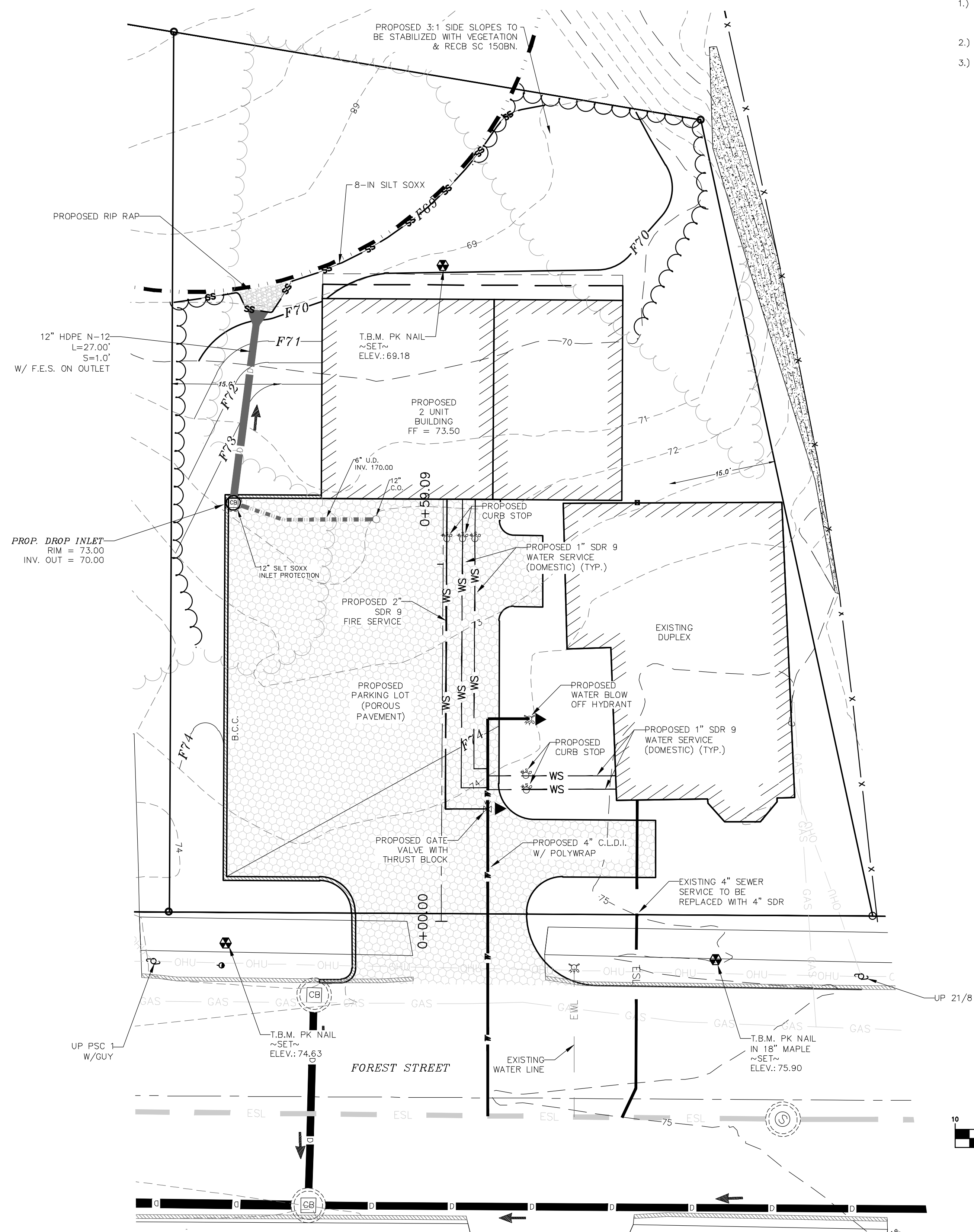
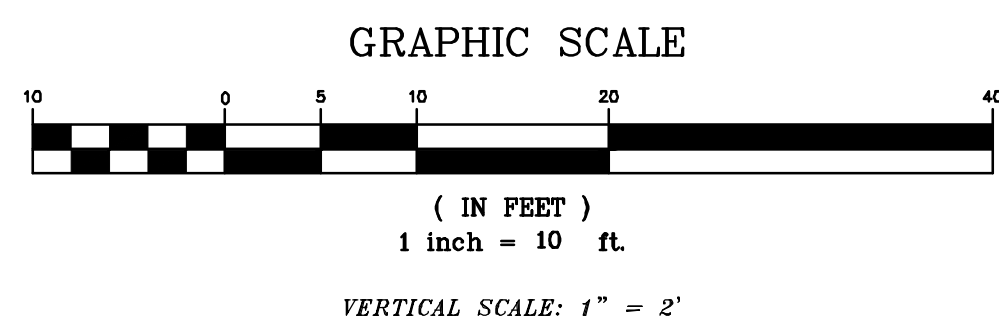
EXISTING CONDITIONS PLAN

---

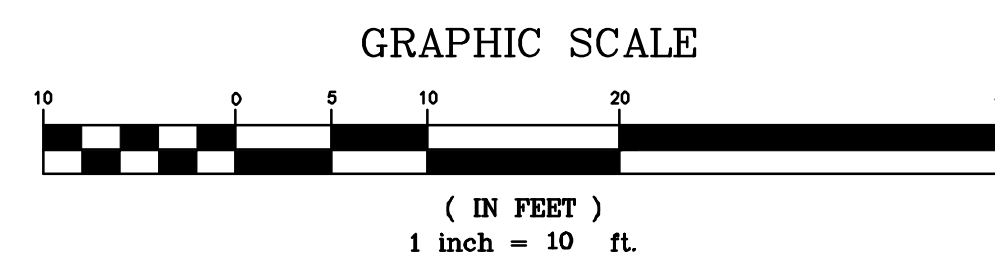
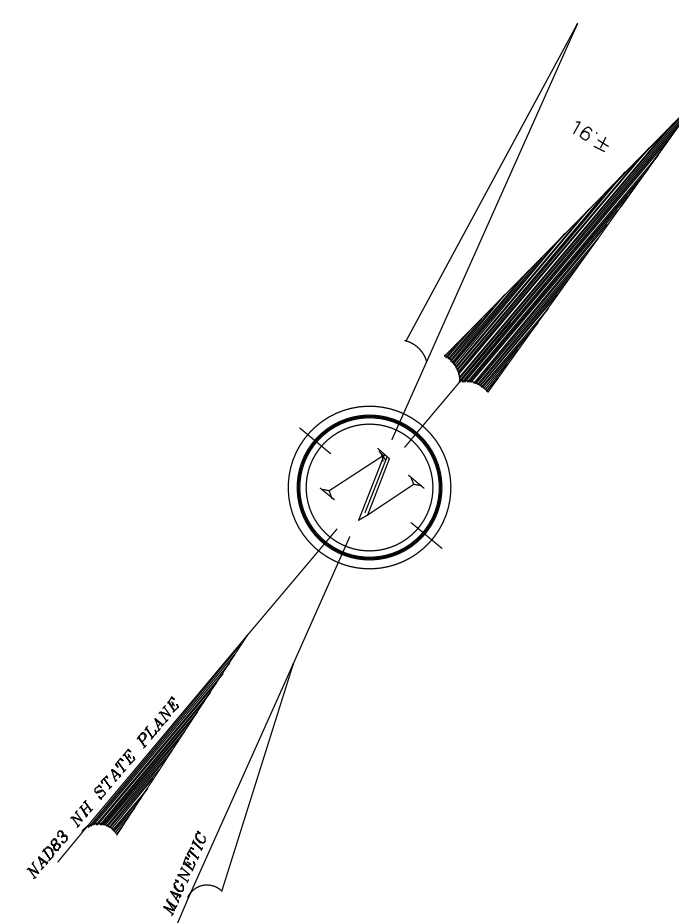
LAND OF  
KNOX MARSH DEVELOPMENT LLC  
36 FOREST STREET  
DOVER, N.H.  
*TAX MAP 24, LOT 6*

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2811  
SCALE : 1 IN. EQUALS 10 FT.  
DATE : APRIL 11, 2025





- 1.) OWNER: KNOX MARSH DEVELOPMENT LLC  
242 CENTRAL AVE  
DOVER, NH 03820
- 2.) TAX MAP 24, LOT 6
- 3.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF GRADING,  
DRAINAGE AND UTILITY DETAILS IN SUPPORT OF THE TRC PLAN.

DOVER FILE# TRANS - 25-0006

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

## TECHNICAL REVIEW GRADING, DRAINAGE & UTILITY PLAN

LAND OF  
KNOX MARSH DEVELOPMENT LLC

DOVER, N.H.  
TAX MAP 24, LOT 6

BERRY SURVEYING & ENGINEERING

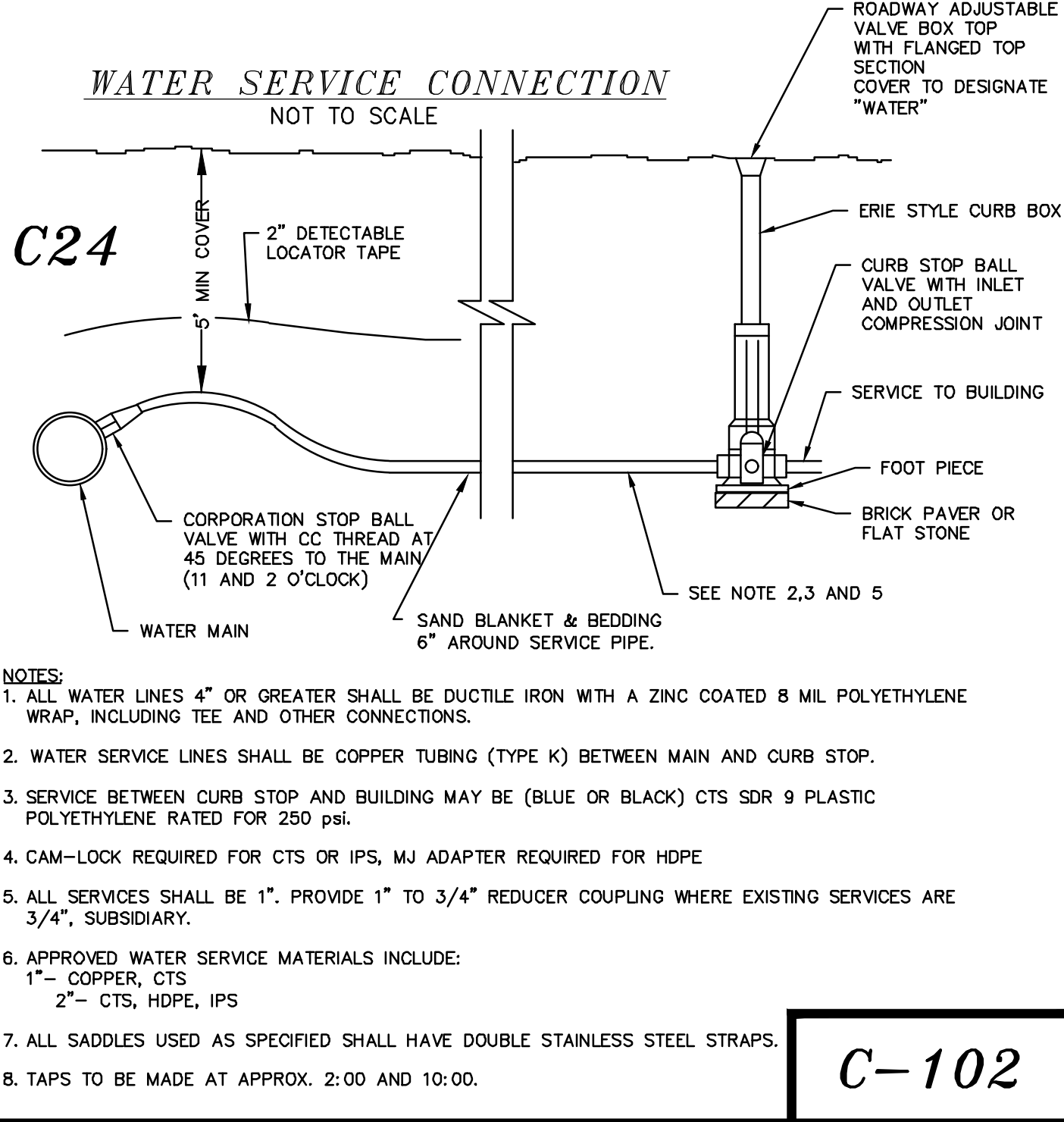
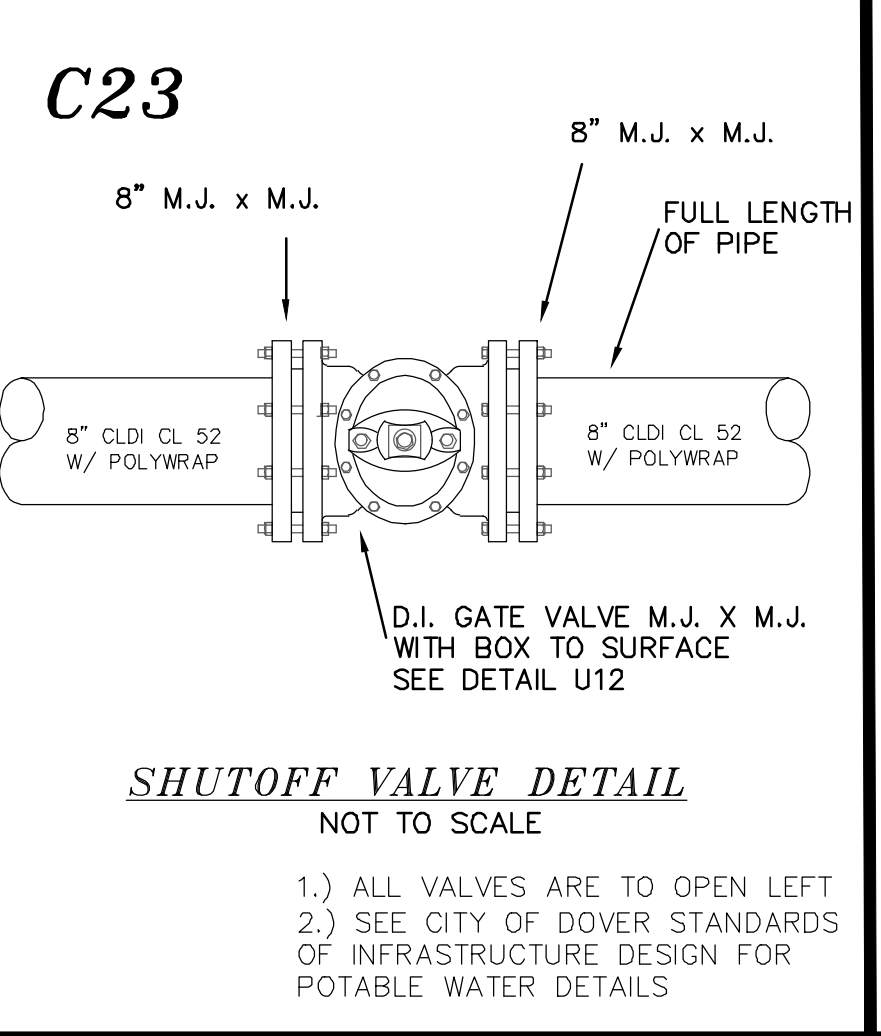
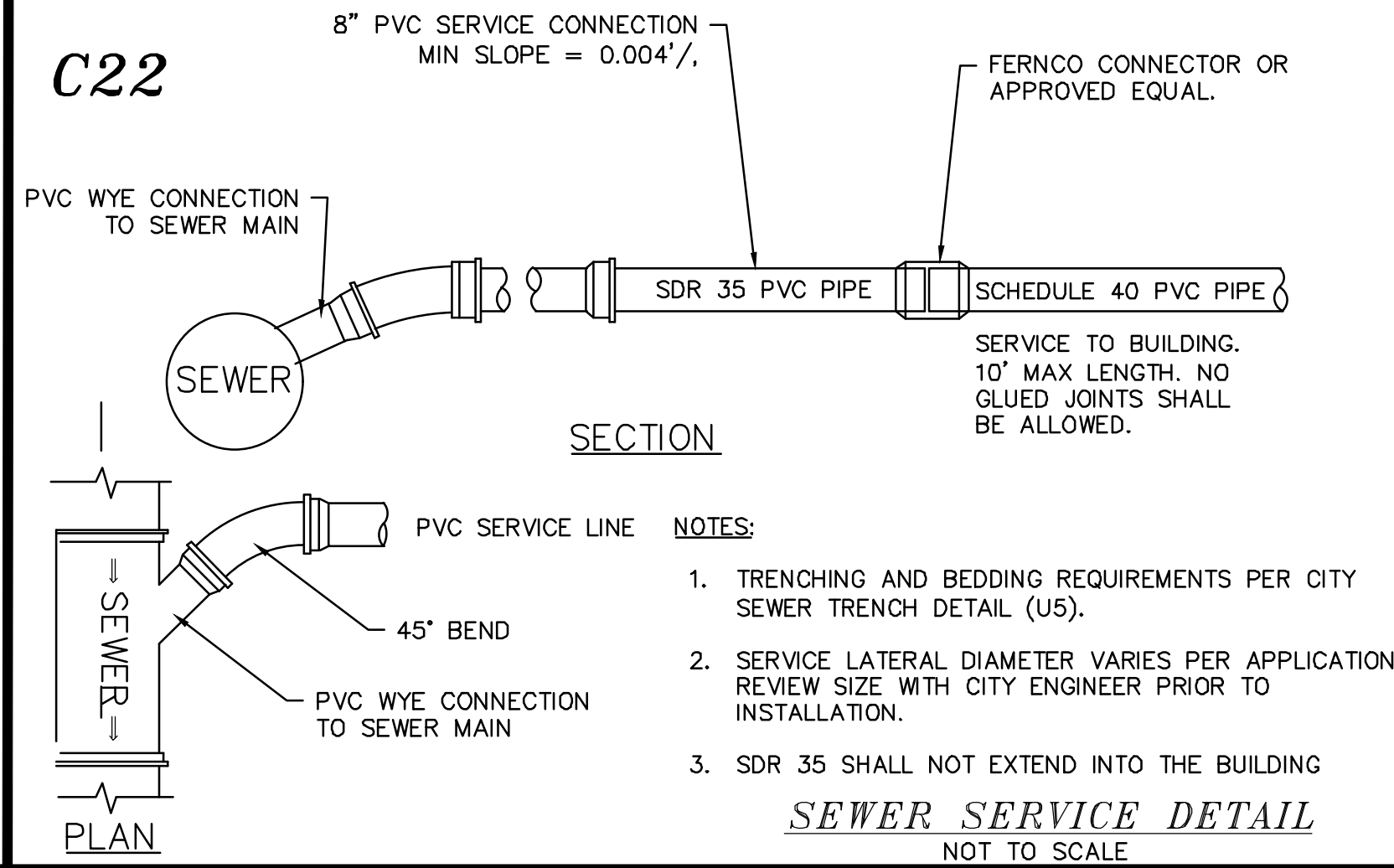
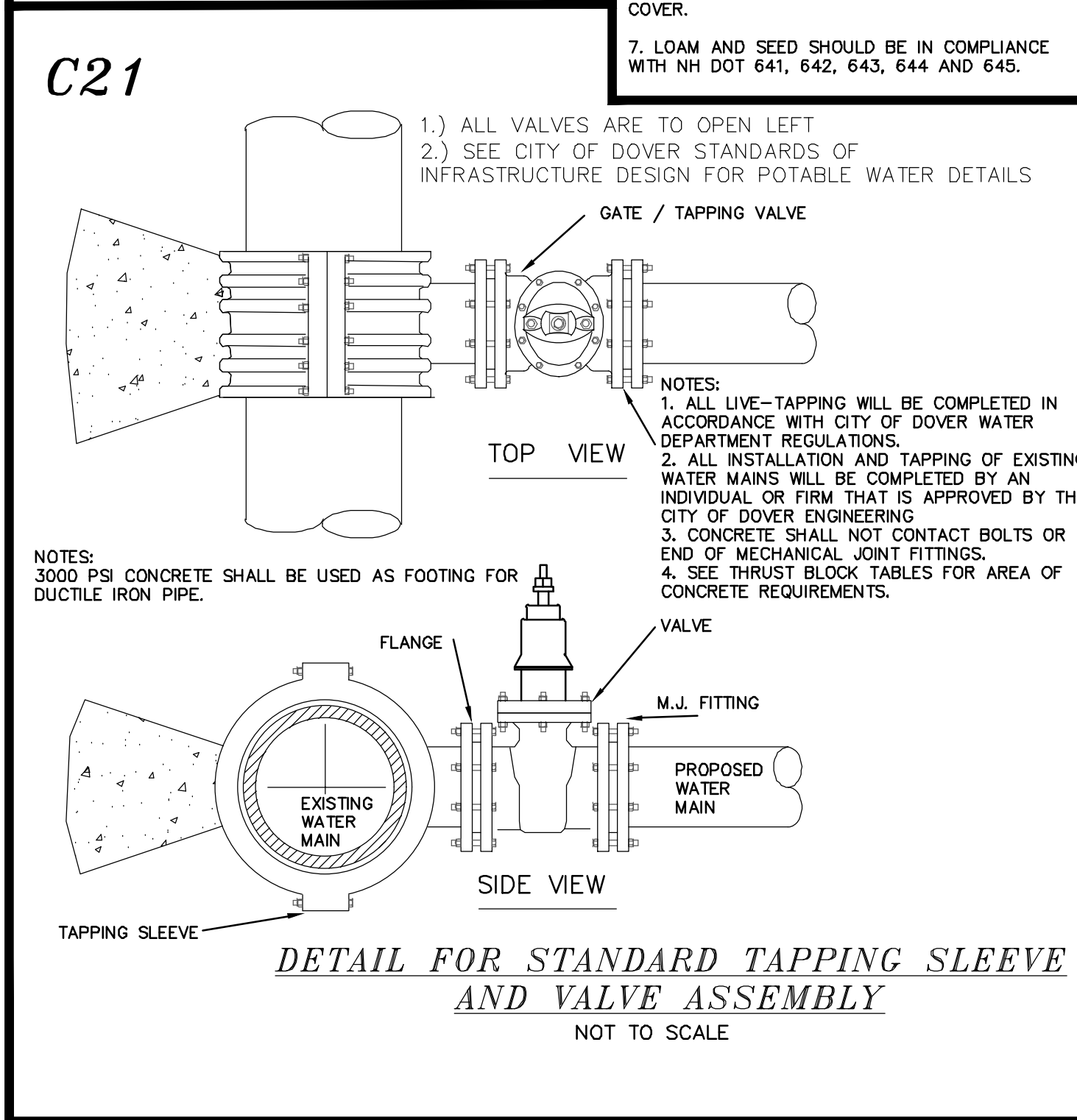
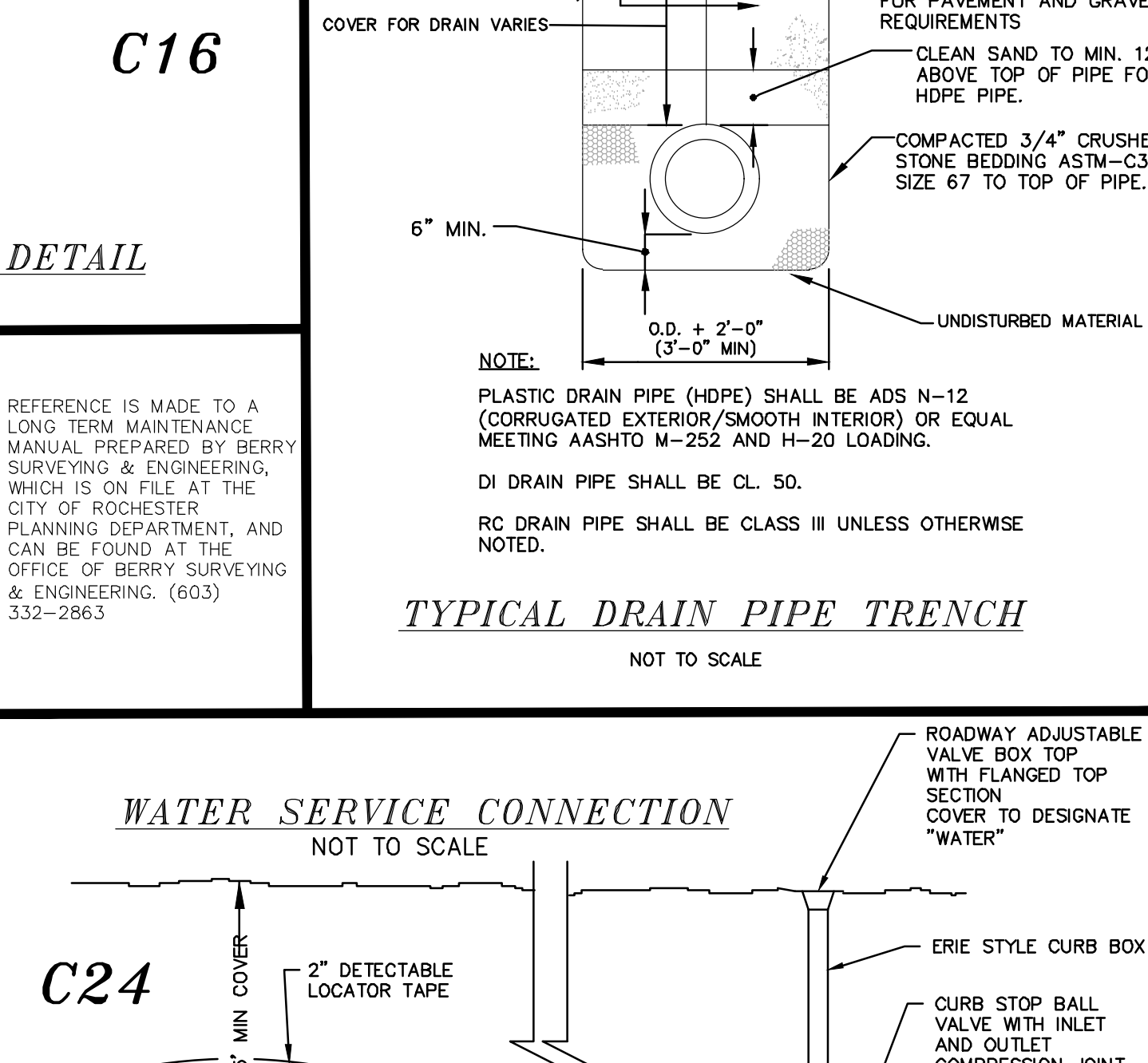
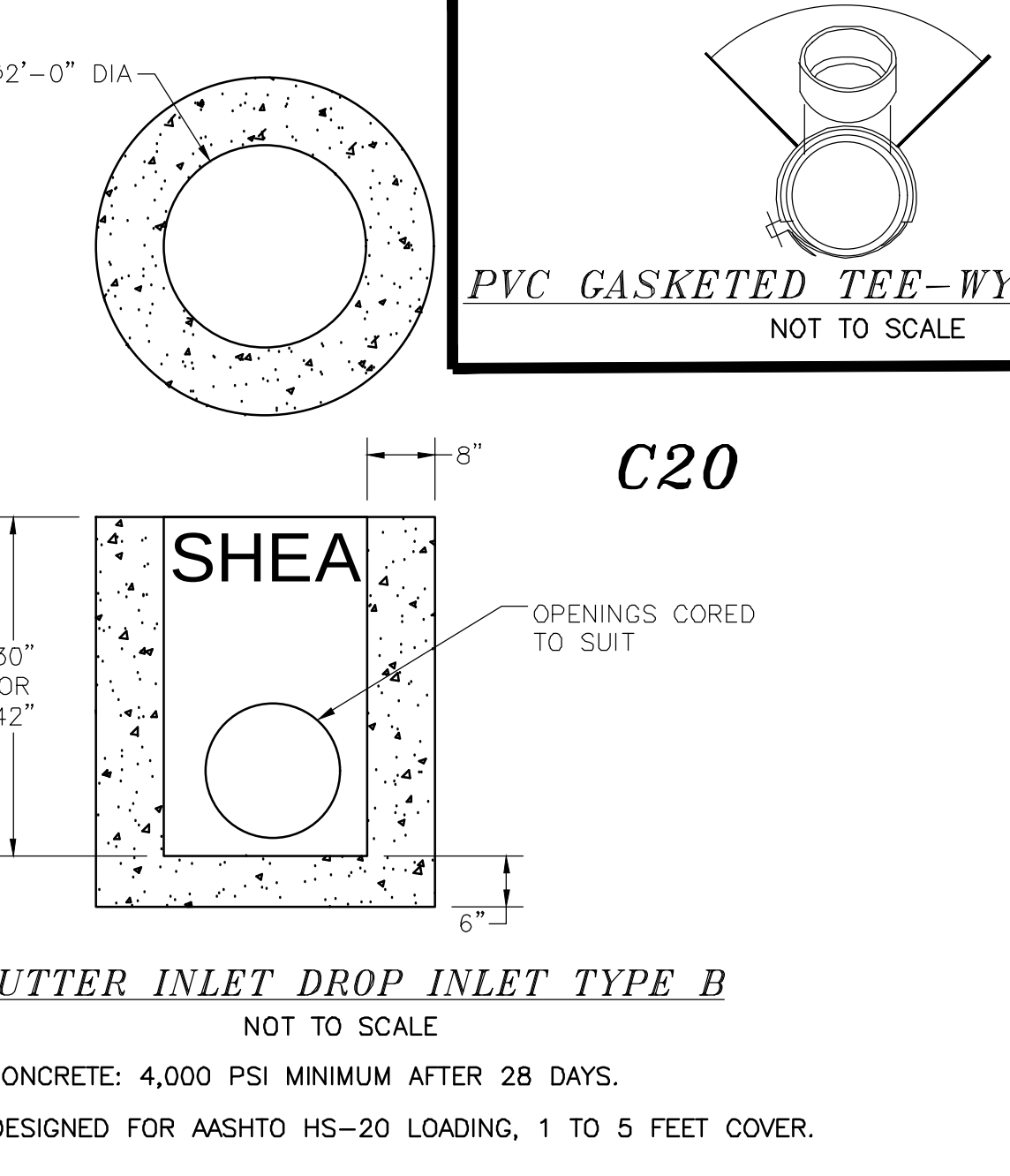
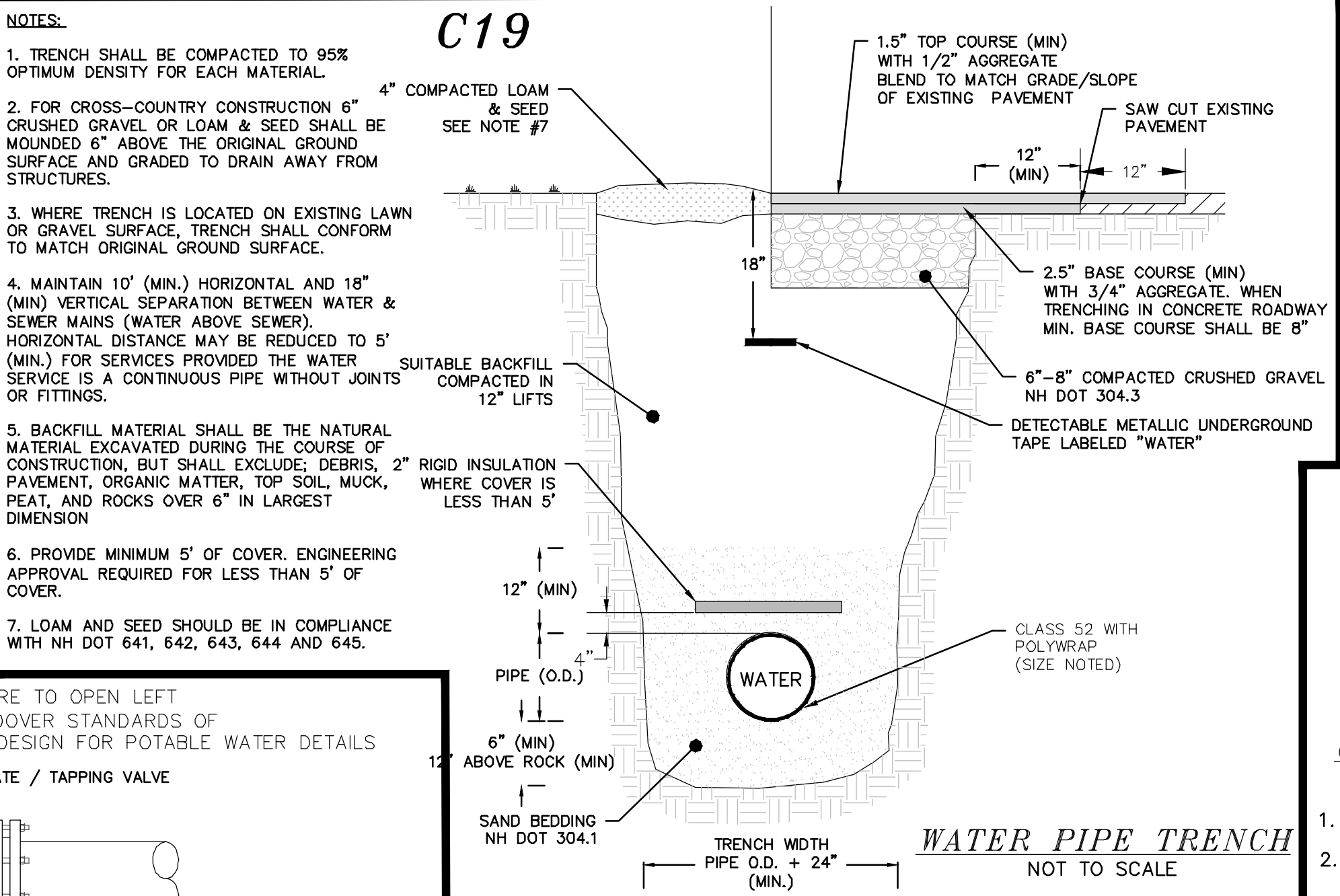
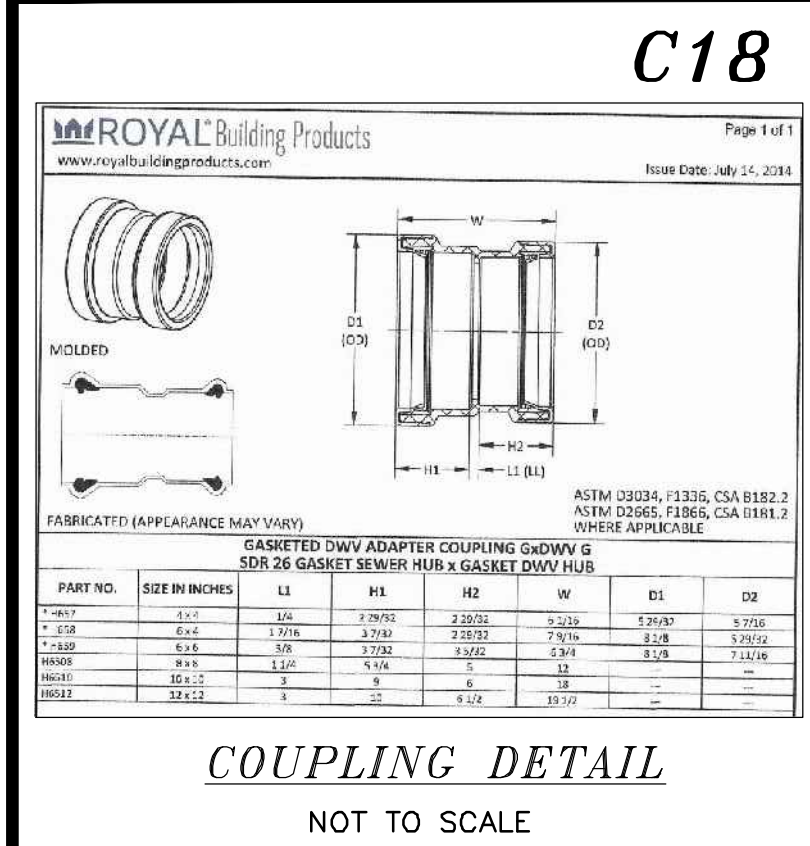
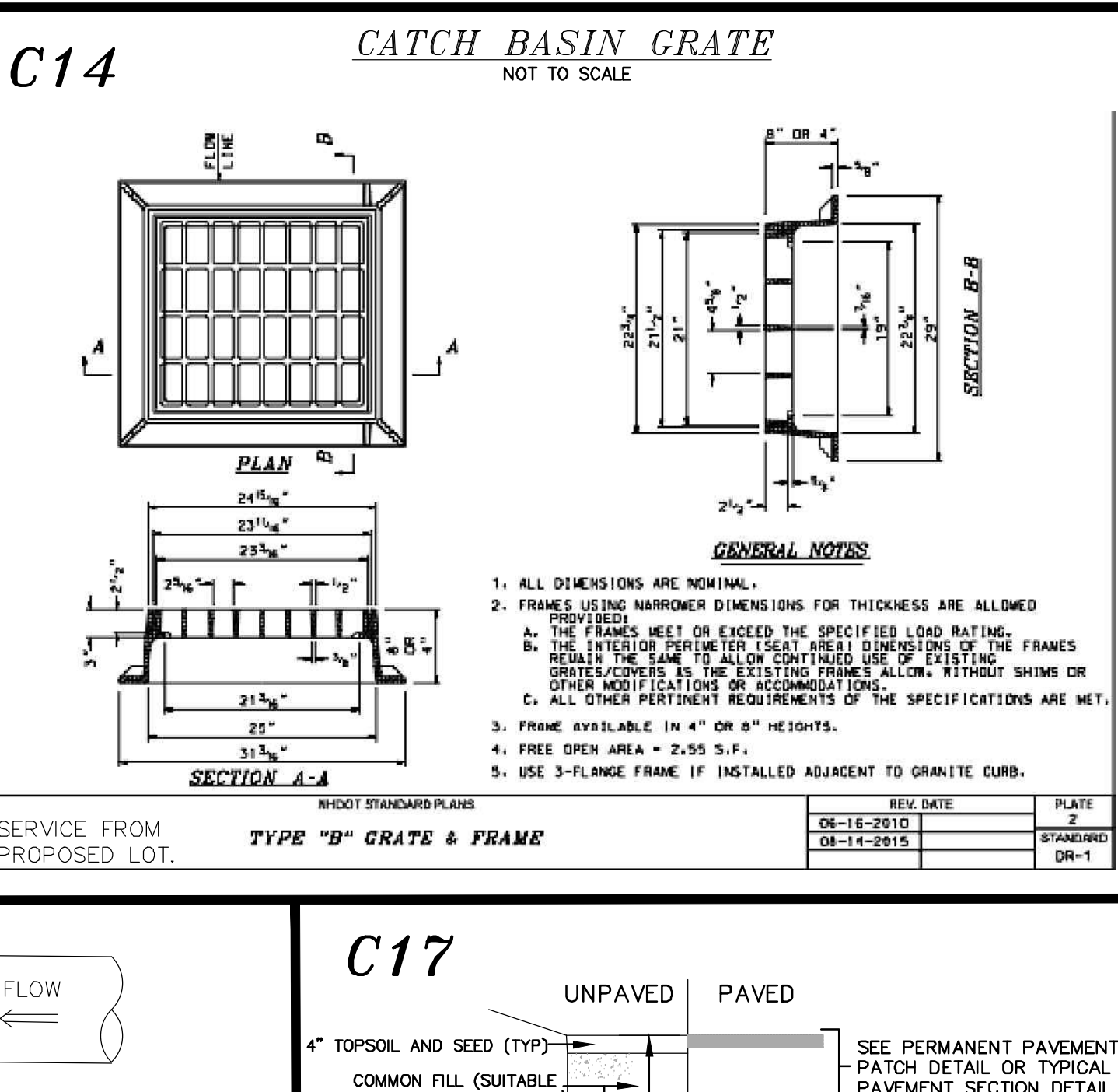
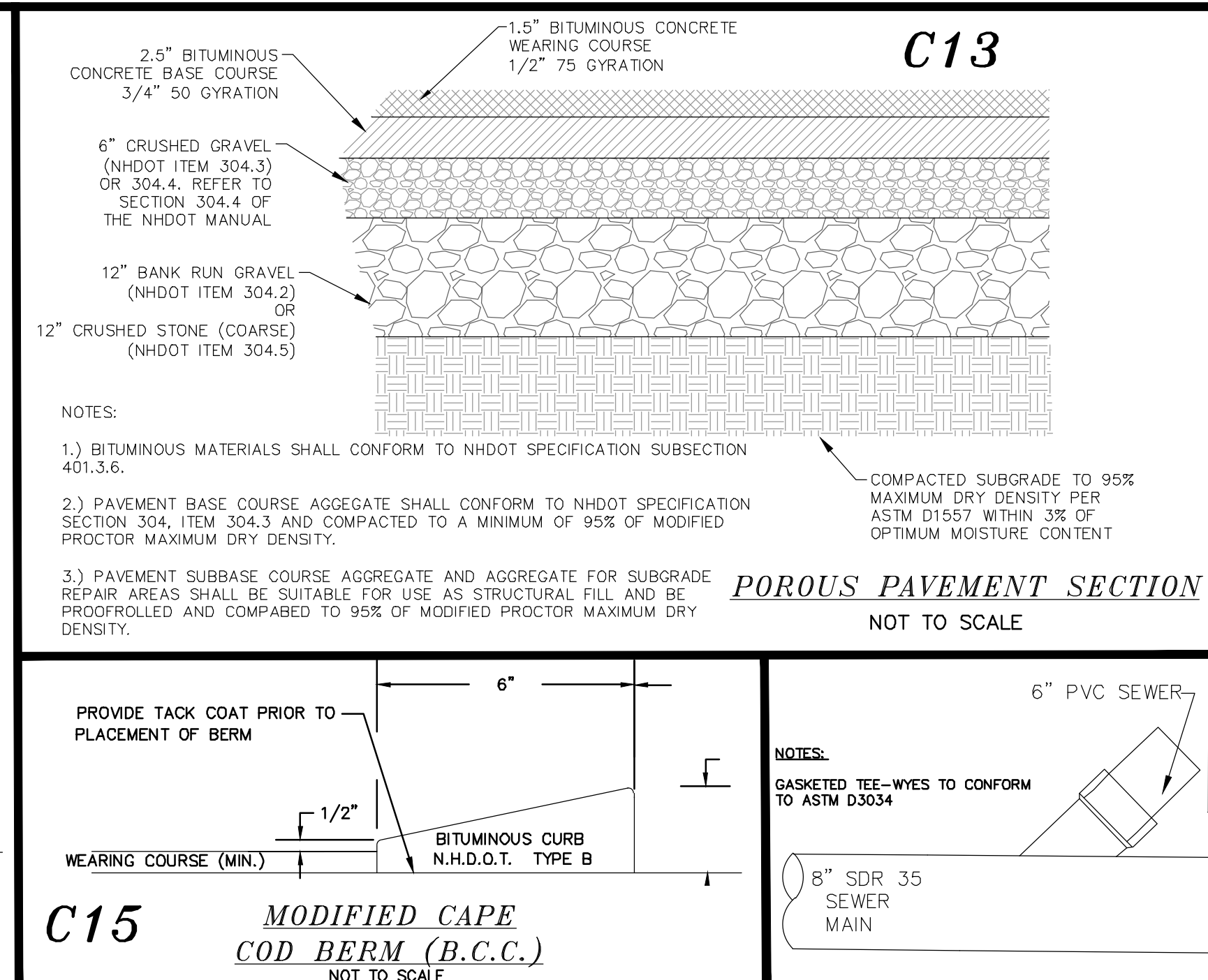
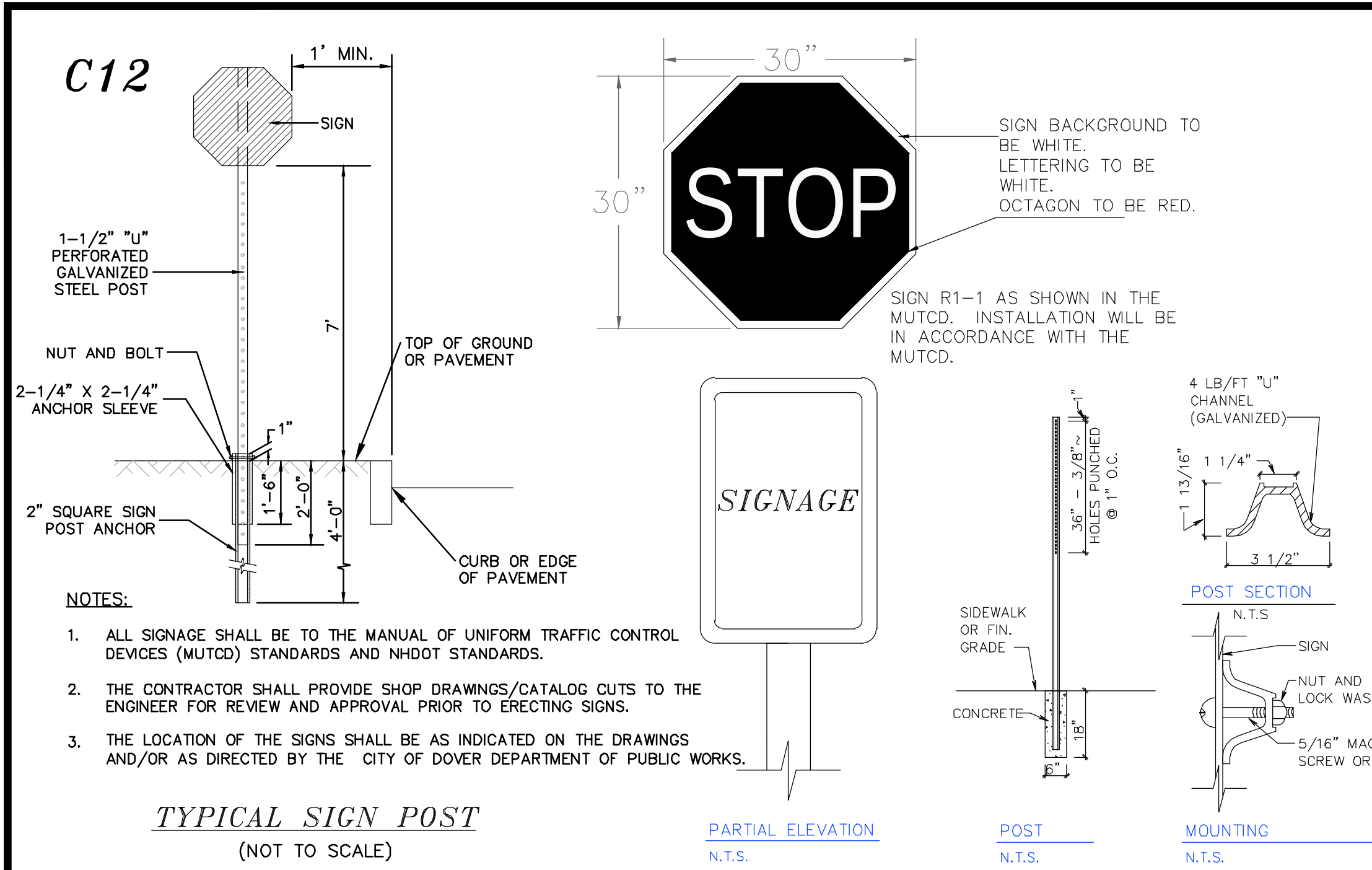
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 10 FT.

DATE : JANUARY 26, 2026

FILE NO. : DB 2025 - 016





DOVER FILE # TRANS - 25-0006

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

DETAILS

LAND OF

KNOX MARSH DEVELOPMENT LLC

36 FOREST STREET

DOVER, N.H.

TAX MAP 24, LOT 6

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

AS NOTED

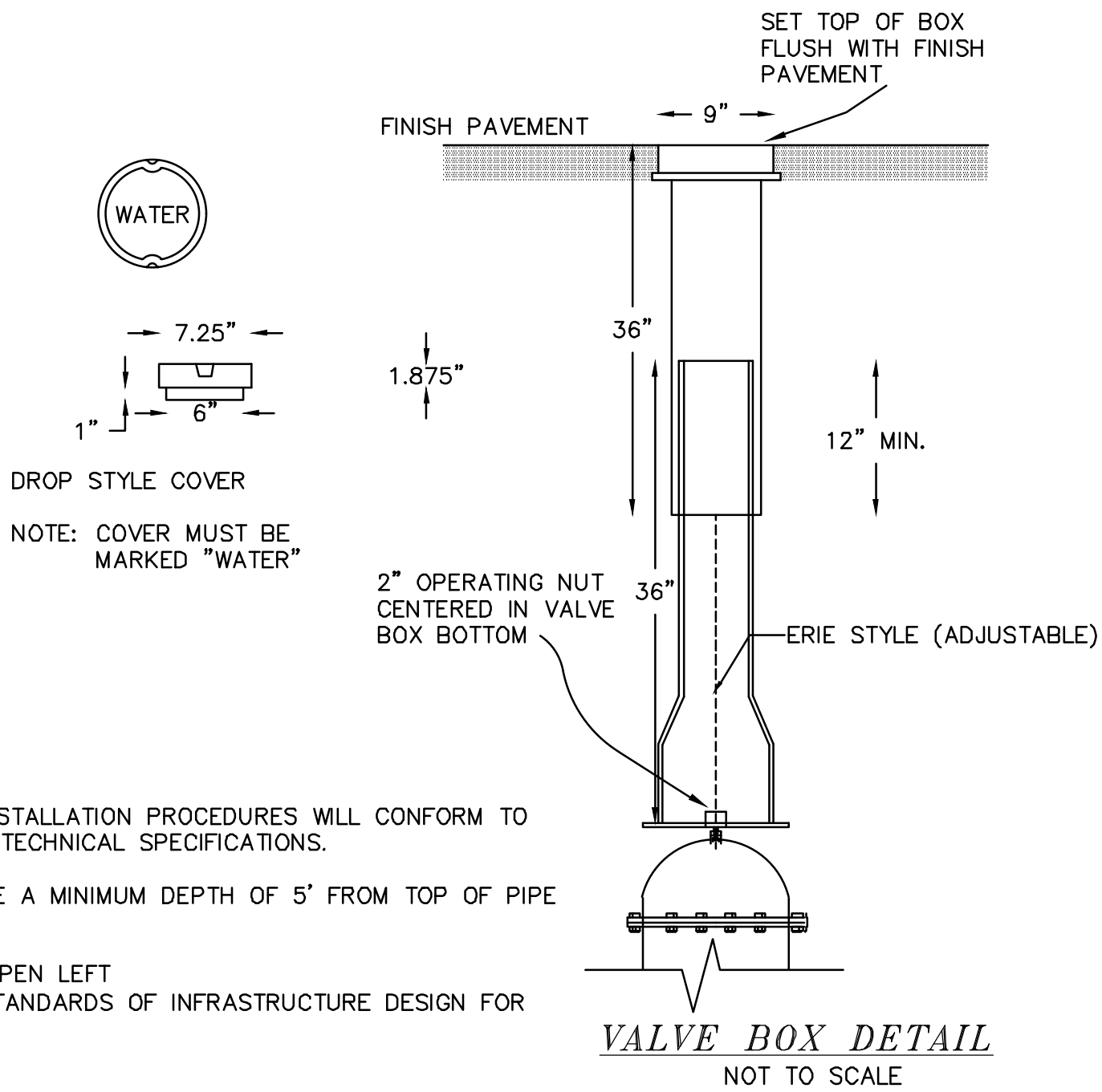
DATE : JANUARY 26, 2026

FILE NO. : DB 2025 - 016

**C-102**

SHEET 5 OF 6

C25

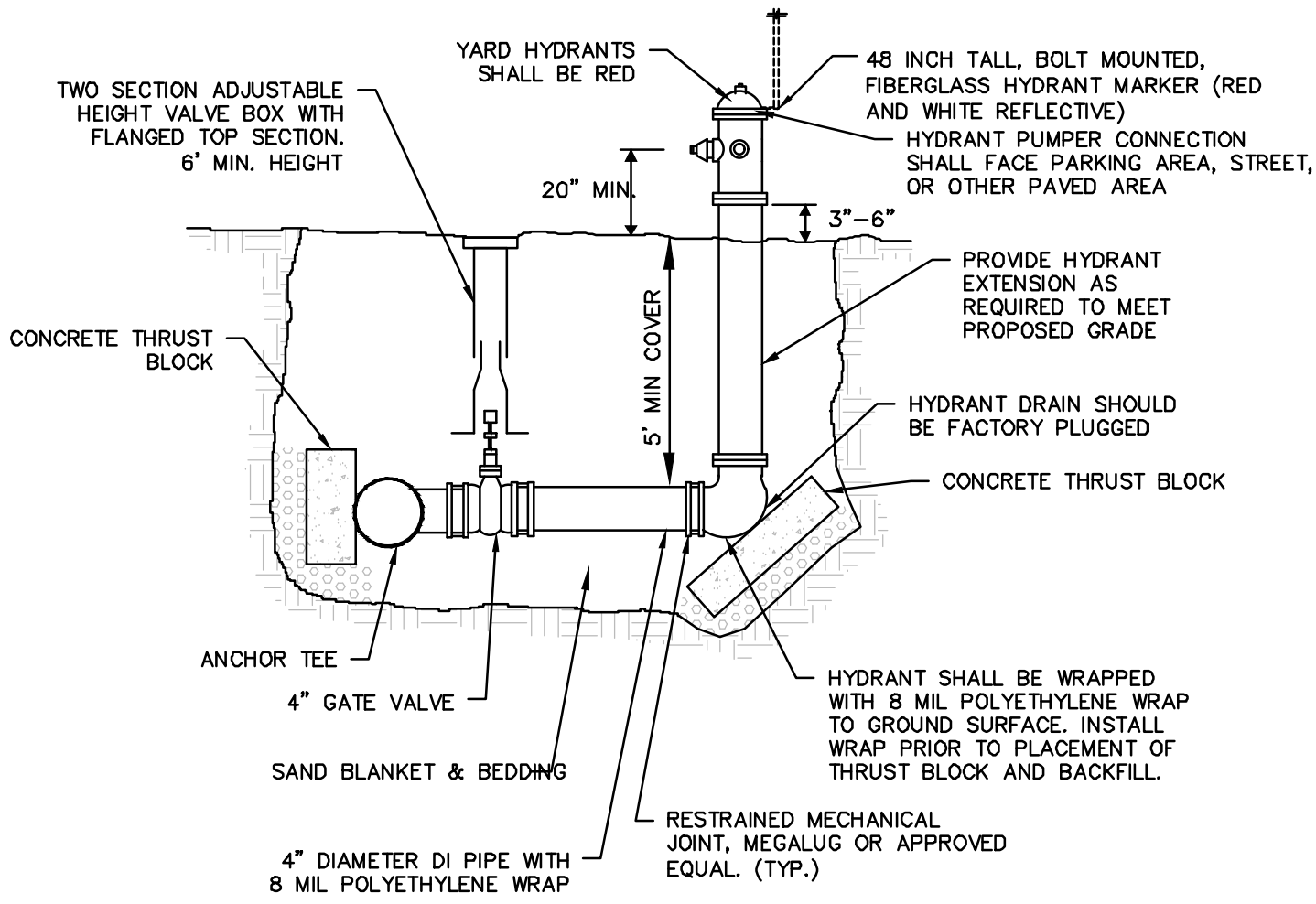


NOTES:

- 1.) ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO LOCAL WATER WORKS TECHNICAL SPECIFICATIONS.
- 2.) ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
- 3.) ALL VALVES ARE TO OPEN LEFT
- 4.) SEE CITY OF DOVER STANDARDS OF INFRASTRUCTURE DESIGN FOR POTABLE WATER DETAILS

VALVE BOX DETAIL  
NOT TO SCALE

C26

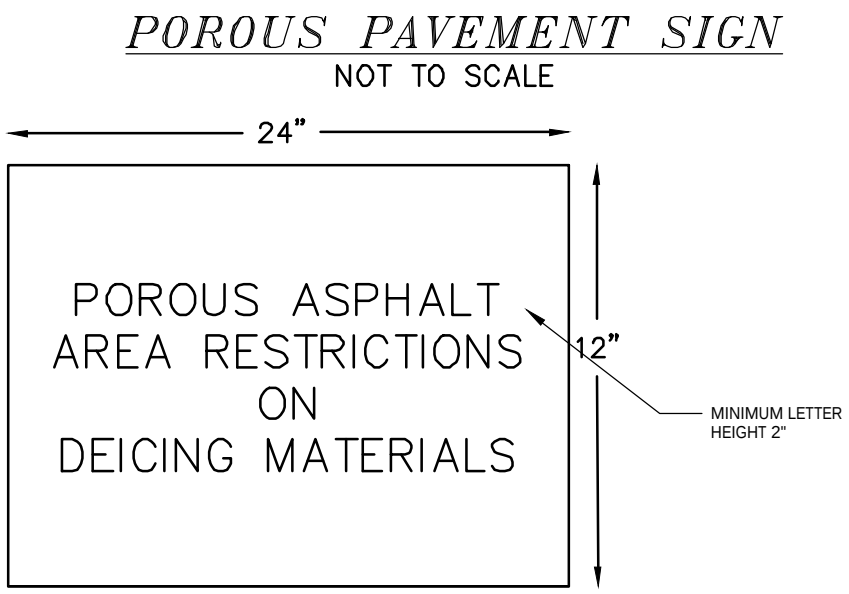


NOTES:

1. FIRE HYDRANTS SHALL BE FACTORY SEALED EDDY STYLE 2641.
2. HYDRANT SHALL BE PAINTED RED WITH EPOXY PAINT AS RECOMMENDED BY THE HYDRANT MANUFACTURER.
3. HYDRANT SHALL OPEN LEFT.
4. HYDRANT MARKER TO BE 3/8" FIBERGLASS RODS BY E-ZGUIDE PRODUCTS OR APPROVED EQUAL.
5. PIPE BEDDING AND BLANKET SHALL MEET THE STANDARD WATER TRENCH DETAIL.

BLOW OFF HYDRANT  
NOT TO SCALE

C27



NOTES:

1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND
3. TO BE MOUNTED AT A HEIGHT OF 3'

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : AS NOTED  
DATE : JANUARY 26, 2026  
FILE NO. : DB 2025 - 016

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

DOVER FILE # TRANS - 25-0006

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