



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, May 12, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 28, 2026 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Site Plan Amendment for Weeks Lane LLC, Assessor's Map 39, Lot 4, zoned C, located at 29 Weeks Lane. (Proposal is to amend the site lighting as part of the approved Site Plan (File No. P04-39) to increase lighting within the ATM drive-through area.) *(WAIV-2026-0013)
- B. Public Hearing related to compliance with applicable regulations and conditions of approval for Minor Subdivision for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. *(SUBM-2024-0005)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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

From: Chris Stevens <chrisstevens435@gmail.com>

Sent: Monday, May 4, 2026 11:20 AM

To: City of Dover - Planning <Dover-Planning@doover.nh.gov>

Subject: Supplemental Notice –Supplemental Notice for Placement in Application File – Lot Line Adjustment (Title Number LOTA-2025)

Security Notice: External sender. Use caution with hyperlinks or attachments.

To the Planning Department:

Please place this supplemental notice into the application file for the Lot Line Adjustment identified as Title Number LOTA-2025 (Middle Road & Isaac Lucas Circle; Tax Map M-91C, 90A-3, 90A-6, 90D-1, 90E, 90K; Applicant: Waterside Land Holdings LLC). This filing supplements the record of the prior Lot Line Adjustment application that was before the Planning Board on March 26, 2025, during which my attorney submitted a covenant-violation notice that was accepted into the application file. This notice responds specifically to the “proposed easement” depicted on the submitted Lot Line Adjustment plan, which does not correspond to any recorded Brickyard easement in the chain of title, including the Brickyard Trust deed (Book 1154 / Page 634) and the City’s acceptance instrument (Book 1366 / Page 315). Although the applicant previously recorded a separate easement instrument, that earlier easement is not the easement shown on the plan, does not burden the HOA road system, and does not grant driveway or access rights to Lot 91-C.

At the time this Lot Line Adjustment plan was submitted, the easement shown on the plan was labeled as “proposed,” and the Board noted on the record that the lot conformed based on its existing frontage on Middle Road. Because conformity was established without the easement, the proposed easement was not required for approval, was not acted upon, and was never recorded.

1. Recorded Easements Burdening the City-Accepted Road

The subdivision road was accepted by the City subject to the perpetual easement for “pass and repass in common” that appears in the legal description of each of the fifty-seven HOA lots. This easement originates in the Brickyard Trust deed (Book 1154 / Page 634) and burdens land now owned by the City. Under New Hampshire law, and under the City’s subdivision requirements, easements remain in effect unless affirmatively extinguished by a recorded expungement instrument. No such expungement exists.

The City’s acceptance instrument (Book 1366 / Page 315) expressly incorporates the Brickyard Trust deed, confirming that the road was accepted subject to the existing private easement system. Municipal acceptance conveyed the road infrastructure but did not extinguish or alter the private easement rights that continue to appear in every HOA lot deed.

Because the applicant's materials depict and reference a proposed easement for access, the discrepancy between the plan and the recorded instruments is directly relevant to the Board's review.

2. Road Quitclaim Deed and City Acceptance

The road quitclaim deed transferring Isaac Lucas Circle, Brickyard Drive, and Ruthies Run to the City (Book 1366 / Page 315) conveys only the roadbed, intersections, pump station parcel, and associated sewer and drainage infrastructure. The deed references the 1985 Final Plan and conveys the infrastructure "together with" the sewer and drainage easements shown on that plan, but it does not extinguish or modify the private easement rights established in the Brickyard Trust deed (Book 1154 / Page 634).

No expungement instrument was recorded, and the deed contains no language expanding access rights to parcels outside the HOA system. Under New Hampshire law, municipal acceptance of infrastructure does not extinguish private easements. Accordingly, the perpetual "pass and repass in common" easement and the private utility easements remain fully operative and do not extend to Lot 91-C.

3. Scope of the Perpetual Easement

The perpetual easement grants shared travel rights ("pass and repass in common") to the fifty-seven HOA lots. It does not grant:

- driveway rights,
- frontage,
- primary access rights, or
- any rights to parcels outside the HOA lot group.

The fifty-seven HOA lots obtain frontage and driveway access from the recorded subdivision plan, not from the easement. The easement provides only shared travel rights and does not create frontage or driveway rights for any parcel, including Lot 91-C. Lot 91-C is not a beneficiary of the easement and is not shown on the subdivision plan that created the HOA road system. As a result, the applicant has not demonstrated any recorded right to use the HOA road for driveway access.

Municipal approval cannot create private access rights where none exist in the recorded instruments.

4. Private Utility Easements and the Pump Station Transfer

Each HOA lot deed includes a private utility easement allowing the installation, maintenance, and use of utilities across the subdivision. The City later accepted the utility infrastructure and

the neighborhood pump station (Book 1366 / Page 315), but no expungement instrument was recorded. Under New Hampshire law, municipal acceptance of infrastructure does not extinguish private easement rights.

Accordingly, the private utility easements remain fully operative in the fifty-seven HOA lot deeds. These private easement rights do not extend to Lot 91-C.

5. Private Easement Rights That Remain Operative

Because no expungement was ever recorded, the private easement rights retained in the fifty-seven HOA lot deeds remain in full force. These rights continue to govern internal circulation and utility access within the subdivision. They were not conveyed to the City and were not expanded to include parcels outside the HOA system.

The applicant therefore lacks both:

- the public-side rights necessary to use the City-accepted road for driveway access, and
- the private-side rights necessary to rely on the HOA easement system.

6. Planning Board Jurisdiction

This notice does not request that the City enforce HOA covenants. It requests that the Board avoid approving a plan that relies on access rights the applicant does not possess. The Board's jurisdiction includes confirming that an applicant has demonstrated legal access to support the proposed use. Because the applicant's materials rely on an easement that does not grant driveway or access rights to Lot 91-C, the access requirement has not been met.

7. Procedural Purpose of This Notice

This supplemental filing ensures the Board, staff, and City Attorney are aware of the recorded limitations on the easement burdening the City-accepted road. Any approval relying on access rights not granted in the recorded instruments would place the applicant on notice that such approval does not create or expand private rights.

Thank you for including this clarification in the application file for LOTA-2025.

Respectfully submitted,

Chris Stevens
14 Isaac Lucas Circle
Dover NH 03820
978 273 4877

From: Chris Stevens <chrisstevens435@gmail.com>
Sent: Monday, May 11, 2026 1:21 PM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>
Subject: Re: Meeting - Tuesday 4/28/2026

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hi Erin,

Can you also Please place this supplemental notice into the lot line adjustment application for Waterside Land Holdings, Parcel 91-C and 91-D.

This notice responds specifically to the “easement” depicted on the submitted Lot Line Adjustment plan, which does not correspond to any recorded Brickyard easement in the chain of title, including the Brickyard Trust deed (Book 1154 / Page 634) and the City’s acceptance instrument (Book 1366 / Page 315). Although the applicant previously recorded a separate easement instrument, that earlier easement is not the easement shown on the plan, does not burden the HOA road system, and does not grant driveway or access rights to Lot 91-C.

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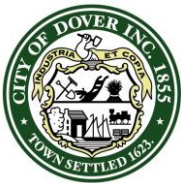
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Thank you for including this clarification in the application file for LOTA-2025.

Respectfully submitted,

Chris Stevens
14 Isaac Lucas Circle
Dover NH 03820
978 273 4877



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, April 28, 2026**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), George DeBoer, Doug Glennon (Vice Chair), Kyle Pimental, Ken Mavrogeorge, Tom Clark, Jeff Sanborn, Melina Gambino (Alternate), Richard Robison (Councilor)

Members Not Present (excused): Devon Dunn, Tyler Allen (Alternate), Eric Salovitch (Alternate)

Staff Present: Donna Benton, Planning Director

G. Cruikshank (Chair) called the meeting to order at 7:03pm, noted that Melina Gambino would be sitting in for Devon Dunn

1. CITIZENS' FORUM

Citizens Forum Open

No one spoke

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- April 14, 2026 Regular Meeting Minutes

Motion: T. Clark moved to approve the regular meeting minutes of April 14, 2026 as submitted. Seconded by: K. Mavrogeorge. Vote: U/A

3. OLD BUSINESS

- A. Consideration and acceptance of a Transfer of Development Rights for Corey MacKoul, Assessor's Map 17, lot 38, zoned R-12, located at 89 Stark Avenue. (Proposal is to request one (1) unit through TDR for a total of three (3) units.) *(TRAN-2026-0003) *(This item was continued from the March 24, 2026 Planning Board meeting.)**

Motion: G. DeBoer moved to remove the item from the table. Seconded by: M. Gambino. Vote: U/A

D. Benton explained that the Applicant is proposing to purchase one residential unit through TDR, for a project total of three residential units, with one single-family home currently existing on site.

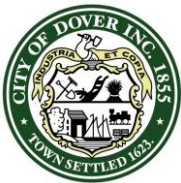
Following Planning Board consideration at the March 24, 2026 meeting, the Board voted to continue the item and since that time, the applicant submitted a revised proposal and plan. Following comments from staff and the Board, the applicant has decreased the original proposal by one unit, resulting in a total of three residential units. Accordingly, the TDR request has also been reduced by one unit, as the base density remains at two units.

In response to Board and abutter feedback, the applicant has increased separation between the proposed homes and adjacent properties. A landscape plan has also been submitted depicting proposed screening and existing trees to be maintained. Site photos of the area have also been provided, along with building elevations for the proposed architectural design. Finally, sight distances and lot coverage were clarified in this submission, with lot coverage meeting the underlying R-12 district maximum of 30%.

Bob Stowell, TriTech Engineering, represented the application and explained the revisions to the original proposal submitted. The new request is for three total units. He also addressed concerns about buffer, additional details about the project, photos and exiting tree conditions, traffic and density, layout, screening, landscaping and existing trees, data on accidents and speeding violations requested.

Public hearing re-opened.

Pat Murphy 8 Hayes Ln states the project does not meet the standards relating to density, lack of green space, noise/ light/ runoff concerns. Traffic is also a big concern relating to site lines and accidents in that area. He



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expounded on that concern giving anecdotal evidence. He suggested a total of two units and explained a safer layout for the project.

Gretchen Knight, 7 Hayes Ln referred to the spirit of the TDR ordinance. She shared many similar concerns and experiences as the previous speaker. She provided additional information about the tree coverage.

Kristen Lanzer 93 Stark Ave shared concerns for the existing trees on the property line.

Jim Nute 12 Governor Sawyer Ln expressed concerns about additional traffic, speeding, site lines and accidents in that area.

Travis Carloni 103 Stark Ave spoke about traffic and accidents that have occurred along with concerns about precedent and what happens when all these lots start turning over and each new owner does the same thing on their similar-sized lots.

Greg Knight 7 Hayes Ln appreciates the reduction, but has concerns about impervious surfaces, runoff, traffic and noise pollution.

Andy Lanzer 93 Stark Ave expressed concerns about safety issues such as traffic and accidents along with giving tree and fire lane details.

Email received from Greg Knight, 7 Hayes Ln., who spoke tonight and wrote to oppose the application.

Email received from Gretchen Knight, 7 Hayes Ln., who spoke tonight and wrote to oppose the application.

Email received from Eric Trufant, 3 Keating Ave., who wrote to oppose the application. He stated that he has concerns with overdevelopment of the lot, reduced privacy, potential loss of property value, and increased noise from removal of vegetation.

Email received from Alan Nasberg, 5 Hayes Ln., who expresses concern that the proposed project will lead to increased congestion and requested the Board to consider the perspective of abutters in their decision making.

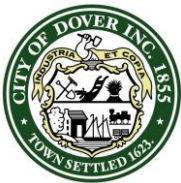
Email received from Pat Murphy, 8 Hayes Ln., who spoke tonight and opposes the application.

Email received from Kristen Lanzer, 93 Stark Ave, who raised concerns about the proposed development and who spoke tonight.

Email received from Kevin Murphy, 100 Stark Ave., who opposes the proposal, citing increased traffic volume and speeding concerns on Stark Avenue, and referencing crash and traffic stop data near the site. He argued that existing conditions already present safety challenges and additional development could worsen these issues, recommending traffic mitigation measures if approved.

Email received from William Seubert, 4 Hayes Ln., who opposes the proposal, raising concerns about increased traffic and safety issues, added noise, loss of vegetation affecting runoff, air quality, and buffering, and uncertainty about project feasibility.

Email received from Sam Goodall, who opposes the proposal, and states they support downtown density but argues that the project would crowd a residential neighborhood, and raised concerns about loss of trees, habitat, privacy, and neighborhood character, and stating the impacts outweigh the benefits.



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Email from Diana Carpinone, Non-Toxic Dover, opposing the project and noted trash, air quality, and that this wasn't a good location for an ADU or TDR.

Public hearing closed.

The applicant addressed public comment

- Traffic assessment and site lines information provided
- Landscape/ site conditions
- Spirit and concept of TDR

Staff and board addressed public comment

- Storm water and runoff

Staff and applicant addressed board comments and questions

- Process and next steps for project review
- Review of the proposal in relation to existing old trees and Planning Board procedures which relate
 - Discussions ensued
- Density options allowed by right on site
 - Discussions and opinions were shared by board members relating to density, walkability, tree protection

STAFF RECOMMENDATION – Transfer of Development Rights

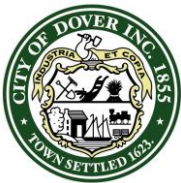
§170-29 provides for additional density to be purchased through Transfer of Development Rights, provided that four criteria are met: The proposal is consistent with the Master Plan; is compatible with the land uses on neighboring lots; is created on property served by public water and sanitary sewer;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

The applicant described the site within the R-12 District as surrounded by a mix of single- and two-family homes. The proposed density, about one unit per 12,800 square feet, now exceeds minimum requirements for the underlying R-12 zoning district, is consistent with abutting lots, and is less dense than many nearby properties. The site is served by municipal water and sewer and has no identified environmental constraints.

The Planning Department recommends the Planning Board make findings, and vote to grant the TDR request with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Granting TDR:

1. A Site Plan application is required to be submitted for review and approval by the TRC and Planning Board; and density may be reduced by Planning Board after review of a fully engineered site plan
2. Payment of TDR fees;
3. Payment of water/sewer investment fees at time of request for service;
4. Revise and submit plan set to include:
 - 4.1. Owners' signatures;
 - 4.2. Correct locus plan sheet;
 - 4.3. Surveyed plan signed and stamped by a LLS;
 - 4.4. The following notes:
 - 4.4.1. "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 one unit for a maximum total of three units on the subject lot."



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4.4.2. Add note to site plan to use best management practices during construction to ensure existing 37" spruce along with any other existing landscaping along the southerly property line is protected.

Motion: K. Pimental moved to approve the Transfer of Development Rights with the subsequent conditions set by staff. Seconded by K. Mavrogeorge. Vote: U/A

The Vice-Chair announced Items 4B and C would be heard together.

- B. Consideration and possible adoption of the proposed Amendments regarding Chapter 153 (Site Plan Regulations). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.
- C. Consideration and possible adoption of the proposed Amendments regarding Chapter 157 (Land Subdivision Regulations). The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located under meeting materials and on the Planning Department page*.

D. Benton provided an overview of the proposed amendments, previous motion to post the amendments, and option to adopt the amendments.

Board members asked clarifying questions of staff and discussed the proposed amendments.

Public hearing opened.

No one spoke

Public hearing closed.

Motion: K. Mavrogeorge moved to adopt the amendments as posted and presented. Seconded by: T. Clark. Vote: U/A

4. NEW BUSINESS

- A. Consideration and acceptance of a Lot Line Adjustment for Waterside Land Holdings, LLC, Assessor's Map M, Lots 91-C and 91-D, zoned R-40, located at Middle Road. *(LOTA-2026-0001)

D. Benton explained that the Applicant is proposing a lot line adjustment between two abutting vacant parcels on Middle Road, adding approximately 31,100 square feet from Lot 91-C to Lot 91-D.

The lot line adjustment will support the creation of a drainage easement for the city in the area for run-off from the adjacent public road, Isaac Lucas Circle. It will also allow for the applicant to work with the city towards conservation efforts.

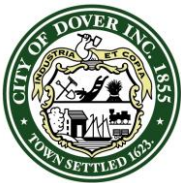
Post lot line adjustment the minimum frontage and lot size zoning requirements will still be met.

Kevin McEneaney, represented the application and explained the request for lot line adjustment between abutting lots.

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

Public hearing opened.

No one spoke



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Emails received from Chris Stevens, 14 Isaac Lucas Circle, who provided information on the Brickyard Homeowners Association and a recorded agreement with the subject property and stated any boundary adjustments may require association review.

Public hearing closed.

STAFF RECOMMENDATION – Lot Line Adjustment

Chapter 157-17 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

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

Subsequent Conditions to Be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds which additionally shall include:
 - 1.1. Planning File Number LOTA-2026-0001
 - 1.2. The owner's signatures
 - 1.3. The LLS stamp and signature
 - 1.4. Add common note regarding proposed utilities.

Motion: T. Clark moved to approve the Lot Line Adjustment with the subsequent conditions. Seconded by M. Gambino. Vote: U/A

- B. Consideration and acceptance of a Conditional Use Permit for Edward Williams, Assessor's Map L, Lot 45-H, zoned R-20, located at 169 Spur Road. (Proposal is to demolish the existing structure and construct a new single-family home with site improvements resulting in approximately 7,839 square feet of impacts to the Conservation District.) *(COND-2026-0023)

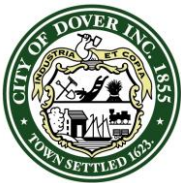
D. Benton explained that the Applicant is proposing to demolish the existing home and construct a new single-family home. The proposed work would result in overlapping impacts to the wetland buffers and Conservation District. There are no direct wetland impacts associated with this proposal.

As the total proposed permanent impacts, 7,839± square feet, are within the 100-foot Conservation District boundary, the Conservation District regulations were considered for the request. An NHDES Standard Dredge and Fill Wetlands Permit was approved for these impacts on March 13, 2026.

On June 19, 2025, the Zoning Board of Adjustment (ZBA) granted a Variance to allow for the proposed structure to be located closer to Spur Road, within the front setback, and further from the wetlands on the parcel.

Drew Olehowski, Hayley Ward represented the application and explained the request for CUP to demolish an existing home and construct a new single-family dwelling. He highlighted the removal of driveway and addition of vegetation.

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



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No one spoke

Email received from Raymond Bardwell, 199 Spur Rd., in support of the application stating that the new construction will be built to “today’s standards.”

Public hearing closed.

STAFF RECOMMENDATION – Conditional Use Permit, Conservation District

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

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170.27.C per their application. The parcel is entirely within the Conservation District, and a Variance was granted to allow the structure to shift farther from the wetlands than the existing home. The proposal improves site conditions by removing impervious surfaces within the buffer, reducing lot coverage from 51% to 24.5%. It also adds new buffer plantings while preserving existing trees. The project has received NHDES wetlands permitting and was reviewed and endorsed by the Conservation Commission.

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

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

1. Submit a copy of approved NHDES Standard Dredge and Fill Wetlands Permit.

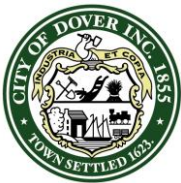
Motion: M. Gambino moved to approve the Conditional Use Permit with the subsequent conditions.

Seconded by T. Clark. Vote: U/A

The Vice-Chair announced Items C, D, and E would be heard together.

- C. Consideration and acceptance of Transfer of Development Rights (TDR) for 25 Dover Point, LLC, Assessor’s Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to purchase two (2) residential units through TDR.) *(TRAN-2026-0002)
- D. Consideration and acceptance of a Conditional Use Permit for 25 Dover Point, LLC, Assessor’s Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to allow for construction of a mixed-use building with associated drainage and grading resulting in approximately 1,797 square feet of permanent impacts to the wetland buffer. There are no direct wetland impacts proposed.) *(COND-2026-0010)
- E. Consideration and acceptance of a Site Plan for 25 Dover Point, LLC, Assessor’s Map K, Lot 26, zoned R-12, located at 28 Dover Point Road. (Proposal is to construct an approximately 3,048 square feet mixed-use building to include three (3) commercial units on the first floor and three (3) residential units on the second floor.) *(SITE-2026-0002)

D. Benton explained that the Applicant is proposing a mixed-use building at 28 Dover Point Rd. consisting of three residential units on the second floor and three commercial units on the first floor. The applicant has also applied for Transfer of Development Rights (TDR) as part of this project with two residential units being sought for approval by the Board.



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, April 28, 2026**
Meeting Time: **7:00 pm**

Approximately ±1,797 square feet of permanent impacts to the wetland buffers have been proposed in relation to the stormwater mitigation design and grading for the project. There are no direct wetland impacts proposed. The applicant has applied for a Conditional Use Permit (CUP) for the related impacts and the Conservation Commission reviewed and endorsed the application at their April 13, 2026 meeting.

On Dec. 18, 2025, the Zoning Board of Adjustment (ZBA) approved three Variances, (ZONE-2025-0037), from Sections 170-11(D), 12(B), and 15(D) to allow for a commercial use within a residential zoning district, an increased build-to line, and to allow for a commercial use closer than 150' from a residential structure within a residential zone.

Similar Variances were granted in 2021 by the ZBA related to a prior approval on site for a medical office building. In that instance, the related project Site Plan and CUP were also approved by the Planning Board.

The Technical Review Committee reviewed the application at their March 12, 2026 meeting. Part of the TRC discussion and review focused on changes to the site design from the previous proposal, appropriate abutter screening, and plan revisions associated with a reduction in the number of residential units from what was originally proposed.

Steve Haight, CivilWorks represented the application and explained the project details including history of the property and previous application, layout, proposed sidewalk, recreation area, and change in use from the previous approval.

He addressed comments and questions from the board related to traffic circle/ light history, additional residential units (Planning Dept process and recommendations) and storm water management.

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

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION – Transfer of Development Rights

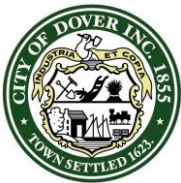
§170-29 provides for additional density to be purchased through Transfer of Development Rights, provided that four criteria are met: The proposal is consistent with the Master Plan; is compatible with the land uses on neighboring lots; is created on property served by public water and sanitary sewer;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

Staff finds the proposal consistent with Master Plan goals by redeveloping an underutilized parcel in a developed area. The site context and zoning are appropriately addressed, with a reasonable proposed density comparable to what is allowed by-right in the R-12 District. While the project includes stormwater improvements within the wetland and stream buffers, the impacts are limited and consistent with those previously approved for the site, and have been endorsed by the Conservation Commission.

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

Subsequent Conditions to be Met Prior to Granting TDR:

1. Approval of Site Plan SITE-2026-0002;
2. Approval of CUP COND-2026-0010;
3. Payment of TDR fees;
4. Payment of water/sewer investment fees at time of request for service;



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, April 28, 2026**
Meeting Time: **7:00 pm**

5. Revise and submit plan set to include:
 - 5.1. Owners' signatures;
 - 5.2. Surveyed plan signed and stamped by a LLS;
 - 5.3. The following note:
 - 5.3.1. "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 two units for a maximum total of four units on the subject lot."

Motion: M. Gambino moved to approve the Transfer of Development Rights with the subsequent conditions. Seconded by D. Glennon. Vote: U/A

STAFF RECOMMENDATION – Conditional Use Permit, 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.

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170-28.F per their application. There are no direct wetland impacts associated with the project, therefore no mitigation or DES permitting is required. All buffer impacts are associated with the grading and stormwater management from the project. No impervious surfaces are proposed within any buffers and the Conservation Commission reviewed and endorsed the application.

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

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

1. Approval of Site Plan (SITE-2026-0002).

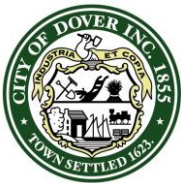
Motion: K. Pimental moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by K. Mavrogeorge. Vote: U/A

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-2026-0002;
 - 1.2. Owner's signatures;
 - 1.3. Professional stamps and signatures;
 - 1.4. Revise lighting plan to address light spillover on neighboring property;
 - 1.5. Label row of trees along northern boundary on landscape plan in compliance with Chapter 153-13.G;
 - 1.6. Remove water shutoff shown in lawn on sheet 8;
2. Approval of CUP (COND-2026-0010);
3. Submit a draft amended utility easement, naming the City of Dover as beneficiary, for review by the City Engineer;



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, April 28, 2026**
Meeting Time: **7:00 pm**

Subsequent Conditions to Be Met Prior to Construction:

4. A pre-construction meeting must be held with City staff;
5. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;

Subsequent Condition to Be Met Prior to Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

7. Issuance of Certificate of Occupancy;
8. Surety or other form of security acceptable to the City is provided for any unfinished work;
9. 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.

The applicant addressed a question about lighting.

He asked a question about one of the conditions which was addressed by K. Mavrogeorge.

Board members and staff discussed the City plans for light/round-about.

Motion: D. Glennon moved to approve the Site Plan with the subsequent conditions set by staff. Seconded by G. DeBoer. Vote: U/A

5. STAFF COMMENT

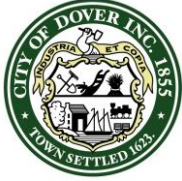
- The NHPA is holding their spring conference next Thursday in Laconia.
- NH BEA's OPD Conference for Board members is Saturday May 9th in Concord (not online)
- No Prior TRCs since the last meeting and no upcoming TRCs currently scheduled.
- May 12th's agenda will include a compliance hearing on the tree cutting near 566 Sixth St.
- May 6th City Council workshop on housing
- D. Benton just got back from the National Planning Conference in Detroit, which was very interesting to see their planning and economic development efforts and network with fellow planners. Dover did receive an award from the Economic Development Division for the Implementation of the Cochecho Waterfront Development being so innovative. More on that will follow.

6. MEMBER COMMENTS

- K. Pimental
 - Legislation update
- G. DeBoer
 - Stark Ave traffic issues- good public feedback tonight
- K. Mavrogeorge
 - May 16 Community Services open house
 - Accolades for Community Services team and their recent work
 - Public input session about Morningside park coming up
- Planning Board Chair signed the following:
 - Lot Merger for 7 and 11 Iona Ave.

7. ADJOURNMENT

Motion: G. DeBoer moved to adjourn at 8:49 pm. Seconded by K. Mavrogeorge. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2026-0013

Application Type: Site Plan Amendment
Applicant(s): Colliers Engineering & Design
Owner(s): Weeks Lane LLC
Location: 29 Weeks Ln. (Assessor's Map 39, Lot 4)
Meeting Date: May 12, 2026

INTENT: Proposal is to amend the approved site plan (File No. P04-39) including site lighting to increase lighting within a proposed ATM area.

AGENDA ITEM #: 4-A

FILE: WAIV-2026-0013

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

OWNER: Weeks Lane LLC

APPLICANT: Colliers Engineering & Design

LOCATION: 29 Weeks Ln. (Assessor's Map 39, Lot 4)

ACREAGE: Lot Size within the City of Dover: 0.19± ac., Approximate Total Lot Size: 1.00± ac.

ZONING DISTRICT: Commercial (C)

EXISTING/ PROPOSED LAND USE:
Commercial (no change)

SURROUNDING LAND USE: Commercial, Residential

WAIVERS REQUESTED: Relief requested to permit higher illumination levels within the ATM area than allowed for parking lot lighting per [§153-14E\(2\)\(b\)](#).

ZBA ACTION: None.

PERMITS REQUIRED: None.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

TECHNICAL REVIEW COMMITTEE:
N/A

CONSERVATION COMMISSION: N/A

ATTACHMENTS: Amended Site Plan, Application Materials.

Summary of Request and Background

The applicant is proposing an amendment to the previously approved Site Plan (File No. P04-39) for a TD Bank, that includes the addition of an exterior ATM and increased site lighting around the ATM area.

The subject property at 29 Weeks Ln. is primarily located in Rollinsford but all proposed work is located in Dover.

One waiver is being proposed as part of this project related to allowed illumination levels for parking lot lighting.

Summary of Waiver Request:

The applicant is seeking one waiver as part of this proposal. The waivers are from the following:

1. [§153-14E\(2\)\(b\)](#), parking area lighting standards.

Consistency with Land Use Regulations –Waivers/Relief

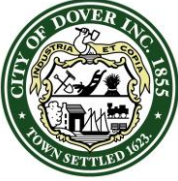
§153-21 of the Site Plan Review Regulations state the "Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

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

Planning Staff believe the applicant's rationale for the waiver meets criterion (1) and waiving such standards and requirements is not contrary to the spirit or intent of the ordinance. The applicant is proposing a lighting plan that exceeds the required 6:1 lighting uniformity ratio for parking areas within the Commercial Zoning District. Due to the security and safety needs associated with an ATM, the applicant has proposed higher lighting levels to support their security camera capabilities and provide a safer environment for customers during transactions at the ATM.

STAFF RECOMMENDATION - Waivers/Relief:

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



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE # WAIV-2026-0013

Application Type: Site Plan Amendment
Applicant(s): Colliers Engineering & Design
Owner(s): Weeks Lane LLC
Location: 29 Weeks Ln. (Assessor's Map 39, Lot 4)
Meeting Date: May 12, 2026

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 waiver:
§153-14E(2)(b), parking area lighting standards.

Consistency with Land Use Regulations – Site Plan

§153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board make the necessary and supporting findings of fact, and vote to approve the Site Plan amendment with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Receive any applicable review and approval by the Town of Rollinsford.
2. Provide physical and digital copies (including CAD) of revised plan sheets for final Planning Board signature which additionally shall include:
 - 2.1. Planning File #WAIV-2026-0013;
 - 2.2. Owners or designees signature(s);
 - 2.3. Professional stamps and signatures;

Subsequent Condition to Be Met Prior to Construction:

2. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;

Subsequent Conditions to Be Met Prior to Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

4. Issuance of Certificate of Completion.
5. Surety or other form of security acceptable to the City is provided for any unfinished work;
6. 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.

WAIV-2026-0013 29 WEEKS LANE

**Property Information**

Location 29 WEEKS LN
Owner VEEKS LANE LLC
Land Use 307C
Zoning Code C
Property Id 39004-000000

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 10/30/2023
Data updated Daily

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



PLAN SNAPSHOT REPORT WAIV-2026-0013 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment **Project:** **App Date:** 04/27/2026
Work Class: Plan **District:** None **Exp Date:** 07/01/2026
Status: Submitted **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Glidden, Jean **Approval Expire Date:**

Description: request a waiver from the parking lot lighting standards set forth in Article IV Site Design and Development Criteria, to permit higher illumination levels within the ATM drive-thru area

Parcel: 39004-000000	Main	Address: 29 Weeks Ln Dover, 03820	Main	Zone:
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Applicant Sarah E North 280 East Broad Street Suite 200 Suite 200 Rochester, NY 14604 Business: (585) 498-7866	Owner Jim Varney 88 County Farm Road Dover, NH 03820 Business: (603) 534-3466 Mobile: (603) 534-3466
--	--

Plan Custom Fields

Waiver Request Detail see attachment

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Planning Waiver / Extension /Amend Application Fee	\$200.00	\$0.00
Total for Invoice NOT INVOICED		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

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



CITY OF DOVER, NEW HAMPSHIRE 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:

James W. Varney

Signature(s) of Property Owner(s):

[Signature]

Date: 4/20/2026

Signature of Applicant:
if different from owner

Gary Kaganowich

Date: 4/21/2026

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:

James W. Varney

Signature(s) of Property Owner(s):

[Signature]

Date: 4/20/2026

Signature of Applicant:
if different from owner

Gary Kaganowich

Date: 4/21/2026

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

WAIV-2026-0013

29 WEEKS LANE

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
38041-000000	2 PINECREST LN	STEIN JAMES M		2 PINECREST LN	DOVER	NH	03820
39009-000000	INDIAN BROOK DR	RICHMOND DOVER REALTY LLC	C/O STOP AND SHOP SUPMKT CO/AFS	30 KIMBALL AVE STE 101	S BURLINGTON VT		05403
38042-000000	14 PINECREST LN	BECK AARON &	BECK KELLY	14 PINECREST LN	DOVER	NH	03820
38037-000000	19 WEEKS LN	OBRIEN CHARLES P	OBRIEN MATTHEW X	130 LAKE ST UNIT B	NASHUA	NH	03060
38038-000000	23 WEEKS LN	JAN VERMEER HOLDING LLC		88 COUNTY FARM RD	DOVER	NH	03820
39003-A00000	18 WEEKS LN	SOURMAIDIS CHARLES &	SOURMAIDIS MARIA	PO BOX 351	ADAMSVILLE	RI	02801
	18 PINECREST LANE	WHISNANT OWEN L		18 PINECREST LANE	DOVER	NH	03820
	518 HIGH STREET	P-POD REAL ESTATE HOLDINGS, LLC		133 EMERALD LAND	DOVER	NH	03820
		TOWN OF ROLLINSFORD		PO BOX 309	ROLLINSFORD	NH	03869
	11 KELWYN DRIVE	BIECHELLE, KILEY K & BENEDICT J		141 KELWYN DRIVE	SOMERSWORTH	NH	03878
		YACOB JOAN C REV TRUST 50%	LOUNES YACOB REC TRUST 50%	12 GREENFIELD DRIVE	SOMERSWORTH	NH	03878
39004-000000	29 WEEKS LN	VEEKS LANE LLC	C/O VARNEY TD BANK NA ATTN PROP T	380 WELLINGTON ST 12TH	LONDON ON		CANADA N6A
	Civil Engineer	Justin Lattierre, P.E.		280 E. Broad Street, Suite 2	ROCHESTER	NY	14604
	Architect	Frank Russo		2 Penn Center, Suite 700, 1	PHILADELPHIA	PA	19102
	Landscape Architect	Jeffrey P. Allen		53 Frontage Road, Suite 11	Hampton	NJ	08827
	Applicant	Joseph O'Connor		211 Welsh Pool Road, Suite	Exton	PA	19341

04/21/2026

Waiver Request

29 Weeks Lane

39004-000000

TD Bank #2080 Drive-Thru Improvements

Request a waiver from the parking lot lighting standards set forth in Article IV Site Design and Development Criteria to permit higher illumination levels within the ATM drive-thru area. The proposed lighting exceeds typical parking lot limits; however, this area functions as an active bank drive-through ATM, not a passive parking field. The use involves continuous vehicle movement, proximity to fixed structures, and periodic pedestrian activity, all of which require enhanced visibility for safety and security. Increased lighting levels improve driver awareness, support security camera performance, and provide a safer environment for customers conducting financial transactions, particularly at night. This condition is consistent with the intent of the code, which allows higher lighting levels in areas with active vehicular use such as canopy-covered facilities. Additionally, the site is not adjacent to any residential properties, significantly reducing the potential for adverse impacts such as light trespass or glare. The lighting design incorporates full cutoff fixtures and is directed downward to contain illumination within the immediate operational area. Strict adherence to standard parking lot lighting levels in this context would compromise safety, and therefore the requested waiver is both reasonable and appropriate.

As noted, D:\03\TD Bank - ATM Program Rev-03/20/2026 - Weeks Crossing.dwg

DRAWING SYMBOLS

VIEW TITLE DETAIL NO. 1 View Name SCALE : 1/8" = 1'-0"	DETAIL CALLOUT DETAIL NO. 1 SIM DRAWING NO.	101 DOOR MARKER XX WINDOW TYPE MARKER Room name 101 ROOM TAG
SECTION MARKER VIEWING DIRECTION 1 DETAIL NO. DRAWING NO.	ELEVATION MARKER Ref 1 ELEVATION NO. A000 DRAWING NO.	SCHEDULED DOOR EXISTING DOOR # KEYNOTE # KEYNOTE (REMOVALS)
DETAIL SECTION VIEWING DIRECTION 1 DETAIL NO. DRAWING NO.	BREAK MARKER NORTH ARROW (SHOWN IN KEYPLAN) XXX --- NEW COLUMN ID XXX --- EXISTING COLUMN ID	# KEYNOTE (REMOVALS) XX EQUIPMENT TAG ELEVATION NOTATION 8'-0" CEILING HEIGHT
ACCESSORY MARKER		

MATERIAL INDICATORS

	UNDISTURBED EARTH		STEEL		FINISH WOOD
	GRAVEL OR CRUSHED STONE		RIGID INSULATION		BATT INSULATION
	CAST STONE		BRICK		WOOD FRAMING (CONTINUOUS)
	CONCRETE		PLYWOOD		WOOD BLOCKING (DISCONTIN.)
	CONCRETE MASONRY UNIT		SAND OR GYPSUM BOARD		EXISTING

WALL STYLES

	EXISTING BRICK WALL		BRICK WALL		EXISTING WALL REMOVAL
	EXISTING CMU WALL		CMU WALL		
	EXISTING STUD WALL		STUD WALL		

ABBREVIATIONS

A/C	AIR CONDITIONING	ID	INTERIOR DIAMETER	T	TREAD
ACP	ACOUSTICAL CEILING PANELS	INSUL	INSULATION	T&G	TONGUE AND GROOVE
ADJ	ADJUSTABLE	INT	INTERIOR	TEMP	TEMPORARY
AFF	ABOVE FINISH FLOOR	INV	INVERT	TH	THRESHOLD
ALUM	ALUMINUM			TO	TOP OF
		JAN CL	JANITORS CLOSET	TR	TRANSITION
BD	BOARD	JT	JOINT	TYP	TYPICAL
BLKG	BLOCKING				
BO	BOTTOM OF	L	LONG	UNO	UNLESS NOTED OTHERWISE
		LAM	LAMINATE	UPH	UPHOLSTERY
CG	CORNER GUARD	LAV	LAVATORY	UR	URINAL
CJ	CONTROL JOINT	LLV	LONG LEG VERTICAL		
CL	CENTER LINE	LMC	LINEAR METAL CEILING	VAR	VARIES
CLG	CEILING	LTL	LINTEL	VB	VINYL BASE
CLR	CLEAR	LVR	LOUVER	VCT	VINYL COMPOSITION TILE
CM	CONSTRUCTION MANAGER	LVT	LUXURY VINYL TILE	VERT	VERTICAL
CMT	CERAMIC MOSAIC TILE			VEST	VESTIBULE
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	VIF	VERIFY IN FIELD
COL	COLUMN	MECH	MECHANICAL	VWC	VINYL WALL COVERING
CONC	CONCRETE	MEZZ	MEZZANINE		
CONT	CONTINUOUS	MFR	MANUFACTURER	W	WIDE
CT	CERAMIC TILE	MIN	MINIMUM	W/	WITH
CTB	CERAMIC TILE BASE	MO	MASONRY OPENING	W/O	WITHOUT
		MTL	METAL	WB	WOOD BASE
D	DEEP			WC	WATER CLOSET
DF	DRINKING FOUNTAIN	NIC	NOT IN CONTRACT	WCV	WALL COVERING
DIA	DIAMETER	NTS	NOT TO SCALE	WD	WOOD
DIM	DIMENSION			WDT	WINDOW TREATMENT
DWG	DRAWING	OC	ON CENTER	WF	WOOD FLOORING
		OPP	OPPOSITE	WOM	WOODKOFF MAT
EA	EACH			WP	WATERPROOF
EIFS	EXTERIOR INSULATION FINISH SYSTEM	P	PAINTED	WT	WALL TILE
ELEC	ELECTRICAL	PB	PORCELAIN BASE		
ELEV	ELEVATIONS	PCC	PRE CAST CONCRETE		
EXF	EPOXY FLOORING	PCF	POUNDS PER CUBIC FOOT		
EXP	EXPANSION	PL	PLATE		
EXP BT	EXPANSION BOLT	PLF	POUNDS PER LINEAR FOOT		
EXT	EXTERIOR	PLM	PLASTIC LAMINATE		
		PP	PLASTIC PANELING		
F	FABRIC	PSF	POUNDS PER SQUARE FOOT		
FCO	FLOOR CLEANOUT	PSI	POUNDS PER SQUARE INCH		
FD	FLOOR DRAIN	PT	PORCELAIN TILE		
FE	FIRE EXTINGUISHER	PTWD	PRESSURE PRESERVATIVELY - TREATED WOOD		
FEC	FIRE EXTINGUISHER CABINET				
FFE	FINISH FLOOR ELEVATION	QT	QUARRY TILE		
FLG	FLOORING				
FLR	FLOOR	R	RISER		
FPR	FIBER REINFORCED PLASTIC	RB	RUBBER BASE		
FR	FIRE RATED	RCP	REFLECTED CEILING PLAN		
FT	FLOOR TILE	RD	ROOF DRAIN		
FTG	FOOTING	REBAR	REINFORCED STEEL BARS		
		REINF	REINFORCING		
GA	GAUGE	RESIL	RESILIENT		
GALV	GLAVANIZED	RF	RESILIENT FLOORING		
GC	GENERAL CONTRACTOR	RM	ROOM		
		RO	ROUGH OPENING		
H	HIGH	RTU	ROOF TOP UNIT		
HB	HOSE BIBB				
HC	HOLLOW CORE	SC	SEALED CONCRETE		
HDR	HEADER	SIM	SIMILAR		
HDWR	HARDWARE	SMS	SHEET METAL SCREW		
HM	HOLLOW METAL	SPEC	SPECIFICATION		
HORIZ	HORIZONTAL	SS	SOLID SURFACE		
HPC	HIGH PERFORMANCE COATING	SST	STAINLESS STEEL		
HVAC	HEATING/VENTILATION/AIR CONDITIONING	STC	SOUND TRANSMISSION CLASS		
HW	HOT WATER	STD	STANDARD		
HWT	HOT WATER TANK	STL	STEEL		
		STRUCT	STRUCTURAL		
		SYS	SYSTEM		

KEYPLAN



LOCATION PLAN



PROJECT INFORMATION

BUILDING CODES:
2021 NFPA 1
2021 NFPA 101
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE

ALL WITH STATE OF NEW HAMPSHIRE ADOPTION AMENDMENTS

2017 ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROJECT SCOPE:
REMOVE PORTION OF EXISTING LANDSCAPING
INSTALL PARTIAL CONCRETE SIDEWALK
INSTALL NEW EXTERIOR WALK-UP ATM W/ CANOPY
INSTALL NEW LIGHT POLE AND FIXTURE

2080 WEEKS CROSSING
29 WEEKS LANE
DOVER, NH 03820



PROJECT DIRECTORY

Owner TD Bank 12000 Atrium Way Mt. Laurel, NJ 08054 Contact: Gary Kaganowich T: (917) 282-5432	Architect CED ARCHITECTURE, INC. 1500 JFK Blvd. 2 Penn Center, Suite 700 Philadelphia, PA 19102 Contact: Claudia Humphrey T: (267) 817-7284	Site/Civil Colliers Engineering & Design, Inc. 1500 JFK Blvd. 2 Penn Center, Suite 700 Philadelphia, PA 19102 Contact: Chris Gammons T: (732) 704-5207	Structural Colliers Engineering & Design, Inc. 35 Pond Park Rd. Bay 16 Hingham, MA 02043 Contact: Ed Preece T: (781) 452-7121
Construction Manager RJP CONSULTING GROUP 211 WELSH POOL ROAD, SUITE 200 EXTON, PA 19341 Contact: JOSEPH O'CONNOR T: (732) 691-1540 joconnor@rjpcg.com	General Contractor TBD Street City/State/Zip Contact: T: () F: ()	Electrical Engineering Colliers Engineering & Design, Inc. 1500 JFK Blvd. 2 Penn Center, Suite 700 Philadelphia, PA 19102 Contact: Brett Garner T: (904) 760-4510	

		08/22/2025 - ISSUE FOR REVIEW	02/25/2026 - ISSUED FOR PERMIT
01 - GENERAL			
G001	SYMBOLS, ABBREVIATIONS, AND DRAWING INDEX	X	X
02 - SITE			
C080	DEMOLITION PLAN		X
C100	SITE PLAN		X
C500	SITE DETAILS		X
03 - CIVIL			
C160	LIGHTING AND PHOTOMETRIC PLAN		X
C160.1	LIGHTING DETAILS		X
04 - ARCHITECTURAL			
A101	EXTERIOR CONSTRUCTION PLAN	X	X
A102	ATM CANOPY DETAILS		X
05 - ELECTRICAL			
E001	ELECTRICAL SYMBOLS AND GENERAL NOTES		X
ES001	SITE LIGHTING PLAN		X
06 - STRUCTURAL			
S001	STRUCTURAL NOTES		X
S002	STRUCTURAL NOTES		X
S100	CANOPY FOUNDATION AND ROOF FRAMING PLAN		X
SS01	SECTIONS & DETAILS		X

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SCALE: AS SHOWN	DATE: 02/20/2026	DRAWN BY: A CELESTE	CHECKED BY: C HUMPHREY
PROJECT NUMBER: 25008216A	DRAWING NAME:	REVIEWED BY:	

SHEET TITLE:
SYMBOLS, ABBREVIATIONS,
AND DRAWING INDEX

SHEET NUMBER:

G001

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



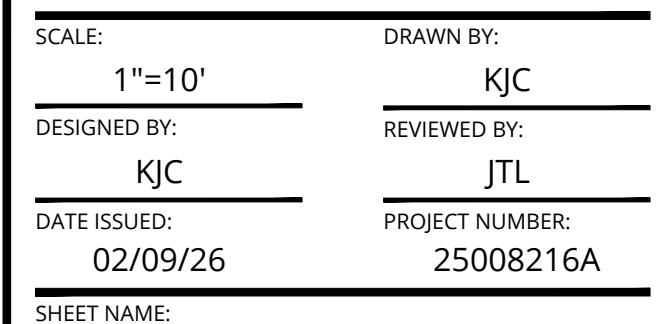
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WEEKS CROSSING
29 WEEKS LANE
DOVER, NH



Justin Lattierre
NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 18642
COLLIERS ENGINEERING & DESIGN, INC.
N.H. C.O.A. # 02067



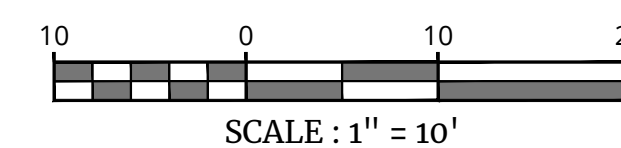
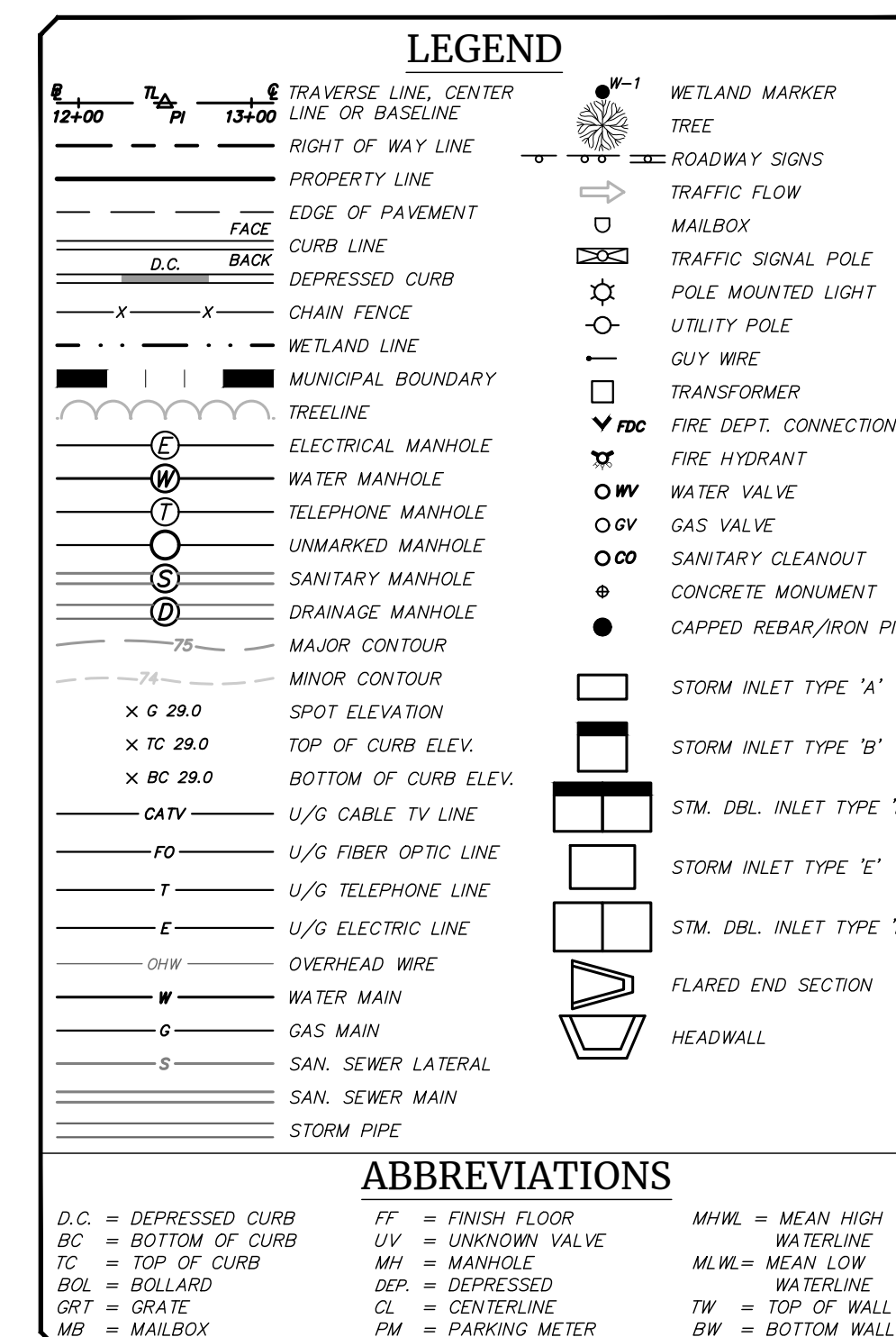
C080

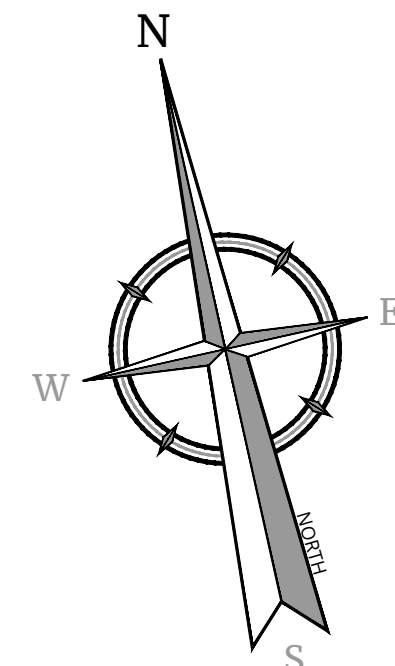
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1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED **"BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY"**, DATED **1/22/26**, PREPARED BY **COLLIERS ENGINEERING AND DESIGN**.
2. COLLIERS ENGINEERING AND DESIGN IS NOT RESPONSIBLE FOR JOB SAFETY OR SUPERVISION OF CONTRACTOR SHALL PROCEED WITH DEMOLITION IN A SYSTEMATIC AND SAFE MANNER FOLLOWING ALL OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
3. ALL REQUIRED DEMOLITION PERMITS MUST BE OBTAINED FROM ALL REQUIRED AGENCIES PRIOR TO COMMENCEMENT OF WORK.
4. ANY ASBESTOS REMOVAL MUST BE DONE BY A CERTIFIED ASBESTOS REMOVAL CONTRACTOR.
5. CONTRACTOR SHALL CALL NEW JERSEY ONE CALL AT 811 OR 800-272-1000 A MINIMUM OF 72 HOURS IN ADVANCE OF ALL SITE EXCAVATION WORK.
6. PROPER FENCING OR PUBLIC PROTECTION DEVICES MUST BE CONSTRUCTED AND MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES DURING DEMOLITION PHASE.
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH M.U.T.C.D. AND STATE DOT STANDARDS AND SPECIFICATIONS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST, DIRT AND DEBRIS DURING DEMOLITION AND CONSTRUCTION PHASES.
9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL, INCLUDING ASBESTOS ABATEMENT.
10. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS.

1. INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH STATE GUIDELINES FOR EROSION SEDIMENT CONTROL, AND THE GOVERNING TOWN REQUIREMENTS.
2. INSTALL INLET PROTECTION, PROGRESSIVELY ADJACENT TO CONSTRUCTION AREA.
3. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED WHEN THEY HAVE REACHED THE DESIGN LIFE INDICATED IN THE STATE GUIDELINES.
4. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL THROUGHOUT CONSTRUCTION.
5. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
6. DUST SHALL BE CONTROLLED BY WATERING.
7. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS OF THE PROPOSED SITE.
8. CONTRACTOR SHALL USE CONCRETE WASHOUT AREAS WHEN NECESSARY AND DISPOSE OF EXCAVATED MATERIALS IN COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS.





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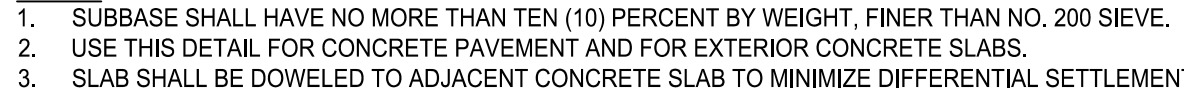
Justin Lattierre
PSHIRE LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 18642
LIERS ENGINEERING & DESIGN, INC.
N.H. C.O.A. #: 02067



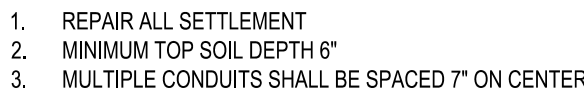
SCALE:	DRAWN BY:
1"=10'	KJC
DESIGNED BY:	REVIEWED BY:
KJC	JTL
DATE ISSUED:	PROJECT NUMBER:
02/09/26	25008216A
SHEET NAME:	

C500

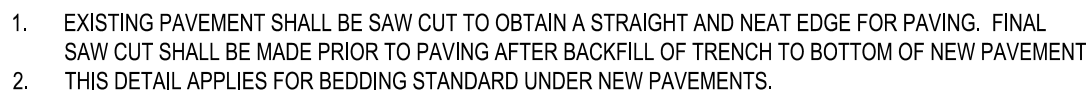
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3	NT
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2



- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF

NOT TO SCALE

(NJ-1010101 - 01/2025)



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NEW HAMPSHIRE LICENSED LANDSCAPE ARCHITECT
 LICENSE NUMBER: 00076
 COLLIERS ENGINEERING & DESIGN, INC.



280 East Broad Street
Suite 200
Rochester, NY 14604
Phone: 585.232.5135
ALLIERS ENGINEERING & DESIGN, INC.

RL

CC

PROJECT NUMBER:

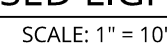
PROJECT NUMBER:
25008216

LIGHTING AND PHOTOMETRIC PLAN

DRAWING NUMBER:

C160

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OVERALL LIGHTING LEVELS

AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVG:MIN	MAX:MIN
PROPOSED 5'x5' LIGHTING GRID	5.0 FC	14.0 FC	0.3 FC	16.55:1.00	46.67:1.00

PROPOSED LIGHTING SCHEDULE								
SYMBOL	LABEL	QTY	CATALOG NUMBER	LAMP	WATTAGE	LLF	MOUNT HT.	POLE
	EF-S4N*	1	ECF-5-64L-900-WW-G2-4	LED	178	0.9	21.5'	SS5-CB-4-11-25**
	R1-LP	1	LED6-5H-SYL15-35K-6L5H10-CL	LED	13	0.9	7.5'	

* EF-S4N IS A PROPOSED FIXTURE, POLE AND FOUNDATION

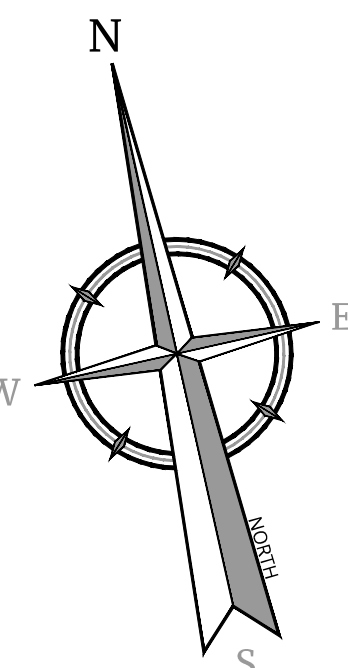
** CONTRACTOR TO MODIFY POLE TO MATCH HEIGHT OF EXISTING POLES ON SITE.

LEGEND

	TRAVERSE LINE, CENTER LINE OR BASELINE		WETLAND MARKER
	RIGHT OF WAY LINE		TREE
	PROPERTY LINE		ROADWAY SIGNS
	EDGE OF PAVEMENT		TRAFFIC FLOW
	CURB LINE		MAILBOX
	DEPRESSED CURB		TRAFFIC SIGNAL POLE
	CHAIN FENCE		POLE MOUNTED LIGHT
	WETLAND LINE		UTILITY POLE
	MUNICIPAL BOUNDARY		GUY WIRE
	TREELINE		TRANSFORMER
	ELECTRICAL MANHOLE		FIRE DEPT. CONNECTION
	WATER MANHOLE		FIRE HYDRANT
	TELEPHONE MANHOLE		WATER VALVE
	UNMARKED MANHOLE		GAS VALVE
	SANITARY MANHOLE		SANITARY CLEANOUT
	DRAINAGE MANHOLE		CONCRETE MONUMENT
	MAJOR CONTOUR		CAPPED REBAR/IRON PIPE
	MINOR CONTOUR		STORM INLET TYPE "A"
	SPOT ELEVATION		STORM INLET TYPE "B"
	TOP OF CURB ELEV.		STM. DBL. INLET TYPE "B"
	BOTTOM OF CURB ELEV.		STORM INLET TYPE "E"
	U/G CABLE TV LINE		STM. DBL. INLET TYPE "E"
	U/G FIBER OPTIC LINE		FLARED END SECTION
	U/G TELEPHONE LINE		HEADWALL
	U/G ELECTRIC LINE		
	OVERHEAD WIRE		
	WATER MAIN		
	GAS MAIN		
	SAN. SEWER LATERAL		
	SAN. SEWER MAIN		
	STORM PIPE		

ABBREVIATIONS

D.C. = DEPRESSED CURB	FF = FINISH FLOOR	MHWL = MEAN HIGH WATERLINE
BC = BOTTOM OF CURB	UV = UNKNOWN VALVE	MLWL = MEAN LOW WATERLINE
TC = TOP OF CURB	M = MANHOLE	
BOL = BOLLARD	DE = DEPRESSED	
GR = GRATE	CL = CENTERLINE	
MB = MAILBOX	PM = PARKING METER	
		TW = TOP OF WALL
		BW = BOTTOM WALL



1. THIS SHEET IS INTENDED SOLELY FOR LIGHTING DESIGN PURPOSES.
2. THIS LIGHTING ANALYSIS APPLIES ONLY TO THE PROPOSED AT-LOC AMATION. IT DOES NOT CONSTITUTE AN ANALYSIS OF ANY EXISTING AT-LOC MACHINES.
3. SHEET C160.1 PROVIDES LIGHTING DETAILS AND ORDERING INFORMATION. THE GENERAL NOTES, INCLUDED ON THE NOTES SHEET WITHIN THIS PLAN SET, SHALL BE THE BASIS FOR THE CONTRACT DOCUMENTS AND SHALL BE CONSIDERED FULLY BINDING.
4. ALL LIGHT LEVELS SHOWN ON THIS PLAN REPRESENT AVERAGE MAINTAINED FOOT CANDLE (FC) VALUES MEASURED ON A HORIZONTAL PLANE AT THE ELEVATIONS SPECIFIED.
5. ALL MOUNTING HEIGHTS ARE MEASURED FROM THE FINISHED EXTERIOR GRADE TO THE LUMINAIRE LIGHT SOURCE.
6. THE LIGHT LOSS FACTORS (LLF) INDICATED IN THE LUMINAIRE SCHEDULE ARE DERIVED FROM MANUFACTURER DATA IN ACCORDANCE WITH IES TESTING STANDARDS. ALL CALCULATED LIGHT LEVELS SHOWN ON THIS PLAN INCORPORATE THE LLF VALUES LISTED IN THE SCHEDULE.
7. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. THE CONTRACTOR SHALL VERIFY THE POLE LOCATIONS AND FIELD PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH UTILITIES, PAVEMENTS, FENCING, AND OTHER SITE FEATURES.
8. THE CONTRACTOR SHALL COORDINATE UNDERGROUND CONDUIT ROUTING WITH THE CITY OF TRENTON.
9. EXISTING SITE LIGHTING WAS MODELLED IN THE PHOTOMETRIC MODEL AS NOTED ON THE PLAN, AND IS ASSUMED TO REMAIN UNLESS OTHERWISE NOTED ON THIS PLAN.
10. THE ELECTRICAL CONTRACTOR SHALL ADHERE TO ALL CONTRACTOR RESPONSIBILITIES OUTLINED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOISE, GRADING AND UTILITY REQUIREMENTS, SITE SAFETY PROVISIONS, AND ALL APPLICABLE REGULATORY STANDARDS. THE DESIGN PLAN ILLUSTRATES PROJECTED MAINTAINED LIGHTING LEVELS BASED ON THE SUPPLIER'S PHOTO-METRIC DATA. THE ACTUAL MAINTAINED FIELD ILLUMINATION AND LUMINAIRE PERFORMANCE MAY VARY DUE TO WEATHER CONDITIONS, ELECTRICAL FLUCTUATIONS, LAMP TOLERANCES, MAINTENANCE PRACTICES, FIXTURE AGING, AND OTHER VARIABLE FIELD FACTORS.

12. ANY CONFLICTS BETWEEN LIGHT FIXTURE LOCATIONS AND DRAINAGE FEATURES, UTILITIES, OR STRUCTURES MUST BE REPORTED IN WRITING TO THE PROFESSIONAL OF RECORD PRIOR TO THE START OF CONSTRUCTION.

13. THIS LIGHTING PLAN IDENTIFIES LUMINAIRE LOCATIONS AND TYPES ONLY. REFERENCE TO THE ELECTRICAL DRAWINGS FOR POWER DISTRIBUTION, CONDUIT ROUTING, WIRING REQUIREMENTS, CONTROLS, AND ASSOCIATED ELECTRICAL COMPONENTS. COORDINATION WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER IS REQUIRED TO ENSURE PROPER POWER SOURCES AND CONTROL DEVICES. ALL INSTALLATIONS SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL REGULATIONS, AS WELL AS THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND ELECTRICAL CODES.

14. COORDINATE ALL BUILDING MOUNTED LIGHTING FIXTURES AND THEIR LOCATIONS WITH THE ARCHITECT TO AVOID ARCHITECTURAL CONFLICTS.

15. UPON PROJECT ACCEPTANCE, THE OWNER ASSUMES FULL RESPONSIBILITY FOR ALL MAINTENANCE, SERVICING, REPAIR, AND INSPECTION OF THE LIGHTING SYSTEM AND ITS COMPONENTS. ROUTINE MAINTENANCE—including visual inspections, lens cleaning, and manufacturer recommended servicing—is required to ensure proper performance. FAILURE TO CONDUCT REGULAR MAINTENANCE MAY RESULT IN REDUCED LIGHTING LEVELS AND NONCOMPLIANCE WITH THE APPROVED DESIGN.

16. LUMINAIRES SHALL BE MANUFACTURED BY GARDCO/STONCO AS INDICATED ON THE PERMIT DRAWINGS. ANY MODIFICATIONS TO THE FIXTURE MANUFACTURER, MOUNTING HEIGHT, LOCATIONS, OR LED KELVIN TEMPERATURE MUST BE ACCOMPANIED BY A FULLY ENGINEERED PHOTOMETRIC PLAN DEMONSTRATING COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND SUBMITTED TO CED FOR REVIEW AND APPROVAL.

17. PROPOSED LUMINAIRES AND POLE FINISHES SHALL MATCH THE EXISTING ON SITE LIGHTING ASSEMBLIES.

18. THE COLOR TEMPERATURE OF EXISTING ON-SITE LIGHTS TO BE IDENTIFIED PRIOR TO ORDERING OF PROPOSED LIGHT FIXTURES. PROPOSED LIGHTS MUST MATCH IN COLOR TEMPERATURE.

19. WHERE EXISTING LIGHT POLE FOUNDATIONS ARE PROPOSED FOR REUSE, THE CONTRACTOR SHALL INSPECT AND VERIFY THEIR STRUCTURAL INTEGRITY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY AND LIABILITY FOR THE ADEQUACY AND PERFORMANCE OF ANY REUSED FOUNDATIONS.

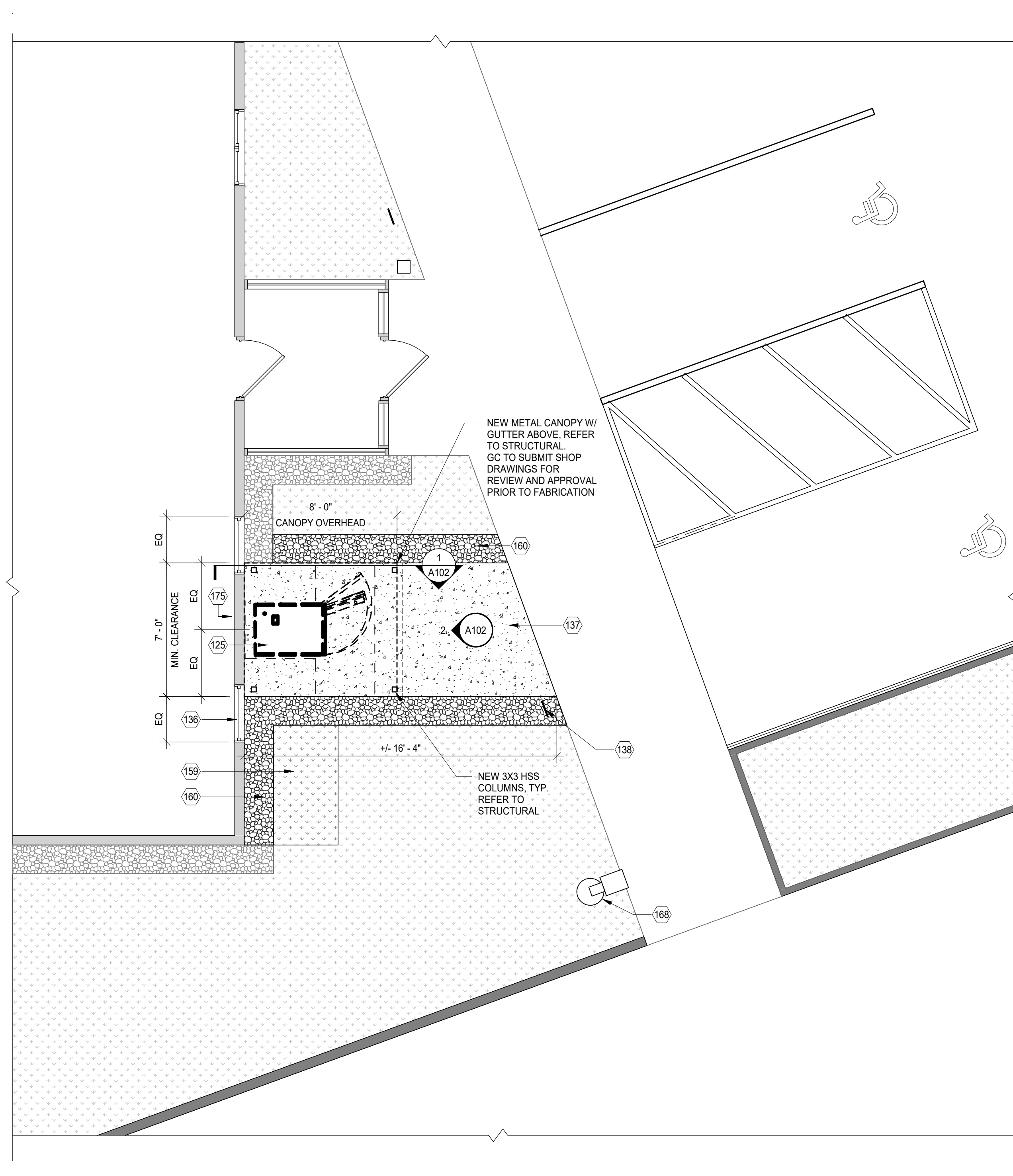
20. THE LIGHT PO FOUNDATION DETAIL SHOWN IS FOR REFERENCE ONLY. IT IS SUPPLIED BY TO BANK AND WAS DESIGNED BY OTHERS. COLLIER'S ENGINEERING & DESIGN HAS NOT REVIEWED OR APPROVED ITS SUITABILITY FOR SITE SPECIFIC GEOTECHNICAL CONDITIONS, STRUCTURAL LOADING, WIND CRITERIA, OR ANY CODE REQUIRED DESIGN PARAMETERS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS AND ENSURING THE FINAL FOUNDATION DESIGN IS REVIEWED, SEALED, AND APPROVED BY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER OF RECORD.



3 EXISTING PHOTO



4 EXISTING PHOTO

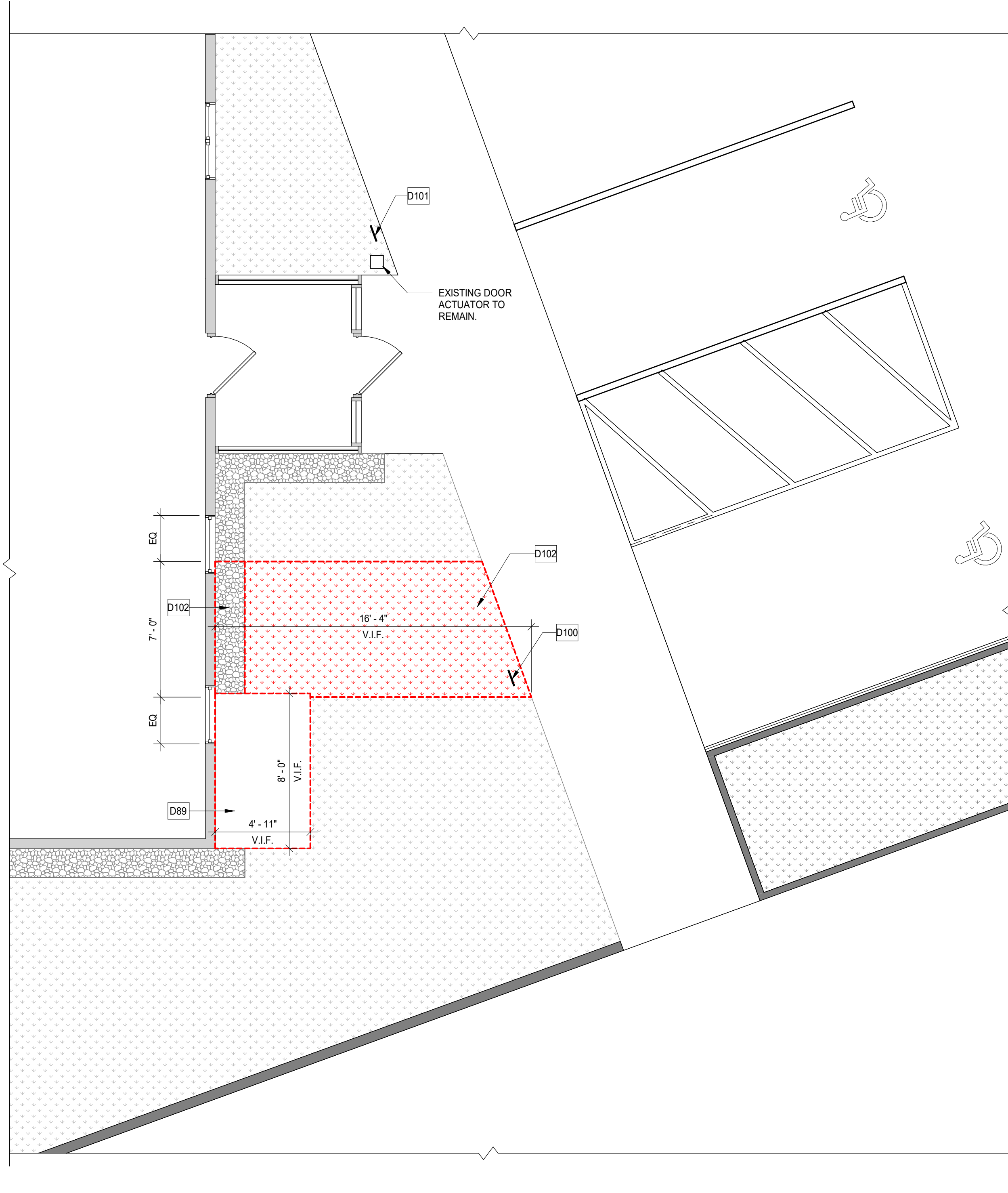


2 CONSTRUCTION FLOOR PLAN

SCALE : 1/4" = 1'-0"

NEW WORK KEYNOTES

- 125 INSTALL NEW DN430V ATM W/MFR PROVID TRIM KIT
136 NEW PRIVACY FILM TO BE INSTALLED ON GLAZING. TD STANDARD 3M-SOLID DUSTED CRYSTAL.
137 NEW CONCRETE SIDEWALK, PER CIVIL. MATCH ADJACENT EXISTING TEXTURE & COLOR.
138 RELOCATED ADA PARKING SIGN.
159 NEW LANDSCAPING TO MATCH EXISTING.
160 NEW 1'-2" LARGE MULTI-COLORED POND ROCKS TO MATCH EXISTING.
168 INSTALL NEW LIGHT FIXTURE, POLE, AND FOUNDATION. REFER TO ENGINEERING DRAWINGS.
175 PATCH/REPAIR DRYWALL AND REFINISH TO MATCH EXISTING WALL FINISH, AS REQUIRED.



1 FIRST FLOOR DEMOLITION PLAN

SCALE : 1/4" = 1'-0"

DEMOLITION KEYNOTES

- D89 REMOVE PORTION OF EXISTING CONCRETE PAVING AS REQUIRED PER CIVIL DRAWINGS
D100 EXISTING ADA SIGNAGE TO BE RELOCATED.
D101 EXISTING ADA SIGNAGE TO REMAIN.
D102 AREA OF DEMOLITION FOR INSTALLATION OF NEW CONCRETE. REMOVE ALL PLANTINGS. REMOVE/RELOCATE ANY EXISTING IRRIGATION EQUIPMENT TO ACCOMMODATE NEW INSTALLATION.

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DATE
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2 Penn Center Plz, Suite 700
Philadelphia, PA 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN
DATE: 02/20/2026
PROJECT NUMBER: 25008216A
DRAWING NAME:
DRAWN BY: A CELESTE
CHECKED BY: C HUMPHREY
REVIEWED BY:

SHEET TITLE
EXTERIOR CONSTRUCTION
PLAN

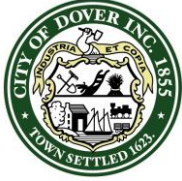
SHEET NUMBER:

A101

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

[illegible]

GENERAL	POWER	POWER	POWER	SIGNAL	SITE	GENERAL NOTES:
	PANEL NAME			SITE	FIRE ALARM	1. MINIMUM CIRCUIT BREAKER SIZE FOR CONDUITS SHOWN ON PLANS IS 20A, 1 POLE FOR 120VAC UNLESS OTHERWISE NOTED/SHOWN ON PLANS 2. MINIMUM BRANCH CIRCUIT WIRING SHALL BE #12 AWG. DERATE CONDUCTORS PER NEC FOR VOLTAGE DROP AND CONDUIT FILL. 3. PROVIDE GROUNDING PER NEC (ARTICLE 250). 4. PROVIDE A SEPARATE NEUTRAL CONDUCTOR FROM PANELBOARD FOR EACH BRANCH CIRCUIT. 5. CONTRACTOR SHALL COORDINATE WORK WITH ASSOCIATED TRADES. 6. CONTRACTOR SHALL SEAL WITH AN APPROVED METHOD ALL ELECTRICAL PENETRATIONS THRU FIRE FLOOR/PROOF/RATED WALLS, FLOORS, CEILINGS OR OTHER AREAS. 7. CONTRACTOR SHALL PROVIDE FUSES SIZED PER MANUFACTURERS RECOMMENDATIONS FOR ALL EQUIPMENT INSTALLED WITH FUSED STARTERS OR DISCONNECTS. 8. ALL EXTERIOR PVC CONDUIT SHALL TRANSITION TO RGS CONDUIT WITHIN 18\"/>



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SUBM-2024-0005

Purpose:	Compliance Hearing
Owner(s):	Fergus & Jennifer Cullen
Location:	566 Sixth St. (Assessor's Map B, Lots 4-F, 4-F-1, and 4-F-2)
Meeting Date:	May 12, 2026

INTENT: Hold a public hearing related to compliance with applicable regulations and conditions of approval for the Minor Subdivision approved at 566 Sixth St. and determine if subdivision and site conditions are in compliance. *[Planning Board approved the application for subdividing one lot into three lots through Transfer of Development Rights (TDR) on May 27, 2025]*

AGENDA ITEM #: 4-B

FILE: SUBM-2024-0005

LOTS/UNITS PROPOSED: Three lots and three units through TDR, five units total (no change from approval)

OWNER: Fergus & Jennifer Cullen

LOCATION: 566 Sixth St. (Assessor's Map B, Lots 4-F, 4-F-1, and 4-F-2)

ACREAGE: Assessor's Map B, Lot 4-F = 19,942± s.f. (0.45± ac.)
Assessor's Map B, Lot 4-F-1 = 19,480± s.f. (0.45± ac.)
Assessor's Map B, Lot 4-F-2 = 19,580± s.f. (0.45± ac.)

ZONING DISTRICT: R-40

EXISTING/ PROPOSED LAND USE:
Residential (no change)

SURROUNDING LAND USE: Residential

WAIVERS REQUESTED: None.

ZBA ACTION: None.

PERMITS REQUIRED: None.

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

TECHNICAL REVIEW COMMITTEE:
N/A

CONSERVATION COMMISSION: N/A

ATTACHMENTS: Approved subdivision plan (SUBM-2024-0005), supporting materials.

Summary of Request and Background

On May 27, 2025, the Planning Board approved a proposal to subdivide the subject parcel at 566 Sixth St. into three total lots and a related TDR proposal for five total residential units by purchasing three size-restricted units through TDR (TRAN-2024-0014). One of the units consists of the existing single-family dwelling on the parent parcel and the remaining four units are currently under construction as two-family structures on Map B, Lot 4-F-1 and Map B, Lot 4-F-2.

The Planning Board originally denied the related TDR application, (TRAN-2024-0014), on October 25, 2024. The applicant appealed the decision to the State of NH Housing Appeals Board (HAB) on November 21, 2024. The HAB, in its order, reversed and remanded the application back to the Planning Board. Following the Orders issued by the HAB, the Dover Planning Board reconvened to consider the applications at the May 27, 2025 regular meeting which were then approved.

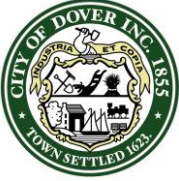
On January 13, 2026, the Planning Director received a letter from one of the subject property owners, Fergus Cullen, detailing preparations for site work and excavation at 566 Sixth St. and it was noted that eight trees on the northern side of the property were identified for removal due to potential damage to the root structures. In said letter, the property owner pledged to replace any trees removed from the buffer.

Following this interaction, the Planning Department received a written complaint from an abutter about an alleged violation to the 30-foot no-cut buffer that was described as the removal of mature trees within the buffer area, as designated on the approved TDR Subdivision Plan (SUBM-2024-0005). The Planning Department sent a notice on February 12, 2026, to the property owners, Fergus and Jennifer Cullen, detailing the allegation and outlining administrative steps required following a complaint. These steps included a site inspection with staff, confirmation of the 30-foot buffer area by a licensed land surveyor, and a written opinion from a professional arborist describing how the foundation construction work would have likely impacted the root structures of the removed trees.

After these steps, a certified arborist conducted a site inspection on February 27, 2026 and city staff conducted a site visit on March 18, 2026. Prior to the site visit by staff, the 30-foot buffer area was marked by a licensed land surveyor.

David Steadman, ISA Certified Arborist, provided a letter following his site inspection and described that two red oaks, one maple, and four white pines had been marked in photographs he reviewed that were taken prior to their removal.

See reverse →



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE # SUBM-2024-0005

Purpose:	Compliance Hearing
Owner(s):	Fergus & Jennifer Cullen
Location:	566 Sixth St. (Assessor's Map B, Lots 4-F, 4-F-1, and 4-F-2)
Meeting Date:	May 12, 2026

In reviewing the photos and the foundation location, he estimated that at least a third of the root systems of the trees removed would have been negatively impacted by the foundation work. He concluded that this damage to the root systems would have likely caused destabilization and decline and the trees may not have survived that level of disturbance.

Upon reviewing this opinion and the site visit conducted by staff, the Planning Department sent a notice of findings on March 27, 2026 to the subject property owners. The notice stated that five trees were found to be removed within the no-cut buffer area, in violation of the approved TDR subdivision plan and Dover zoning regulations. While enforcement actions could be possible, the city opted to work towards compliance through potential resolutions due to the subject property owner's cooperation and evidence that the trees would likely have been impacted by construction. This follows the City's typical preference to seek compliance through cooperation first.

The notice stated that the subject property owner must plant at least five replacement trees, with a minimum caliper of 3-3.5", by June 1, 2026, in coordination with abutters if possible, and ensure their long-term care. No fines or penalties have been imposed at this time.

Following this notice, email discussion between the Planning Department, the property owner, and abutters along the northern property boundary has focused on tree species and planting locations (*provided in materials*). As consensus has not been reached and concerns remain regarding appropriate species, size, and location, a compliance hearing has been advised to assist in facilitating a resolution.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board review and consider the materials provided pertaining to this matter, make findings regarding the applicant's compliance with the approved TDR subdivision plan and applicable zoning regulations, and, if warranted, establish appropriate conditions or provide recommendations toward a resolution.

SUBM-2024-0005 566 SIXTH STREET



Property Information

Location 3 GOODRIDGE DR
Owner CULLEN FERGUS
Land Use 101R
Zoning Code R-40
Property Id B0004-F00000



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

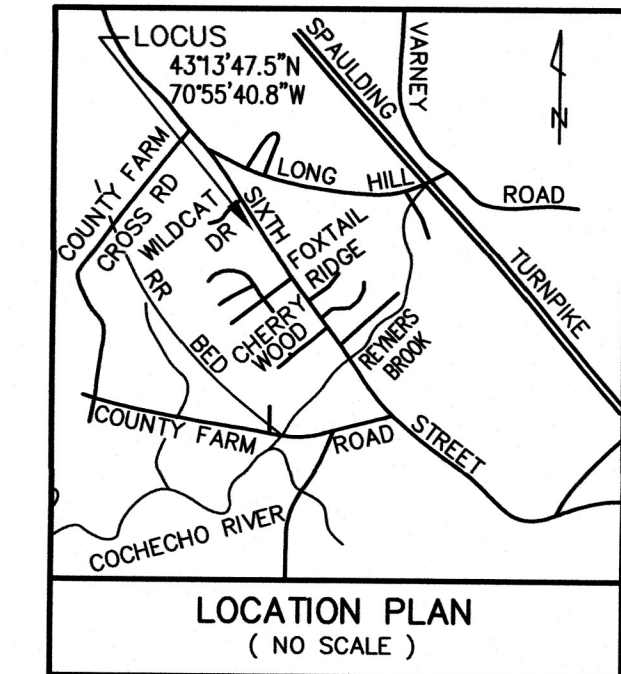
Geometry updated 10/30/2023
Data updated Daily

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

SUBM-2024-0005

566 SIXTH STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
A0041-000000	571 SIXTH ST	HESTER TAMARA		571 SIXTH STREET	DOVER	NH	03820
A0055-000000	559 SIXTH ST	ESTATE OF TJAHJADI PRAJITNO	CHRISTINA RUTH & TJAHJADI CHRISTOPHEF	559 SIXTH STREET	DOVER	NH	03820
A0056-000000	565 SIXTH ST	DROUIN LEON A TRUSTEE	DROUIN LEON A REVOCABLE TRUST	565 SIXTH STREET	DOVER	NH	03820
A0065-000000	561 SIXTH ST	DUVAL MATTHEW D	DUVAL DINA A	561 SIXTH ST	DOVER	NH	03820
A0066-000000	563 SIXTH ST	ZABIELSKI RHONDA M &	ZABIELSKI MICHAEL P	563 SIXTH STREET	DOVER	NH	03820-5907
A0067-000000	569 SIXTH ST	VANDINI NORMAN	VANDINI SHARON	569 SIXTH STREET	DOVER	NH	03820
B0004-052000	147 COTTONWOOD DR	DODIER SCOTT B	DODIER SARAH J	147 COTTONWOOD DR	DOVER	NH	03820
B0004-053000	141 COTTONWOOD DR	DAVIE EMILY S &	MALLARD TIMOTHY W	141 COTTONWOOD DR	DOVER	NH	03820
B0004-054000	133 COTTONWOOD DR	VANGUILDER JONATHAN D & MARIE H TRUSTEES	VANGUILDER FAMILY TRUST	133 COTTONWOOD DR	DOVER	NH	03820
B0004-A00000	570 SIXTH ST	BROWN RUTH A	BROWN KARL E	570 SIXTH STREET	DOVER	NH	03820
B0004-G00000	558 SIXTH ST	TSOURAMANIS GEORGE N		558 SIXTH ST	DOVER	NH	03820
B0004-J00000	568 SIXTH ST	VERVILLE CAITLIN &	WILKIE RORY	568 SIXTH ST	DOVER	NH	03820
B0004-L00000	560 SIXTH ST	ORTLIEB MICHAEL & CRYSTAL TRUSTEES	ORTLIEB FAMILY REVOCABLE LIVING TRUST	560 SIXTH STREET	DOVER	NH	03820
B0004-R00000	562 SIXTH ST	JAMES P GOWEN REVOCABLE TRUST	GOWEN JAMES P TRUSTEE	562 SIXTH STREET	DOVER	NH	03820
B0004-F00000	3 GOODRIDGE DRIVE	CULLEN FERGUS	CULLEN JENNIFER	152 BOXWOOD LANE	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	PO BOX 1166	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND	STEVE HAIGHT	PO BOX 1166	DOVER	NH	03820



SMH 3961
RIM = 209.70'
INV. IN = 203.17' 6"PVC
INV. OUT = 203.02' 8"PVC
BRICK SHELF = 203.64'

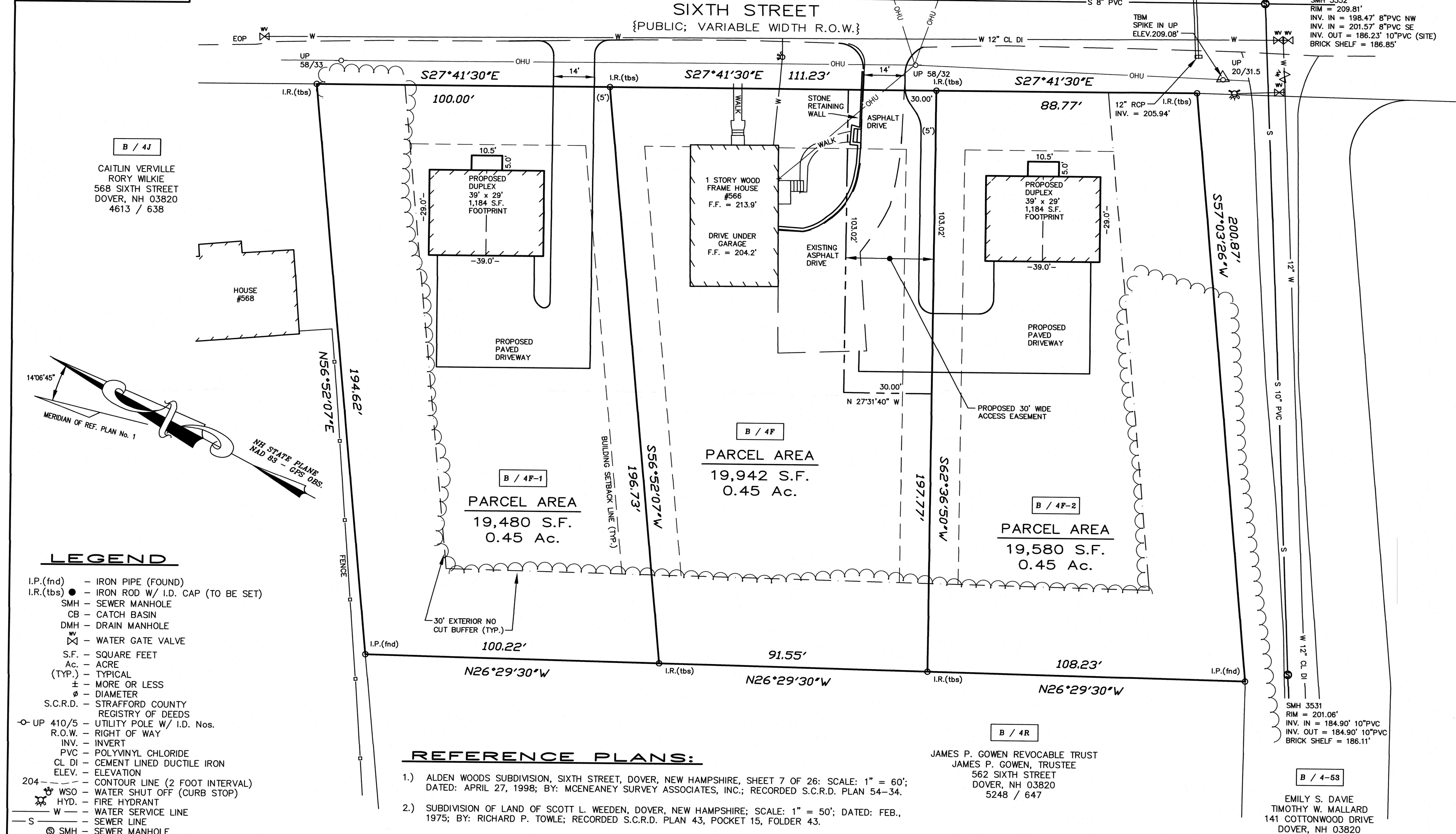
A / 67
NORMAN E. VANDINI
SHARON J. VANDINI
569 SIXTH STREET
DOVER, NH 03820
1452 / 241

A / 56
LEON A. DROUIN, TRUSTEE
LEON A. DROUIN REVOCABLE TRUST
565 SIXTH STREET
DOVER, NH 03820
4724 / 277

A / 66
RHONDA M. ZABIELSKI
MICHAEL P. ZABIELSKI
563 SIXTH STREET
DOVER, NH 03820
1895 / 740

OWNER SIGNATURES
JENNIFER CULLEN
JENNIFER CULLEN

NOTES:
1.) OWNER OF RECORD:
FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5152, PAGE 7
2.) B / 4P - DENOTES TAX MAP AND PARCEL NUMBER.
3.) TOTAL PARCEL AREA = 59,002 S.F. / 1.35 Ac.
4.) THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TDR SUBDIVISION CONSISTING OF THREE (3) LOTS, ONE LOT CONTAINING A SINGLE FAMILY DWELLING AND TWO LOTS CONTAINING DUPLEXES.
5.) ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
WETLAND BUFFER = 50 FEET
TRANSFER OF DEVELOPMENT RIGHTS REGULATIONS:
ABUTTING A ROAD SETBACK = 20 FEET
ABUTTING A LOT LINE SETBACK = 10 FEET
STREET SIDES OF UNITS = 20 FEET
ABUTTING STRUCTURES = 20 FEET
NO CUT BUFFER FROM EXTERIOR LOT LINE = 30 FEET
6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
8.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
9.) THE SOIL TYPES ON THE SITE ARE:
Wdb - WINDSOR LOAMY SAND, 3-8% SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
10.) NO WETLANDS WERE OBSERVED ON SITE BASED ON SITE INSPECTION PERFORMED DURING APRIL, 2024 BY BRUCE A. GILDAY, N.H.C.W.S. #088; N.H. C.S.S. #012 OF B A G LAND CONSULTANTS.
11.) TDR UNIT CALCULATIONS:
A) 59,002 S.F. - CONSERVATION (0 S.F.) = 59,002 S.F.
B) 59,002 * 0.85 = 50,150 S.F.
C) 50,150 * 0.85 = 42,628 S.F.
D) 42,628 / 40,000 BASE UNIT COUNT = 1 UNIT *
* EXISTING SINGLE FAMILY HOME HAS RIGHT TO CONVERT TO DUPLEX; (2) UNITS BY RIGHT.
E) REMAINING 3 UNITS TO BE PURCHASED, THUS ALLOWING FOR 5 UNITS.
12.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING JANUARY AND MARCH, 2024 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
13.) PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.



- LEGEND**
- I.P.(fnd) - IRON PIPE (FOUND)
 - I.R.(tbs) - IRON ROD W/ I.D. CAP (TO BE SET)
 - SMH - SEWER MANHOLE
 - CB - CATCH BASIN
 - DMH - DRAIN MANHOLE
 - WV - WATER GATE VALVE
 - S.F. - SQUARE FEET
 - Ac. - ACRE
 - (TYP.) - TYPICAL
 - ± - MORE OR LESS
 - Ø - DIAMETER
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - UP 410/5 - UTILITY POLE W/ I.D. Nos.
 - R.O.W. - RIGHT OF WAY
 - INV. - INVERT
 - PVC - POLYVINYL CHLORIDE
 - CL DI - CEMENT LINED DUCTILE IRON
 - ELEV. - ELEVATION
 - 204 - CONTOUR LINE (2 FOOT INTERVAL)
 - WSD - WATER SHUT OFF (CURB STOP)
 - HYD. - FIRE HYDRANT
 - W - WATER SERVICE LINE
 - S - SEWER LINE
 - SMH - SEWER MANHOLE
 - OHU - OVERHEAD UTILITIES
 - TBM - TEMPORARY BENCHMARK

- REFERENCE PLANS:**
- ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE, SHEET 7 OF 26; SCALE: 1" = 60'; DATED: APRIL 27, 1998; BY: MCNEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 54-34.
 - SUBDIVISION OF LAND OF SCOTT L. WEEDEN, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: FEB., 1975; BY: RICHARD P. TOWLE; RECORDED S.C.R.D. PLAN 43, POCKET 15, FOLDER 43.
- NOTES CONTINUED:
- NO-CUT BUFFER PLACARDS TO BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - NO SUMP PUMPS OR ROOF LEADERS SHALL DISCHARGE TO THE PUBLIC SEWER.
 - APPLICANT SHALL COORDINATE WITH THE BUILDING OFFICIAL FOR ADDRESS OF EACH BUILDING AND UNIT.

NO.	DATE	DESCRIPTION	BY	CHK
1	7/15/25	REVISE PER 2025-06-02 NOTICE OF DECISION	RJM	KMM
CNE 24081 REVISIONS				
24-2571	TDR SUBDIV	23-12	37-42	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

APPROVED
DATE 9/19/25
City of Dover, NH
PLANNING BOARD
CHAIRMAN/DIRECTOR

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

TDR SUBDIVISION PLAN
PREPARED FOR
FERGUS & JENNIFER CULLEN
TAX MAP B, LOT No. 4F
566 SIXTH STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. SUBM-2024-0005

DRAWN BY: **RJM** FILE: \2571\0\23-2571 cp4
SCALE: 1" = 20' DATE: SEPT. 25, 2024

McNeaney Survey Associates
of NEW ENGLAND
P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

June 2, 2025

Fergus & Jennifer Cullen
152 Boxwood Lane
Dover, NH 03820

Re: Minor Subdivision for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. (Proposal is to subdivide one (1) lot into three (3) lots through TDR.) (SUBM-2024-0005)

Dear Mr. & Mrs. Cullen,

Please be advised that on Tuesday, May 27, 2025 the Dover Planning Board voted to conditionally grant final approval of the above referenced plat and found the criteria of 157-16 have been met.

The specific subsequent conditions are included with this letter.

In addition to the conditions of approval, please provide the following to the Planning Office:

- ☐ Two (2) full size plans and one (1) 11"x17" plan (plus any additional copies for the applicant or owner);
- ☐ One (1) recordable paper copy of the plan;
- ☐ One (1) CAD file format of the plan; and
- ☐ One (1) PDF digital version of the plan

The plans must be submitted within ninety (90) days from Planning Board approval. Upon receipt, the Planning Board Chair will 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: Building Inspection Office
Engineering Office
Assessing Office
McEneaney Survey Associates
Civilworks New England

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

1. Approval of TRAN-2024-0014;
2. Provide physical and digital copies (including CAD) of complete set which additionally shall include:
 - 2.1 Signature and stamp of PE, LLS, CWS, and LLA.
 - 2.2 The owners' signatures for recording at Strafford County Registry of Deeds.
 - 2.3 Provide draft driveway and roof maintenance agreements to the Director of Planning and Community Development.
 - 2.4 Add where future treeline will be or if existing, show existing treeline and removed treeline currently shown on plan.
 - 2.5 Add note about no-cut buffer placards to be installed.
 - 2.6 Add note that no sump pumps or roof leaders will be tied to the public sewer.
 - 2.7 Revise driveway to a minimum 14' width.
 - 2.8 Identify FDC if any are proposed.
 - 2.9 Revise sewer lines to be off Sixth Street.
 - 2.10 Provide individual water lines for each unit.
 - 2.11 Remove cleanout outside of building.
 - 2.12 Add note about addressing as assigned by the Building Official.
3. The applicant withdraws the previously approved subdivision SUMB-2024-0006

Submitted**Reviewed**☐☐☐☐☐**Subsequent Conditions to be Met Prior to Water and Sewer Tie In:**

4. Payment of water and sewer investment fees.

Submitted**Reviewed**☐☐**Subsequent Conditions to be Met Prior to Occupancy:**

5. Certificate of Occupancy.
6. Buffer placards shall be in place or if damaged during construction replaced.

Submitted**Submitted**☐☐☐☐

FERGUS CULLEN

January 13, 2026

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

Re: 566 Sixth Street, Map B, Lot 4F1, TRAN 2024-0014

Dear Director Benton:

As contractors prepare for site work and excavation at 566 Sixth Street, it has become apparent that up to eight trees need to be removed on the northern side of the lot because their root systems are in the path of excavation for the driveway and the footing and foundation trench.

Three of these are outside of the 30-foot buffer; their removal, while regrettable, is allowed.

Five trees are just inside the buffer. It seems likely their root systems will be significantly compromised, making their survival doubtful. We may be able to save one or even all of these, but I cannot promise that.

For every tree that is removed within the buffer, I pledge to plant a replacement within the buffer along the northern side of the property. Given that most of the existing trees are smaller white pines with few branches and contribute little in terms of screening, planting replacements should result in a net increase in screening.

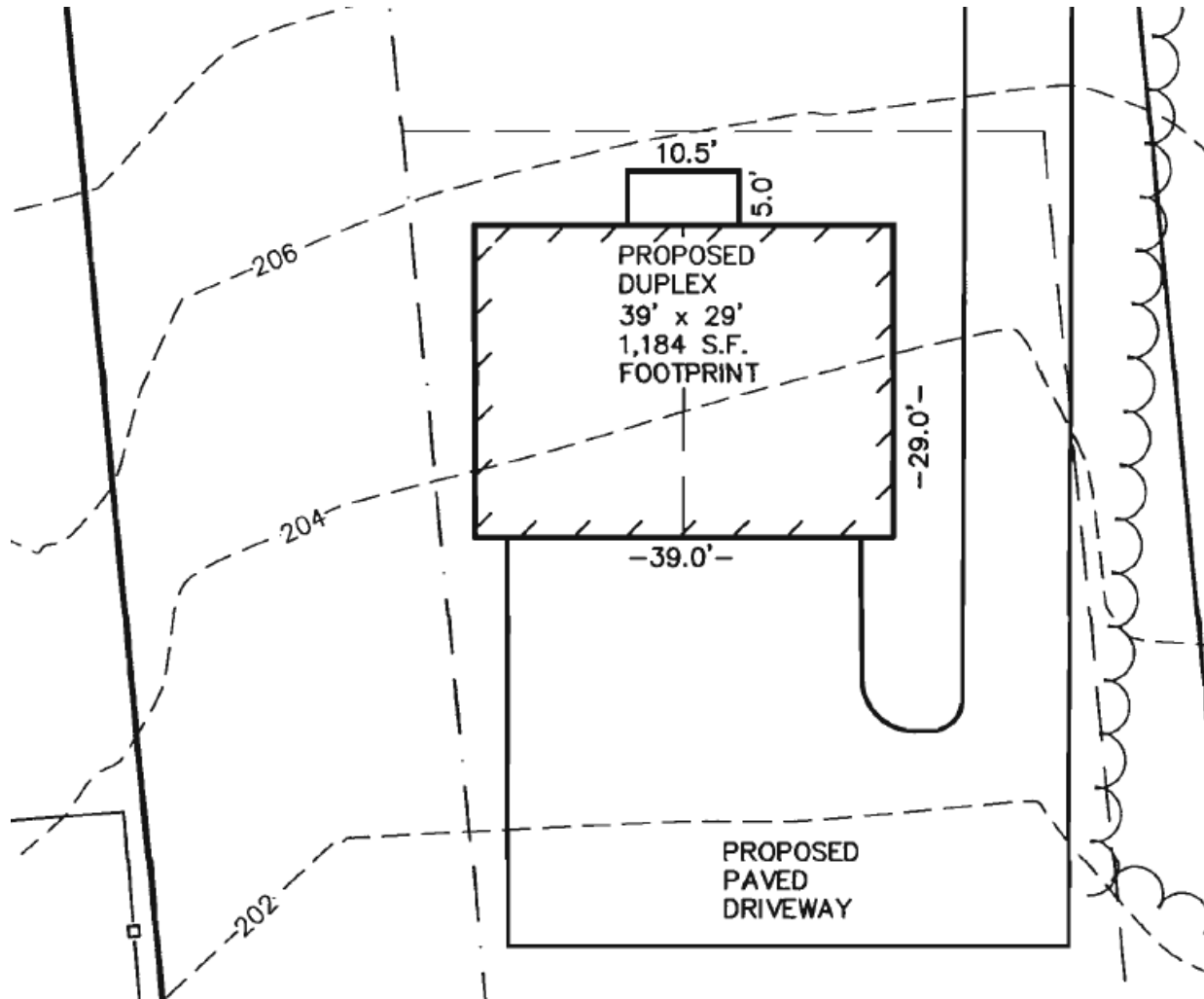
For perspective, the original parcel had more than 500 linear feet of side and rear boundary, nearly all of it wooded. Removing up to eight trees is a very limited cut.

I have attached some photos to document the existing growth.

Respectfully,

Fergus Cullen
Property owner, 566 Sixth Street

FERGUS CULLEN



FERGUS CULLEN



Five trees marked with an X (left); three trees marked with a dot (right).

FERGUS CULLEN



Trees 1-3 are outside buffer.



Looking east toward Sixth St. This shows Tree 2 and 3. Stake is north-western corner of house.

FERGUS CULLEN



This shows trees 3-5. Four and five are in the buffer.

FERGUS CULLEN



This shows trees 3-8. #3 is outside the buffer. Smaller tree with X to its right (#4) is not. Larger tree with X near middle (#5) is not. Three trees to right with dots (#s 6-8) are not.

FERGUS CULLEN



Looking west from Sixth St.

From: Caitlin Wilkie <caitlin.ver@gmail.com>
Sent: Saturday, January 17, 2026 11:40 AM
To: Benton, Donna <d.benton@doover.nh.gov>; Richer, April <A.Richer@doover.nh.gov>
Cc: Rory Wilkie <rwilkie21@gmail.com>; SCOTT HOGAN <hoganlaw@comcast.net>
Subject: Immediate Notice: Ordinance Violation at 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Good Afternoon,

The project at 566 6th St appears to be in direct violation of the Transfer of Development Rights (TDR) ordinance regarding the 30 foot no cut, no disturb buffer.

Due to the severity of this matter and the irreversible nature of the damage being done, I have included April Richer, the City Council designee to the Planning Board, on this correspondence for full awareness and assistance. I have also copied our legal counsel on this email.

Nature of the Violation

The TDR ordinance explicitly mandates a **30-foot "no-cut, no-disturb" buffer**. This buffer has been violated and to show what I'm referencing, I have provided a link to a shared Dropbox folder below to circumvent email size limits including photos: [Link to Dropbox Folder Here](#). To understand the full breadth of this, we welcome you to our property and ask you to do a site walk at 566 6th Street as well.

Timeline of Events

- **January 11, 2026:** We noticed that there were many trees marked with spray paint for removal. Many of these marked trees were located directly on the buffer line or within the protected 30-foot no-cut buffer. As of this date, the buffer markers remained and had not been removed. You can see the two red arrows pointing to the no cut buffer stakes. The trees within the box are what were marked to be cut.
 - Reference Photo: "TreesMarkedtoCutBufferStakesRemainJan11"
- **January 16, 2026:** The marked trees were cut, and both the timber and the stumps were removed from their location. Some of the timber still remains on site. As of this date, buffer markers where trees were removed and site work occurred had been removed. It is unknown as to when the buffer marker stakes were removed. The photos show the direct impact of where site work cuts into the buffer zone.
 - Reference Photo: "StumpsCutBeforeStumpRemovalJan16"
 - Reference Photo: "TreeTakenStumpBeforeRemovalJan16"
 - Reference Photo: "TreesandStumpsRemovedNoBufferStakesJan16"
 - Reference Photo: "TreesandStumpsRemovedNoBufferStakesJan16Item2"
- **January 16, 2026 (Continued):** Heavy site work resumed. Excavation took place approximately 5 to 10 feet inside the no-cut, no-disturb zone. We've included images where near the portapotty, a no cut buffer stake remains marked with an orange arrow. The red arrow is the corner of where excavation has occurred and encroached in the buffer zone.
 - Reference Photo: "SiteWork5to10FeetInsideBufferJan16.HEIC"
 - Reference Photo: "DigZoneRedNoCutMarkerOrangeJan17"
 - Reference Photo: "DigZoneRedNoCutMarkerOrangeJan17Item2"

Formal Inquiries

Given these facts, I am requesting an immediate response to these questions:

1. Donna - Was a formal exception granted to the applicant allowing them to violate the TDR ordinance?
2. Donna - If no such exception exists, what immediate actions will the City take to issue a **Stop Work Order** and prevent further encroachment at this site?
3. Donna - How does the Planning Department intend to rectify this situation and restore the disturbed buffer?
4. Donna and April - How does the Planning Department and Planning Board prevent this type of action in the future for other TDR projects?

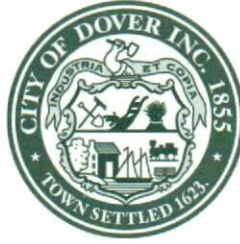
The disregard for established city ordinances is deeply concerning. We are requesting an **immediate site review and a formal discussion** to address what has transpired before further permanent damage occurs.

I look forward to your prompt reply regarding the City's next steps.

Sincerely,

Rory and Caitlin Wilkie

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

February 12, 2026

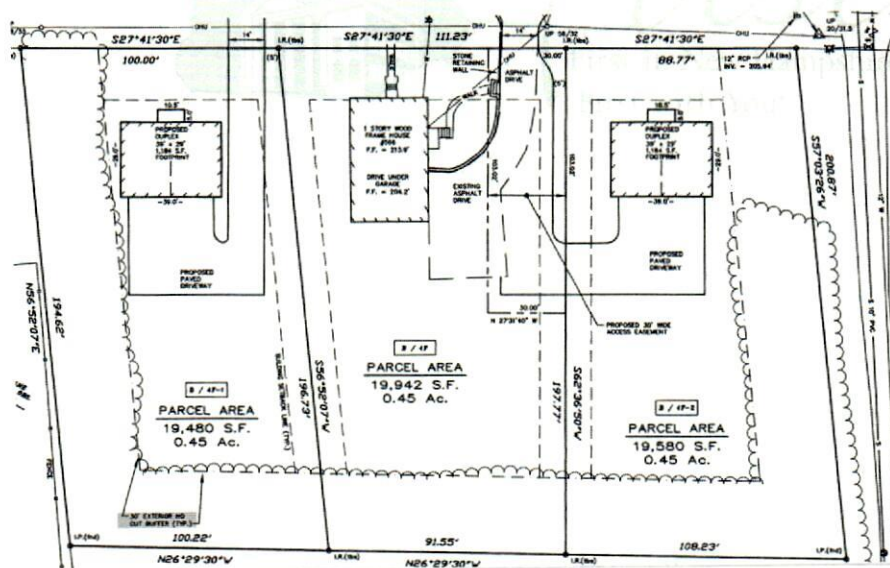
Mr. Fergus Cullen
Mrs. Jennifer Cullen
152 Boxwood Lane
Dover, NH 03820

VIA CERTIFIED MAIL – RETURN RECEIPT and FIRST-CLASS MAIL

Re: Potential Cutting of Buffer Vegetation, Parcel No. B-4-F.

Mr. and Mrs. Cullen:

As you know, the Dover Planning Board recently approved your Subdivision Plan for Tax Map B, Lot 4F. That approval came with various conditions, one of which is a 30' no-cut buffer. For reference, we have excerpted below the no-cut buffer shown on the recorded subdivision plan:



By way of a recently received written complaint, the Planning Department staff and the Planning Board have been made aware of an allegation that a 5' – 10' portion of the 30' no cut buffer, as detailed on the September 19, 2025 TDR Subdivision Plan (File No. SUBM-2024-0005), consisting of several mature trees, has been cut/removed.

Planning staff and Community Services staff wish to coordinate with you to ascertain whether or not trees were cut within the no-cut buffer described on the plan referenced above. Accordingly, the intent of this letter is to make you aware of the complaint and the need for staff to investigate same.

To clarify, this letter is not a notice of violation. However, you should be aware that violation of conditions such as the no-cut buffer may be grounds for revocation of a recorded approval, *see* RSA 676:4-a, and/or may be the basis for injunctive relief, *see* RSA 676:15, and/or may come with civil penalties and other consequences outlined in RSA 676:17.

As a next step, we would appreciate scheduling an inspection of the site with yourself and staff, as soon as weather permits. As part of that, we would need the 30' buffer placards to be measured out and confirmed by a licensed land surveyor to ensure it is clear if a violation occurred and how much of an area of the 30' no cut buffer has been violated. Our Engineering Technician visited the site on February 4th but was unable to accurately measure or determine if a violation occurred when looking at all side and rear of the parent parcel due to the snow cover.

If, as Mr. Cullen stated in the letter to the Planning Director dated January 12, 2026 announcing his intent to cut certain trees, you maintain that "[i]t seems likely [the subject trees] root systems will be significantly compromised, making their survival doubtful," we would also request that you provide a professional arborist's written opinion to confirm that, as you stated, the foundation work which occurred outside of the buffer would likely have impacted the tree root structure and that the trees were indeed likely to be compromised enough to be considered a hazard in the future. It would be helpful if that written opinion could address the variety of tree(s) at issue, as well as an analysis of how the root structure would likely have been impacted in relation to the foundation work.

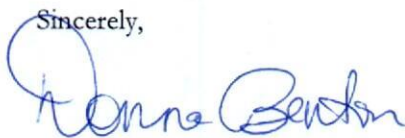
While we appreciate your pledge to plant replacement trees within the buffer along the northern side of the property, please understand that does not relieve City staff of their obligation to investigate complaints and, if warranted, take further action if violations are found. It may well be that replanting is part of any eventual resolution of this matter, but for now we would request your cooperation with our investigation.

We'd like to schedule a site walk around March 15th presuming snow cover has reduced enough for a surveyor and licensed arborist to provide their professional testimony. We're sure you will work to ensure the intent of the no cut buffer will be met as soon as possible so that your subdivision can be determined to be in compliance.

If you have any questions or concerns regarding the above, we can be reached by telephone at: 603-516-6008, or by email at: d.benton@dover.nh.gov.

Thank you for your time and attention to this matter.

Sincerely,



Donna Benton, AICP
Director of Planning and Community Development



Paul R. Crouser
Zoning Administrator

David Steadman
ISA Certified Arborist
DavidNEShadeTree@gmail.com



PO Box 4434
Portsmouth NH 03801
603.436.4804

Northeast Shade Tree

Farrell Contracting Services
Att. Jake Farrell
Project location: 566 Sixth Street Dover, NH

Jake,

I was able to stop at 566 Sixth Street in Dover on Friday 2/27 to take a look at the location of where the trees were removed to facilitate excavation for the home that is currently being built. Based off of the photos you sent me, it looks like there were 2 Red oak, one maple and 4 White pines that were marked for removal. The stakes marking the location of the foundation corners were clearly visible in the photos, as well. Referencing the photos and the current location of the new home, it definitely appears that more than a third of the root systems of the trees removed would have been negatively impacted. Conifers as well as deciduous trees typically have root systems that extend at least to the drip line of the canopy, and often times beyond that. Removing more than a third of any trees root system can cause destabilization and severe decline. Most trees will not often survive this level of disturbance.

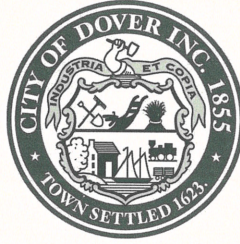
Please feel free to contact me with any questions.

Kind regards,

David Steadman



DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

March 27, 2026

Mr. Fergus and Mrs. Jennifer Cullen
152 Boxwood Lane
Dover, NH 03820

VIA EMAIL and CERTIFIED MAIL – RETURN RECEIPT and FIRST-CLASS MAIL

Re: Cutting of Buffer Vegetation, Parcel No. B-4-F.

Mr. and Mrs. Cullen:

Thank you for sending me the letter from David Steadman ISA Certified Arborist, which we received March 7, 2026 via email. Mr. Steadman's letter outlines his site inspection on February 27th, 2026 and the photographs related to same. In his letter, Mr. Steadman notes that 2 red oaks, one maple, and 4 white pines were marked for removal, and that more than one third of the root systems of each of these trees removed would have been negatively impacted such that the impacted trees most likely would not survive that level of disturbance. I credit Mr. Steadman's opinion and have no basis to question it. My own research generally concurs with your arborist's opinion.¹

In addition to the arborist's opinion, I would like to thank you for meeting us on your site (Tax Map B, Lot 4F) yesterday, March 18, 2026 around 11:15am with Zoning Administrator Paul Crouser and Engineering Technician Jordan Chambers.

¹ "Construction damage causes and remedies – Tree Planting and Care (Minn. Dept. of Natural Resources, accessed March 26, 2026), https://www.dnr.state.mn.us/treecare/maintenance/construction_damage.html

"Root Cutting May Have Long Term Consequences" (Univ. California Agricultural and Natural Resources, accessed March 26, 2026), <https://ucanr.edu/blog/stanislaus-sprout/article/root-cutting-may-have-long-term-consequences>

"Root pruning guidelines" (University of Florida, accessed March 26, 2026), <https://hos.ifas.ufl.edu/woody/root-prune-guidelines.shtml>

"The Root of the Problem: Roots and Construction" (Idaho Dept. of Lands, accessed March 26, 2026), <https://www.idl.idaho.gov/the-root-of-the-problem-roots-and-construction/>

From our site visit and your letter dated January 13, 2026, I find that five trees within the buffer were removed by you (or your contractor), which I have determined is in violation of the Transfer of Development Rights (TDR) Subdivision approval you received and Dover Zoning Code Chapter § 170-29.

Having determined that a violation occurred, the question then becomes what remedy is acceptable and whether to assess fines or penalties. *See* Dover Zoning Code § 170-59. In some circumstances, revocation of recorded subdivision approval may also be warranted. *See* RSA 676:4-a. Dover, however, typically prefers to pursue informal resolution and compliance through cooperation. To date, you have cooperated with the investigation and you have provided a credible expert opinion establishing that the trees at issue would likely have been compromised by construction activity on the site. And, we appreciate your pledge to replace the trees at issue.

In lieu of taking formal enforcement action, as a proposed informal remedy for the violation and to meet the intent of the 30' buffer and to provide screening to the abutting property to the north, City staff would propose your planting of at least five new trees need to replace the five already taken down. As for size of the newly planted trees, the minimum caliper should be between 3" and 3.5". A popular choice of licensed landscape architects would be the species "*Thuja Green Giant arborvitae*" as they would be deer-resistant, fast growing, and serve the best as visual screening. However, in terms of exact species and placement of the replacement trees, and because the primary intent of the buffer is for the benefit of your abutters at 568 Sixth Street, we encourage you to reach out to your abutters or their legal representative to see what species of replacement tree they would prefer and if they would prefer the new trees to be planted toward their rear fenced in yard area, easterly toward Sixth St between their dwelling and the new two-family structure or in the approximate locations of the trees removed. If you cannot reach agreement with your abutters on the species of new trees and/or placement, then please notify me and we can work on scheduling a compliance hearing with the Planning Board.

As part of this remedy, you must agree to ensure the newly planted trees are properly cared for, which may mean consulting your arborist about ensuring the viability of the newly planted trees. We understand you are aware of the three-year surety requirement. You are required to complete the new tree plantings no later than June 1st, 2026.

I do not find that any fines or penalties are warranted in this situation at this time, given your immediate cooperation and, it seems, the inevitability that the trees in question would be impacted by construction. In other words, I do not find that this is a situation of sufficient culpability to warrant imposition of any fines or penalties. However, I reserve the right to reconsider the issues of fines and penalties, and other potential relief/remedies and a possible compliance hearing before the Planning Board, should circumstances change during the course of the proposed resolution outlined in this letter.

If you are both in agreement with this proposed resolution outlined in this letter, then please sign and return this letter to me no later than April 10, 2026.

We look forward to hearing about your attempts to converse with the aggrieved abutter and to continue the conversation on the species of the tree, and placement along the property.

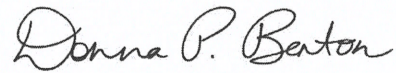
Just by way of bookmarking a possible new issue with another tree on your property,² please communicate with me before taking any action to remove any further trees as a compliance hearing with the Planning Board may be required.

² As an aside, we also understand that you have three dead trees closer to Sixth St within the northern buffer that you are having an arborist review as well as a very large tree with damage to its base/root structure that may have been impacted by the construction in the future driveway area at the rear corner of the new dwelling. This tree with two large trunks is shown in the first photos on page 3 of your letter dated January 13th, 2026 to the far left and the buffer line goes right through the tree based on the stakes set up by Steve Haight, LLS before our visit on March 18th. We are hoping that tree is healthy enough to remain but we understand you will be asking your arborist to review that tree's health and root structure as well.

If you have any questions or concerns regarding the above, I can be reached by telephone at: 603-516-6008, or by email at: d.benton@dover.nh.gov.

Thank you for your time and attention to this matter.

Sincerely,



Donna Benton, AICP
Director of Planning and Community Development



Paul R. Crouser
Zoning Administrator

Acknowledged, Accepted, and Agreed To:

Fergus Cullen

Date

Jennifer Cullen

Date

FERGUS CULLEN

April 9, 2026

Rory and Caitlin Wilkie
568 Sixth St
Dover, NH 03820

Dear Rory and Caitlin,

I will be planting some shrubs or trees along our shared property line this Spring, between my property at 566 Sixth Street and yours at 568 Sixth Street. The exact type of shrub or tree is being determined, but the most likely option is arborvitae. The minimum number I will plant is five and it may be more.

As the purpose of this is to improve buffer and screening for your property, I seek your input as to where you would prefer these plantings be located. Specifically:

1. Roughly how far off your property line would like them – within 2-5 feet; between 5-15 feet; or more than 15 feet?
2. Would you like them clustered in one section, or spread out? If clustered, would you prefer them to be located
 - a. in front of the building currently under construction (closest to Sixth Street);
 - b. next to the new building (between that structure and your home); or
 - c. behind the new building (furthest from Sixth Street)

I will make a reasonable effort to accommodate your preference as to the placement of these new plantings. To reduce the chance of any miscommunication, consider marking up the enclosed site plan to indicate your preferred location(s) and return that to me. I have enclosed as SASE for your convenience.

I ask you to respond by Friday, April 24. If I do not hear back from you by then, I will presume you are indifferent as to location and will plant them where I think makes the most sense.

Sincerely,

Fergus Cullen

From: fergus ferguscullen.com <fergus@ferguscullen.com>
Sent: Tuesday, January 13, 2026 10:33:18 PM
To: Benton, Donna
Cc: Jake Farrell
Subject: Tree cutting at 566 Sixth

Security Notice: External sender. Use caution with hyperlinks or attachments.

Director Benton -

Please see that attached letter notifying the city that I may have to cut up to eight trees at 566 Sixth Street, and my pledge to plant replacements for up to five trees that may be within the 30-foot buffer.

Fergus Cullen
Dover, NH
fergus@ferguscullen.com
603-520-5450
@ferguscullen_nh on Instagram

From: Benton, Donna
Sent: Friday, January 16, 2026 9:55 AM
To: fergus ferguscullen.com <fergus@ferguscullen.com>
Cc: Jake Farrell <jake@farrellcontracting.com>
Subject: Re: Tree cutting at 566 Sixth

Hi Mr. Cullen,
Thank you for this information. It's unfortunate trees need to be cut but I appreciate your pledge to replace trees and help ensure the visual buffer intent is met sooner than later. I can also understand the risk of leaving them, possibly impacting the root system, and the trees potentially then becoming a hazard to your or abutting properties. It does appear deer-resistant arborvitaes could be a good choice and provide better screening in the long run. I'll place this email in the file so that staff know to look for the replacements and buffer before COs are issued.
Thanks,
Donna Benton

From: Benton, Donna <d.benton@dover.nh.gov>
Sent: Tuesday, January 20, 2026 3:51 PM
To: fergus ferguscullen.com <fergus@ferguscullen.com>
Cc: Jake Farrell <jake@farrellcontracting.com>
Subject: RE: Tree cutting at 566 Sixth

Hello Mr. Cullen,

Your abutter has indicated that the wetland buffer signs may have been removed, can you please ensure those are re-installed at the correct location?

Thanks,

Donna

Donna Benton, AICP

Director of Planning and Community Development

City of Dover, NH

288 Central Avenue

Dover, NH 03820-4169

e: d.benton@doover.nh.gov

p: 603.516.6008 f: 603.516.6049

Dover: First in New Hampshire, First with you!

From: fergus ferguscullen.com <fergus@ferguscullen.com>

Sent: Tuesday, January 20, 2026 5:55 PM

To: Benton, Donna <d.benton@doover.nh.gov>

Cc: Jake Farrell <jake@farrellcontracting.com>

Subject: Re: Tree cutting at 566 Sixth

Security Notice: External sender. Use caution with hyperlinks or attachments.

It does appear two placards may not have been reinstalled. We are taking steps to take care of this.

Fergus Cullen

Dover, NH

fergus@ferguscullen.com

603-520-5450

@ferguscullen_nh on Instagram

From: Benton, Donna <d.benton@doover.nh.gov>

Sent: Tuesday, January 20, 2026 5:55:41 PM

To: fergus ferguscullen.com <fergus@ferguscullen.com>

Cc: Jake Farrell <jake@farrellcontracting.com>

Subject: RE: Tree cutting at 566 Sixth

Thank you!

Donna Benton, AICP

Director of Planning and Community Development

City of Dover, NH

288 Central Avenue
Dover, NH 03820-4169
e: d.benton@doover.nh.gov
p: 603.516.6008 f: 603.516.6049

Dover: First in New Hampshire, First with you!

From: fergus ferguscullen.com <fergus@ferguscullen.com>
Sent: Wednesday, January 21, 2026 1:03 PM
To: Benton, Donna
Cc: Jake Farrell
Subject: Re: Tree cutting at 566 Sixth

Security Notice: External sender. Use caution with hyperlinks or attachments.

Placards are back up

Get [Outlook for iOS](#)

From: Benton, Donna <d.benton@doover.nh.gov>
Sent: Wednesday, January 21, 2026 1:09 PM
To: fergus ferguscullen.com <fergus@ferguscullen.com>
Cc: Jake Farrell <jake@farrellcontracting.com>
Subject: Re: Tree cutting at 566 Sixth

Thanks for the update.

Take care,

Donna

From: fergus ferguscullen.com <fergus@ferguscullen.com>
Sent: Saturday, March 7, 2026 3:37 PM
To: Benton, Donna <d.benton@doover.nh.gov>
Subject: Re: Tree cutting at 566 Sixth

Security Notice: External sender. Use caution with hyperlinks or attachments.

Director Benton -

I am in receipt of your letter dated February 12.

You requested a site walk around March 15. Noting the expected warming trend likely to clear significant snow in the coming days, I can make myself available nearly any day during the week of March 9 or 16. Please suggest a couple days and times that can work for you or your designee.

You also requested an arborist's opinion on the situation. Please see attached.

From: Benton, Donna
Sent: Tuesday, March 10, 2026 11:59 AM
To: 'fergus ferguscullen.com' <fergus@ferguscullen.com>
Subject: RE: Tree cutting at 566 Sixth

Hi Mr. Cullen,

Thanks for the response and the attached letter for our review. Does 11am on Wednesday March 18th work? Zoning Administrator Paul Crouser, Engineering Technician Jordan Chambers, and I can all attend then. If that doesn't work, I'll suggest other times.

Thanks,

Donna

Donna Benton, AICP

Director of Planning and Community Development

City of Dover, NH

288 Central Avenue

Dover, NH 03820-4169

e: d.benton@doover.nh.gov

p: 603.516.6008 f: 603.516.6049

Dover: First in New Hampshire, First with you!

From: Caitlin Wilkie <caitlin.ver@gmail.com>

Sent: Tuesday, February 10, 2026 9:43 AM

To: Planning Board - All <PlanningBoard-All@dover.nh.gov>; Benton, Donna <d.benton@dover.nh.gov>

Cc: SCOTT HOGAN <hoganlaw@comcast.net>; Rory Wilkie <rwilkie21@gmail.com>

Subject: Formal Follow-up: Enforcement of No-Cut Buffer Violation at 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Planning Board and Planning Department,

This email is requested to be part of tonight's 2/10 planning board public forum.

I am writing to formally follow up on the concerns I raised during the public forum at the January 27th meeting regarding the irreversible violation of the Transfer of Development Rights (TDR) ordinance at 566 6th Street.

Following my public testimony, I was deeply concerned that there was no discussion by the Board regarding the destruction of the protected 30-foot no-cut, no-disturb buffer. Furthermore, my previous correspondence to the Planning Department on Jan 20th remains unanswered. To have both the Planning Department and the Board remain silent on a documented failure of code enforcement is, quite simply, unacceptable.

On January 16th, mature, century-old trees were removed and heavy excavation occurred 5 to 10 feet inside the legal buffer zone. This is a blatant disregard for city law. If the city allows these ordinances to be treated as negotiable, it creates a roadmap for future non-compliance and signals that public trust is secondary to private interest. Rules are only as effective as their enforcement, and currently, the integrity of this process is in question.

To ensure the consistent application of the law, I am reiterating my formal requests for the following actions:

- **Accurate Buffer Restoration:** The 30-foot no-cut, no-disturb markers, which were moved and incorrectly replaced, must be restored to their original legal positions.

- Formal Fines and Liability: Pursuant to Dover City Ordinance Chapter 133, I request a formal fine be pursued and that the developer be held liable for the full cost of restoration.
- Licensed Restoration Plan: The city should require the developer to hire a licensed landscape engineer to submit formal restoration plans. A simple row of shrubs is not an adequate replacement for the 100-foot canopy that was lost.
- Withholding Certificates of Occupancy: I ask that all Certificates of Occupancy be strictly withheld until the restoration plan is fully implemented and buffer markers are permanently and correctly replaced.

I am looking for a clear response on what ownership this Board will take in holding those who violated the ordinance accountable. What specific steps will be taken to ensure that city ordinances are maintained and that developers are not granted leniency at the expense of our environment and community trust?

We are committed to ensuring these laws are upheld and are prepared to take the necessary legal steps if the City's established enforcement channels continue to fail.

Thank you for your immediate attention to this matter.

Sincerely,
Caitlin and Rory Wilkie of 568 6th St. Dover

On Tue, Feb 10, 2026 at 12:57 PM Benton, Donna <d.benton@dover.nh.gov> wrote:

Hello Mrs. Wilkie,

We will share with the Board during Citizens' forum unless you are planning on speaking then as well. We are following our process of conducting an investigation and following up with a letter to the property owner. The Engineering Technician who inspects projects approved by the Planning Board did go out and check out the site and buffer area last week. However, the engineering team has noted that with the snow cover and frozen ground, it is worth waiting until the spring to verify dimensions and restore any violation. When the letter is sent out this week, I'm happy to email you a copy.

Thanks,

Donna

Donna Benton, AICP

Director of Planning and Community Development

City of Dover, NH

288 Central Avenue

Dover, NH 03820-4169

e: d.benton@dover.nh.gov

p: 603.516.6008 f: 603.516.6049

Dover: First in New Hampshire, First with you!

From: Caitlin Wilkie <caitlin.ver@gmail.com>

Sent: Friday, February 13, 2026 12:49 PM

To: Benton, Donna

Cc: Planning Board - All; SCOTT HOGAN; Rory Wilkie

Subject: Re: Formal Follow-up: Enforcement of No-Cut Buffer Violation at 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Donna,

I wanted to follow up regarding the letter and see if that could please be shared or if that didn't go out this week?

Additionally, we want to reiterate our continued concern regarding the 30-foot "no-cut, no-disturb" buffer at 566 6th St. While we certainly understand that snowfall poses logistical challenges for site inspections, simply doing nothing until the snow melts is not a suitable solution.

The developers continue to ignore the ordinance; as evidence, there is currently a large excavator being used within the buffer zone. They've also been using a skid steer within the buffer as well today. This is a blatant violation happening in real-time. I have attached the Board-approved site map to illustrate exactly where the 30-foot buffer sits in relation to the foundation.

As you can see from the map, the machinery is well within the restricted area. What steps can be taken immediately to halt activity within this buffer, regardless of the current snow cover?

We look forward to your update on how the City intends to address this before further damage occurs.

Best regards,
Caitlin & Rory Wilkie

On Wed, Feb 18, 2026 at 10:02 PM Benton, Donna <d.benton@dover.nh.gov> wrote:

Hello Ms. Wilkie,

I am not sure if the letter has yet been received by the Cullens that was mailed last week but I wanted to send you a copy as I said I would.

Please see attached letter which is the next step of our typical enforcement process. The subsequent step is another site visit in a few weeks or when ground and property boundaries are visible to verify buffer measurements and determine any area of encroachment.

Thanks and take care,

Donna Benton

From: Caitlin Wilkie <caitlin.ver@gmail.com>

Sent: Thursday, February 19, 2026 8:48 AM

To: Benton, Donna

Cc: Planning Board - All; SCOTT HOGAN; Rory Wilkie

Subject: Re: Formal Follow-up: Enforcement of No-Cut Buffer Violation at 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Donna,

Thank you for sharing the letter regarding the investigation into the no-cut buffer.

To better understand the history of this matter, could you please provide a copy of the letter sent by Mr. Cullen to the Planning Department that was referenced on January 12, 2026? It would be helpful to review the specific intentions and justifications originally provided.

Regarding the request for a professional arborist's written opinion, we are concerned about the practical validity of such an assessment at this stage. Since the trees in question have already been removed, any retrospective analysis of their root structure would seem to be largely hearsay. An arborist cannot visually inspect the physical health or root integrity of trees that are no longer in their original location. With the stumps removed as well, it makes that even more difficult.

Furthermore, this situation raises a broader concern regarding planning oversight. How and why does the City approve development plans that sit so close to a protected buffer if there is risk that foundation work could compromise it? Does the city engineering team not work with developers on ways to mitigate this risk? It is frustrating to consider that this sets a precedent where any developer can build right up to the line and then bypass no-cut restrictions by simply claiming the trees might become a future hazard.

Finally, regarding the site walk you would like to schedule around March 15th, please let us know if we are allowed to attend this inspection alongside the staff, surveyor, and arborist.

I look forward to your response.

Sincerely,
Caitlin

From: Rory Wilkie <rwilkie21@gmail.com>

Sent: Thursday, February 19, 2026 9:04 AM

To: Caitlin Wilkie <caitlin.ver@gmail.com>

Cc: Benton, Donna <d.benton@dover.nh.gov>; Planning Board - All <PlanningBoard-All@dover.nh.gov>; SCOTT HOGAN <hoganlaw@comcast.net>

Subject: Re: Formal Follow-up: Enforcement of No-Cut Buffer Violation at 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hi Donna,

Thank you for the help in navigating this situation. Along with my wife's questions I was also wondering after the site walk would this go back to the planning board or the planning department to discuss the issues and next steps? If this does go back to the planning board can you keep us advised of that date?

Thank you,

Rory

Sent from my iPhone

From: Benton, Donna <d.benton@doover.nh.gov>

Sent: Friday, February 20, 2026 11:06 AM

To: Caitlin Wilkie <caitlin.ver@gmail.com>

Cc: Planning Board - All <PlanningBoard-All@doover.nh.gov>; SCOTT HOGAN <hoganlaw@comcast.net>; Rory Wilkie <rwilkie21@gmail.com>

Subject: Re: Formal Follow-up: Enforcement of No-Cut Buffer Violation at 566 6th Street

Hi Mrs. Wilkie,

Attached is the letter received from Mr. Cullen.

For your second point, we will of course weigh the credibility of any arborist's opinion that is submitted, understanding it is being submitted after-the-fact. I would observe that it isn't unusual for a professional to render an opinion about something, to the best of their ability, after the event has occurred. But, again, we will factor in the after-the-fact nature of any professional opinion. And we do not prejudge before seeing whatever might be submitted.

Regarding your next point, the proximity of various features of any site is something that staff consistently brings up at TRC and the Planning Board itself considers.

The City Engineering team does conduct their own inspections to ensure the approved plan is being followed. They also require sign offs by the design engineer as well.

As for your concern about precedent, every property is unique. We handle each enforcement action case-by-case based on the facts of each situation.

As for your request to attend the site visit, these types of site visits from staff typically aren't open to the public (like Planning Board site walks are open to the public) and the City cannot purport to invite a third party to someone else's property, but I don't see anything stopping you from standing on your property to witness the visit yourself or on the Cullens' property if they grant you permission.

Thanks,

Donna

On Mar 17, 2026, at 5:37 PM, Benton, Donna <d.benton@doover.nh.gov> wrote:

Hi Mrs. and Mr. Wilkie,

I wanted to follow-up that city staff plan to visit the site to look at the tree cutting and construction tomorrow Wednesday 3/18 around 11:15am.

Thanks,

Donna

Donna Benton, AICP

Director of Planning and Community Development

City of Dover, NH

288 Central Avenue

Dover, NH 03820-4169

e: d.benton@dover.nh.gov

p: 603.516.6008 f: 603.516.6049

Dover: First in New Hampshire, First with you!

From: Rory Wilkie <rwilkie21@gmail.com>

Sent: Wednesday, March 18, 2026 7:40 PM

To: Benton, Donna <d.benton@dover.nh.gov>

Cc: Caitlin Wilkie <caitlin.ver@gmail.com>; SCOTT HOGAN <hoganlaw@comcast.net>

Subject: Re: Formal Follow-up: Enforcement of No-Cut Buffer Violation at 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hi Donna,

We appreciate the heads up and for you making the time to swing by 566 today. We know that there will be a more formal decision but wanted to ensure you were aware which stakes indicated the true no cut buffer. The true 30ft buffer are indicated by the grade stakes that were closest to the foundation if that was not clear or explained by Fergus. If you are able to keep us a praise on the next steps, we would greatly appreciate this.

Thank you,

Rory

Cell (603)731-3406

On Mar 19, 2026, at 9:38 AM, Benton, Donna <d.benton@dover.nh.gov> wrote:

Thank you for your email. Yes, that was part of our discussion immediately. We went off the stakes most recently placed by the LLS (closest to the new foundation). Yes, I'll be following up.

Thanks,

Donna

Donna Benton, AICP

Director of Planning and Community Development

City of Dover, NH

288 Central Avenue

Dover, NH 03820-4169

e: d.benton@dover.nh.gov

p: 603.516.6008 f: 603.516.6049

Dover: First in New Hampshire, First with you!

From: Rory Wilkie <rwilkie21@gmail.com>

Sent: Thursday, March 26, 2026 9:05 AM

To: Benton, Donna <d.benton@dover.nh.gov>

Cc: Caitlin Wilkie <caitlin.ver@gmail.com>; SCOTT HOGAN <hoganlaw@comcast.net>

Subject: Re: Formal Follow-up: Enforcement of No-Cut Buffer Violation at 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hi Donna,

Hope your week has been going well. I wanted to follow up in regards to the project next door and there violations of there TDR approval in regards to the no cut buffer. I had a chance to listen to the planning board meeting and didn't hear an update during staff comments. If you wouldn't mind providing an update on next steps I would appreciate it.

Thank you,

Rory

(603)731-3406

Sent from my iPhone

On Mon, Mar 30, 2026 at 11:52 AM Benton, Donna <d.benton@dover.nh.gov> wrote:

Hi Mr. Wilkie,

Thanks for your patience! I hope you had a nice weekend. Attached is a letter that was mailed out on Friday which summarizes staff's visit, potential remedies, and next steps. Happy to answer any further questions you or Mrs. Wilkie have. I would imagine Mr. Cullen or someone from his team will be reaching out about potential species and placement preferences.

Thanks,

Donna

Donna Benton, AICP

Director of Planning and Community Development

City of Dover, NH

288 Central Avenue

Dover, NH 03820-4169

e: d.benton@dover.nh.gov

p: 603.516.6008 f: 603.516.6049

Dover: First in New Hampshire, First with you!

From: Caitlin Wilkie <caitlin.ver@gmail.com>
Sent: Friday, April 3, 2026 10:13 AM
To: Benton, Donna <d.benton@doover.nh.gov>
Cc: Rory Wilkie <rwilkie21@gmail.com>; SCOTT HOGAN <hoganlaw@comcast.net>
Subject: Re: Formal Follow-up: Enforcement of No-Cut Buffer Violation at 566 6th Street

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Donna,
Thank you for providing the follow-up and the update regarding the recent determination for the property at 566 6th Street.

While we are disappointed with the specific decision reached, we do appreciate that the department chose to take action rather than leaving the matter unaddressed. However, the distinction between formal enforcement and an informal remedy remains unclear. Specifically, I would like to confirm whether the property owner is strictly required to plant five new trees, or if there is a possibility they will be permitted to plant fewer as your letter specifically stated "In lieu of taking formal enforcement action, as a proposed informal remedy."

Additionally, we have observed that the buffer zone has been filled with material that does not appear suitable for future planting such as sand and gravel. Could you clarify how this will be rectified to ensure the area can actually support the required restoration?

In a broader sense, we are also trying to understand the criteria used for approving plans in such close proximity to a protected buffer zone. Could you explain how the department evaluates potential impacts on tree root systems during the construction process when reviewing these site plans?

We will wait to hear from you as to whether or not the property owners agree and look forward to your clarification on these points.

Thank You,
Caitlin

On Tue, Apr 7, 2026 at 10:23 AM Benton, Donna <d.benton@doover.nh.gov> wrote:

Hi Mrs. Wilkie,

The intent is for the Cullens to plant at least 5 trees to replace those that were removed from the buffer. The thinking is those would be deer-resistant arborvitae and the location of the plantings can be flexible if you'd rather see them between your two homes or between your two backyards, do you have a preference?

The TDR subcommittee and Planning Board have been focused on the buffer language when considering potential amendments. It seems the focus is on a visual screening rather than area of no disturbance. We will continue to review plans carefully and will ask the Planning Board to weigh in during their decision making process of trees on the buffer line that may have tree routes impacted by development. I have tried to caution developers from placing proposed buildings too close to any buffer as in reality, lawns may be mowed, etc.

The Cullens have pledged to replace the trees which is what is referred to as the proposed remedy. Please let me know whether you hear from the Cullens.

Thanks,

Donna

Donna Benton, AICP

Director of Planning and Community Development

City of Dover, NH

288 Central Avenue

Dover, NH 03820-4169

e: d.benton@doover.nh.gov

p: 603.516.6008 f: 603.516.6049

Dover: First in New Hampshire, First with you!

From: Caitlin Wilkie <caitlin.ver@gmail.com>

Sent: Thursday, April 9, 2026 8:33 AM

To: Benton, Donna <d.benton@doover.nh.gov>

Cc: Rory Wilkie <rwilkie21@gmail.com>; SCOTT HOGAN <hoganlaw@comcast.net>

Subject: Re: Formal Follow-up: Enforcement of No-Cut Buffer Violation at 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Good Morning,

Neither Rory, myself or our legal council have heard from the Cullens or a representative on their behalf.

Based on the specific conditions of the area and the soil composition that's been introduced as previously discussed, we believe this species is a high-risk choice that is unlikely to survive,

leading to a future failure of the required screening. Arborvitae are notoriously intolerant of salt spray and soil salinity. Given the proximity to road salt application and the specific material currently in the buffer, there is a significant risk of root drying and total plant failure within the first few seasons. While often cited as "deer-resistant" we personally have experienced otherwise. In our property, the deer have taken our arborvitae and even thorny species like rose bushes, down to the ground. Without significant (and costly) fencing, these plantings will likely be destroyed. We have previously raised concerns regarding the sandy/rocky material within the buffer. Putting sensitive species into an already compromised growing medium is a recipe for a "dead zone" that will eventually require reinvestment in a replacement solution.

We want to ensure that the buffer remains a permanent, living screen rather than a short-term installation that fails to meet the town's zoning objectives. Ideally, the restoration should prioritize species that are more in line with the mature, hardy vegetation that was removed from the site to ensure ecological and visual continuity. If the Cullens are unwilling to discuss options, please advise on the formal next steps to ensure these concerns are addressed.

Thank You,
Caitlin

From: Benton, Donna
Sent: Friday, April 10, 2026 10:33 AM
To: Cullen, Fergus
Subject: Follow up on Tree Cutting

Hello Mr. and Mrs. Cullen,
I'm following up on the letter I sent 2 weeks ago on March 27th. I do not seem to have received the signed letter back which I do need. Have you looked into species, size of species available, location of planting, or talked to your neighbors? I have heard from your neighbors that they do not believe arborvitae would tolerate the rocky/sandy/salty environment or actually be deer resistant. If we're unable to come to a resolution within the next two weeks, we will schedule a compliance hearing with the Planning Board likely to be held in May.

Thanks,
Donna Benton
Director of Planning and Community Development

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This electronic message and any attachments may contain information that is confidential and/or legally privileged in accordance with NH RSA 91-A and other applicable laws or regulations. It is intended only for the use of the person and/or entity identified as recipient(s) in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so. Thank you.

From: Cullen, Fergus <F.Cullen@dover.nh.gov>
Sent: Friday, April 10, 2026 1:15 PM
To: fergus ferguscullen.com <fergus@ferguscullen.com>
Subject: Fw: Follow up on Tree Cutting

Fergus Cullen
City Councilor – Ward 6
152 Boxwood Ln, Dover NH 03820
e: f.cullen@dover.nh.gov mobile: 603.520-5450
<http://www.dover.nh.gov>

From: fergus ferguscullen.com <fergus@ferguscullen.com>
Sent: Friday, April 10, 2026 1:25 PM
To: Benton, Donna <d.benton@dover.nh.gov>
Subject: Re: Follow up on Tree Cutting

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hi Donna -

I sent the attached letter, via regular mail, to the abutters yesterday, asking for their input within two weeks.

I have reached out to four area nurseries about arborvitae. If you think I should look for a different species, I am open to your suggestion.

I'm also OK with appearing before the Planning Board to review the situation.

I will get the acknowledgement signed and returned to you.

Fergus Cullen

Dover, NH

fergus@ferguscullen.com

603-520-5450

@ferguscullen_nh on Instagram

On Mon, Apr 13, 2026 at 12:39 PM Caitlin Wilkie <caitlin.ver@gmail.com> wrote:
Fergus,

Thank you for your letter regarding the replacement plantings along our shared property line.

Per the Planning Department's March 27 letter, which identified the removal of five trees as a zoning violation, we would like to discuss the specific species to be planted. While the city mentioned arborvitae as a popular option, we have significant reservations. I am sure you have noticed examples of arborvitae failing along Long Hill, whereas the hardier trees on Wildcat remain unaffected.

Given the city's three-year surety requirement for long-term viability, we believe arborvitae is a high-risk choice for this site. This species is notoriously intolerant of the salt spray and soil salinity common in our area. Combined with the sandy, rocky material introduced in the buffer, there is a high risk of root drying and total failure within a few seasons. Furthermore, our personal experience shows that local deer will graze arborvitae to the ground.

To ensure the buffer remains a permanent, living screen rather than a "dead zone" requiring future reinvestment, we suggest prioritizing hardy species similar to the mature vegetation that was removed. Species such as Red Cedar, Pine, Spruce, or Maple are far more tolerant of our specific soil and salt conditions.

While we review the site plan you provided and consider the placement options you outlined, we look forward to your feedback if you are willing to discuss these species options so that we can reach an agreement and avoid a formal compliance hearing.

Thank You,
Caitlin and Rory Wilkie

On Tue, Apr 21, 2026 at 10:42 AM Caitlin Wilkie <caitlin.ver@gmail.com> wrote:
Fergus,

To ensure we are in compliance with the letter from the Planning Board, we were to discuss both the species and the placement of the replacement plantings with you. I'm checking in to see if you received our email on the 13th and are open to having that conversation so we can align on a plan that works for everyone.

If you'd prefer not to discuss these details, or if we should take the lack of response as a "no" regarding a collaborative approach, we will look to the Planning Department to move toward scheduling a more formal meeting to resolve the next steps.

We look forward to hearing from you.

Thank You,
Caitlin and Rory Wilkie

From: Caitlin Wilkie <caitlin.ver@gmail.com>

Sent: Friday, April 24, 2026 2:51 PM

To: Benton, Donna <d.benton@dover.nh.gov>

Cc: Rory Wilkie <rwilkie21@gmail.com>; SCOTT HOGAN <hoganlaw@comcast.net>; fergus
ferguscullen.com <fergus@ferguscullen.com>

Subject: Re: Replacement Plantings: 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

Donna,

Following the guidance provided in your letter to the Cullens on March 27, 2026, we are formally requesting to schedule a discussion regarding the replacement plantings for 566 6th Street.

Despite our best efforts to resolve this matter collaboratively, we have been unable to reach a neighborly consensus. We have made two good-faith attempts to engage with Fergus via email on April 13 and April 21, but we have not received a response to either correspondence.

In light of the concerns previously highlighted regarding the material introduced into the buffer zone where the trees were taken, we have attached a proposed placement plan for the replacement plantings. This proposal is intended to address those specific concerns while ensuring the ecological integrity of the zone.

We are eager to move forward with a formal review. Please let us know the specific requirements or documentation needed to get this matter on the Planning Department/Board's upcoming schedule.

Thank you for your continued guidance.

Best,
Caitlin and Rory Wilkie



LEGEND

- I.P. (Ind) O - IRON PIPE (FOUND)
I.R. (Ind) O - IRON ROD W/ I.D. CAP (TO BE SET)
S.F. - SQUARE FEET
AC - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
F.F. - FINISHED FLOOR ELEVATION
F/C - FLOOR TO CEILING HEIGHT
LCA - LIMITED COMMON AREA
- 48.2 - EXTERIOR BUILDING DIMENSION
UDL - UNIT DIVISION LINE
S - SEWER SERVICE
W - WATER SERVICE
E - ELECTRIC PANEL
ELEV. - ELEVATION
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
→ UP 410/5 - UTILITY POLE W/ I.D. NOS.
⊗ SMH - SEWER MANHOLE
OHU - OVERHEAD UTILITIES



RIGHT ELEVATION

UNIT 2
TOTAL UNIT AREA
= 2,036 S.F.

UNIT 1
TOTAL UNIT AREA
= 2,036 S.F.

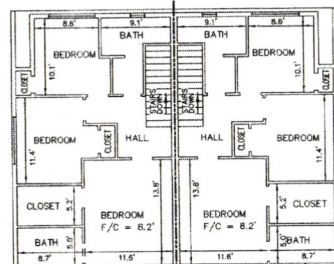
FLOOR PLAN

1" = 8'

GRAPHIC SCALE



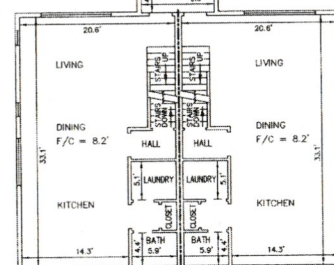
NO.	DATE	DESCRIPTION	BY	CHK
23-2571		REVISIONS		
24081	CONDO S4F	23-12		
PROJECT NO	TYPE	FIELDBOOK & PAGES		



UNIT 2
AREA = 654 S.F.

UNIT 1
AREA = 654 S.F.

SECOND FLOOR
F.F. ELEVATION = 223.5'

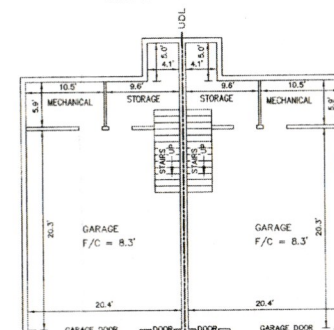


UNIT 2
AREA = 682 S.F.

UNIT 1
AREA = 682 S.F.

FIRST FLOOR
F.F. ELEVATION = 213.5'

COMMON AREA = 45 S.F.



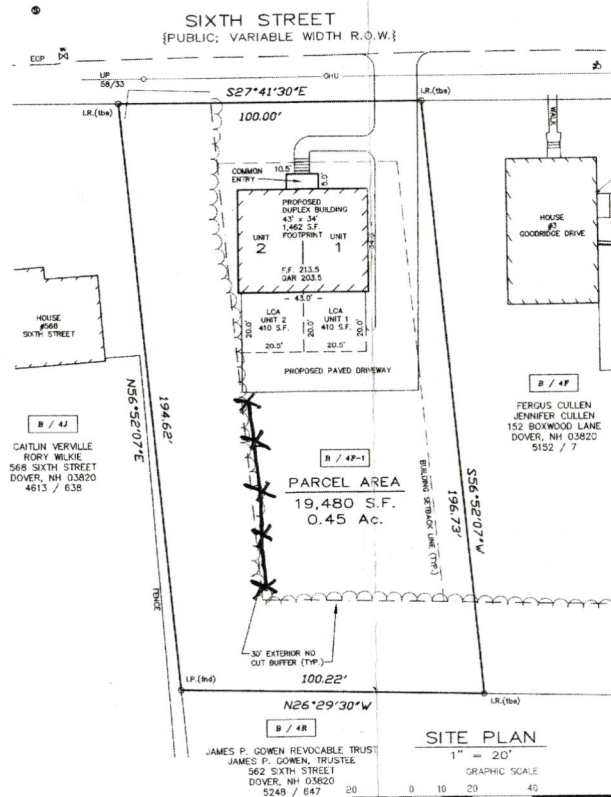
UNIT 2
AREA = 700 S.F.

UNIT 1
AREA = 700 S.F.

BASEMENT
F.F. ELEVATION = 203.5'

NORMAN E. VANDINI
SHARON J. VANDINI
569 SIXTH STREET
DOVER, NH 03820
1452 / 241

LEON A. DROUIN, TRUSTEE
LEON A. DROUIN REVOCABLE TRUST
565 SIXTH STREET
DOVER, NH 03820
4724 / 277



SIXTH STREET
(PUBLIC; VARIABLE WIDTH R.O.W.)

PARCEL AREA
19,480 S.F.
0.45 Ac.

SITE PLAN

1" = 20'

GRAPHIC SCALE



CERTIFICATION:

"I HEREBY CERTIFY THAT THIS FLOOR PLAN ACCURATELY DEPICTS THE PROPOSED DIMENSIONS OF THE BUILDING AND THAT THE UNITS AS SHOWN ON THIS PLAN ARE NOT YET COMPLETE." THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 II.

DATE 3/11/24
KEVIN M. MCNEANEY L.L.S. 661

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS FLOOR PLAN ACCURATELY DEPICTS THE PROPOSED CONDOMINIUM SITE IMPROVEMENTS AND UNITS. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE NOT YET COMPLETE. THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 I.

DATE 3/11/24
KEVIN M. MCNEANEY L.L.S. 661

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 503.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"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." (RSA 676:18)

DATE 3/11/24
KEVIN M. MCNEANEY L.L.S. 661

REFERENCE PLANS:

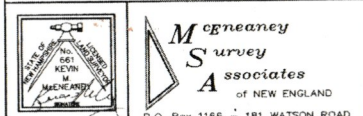
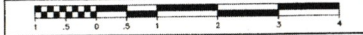
- ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE, SHEET 7 OF 26; SCALE: 1" = 60'; DATED: APRIL 27, 1998; BY: MCNEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 54-34.
- SUBDIVISION OF LAND OF SCOTT L. WEDDEN, DOVER, NEW HAMPSHIRE; SCALE: 1" = 50'; DATED: FEB. 1978; BY: RICHARD P. TOWLE; RECORDED S.C.R.D. PLAN 43, POCKET 15, FOLDER 43.
- TOR SUBDIVISION PLAN PREPARED FOR FERGUS & JENNIFER CULLEN, TAX MAP B, LOT No. 4F, 566 SIXTH STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: SEPTEMBER 25, 2024, REVISED THROUGH 7/15/25; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 13592.

NOTES:

- OWNER OF RECORD:
BONDCLIFF HOLDINGS, LLC
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5319, PAGE 1025
- B / 4F - DENOTES TAX MAP AND PARCEL NUMBER.
- TOTAL PARCEL AREA = 19,580 S.F. / 0.45 AC.
- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED CONDOMINIUM SITE PLAN AND FLOOR PLAN SITE IMPROVEMENTS AND STRUCTURES ARE BEGUN BUT NOT YET COMPLETED.
- ZONING DISTRICT: RURAL RESIDENTIAL (R40)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 40,000 S.F.
MAXIMUM LOT COVERAGE = 10 PERCENT
MINIMUM FRONTAGE = 150 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 25 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
WETLAND BUFFER = 50 FEET
TRANSFER OF DEVELOPMENT RIGHTS (TOR) REGULATIONS:
ABUTTING A ROAD SETBACK = 20 FEET
ABUTTING A LOT LINE SETBACK = 10 FEET
STREET SIDES OF UNITS = 20 FEET
ABUTTING STRUCTURES = 20 FEET
NO CUT BUFFER FROM EXTERIOR LOT LINE = 30 FEET
* THE LOT WAS APPROVED AS A TOR SUBDIVISION ON 5/27/2025, DOVER PLANNING # SUBM-2025-0005.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310C, EFFECTIVE DATE 9/30/2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD83 BASED ON GPS OBSERVATION DATED JANUARY 30, 2024.
- PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.
- ALL OF THE LOT AREA OUTSIDE OF THE BUILDING FOOTPRINT AND THE LIMITED COMMON AREAS BEHIND THE GARAGE IS COMMON AREA. THERE IS NO CONVERTIBLE LAND, NO EXPANDABLE LAND, NO WITHDRAWABLE LAND AND NO LEASED LAND IN THIS CONDOMINIUM.

CONDOMINIUM SITE & FLOOR PLAN
OF
566 SIXTH STREET CONDOMINIUM
PREPARED FOR
BONDCLIFF HOLDINGS, LLC
TAX MAP B, LOT No. 4F-1
566 SIXTH STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: RJM FILE: M-2571/04F-1 CONDO
SCALE: AS NOTED DATE: MARCH 11, 2026



P.O. Box 1166 • 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING