

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, May 21, 2026**
Meeting Time: **10:30 AM**

1. Site Plan for 12 Lincoln Street Dover, LLC, Assessor's Map 31, Lot 67, zoned CBD-R, located at 12 Lincoln Street. (Proposal is for the addition of a third floor to the existing structure with eight (8) additional units, for a total of nineteen (19) residential units.) (SITE-2025-0018)



PLAN SNAPSHOT REPORT SITE-2025-0018 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major
Work Class: Alteration / Addition
Status: In Review
Valuation: \$0.00

Project:
District: None
Square Feet: 0.00
Assigned To: Blonigen, Rachel

App Date: 11/24/2025
Exp Date: 01/28/2026
Completed: NOT COMPLETED
Approval Expire Date:

Description: The project entails the addition of a third floor to an existing two-story, eleven-unit apartment building for a total of nineteen units together with the removal of two existing concrete platforms and the restriping of an existing parking lot to accommodate additional vehicles. The property is already fully developed and served by all required utilities.

Parcel: 31067-000000	Main	Address: 12 Lincoln St Dover, NH	Main	Zone:
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Owner Ben Stebbins PO BOX 571 Greenland, NH 03840 Home: (603) 801-2101 Business: (603) 801-2101 Mobile: (603) 801-2101	Applicant Erik Saari 133 Court Street Portsmouth, NH 03801 Business: (603) 433-2335
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Plan Custom Fields

Total2	0	Total3	0	Total	0
Total5	0	Total4	0	Total6	0
Total7	0	Total9	0	Total8	0
Street Classification Type	Municipal	Recording Number		Net Change in # Parking Spaces (+/-)	5
Water Service	Municipal	Sewer Service	Municipal	Deed Book	5116
Total Acres (GIS)	0.52	Deed Page	673	Total SQFT	22651.2
Deed Date		Proposed Property Use	Multi-family residential	Area of Parcel to be Developed (SQFT)	0
Number of Parking Spaces Existing	22	Number of Parking Spaces Proposed	27	Number of Employees Total	0
Number of Employees in Max Shift	0	Distance to City Water	0	Distance to City Sewer	0
Type of Building to be Built	None, this is the addition of a third floor to an existing two-story building.	Estimated Construction Value	1000000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	No	Existing Conservation Easement Details		Total of Impact Fees to be Assessed	0.00
TotalImpactFeeSDTOD	0.00	Sub Total Residential	0.00	TotalImpactFeeTHTOD	0.00
TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00
TotalImpactFeeADUTO	0.00	TotalImpactFeeAONRT	0.00	TotalImpactFeeAR55TC	0.00
D		OD		D	
TotalImpactFeeAR62TC	0.00	TotalImpactFeeRIRCTC	0.00	Sub Total	0.00
D		D		Non-Residential	
TotalImpactFeeOCSTO	0.00	TotalImpactFeeITWCTC	0.00	TotalImpactFeeNHALTC	0.00
D		D		D	
TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOT	0.00		
		OD			

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Erik_Saari_11/24/2025.jpg	11/24/2025 16:23	Saari, Erik		Uploaded via CSS

PLAN SNAPSHOT REPORT (SITE-2025-0018)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014690	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-2025014690		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	05/21/2026	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	In Review	05/11/2026	05/20/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	05/11/2026	06/08/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	In Review	05/11/2026	05/20/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	In Review	05/11/2026	06/08/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	05/11/2026	05/20/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	05/11/2026	05/20/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	In Review	05/11/2026	05/20/2026	

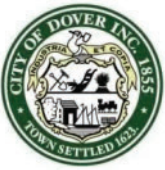
Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/11/2026 9:55	
Confirm application complete v.1	Generic Action		05/11/2026 9:55
Technical Review Committee Meeting Agenda v.1	Task	05/11/2026 9:55	05/11/2026 17:20
Land Use Plan Technical Review v.1	Receive Submittal	05/11/2026 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	05/11/2026 17:26	

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

PLAN SNAPSHOT REPORT (SITE-2025-0018)

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

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: 12 Lincoln Street Dover, LLC Telephone # (603) 801-2101

Address of Applicant: P.O. Box 571, Greenland, NH 03840

E-Mail Address: bstebbins@condorcapitalllc.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 31 Lot(s) # 67

Address of Property: 12 Lincoln Street

Zoning District(s) CBD - R Overlay District(s) _____

Existing Use of Property: Multi-family residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

Streetscape - The site is already fully developed which leaves little room for the required streetscaping. While the frontage on Fifth Street features existing trees, the existing grass strip between the sidewalk and Lincoln Street is inadequate for full size specimens. However, the Applicant has included a plan for an extensive strip of shrubbery in order to try and meet the requirements to the greatest extent practicable.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: None required

Name of Professional That Prepared Plans: Altus Engineering

Address 133 Court Street, Portsmouth, NH 03801 Telephone #: (603) 433-2335

Professional License #: NH 7634 E-mail address: esaari@altus-eng.com

SIGNATURES

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

Signature of Property Owner: See attached Letter of Authorization Date: _____

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

Signature of Agent:  Date: 09/03/25

Erik Saari, Altus Engineering (Agent)

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 09/03/25

Erik Saari, Altus Engineering (Agent)

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
31	67	12 Lincoln Street Dover, LLC	P.O. Box 571, Greenland, NH 03840

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Erik Saari	Altus Engineering	133 Court St., Portsmouth, NH 03801
Eric Salovitch	Northam Survey	686 Central Ave. Ste 100, Dover, NH 03820

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☒ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # 8 per dwelling unit = \$ 800
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000)
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☒ CONDITIONAL USE PERMIT Application fee \$200.00 x # 1 per Application = \$ 200
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00 = \$ _____
 - ☐ Permit fee \$75.00 = \$ _____
- ☐ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ _____
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE = \$ _____

AND

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

- ☒ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - ☐ Certified letters fee # 3 of x \$10.00 = \$ 30
- ☒ Certified letters fee: # of abutters 12 X \$10.00 = \$ 120
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
- ☒ Creating/Printing Abutter Labels in triplicate per sheet 2 x \$10.00 = \$ 20

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

SUBTOTAL = \$ 1,290

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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

Letter of Authorization

I, Ben Stebbins, authorized representative for 12 Lincoln Street Dover, LLC, hereby authorize Altus Engineering to represent the LLC, etc. as the Owner and Applicant in all matters concerning engineering and related permitting for Tax Map 31, Lot 67 located at 12 Lincoln Street in Dover, New Hampshire. This authorization shall be limited representation at public hearings and other project-related meetings in addition to any signatures required for Federal, State and Municipal permit applications.



Signature



Print Name



Date



Witness

Print Name

Date



Zoning Compliance Narrative

Project: 12 Lincoln Street, Dover, NH - Proposed Multi-Family Addition

Zoning District: Central Business District – Residential Sub-District

Purpose and Context

The proposed project at 12 Lincoln Street is located within Dover’s CBD Residential Sub-District, an area characterized by historic residential buildings that once served as homes for mill employees, shopkeepers, and other downtown workers. This neighborhood is defined by its smaller-scale architecture, walkable character, and close connection to Dover’s downtown core. The existing building at 12 Lincoln Street served as ‘The Sawyer Grammar School’, originally built in 1870 and in operation until a fire in the late 1970s. In 1980, the building was reopened as apartments, now without its hipped roof and central dormer, largely in the configuration found today.

The purpose of the sub-district is to preserve this historic fabric while allowing for new residential growth that supports smart growth principles and contributes to Dover’s low-carbon impact goals. The proposed multi-family addition advances this purpose by:

- Providing new residential units that increase housing opportunities within walking distance of downtown amenities, employment, and public transportation.
- Preserving the historic character of the existing structure and streetscape through a careful, context-sensitive design approach.
- Reinforcing the residential identity of the neighborhood, consistent with the City’s Master Plan vision for smart growth and compact, walkable neighborhoods.

Neighborhood Context

The neighborhood surrounding Lincoln Street is defined by two- and three-story wood-frame houses, many of which feature architectural detailing such as clapboard siding, porches, gabled roofs, and trim work.

These buildings establish a consistent rhythm of massing, scale, and materials that contribute to the neighborhood’s distinctive character.

The proposed addition has been designed to be secondary in massing and appearance to the historic existing structure, an architectural strategy widely recognized as appropriate when introducing new construction in historic contexts. This ensures that the historic building remains the dominant element on the site, while the addition provides new housing in a way that respects the neighborhood’s scale and character.

Key elements of neighborhood compatibility include:

- **Massing and Height:** The building is limited to three stories, consistent with the ordinance maximum and in keeping with nearby structures.
- **Materiality:** The use of clapboard-style composite siding, traditional trim profiles, and window proportions aligns with the materials and detailing found throughout the district.
- **Rhythm and Scale:** Window placement, façade articulation, and roof forms are designed to break down the mass of the new construction, maintaining visual continuity with surrounding homes, and maintaining the prominence of the original brick form.
- **Pedestrian Orientation:** Although the existing primary entrance is not directly on a street-facing façade, the design reinforces a human-scaled pedestrian experience through pathways, landscaping, and active ground-level windows.

Dimensional Standards

The proposed structure is three stories, consistent with the maximum ordinance, and maintains proportionality with adjacent residential structures. The existing building footprint, setbacks, and frontages are not proposed to change.

Architectural Standards

The project incorporates the required architectural standards outlined in the CBD Residential Sub-District ordinance:

- **Ground Floor Standards:** The ordinance requires a minimum of 30% glazing at the ground-floor façade. In this case, the existing historic ground floor is not being redesigned, and therefore the standard does not apply to this addition. An existing, clearly defined pedestrian entrance is provided, although not located on the street-facing façade.
- **Building Standards:** The addition has been designed to be subordinate to the historic structure, allowing the original building to remain the focal point of the site. The design is harmonious with the neighborhood in mass, height, width, and setback. Human-scaled details such as trim, articulation, and window proportions contribute to a welcoming pedestrian environment. Utility elements are screened or located to minimize visual impact.
- **Materials and Detailing:** Traditional residential design cues are incorporated, including composite clapboard siding, trim elements, and window articulation. These materials echo the historic palette of the district while offering durability and energy efficiency. Changes in depth, fenestration rhythm, and trim work add visual interest and reduce perceived bulk.
- **Energy Efficiency:** In the architectural dialogue, there is a famous quote by architect Carl Elefante that “The greenest building is the one that is already built.” Reuse of the existing structure



minimizes embodied energy and construction waste associated with new materials, resulting in a significantly lower environmental impact. Renovation of existing buildings is widely recognized as one of the most sustainable design approaches, often outperforming new construction in overall carbon efficiency across a building's lifecycle. The proposed addition furthers this goal by incorporating modern energy-efficient construction assemblies, including a high insulation roof assembly and mechanical systems—supporting Dover's sustainability and climate goals.

Conclusion

The proposed multi-family addition at 12 Lincoln Street is fully consistent with the intent and standards of the CBD Residential Sub-District.

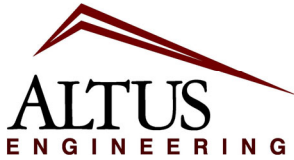
The project:

- Provides additional housing opportunities in close proximity to Dover's downtown core.
- Preserves the historic character of the existing building by ensuring the addition is clearly secondary in scale and design.
- Contributes to the neighborhood's continuity of scale, materials, and rhythm, reinforcing the architectural identity of Lincoln Street.
- Aligns with the City's broader goals for smart growth, sustainability, and low-carbon development.

In sum, the project represents a sensitive and appropriate addition that strengthens both the historic and residential character of the neighborhood while addressing Dover's need for additional housing.

Appendix A: Standards Compliance Matrix

Standard	Requirement	Proposed Design Compliance
Ground Floor Windows	No less than 30% of the facade shall be windows.	Not applicable – the existing historic ground floor is not being redesigned.
Pedestrian Entrance	A pedestrian entrance shall be required at the street side or front facade.	Not applicable – The existing entrance, though not directly street-facing is to remain and is clearly defined.
Architectural Harmony	Building designs shall be harmonious with neighboring structures in terms of mass, width, height, proportion, spacing, and setback.	Addition designed as secondary to existing historic structure, compatible with the existing neighborhood character.
Pedestrian Environment	Building designs shall consider the quality of the pedestrian environment.	The proposed building footprint is not changing, providing consistent wayfinding within the neighborhood, while the design provides visual interest and maintains the historic architectural character of the original Sawyer School.
Garage Doors	Garage doors shall be relatively unobtrusive.	No garage doors proposed.
Materials	<i>Optional:</i> Desirable materials include wood (clapboard and shakes), brick, stone, and contemporary materials that are harmonious and compatible with the aesthetic of the sub-district and its neighboring structures.	Composite clapboard siding and trim chosen for durability and compatibility.
Architectural Detailing	<i>Optional:</i> Use of architectural details and changes in depth are encouraged on building elevations to increase visual interest and scale.	Elevations include depth, trim, and window articulation. The 3 rd floor addition is stepped back from the existing brick façade to create vertical interest and sensitivity to original details and materiality.
Energy Efficiency	<i>Optional:</i> Energy-efficient design techniques, LEED standards, or an equivalent standard is encouraged.	Proposed construction assemblies are modern and energy efficient.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

September 3, 2025

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

**Re: Traffic Memorandum
The Old Sawyer School
Assessor's Map 31, Lot 67
12 Lincoln Street
Dover, New Hampshire
Altus Project No. 5486**

Dear Ms. Benton,

We have undertaken a basic study of the potential traffic impacts resultant of the site plan modification to the proposed vertical addition to the former Sawyer School apartment building on Lincoln Street. The proposed development will feature eight new units accessed by the existing private driveways. The following assessment is based on *Trip Generation*, 11th edition, prepared by the Institute of Transportation Engineers (ITE). Where possible, we have defaulted to the AM and PM peak hour of generator versus the peak hour of adjacent street traffic as this resulted in a slightly higher number of trip ends. Results were rounded to the nearest whole number except for cases where rounding up or down made for a better fit to the expected trip distribution.

As shown below, the new units at the project site can be expected to generate the following traffic volumes during a typical Peak Hour:

ITE Land Use Code: 223 (Affordable Housing – Income Limits)

Weekday (Entire Day)

Trip ends per Dwelling Unit: 3.83

(8 units) $3.83 = 30.64$ trips rounded down to 30 (50% entering [15], 50% exiting [15])

Weekday (AM Peak Hour of Generator)

Trip ends per Bedroom: 0.25

(8 bedrooms) $0.25 = 2$ trips (30% entering [1], 70% exiting [1])

Weekday (PM Peak Hour of Generator)

Trip ends per Bedroom: 0.19

(8 bedrooms) $0.19 = 1.52$ trips rounded up to 2 (66% entering [1], 34% exiting [1])

Saturday (Entire Day)

Trip ends per Dwelling Unit: 4.37

(8 units) $4.37 = 34.96$ trips rounded down to 34 (50% entering [17], 50% exiting [17])

Saturday (Peak Hour of Generator)

Trip ends per Dwelling Unit: 0.46

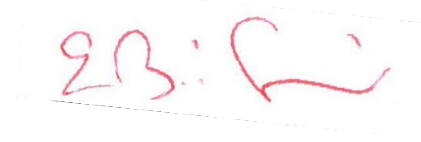
(8 units) $0.46 = 3.68$ trips rounded up to 4 (54% entering [2], 46% exiting [2])

Per the above analysis, we calculated that the proposed additional eight units can be expected to generate a maximum of 34 trip ends on a typical Saturday with slightly lower total volume on weekdays. Maximum daily peak hour volumes are shown to be only 4 cars on a Saturday which equates to one car every fifteen minutes. Based on this information, we conclude that this project will have a minimal impact on traffic in the vicinity of the site.

Please reach out to me if you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING



Erik B. Saari
Vice President

ebs/5486-Traffic-090325

The Old Sawyer School Site Plan Modification

12 Lincoln Street
Dover, New Hampshire

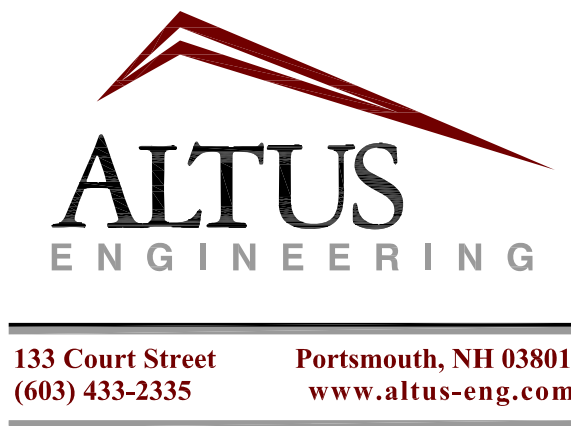
Assessor's Parcel 31, Lot 67
ISSUED FOR TECHNICAL REVIEW

Plan Issue Date:

September 3, 2025

Owner/Applicant:
12 LINCOLN STREET DOVER, LLC
P.O. BOX 571
GREENLAND, NH 03840

Civil Engineer:



Surveyor:

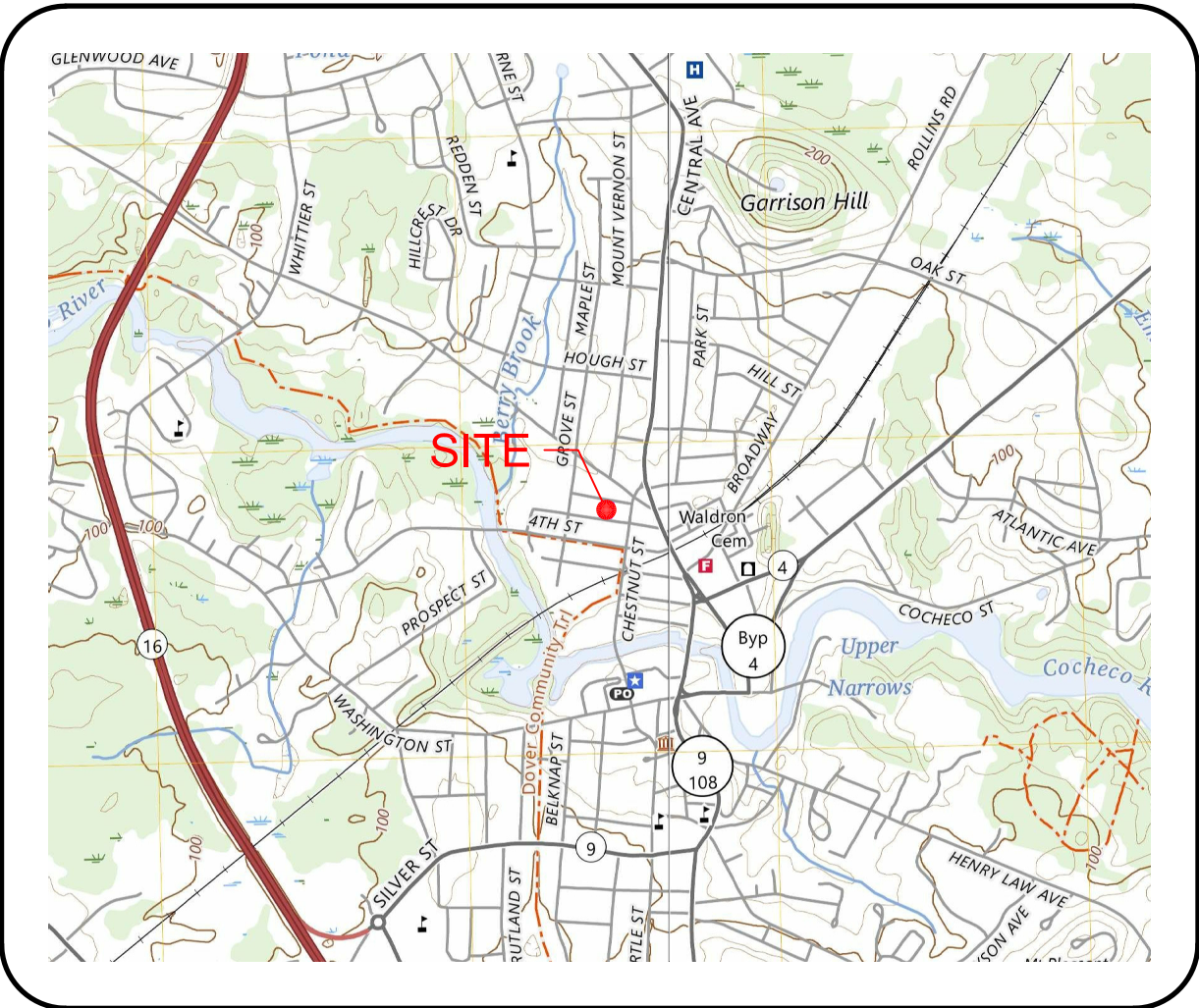


Architect:



Landscape Architect:
EMILY KELLY

699 Middle Street
Portsmouth, NH 03801
Tel.: (603) 513-9050

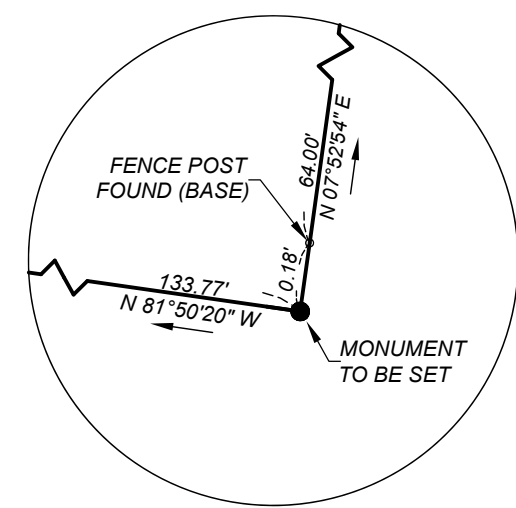


LOCUS

SCALE: 1"=1,000'

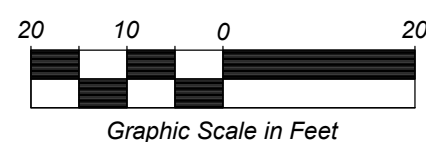
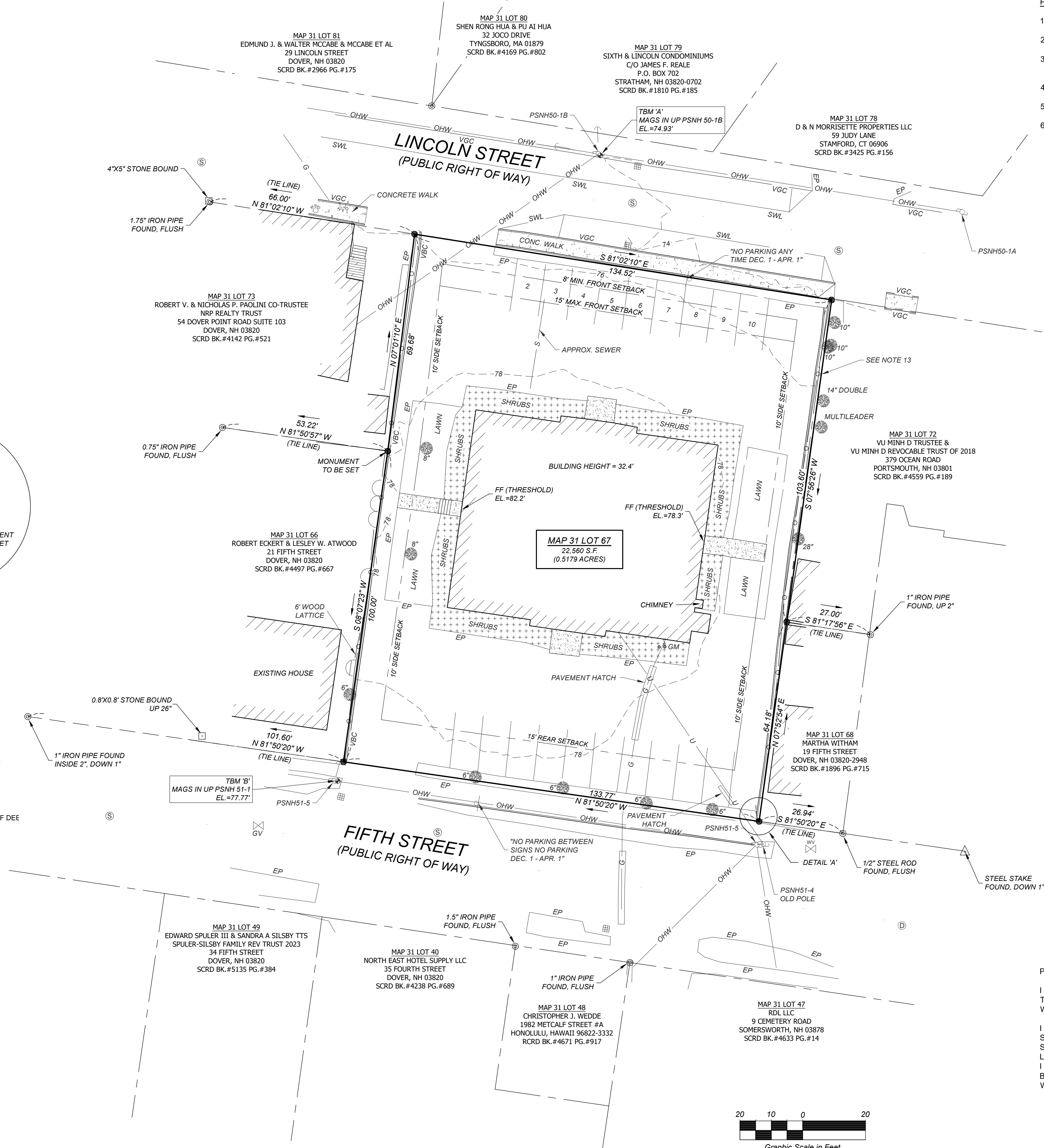
Sheet Index			
Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	S-1	0	06/14/22
Site Plan	C-1	0	09/03/25
Landscape Plan	L-1	0	06/30/25
Elevations	A3.01	0	06/01/25
Elevations	A3.02	0	06/01/25
Exterior Perspective	A3.03	0	06/01/25

Permit Summary	Submitted	Received
Dover Site Plan Approval	09/03/25	—



DETAIL 'A'
SCALE = 1"=2'

MAP 137 LOT 11	LEGEND:
BK. PG.	ASSESSORS MAP AND LOT NUMBER
CONC.	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEE
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
VBC	VERTICAL BIT CURB
VGC	VERTICAL GRANITE CURB
O	IRON PIPE/ROD FOUND
O	BOUND FOUND
O	SMOOTH IRON ROD FENCE POST
△	SPIKE/NAIL FOUND
●	MONUMENT TO BE SET
—	GUY WIRE
—	UTILITY POLE
—	DRAIN MANHOLE
—	CATCH BASIN
—	DECIDUOUS TREE
—	SEWER MANHOLE
—	GAS METER
—	GAS VALVE
—	HANDICAP PARKING
—	HYDRANT
—	WATER SHUT OFF
—	WATER GATE VALVE
—	SIGN
—	OVERHEAD WIRE
—	UNDERGROUND UTILITY
—	CHAINLINK FENCE
—	WOOD LATTICE FENCE
—	BOUNDARY LINE
—	SETBACK LINE
—	SHRUB LINE
—	SEWER LINE
—	GAS LINE
—	EXISTING CONTOUR
—	STONEWALL
—	CONCRETE
—	WOODEN DECK
—	LANDSCAPING



PLAN REFERENCES:

- "CIVIL 5TH STREET UTILITY PLAN & PROFILE STA. 10+99 TO STA. 15+00". PREPARED BY WOODARD & CURRAN. DATED MARCH 2023. NOT RECORDED.
- "EXISTING CONDITIONS PLAN FOR THE CITY OF DOVER RECONSTRUCTION PLAN, LINCOLN STREET, DOVER, NEW HAMPSHIRE". PREPARED BY TRITECH ENGINEERING CORPORATION. DATED AUGUST 8, 2005.
- "CONDOMINIUM PLAN IN DOVER, NH SHOWING UNITS 17, 19, 22, AND 24 OF THE SIXTH & LINCOLN CONDOMINIUM". PREPARED BY MILLENNIUM ENGINEERING, INC. DATED JUNE 22, 2006. RECORDED AT THE S.C.R.D. AS BOOK 75, PLAN 117.
- "PLAN OF LOTS A-B& C FOR PHYLLIS HARDENBROOK & ROBERT WITHAM". PREPARED K.E. MOORE & B.G. STAPLES. DATED SEPTEMBER 1979. RECORDED AT THE S.C.R.D. AS BOOK 138, PLAN 20.
- "PLAN OF LAND PREPARED FOR LAWRENCE & CLAIRE DUBOIS". PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC. DATED NOVEMBER 27, 2007. RECORDED AT THE S.C.R.D. AS BOOK 70, BOOK 46.
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR CITY OF DOVER AND ANNE S. POPE". PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC. DATED JUNE 26, 2006. RECORDED AT THE S.C.R.D. AS PLAN 88, BOOK 46.

NOTES:

- SUBJECT PARCEL: TAX MAP 31 LOT 67
12 LINCOLN STREET
DOVER NH 03820
NS PROJECT #924
- OWNER OF RECORD: 12 LINCOLN STREET DOVER LLC
P.O. BOX 571
GREENLAND, NH 03840
S.C.R.D. BOOK 5116, PAGE 673
- PARCEL AREA: 22,560 S.F. OR 0.5179 AC
- DIMENSIONAL REQUIREMENTS:
MIN LOT AREA: N/A
MIN LOT FRONTAGE: 75'
MIN FRONT SETBACK: 8' MIN - 15' MAX
MIN SIDE SETBACK: 10'
MIN REAR SETBACK: 15'
MAX BUILDING HEIGHT: 3 STORY
MIN LOT COVERAGE: 40%
FRONTAGE BUILDOUT: 40% MIN
OVERLAY DISTRICT: ZONE: CBD-R
- ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF DOVER ZONING ORDINANCE DATED 12/9/2009, LAST REVISED 9/11/2019. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE SUBJECT PARCEL.
- FLOOD HAZARD ZONE: "X" WITH AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0310E, WITH AN EFFECTIVE DATE OF 9/30/2015.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN 2023 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE. THE SEWER SERVICE LINE SHOWN HEREON IS APPROXIMATE. NO EVIDENCE OF WATER SERVICE FOUND.
- THE SUBJECT PARCEL IS SUBJECT TO CONDITIONS CONCERNING FLOWAGE FROM THE FORMER SCHOOL HOUSE PROPERTY. SEE DEED FROM SAMUEL STEVENS DATED MARCH 16, 1883 AT S.C.R.D. BOOK 275, PAGE 16.

EXISTING CONDITIONS
FOR
12 LINCOLN STREET DOVER LLC
OF
TAX MAP 31 LOT 67
12 LINCOLN STREET
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

SCALE: 1"=20' (22x34) 1"=40' (11x17)

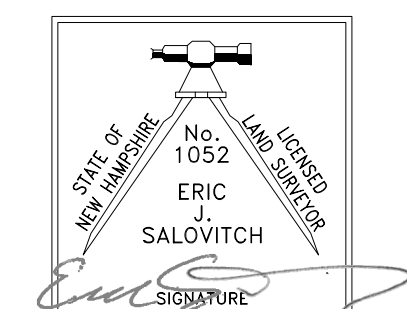
JOB NO.	924	DATE:	2024-01-12
DRAWN BY:	JIR	DRAWING:	924 SURVEY.DWG
CHECKED BY:	EJS EAR	SHEET:	1 OF 1
NO.	DATE	DESCRIPTION	BY

PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

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.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

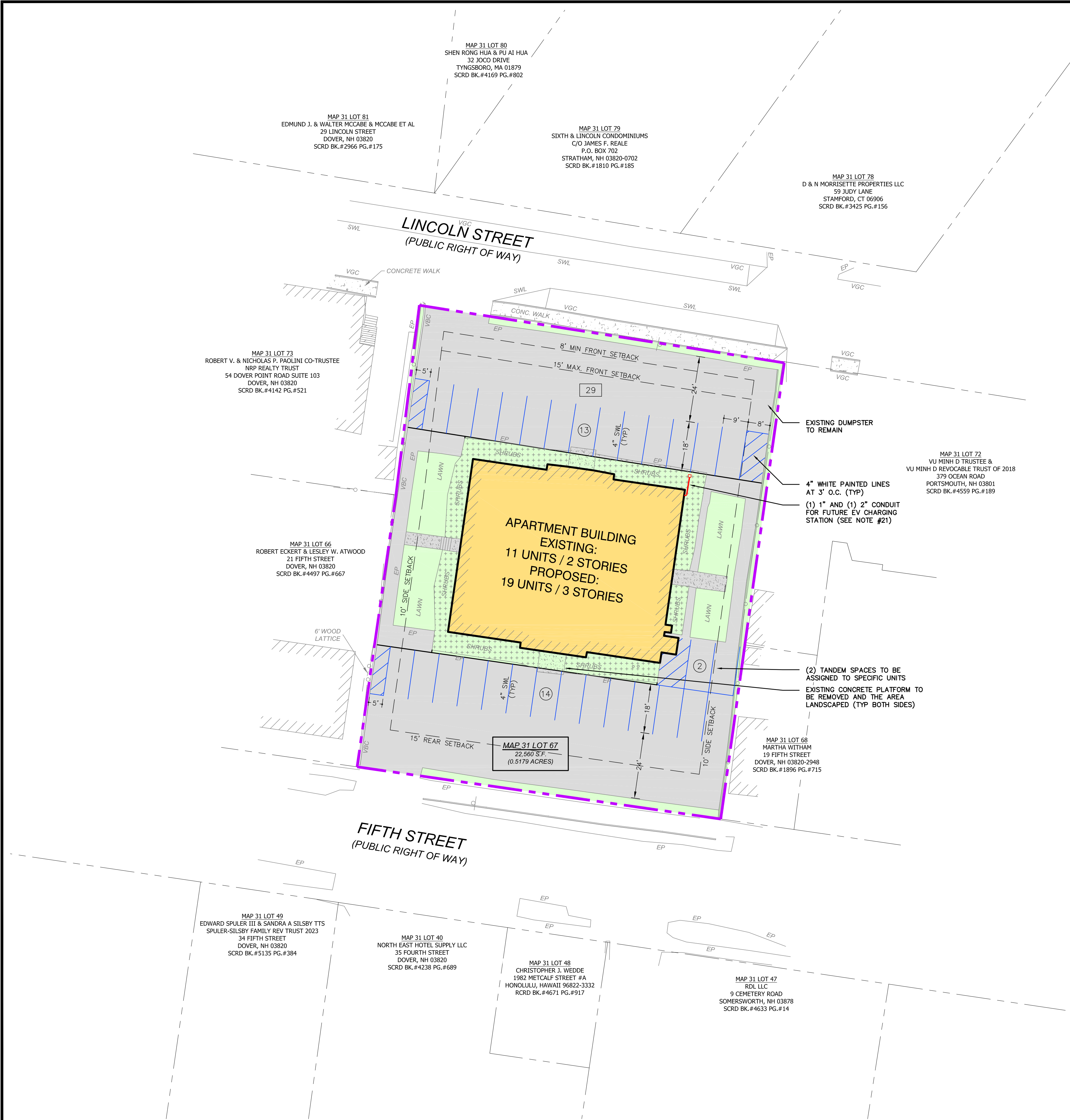
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



LICENSED LAND SURVEYOR

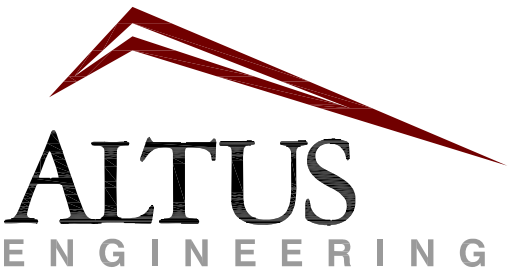
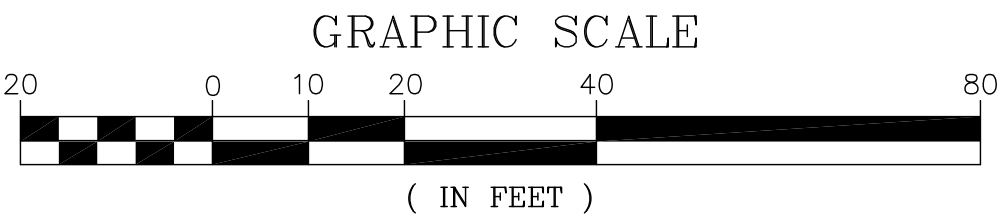
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DATE





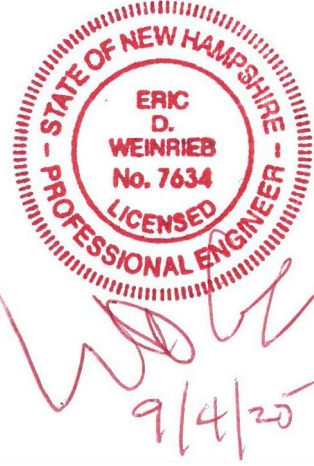
SITE NOTES

- DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE RECONFIGURATION OF AN EXISTING PARKING LOT TO ACCOMMODATE ADDITIONAL UNITS CONSTRUCTED IN AN EXISTING MULTI-FAMILY RESIDENTIAL BUILDING. THE UNIT COUNT WILL INCREASE FROM 11 TO 19 UNITS.
- LOT AREA: 22,560 S.F. (±0.52 AC.)
- THE SUBJECT PARCEL IS SHOWN AS DOVER TAX MAP 31 LOT 67.
- REFERENCE DEED: STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 5116, PAGE 673
- ZONE: CBD-R (CENTRAL BUSINESS DISTRICT – RESIDENTIAL)
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: NR (NO REQUIREMENT)
MIN. STREET FRONTAGE: 75'
FRONT SETBACK: 8' MIN. – 15' MAX. (49.74' EXISTING)
SIDE SETBACK: 10' (24.26' EXISTING)
REAR SETBACK: 15' (NO REAR)
BUILDING HEIGHT: 3 STORY MAX., 2 STORY MIN. (2 EX., 3 PR.)
MIN. LOT COVERAGE: 40% (81.62 EXISTING 81.13% PROPOSED)
FRONTAGE BUILD OUT: 40% MIN. (57.80% EXISTING AND PROPOSED)
- PARKING REQUIREMENTS:
RESIDENTIAL: 1.4 SPACES/UNIT + 0.5 VISITOR SPACE/UNIT (1.9/UNIT)
19 UNITS = 19 x 1.9 = 36 SPACES REQUIRED
TOTAL PARKING PROVIDED = 27 SPACES (1.4/UNIT)
5% (1 SPACE) REQUIRED TO HAVE EV CHARGERS
- OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- THE PARCEL IS LOCATED IN FLOOD ZONE 'X' (MINIMAL FLOOD HAZARD) PER FIRM PANEL 33017C03310E DATED 09/30/15.
- NO WETLANDS WERE OBSERVED ON THE SITE.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- PAVEMENT MARKING ABBREVIATIONS:
SWL: SINGLE WHITE LINE (4" SOLID LINE)
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF DOVER & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- CONSTRUCTION HOURS SHALL BE LIMITED TO MON-FRI 7AM-6PM, SAT-SUN 9AM-4PM. THE HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASST. CITY MANAGER.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- BUILDING/UNIT ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THIS SITE PLAN IS DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED BUILDING IS DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REGULATIONS INCLUDING NH RSA 155-A:5-a&b, THE IBC AND ANSI 117.1.
- CONDUIT FOR FUTURE EV CHARGING STATION SHALL BE 2" SCH 40 ROUTED FROM THE BUILDING AS SHOWN AND TERMINATED IN A HANDHOLE ADJUSTED TO FINISH GRADE.



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: TECHNICAL REVIEW

ISSUE DATE: SEPTEMBER 3, 2025

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	TECHNICAL REVIEW	EBS 09/03/25

DRAWN BY: _____ EBS

APPROVED BY: _____ EBS

DRAWING FILE: _____ 5486-Site.dwg

SCALE: 22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER: 12 LINCOLN STREET DOVER, LLC
P.O. BOX 571
GREENLAND, NH 03840

APPLICANT: 12 LINCOLN STREET DOVER, LLC
P.O. BOX 571
GREENLAND, NH 03840

PROJECT: THE OLD SAWYER SCHOOL
TAX MAP 31 LOT 67
12 LINCOLN STREET
DOVER, NH

TITLE:

SITE PLAN

SHEET NUMBER: C-1



THIS PLAN WAS PREPARED BY EMILY KELLY, LANDSCAPE ARCHITECT., WHO WAS RETAINED BY THE APPLCIANT. ALTUS ENGINEERING TAKES NO RESPONSIBILITY FOR THE CONTENTS OF THIS PLAN.

LEGEND

- BARK MULCH
- PEA GRAVEL
ALTERNATIVE: ARTIFICIAL TURF
- LOW MAINTENANCE GROUNDCOVER
Native Fescue "No Mow" Mix
Carex pensylvanica



EXISTING TREE TO REMAIN



ACCENT SHRUB/ SMALL TREE (~10'-12')

- Chionothus retusus* 'Tokyo Tower'
- Cercis canadensis* 'Covey'
- Amelanchier* x *grandiflora* 'Autumn Brilliance'
- Stewartia pseudocarmelia*
- Magnolia stellata* 'Waterlily'



FOUNDATIONAL SHRUB (~5'-8')

- Ilex verticillata*
- Hydrangeae quercifolia*
- Physocarpus opulifolius*
- Cephalotaxus harringtonia* 'Fastigiata'
- Spiraea nipponica* 'Snowmound'



ACCENT SHRUB (~3'-4')

- Rhus aromatica* 'Grolow'
- Clethra alnifolia*
- Ilex glabra* 'Densa'
- Rhododendron* x *Bloombux*
- Juniperus horizontalis* 'Blue Chip'



PERENNIALS (~1'-2')

- Hosta* spp.
- Heuchera* spp.
- Sedum* spp.
- Nepeta* spp.
- Salvia* spp.
- Heleborus* spp.
- Asarum* spp.

PLANTING NOTES

- CONCEPT PLAN IS NOT FOR CONSTRUCTION.
- INVASIVE SPECIES REMOVAL TO BE COMPLETED BEFORE CONSTRUCTION.
- ALL GRASS, OTHER VEGETATION, AND DEBRIS TO BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- PLACE 6" OF LOAM AT LAWN PLANTING AREAS AND 18" OF LOAM AT PLANTING BEDS.
- PLANTING BEDTOPSOIL SHALL HAVE COMPOST. TILL BEDS TO A DEPTH OF 8"
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS INCLUDES PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING, AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BARK MULCH
- ESTABLISHMENT IRRIGATION SHALL BE PROVIDED FOR PLANTING.
- COORDINATE WATER SERVICE LOCATIONS.

GRAPHIC SCALE



NOT FOR CONSTRUCTION

ISSUED FOR:

DISCUSSION

ISSUE DATE:

JUNE 30, 2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EBS	06/30/25

DRAWN BY: _____ EBS

APPROVED BY: _____ EBS

DRAWING FILE: _____ 5486-SITE.dwg

SCALE:

22" x 34" - 1" = 20'

11" x 17" - 1" = 40'

OWNER:

12 LINCOLN STREET DOVER, LLC
P.O. BOX 673
GREENLAND, NH 03840

APPLICANT:

12 LINCOLN STREET DOVER, LLC
P.O. BOX 673
GREENLAND, NH 03840

PROJECT:

12 LINCOLN
STREET
TAX MAP 31 LOT 67
12 LINCOLN STREET
DOVER, NH

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

PROPOSED MULTI-FAMILY ADDITION
12 LINCOLN STREET
DOVER, NEW HAMPSHIRE

DOVER, NEW HAMPSHIRE

PROJECT:

[illegible]

Drawn By: ANM

Project No.: 2020001

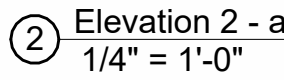
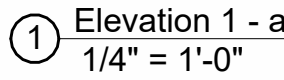
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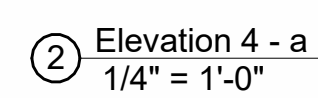
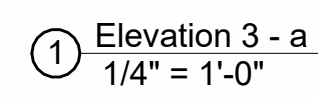
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PROPOSED MULTI-FAMILY ADDITION
12 LINCOLN STREET
DOVER, NEW HAMPSHIRE

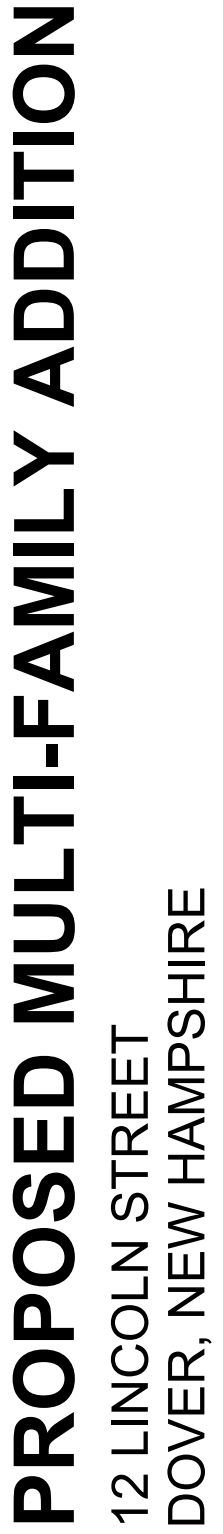
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Drawn By:	ANM
Project No.:	2020001

Drawing Sheet
Title:
ELEVATIONS

Drawing Sheet
Number:
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[illegible]

Drawn By:	ANM
Project No.:	2020001

Drawing Sheet
Title:
**EXTERIOR
PERSPECTIVE**

Drawing Sheet
Number: **A3.03**

PROPOSED MULTI-FAMILY ADDITION
12 LINCOLN STREET
DOVER, NEW HAMPSHIRE

DOVER, NEW HAMPSHIRE

PROJECT:

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Drawn By: ANM

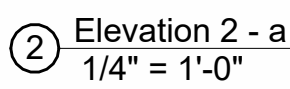
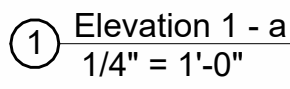
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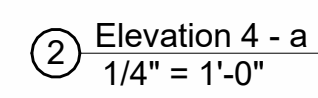
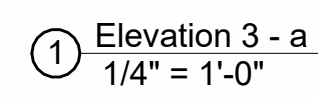
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ELEVATIONS

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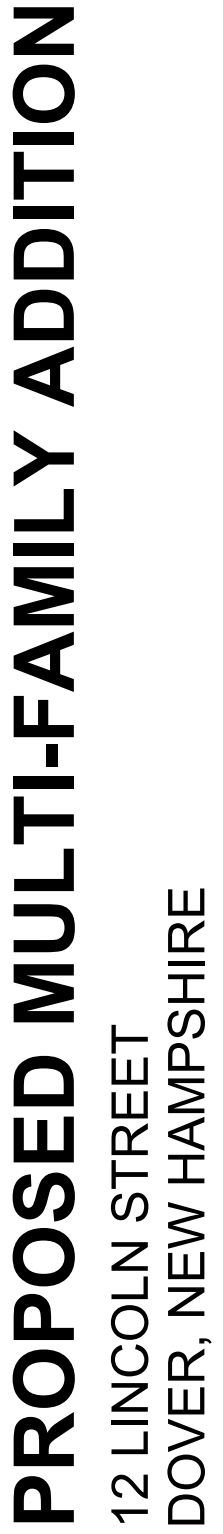
PROPOSED MULTI-FAMILY ADDITION
12 LINCOLN STREET
DOVER, NEW HAMPSHIRE

PROJECT:[illegible]

Drawn By:	ANM
Project No.:	2020001

Drawing Sheet
Title:
ELEVATIONS

Drawing Sheet
Number:
A3.02

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Drawn By:	ANM
Project No.:	2020001

Drawing Sheet
Title:
**EXTERIOR
PERSPECTIVE**

Drawing Sheet
Number: **A3.03**