CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date:	**Tuesday, May 26, 2026**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - May 12, 2026 Regular Meeting Minutes
3. **OLD BUSINESS**
   A. 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) *[This item was continued from the May 12, 2026 Planning Board Meeting]*
4. **NEW BUSINESS**
   A. Consideration and acceptance of a Conditional Use Permit for Aidan Ahern (Owners: Thomas and Aidan Ahern), Assessor's Map 30, Lot 45, zoned RM-U, located 63 Sixth Street. (Proposal is to repair the existing foundation, reconstruct an existing bulkhead, complete site improvements including regrading and the installation of a permeable patio, resulting in approximately 575 square feet of temporary impacts and 950 square feet of permanent impacts to the Conservation District.) *(COND-2026-0025)

   B. Consideration and acceptance of a Transfer of Development Rights for Maple Sugar Investments, LLC, Assessor's Map 30, Lot 15, zoned RM-U, located at 26 Maple Street. (Proposal is to purchase four (4) units through TDR.) *(TRAN-2026-0004)

   C. Consideration and acceptance of a Site Plan Amendment for John & Maggie Randolph (Owners: 54 BRR LLC), Assessor's Map I, Lot 6, zoned R-12, located at Uncommon Drive. (Proposal is to request an amendment to the approved Site Plan, File No. P20-60 and development agreement) *(WAIV-2026-0014)
5. **STAFF COMMENT**
6. **MEMBER COMMENTS**
7. **ADJOURNMENT**

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

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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

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

G. Cruikshank (Chair) called the meeting to order at 7:00pm, noted that Melina Gambino would be sitting in for Kyle Pimental and Devon Dunn is sitting in as Vice Chair.

1. CITIZENS' FORUM

Citizens Forum Open
No one spoke

Emails received from Chris Stevens, 14 Isaac Lucas Circle, in regards to the Lot Line Adjustment at Middle Road (LOTA-2026-0001) approved at the last regular Planning Board Meeting. He provided information on existing easements related to the Brickyard Homeowners Association and has concerns on allowed access for Lot M-91-C.
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- April 28, 2026 Regular Meeting Minutes

Motion: T. Clark moved to approve the regular meeting minutes of April 28, 2026 as submitted. Seconded by: D. Dunn. Vote: U/A

3. OLD BUSINESS

4. NEW BUSINESS

A. Consideration and acceptance of a Site Plan Amendment for Veeks 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)

D. Benton explained that 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.

Jeffrey Allen, Colliers Engineering and Design represented the application and explained the request for adding a 2nd ATM to the TD Bank. He noted the property location, added and removed concrete areas, added ATM under an existing canopy, added light under the canopy. He spoke in detail about the lighting levels and why they don't comply in one area.

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

Public hearing opened.
No one spoke
Public hearing closed.

STAFF RECOMMENDATION - 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 support the waiver, finding it meets criterion (1) and remains consistent with the ordinance's intent. While the proposal exceeds the standard lighting uniformity ratio, the higher lighting levels are justified to address safety and security concerns related to the ATM.

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

Subsequent Condition to be Met Prior to the Signing of the Plans:
1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waiver:
   §153-14E(2)(b), parking area lighting standards.

Motion: D. Dunn moved to approve the waiver with the subsequent condition set by staff. Seconded by G. DeBoer. Vote: U/A

STAFF RECOMMENDATION- Site Plan Amendment:
Chapter 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. Therefore, 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;
   2.4. Town/City boundary

Subsequent Condition to Be Met Prior to Construction:
3. 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:

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

Subsequent Conditions to Be Met Prior to Occupancy:

5. Issuance of Certificate of Completion.
6. Surety or other form of security acceptable to the City is provided for any unfinished work;
7. 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.

Motion: M. Gambino moved to approve the Site Plan Amendment with the subsequent conditions set by staff. Seconded by J. Sanborn. Vote: U/A

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)

D. Benton explained that a compliance hearing has been advised for the approved Minor Subdivision at 566 Sixth St. This approval was for the subdivision of the subject property into three total lots and the related TDR approval was for five total residential units across the three lots.

As detailed in the staff memo and provided in the materials, discussion and investigation has been ongoing between the property owner, staff, and abutters about trees that were removed from the established 30-foot no-cut buffer along the northern property boundary of Map B, Lot 4-F-1.

On March 27, 2026, the Planning Department sent a notice of findings stating that five trees were found to be removed within the no-cut buffer area and following this notice, email discussion between the Planning Department, the property owner, and abutters has focused on tree species and planting locations. A consensus has not been reached and concerns remain regarding appropriate species, size, and location.

The Planning Board is now being asked to review and consider the situation and materials to make findings and give feedback for the species, size, and location of any trees to restore a 30-foot buffer and provide recommendations toward a reasonable resolution.

Fergus Cullen, 152 Boxwood Dr, owner of the subject property, represented the project and explained he is before the board to seek instruction about what they want him to do for buffer restoration on the property. He gave background on the project, what occurred during excavation of the site leading to the necessity of removing some trees. Once this was known, he informed Planning staff and promised to replace the trees one for one.
Eight trees were taken down, three outside the buffer and five inside or on the buffer line which need replacing. Regarding restorative placement, staff suggested reaching out to the abutter for feedback which he did and that information is included in the packet.

He is looking for instruction on the following:

- How many trees and shrubs to plant
    - He believes he owes 5, does the board agree?
- Where they should go
    - The abutter prefers in the back and 30' from the property line.
    - No problem in the back but he prefers closer to the property line rather than middle of back yard.
- What type

- What size caliper and height
    - Planning staff has suggested arborvitae of a certain caliper which he cannot locate, but suggests giant arborvitae 5' tall which will continue to grow
- What to do if he needs to cut additional trees
    - There are 5 in question, 3 are dead and are small in caliper. He asks for board approval to take them down without a letter from arborist or need to replace. The remaining 2 may need to come down to do the driveway. One is outside the buffer and the other is in.

The applicant answered questions from the board relating to:

- Tree removal and replacement locations
- Reason for cutting the trees

Board and staff discussed how to address these issues in the future and what process applicants and board should take moving forward.

The applicant answered questions from the board relating to:

- Reason the size of the trench was so wide

D. Dunn and M. Gambino gave their opinions on the feedback being sought.

Public hearing opened.
Caitlin Wilkie, 568 Sixth St. has trouble believing the engineering team didn't know what they were doing when drafting the plans. Trees and stumps were removed prior to the expert coming in to make determinations. The abutters were not contacted by the applicant swiftly and efficiently by phone or email, rather by post mail dated the day before the deadline given by staff. Upon receiving the letter, she contacted the applicant by email twice to discuss a restoration plan and heard no response for two weeks.
100' canopy was lost when the oak, maple and pine trees were removed and replacing it with shrubs is not going to restore the loss or satisfy the intent of the ordinance.
The current state of the buffer has three issues:

- soil integrity due to being filled with sand and gravel
- species failure- the arborvitae will not thrive here
- long term responsibility- the City's suggested replacement trees are not suitable replacements. The ordinance is only as effective as its enforcement.

She requests the following:

- a professional restoration plan submitted by a licensed landscape engineer showing the plantings and the removal of the non-compliant fill
- planting of hearty, salt-tolerant species compatible with the original species
- withholding of all certificates of occupancy until all the trees are in the ground and the buffer is restored.
- defined plan how the City will enforce the three-year surety requirement be upheld when the property is sold.

She answered questions from the board about preference for tree species stating hardwood with greenery which will match what was taken. All arborvitae in the area are dead.
Public hearing closed.

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Board discussion ensued:
T. Clark noted the board should not be making these kinds of decisions without any expertise. A professional should be hired to answer these questions and provide the restoration plan.
D. Dunn agreed, G. DeBoer agreed, M. Gambino agreed, G. Cruikshank agreed.
Board members were in favor of forming a stricter regulation or process to establish realistic boundary distances between foundations and no-cut buffers.

Mr. Cullen noted the site is currently a construction site, but it will be loamed and seeded. He also prefers a decision tonight and noted some of the recommendations from the professional might not be agreeable to the abutter, or available for purchase.

Board members disagreed with the applicant wanting the board to make a swift decision this evening.
In addition, a condition of the approval was violated and needs to be rectified in the best way possible regardless of added timelines.

Staff noted the expectation that the recommendation would come back to the board for review of adequacy.

M. Gambino prefers not to hold up the applicant's certificate of occupancy, but believes this can be resolved for all parties without that provision.

J. Sanborn gave some information and opinions about trees in close proximity to foundations.

Board members discussed the additional trees mentioned tonight by the applicant.
Board members discussed whether they prefer an arborist or a licensed landscape architect to perform the review and give recommendations.
Board members discussed and agreed that the recommendation should be informed by the tree caliper regulations, but should also be free to recommend the best possible plan for success.

Motion: T. Clark moved the applicant use a NH licensed landscape architect to answer questions raised by Mr. Cullen this evening, to provide feedback about the status of the five additional trees mentioned tonight, provide the restoration plan that would best restore the buffer, and to continue the item to the May 26th meeting at 7pm in this room. Seconded by G. DeBoer. Vote: U/A

5. STAFF COMMENT

- The NHPA held their spring conference last Thursday in Laconia.
    - The City of Dover was awarded Project of the Year for the Waterfront Development.
- No Prior TRCs since the last meeting.
- Upcoming TRCs:
    - On May 14th: Site Plan proposal for renovations and site improvements to the existing industrial facility at 85 Industrial Park Rd.
    - On May 14th: Site Plan proposal for a change of use to convert around 36k square feet of commercial space into 27 residential units at the Cocheco Mills.
    - On May 14th: Site Plan proposal for an 84-unit hotel and two residential buildings totaling 66 units at 239 Knox Marsh Rd.
    - On May 21st: Site Plan proposal for the addition of a third floor to the residential building at 12 Lincoln St. and the addition of eight units (for a total of 19 units).
- May 19th waterfront tour

6. MEMBER COMMENTS

- M. Gambino
  - Mentioned a previous violation of a condition for another project and asked about the restoration which was addressed by staff.
- Planning Board Chair signed the following:
  - Site Plan and Development Agreement for Marriott hotel at 47 Central Ave.
  - CUP plans for impacts for the Eversource Substation expansion at Cocheco Street.
  - CUP plans for impacts for the construction of single-family homes at 4 and 8 Zeland Drive.
  - Lot Line Adjustment at Middle Road for lots 91C and 91D.

7. ADJOURNMENT

Motion: G. DeBoer moved to adjourn at 8:33 pm. Seconded by D. Dunn. Vote: U/A

DRAFT

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 26, 2026

INTENT: Continue discussion 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 and the compliance hearing started on May 12, 2026]*

AGENDA ITEM #: 3-A

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 for prior meeting.

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

See reverse →

photographs he reviewed that were taken prior to their removal.

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.

The compliance hearing began on May 12, 2026 and the applicant asked the Planning Board for clear direction on a list of questions:

-How many trees or shrubs to plant?

-Where should they go?

-What type of tree or shrub should they be?

-What size caliper or height should they be?

-What if additional trees need to be cut?

The Board heard from the applicant, one of the abutters, and staff. The Board voted that the applicant "use a NH licensed landscape architect to answer questions raised by Mr. Cullen this evening, to provide feedback about the status of the five additional trees mentioned tonight, provide the restoration plan that would best restore the buffer, and to continue the item to the May 26th meeting at 7pm in this room."

The applicant submitted a memo with photos from Scott Strynar, a Landscape Architect registered in New Hampshire, on May 22nd, 2026.

The correspondence indicates Mr. Strynar and Mr. Cullen met onsite on May 15th, reviewed the buffer, trees cuts, and trees in question of being cut and noted the recommendations of:

-attempting to keep an existing tree and adjacent stump about 15' west of the garage entrance, that the stump be ground 6" below finish grade and not be removed, that small stones be placed at the base of the tree.

-To remove an existing tree 15' further west due to "a conflict when backing out of the garage, as well as making room for the new replacement tree plantings"

-To plant 3 White Spruce and 2 Red Sunset Maple tress among the remaining trees inside the buffer zone with a photo attached to indicate approximate planting location. He suggested the evergreens be planted at a size of 7-8' in height and the deciduous trees at 2.5-3" caliper d.b.h. along with directions on how to plant.

-Lastly, he reviewed the 3 trees toward Sixth Street and confirmed they are dead and should be promptly removed.

In other no-cut, no-disturb buffers throughout the city, property owners have been permitted to remove any trees that pose a risk per a registered landscape architect or arborist without the need to replace.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board review and consider the materials provided pertaining to this matter, including the new materials from Mr. Scott Strynar, make findings regarding the applicant's compliance with the approved TDR subdivision plan and applicable zoning regulations, and, determine if the subdivision can be considered in compliance if the submitted recommendations of Mr. Strynar are followed this spring.

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 26, 2026

Please bring previous materials for this item.

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

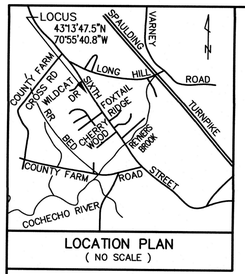
City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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



LOCATION PLAN
(NO SCALE)

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

FERGUS CULLEN
OWNER SIGNATURES

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

SIXTH STREET
{PUBLIC; VARIABLE WIDTH R.O.W.}

S 8" PVC
W 12" CL DI
OHU
EOP
I.R.(tbs)
UP 58/33
UP 58/32
UP 20/31.5
TBM
SPIKE IN UP
ELEV.209.08'

SMH 3532
RIM = 209.81'
INV. IN = 198.47' 8"PVC NW
INV. IN = 201.57' 8"PVC SE
INV. OUT = 186.23' 10"PVC (SITE)
BRICK SHELF = 186.85'

S27°41'30"E 100.00'
S27°41'30"E 111.23'
S27°41'30"E 88.77'
14'
(5')
30.00'

STONE RETAINING WALL
ASPHALT DRIVE
WALK
12" RCP
INV. = 205.94'

B / 4J
CAITLIN VERVILLE
RORY WILKIE
568 SIXTH STREET
DOVER, NH 03820
4613 / 638

10.5'
5.0'
29.0'
39.0'
PROPOSED DUPLEX
39' x 29'
1,184 S.F.
FOOTPRINT

1 STORY WOOD FRAME HOUSE
#566
F.F. = 213.9'

DRIVE UNDER GARAGE
F.F. = 204.2'

EXISTING ASPHALT DRIVE

PROPOSED PAVED DRIVEWAY

HOUSE
#568

103.02'
30.00'
N 27°31'40" W

PROPOSED 30' WIDE ACCESS EASEMENT

S57°03'26"W 200.87'

S 10" PVC
W 12" CL DI

N56°52'07"E 194.62'
S56°52'07"W 196.73'
S62°36'50"W 197.77'

BUILDING SETBACK LINE (TYP.)

B / 4F
PARCEL AREA
19,942 S.F.
0.45 Ac.

B / 4F-1
PARCEL AREA
19,480 S.F.
0.45 Ac.

B / 4F-2
PARCEL AREA
19,580 S.F.
0.45 Ac.

30' EXTERIOR NO CUT BUFFER (TYP.)

FENCE

14°06'45"
MERIDIAN OF REF. PLAN No. 1
NH STATE PLANE
NAD 83 - GPS OBS.

I.P.(fnd)
I.R.(tbs)
100.22'
N26°29'30"W
91.55'
N26°29'30"W
108.23'
N26°29'30"W
I.P.(fnd)

B / 4R
JAMES P. GOWEN REVOCABLE TRUST
JAMES P. GOWEN, TRUSTEE
562 SIXTH STREET
DOVER, NH 03820
5248 / 647

SMH 3531
RIM = 201.06'
INV. IN = 184.90' 10"PVC
INV. OUT = 184.90' 10"PVC
BRICK SHELF = 186.11'

B / 4-53
EMILY S. DAVIE
TIMOTHY W. MALLARD
141 COTTONWOOD DRIVE
DOVER, NH 03820
4221 / 508

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)
WSO – WATER SHUT OFF (CURB STOP)
HYD. – FIRE HYDRANT
W – WATER SERVICE LINE
S – SEWER LINE
S SMH – SEWER MANHOLE
OHU – OVERHEAD UTILITIES
TBM – TEMPORARY BENCHMARK

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	

REFERENCE PLANS:

1.) ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE, SHEET 7 OF 26: SCALE: 1" = 60'; DATED: APRIL 27, 1998; BY: MCENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 54-34.

2.) 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:

14.) NO-CUT BUFFER PLACARDS TO BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

15.) NO SUMP PUMPS OR ROOF LEADERS SHALL DISCHARGE TO THE PUBLIC SEWER.

16.) APPLICANT SHALL COORDINATE WITH THE BUILDING OFFICIAL FOR ADDRESS OF EACH BUILDING AND UNIT.

APPROVED
DATE 9/19/25
City of Dover, N.H.
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."

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 / 4F – 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 MCENEANEY 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.

Plan# 13592 09/16/2025 10:26:33 AM
Page 1 of 1
Register of Deeds, Strafford County
LCHIP STA233264 25.00

SHEET 5 OF 15

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\D\23-2571 cp4
SCALE: 1" = 20'	DATE: SEPT. 25, 2024

20 10 0 10 20 40 60 80

STATE OF NEW HAMPSHIRE
No. 661
KEVIN M. McENEANEY
SIGNATURE
LICENSED LAND SURVEYOR

McEneaney Survey Associates
of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING – PLANNING – CONSULTING

File: M:\2571\Drawings\23-2571 - Copy (4).dwg Layout: 2571 SUBDIVISION
8/6/2025 11:04:31

Scott Strynar
Landscape Architect, LLC
98 Meehan Lane
N. Berwick, ME 03906
(207) 957-4441

May 22, 2026

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

Re: Tree Removals Inside 30-foot Buffer Zone @ 566 6th Street, Parcel No. B-4-F

Dear Donna,

My name is Scott Strynar and I am a registered Landscape Architect in the state of New Hampshire. On Friday May 15th, 2026, I met with Mr. Fergus Cullen at 566 6th Street in Dover to review the tree restoration within the 30-foot buffer zone for his approved development project.

Mr. Cullen explained to me the events that took place since informing the Planning Department on January 13th, 2026 the need to remove five trees inside the 30-foot buffer zone and three outside the buffer zone for the construction of an approved structure to be built and his pledge to replace those trees with new plantings. After the five (5) trees were removed, he then provided an Arborist's letter confirming that the trees would most-likely not have survived the necessary excavation to install the building's foundation. As a result, the City of Dover Planning Department requested that Mr. Cullen plant five (5) replacement trees for the five trees that were removed inside the 30-foot buffer zone as he had pledged to do.

For reference, I am including two image sheets to help illustrate my thoughts and recommendations.

There is an existing tree and adjacent stump, about 15-feet to the west of the garage entrance at the rear of the structure. This tree is located so that the 30-foot buffer line runs through the trunk of the tree and I recommend an attempt to save this tree be made. I would recommend that the stump be ground 6-inches below finish grade and not be removed. Removal of the stump could harm the remaining tree. To prevent further root damage to the tree, some small stones could be placed at the base of the tree, along the edge of the drive. There will be some difficulty navigating a vehicle out of the garage for the future residents with this tree in place, but it is possible to enter and exit without issue. 15-feet further to the west there is another tree that is located outside the 30-foot buffer zone. I would recommend that this tree be removed due to a conflict when backing out of the garage, as well as making room for the new replacement tree plantings.

Scott Strynar
Landscape Architect, LLC
98 Meehan Lane
N. Berwick, ME 03906
(207) 957-4441

At the request of the City of Dover Planning Department staff, a total of 5 trees will need to be planted inside the buffer zone to replace the 5 trees that have been removed, and consistent with Mr. Cullen's pledge to make restorative plantings. I would suggest that three (3) White Spruce and (2) Red Sunset Maple trees be planted among the remaining trees inside the buffer zone. Since these new plantings will be planted under the canopy of the remaining trees, I would suggest that the plant sizes be slightly reduced in order to help the plantings acclimate to their new locations. I suggest that the evergreens be planted at a size of 7-8 ft in height & the deciduous trees at 2.5-3" caliper d.b.h. When planting, the holes should be dug at 2x the width of the root balls and organic rich soils should be used when backfilling the plantings. The trees should be planted no closer than 8 feet from the nearest adjacent tree to allow room for growth and a 3" layer of aged and ground bark mulch be placed around each tree.

While on site, Mr. Cullen and I reviewed the rest of the 30-foot buffer from the rear of the house to road. There are three standing dead pine trees that are a hazard at the front of the house. These three trees are surely dead, showing signs of bark falling from the trunk, exposing the unprotected wood fiber underneath. They are close enough to the house, powerlines and the travel way of the road, that they could cause damage or personal injury if they were to fall. I would recommend that these three standing dead trees be promptly removed.

If you have any questions for me, I can be reached via email at sstrynar@gmail.com or by phone at 207-957-4441. I look forward to hearing from you.

Regards,

Scott Strynar
New Hampshire Registered Landscape Architect, #18



Enclosed:
Site Photos Image Sheets

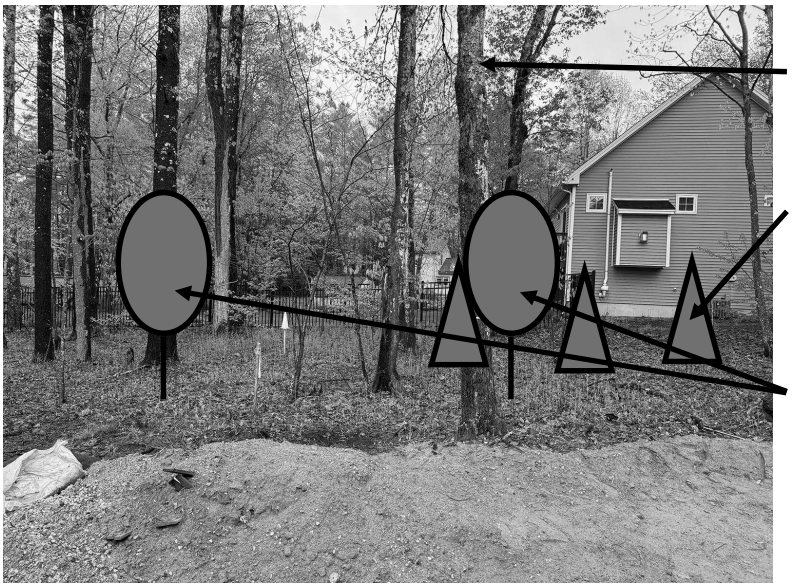
Site Photos



30-foot buffer line passes through center of tree. Tree is in conflict with garage alignment. Protect tree roots with small stones at the edge fo pavement.

Stump of removed tree to be ground 6-inches below finish grade

Tree located outside of 30-foot buffer, recommend removal to create space for new tree planting.



Tree to be removed. See image above.

Plant three (3) White Spruce 7-8 ft height spaced at 8 ft on center

Plant two (2) Red Sunset Maple 2.5-3" caliper trees inside 30-foot buffer zone

All photos taken by SSLA on 5-15-26

Site Photos

Cullen (Parcel No. B-4-F)
566 6th Street, Dover, NH
May 21, 2026

Site Photos



Three (3) dead standing pine trees.
Recommendation—Hazard Removal

All photos taken by SSLA on 5-15-26

Site Photos

Cullen (Parcel No. B-4-F)
566 6th Street, Dover, NH
May 21, 2026

TIMELINE (all dates 2026):

Jan 13: Cullen notifies Planning Dept in advance of need to cut five or more trees, and pledges restorative plantings

Jan 16: Tree cutting occurs, footing excavation takes place

Jan 17: Abutter complains

Feb 4: City staff conducts site visit, observations limited by snow cover

Feb 12: Planning Dept notifies Cullen a complaint has been filed, investigation to follow

Feb 27: Arborist offers opinion that removed trees likely would not have survived

March 18: City staff conduct site visit, make observations

March 27: Planning Dept indicates Cullen shall plant five replacement plantings of 3 – 3.5 inch caliper by June 1, suggests Green Giant arborvitae, requests Cullen seek input from abutter

April 9: Cullen seeks input from abutter

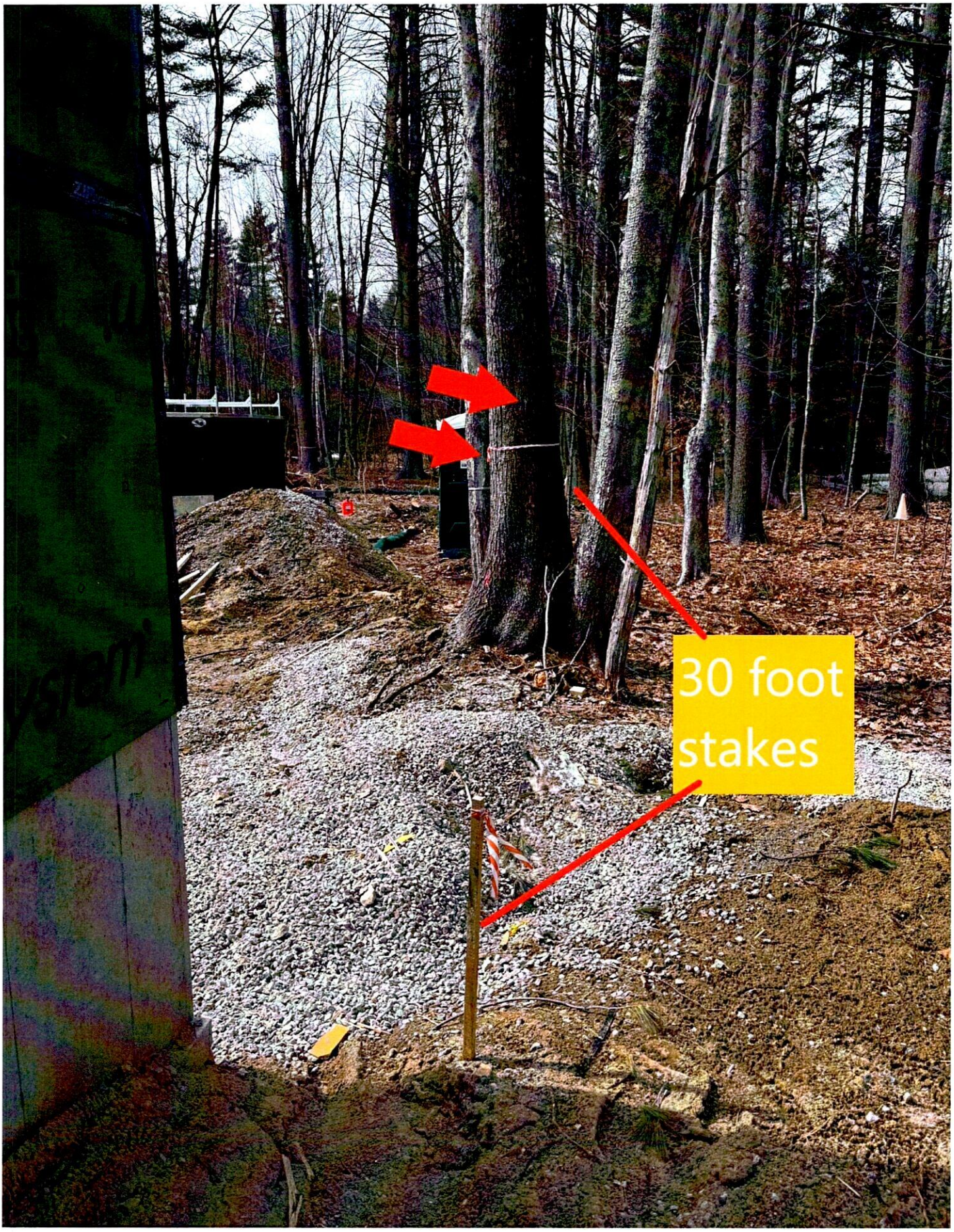
April 27: Cullen requests this matter be put to the Planning Board for definitive resolution

MATTERS TO BE DECIDED:

1. How many trees or shrubs I need to plant?
2. Where they should go?
3. What type of tree or shrub they should be?
4. What size caliper or height they should be?
5. What if additional trees need to be cut?

Type	Caliper	Now Height	Mature Height	Mature Width	Cost	Notes
Hollywood Juniper		15	10		300	
Colorado Blue Spruce		5-6	35-60	15-20	300	
Baby Blue Spruce		6			430	slow grower
Columnar Norway Spruce		6	20-30		350	
White Spruce		5	40-60	15-25	300	Hardy, native
White Pine		5-6	40-60	15-25	270	Hardy, native
PICEA Norway Spruce		6-7	60-70	20-30	430	
Canaan Fir			40-55	25	300	
Arborvitea Thuja Green Screen		6-7	10	3	200	deer-resistant
Arborvitea Thuja Emerald Green		6	10-13	3-4	125	native
Arborvitea Thuja Emerald Green		7	10-13	3-4	140	native
Arborvitea Thuja Green Giant		5-6	25-50	10-15	170	grow 3-5 ft / yr; deer-resistant
Arborvitea Thuja Green Giant		7-8	25-50	10-15	300	grow 3-5 ft / yr; deer-resistant
Arborvitea Thuja Northern Spire		7	15-20	5	280	
Red Maple	2-2.5		50	40	400	
Sugar Maple		9-10	60-70	50-60	300	
Redpointe/Frank Jr Maple	3-3.5		45	30	800	
Sugar Maple		1.5	55-75	40-50	370	
Ft. McNair Red Chestnut	2				500	




30 foot
stakes

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

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:	**Submitted**	**Reviewed**
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	☐	☐
Subsequent Conditions to be Met Prior to Water and Sewer Tie In:	**Submitted**	**Reviewed**
4. Payment of water and sewer investment fees.	☐	☐
Subsequent Conditions to be Met Prior to Occupancy:	**Submitted**	**Submitted**
5. Certificate of Occupancy.	☐	☐
6. Buffer placards shall be in place or if damaged during construction replaced.	☐	☐

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.

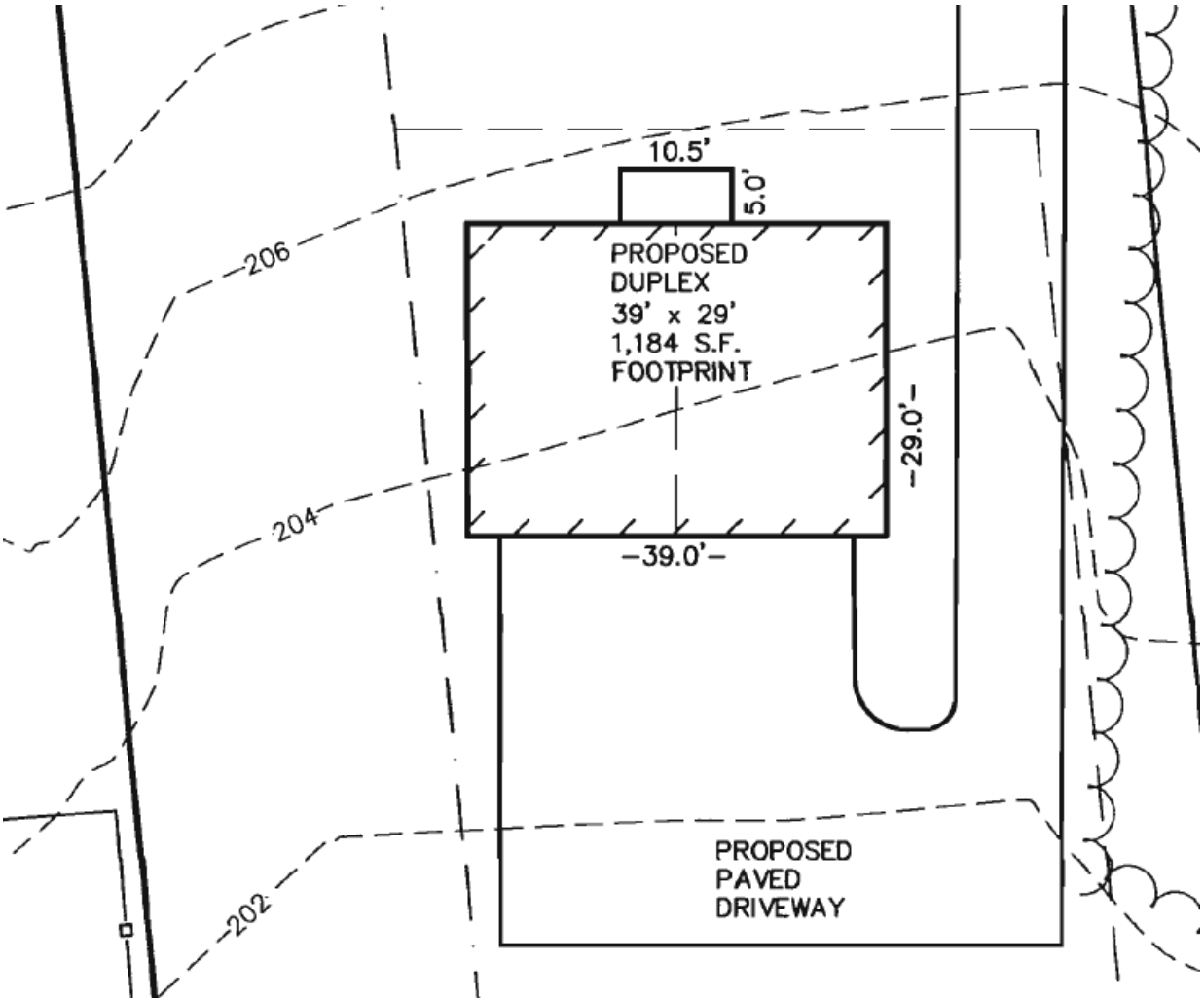
I have attached some photos to document the existing growth.

Respectfully,

Fergus Cullen
Property owner, 566 Sixth Street

152 Boxwood Lane • Dover, NH 03820 • 603-520-5450 m • fergus@ferguscullen.com

Fergus Cullen



152 Boxwood Lane • Dover, NH 03820 • 603-520-5450 m • fergus@ferguscullen.com

Fergus Cullen



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

152 Boxwood Lane • Dover, NH 03820 • 603-520-5450 m • fergus@ferguscullen.com

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.

152 Boxwood Lane • Dover, NH 03820 • 603-520-5450 m • fergus@ferguscullen.com

Fergus Cullen



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

152 Boxwood Lane • Dover, NH 03820 • 603-520-5450 m • fergus@ferguscullen.com

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.

152 Boxwood Lane • Dover, NH 03820 • 603-520-5450 m • fergus@ferguscullen.com

Fergus Cullen



Looking west from Sixth St.

152 Boxwood Lane • Dover, NH 03820 • 603-520-5450 m • fergus@ferguscullen.com

From: Caitlin Wilkie <caitlin.ver@gmail.com>
Sent: Saturday, January 17, 2026 11:40 AM
To: Benton, Donna <d.benton@dover.nh.gov>; Richer, April <A.Richer@dover.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

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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

February 12, 2026

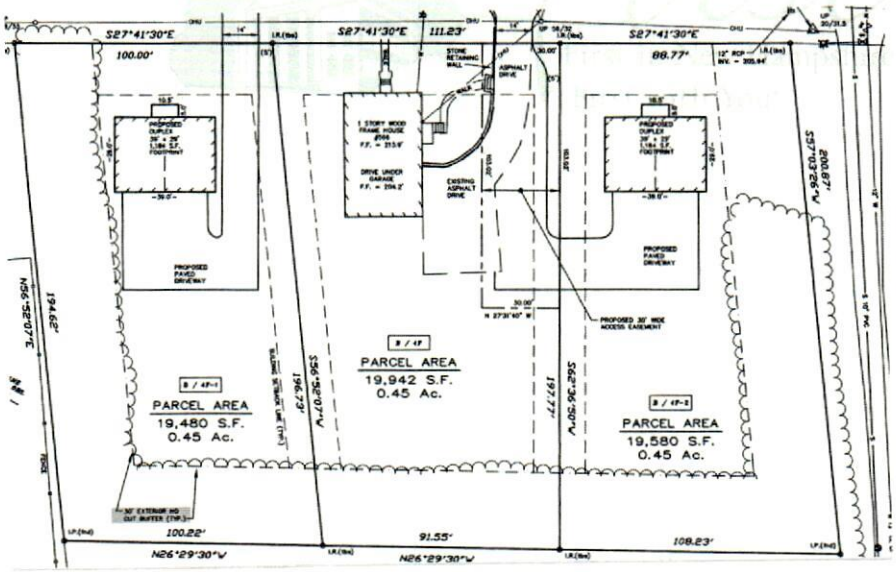
Mr. Fergus Cullen
Mrs. Jennifer Cullen
152 Boxwood Lane
Dover, NH 03820

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 P. Benton

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

152 Boxwood Lane • Dover, NH 03820 • 603-520-5450 m • fergus@ferguscullen.com

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-resistent 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@dover.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@dover.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@dover.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@dover.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@dover.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@dover.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@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: 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

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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

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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@dover.nh.gov>
Sent: Friday, February 20, 2026 11:06 AM
To: Caitlin Wilkie <caitlin.ver@gmail.com>
Cc: Planning Board - All <PlanningBoard-All@dover.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@dover.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@dover.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.

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 takeaction 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@dover.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@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: Thursday, April 9, 2026 8:33 AM
To: Benton, Donna <d.benton@dover.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 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

Please consider conserving our natural resources before printing this e-mail and/or any attachments.

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.

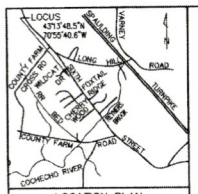
In light of the concerns previously highlighted regarding the material introduced into the buffer zone where the trees were taken, we have attached a proposed placement plan for the replacement plantings. This proposal is intended to address those specific concerns while ensuring the ecological integrity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

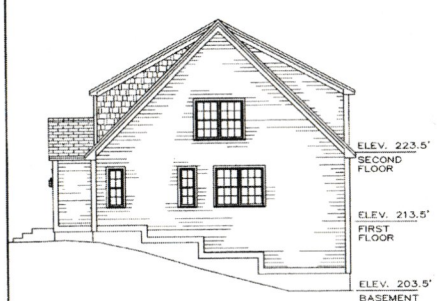
Plan# 13773 04/03/2026 12:08:25 PM
Page 1 of 1
Register of Deeds, Strafford County
LCHIP STA239467 25.00



LOCATION PLAN
(NO SCALE)

LEGEND

I.P.(fnd) O – IRON PIPE (FOUND)
I.R.(tbs) 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
-o- 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.

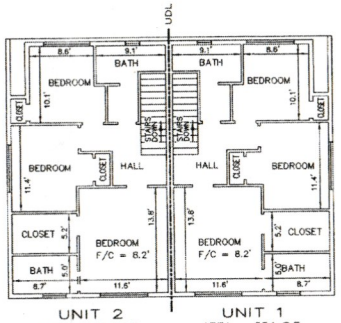
FLOOR PLAN

1" = 8'

GRAPHIC SCALE

8 0 4 8 16 32

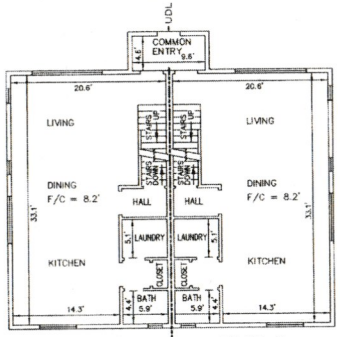
(IN FEET)



UNIT 2
AREA = 654 S.F.

UNIT 1
AREA = 654 S.F.

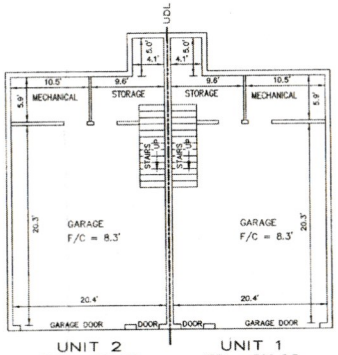
SECOND FLOOR
F.F. ELEVATION = 223.5'



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.

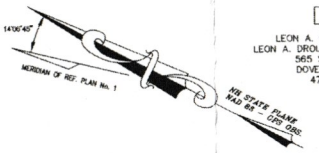
UNIT 1
AREA = 700 S.F.

BASEMENT
F.F. ELEVATION = 203.5'

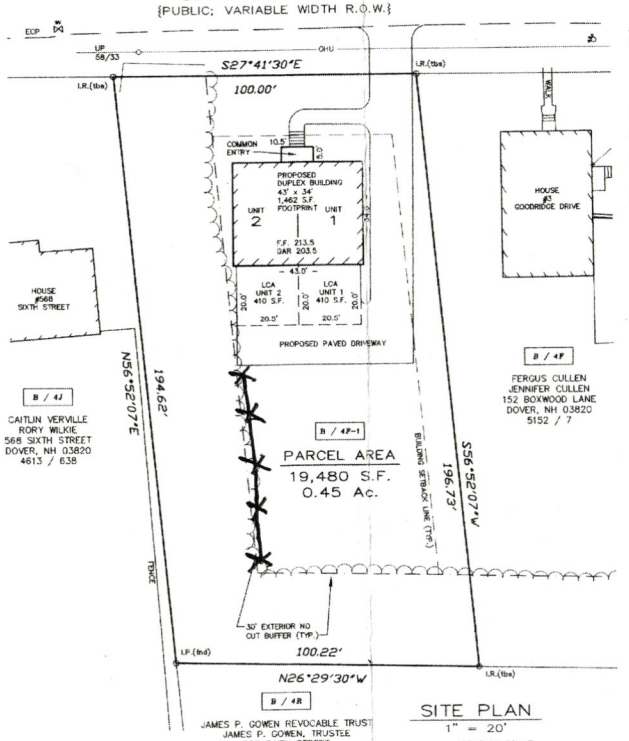
NO.	DATE	DESCRIPTION	BY	CHK
23-2571		REVISIONS		
24081		CONDO S+F	23-12	
PROJECT NO		TYPE	FIELDBOOK & PAGES	

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

A / 66
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.}



CAITLIN VERVILLE
RORY WILKIE
568 SIXTH STREET
DOVER, NH 03820
4613 / 638

FERGUS CULLEN
JENNIFER CULLEN
152 BOXWOOD LANE
DOVER, NH 03820
5152 / 7

JAMES P. GOWEN REVOCABLE TRUST
JAMES P. GOWEN, TRUSTEE
562 SIXTH STREET
DOVER, NH 03820
5248 / 647

SITE PLAN

1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

REFERENCE PLANS:

1.) ALDEN WOODS SUBDIVISION, SIXTH STREET, DOVER, NEW HAMPSHIRE, SHEET 7 OF 26: SCALE: 1" = 60'; DATED: APRIL 27, 1998; BY: MCENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLAN 54-34.

2.) 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.

3.) TDR SUBDIVISION PLAN PREPARED FOR FERGUS & JENNIFER CULLEN, TAX MAP 8, 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 13582.

NOTES:

1.) OWNER OF RECORD:
BONDCLIFF HOLDINGS, LLC
152 BOXWOOD LANE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 5319, PAGE 1029

2.) B / 4F – DENOTES TAX MAP AND PARCEL NUMBER.

3.) TOTAL PARCEL AREA = 19,580 S.F. / 0.45 Ac.

4.) 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.

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 (TDR) 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 TDR SUBDIVISION ON 5/27/2025, DOVER PLANNING # SUBM-2025-0005.

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.) PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.

9.) 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 8, LOT No. 4F-1
566 SIXTH STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY:	RJM	FILE: M:> 2571\D\8 4F-1 CONDO
SCALE:	AS NOTED	DATE: MARCH 11, 2026

1 .5 0 .5 1 2 3 4

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.

3/11/26 / KEVIN M. McENEANEY LLS. 661
DATE

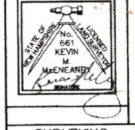
CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE PROPOSED CONDOMINIUM SITE IMPROVEMENTS AND UNITS. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE NOT YET COMPLETE. THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B: 20 I.

3/11/26 / KEVIN M. McENEANEY LLS #661
DATE

"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."

"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)

3/11/26 / KEVIN M. McENEANEY LLS #661
DATE:



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

SURVEYING – PLANNING – CONSULTING

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0025

Application Type:	Conditional Use Permit
Applicant(s):	Aidan Ahern
Owner(s):	Aidan Ahern
Location:	63 Sixth Street (Map 30, Lot 45)
Meeting Date:	May 26, 2026

INTENT: Proposal is for a Conditional Use Permit (CUP) to repair the existing foundation, reconstruct an existing bulkhead, complete site improvements including regrading and the installation of a permeable patio, resulting in approximately 575 square feet of temporary impacts and 950 square feet of permanent impacts to the Conservation District.

AGENDA ITEM #: 4-A

FILE: COND-2026-0025

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

OWNER/APPLICANT: Aidan Ahern

LOCATION: 63 Sixth Street (Map 30, Lot 45)

ACREAGE: 0.23 ± ac. (or 10,000 ± s.f.)

ZONING DISTRICT: Urban Density Multi-Residential (RM-U) District, Conservation District

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Berry Brook

WAIVERS REQUESTED: None.

ZBA ACTION: None.

PERMITS REQUIRED: One City of Dover CUP for proposed Conservation District impacts.

TECHNICAL REVIEW COMMITTEE: N/A

CONSERVATION COMMISSION: Reviewed and endorsed on May 11, 2026.

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail.

ATTACHMENTS: CUP application materials.

Summary of Request and Background
The applicant is proposing repairs to the existing single-family home including repairs to the foundation and bulkhead and site regrading in the identified area to address drainage concerns.

The proposed work would create approximately 575 square feet of temporary impacts and 950 square feet of permanent impacts to the Conservation District as the proposed work is located within 50-feet of Berry Brook.

The Conservation Commission reviewed the application at their May 11, 2026 meeting and endorsed the application with the recommended condition that location-appropriate native plantings be added to the buffer area of Berry Brook.

Consistency with Land Use Regulations – CUP 170.27.C
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 feel that the applicant considered and met all of the criteria as specified in §170-28.F per their narrative. The proposed repair work is within the footprint of the existing home and the proposed site improvements are intended to address water infiltration into the home and stabilization of the existing structure. The applicant has proposed drainage improvements through regrading in order to reduce ponding and direct runoff away from the home.

Temporary erosion and sedimentation controls, including silt fence and hay bales, will be installed prior to construction and maintained throughout the duration of the work. No state or federal permitting is required for the proposed work.

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

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

1. Incorporate location-appropriate native plantings within the buffer area of Berry Brook.

COND-2026-0025 63 SIXTH STREET



Property Information

Location	63 SIXTH ST
Owner	AHERN THOMAS E
Land Use	101R
Zoning Code	RM-U
Property Id	30045-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/30/2023
Data updated Daily

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

PERMIT SNAPSHOT REPORT COND-2026-0025
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	05/04/2026
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: The proposed project consists of foundation repair and waterproofing, drainage improvements, reconstruction of an existing bulkhead, installation of a proper footing beneath the existing sunroom, regrading of the rear yard, and installation of a permeable patio at the existing residence.
The purpose of the work is to address ongoing water intrusion into the basement, stabilize existing structural elements, and improve drainage around the home so that water sheds away from the house rather than collecting near the foundation.

Parcel:	30045-000000 Main	**Address:**	63 Sixth St Main Dover, NH	**Zone:**	RM-U(Residential - Urban Density)

Owner	Plan Preparer	Applicant
Aidan Ahern	Aidan Ahern	Aidan Ahern
63 Sixth St	63 Sixth St	63 Sixth St
Dover, NH 03820	Dover, NH 03820	Dover, NH 03820
Mobile: (603) 312-6461	Mobile: (603) 312-6461	Mobile: (603) 312-6461

Permit Custom Fields

Select Permit Type	Conservation District	General Purpose	Alteration / Addition	Project Zone	Residential
What is the parcel zoned?	RM-U	New Change in Impervious/Paved Area (sq ft)	0	Work	The proposed project consists of foundation repair and waterproofing, drainage improvements, reconstruction of an existing bulkhead, installation of a proper footing beneath the existing sunroom, regrading of the rear yard, and installation of a permeable patio at the existing residence. The purpose of the work is to address ongoing water intrusion into the basement, stabilize existing structural elements, and improve drainage around the home so that water sheds away from the house rather than collecting near the foundation.

permitstatefed

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Aidan_Ahern_5/4/2026.jpg	05/04/2026 15:20	Ahern, Aidan		Uploaded via CSS
Permit Snapshot Report.pdf	05/04/2026 15:21	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2026.05.11_ConservationCommission.AgendaREVISED.pdf	05/12/2026 10:24	Blonigen, Rachel		Con Com Agenda
2026.05.26_PlanningBoard.Agenda.pdf	05/12/2026 14:17	Blonigen, Rachel		Planning Board Agenda

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001420	Planning General Application Fee	$200.00	$0.00

PERMIT SNAPSHOT REPORT (COND-2026-0025)

		Total for Invoice INV-2026001420	**$200.00**	**$0.00**
INV-2026001574	Planning Verified Mailing to Abutters		$312.00	$0.00
	Planning Legal Notice		$120.00	$0.00
	Planning Creation / Printing of Abutter Labels		$20.00	$0.00
		Total for Invoice INV-2026001574	**$452.00**	**$0.00**
		Grand Total for Permit	**$652.00**	**$0.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	Approved	05/04/2026	05/08/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	Approved	05/04/2026	06/01/2026	05/12/2026

Comments: Approved with the recommendation to add a riparian buffer zone planting plan to sloe down runoff going into the brook.

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/04/2026 0:00	05/12/2026 14:17
Confirm application complete v.1	Generic Action		05/04/2026 17:00
Conditional Use Review v.1	Receive Submittal	05/04/2026 17:00	05/12/2026 14:17
Planning Board v.1		05/12/2026 14:17	
Planning Board Agenda v.1	Task	05/12/2026 14:17	05/12/2026 14:18
Invoice for Notices v.1	Task	05/12/2026 14:18	05/12/2026 15:30
Send Notices v.1	Task	05/12/2026 15:30	
Planner Creates Staff Recommendations v.1	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		

Project Title: Residential Foundation Repair, Bulkhead Reconstruction, Grading Improvements, and Permeable Patio Installation
Property Address: 63 Sixth St, Dover, NH 03820
Owner/Applicant: Aidan Ahern

Project Narrative

The proposed project consists of foundation repair and waterproofing, drainage improvements, reconstruction of an existing bulkhead, installation of a proper footing beneath the existing sunroom, regrading of the rear yard, and installation of a permeable patio at the existing residence.

The purpose of the work is to address ongoing water intrusion into the basement, stabilize existing structural elements, and improve drainage around the home so that water sheds away from the house rather than collecting near the foundation.

Work will include excavation around approximately 115 linear feet of the house perimeter to a depth of approximately four feet in order to expose the existing foundation. The work area is estimated to average approximately five feet in width, resulting in approximately 575 square feet of temporary impact associated with the perimeter excavation. Within this same impact area, the applicant will repoint and repair the existing stone and brick foundation as needed, waterproof the exterior of the foundation, install filter fabric and crushed stone, and backfill and restore the disturbed area with topsoil.

A proper footing will also be installed beneath the existing sunroom, and the existing bulkhead will be removed and rebuilt, properly tied into the house, and waterproofed. These activities are located within the same perimeter work zone and do not create additional impact area beyond the perimeter excavation already identified.

In addition, the backyard will be regraded over an area of approximately 11 feet by 50 feet, or 450 square feet, in order to improve drainage and prevent water from pooling near the house. This grading area will be restored upon completion.The applicant also proposes to install a 20 foot by 20 foot permeable brick patio, totaling 400 square feet.

Temporary erosion and sedimentation controls, including silt fence and hay bales, will be installed prior to construction and maintained throughout the duration of the work. These measures are intended to prevent sediment migration and protect the surrounding resource area during construction.

Upon completion of the work, all temporarily disturbed areas will be restored to existing conditions as closely as practicable. Any portion of the asphalt driveway disturbed during construction will be replaced in kind with asphalt.

Because the entire lot is located within the Conservation District, there is no practicable alternative location for the proposed work. The work is limited to the minimum area necessary to repair the foundation, stabilize the sunroom, reconstruct the bulkhead, improve site drainage, and

address ongoing basement water issues. The proposed patio is permeable in order to reduce runoff and minimize stormwater impacts.

Conservation District Conditional Use Permit Criteria

(a) The proposed use is essential to the productive use of land not so zoned and is so located and constructed to minimize any detrimental impact of such use upon the surface waters or other environmentally sensitive areas, where it is physically impossible to locate such use on land not in the district, and economic advantage alone shall not be deemed a sufficient reason for such proposed use.

The proposed work is essential to the continued productive use of the existing residential property. The work is necessary to address ongoing water intrusion into the basement, repair and preserve the existing foundation, stabilize the existing sunroom, reconstruct the existing bulkhead, and improve drainage around the home. Because the entire lot and the existing residence are located within the Conservation District, it is physically impossible to perform this work outside of the district. The proposed work is limited to the existing developed area of the lot and has been designed to minimize detrimental impacts by restricting disturbance to only those areas necessary to complete the repairs and drainage improvements. The proposed patio is designed as a permeable surface in order to further reduce runoff.

(b) A soil erosion and sediment control plan is submitted and followed to verify the planned avoidance of sediment pollutant runoff to bodies of water.

Temporary erosion and sedimentation controls will be installed prior to the start of construction and maintained throughout the duration of the work until all disturbed areas are stabilized. The purpose of these measures is to prevent sediment migration and avoid sediment-laden runoff from reaching nearby resource areas.

[1] Stabilization of exposed soils and soil stockpiles

Exposed soils will be limited to only those areas actively under construction. Excavated material and any temporary soil stockpiles will be placed and managed in a stable manner to prevent erosion and sediment migration. Disturbed areas will be backfilled, topsoiled, and stabilized as soon as practicable following completion of the work.

[2] Protection of steep slopes from erosion

The proposed work is not anticipated to involve major steep slope disturbance. Any sloped disturbed areas created during the work will be stabilized as needed to prevent erosion.

[3] Construction site waste management

Construction debris and waste materials generated during the work will be collected and properly removed from the site. Materials will not be allowed to accumulate in a manner that could result in runoff or sediment migration.

[4] Inspection and maintenance of runoff control measures (BMPs)

Silt fence, hay bales, and any other runoff control measures will be inspected regularly throughout construction and repaired or replaced as needed to maintain proper function until the site is stabilized.

[5] Minimization of land clearing

Land disturbance will be limited to the minimum area necessary to complete the proposed foundation repairs, bulkhead reconstruction, sunroom footing installation, rear yard grading, and patio installation.

[6] Stabilization of drainageways

The proposed grading is intended to improve drainage by directing runoff away from the house and reducing pooling near the foundation. Any disturbed drainage paths will be stabilized upon completion of the work.

[7] Installation of perimeter controls

Perimeter erosion controls, including silt fence and hay bales, will be installed at appropriate downgradient locations prior to commencement of the work.

[8] Installation of sediment trapping devices

Hay bales and other appropriate temporary sediment control measures will be used as needed to trap sediment and reduce migration from disturbed areas during construction.

[9] Storm drain inlet protection

If applicable, nearby storm drain inlets affected by the work area will be protected during construction to prevent sediment entry.

(d) Avoidance, Minimization, Mitigation, & Efficacy Criteria

[1] Attempted Avoidance of Impact

Impacts to the Conservation District have been avoided to the maximum extent practicable by limiting the project to the repair and improvement of existing residential structures and previously disturbed areas. The proposed work is confined to the immediate perimeter of the

existing house, the location of the existing bulkhead, the area beneath the existing sunroom, and a limited portion of the rear yard required to correct drainage issues. No expansion into undisturbed areas is proposed beyond what is necessary to address existing conditions. Because the entire lot is located within the Conservation District, it is not physically possible to perform the work outside of the district.

[2] Minimization of Impact

Unavoidable impacts have been minimized by restricting excavation and grading to the minimum area necessary to complete the work. Perimeter excavation is limited to the area required to expose and repair the foundation, and the sunroom footing installation and bulkhead reconstruction are contained within that same disturbance area. Rear yard grading is limited to the area necessary to improve drainage and eliminate ponding near the structure. Disturbed areas will be restored upon completion, and any disturbed asphalt driveway areas will be replaced in kind. The proposed patio is designed as a permeable surface to reduce runoff and further minimize impacts.

[3] Planned Mitigation of Impacts

The proposed work serves to mitigate existing environmental and site-related issues by improving drainage and reducing water infiltration into the basement. Regrading will direct runoff away from the structure, reducing ponding and uncontrolled water movement near the foundation. The installation of filter fabric and crushed stone along the foundation perimeter will improve subsurface drainage conditions. All disturbed areas will be restored with topsoil and stabilized upon completion. The use of a permeable patio surface will further promote infiltration and reduce stormwater runoff compared to traditional impervious surfaces. Any additional mitigation measures requested by the Conservation Commission can be incorporated into the project.

[4] Efficacy of the Soil Erosion and Sedimentation Control Plan

The proposed erosion and sedimentation control measures are designed to effectively prevent sediment migration and protect nearby resource areas during construction. Temporary controls, including silt fence and hay bales, will be installed at appropriate downgradient locations prior to the start of work and maintained until all disturbed areas are stabilized. Exposed soils will be limited to the minimum area necessary and stabilized as soon as practicable following completion of work. Excavated materials and any stockpiles will be managed to prevent erosion. Erosion control measures will be inspected regularly and repaired or replaced as needed to ensure continued effectiveness throughout construction. These practices are expected to adequately control sediment and prevent runoff-related impacts to the surrounding Conservation District.

Impact Totals

Temporary impacts

- **Foundation perimeter work:** 115 ft × 5 ft = **575 sq. ft.**
- **Sunroom footing:** included within the perimeter impact area
- **Bulkhead reconstruction:** included within the perimeter impact area

Total temporary impact: 575 sq. ft.

Permanent impacts

- **Backyard grading**: 11 ft × 50 ft = **550 sq. ft.**
- **Permeable patio: 20 ft × 20 ft = 400 sq. ft.**

Total permanent impact: 950 sq. ft.

Site Plan Notes

Site Plan Notes

1. Proposed work includes excavation around the existing house foundation for repointing, repair, and waterproofing of stone and brick foundation walls.
2. Foundation excavation extends approximately 115 linear feet around the existing residence and is assumed to average approximately 5 feet in width, for an estimated temporary impact area of 575 square feet.
3. Proposed sunroom footing work and bulkhead reconstruction are located within the same perimeter excavation area and do not create additional separate impact area.
4. Total temporary Conservation District impact is approximately 575 square feet.
5. Proposed rear yard grading area is approximately 11 feet by 50 feet, for an estimated permanent impact area of 550 square feet.
6. Proposed permanent impact of a 20-foot by 20-foot permeable brick patio, 400 square feet.
7. Total permanent Conservation District impact is approximately 950 square feet.
8. All disturbed areas, except for the permeable patio, shall be restored to existing conditions as closely as practicable upon completion of construction.
9. Any asphalt driveway areas disturbed during construction shall be replaced in kind with asphalt.
10. Temporary erosion and sedimentation controls shall be installed prior to the start of construction and maintained until all disturbed areas are stabilized.
11. Erosion and sedimentation controls shall include silt fence and hay bales or equivalent perimeter controls at appropriate downgradient locations.
12. Exposed soils shall be limited to the minimum area necessary to perform the work.
13. Excavated material and any soil stockpiles shall be placed and managed in a manner that prevents sediment migration.

14. Disturbed areas shall be backfilled, topsoiled, and stabilized as soon as practicable following completion of the work.
15. Filter fabric and crushed stone shall be installed along the repaired foundation perimeter as part of the drainage improvement work.
16. The bulkhead shall be reconstructed and properly tied into the house and waterproofed.
17. The rear yard shall be regraded to improve drainage and direct runoff away from the existing residence.
18. The proposed patio shall be constructed as a permeable brick patio.
19. All work shall be confined to the areas shown on the approved plan.

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: Aidan Ahern

Signature(s) of Property Owner(s): Aidan Ahern Date: 2026-05-04

Signature of Applicant: Date:
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: Aidan Ahern

Signature(s) of Property Owner(s): Aidan Ahern Date: 2026-05-04

Signature of Applicant: Date:
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: 63 Sixth St, Dover, NH 03801

Sign Permit Application Type:
(check one)

- ☑ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

COND-2026-0025 **63 SIXTH STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
31102-000000	76 SIXTH ST	GOLEMB SHARON E		76 SIXTH ST	DOVER	NH	03820
31104-A00000	78 SIXTH ST	CHATMAN JUDITH A & MICHELLE L CO-TRUSTEE	THE JUDITH A CHATMAN REV LIV TRUST	78 SIXTH STREET	DOVER	NH	03820
34001-000000	80 SIXTH ST	BARBEHENN ALEXANDRA E		80 SIXTH ST	DOVER	NH	03820
30054-000000	14 MAPLE ST	SWEENEY COURTNEY &	TOM RICHARD L	5 PATRIOT DR	ROCHESTER	NH	03839
30055-000000	16 MAPLE ST	LEAR DAVID C		72 BETTY WELCH RD	KITTERY	ME	03904-5571
30059-000000	38 HOUGH ST	REED EDWARD & EUGENIE TRUSTEE	REED EDWARD AND EUGENIE REVOCABLE TRUST	38 HOUGH ST	DOVER	NH	03820
30052-000000	10 MAPLE ST	RED MAPLE HOMES LLC		PO BOX 271	GREENLAND	NH	03840
30043-000000	69 SIXTH ST	69-75 SIXTH ST LLC		PO BOX 396	CHESTER	NH	03036
31103-000000	76 SIXTH ST	SIXTH STREET STATION CONDOMINIUM	OWNERS' ASSOCIATION	385 SIXTH ST	DOVER	NH	03820
30047-000000	53 SIXTH ST	BEAUDETTE RAYMOND J &	BEAUDETTE LISA M	53 SIXTH ST	DOVER	NH	03820-3020
31103-001A00	9 STATION DR	B & L PROPERTIES, LLC		40 HAYES RD	BARRINGTON	NH	03825
31103-001F00	1 STATION DR	B & L PROPERTIES LLC		40 HAYES RD	BARRINGTON	NH	03825
31103-001E00	11 STATION DR	BARDWELL RAYMOND H SUCCESSOR TRUSTEE	C/O BARDWELL BRIAN	40 HAYES RD	BARRINGTON	NH	03825
31103-001B00	7 STATION DR	B & L PROPERTIES LLC		40 HAYES RD	BARRINGTON	NH	03825
30058-000000	36 HOUGH ST	PRESTON CHRISTINE M	PRESTON BRIAN J	36 HOUGH STREET	DOVER	NH	03820
30061-000000	42 HOUGH ST	SICHELSTIEL JULIE M &	VOLPINI JASON A	42 HOUGH ST	DOVER	NH	03820
30053-000000	12 MAPLE ST	LANDRY NATALIE &	LANDRY LOUIS-JAMES	8 BROOKS RD	BARRINGTON	NH	03825-4002
30042-000000	1 HORNE ST	DEMERITT JOSHUA A &	DEMERITT COURTNEY L	1 HORNE ST	DOVER	NH	03820
30060-000000	40 HOUGH ST	HALE ROBERT P &	HALE HEATHER M	40 HOUGH ST	DOVER	NH	03820
30042-A00000	7 HORNE ST	HALLISEY ANNE MARIE		7 HORNE ST	DOVER	NH	03820
30046-000000	59 SIXTH ST	KING KAREN J		59 SIXTH ST	DOVER	NH	03820
31103-001C00	5 STATION DR	B & L PROPERTIES LLC		40 HAYES RD	BARRINGTON	NH	03825
30041-000000	9 HORNE ST	MURPHY RYAN M	MURPHY KRISTEN M	114 SCOTLAND BRIDGE RD	YORK	ME	03909
30044-000000	65 SIXTH ST	SWENSON DEREK C, TRUSTEE	SWENSON DEREK C REV TRUST OF 2022, U/D/T DATED APRIL 12,2022	391 MAIN ST	ELIOT	ME	03903
31103-001D00	3 STATION DR	B & L PROPERTIES LLC		40 HAYES RD	BARRINGTON	NH	03825
31104-000000	78 SIXTH ST	CLARKIN MICHAEL W &	PAPPAS PAMELA A	244 LITTLE BAY RD	NEWINGTON	NH	03801
30045-000000	63 SIXTH ST	AHERN THOMAS E	AHERN AIDAN	36 LEE RD	BARRINGTON	NH	03825

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date:	Monday May 11, 2026
Meeting Time:	**5:30 pm**

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Russ Warnock, Thomas Fargo
Absent (Excused): Abigail Lyon, Brianna Group, Kristen Murphy (Alternate)
Absent (Unexcused):
STAFF PRESENT: Makayla Edgecomb (Conservation Planner)
OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL
The meeting was convened at 5:30PM.

2. CITIZENS' FORUM
The Chair gave instructions for Citizens' forum
No one spoke

3. APPROVAL OF THE PRIOR MEETING MINUTES- April 13, 2026
T. Fargo moved to approve the minutes of April 13th as submitted. S. Fellows seconded. Vote: All in favor

4. OLD BUSINESS
M. Edgewood presented an update about the Smith well lot.
Discussion continued about some emails received, artificially recharged wells and restrictions which the state may require.
The engineer has reached out a few times to the state and is waiting to hear back.

5. NEW BUSINESS

A. City of Dover Conditional Use Permit for Aidan Ahern, Map 30, Lot 45 zoned RM-U located at 63 Sixth St. Proposal is to allow for repair of existing foundation, reconstruction of an existing bulkhead, drainage improvements and regrading, as well as installation of a permeable patio. Resulting in 575 sf of temporary impacts and 950 sf of permanent impacts to the Conservation District. (COND-2026-0025)

Aidan Ahearn, property owner, presented the item and explained the issues and the plan. He answered questions asked by the members. Discussion included grading, runoff and vegetation.

R. Warnock moved to approve the plan with the recommendation of adding a riparian buffer zone planting plan to reduce runoff into the brook. S. Fellows seconded. Vote: All in favor

B. City of Dover Conditional Use Permit for Stephanie Retrosi, Map L, Lot 114 zoned R-20 located at 318 Dover Point Road. Proposal is to construct permanent shore stabilization resulting in approximately 1,113 s.f. of permanent impacts and 2,015 s.f. of temporary impacts, overlapping within the Wetland Protection and Conservation Districts. (COND-2026-0024)

There was no one present to address the application. The committee members noted they would like more information provided when the item is presented. M. Edgecomb will reach out to the applicant.

S. Fellows moved to continue the item to the next meeting. R. Warnock seconded. Vote: All in favor

DRAFT

6. REPORT FROM THE CHAIR

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

M. Edgecomb noted one letter received from DES regarding 191 Spur which was mistakenly denied but is now approved.

7. OTHER BUSINESS

A. By laws

M. Edgecomb highlighted the changes to the by laws. Discussion ensued about non-residents having the opportunity to speak during Citizens Forum or by vote.

S. Fellows moved to adopt the revised by laws as presented. R. Atwood seconded. Vote: All in favor

B. Handbook

Members gave some suggestions for additional edits.

T. Fargo moved to approve the handbook with the edits presented and changes discussed tonight. R. Warnock seconded. Vote: All in favor

8. ADJOURNMENT

S. Fellows moved to adjourn. R. Atwood seconded. Vote: All in favor
The meeting was adjourned at 6:05 PM.

DRAFT

010057 98 JUN 17 PM 2:30
REGISTER OF DEEDS
STRAFFORD COUNTY

PLAN 53 - 26

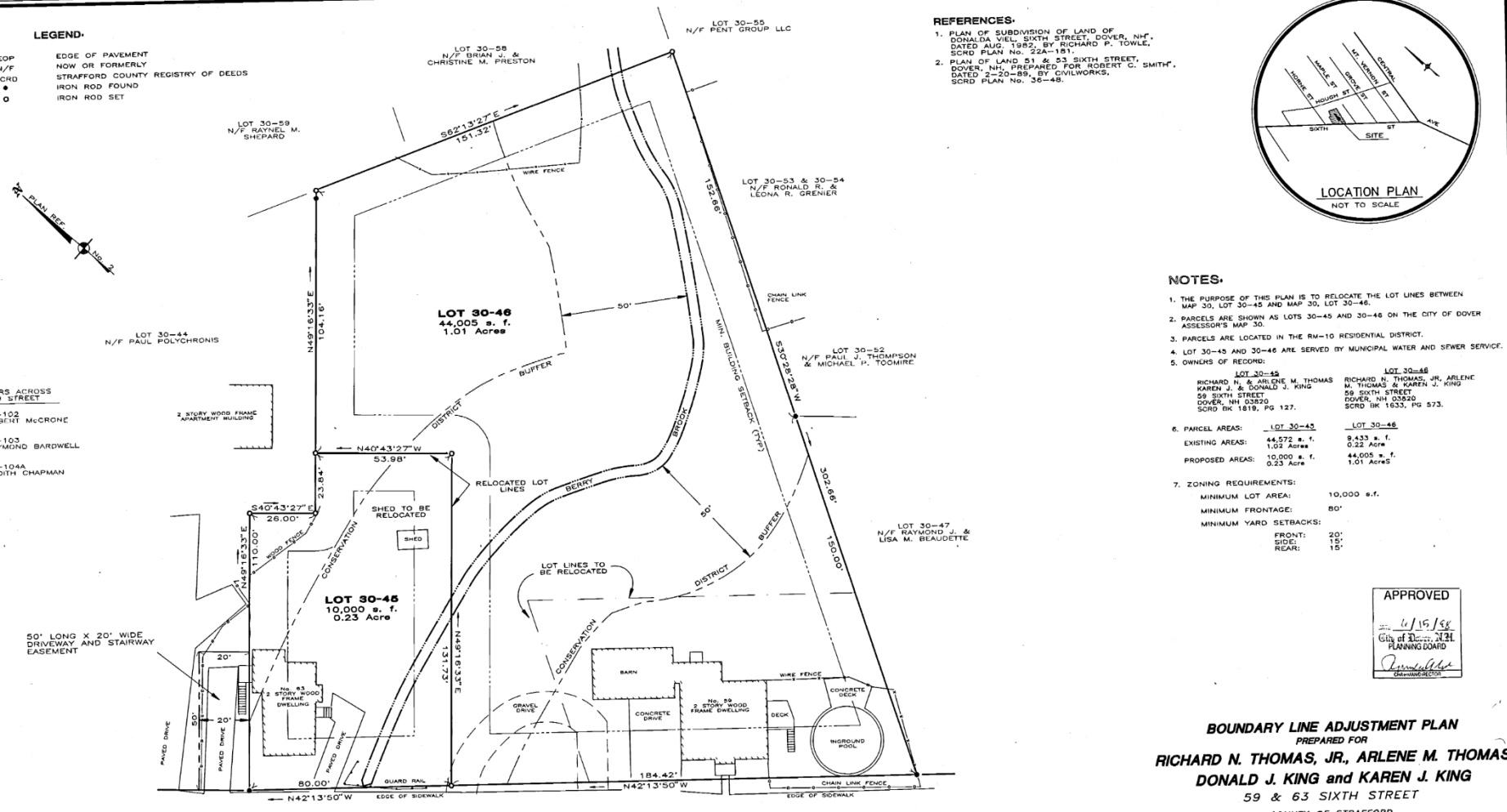
LEGEND:

EOP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
●	IRON ROD FOUND
o	IRON ROD SET

REFERENCES:

1. PLAN OF SUBDIVISION OF LAND OF DONALDA VIEL, SIXTH STREET, DOVER, NH", DATED AUG. 1982, BY RICHARD P. TOWLE, SCRD PLAN No. 22A-181.
2. PLAN OF LAND 51 & 53 SIXTH STREET, DOVER, NH, PREPARED FOR ROBERT C. SMITH", DATED 2-20-89, BY CIVILWORKS, SCRD PLAN No. 36-48.

LOCATION PLAN
NOT TO SCALE



SIXTH STREET

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LOT LINES BETWEEN MAP 30, LOT 30-45 AND MAP 30, LOT 30-46.
2. PARCELS ARE SHOWN AS LOTS 30-45 AND 30-46 ON THE CITY OF DOVER ASSESSOR'S MAP 30.
3. PARCELS ARE LOCATED IN THE RM-10 RESIDENTIAL DISTRICT.
4. LOT 30-45 AND 30-46 ARE SERVED BY MUNICIPAL WATER AND SEWER SERVICE.
5. OWNERS OF RECORD:

LOT 30-45	LOT 30-46
RICHARD N. & ARLENE M. THOMAS KAREN J. & DONALD J. KING 59 SIXTH STREET DOVER, NH 03820 SCRD BK 1819, PG 127.	RICHARD N. THOMAS, JR. ARLENE M. THOMAS & KAREN J. KING 59 SIXTH STREET DOVER, NH 03820 SCRD BK 1633, PG 573.

6. PARCEL AREAS:

	LOT 30-45	LOT 30-46
EXISTING AREAS:	44,572 s. f. 1.02 Acres	9,433 s. f. 0.22 Acre
PROPOSED AREAS:	10,000 s. f. 0.23 Acre	44,005 s. f. 1.01 AcreS

7. ZONING REQUIREMENTS:

MINIMUM LOT AREA:	10,000 s.f.
MINIMUM FRONTAGE:	80'
MINIMUM YARD SETBACKS:	
FRONT:	20'
SIDE:	15'
REAR:	15'

APPROVED
6/15/98
City of Dover, NH
PLANNING BOARD
Chairman/Director

BOUNDARY LINE ADJUSTMENT PLAN
PREPARED FOR
RICHARD N. THOMAS, JR., ARLENE M. THOMAS
DONALD J. KING and KAREN J. KING
59 & 63 SIXTH STREET
COUNTY OF STRAFFORD
DOVER, NH

FEET 20 0 10 20 40 80
METERS 0 5 10 20 30

SCALE: 1" = 20' DATE: MAY 24, 1998

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
5 POWERS DRIVE
BARRINGTON, NH 03825-3350
TEL/FAX (603) 664-5786

NO.	DATE	DESCRIPTION	BY
4			
3			
2	06/04/98	PLANNING DEPT. REVIEW	DWV
1			

CITY OF DOVER PLANNING BOARD APPROVAL

Donald King 6-5-98
DONALD J. KING DATE

Karen Jean King 6/5/98
KAREN J. KING DATE

Richard N. Thomas Jr. 6-5-98
RICHARD N. THOMAS, JR. DATE

Arlene M. Thomas 6/5/98
ARLENE M. THOMAS DATE

I CERTIFY THAT THIS PLAT, BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MAY 19 & 20, 1998, MEET THE MINIMUM REQUIREMENTS FOR ACCURACY AND COMPLETENESS PER THE CITY OF DOVER AND THE PLAN CLOSURE EXCEEDS 1:10,000.

NO. 821 DAVID W. VINCENT

DAVID W. VINCENT, LLS No. 821 JUN 08 1998 DATE

DWG NAME: 9824LLR | FB: 5/17-22

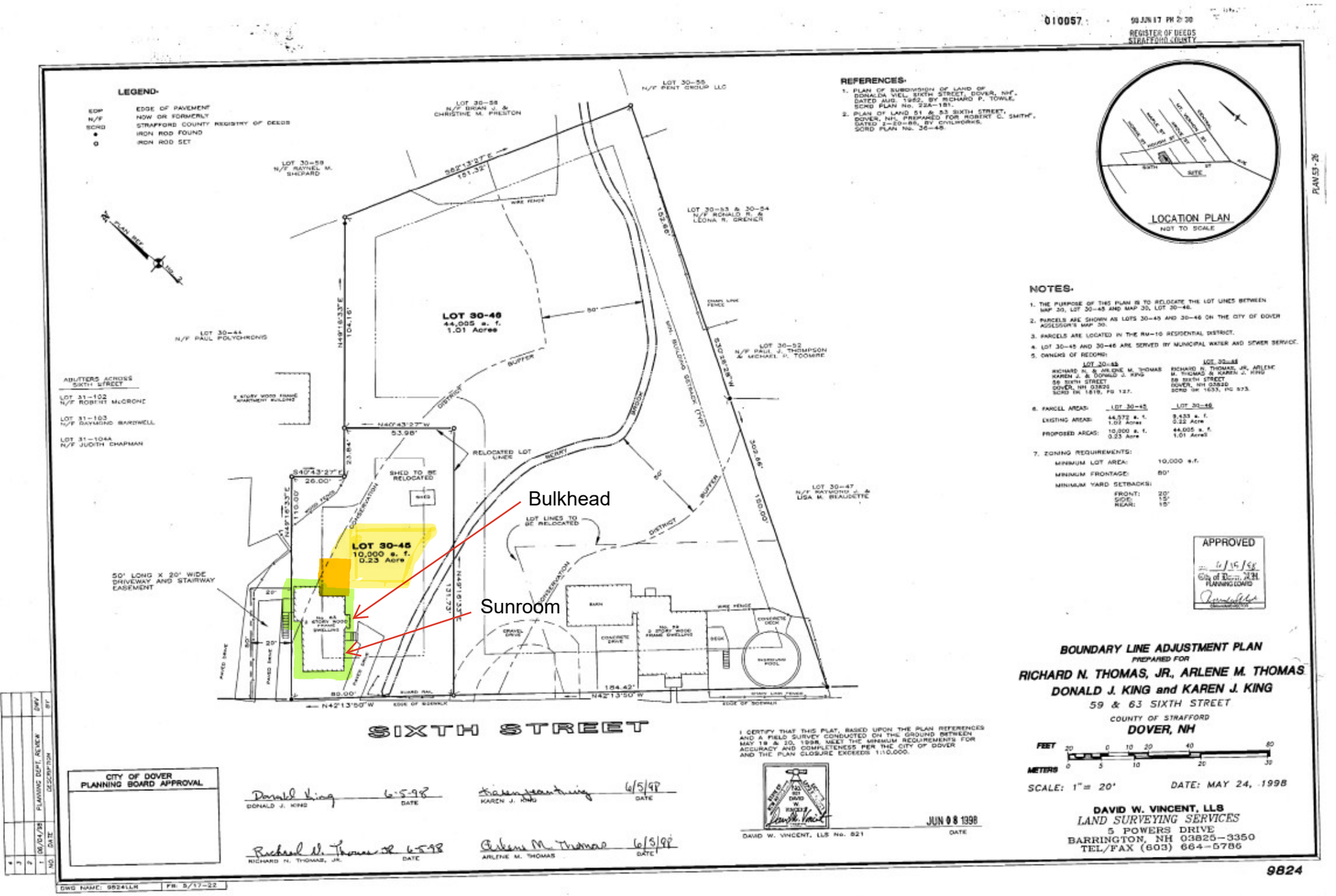
9824

Conceptual Site Plan

63 Sixth St, Dover, NH 03820

Applicant: Aidan Ahern

Prepared from uploaded boundary line adjustment plan and applicant-provided project scope.
For Conservation District CUP discussion; not a stamped survey or engineered plan.



Impact Summary

Type	Description	Area
Temporary	Perimeter excavation	575 sq. ft.
Temporary Total		**575 sq. ft.**
Permanent	Rear yard grading	550 sq. ft.
Permanent	Permeable patio	400 sq. ft.
Permanent Total		**950 sq. ft.**

Proposed Work

- Excavate around approx. 115 LF of foundation to expose masonry for repointing, repair, and waterproofing.
- Install filter fabric and crushed stone; backfill and restore disturbed areas with topsoil.
- Install proper footing below existing sunroom and reconstruct existing bulkhead within the same perimeter excavation area.
- Regrade approx. 11' × 50' rear yard area to improve drainage away from the house.
- Install 20' x 20' permeable brick patio.
- Replace any disturbed asphalt driveway areas in kind.

Erosion / Sediment Controls

- Install silt fence and hay bales at downgradient limits of disturbance before work begins.
- Limit exposed soils to active work areas only.
- Stabilize disturbed areas as soon as practicable.
- Manage soil stockpiles to prevent sediment migration.

Base plan derived from Boundary Line Adjustment Plan dated May 24, 1998, prepared by David W. Vincent, LLS. Plan used for reference purposes only and not intended as a current instrument survey.

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2026-0004

Application Type:	Transfer of Development Rights
Applicant(s):	Maple Sugar Investments, LLC
Owner(s):	Maple Sugar Investments, LLC
Location:	26-32 Maple St. (Assessor's Map 30, Lot 15)
Meeting Date:	May 26, 2026

INTENT: Proposal is to purchase four (4) residential units through Transfer of Development Rights (TDR).

AGENDA ITEM #: 4-B

FILE: TRAN-2026-0004

LOTS/UNITS PROPOSED: Four residential units are being proposed through TDR (four units existing, eight units total)

OWNER/APPLICANT: Maple Sugar Investments, LLC

LOCATION: 26-32 Maple St. (Map 30, Lot 15)

ACREAGE: 0.28 ± ac. (or 12,197 ± s.f.)

ZONING DISTRICT: Urban Density Multi-Residential (RM-U) District

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Berry Brook

WAIVERS REQUESTED: None.

ZBA ACTION: None.

PERMITS REQUIRED: None.

TECHNICAL REVIEW COMMITTEE: N/A

CONSERVATION COMMISSION: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: TDR Plan, Application Materials.

Summary of Request and Background:
The applicant is proposing to purchase four residential units through TDR, for a project total of eight residential units, as there is an existing four-unit structure on site.

The subject parcel, 26 Maple St., (Tax Map 30, Lot 15), is within the Urban Density Multi-Residential (RM-U) District. The RM-U District allows for a mix of commercial and residential uses.

The site currently has a four-unit structure and a large dilapidated barn in the rear of the residential structure. On December 15, 2020, the Planning Board voted to conditionally approve a TDR application for the subject property to purchase two additional residential units. Conditions were set to be met prior to signing of plans that included:

1) Payment of the TDR fees.
2) The applicant shall provide the Planning Department a:
   a) Digital version of the plan.
   b) CAD file to the satisfaction of the Asset Management Administrator.
   c) Proof (i.e. reference plan) indicating "Wiggins" Paper Street was deeded back to abutters.
   d) Proof that 12 parking spaces are contained on site.
3) The applicant shall revise the plan to:
   a) Add Planning File # P20-76
   b) Add note that regarding the requirements of 170.27.2-G.3.(a) of granting this TDR for 2 additional units.

At that time, TDR decision letters indicated the 90-day expiration period. A request for an extension was made within the 90-day period to meet the above-referenced conditions. Per §153-8A, the Director of Planning and Community Development may grant one ninety-day extension if circumstances arise beyond the control of the applicant. A 90-day extension was granted with an amended expiration date of June 13, 2021. As the conditions were not met by this date, and no further extensions were requested, the conditional approval expired.

Per §170-29G(3)(b), in mixed-use or multi-family districts, the base density is to be derived from the underlying zoning. Therefore, the subject property is allowed a two-family dwelling or conversion to a two-family dwelling by right. In the RM-U District, up to a three or four family structure is allowed by Special Exception. Therefore, the base density was determined as the four existing residential units with four units being required through TDR.

Staff has reviewed the proposal and supplied a TDR memo to the applicant and review by the Technical Review Committee was not required for this project.

See reverse →

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2026-0004

Application Type:	Transfer of Development Rights
Applicant(s):	Maple Sugar Investments, LLC
Owner(s):	Maple Sugar Investments, LLC
Location:	26-32 Maple St. (Assessor's Map 30, Lot 15)
Meeting Date:	May 26, 2026

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

Staff notes that the applicant identified consistency with goals within the Land Use Analysis Chapter of the Master Plan. Specifically, for the redevelopment of vacant or underdeveloped parcels in areas that are currently well developed.

The applicant described the project site and proposal within the context of the RM-U District and the neighboring lots. The applicant accurately described density within the Maple Street area which includes a mix of single-family homes, multi-unit homes, and commercial and light industrial uses.

The site currently has a density of roughly one unit per 3,049 square feet of developable land. In the RM-U district, the minimum required lot size is 10,000 square feet and potentially allows up to four units, or about one unit per 2,500 square feet. The applicant's proposal of eight units would produce a density ratio of around one unit per 1,525 square feet.

With a commercial/warehouse building to the rear, the nearby residential densities along Maple Street range from about 3,000 to over 15,000 square feet per unit. Given this context, staff would be more supportive of two additional units, consistent with the applicant's original proposal, as it better aligns with the district's underlying and surrounding density and the surrounding neighborhood's unit mix which ranges from one unit to eight units.

The property currently meets all underlying zoning dimensional requirements including setbacks and lot coverage but, if the barn currently on site was removed and the primary structure expanded for residential units, the applicant would need to be aware of the 15' side setback for primary structures.

The lot is served by municipal water and sewer services and does not indicate any impacts to protected wetlands, wetland buffers, or Conservation District area, and the parcel falls outside of all Groundwater Protection zones. However, staff would note the presence of Berry Brook to the rear of the property and construction would potentially create impacts within the 50-feet buffer around the brook and the applicant has provided information on the installation of a silt fence during construction to prevent run off into Berry Brook.

STAFF RECOMMENDATION - TDR:
Staff recommends a reduction in the proposal to two units for the reasons explained above; however, staff appreciates the proposal to remove a dilapidated accessory structure and acknowledges that this is an appropriate location for residential density given its current residential make up and walkability and proximity to key destinations such as the downtown area, Horne Street School, and Wentworth-Douglass Hospital.

Therefore, the Planning Department recommends the Planning Board accept the application, hold the public hearing, make findings, and vote to approve the TDR request for two units 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 within 24 months of TDR endorsement including but not limited to:
   - 1.1. A surveyed plan with wetlands and wetland buffer indicated and the CWS stamp and signature;
   - 1.2. Owners' signatures;
   - 1.3. Correct locus plan sheet;
   - 1.4. Surveyed plan signed and stamped by a LLS;
   - 1.5. The following note: "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 six units on the subject lot."
   - 1.6. Proof (i.e. reference plan) indicating "Wiggins" Paper Street was deeded back to abutters.
   - 1.7. Indicate 6 or more off-site parking spaces;
2. Payment of TDR fees;
3. Payment of water/sewer investment fees at time of request for service.

To: Maple Sugar Investments, LLC
From: Donna Benton, AICP
Date: May 21, 2026
Re: TDR 26-32 Maple St.

ISSUE:
In February 2020, the Board recommended amendments to the Transfer of Development Rights (TDR) Ordinance. In June 2020, the Planning Board approved the amendments and on July 22, 2020, the City Council ratified them. One element is the requirement for staff to draft a review statement on the need for a sketch plan. Since then the criteria for TDR has also been amended.

INTENT:
This memo will serve as part of the staff report.

GOALS:
Provide background on balancing development vs. conservation needs and current housing shortage, and describe the TDR applications in Dover.

Background
As the applicant, you submitted a TDR plan for a residential project consisting of an eight-unit structure, four of which are existing and four units to be purchased via TDR.

The subject parcel, 26 Maple St., (Tax Map 30, Lot 15), is within the Urban Density Multi-Residential (RM-U) District. The RM-U District allows for a mix of commercial and residential uses.

Per §170-29G(3)(b), in mixed-use or multi-family districts, the base density is to be derived from the underlying zoning. Therefore, the subject property is allowed a two-family dwelling or conversion to a two-family dwelling by right. In the RM-U District, up to a three or four family structure is allowed by Special Exception. Therefore, the base density was determined as the four existing residential units with four units being required through TDR.

Staff performed this review based upon the information below, and is now providing the required staff report (Chapter 170-29 E.(4)a).

Project Information

Project:	26-32 Maple St., TDR
Where:	26-32 Maple St. (Assessor's Map 30, Lot 15)
What:	Eight (8) units total. Four (4) units requested to be purchased through TDR.
Acres:	0.28 ± ac. (or 12,197 ± s.f.)
Zone:	RM-U District
Public Water:	Lot is served by municipal water.
Public Sewer:	Lot is served by municipal sewer.
Units:	Eight (8) total units are proposed, with four (4) units currently existing. As the proposal is within a mixed-use district, the base density was derived from the underlying zoning, with a yield of the four (4) existing base units, requiring the purchase of four (4) TDR units.
Relief:	As presented, no additional relief outside of TDR has been identified as required for this project. However, staff would note that the 50-foot buffer around Berry Book extends into the rear of the property and could potentially require a Conditional Use Permit (CUP) if impacts were within that area.

Staff Comment
When reviewing projects, staff review the context, discuss options with the applicant, and advise on the feasibility of requesting the purchase or exchange before or after designing a fully laid out plan.

In reviewing this project, staff notes:

- Traffic
  - Maple Street is primarily used for local residential and commercial traffic but can be used as a cut-through or connector due to its proximity to Sixth Street and Central Avenue.
  - The subject property is accessed by an existing driveway with a large parking area.
  - Maple Street is a medium to high density neighborhood with street parking available and includes a mix of single-family homes, multi-unit homes, and commercial and light industrial uses.

    - There is sidewalk access throughout the area, providing a direct pedestrian link to key destinations such as the downtown area, Horne Street School, and Wentworth-Douglass Hospital.
    - COAST bus service is also available nearby on Sixth Street and Central Avenue.

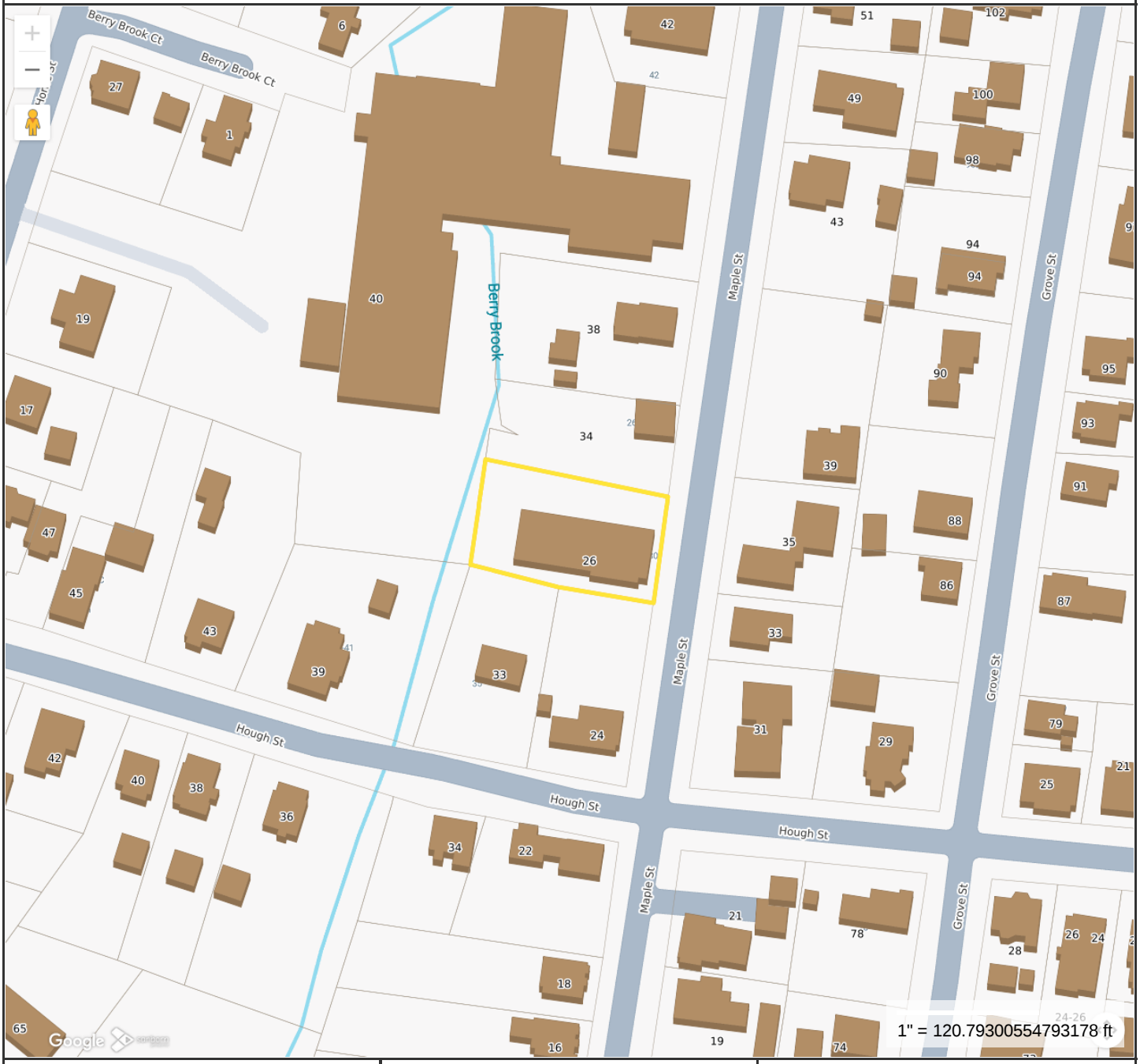
- Layout/topography
    - The site currently holds a four-unit structure and a large dilapidated barn in the rear of the residential structure.
    - There is a commercial/warehouse building to the rear of the property and the neighboring residential densities along Maple Street range from about 3,000 to over 15,000 square feet per unit.
    - The applicant is proposing a ratio of one unit per 1,525 square feet of developable land (eight units).
    - Staff would request the applicant verify and provide the cumulative lot coverage of the proposed development. As an estimate, the lot coverage was calculated around 35%, which is below the maximum 40% lot coverage in the RM-U District.
    - The applicant is proposing 10 parking spaces for the site, with three parking spaces existing. Staff would note that two of the existing spaces currently back out onto Maple Street while the new proposed spaces would turn around on site.
    - Structure setbacks would be requested to be confirmed but the property appears to currently meet all underlying zoning dimensional requirements including setbacks and lot coverage. However, if the barn on site was removed and the primary structure expanded for residential units, the applicant would need to be aware of the 15' side setback for primary structures.

- Environmental
    - The majority of the lot is covered by the existing structure and the dirt driveway area. There are a few trees on site with some grass area.
    - The project does not appear to affect any protected wetlands, wetland buffers, or Conservation District area, and the parcel falls outside of all Groundwater Protection zones. However, staff notes the presence of Berry Brook to the rear of the property and construction would potentially create impacts within the 50-feet buffer around the brook.
    - Staff appreciates the inclusion of information on the installation of a silt fence during proposed construction to prevent run off into Berry Brook.

Staff Recommendation

Staff supports this request in-part, preferring to see a total two (2) TDR units rather than four (4) TDR units, understanding there are already four (4) units on site. That said, staff appreciates the proposal to remove a dilapidated structure and acknowledges that this is an appropriate location for residential density given its current residential make-up and walkability and proximity to key destinations.

TRAN-2026-0004 26-32 MAPLE STREET



Property Information

Location	26 MAPLE ST
Owner	MAPLE SUGAR INVESTMENTS LLC
Land Use	111R
Zoning Code	RM-U
Property Id	30015-000000

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 TRAN-2026-0004
FOR CITY OF DOVER, N.H.

Plan Type:	Transfer	**Project:**		**App Date:**	04/23/2026
Work Class:	Transfer of Development Rights	**District:**	None	**Exp Date:**	06/27/2026
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: to purchase two (2) additional units through TDR for a total of four (4) units

Parcel: 30015-000000 Main	**Address:** 26 Maple St Dover, 03820 Main	**Zone:** RM-U(Residential - Urban Density)

Applicant
Daniel H Sheehan
PO Box 132
Dover, NH 03821
Home: (603) 868-7000
Business: (603) 868-7000
Mobile: (603) 868-7000

Owner
Daniel H Sheehan
PO Box 132
Dover, NH 03821
Home: (603) 868-7000
Business: (603) 868-7000
Mobile: (603) 868-7000

Plan Custom Fields

Parcel Map/Lot	30-15-0-0	Parcel Zoning	RM-U	Deed Book	4240
Deed Page	385	Deed Date	20140905	Existing Parcel Size (Ac)	0.276
Existing Parcel Size (sqft)	12022.6	Request Type	Residential	Project Zone	Residential
Quantity of Non-Restricted Units	2				

Attachment File Name	Added On	Added By	Attachment Group	Notes
2026.04.21_Application_0001.pdf	04/23/2026 13:22	Blonigen, Rachel		
2026.04.21_D.Shehaan-Plans_0001.pdf	04/23/2026 13:22	Blonigen, Rachel		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001309	Planning Transfer of Dev Rights Application Fee	$200.00	$200.00
	Total for Invoice INV-2026001309	**$200.00**	**$200.00**
NOT INVOICED	Transfer of Dev Rights Fee - Non-Restricted	$36,000.00	$0.00
	Total for Invoice NOT INVOICED	**$36,000.00**	**$0.00**
	Grand Total for Plan	**$36,200.00**	**$200.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/12/2026 15:48	05/12/2026 15:49
Confirm application complete v.1	Generic Action		05/12/2026 15:49
~~Technical Review Committee Meeting Agenda v.1~~	Task		05/12/2026 15:48
~~Land Use Plan Technical Review v.1~~	Receive Submittal		05/12/2026 15:49
~~Technical Review Committee Meeting v.1~~	Hold Meeting		05/12/2026 15:49
Planning Board v.1		05/12/2026 15:49	
Planning Board Agenda v.1	Task	05/12/2026 15:49	05/12/2026 16:05
Invoice for Notices v.1	Task	05/12/2026 15:49	
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		

NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Land Use Plan Stamped and Signed v.1	Generic Action
Recording v.1	Task
Document Archival v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Building Official Notifies Address v.1	Generic Action
Pre-Con Meeting v.1	Hold Meeting
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Daniel H Sheehan Telephone # 603-868-7000

Address of Applicant: PO Box 132 Dover 03821

E-Mail Address: dh_sheehan@yahoo.com

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

Address of Property Owner: Maple Sugar Investments LLC PO Box 132 Dover 03821

PROPERTY INFORMATION

Address of Property: 26-32 Maple St

Assessor's Map # _____ Lot(s) # _____

Zoning District(s) _____ Overlay District(s) _____

Size of Parcel: _____sq. ft. _____ac. Property Deed: Book _____ Page: _____

Existing Use of Property: Multi-Family Residential

SITE PLAN INFORMATION

Describe Proposed Use: Multi-Family

Area of Parcel to be Developed: 3600 on 30x60 1800 sq. ft.

If Multi-family Residential: Number of Units 4 now & Buildings Proposed + 4 Proposed

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

Number of Parking Spaces: Existing 4 now Proposed + 7 additional

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Footprint _____ sq. ft.

Total Building Area _____ sq. ft.

Paved Area 0 sq. ft.

Building Setbacks:

Front Yard _____ ft.

Rear Yard _____ ft.

Side Yard: Right____ ft. Left_____ ft.

Additional 4 units within existing Structure

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

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

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

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

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

_____

_____

_____

BUILDING INFORMATION

Type of Building to be Built: _____

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

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

WAIVER REQUESTS

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

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

_____

_____

_____

_____

_____

_____

_____

SURVEYOR INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: Daniel H Sheehan Date: 4/21/26

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

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

CERTIFICATION OF FEES

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

Signature of Property Owner: _____ Date: _____

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

TRAN-2026-0004 **26 MAPLE STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
30014-A00000	33 HOUGH ST	LIBERTY 8 LLC		16A RAND RD	BOW	NH	03304
30062-000000	21 MAPLE ST	CARRIER ROBERT C TRUSTEE	CARRIER ROBERT C REVOCABLE LIVING TRUST	4 FLORENCE ST	DOVER	NH	03820
30013-000000	39-41 HOUGH ST	KYLIAN ROBERT LLC		10 GERRYS LANE	DOVER	NH	03820
30028-000000	33 MAPLE ST	STICKNEY MEGHAN R		33 MAPLE ST	DOVER	NH	03820
30026-000000	39 MAPLE ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	PO BOX 308	DOVER	NH	03821
30029-000000	31 HOUGH ST	RUEL STACEY L & ALEXANDER B MAYNARD TRUS	ALEXANDER B MAYNARD & STACEY L RUEL FAMI	31 HOUGH ST	DOVER	NH	03820
30032-A00000	90 GROVE ST	DIVA LLC		24 OLD STAGE RD	HAMPTON FALLS	NH	03844
30027-000000	35 MAPLE ST	DOVER HOUSING AUTHORITY		62 WHITTIER ST	DOVER	NH	03820
30014-000000	24 MAPLE ST	GRIMSLEY RODNEY CHARLES &	PETERSEN SUZANNE T	24 C MAPLE ST	DOVER	NH	03820
30057-A00000	34 HOUGH ST	BROWN ALAN JOSEPH &	HICKEY CARLY M	34 HOUGH ST	DOVER	NH	03820
30057-000000	22 MAPLE ST	GOSNOLD PROPERTY MANAGEMENT LLC		289 BLAKE RD	EPPING	NH	03042
30058-000000	36 HOUGH ST	PRESTON CHRISTINE M	PRESTON BRIAN J	36 HOUGH STREET	DOVER	NH	03820
30025-000000	43 MAPLE ST	WONG VUONG L &	NGUYEN MINH C	43 MAPLE STREET	DOVER	NH	03820
30032-000000	88 GROVE ST	ROSE LAUREN M		88 GROVE ST	DOVER	NH	03820
30016-000000	34 MAPLE ST	HAYWARD NICHOLAS W &	HAYWARD CARLY T	34 MAPLE ST	DOVER	NH	03820
30012-000000	43 HOUGH ST	GOODWIN PAUL D TRUSTEE	GOODWIN PAUL D REVOCABLE TRUST 2024	43 HOUGH ST	DOVER	NH	03820-3035
30017-000000	38 MAPLE ST	GREENWOOD MICHAEL T TRUSTEE	GREENWOOD MICHAEL T REVOCABLE LIVING TRU	38 MAPLE STREET	DOVER	NH	03820
30030-000000	27 HOUGH ST	MCMICKEN CHRISTOPHER A & LAUREL J TRUSTEES	MCMICKEN CHRIS & LAURIE FAMILY TRUST	29 HOUGH ST APT #B	DOVER	NH	03820
30031-000000	86 GROVE ST	LOMBARDI LISA MARIE		86 GROVE ST	DOVER	NH	03820
30018-000000	40 MAPLE ST	FREE TRADE INC		PO BOX 426	DOVER	NH	03821
30015-000000	26 MAPLE ST	MAPLE SUGAR INVESTMENTS LLC		PO BOX 132	DOVER	NH	03821

TDR NARRATIVE

26-32 Maple Street

TAX MAP 30, LOT 15

PLANNING DEPARTMENT
RECEIVED
MAY 14 2026
DOVER, NEW HAMPSHIRE

The subject property currently consists of an existing four-unit residential apartment building and an accessory barn structure approximately 30 feet by 60 feet in size. The applicant is proposing the removal of the existing barn and the construction of a new four-unit residential building within the confines of the existing barn footprint, with each new unit approximately 840 square feet in area. Four (4) units are to be purchased via TDR, for a total of eight (8) units on the property.

170-29. G. Transfer of Development Rights, Residential Performance Standards

(8) Regardless of the method utilized, any other provision in this chapter to the contrary, the density or intensity of development of a receiving parcel may be increased by the transfer of development rights so long as the increase in density or intensity meets the following criteria and a narrative is submitted indicating how those criteria are met:

(a) Is consistent with the Master Plan.

The proposed project is consistent with the City's Master Plan Land Use Goal (LU 2.1), which encourages increased density for vacant or underdeveloped parcels in areas that are currently well developed, in order to promote the goal of maintaining more rural areas for the community. The redevelopment of an underutilized accessory structure into four additional residential units supports this goal by maximizing the use of an already developed urban parcel.

(b) Is compatible with the land uses on neighboring lots.

The subject property is located in the RM-U (Urban Density Multi-Residential) zoning district, which is designed for moderate to high-density housing and permits single-family, two-family, and three-to-four-family dwellings by right. Multifamily development is fully expected and permitted in this district.

Maple Street is a dense, walkable inner-ring neighborhood dominated by older housing stock from the late 1800s to mid-1900s. The street is characterized by a mix of multifamily and investor-owned residential uses, with lot sizes generally ranging from 0.25 to 0.35 acres. Single-family homes are present but represent a minority of the housing stock. The overall character of the street reflects the RM-U zoning intent, and the proposed eight-unit development is compatible with the established land use pattern of the surrounding neighborhood.

(c) Is created on property served by public water and sanitary sewer.

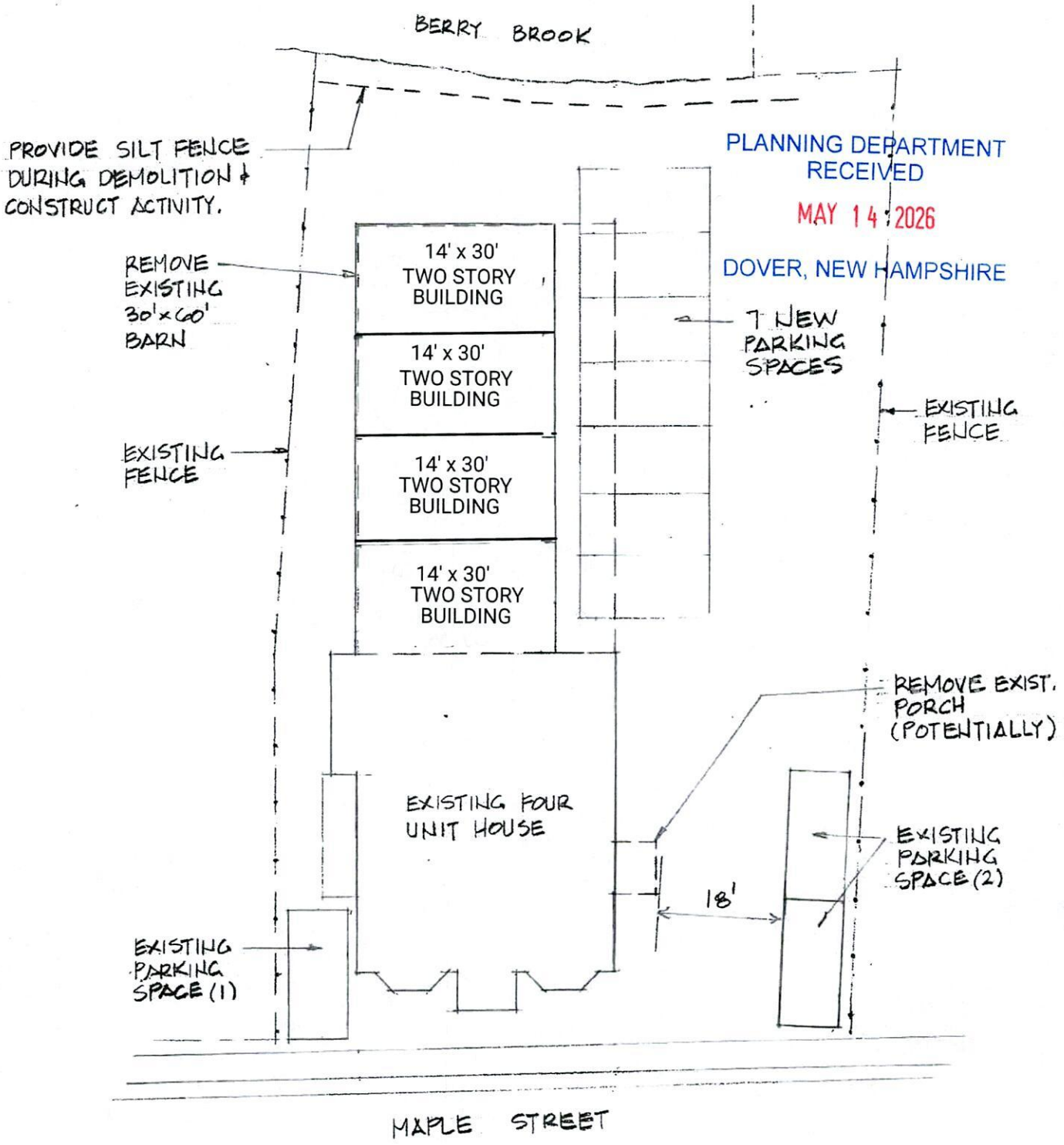
The subject property is served by municipal water, sanitary sewer, and natural gas. The street is a public paved roadway with full city utility service available.

(d) Any relief sought should not be caused by the additional density.

There will be no relief sought from City regulations that are directly caused by the additional density.

Environmental Protection

During demolition and construction, a silt fence will be installed along Berry Brook to protect the adjacent waterway from sediment and stormwater runoff. The silt fence will be maintained throughout active construction and removed upon project completion, at which point any disturbed areas will be stabilized with appropriate New Hampshire ground cover.



PLANNING DEPARTMENT
RECEIVED
MAY 14 2026
DOVER, NEW HAMPSHIRE

FROM TAX MAP
DIMENSIONS ARE
APPROXIMATE

0 5 10 20 30 40

SCALE: 1" = 20'

SITE CONCEPT

MAPLE SUGAR INVESTMENTS
26-32 MAPLE STREET
DOVER, NEW HAMPSHIRE

REVISED: MAY 13, 2026

DONALD DRNER, ARCHITECT
1771 STATE ROAD, ELIOT, ME
207-451-3228 N.H. LIC. 2552

From: SUZANNE PETERSEN <sueandrod@comcast.net>
Sent: Monday, May 25, 2026 10:02 PM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>
Subject: 26-32 Maple Street TDR

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

Good morning,

Attached please find abutter comments regarding proposed changes at 26-32 Maple Street, Assessor's Map 30, lot 15. Photos of current condition are also attached.

Thank you.

Rodney C. Grimsley and Suzanne Petersen
24 Maple Street

Dover Planning Board
City Hall, 288 Central Ave.
Dover, NH 03820

May 26, 2026

Dear Dover Planning Board Members,

As abutters to the property identified as 26-32 Maple Street, we welcome the demolition of the existing, decrepit barn, but we have identified several issues with the proposed project for new construction and the accompanying site concept plan.

- The site plan shows and implies that the boundary between 24 Maple Street and 26 Maple Street is an "existing fence" which has been stapled onto several trees. These trees are located entirely on the 24 Maple Street property and the actual boundary between these two properties is a surveying marker located 36 inches from the fence closest to Maple Street in the paved area. The "existing parking space" identified on the left side of the plan is not entirely on 26 Maple Street property. If 24 Maple Street were to install a fence through the boundary line, no automobile would be able to park there. There has never been a lot-line adjustment or easement granted, nor will there be. Further, the "existing fence" boundary does not accurately reflect the true boundary from Maple Street to Berry Brook. The actual boundary is about 3 feet to the right, closer to the 26-32 Maple Street lot.
- Seven new parking spaces are proposed. Access into and out of this lot will be tight. This area is currently unpaved and undeveloped. The space closest to Berry Brook represents new construction and will be within the 50-foot buffer. No new construction should be allowed in a wetland buffer under any circumstance, but especially given that Berry Brook is federally impaired and great amounts of Dover money and time have been spent trying to improve this stream. If this parking space were to be used in reality, the driver would either have to back out the full distance of the driveway to Maple Street or back in the full distance, as there is inadequate to turn around.
- Per Article XII **Off-Street Parking and Loading**
  "D. Parking spaces for nonresidential uses and multifamily dwellings shall have independent access to an aisle or driveway and be accessible year-round." Even with just 2 to 4 occupied apartments at present, tenants at this property park close to Maple Street or on Maple Street. With commercial buildings nearby, Maple Street is already squeezed for space and a full-time winter parking ban on one side is in place Dec. 1 to April 1.
- Excluding the "existing parking space" between 24 and 26 Maple Street and excluding the proposed space closest to Berry brook leaves exactly 8 parking spaces. Expecting 8 apartments to occupy 8 parking spaces means that each apartment can have at most one vehicle; this is unlikely. There is no designated parking for guests.
- The simple site plan does not indicate whether the parking area will remain as dirt or if it will be paved. Currently, rain storms result in muddy water that flows into the storm drain located on Maple Street. More traffic through this lot will only make this erosion worse. This dirty water flows from the storm drain directly into Berry Brook. The presence of heavy equipment needed to demolish the old barn and remove debris will certainly result in massive disturbance and more erosion. All measures to keep dirt on site should be required, including covering the storm drain during work. Following demolition and new

construction, paving of this parking area should be required to minimize stormwater pollution to Berry Brook.

- The plan shows no place to put snow in winter. Per Dover's Ordinances, G. Specific provisions: **(1)** Wetland buffers.
  "Certain uses prohibited in buffers. The following uses and activities are prohibited within a wetland buffer:
  [3] The dumping or disposal of snow and ice collected from roadways and parking lots."
- As a commercial/residential lot, this property has traditionally been treated with salt in winter. One of the pollutants found in Berry Brook is chloride. If this permit is granted, we request that NH Sno-Pro certified snow removal be required to minimize salt application.

We were curious about who or what "Maple Sugar Investments, LLC" was. The only information we could find on-line is as follows:

MAPLE SUGAR INVESTMENTS LLC in Durham, NH | Company Info & Reviews

Company Overview

Maple Sugar Investments LLC is a Domestic Limited-Liability Company organized under the laws of the State of New Hampshire. The business was filed on August 19, 2014 and is currently listed as Not in Good Standing with the New Hampshire Secretary of State. The official file number for this entity is 713342. Management of the entity is designated as "Member Managed".
Other / real estate holding company.
The principal office address is located at 7l Mill Rd Plaza Durham, NH 03824. Mailing correspondence may be sent to 7l Mill Rd Plaza Durham, NH 03824.
The Registered Agent on file is Sheehan, Daniel H, located at 7 L Mill Rd Plaza Durham, NH 03824.
Daniel Sheehan is the sole principal on record and serves as Member and is associated with an address at 7l Mill Road Durham, NH 03824.

Last Refreshed
March 21, 2026

We are concerned that Maple Sugar Investments is "Not in good standing with the New Hampshire Secretary of State." Reasons for this status include that the business is not formally registered in New Hampshire, it has not filed all required annual reports, or that it has outstanding compliance issues with the state. We hope that the Dover Planning Board will also find this status to be concerning.

Thank you for the opportunity to comment on this proposed project.

Rodney C. Grimsley and Suzanne Petersen, landowners
24C Maple Street, Dover, NH 03820







CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #WAIV-2026-0014

Application Type:	Site Plan Amendment
Applicant(s):	54 BRR LLC
Owner(s):	54 BRR LLC
Location:	Uncommon Drive (Map I, Lot 6)
Meeting Date:	May 26, 2026

INTENT: Proposal is for a Site Plan Amendment to the approved Site Plan, File No. P20-60 and project development agreement. Proposed amendment is to allow the sale of a maximum of 18 units (out of the existing 44 residential units).

AGENDA ITEM #: 4-C

FILE: WAIV-2026-0014

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

OWNER/APPLICANT: 54 BRR LLC

LOCATION: Uncommon Drive (Map I, Lot 6)

ACREAGE: 7.16 ± ac.

ZONING DISTRICT: R-12

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Bellamy River

WAIVERS REQUESTED: None.

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: Approved Site Plan, Application Materials.

Summary of Request and Background

The applicant is proposing an amendment to the previously approved Site Plan (File No. P20-60) and recorded Development Agreement (Book 5153, Page 273 at the Strafford County Registry of Deeds) to allow for the sale of up to 40% of the units (no more than 18 of the 44 existing residential units.)

Per the Development Agreement recorded on September 23, 2023, and as referenced on the approved Site Plan, all 44 units in the development are rent restricted to HUD Fair Market Rent (FMR) levels for the Portsmouth-Rochester, NH HUD Metro Area. As part of the original project approval, a Transfer of Development Rights (TDR) application (File No. P20-61) approved the purchase of 35 of the residential units with the restriction to HUD FMR rates. In its previously approved site plan application, this applicant expressly stated: "These units will be rental units and will meet the HUD Fair Market Rent rates for Dover, NH."

The applicant is now proposing an amendment to the original approval language on the Site Plan and Development Agreement to allow for the sale and transfer of ownership of up to 40% of the units through converting ownership structure into a condominium, provided that the "monthly cost" to the buyer at the time of sale remains at or below HUD FMR rates. The narrative currently proposes to meet the "monthly cost" requirement only at the time of purchase, but staff's view and understanding of the TDR provision in the zoning ordinance and the TDR approval were clear the units were meant to be attainable in perpetuity.

The Planning Department would note the relevant section from the Zoning Ordinance for this project, §170-29G(3)(a)[2][a], that states: *"For construction of units no larger than 600 square feet of total living area, including the base calculated units, there shall be no density limit.* ***The monthly cost of said units shall conform to the HUD Fair Market Rent rates, for Dover, published annually by the New Hampshire Housing Finance Authority****, and there shall be no TDR fee collected for said unit(s)."*

Therefore, the Zoning Ordinance would require that the monthly cost for the units, in perpetuity, conform to HUD FMR rates, even if the rates are not rented. Consideration of how the "monthly cost" would be calculated for a non-rental unit arguably should include, but not be limited to, property taxes (with potential increases in valuation or assessment based on market factors or owner modifications), association fees, maintenance/repairs, insurance, and amortized loan payments.

Further, potential future modifications on units proposed to be sold would be restricted or guided by local regulations and building code requirements for tiny homes on permanent foundations.

See reverse →

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE # WAIV-2026-0014

Application Type:	Site Plan Amendment
Applicant(s):	54 BRR LLC
Owner(s):	54 BRR LLC
Location:	Uncommon Drive (Map I, Lot 6)
Meeting Date:	May 26, 2026

Consistency with Land Use Regulations – Site Plan
Chapter 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. The proposal is required to be reviewed for consistency with this section.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board hear the applicant's presentation, consider the proposal, ask questions, and request any further information the Board needs to make an informed decision, such as the items outlined below, and continue the item to a future meeting for further consideration.

- An example budget breakdown for "monthly costs" for an owner-occupied unit including financing information;
- A draft revised Development Agreement that includes:
  - Note that states: "At least 60% of units shall continue to be rented at HUD Fair Market Rent rates and that the remaining units be restricted to a monthly cost that shall conform to the HUD Fair Market Rent rates, for Dover***, published annually by the New Hampshire Housing Finance Authority***;"
  - A potential breakdown of rental and for-sale units including information of the unit (ie building, limited common area) and organizational structure;
  - Amended references from "rental rates" to "monthly cost" if the Planning Board agrees to that intent
  - A note that future modifications on units proposed to be sold would be restricted or guided by local regulations and building code requirements for tiny homes on permanent foundations;
  - A note that units which are purchased may not be rented out for above the HUD Fair Market Rent (FMR) levels for the Portsmouth-Rochester, NH HUD Metro Area;
- Draft deed restriction that includes language to ensure future owners of individual units and/or the parent parcel are aware of the cost and equity restrictions to be reviewed by the Planning Department with consultation by the City Attorney;
- Draft Condominium Owner Association documents that include:
  - A budget reserve calculation;
  - An operational outline for shared responsibility of the overall property with rental units and/or existing property management; and
  - A note stating that units which are purchased may not be rented out for above the HUD Fair Market Rent (FMR) levels for the Portsmouth-Rochester, NH HUD Metro Area.

WAIV-2026-0014 UNCOMMON DRIVE



Property Information

Location	10-78 UNCOMMON DR
Owner	54 BRR LLC
Land Use	115R
Zoning Code	R-12
Property Id	I0006-000000

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-2026-0014
FOR CITY OF DOVER, N.H.

Plan Type:	Waiver / Extension / Amendment	**Project:**		**App Date:**	05/05/2026
Work Class:	Plan	**District:**	None	**Exp Date:**	07/09/2026
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: We are requesting an amendment to the Development Agreement that was put in place after the approval of the Project, P20-60.

Parcel: I0006-000000 Main	**Address:** 54 Back River Rd Main Dover, NH	**Zone:** R-12(Residential - Medium Density)

Architect	Owner	Applicant
Maggie Randolph	John Randolph	54 BRR LLC
Home: (207) 347-1504	Home: (603) 834-2317	John Randolph
Business: (207) 347-1504	Mobile: (603) 834-2317	1 Stagecoach Road
Mobile: (207) 347-1504		Durham, NH 03824
		Business: (603) 834-2317

Plan Custom Fields

Project Location	54 Back River Road	Waiver Request Type	Amendment	Project Name	The Cottages at Back River Road
Owner Phone	603-834-2317	Owner Name	54 BRR LLC	Original Plan Approval Date	Mar 10 2021 12:00AM
Owner Address	55 Briggs Way Unit O, Durham, NH 03824	Owner EMail	john@gsdnh.com	Plan ID Number	P20-60
Plan Type	Site Plan	Extension Request Detail		Condition / Portion of Plan to be Amended	Development Agreement
Amendment Request Detail	Please see attached Narrative Letter.	Site / Subdivision Portion of Plan to be Waived		Waiver Request Detail	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_John_Randolph_5/5/2026.jpg	05/05/2026 8:12	Randolph, John		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001424	Planning Waiver / Extension /Amend Application Fee	$200.00	$200.00
	Total for Invoice INV-2026001424	$200.00	$200.00
	Grand Total for Plan	**$200.00**	**$200.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/12/2026 17:16	05/12/2026 17:16
Confirm application complete v.1	Generic Action		05/12/2026 17:16
~~Technical Review Committee Meeting Agenda v.1~~	Task		05/12/2026 17:16
~~Land Use Plan Technical Review v.1~~	Receive Submittal		05/12/2026 17:16
~~Technical Review Committee Meeting v.1~~	Hold Meeting		05/12/2026 17:16
Planning Board v.1		05/12/2026 17:16	
Planning Board Agenda v.1	Task	05/12/2026 17:16	05/12/2026 17:17
Invoice for Notices v.1	Task	05/12/2026 17:17	
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		

PLAN SNAPSHOT REPORT (WAIV-2026-0014)

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

May 05, 2026

Donna Benton, Director of Planning and Community Development

City of Dover Planning Board

288 Central Ave

Dover, NH 03820

RE: Section 170-29 Amendment Request for Approved Plan P20-60, Development Agreement, The Cottages at Back River Road

Dear Ms. Benton, Chairperson, and Members of the Dover Planning Board,

The Cottages at Back River Road is a 100% affordable housing project, with rental rates capped in perpetuity at the HUD Fair Market Rent rate. As such, the project is in compliance with Dover Code Section 170-29 G. (3) (a) [2] [a], which states that "(t)he monthly cost of said units shall conform to the HUD Fair Market Rent rates, for Dover, published annually by the New Hampshire Housing Finance Authority, and there shall be no TDR fee collected for said unit(s)." In accordance with our original approval, we executed a Development Agreement reflecting this cap, which was subsequently recorded in the Strafford County Registry of Deeds and is attached to this application.

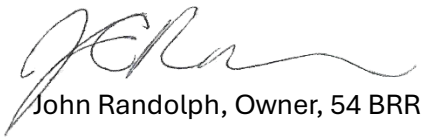
We are respectfully requesting an amendment to the Development Agreement to allow for the sale of up to 40% of the units (a maximum of 18), provided that the monthly cost to the buyer remains capped at the HUD Fair Market Rent rate for Dover, as published by NHHFA, at the time of purchase. The project would remain in compliance with Section 170-29 G. (3) (a) [2] [a], as the ordinance does not distinguish between rental or ownership structures in defining "monthly cost." We would continue to retain ownership of the property as a whole, including the remaining 60% of units, which would continue to operate as rentals under the existing affordability framework. We would also include in the amended Development Agreement that, in perpetuity, any resale of the units would also be subject to the same cost cap, as published by NHHFA in the year of the resale.

Allowing a portion of the units to transition to homeownership creates an opportunity for residents to put down deeper roots within the community while preserving the project's commitment to affordability. For many households, the ability to own a home represents stability, pride, and a meaningful step toward long-term financial security. In addition to building equity, future homeowners at The Cottages will have the opportunity to purchase a home at a cost that is

meaningfully below what is currently available in the local market, creating a rare and attainable pathway to ownership in an otherwise constrained housing environment. Homeowners often become more engaged in their neighborhoods, contributing to a sense of connection, care, and continuity that benefits the broader community. By maintaining the Fair Market Rent cap at the time of purchase, this approach ensures that these opportunities remain accessible while continuing to support the housing needs of residents in Dover. This approach is also consistent with the City's broader housing goals to expand access to a diversity of housing types, support long-term affordability, and create stable, resilient neighborhoods.

We remain committed to the long-term success of The Cottages at Back River Road and to being thoughtful stewards of both the property and the broader community. Our goal has always been to deliver high-quality, attainable housing that responds to Dover's needs while upholding the intent of the City's regulations. This request reflects that commitment—preserving affordability, expanding opportunity, and supporting a stable, connected neighborhood. We respectfully ask the Board to consider this amendment in that spirit and welcome the opportunity to discuss it further.

Thank you,



John Randolph, Owner, 54 BRR LLC

Book: 5153 Page: 273

Doc # 230014324 12/05/2023 01:09:52 PM
Book 5153 Page 273 Page 1 of 1
Catherine A. Berube
Register of Deeds, Strafford County

DEVELOPMENT AGREEMENT
As Required by Dover Code Section 170-27.2

This Development Agreement is made by and between Margaret/John Randolph of 54 BRR, LLC, a New Hampshire corporation with a place of business at 1 Stagecoach Road, Durham, NH 03824 (hereinafter called the Applicant) and The City of Dover, NH, 288 Central Avenue, Dover, New Hampshire 03820 (hereinafter called the City).

Explanatory Statement

The Applicant is the owner of property located at 54 Back River Road, Dover, New Hampshire, shown on Assessor's Map I, Lot 6. The Applicant received a Conditional Site Plan approval on March 9, 2021. The approval from the Dover Planning Board authorized the purchase of 35 HUD rent restricted units and a site plan for a multiple buildings on one lot. This plan is laid out in the plan titled "Site Plan for 54 BRR, LLC Cottages at Back River Road Assessor's Map I, Lot 6,", prepared by MJS Engineering, PC.

NOW THEREFORE, intending to be legally bound, the parties agree as follows:

1. This agreement shall be recorded at the Strafford County Registry of Deeds.
2. That the Applicant shall abide by all ordinances and land use regulations of the City of Dover.
3. That the Applicant shall implement the Plan only as approved by the Planning Board and shall comply with all requirements of the current version of the Building Code and Life Safety Code, as amended.
4. That the Applicant shall obtain all necessary local, state and federal permits and shall comply with their terms.
5. That the 44 units the Applicant intends to construct shall be permanently restricted to the HUD Fair Market Rental Rate for a one bedroom unit in the Portsmouth-Rochester, NH HMFA as published by New Hampshire Housing Finance Authority in April of each year.
6. Annually, by July 1, the Applicant shall provide, in writing, to the Planning Board through the Department of Planning and Community Development, an updated and verifiable lease documenting that the monthly rental rate for the 44 units is at, or below, the HUD Fair Market Rental Rate for a one bedroom unit in the Portsmouth-Rochester, NH HMFA as published by New Hampshire Housing Finance Authority in April of each year, for the following 12 months.
7. The Applicant's obligations hereunder shall be binding upon Applicant's successors in interest.

IN WITNESS WHEREOF, the parties hereto have set their hands this 28th day of September, 2023.

APPLICANT

Witness

John Randolph of 54 BRR, LLC, OWNER

Witness

DOVER PLANNING BOARD

Gina Cruikshank, Chair of Planning Board

May 05, 2026

City of Dover Planning Board

288 Central Ave

Dover, NH 03820

Dear Chairperson,

I hereby authorize Margaret W. Randolph, RA of GSD Studios PLLC to represent me at the Dover Planning Board and submit relevant applications and documents for review. The subject parcel is shown on Tax Map I as Lot 6 located at 54 Back River Road.

Sincerely,

John Randolph, Owner, 54 BRR LLC

WAIV-2026-0014 **54 BACK RIVER ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0057-000000	49 BACK RIVER RD	STEVENS WALLACE B		49 BACK RIVER RD	DOVER	NH	03820
I0060-000000	55 BACK RIVER RD	STRAFFORD RENTALS LLC		225 GREEN ST	SOMERSWORTH	NH	03878
I0006-D00000	BACK RIVER RD	HELLMAN LANCE W TRUSTEE	HELLMAN LANCE W REVOCABLE TRUST	228 HIGHLAND AVENUE	PORTSMOUTH	NH	03801
I0005-000000	BACK RIVER RD	CAMPBELL WAYNE P TRUSTEE	CAMPBELL REALTY TRUST	64C HORNETOWN RD	FARMINGTON	NH	03835
I0006-A00000	50 BACK RIVER RD	PHALAK SUMIT	ANDERSON SARAH R	50 BACK RIVER RD	DOVER	NH	03820
I0006-C00000	46 BACK RIVER RD	TSAKIRIS NATHAN D TRUSTEE	NDT FREEDOM REALTY TRUST	16 SNELL RD	LEE	NH	03861
I0005-000018	20 WINGATE LN	HALPERN JUDITH ANN TRUSTEE	HALPERN JUDITH ANN LIVING TRUST	20 WINGATE LN	DOVER	NH	03820
I0005-000019	18 WINGATE LN	WALSH THOMAS JAMES		18 WINGATE LN	DOVER	NH	03820
I0005-000016	24 WINGATE LN	RINE STACY LEE	RINE ANNETTE	24 WINGATE LANE	DOVER	NH	03820
16020-017000	47 PICNIC ROCK DR	GIDDINGE LAWRENCE M	GIDDINGE DIANNE E	47 PICNIC ROCK DR	DOVER	NH	03820
16020-019000	43 PICNIC ROCK DR	HOFFMAN AARON MICHAEL &	HOFFMAN RUBY GONZALES	43 PICNIC ROCK DR	DOVER	NH	03820
I0006-C00DRV	RED BARN DR	RIDGESTONE BUILDERS & DEVELOPERS LLC	C/O JAMES GAURON	15 STARFISH DR	WELLS	ME	04090
16030-000000	50 MILL ST	GREAT BRIDGE DOVER LIMITED PARTNERSHIP	C/O STEWART PROPERTY MGMT INC	P O BOX 10540	BEDFORD	NH	03110-0540
I0006-C00006	28 RED BARN DR	HARBRON WILLIAM R &	HARBRON MARILYN	28 RED BARN DR	DOVER	NH	03820
16020-018000	45 PICNIC ROCK DR	WU ZIWEI		45 PICNIC ROCK DR	DOVER	NH	03820
I0006-C00001	8 RED BARN DR	LEBEL MCGUANE LAURALEE		8 RED BARN DR	DOVER	NH	03820
I0006-C00OPN	RED BARN DR	RIDGESTONE BUILDERS & DEVELOPERS LLC	C/O JAMES GAURON	15 STARFISH DR	WELLS	ME	04090
16020-000OPN	PICNIC ROCK DR	PICNIC RIVERS PARTNERS OF DOVER LLC	TIMOTHY RAYMOND MEMBER	3 WALT COLBY DR	DOVER	NH	03820
I0061-000000	57 BACK RIVER RD	SMITH MATTHEW J & FLEISCHMANN AMANDA A T	FLEISCHSMITH FAMILY REVOCABLE TRUST OF 2	57 BACK RIVER ROAD	DOVER	NH	03820
I0006-B00000	44 BACK RIVER RD	PELCHAT WILLIAM H &	SAUCIER LINDA M	44 BACK RIVER RD	DOVER	NH	03820
I0006-C00005	24 RED BARN DR	BLEVINS KATHERINE		24 RED BARN DR	DOVER	NH	03820
I0062-000000	58 BACK RIVER RD	MARTEL CHARLES WILLIAM		58 BACK RIVER RD	DOVER	NH	03820
16020-020000	41 PICNIC ROCK DR	HATFIELD DANIEL P &	HATFIELD ALISON L	41 PICNIC ROCK DR	DOVER	NH	03820-4709
I0006-C00003	16 RED BARN DR	YOU YIYUN		16 RED BARN DR	DOVER	NH	03820
I0059-000000	53 BACK RIVER RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
I0006-I00000	56 BACK RIVER RD	MARTUSCELLO EMILY		56 BACK RIVER RD	DOVER	NH	03820
16032-000000	39 MILL ST	GROSSMAN KENNETH W & HOLLY TRUSTEES	GROSSMAN FAMILY 2003 REVOCABLE TRUST; C/O DUMAIS & FERLAND	385 6TH ST	DOVER	NH	03820
I0006-C00004	20 RED BARN DR	DEOLIVEIRA SEBASTIAO H &	MERRETT-DEOLIVEIRA DEBRA A	20 RED BARN DR	DOVER	NH	03820
I0067-B00000	62 BACK RIVER RD	TOWLE JONATHAN P TRUSTEE	TOWLE JONATHAN P 2008 TRUST	62 BACK RIVER RD	DOVER	NH	03820
I0058-000000	51 BACK RIVER RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
I0005-000017	22 WINGATE LN	FLETCHER ROBIN G TRUSTEE	ROBIN G FLETCHER TRUST	22 WINGATE LN	DOVER	NH	03820
I0006-C00002	12 RED BARN DR	DE LEEUW JOHN P & NANCY A TRUSTEES	DE LEEUW FAMILY TRUST	12 RED BARN DR	DOVER	NH	03820
I0006-000000	10-78 UNCOMMON DR	54 BRR LLC		1 STAGECOACH RD	DURHAM	NH	03824

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@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

March 10, 2021

54 BRR, LLC.
1 Stagecoach Road
Durham, NH 03824

Re: Site Review for 54 BRR, LLC., Assessor's Map I, Lot 6, zoned R-12, and located at 54 Back River Road. (Proposal is to develop an affordable housing community with 44 detached 384 s.f. one-bedroom units). (P20-60)

Dear 54 BRR, LLC.:

Please be advised that on Tuesday, March 9, 2021 the Dover Planning Board voted to conditionally approve the above referenced Site Plan. **The specific conditions are included with this letter.**

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

- □ Four (4) full size plans and One (1) 11" x 17" plan
- □ One (1) CAD file format of the plan
- □ One (1) PDF digital version of the plan

The plans must be submitted within ninety (90) days from Planning Board approval. Upon approved 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 this section, is deemed expired, and null and void.

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

Sincerely,

Christopher G. Parker, AICP
Assistant City Manager, Planning & Strategic Initiatives

EC: Building Inspection Office
Engineering Office
Assessing Office
MJS Engineering

Waiver:

	Submitted	Reviewed
Condition to Be Met Prior to the Signing of Plans:		
1. A note be added to the plan that the waiver from Section 153-14.E(2)(b) have been met and the Board found the criteria to be met.	☐	☐

Site Plan:

	Submitted	Reviewed
Conditions to Be Met Prior to the Signing of Plans:		
1. The CUP (P21-01) receive final approval.	☐	☐
2. The TDR request (P20-61) be approved.	☐	☐
3. The applicant shall provide the Planning Department: a. A digital version of the plan b. A CAD file to the satisfaction of the Asset Management Administrator. c. Documentation that Postmaster is fine with mail kiosk d. An agreement noting the location of the fence along the shared boundary with Red Shoe Barn e. Update Landscape OM plan to include the path to the wooden platform f. Revise the lease to the satisfaction of the Assistant City Manager	☐	☐
4. The applicant shall revise the plat to: a. Add the owners' signatures b. Add the Licensed Land Surveyor, Professional Engineer, and Landscape Architect stamps and signatures c. Address Engineering drainage and utility concerns d. Update note 25 with permit numbers	☐	☐
Conditions to Be Met Prior to any Construction Activity:	**Submitted**	**Reviewed**
5. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.	☐	☐
Conditions to Be Met Prior to Issuance of a Building Permit:	**Submitted**	**Reviewed**
6. Water and sewer investment fees shall be paid at the time of request of service.	☐	☐
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.	☐	☐
Condition to Be Met Prior to Occupancy:	**Submitted**	**Reviewed**
8. Issuance of a Certificate of Occupancy.	☐	☐
9. Impact fees for any new unit shall be paid per the invoice provided with the Notice of Decision.	☐	☐
10. The remainder of the property must be in a conservation easement or similar restriction with trail access provided.	☐	☐

Book: 5153 Page: 273

Doc # 230014324 **12/05/2023 01:09:52 PM**
Book 5153 Page 273 **Page 1 of 1**
Catherine A. Berube
Register of Deeds, Strafford County

DEVELOPMENT AGREEMENT
As Required by Dover Code Section 170-27.2

This Development Agreement is made by and between Margaret/John Randolph of 54 BRR, LLC, a New Hampshire corporation with a place of business at 1 Stagecoach Road, Durham, NH 03824 (hereinafter called the Applicant) and The City of Dover, NH, 288 Central Avenue, Dover, New Hampshire 03820 (hereinafter called the City).

Explanatory Statement

The Applicant is the owner of property located at 54 Back River Road, Dover, New Hampshire, shown on Assessor's Map I, Lot 6. The Applicant received a Conditional Site Plan approval on March 9, 2021. The approval from the Dover Planning Board authorized the purchase of 35 HUD rent restricted units and a site plan for a multiple buildings on one lot. This plan is laid out in the plan titled "Site Plan for 54 BRR, LLC Cottages at Back River Road Assessor's Map I, Lot 6,", prepared by MJS Engineering, PC.

NOW THEREFORE, intending to be legally bound, the parties agree as follows:

1. This agreement shall be recorded at the Strafford County Registry of Deeds.
2. That the Applicant shall abide by all ordinances and land use regulations of the City of Dover.
3. That the Applicant shall implement the Plan only as approved by the Planning Board and shall comply with all requirements of the current version of the Building Code and Life Safety Code, as amended.
4. That the Applicant shall obtain all necessary local, state and federal permits and shall comply with their terms.
5. That the 44 units the Applicant intends to construct shall be permanently restricted to the HUD Fair Market Rental Rate for a one bedroom unit in the Portsmouth-Rochester, NH HMFA as published by New Hampshire Housing Finance Authority in April of each year.
6. Annually, by July 1, the Applicant shall provide, in writing, to the Planning Board through the Department of Planning and Community Development, an updated and verifiable lease documenting that the monthly rental rate for the 44 units is at, or below, the HUD Fair Market Rental Rate for a one bedroom unit in the Portsmouth-Rochester, NH HMFA as published by New Hampshire Housing Finance Authority in April of each year, for the following 12 months.
7. The Applicant's obligations hereunder shall be binding upon Applicant's successors in interest.

IN WITNESS WHEREOF, the parties hereto have set their hands this 28th day of September, 2023.

APPLICANT

Witness

John Randolph of 54 BRR, LLC, OWNER

DOVER PLANNING BOARD

Witness

Gina Cruikshank, Chair of Planning Board

Drawing Name: P:\20pro\20-01\Internal\Drawing Files\NM20011_Civil_06.dwg
Tue, 14 Sep 2021 - 4:24pm

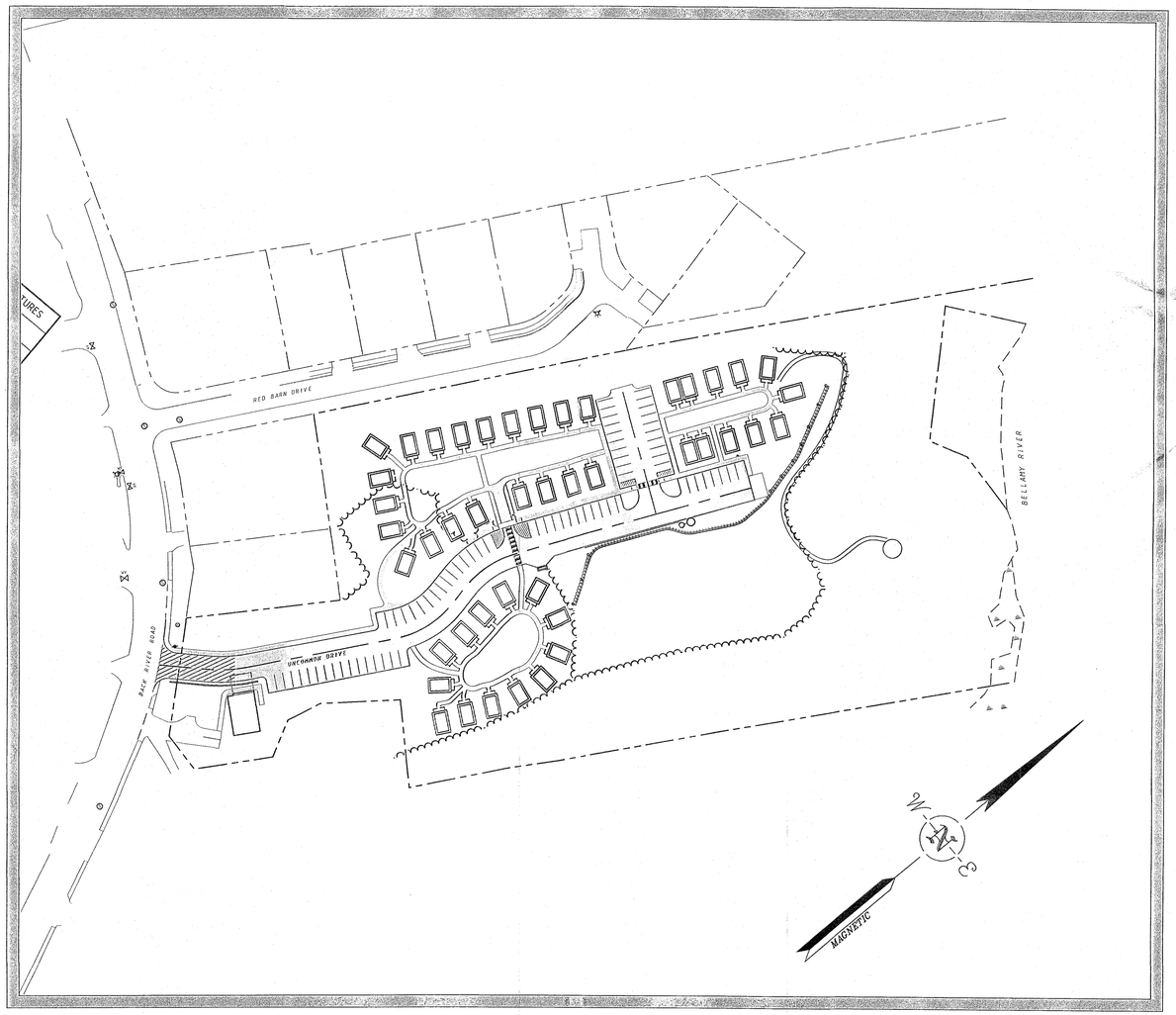
SITE PLAN

for

54 BRR, LLC

COTTAGES AT BACK RIVER ROAD

54 BACK RIVER ROAD
DOVER, NH
13 SEPTEMBER 2021



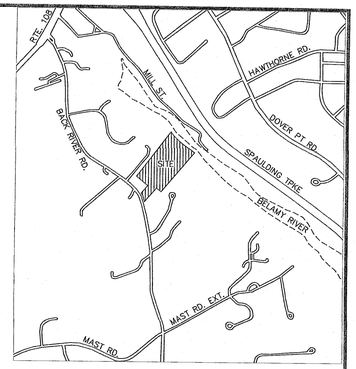


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ROAD AND PROFILE PLAN	C104
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CONSTRUCTION DETAILS	C501-509
LIGHTING PLAN	LT101
LANDSCAPING PLAN	LA101
ARCHITECTURAL PLAN	A1.1

OWNER

54 BRR, LLC
1 STAGECOACH RD
DURHAM, NH 03824

CIVIL ENGINEER

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979, Fax: (603) 659-4627
E-mail: mjs@mjs-engineering.com

SURVEYOR

TRITECH
ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

LANDSCAPE ARCHITECT

woodburn &company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

SOIL SCIENTIST

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, ME 03908

APPROVED
DATE 12/14/21
City of Dover, N.H.
PLANNING BOARD
CHAIRMAN / DIRECTOR

RECEIVED
Planning Office
DEC 10 2021
Dover, New Hampshire

NO.	REVISIONS	DATE	INT.
2.	REVISED PER NHDES WASTEWATER ENGINEERING BUREAU COMMENTS	9/13/21	MJS
1.	REVISED PER DOVER NOTICE OF DECISION DATED 3/10/21	9/10/21	MJS
0.	INITIAL SUBMISSION TO DOVER AND NHDES WASTEWATER DIVISION	9/17/20	MJS

(P20-60)

NOTES

1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER TAX MAP I LOT 6.

2.) CURRENT OWNER OF RECORD: 54 BRR, LLC
1 STAGECOACH ROAD
DURHAM, N.H.

3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 311,970 SQ.FT. – 7.162 ACRES

5.) TAX MAP I LOTS 6

6.) PROJECT DEED REFERENCE: BOOK 4764 PAGE 977

7.) ZONING: R–12

MIN. LOT SIZE: 12,000 SQ. FT.	OPEN SPACE REQUIREMENTS
MIN. FRONTAGE: 100 FT	MIN. LOT SIZE: 8,000 SQ.FT.
MIN. SETBACKS:	MIN. FRONTAGE: 20 FT
FRONT: 30 FT	MIN. SETBACKS:
SIDE: 15 FT	FRONT: 10 FT
REAR: 15 FT	SIDE: 10 FT
MAX BUILDING HEIGHT: 35 FT	REAR: 10 FT
LOT COVERAGE: 30 %	EXTERIOR BOUNDARY: 30 FT
	EXISTING STRUCTURES: 50 FT
	FRONTAGE BUFFER:100 FT

8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS, CONSERVATION, TIDAL

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2018.

10.) IN THE MONTH OF OCTOBER, 2018 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED

11.) AN ON–SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170–27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

PROJECT PLAN REFERENCE:

OPEN SPACE SUBDIVISION PLAN BELLAMY RIDGE 46 BACK RIVER ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION DECEMBER 24, 2014 SCRD 110–35	PLAN OF LAND OF ROBERT & MURIEL NESMAN BACK RIVER ROAD DOVER, N.H. McENEANEY & O'NEIL SURVEY ASSOCIATES MAY 6, 1988 SCRD 34–66
PLAN OF LAND OF BRUCE G. & OLIVE E. STAPLES BACK RIVER ROAD DOVER, NEW HAMPSHIRE K.E. MOORE & B.G. STAPLES JAN. 1985 SCRD 25–65	PLAN OF LAND FOR EDWARDS REALTY INC SAWYERS LOWER MILL DOVER, NEW HAMPSHIRE GRANT L. DAVIS APRIL 1954 SCRD Po 2 Fo 21 PLAN #26
BOUNDARY LINE ADJUSTMENT FOR LOUISE SWEATT DOVER, NEW HAMPSHIRE EMERY ENGINEERING SEPTEMBER 26, 1991 SCRD 39–79	SUBDIVISION PLAN FOR LOUISE M. SWEATT DOVER, NEW HAMPSHIRE EMERY ENGINEERING JUNE 6, 1991 SCRD 39–24

12.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 21, 2018 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 24, 2018. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88). (DOVER GIS)

13.) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0340E, MAP No. 33017C0340E, DATE: 9–30–2015).

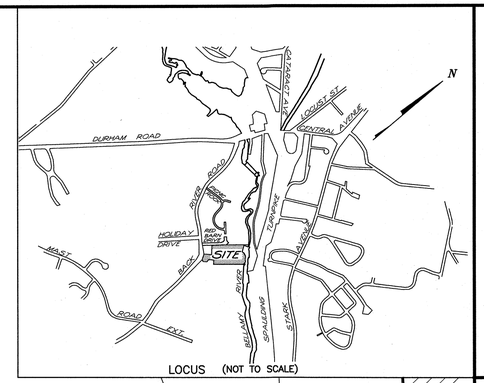
14.) MAP I LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.

15.) LOTS ARE SERVICED BY CITY WATER AND MUNICIPAL SEWER.

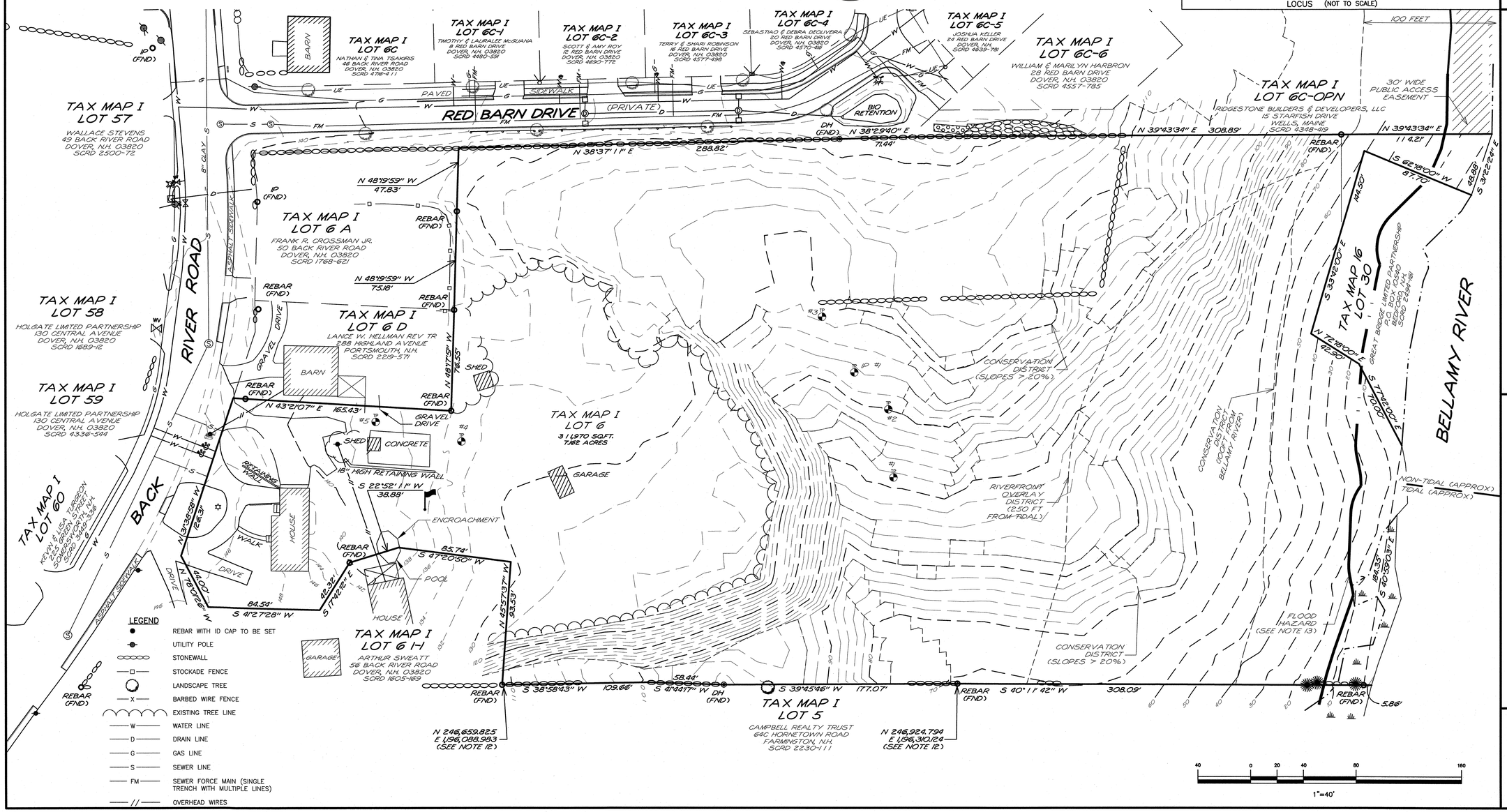
16.) A PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES APPLY TO A PORTION OF THE SUBJECT PARCEL.

STATE OF NEW HAMPSHIRE
MICHAEL MARIANO
No. 783
CERTIFIED WETLAND SCIENTIST

TRITECH
ENGINEERING CORPORATION



TRITECH
ENGINEERING CORPORATION
765 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830



REVISIONS
DATE: DESCRIPTION:

LICENSED LAND SURVEYOR
No. 884
ROBERT J. ROSSETTI
STATE OF NEW HAMPSHIRE

EXISTING CONDITIONS PLAN
54, BRR, LLC
54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
SEPTEMBER 17, 2020 JOB No. 18129
SCALE: 1" = 40'

SHEET No. EX-1

(P20-00)

NOTES

1.) INTENT: TO SHOW THE CONVENTIONAL SUBDIVISION OF DOVER TAX MAP I LOT 6.

2.) CURRENT OWNER OF RECORD: 54 BRR, LLC
1 STAGECOACH ROAD
DURHAM, N.H.

3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 311,970 SQ.FT. – 7.162 ACRES

5.) TAX MAP I LOTS 6

6.) PROJECT DEED REFERENCE: BOOK 4764 PAGE 977

7.) ZONING: R–12

MIN. LOT SIZE: 12,000 SQ. FT.	OPEN SPACE REQUIREMENTS
MIN. FRONTAGE: 100 FT	MIN. LOT SIZE: 8,000 SQ.FT.
MIN. SETBACKS:	MIN. FRONTAGE: 20 FT
FRONT: 30 FT	MIN. SETBACKS:
SIDE: 15 FT	FRONT: 10 FT
REAR: 15 FT	SIDE: 10 FT
MAX BUILDING HEIGHT: 35 FT	REAR: 10 FT
LOT COVERAGE: 30 %	EXTERIOR BOUNDARY: 30 FT
	EXISTING STRUCTURES: 50 FT
	FRONTAGE BUFFER:100 FT

8.) THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS, CONSERVATION, TIDAL

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 35,000, AND WAS ACCOMPLISHED USING A TOPCON 500 GT TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2018.

10.) IN THE MONTH OF OCTOBER, 2018 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON–SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170–27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

11.) PROJECT PLAN REFERENCE:

OPEN SPACE SUBDIVISION PLAN BELLAMY RIDGE 46 BACK RIVER ROAD DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION DECEMBER 24, 2014 SCRD 110–35	PLAN OF LAND OF ROBERT & MURIEL NESMAN BACK RIVER ROAD DOVER, N.H. McENEANEY & O'NEIL SURVEY ASSOCIATES MAY 6, 1988 SCRD 34–66
PLAN OF LAND OF BRUCE G. & OLIVE E. STAPLES BACK RIVER ROAD DOVER, NEW HAMPSHIRE K.E. MOORE & B.G. STAPLES JAN. 1985 SCRD 25–65	PLAN OF LAND FOR EDWARDS REALTY INC SAWYERS LOWER MILL DOVER, NEW HAMPSHIRE GRANT L. DAVIS APRIL 1954 SCRD Po 2 Fo 21 PLAN #26
BOUNDARY LINE ADJUSTMENT FOR LOUISE SWEATT DOVER, NEW HAMPSHIRE EMERY ENGINEERING SEPTEMBER 26, 1991 SCRD 39–79	SUBDIVISION PLAN FOR LOUISE M. SWEATT DOVER, NEW HAMPSHIRE EMERY ENGINEERING JUNE 6, 1991 SCRD 39–24

12.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON AUGUST 21, 2018 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON AUGUST 24, 2018. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88). (DOVER GIS)

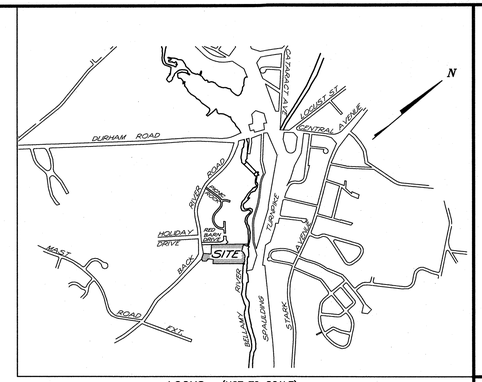
13.) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0340E, MAP No. 33017C0340E, DATE: 9–30–2015).

14.) THE LOTS TO BE SERVED BY MUNICIPAL WATER AND SEWER.

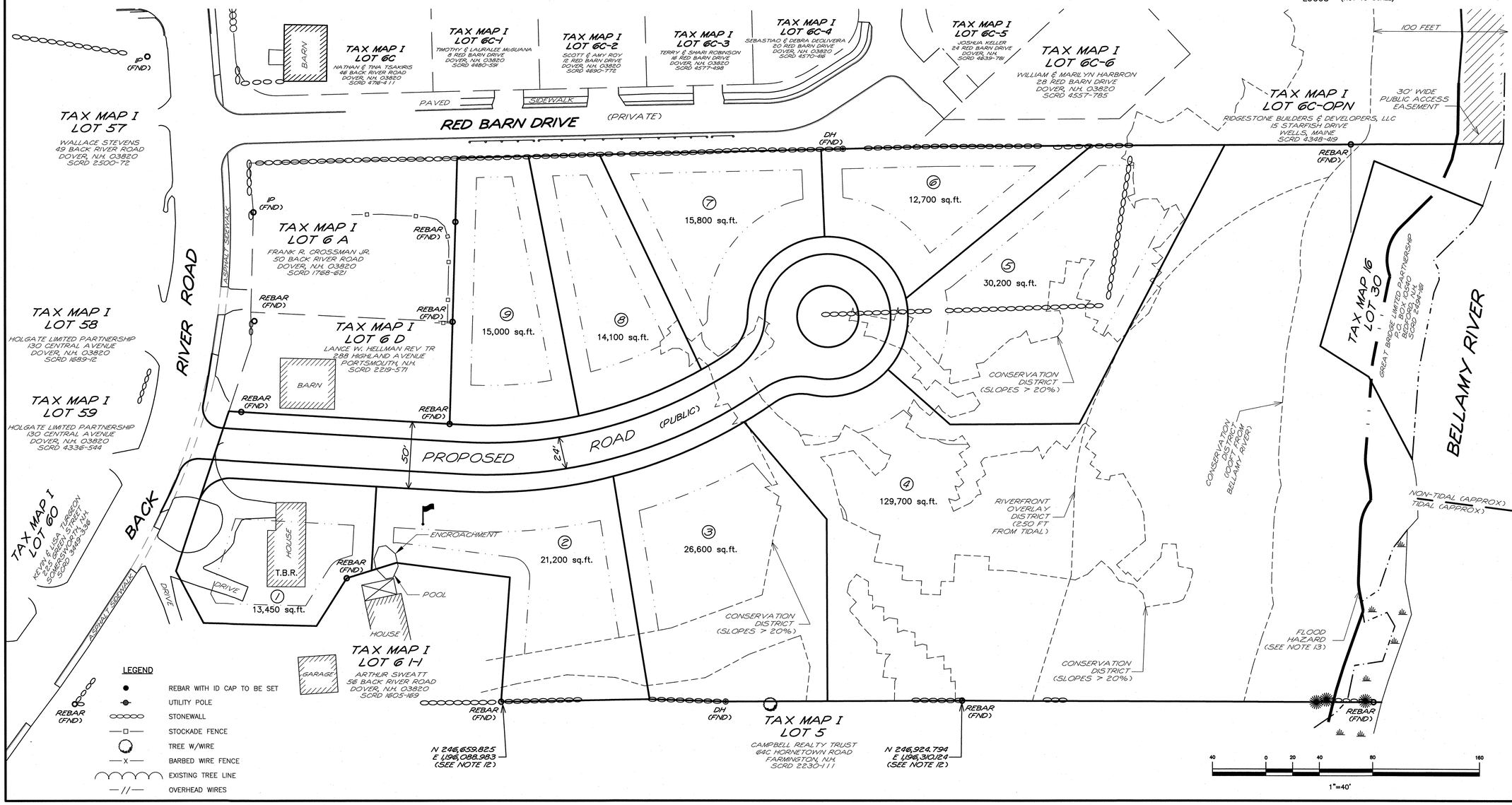
15.) ALL PROPOSED LOTS CONTAIN A MINIMUM OF 12,000 SQ.FT. OF CONTIGUOUS UPLAND, AND MORE THAN 8,000 SQ.FT. OF CONTIGUOUS NON–BUFFER UPLAND.

16.) MAP I LOT 6 MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.

17.) A PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES APPLY TO A PORTION OF THE SUBJECT PARCEL.



LOCUS (NOT TO SCALE)



TRITECH
ENGINEERING CORPORATION
735 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630

REVISIONS
DATE: DESCRIPTION:

YIELD PLAN
54 BRR, LLC
"COTTAGES"
54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
SEPTEMBER 17, 2020 JOB No. 18129
SCALE: 1" = 40'

SHEET NO. Y-1

P20-060

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NOTES:

1. INTENT: TO SHOW THE PROPOSED CONDITIONS OF TAX MAP 1, LOT 6.
2. CURRENT OWNER OF RECORD: 54 BRR, LLC
   1 STAGECOACH RD
   DURHAM, NH 03824
   OWNER SIGNATURE:
3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
4. TOTAL LOT AREA: 320,602 SQ. FT. ± 7.36 ACRES
5. TAX MAP 1, LOT 6 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
6. PROJECT DEED REFERENCE: STRAFFORD COUNTY REGISTRY OF DEEDS BOOK NO. 1605, PAGE NO. 169
7. ZONING: R-12

MIN. LOT SIZE: 12,000 SQ. FT	OPEN SPACE REQUIREMENTS
MIN. FRONTAGE: 100 FT	MIN. LOT SIZE: 8,000 SQ. FT
MIN. SETBACKS:	MIN. SETBACKS:
FRONT: 30 FT	FRONT: 10 FT
SIDE: 15 FT	SIDE: 10 FT
REAR: 15 FT	REAR: 10 FT
MAX. BUILDING HEIGHT: 35 FT	EXTERIOR BOUNDARY: 30 FT
MAX. LOT COVERAGE: 30%	EXISTING STRUCTURES: 50 FT
	FRONTAGE BUFFER: 100 FT

8. THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: WETLANDS, CONSERVATION, TIDAL.
9. IN THE MONTH OF OCTOBER, 2018 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST, NH CERTIFIED WETLAND SCIENTIST, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE AND FEDERAL CRITERIA OUTLINES IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY 1987) ON THIS SITE. WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
10. ON JUNE 22, 2020 JOSEPH W. NOEL, CERTIFIED SOIL SCIENTIST COMPLETED A SITE SPECIFIC SOIL MAP IN ACCORDANCE WITH "SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT" (SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, VERSION 5.0, DECEMBER 2017).
11. A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD ZONE A - PANEL 0340E. MAP NO. 33017C0340E, DATE 9-30-2015)
12. MAP 1, LOT 6C MAY BE SUBJECT TO FLOWAGE RIGHTS AND MILL PRIVILEGE RIGHTS.
13. LOTS ARE SERVICED BY CITY WATER AND MUNICIPAL SEWER.
14. A PORTION OF THE BELLAMY RIVER ADJACENT TO THE SUBJECT PROPERTY IS SUBJECT TO TIDAL ACTION. THE RIVER FRONT OVERLAY DISTRICT DOES APPLY TO A PORTION OF THE SUBJECT PARCEL.
15. AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. 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.
16. THE INSTALLATION OF THE ELECTRICAL POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
17. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
18. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
19. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
20. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY.
21. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
22. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
23. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
24. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY COTTAGES FOR WORK FORCE HOUSING. 44 TOTAL 1 BEDROOM UNITS.
25. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
    A. ALTERATION OF TERRAIN PERMIT AoT-2052
    B. NHDES SEWER DISCHARGE PERMIT D2021-0004
    C. NHDES SHORELAND IMPACT PERMIT 2021-01315
26. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
27. ANY RETAINING WALL OVER FOUR FEET (4') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
28. AND FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
29. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS SUFFICIENT TO PROVIDE NOTICE TO ALL PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
30. FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
31. MAXIMUM ALLOWED PARKING SPACE CALCULATION:

USE	UNITS	STANDARD	ALLOWED	PROVIDED
RESIDENTIAL	44	1.4 SPACES/ UNIT + 0.5 GUEST SPACES/UNIT	83	73

32. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
33. TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING IN AUGUST, 2018.
34. ELEVATIONS ARE BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH). (VERTICAL DATUM: NAVD88). (DOVER GIS)
35. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER.
36. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
37. EXISTING BUILDING ON BACK RIVER ROAD TO BE USED AS COMMUNITY CENTER.
38. PROPOSED COTTAGES HAVE APPROXIMATELY 12' OF SPACE BETWEEN THEM.
39. RIDESHARE PROGRAM TO BE OFFERED TO EMPLOYEES OF HARMONY HOMES ASSISTED LIVING; AN ANTICIPATED MINIMUM OF 20% OF RESIDENTS WOULD RIDESHARE OR CARPOOL. CARPOOLING IS COMMON AMONG CURRENT EMPLOYERS
40. RESIDENTS WORKING AT OTHER COMPANIES WOULD ALSO BE ABLE TO CAR POOL; COMPANIES WOULD BE ENCOURAGED TO PROVIDE RIDESHARING OPPORTUNITIES FOR THEIR EMPLOYEES AS WELL.
41. IT IS ANTICIPATED THAT APPROXIMATELY 90% OF RESIDENTS WOULD WORK FROM HOME.
42. ALL REMAINING UNDEVELOPED LAND TO THE EAST WILL BE PLACED IN CONSERVATION.
43. ANY MODIFICATION TO OWNERSHIP RIGHTS, SUCH AS THE CREATION OF CONDOMINIUMS, WOULD REQUIRE PLANNING BOARD APPROVAL.
44. ANY INTERIOR STONE WALLS WILL BE REUSED ON SITE.
45. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. HTTPS://WWW.UNH.EDU/UNHSC/PTAPP.
46. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
47. A FENCE, PER THE AGREEMENT WITH RED BARN DRIVE HOA, SHALL BE INSTALLED IN THE 30' BUFFER.
48. PLANNING BOARD HAS APPROVED THE WAIVER FROM SECTION 153-14(E)(2)b).



NO.	REVISIONS	DATE	INT.
5.	REVISED PER NHDES WASTEWATER ENGINEERING BUREAU COMMENTS	9/13/21	MCS
4.	REVISED SUBMISSION TO NHDES AoT BUREAU	8/17/21	MCS
3.	REVISED SUBMISSION PER 2/24/21 PLANNING BOARD COMMENTS	3/4/21	MCS
2.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21	2/1/21	MCS
1.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20	1/4/21	MCS
0.	PRELIMINARY SUBMISSION	11/25/20	MCS

SEAN MICHAEL MARIANO 3868 CERTIFIED SOIL SCIENTIST NEW HAMPSHIRE

DATE ISSUED: 11/25/20
SCALE: 1"=40'
DESIGNED BY: MJS
DRAWN BY: MCS
APPROVED BY: MJS
DWG FILE: NH20011_Civil_06.dwg

SITE PLAN
prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP I, LOT 6
54 BACK RIVER ROAD, DOVER, NH

MJS ENGINEERING, P.C.
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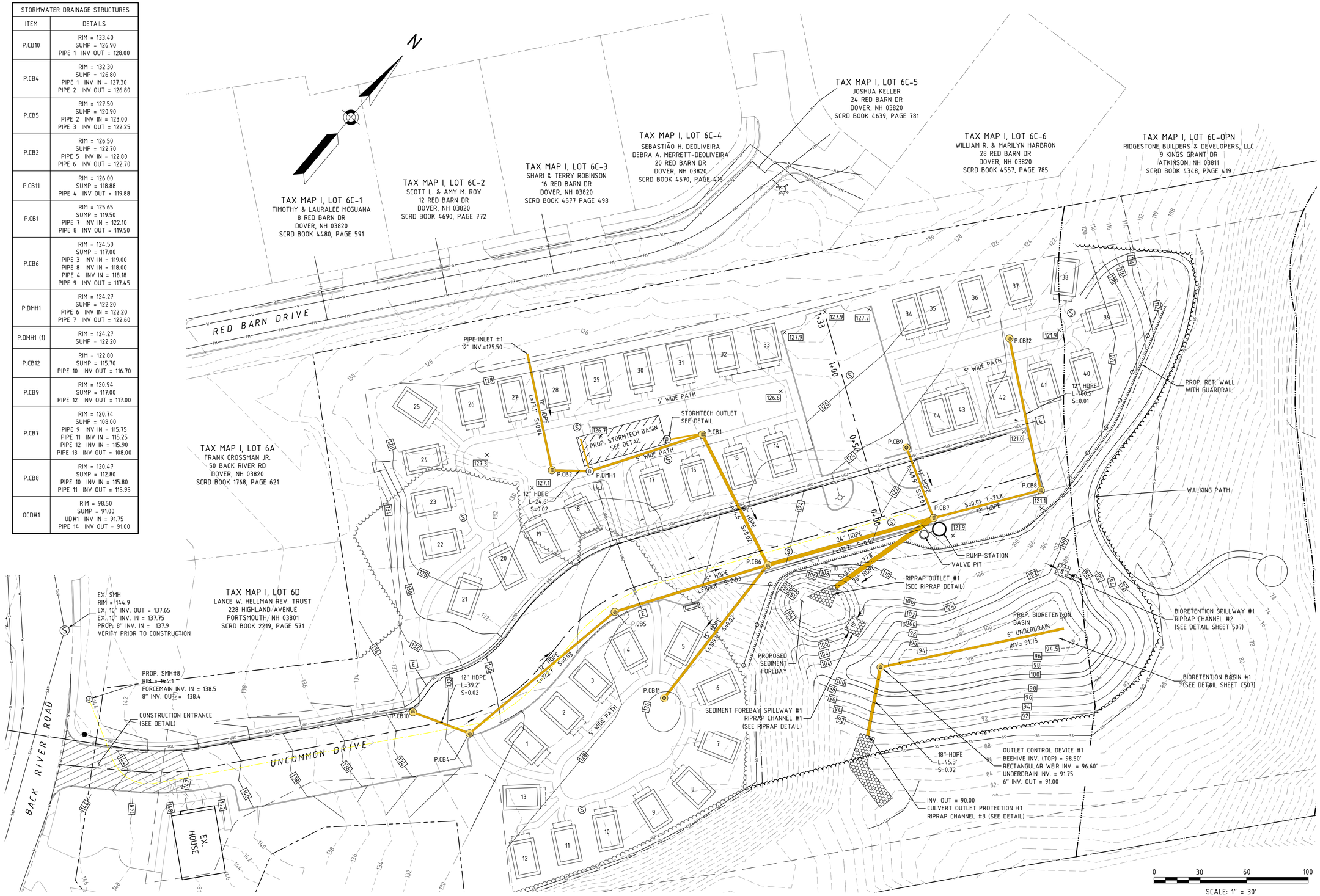
JOB: 20-011

C-101

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STORMWATER DRAINAGE STRUCTURES	
ITEM	DETAILS
P.CB10	RIM = 133.40 SUMP = 126.90 PIPE 1 INV OUT = 128.00
P.CB4	RIM = 132.30 SUMP = 126.80 PIPE 1 INV IN = 127.30 PIPE 2 INV OUT = 126.80
P.CB5	RIM = 127.50 SUMP = 120.90 PIPE 2 INV IN = 123.00 PIPE 3 INV OUT = 122.25
P.CB2	RIM = 126.50 SUMP = 122.70 PIPE 5 INV IN = 122.80 PIPE 6 INV OUT = 122.70
P.CB11	RIM = 126.00 SUMP = 118.88 PIPE 4 INV OUT = 119.88
P.CB1	RIM = 125.65 SUMP = 119.50 PIPE 7 INV IN = 122.10 PIPE 8 INV OUT = 119.50
P.CB6	RIM = 124.50 SUMP = 117.00 PIPE 3 INV IN = 119.00 PIPE 8 INV IN = 118.00 PIPE 4 INV IN = 118.18 PIPE 9 INV OUT = 117.45
P.DMH1	RIM = 124.27 SUMP = 122.20 PIPE 6 INV IN = 122.20 PIPE 7 INV OUT = 122.60
P.DMH1 (1)	RIM = 124.27 SUMP = 122.20
P.CB12	RIM = 122.80 SUMP = 115.70 PIPE 10 INV OUT = 116.70
P.CB9	RIM = 120.94 SUMP = 117.00 PIPE 12 INV OUT = 117.00
P.CB7	RIM = 120.74 SUMP = 108.00 PIPE 9 INV IN = 115.75 PIPE 11 INV IN = 115.25 PIPE 12 INV IN = 115.90 PIPE 13 INV OUT = 108.00
P.CB8	RIM = 120.47 SUMP = 112.80 PIPE 10 INV IN = 115.80 PIPE 11 INV OUT = 115.95
OCD#1	RIM = 98.50 SUMP = 91.00 UD#1 INV IN = 91.75 PIPE 14 INV OUT = 91.00



NO.	REVISIONS	DATE	INT.
5.	REVISED PER DOVER NOTICE OF DECISION DATED 3/10/21	9/10/21	MCS
4.	REVISED SUBMISSION TO WHOES AoT BUREAU	8/17/21	MCS
3.	REVISED SUBMISSION PER 2/24/21 PLANNING BOARD COMMENTS	3/4/21	MCS
2.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21	2/1/21	MCS
/1.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20	1/4/21	MCS
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NEW HAMPSHIRE — MICHAEL C. SMITH — No. 8387 — LICENSED PROFESSIONAL ENGINEER — SURVEYOR

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DESIGNED BY: MJS
DRAWN BY: MCS
APPROVED BY: MJS
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GRADING, DRAINAGE, & EROSION CONTROL PLAN

prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP I, LOT 6
54 BACK RIVER ROAD, DOVER, NH

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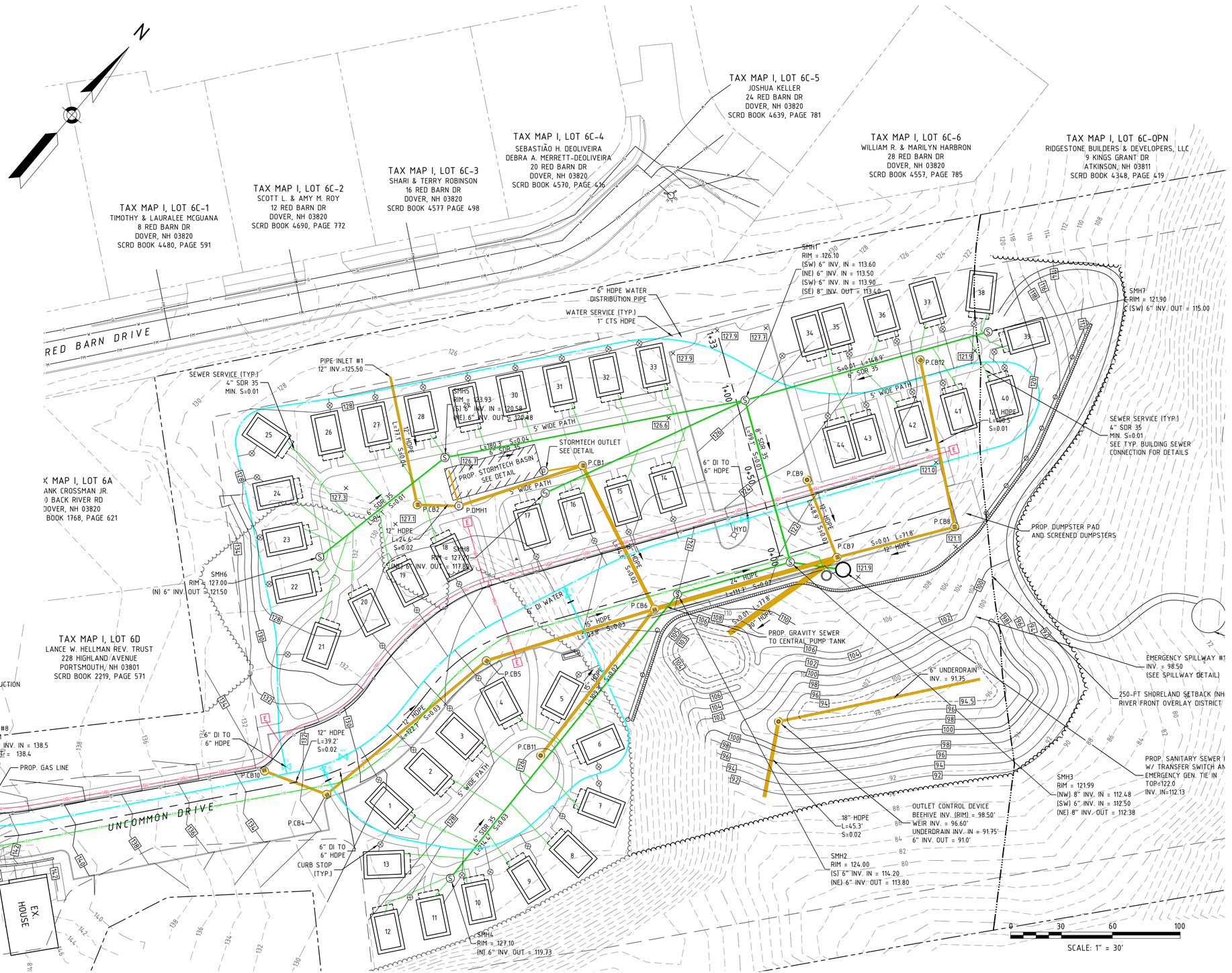
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(P20-60)

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STORMWATER DRAINAGE STRUCTURES	
ITEM	DETAILS
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P.CB4	RIM = 132.30 SUMP = 126.80 PIPE 1 INV IN = 127.30 PIPE 2 INV OUT = 126.80
P.CB5	RIM = 127.50 SUMP = 120.90 PIPE 2 INV IN = 123.00 PIPE 3 INV OUT = 122.25
P.CB2	RIM = 126.50 SUMP = 122.70 PIPE 5 INV IN = 122.80 PIPE 6 INV OUT = 122.70
P.CB11	RIM = 126.00 SUMP = 118.88 PIPE 4 INV OUT = 119.88
P.CB1	RIM = 125.65 SUMP = 119.50 PIPE 7 INV IN = 122.10 PIPE 8 INV OUT = 119.50
P.CB6	RIM = 124.50 SUMP = 117.00 PIPE 3 INV IN = 119.00 PIPE 8 INV IN = 118.00 PIPE 4 INV IN = 118.18 PIPE 9 INV OUT = 117.45
P.DMH1	RIM = 124.27 SUMP = 122.20 PIPE 6 INV IN = 122.20 PIPE 7 INV OUT = 122.60
P.DMH1 (1)	RIM = 124.27 SUMP = 122.20
P.CB12	RIM = 122.80 SUMP = 115.70 PIPE 10 INV OUT = 116.70
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P.CB7	RIM = 120.74 SUMP = 108.00 PIPE 9 INV IN = 115.75 PIPE 11 INV IN = 115.25 PIPE 12 INV IN = 115.90 PIPE 13 INV OUT = 108.00
P.CB8	RIM = 120.47 SUMP = 112.80 PIPE 10 INV IN = 115.80 PIPE 11 INV OUT = 115.95
OCD#1	RIM = 98.50 SUMP = 91.00 UD#1 INV IN = 91.75 PIPE 14 INV OUT = 91.00



NO.	DATE	INT.
REVISIONS		
1	11/25/20	MCS
2	1/4/21	MCS
3	2/1/21	MCS
4	3/4/21	MCS
5	8/17/21	MCS
6	9/10/21	MCS

6 REVISED PER DOVER NOTICE OF DECISION DATED 3/10/21
5 REVISED SUBMISSION TO WHOES AoT BUREAU
4 REVISED SUBMISSION PER 2/24/21 PLANNING BOARD COMMENTS
3 REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21
2 REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20
1 PRELIMINARY SUBMISSION

STATE OF NEW HAMPSHIRE · MICHAEL J. SULLIVAN · No. 03857 · LICENSED PROFESSIONAL ENGINEER · CIVIL

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UTILITIES PLAN
prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP I, LOT 6
54 BACK RIVER ROAD, DOVER, NH

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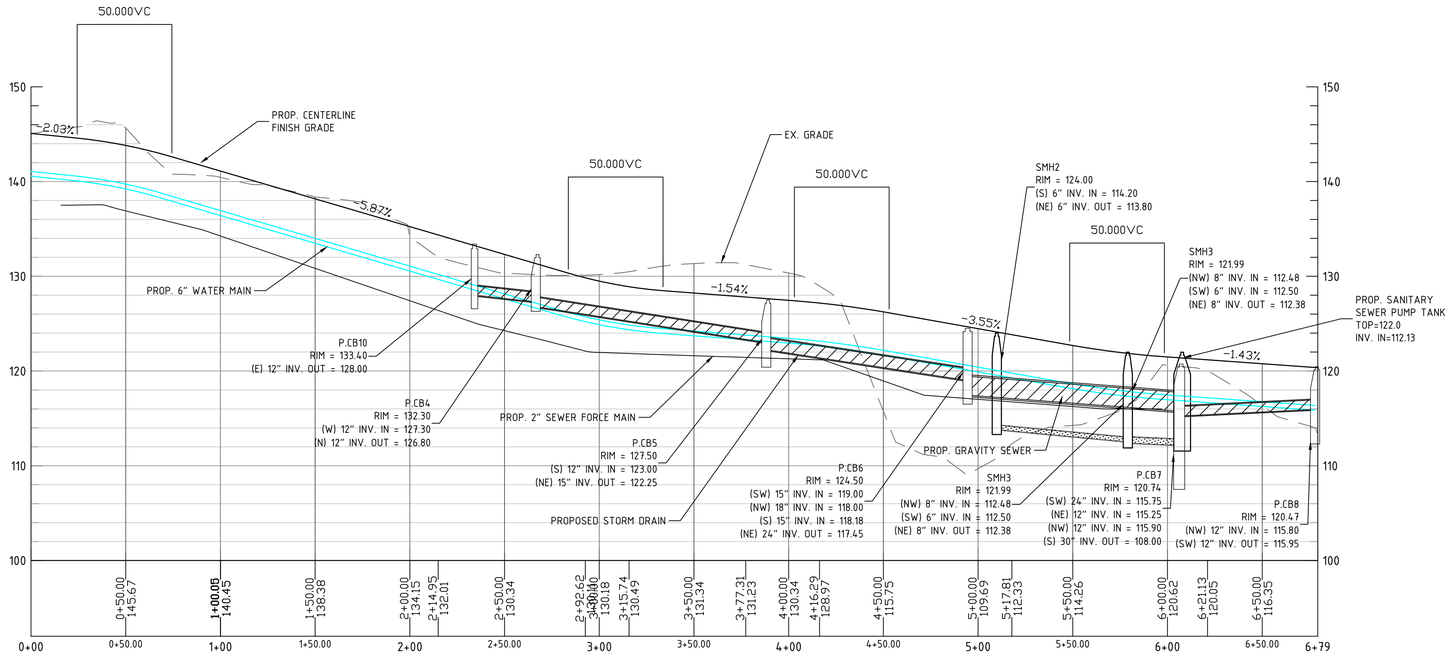
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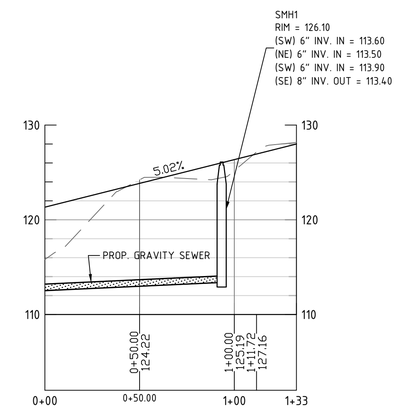
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COTTAGE DRIVE PROFILE



COTTAGE DR. EXTENSION PROFILE

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/1.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20	1/4/21	MCS
-0.	PRELIMINARY SUBMISSION	11/25/20	MCS

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ROAD PLAN AND PROFILE

prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP 1, LOT 6
54 BACK RIVER ROAD, DOVER, NH

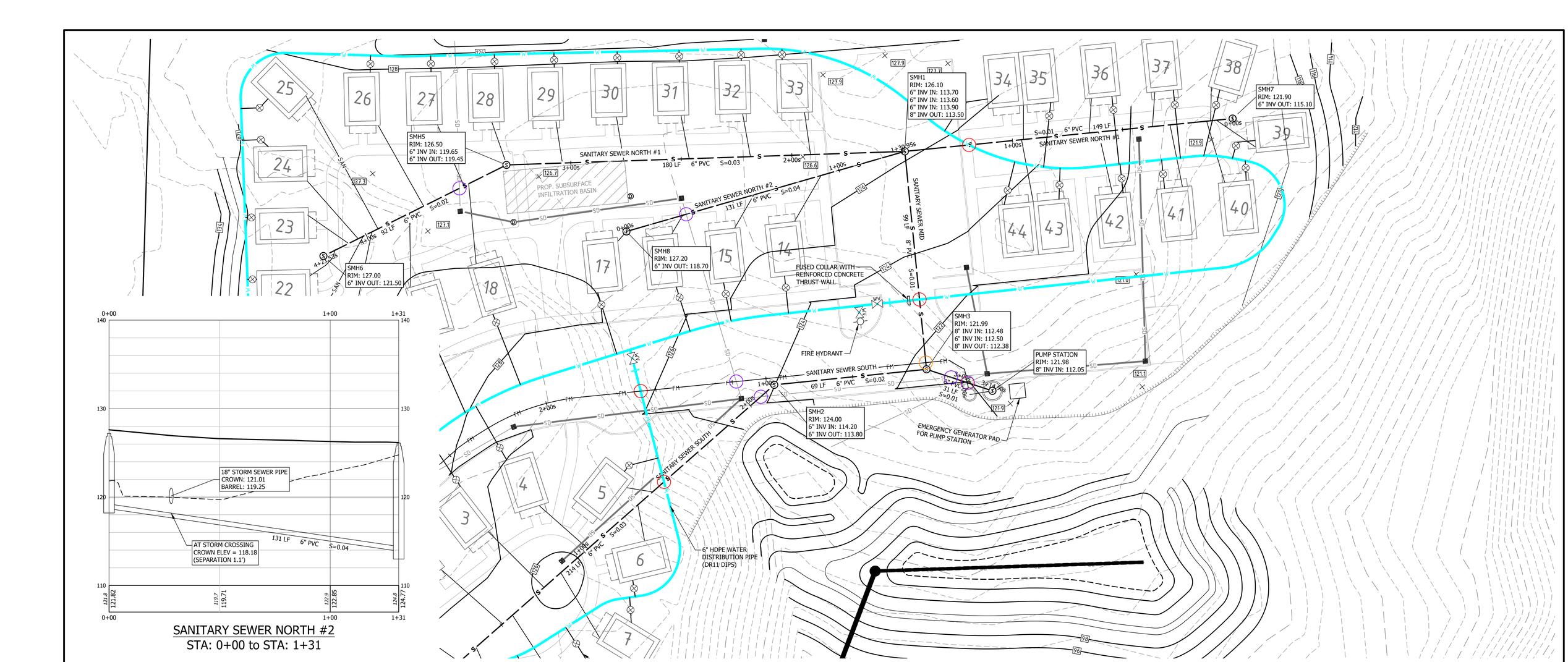
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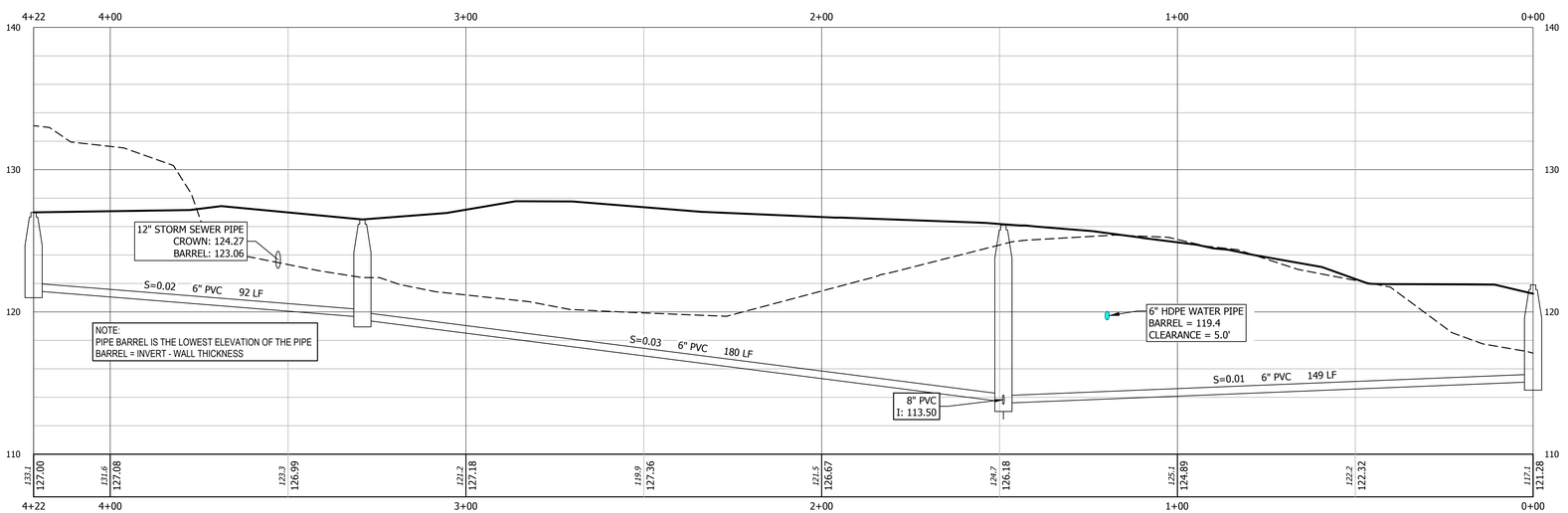
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(P20-60)

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STA: 0+00 to STA: 1+31





SANITARY SEWER NORTH #1
STA: 0+00 TO STA: 4+22

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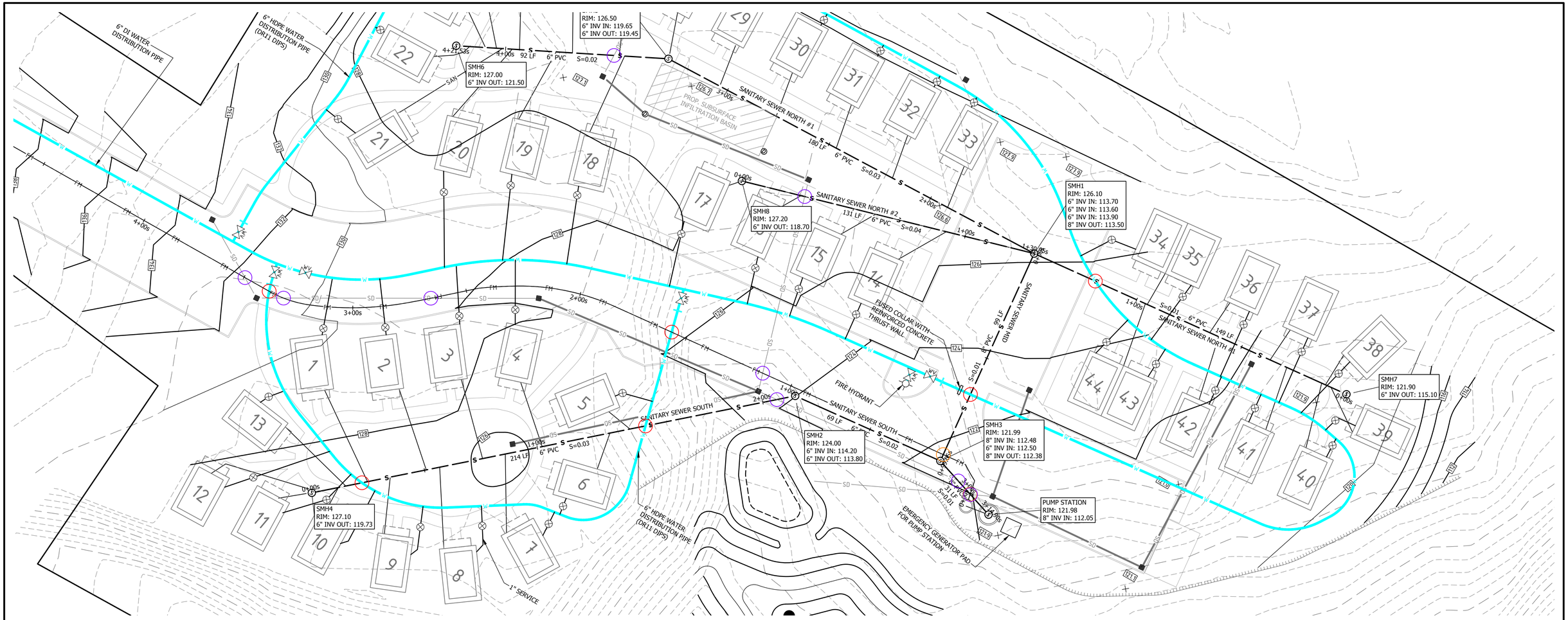
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PLAN AND PROFILE #1

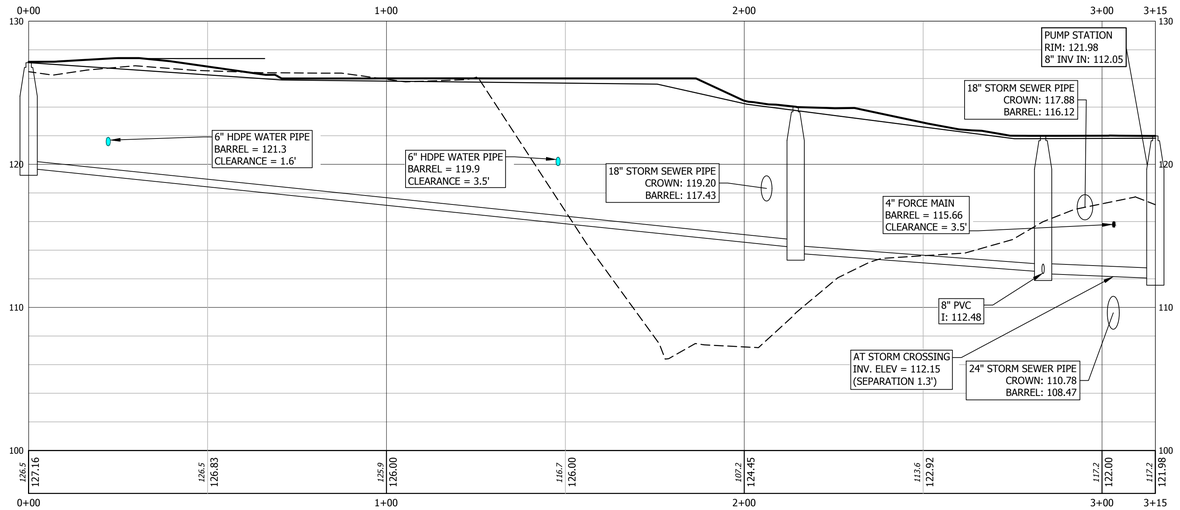
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STATE OF NEW HAMPSHIRE
MICHAEL J SIEVERT No. 8397 LICENSED PROFESSIONAL ENGINEER

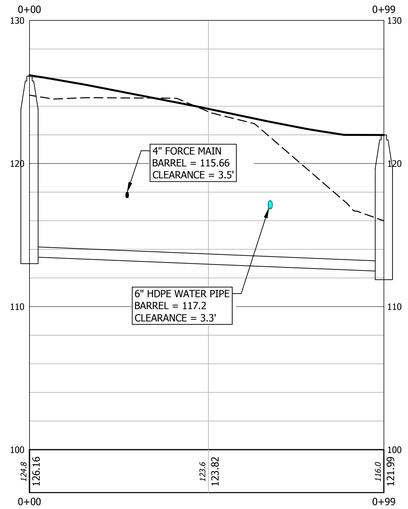
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SANITARY SEWER SOUTH
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SANITARY SEWER MIDDLE
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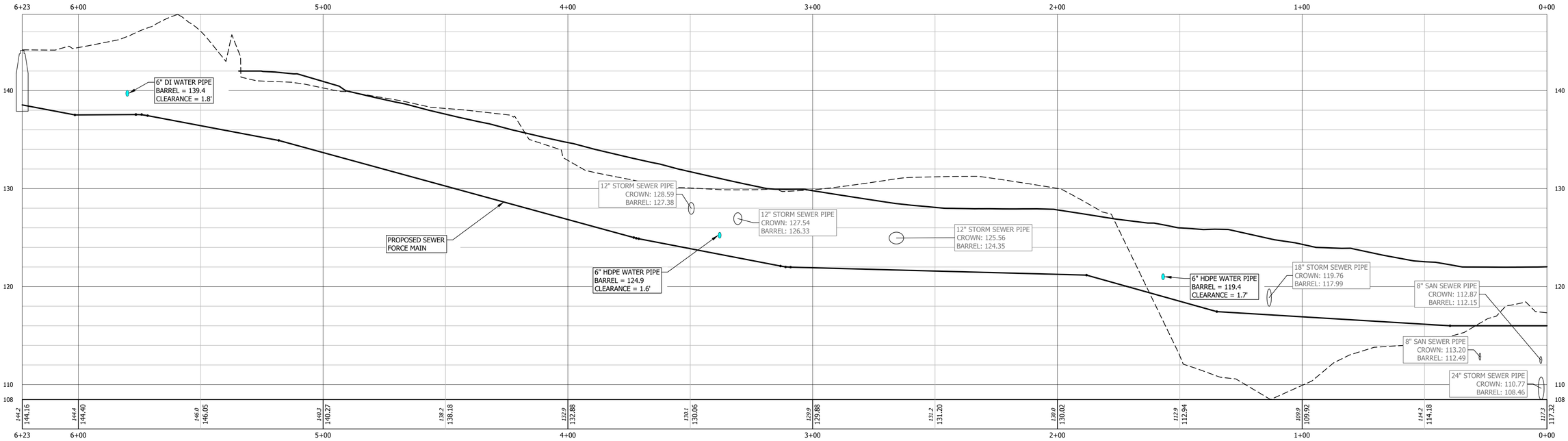
SANITARY SEWER
PLAN AND PROFILE #2

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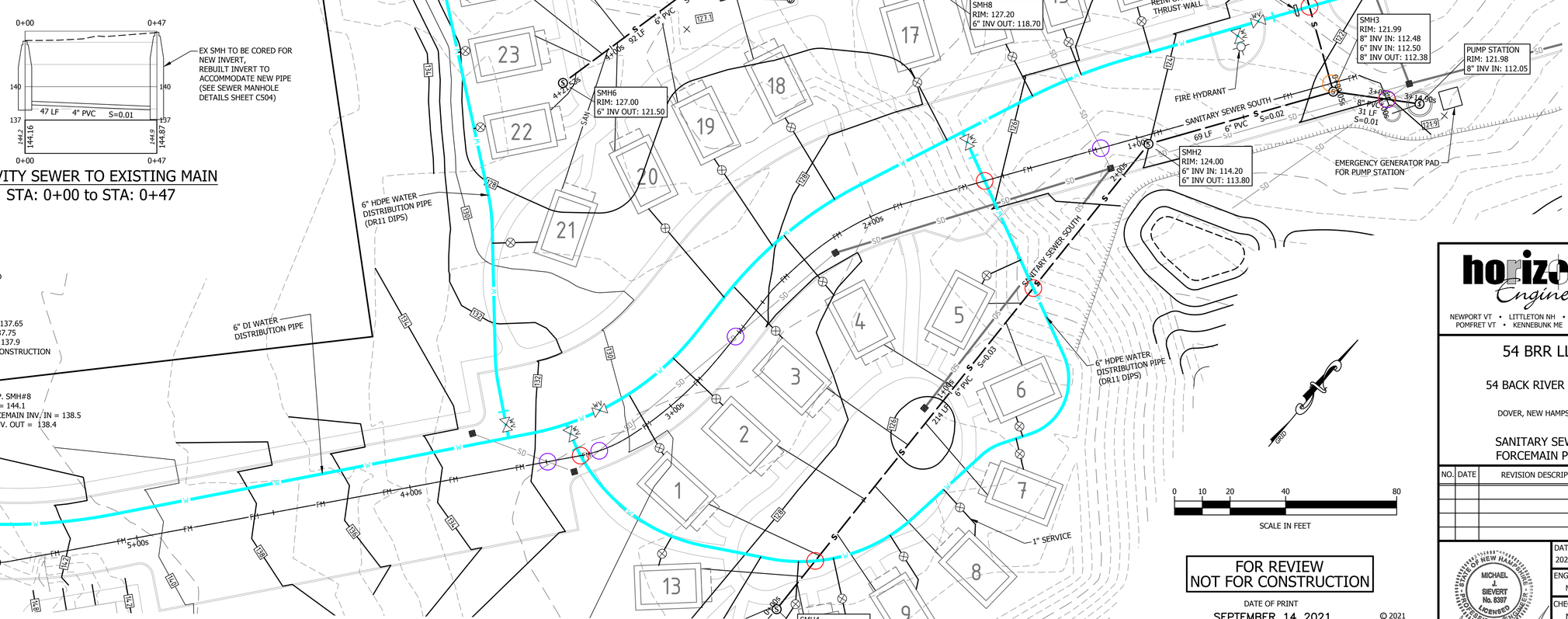
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MICHAEL J. SIEVERT
No. 8307
LICENSED PROFESSIONAL ENGINEER

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FORCE MAIN ALIGNMENT
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GRAVITY SEWER TO EXISTING MAIN
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SANITARY SEWER FORCEMAIN PLAN

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STATE OF NEW HAMPSHIRE MICHAEL J. SIEVERT No. 8397 LICENSED PROFESSIONAL ENGINEER

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CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES:

AREA OF DISTURBANCE/STABILIZATION
A. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL THE AREA OF UNSTABILIZED SOIL EXCEED 5 ACRES AT ANY ONE TIME BEFORE THE AREA IS STABILIZED.
B. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
1. IN AREAS TO BE PAVED, BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2006, ITEM NO. 304.1 OR 304.2 HAVE BEEN INSTALLED;
2. IN AREAS NOT TO BE PAVED
2.A. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
2.B. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
2.C. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03.
C. DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITHIN 45 DAYS AND PERMANENTLY STABILIZED NO LATER THAN 3 DAYS AFTER FINAL GRADING.

EROSION CONTROL PRACTICES:
A. INSTALLATION:
1. INSTALL ALL EROSION CONTROLS AS SHOWN ON THE GRADING PLAN, TYPICAL DETAILS, AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES ON THIS PAGE. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.
B. INSPECTION:
1. INSPECT ALL EROSION CONTROLS WEEKLY AND AFTER EVERY RAIN EVENT OF 0.5 INCHES OR GREATER UNLESS OTHERWISE NOTED.
2. TEMPORARY STABILIZATION PRACTICES SHALL BE INSPECTED ONCE PER WEEK DURING CONSTRUCTION UNTIL EXPOSED SURFACES ARE STABILIZED.
3. ANY SIGNS OF RILL OR GULLY EROSION SHALL BE IMMEDIATELY REPAIRED.
C. MAINTENANCE:
1. MAINTAIN EROSION CONTROLS PER THE TYPICAL DETAILS AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES ON THIS PAGE.
D. REMOVAL
1. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE 85% VEGETATIVE COVER HAS BEEN ESTABLISHED.
2. AFTER REMOVAL, ALL DISTURBED AREAS SHALL BE REGRADED, FERTILIZED, AND RESEEDED. MONITOR TO ENSURE VEGETATIVE GROWTH IS ESTABLISHED AND REPAIR AS NEEDED UNTIL MINIMUM OF 85% VEGETATIVE COVER IS ESTABLISHED.

PROTECTED SHORELAND REQUIREMENTS

A. ALL WORK SHALL CONFORM TO THE COMPREHENSIVE SHORELAND PROTECTION ACT AND CITY OF DOVER SHORELAND PROTECTION OVERLAY DISTRICT.
B. WITHIN 3 DAYS OF FINAL GRADING OR TEMPORARY SUSPENSION OF WORK IN AN AREA THAT IS IN THE PROTECTED SHORELAND, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY:
1. SEEDING AND MULCHING, IF DURING THE GROWING SEASON
2. MULCHING WITH TACK OR NETTING IF NOT WITHIN THE GROWING SEASON
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
4. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03.
C. FERTILIZER
1. LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER (NOT MORE THAN 2% PHOSPHORUS AND A NITROGEN COMPONENT WHICH IS AT LEAST 50% SLOW RELEASE NITROGEN COMPONENTS) SHALL BE USED BEYOND 25 FEET FROM THE REFERENCE LINE.
2. APPLY 10-0-10 LOW PHOSPHATE FERTILIZER AT A RATE OF 600 lb./Ac.
3. APPLY LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS/ACRE.

COLD WEATHER SITE STABILIZATION

A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY 30TH NOVEMBER, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
C. AFTER 15TH OCTOBER, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

TEMPORARY VEGETATION
(REFER TO PROTECTED SHORELAND REQUIREMENTS FOR WORK WITHIN THE PROTECTED SHORELAND)

A. SITE PREPARATION
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS SPECIFIED ABOVE.
2. ENSURE RUNOFF IS DIVERTED FROM SEEDED AREA.
3. ON SLOPES OF 4:1 OR STEEPER, CREATE HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.
B. SEED BED PREPARATION
1. REMOVE STONES AND TRASH FROM AREA TO BE SEEDED.
2. COMPACTED SOIL SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED.
3. APPLY FERTILIZER AT A RATE OF 600 LBS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE.
C. SEEDING
1. SEED PER THE FOLLOWING RECOMMENDATIONS

SEASON	APPLICATION DATE	MIXTURE TYPE	QUANTITY (lb./Ac.)
EARLY SPRING	NO LATER THAN 5/15	OATS	80
LATE SPRING/ FALL	4/1 TO 6/1 & 8/15 TO 9/15	PERENNIAL RYE	30
EARLY SPRING/ FALL	4/1 TO 5/15 & 8/15 TO 9/15	ANNUAL RYE	40
FALL	8/15 TO 9/15	WINTER RYE	112

2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM ¼ TO ½ INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
3. TEMPORARY SEEDING SHOULD TYPICALLY OCCUR PRIOR TO SEPTEMBER 15TH.
4. AREAS SEEDED BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH.
5. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
D. MAINTENANCE
1. TEMPORARY SEEDING SHOULD BE INSPECTED WEEKLY AND AFTER ANY RAINFALL EXCEEDING ½ INCH IN 24 HOURS ON ACTIVE CONSTRUCTION SITES. TEMPORARY SEEDING SHOULD ALSO BE INSPECTED JUST PRIOR TO SEPTEMBER 15, TO ASCERTAIN WHETHER ADDITIONAL SEEDING IS REQUIRED TO PROVIDE STABILIZATION OVER THE WINTER PERIOD.
2. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS. IF IT IS TOO LATE IN THE PLANTING SEASON TO APPLY ADDITIONAL SEED, THEN OTHER TEMPORARY STABILIZATION MEASURES SHOULD BE IMPLEMENTED.
3. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.
4. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS SHOULD BE RESEEDED, WITH OTHER TEMPORARY MEASURES (E.G., MULCH) USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.

PERMANENT VEGETATION
(REFER TO PROTECTED SHORELAND REQUIREMENTS FOR WORK WITHIN THE PROTECTED SHORELAND)

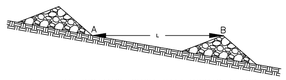
A. SITE PREPARATION
1. REFER TO SITE PREPARATION FOR TEMPORARY SEEDING.
B. SEED BED PREPARATION
1. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
2. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS, TRASH OR OTHER UNSUITABLE MATERIAL.
3. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.
4. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
5. APPLY FERTILIZER AT A RATE OF 600 LBS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE.
C. SEEDING
1. UNLESS OTHERWISE NOTED, GRASS SEED MIXTURE 'C' SHALL BE APPLIED AT THE SPECIFIED RATE AS NOTED IN THE 'SEED MIXTURES FOR PERMANENT VEGETATION' TABLE.
2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM ¼ TO ½ INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.
3. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
4. WHEN HYDROSEEDING (HYDRAULIC APPLICATION), PREPARE THE SEEDBED AS SPECIFIED ABOVE OR BY HAND RAKING TO LOOSEN AND SMOOTH THE SOIL AND TO REMOVE SURFACE STONES LARGER THAN 2 INCHES IN DIAMETER.
5. SLOPES MUST BE NO STEEPER THAN 2 TO 1.
6. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED (UNLESS IT IS USED TO HOLD STRAW OR HAY). BETTER PROTECTION IS GAINED BY USING STRAW MULCH AND HOLDING IT WITH ADHESIVE MATERIALS OR 500 POUNDS PER ACRE OF WOOD FIBER MULCH.
7. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
D. MAINTENANCE
1. PERMANENTLY SEEDED AREAS SHOULD BE INSPECTED MONTHLY.
2. MOW SEEDED AREAS AS NECESSARY.
3. BASED ON INSPECTION, AREAS SHOULD BE REPAIRED AND/OR RESEEDED TO ENSURE 85% OF THE SOIL SURFACE IS COVERED BY VEGETATION.

MULCHING & EROSION CONTROL MATTING
A. GENERAL
1. APPLY PRIOR TO A STORM EVENT. CLOSELY MONITOR THE WEATHER TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
2. MULCHING WITHIN A SPECIFIED TIME PERIOD FROM ORIGINAL SOIL EXPOSURE
2.A. WITHIN 100 FEET OF WETLANDS THE TIME PERIOD SHOULD BE NO GREATER THAN 7 DAYS.
2.B. IN OTHER AREAS IT SHALL BE NO GREATER THAN 14 DAYS.
B. TEMPORARY MULCHING
1. HAY OR STRAW MULCHES
1.A. ORGANIC MULCHES INCLUDING HAY AND STRAW SHALL BE AIR-DRIED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS.
1.B. APPLICATION RATE SHALL BE 2 BALES/1,000 SF (70-90 POUNDS) OR 1.5-2.0 TONS/ACRE TO COVER 75-90% OF THE GROUND.
1.C. ANCHORING
1.C.1. EROSION CONTROL BLANKETS SHALL BE OF A WOVEN ORGANIC MATERIAL SUCH AS COCO MATTING. IT SHALL NOT CONSIST OF WELDED PLASTIC OR BIODEGRADABLE NETTING. INSTALL PER MANUFACTURERS SPECIFICATIONS.
1.C.2. TACKIFIER: APPLY POLYMER OR ORGANIC TACKIFIER TO ANCHOR HAY OR STRAW MULCH. APPLY PER MANUFACTURER'S SPECIFICATIONS. TYPICAL APPLICATION RATES ARE 40-60 LBS/ACRE FOR POLYMER MATERIAL AND 80-120 LBS/ACRE FOR ORGANIC LIQUID.
1.D. WINTER APPLICATION: APPLY TO A DEPTH OF 4 INCHES OR DOUBLE THE ABOVE LISTED APPLICATION RATE. NOTE THAT IF SEEDING IS NECESSARY, MULCH WILL NEED TO BE REMOVED AND THE AREA SEEDED AND MULCHED IN THE SPRING.
1.E. MAINTENANCE
1.E.1. INSPECT PERIODICALLY AND AFTER RAIN STORMS FOR RILLS OR DISPLACEMENT OF MULCH. REPAIR AS NECESSARY. CONTINUE INSPECTIONS UNTIL 85% VEGETATIVE COVER IS ESTABLISHED.
2. EROSION CONTROL BLANKET OR MATTING
2.A. EROSION CONTROL BLANKETS SHALL BE OF A WOVEN ORGANIC MATERIAL SUCH AS COCO MATTING. IT SHALL NOT CONSIST OF WELDED PLASTIC OR BIODEGRADABLE NETTING.
2.B. REFER TO PLANS FOR TYPICAL EROSION CONTROL MATTING DETAIL. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2.C. APPLICATION AND TIMING
2.C.1. DURING THE GROWING SEASON (APRIL 15 – SEPTEMBER 15) USE ON THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER), ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS, AND WETLANDS.
2.C.2. DURING THE LATE FALL AND WINTER (SEPTEMBER 15 – APRIL 15) IN ADDITION TO THOSE LISTED ABOVE USE ON SIDE SLOPES OF GRASSED WATERWAYS AND MODERATE SLOPES (GREATER THAN 8%).
3. MAINTENANCE
3.A. INSPECT PERIODICALLY AND BEFORE AND AFTER STORM EVENTS TO ENSURE CONTACT WITH THE SOIL UNTIL 85% VEGETATIVE COVER IS ESTABLISHED. REPAIR AND RESTAPLE AS NECESSARY.
C. PERMANENT MULCHING
1. WOOD CHIPS OR GROUND BARK
1.A. APPLY TO A THICKNESS OF 2 TO 6 INCHES. TYPICAL APPLICATION RATES ARE 10-20 TONS/ACRE OR 460-920 POUNDS/1,000 SF.
1.B. MAINTENANCE: INSPECT ANNUALLY AND AFTER RAIN EVENTS OF 2.5 INCHES OR MORE IN A 24 HOUR PERIOD. REPAIR/REPLACE AS NECESSARY.
2. EROSION CONTROL MIX
2.A. COMPOSITION OF THE MIX SHALL BE AS FOLLOWS:
2.A.1. ORGANIC MATTER CONTENT SHALL BE BETWEEN 25-65% DRY WEIGHT BASIS.
2.A.2. PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING THE 3" SCREEN, 90-100% PASSING THE 1" SCREEN, 70-100% PASSING THE 0.75 INCH SCREEN, AND 30-75% PASSING THE 0.25 INCH SCREEN.
2.A.3. THE ORGANIC PORTION SHALL BE ELONGATED AND FIBROUS. IT SHALL NOT CONTAIN WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS.
2.A.4. THE MIX SHALL NOT CONTAIN SILTS, CLAYS, OR FINE SANDS.
2.A.5. SOLUBLE SALTS CONTENT SHALL BE < 4.0MMHOS/CM AND A pH OF 5.0-8.0.
2.B. PLACEMENT OF BERM
2.B.1. PLACE BERM ALONG A LEVEL CONTOUR. BERM MUST BE A MINIMUM OF 12" HIGH ON THE UPHILL SIDE AND 2 FEET WIDE.
2.C. MAINTENANCE: INSPECT PERIODICALLY AND AUGMENT AS NEEDED TO MAINTAIN INITIAL THICKNESS. REPLACE IF NO LONGER FUNCTIONING AS INTENDED.

SOIL STOCKPILES
A. GENERAL
1. STOCKPILES MUST BE LOCATED 50 FEET FROM DITCHES AND CULVERT INLETS.
B. PROTECTION OF STOCKPILES
1. PROTECT SOIL AND AGGREGATE STOCKPILES WITH TEMPORARY PERIMETER SEDIMENT BARRIER SUCH AS SILT FENCE OR SILT SOCK.
2. COVER ACTIVE STOCKPILES WITH ANCHORED PROTECTIVE COVERING PRIOR TO EXPECTED STORM EVENTS.
3. INACTIVE STOCKPILES SHALL BE COVERED WITH ANCHORED TARPS OR TEMPORARILY SEEDED AND MULCHED PER THE TEMPORARY VEGETATION AND MULCHING NOTES ON THIS PAGE.
4. STOCKPILES THAT ARE A SOURCE OF DUST SHALL BE COVERED.

DUST CONTROL
A. DUST SHALL BE CONTROLLED ON SITE DURING CONSTRUCTION BY IMPLEMENTING THE FOLLOWING DUST CONTROL MEASURES
1. MULCHING AND VEGETATIVE COVER TO REDUCE DUST.
2. MECHANICAL SWEEPERS AND FINE WATER SPRAYS.
3. COVER SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.

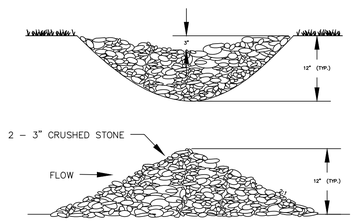
ADDITIONAL NOTES:
1. NO FUEL SHALL BE STORED ON SITE DURING CONSTRUCTION.
2. DURING CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS WATERING.
3. ALL CONSTRUCTION MATERIALS THAT ARE SPILLED OR DEPOSITED ON THE PUBLIC ROADWAYS SHALL BE REMOVED BY THE CONTRACTOR.
4. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.



L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.

STONE CHECK DAM PROFILE VIEW

N.T.S

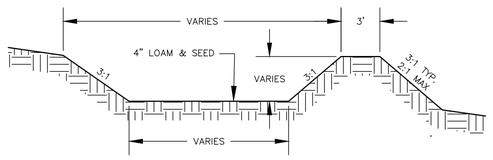


CONSTRUCTION SPECIFICATIONS:
1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION, AIR AND WATER POLLUTION WILL BE MINIMIZED.
5. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

MAINTENANCE NOTES:
1. TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE INSPECTED AFTER EACH STORM AND DAILY DURING PROLONGED STORM EVENTS. ANY DAMAGE TO THE STRUCTURES SHALL BE REPAIRED IMMEDIATELY.
2. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE.
3. WHEN REMOVING THE STRUCTURES, THE DISTURBED AREAS SHALL BE BROUGHT UP TO EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED AND MULCHED.
4. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT REACHES 1/2 THE ORIGINAL HEIGHT OF THE STRUCTURE.

STONE CHECK DAM

N.T.S

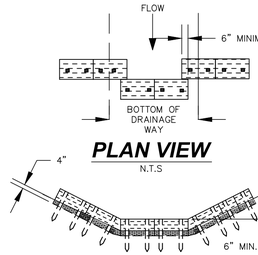


CONVEYANCE SWALE DETAIL

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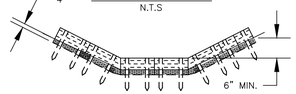
CONSTRUCTION NOTES:
1. REFER TO BERM CONSTRUCTION NOTES IN STORMWATER POND DETAIL FOR BERM CONSTRUCTION REQUIREMENTS.
2. SWALE SHALL HAVE GREATER THAN 85% VEGETATIVE GROWTH PRIOR TO RECEIVING RUNOFF.
3. REFER TO PERMANENT VEGETATION REQUIREMENTS FOR SEEDING REQUIREMENTS. SEED MIX 'C' SHALL BE APPLIED AT THE SPECIFIED RATE ON SHEET D1.

MAINTENANCE NOTES:
1. INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATION, VEGETATION LOSS, AND PRESENCE OF INVASIVE SPECIES.
2. PERFORM PERIODIC MOWING. DO NOT MOW GRASS SHORTER THAN 4 INCHES.
3. REMOVE DEBRIS AND ACCUMULATED SEDIMENT BASED ON INSPECTION.
4. REPAIR ERODED AREAS, REMOVE INVASIVE SPECIES AND DEAD VEGETATION, AND RESEED WITH APPLICABLE GRASS MIX AS WARRANTED BY INSPECTION.



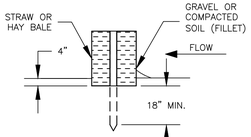
PLAN VIEW

N.T.S



DRAINAGE WAY CROSS-SECTION

N.T.S



CROSS-SECTION

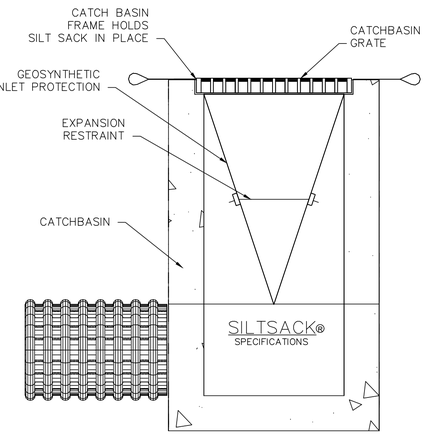
N.T.S

CONSTRUCTION SPECIFICATIONS:
1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION, AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. HAY BALES SHALL BE PLACED IN ROWS WITH ENDS TIGHTLY ABUTTING. WHEN PLACED IN CHANNELS BALES SHALL BE STAGGERED AND OVERLAPPED AS SHOWN IN THE DETAIL.
4. HAY BALES SHALL BE EMBEDDED ONTO THE SOIL AT LEAST 4 INCHES.
5. HAY BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AT LEAST 18" INTO THE SOIL.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

MAINTENANCE NOTES:
1. TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE INSPECTED AFTER EACH STORM AND DAILY DURING PROLONGED STORM EVENTS. ANY DAMAGE TO THE STRUCTURES SHALL BE REPAIRED IMMEDIATELY.
2. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE.
3. WHEN REMOVING THE STRUCTURES, THE DISTURBED AREAS SHALL BE BROUGHT UP TO EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED AND MULCHED.
4. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT REACHES 1/2 THE ORIGINAL HEIGHT OF THE STRUCTURE.

HAY BALE INLET PROTECTION DETAIL

N.T.S



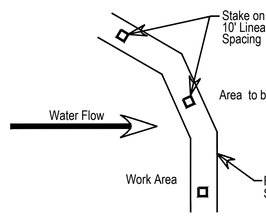
NOTES:

1. GEOSYNTHETIC SEDIMENT FILTER TRAP SHALL BE "REGULAR FLOW SILTSACK®" OR APPROVED EQUAL. SPECIFICATIONS FOR SILTSACK® ARE DETAILED.

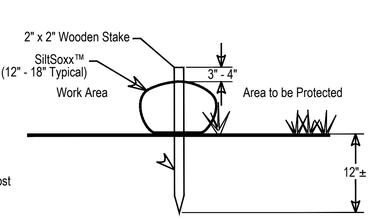
2. FILTER TRAPS SHALL BE INSPECTED AFTER EVERY RAIN EVENT OF 0.25" OR GREATER AND SEDIMENTS SHALL BE REMOVED FROM TRAP WHEN SEDIMENT HAS REACHED TWO THIRDS OF THE DEPTH OF THE TRAP, OR IF PONDING OF WATER AT SURFACE BEGINS TO OCCUR. DO NOT PUNCTURE FILTER TRAP TO MITIGATE PONDING.

CATCH BASIN GEOSYNTHETIC SEDIMENT TRAP

N.T.S.



®SiltSoxx™ Plan View



Notes:
1. All material to meet Filtrexx® specifications .
2. Compost material to be dispersed on site up slope from protected area.

SILTSOXX DETAIL

N.T.S.

NO.	REVISIONS	DATE	INT.
4	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21	2/1/21	MCS
3	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20	1/5/21	MCS
2	INITIAL SUBMISSION TO DOVER	9/17/20	AWS

SEAL: STATE OF NEW HAMPSHIRE – MICHAEL J. SEVERT No. 9387 LICENSED PROFESSIONAL ENGINEER

DATE ISSUED: 6/12/20
SCALE: 1"=40'
DESIGNED BY: XXX
DRAWN BY: XXX
APPROVED BY: MJS
DWG FILE: NM20011_Details_03.dwg

CONSTRUCTION DETAILS

prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP I, LOT 6

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St. P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-6560 Fax: (603) 659-4627
E-mail: mj@mjs-engineering.com

JOB: 20-011

C-501

(P20-60)

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SEED MIXTURE SELECTION BASED ON SOIL TYPE				
	SOIL DRAINAGE			
USE	SEEDING MIXTURE	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A B C D	FAIR POOR POOR FAIR	GOOD GOOD GOOD EXCELLENT	GOOD FAIR EXCELLENT EXCELLENT
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A C	GOOD GOOD	GOOD EXCELLENT	GOOD EXCELLENT
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A B C	GOOD GOOD GOOD	GOOD GOOD EXCELLENT	GOOD FAIR EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E F	FAIR FAIR	EXCELLENT EXCELLENT	EXCELLENT EXCELLENT
NOTE: POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREAS AND ATHLETIC FIELDS.				

SEED MIXTURES FOR PERMANENT VEGETATION			
MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SF
A	TALL FESCUE CREEPING RED FESCUE REDTOP *TOTAL*	20 20 2 *42*	0.45 0.45 0.05 *0.95*
B	TALL FESCUE CREEPING RED FESCUE CROWN VETCH OR FLATPEA *TOTAL*	15 10 15 – 30 *40 OR 55*	0.35 0.25 0.35 – 0.75 *0.95 OR 1.35*
C	TALL FESCUE CREEPING RED FESCUE BIRDSFOOT TREFOIL *TOTAL*	20 20 8 *48*	0.45 0.45 0.20 *1.10*
D	TALL FESCUE FLATPEA *TOTAL*	20 30 *50*	0.45 0.75 *1.20*
E	CREPPING RED FESCUE KENTUCKY BLUEGRASS *TOTAL*	50 50 *100*	1.15 1.15 *2.30*
F	TALL FESCUE	*150*	*3.60*

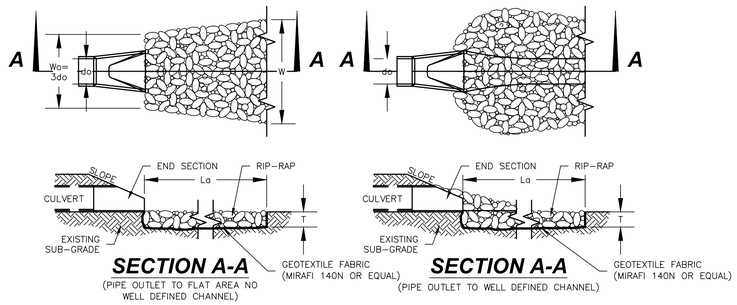
CONSTRUCTION SEQUENCING:

THE ESTIMATED START OF CONSTRUCTION IS SUMMER 2021 AND THE ESTIMATED END OF CONSTRUCTION IS SUMMER 2022. THE FOLLOWING CONSTRUCTION SEQUENCING SHALL BE FOLLOWED;

1. SCHEDULE A PRE–CONSTRUCTION MEETING WITH CITY OFFICIALS, OWNER, AND CONTRACTORS IF REQUIRED BY THE CONDITIONS OF APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
2. CONTACT DIG–SAFE, INDIVIDUAL UTILITIES, AND CITY DEPARTMENTS TO GET ALL UTILITIES MARKED PRIOR TO START OF CONSTRUCTION.
3. THE OWNER OR SITE GENERAL CONTRACTOR SHALL FILE A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE EPA'S CONSTRUCTION GENERAL PERMIT (CGP). A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE ON SITE.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE BACK ROAD AND MCKONE LANE ACCESS POINTS.
5. CONSTRUCT AND STABILIZE ALL TEMPORARY AND PERMANENT SEDIMENT AND EROSION CONTROLS INCLUDING SWALES AND SEDIMENT TRAPS.
   5.1. SEDIMENT AND EROSION PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS AND SHALL FULLY ENCOMPASS ALL WORK COMPLETED DURING EACH PHASE.
   5.2. INSTALL SWALES AND TEMPORARY SEDIMENT TRAPS PRIOR TO ROUGH GRADING. THE LOCATION OF THE SEDIMENT TRAPS ARE SHOWN ON THE GRADING PLANS. A SEDIMENT TRAP DETAIL, INCLUDING SIZING INFORMATION, IS SHOWN ON SHEET D2.
   5.3. CONSTRUCTION OF THE STORMWATER PONDS AND TREATMENT SWALES SHALL BEGIN AFTER ALL CONTRIBUTING DISTURBED AREAS HAVE BEEN STABILIZED.
6. THIS PROJECT SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 450:53 AND CHAPTER Agr 3800 RELATIVE TO INVASIVE SPECIES.
7. INSTALL TEMPORARY CONSTRUCTION GATE AT NEW ENTRANCE ROAD FOR SAFETY PURPOSES.
8. CLEAR AND GRUB THE ROADWAY AND PARKING AREAS, AND THE HOUSING AREA TO THE SOUTHWEST. REMOVE ORGANICS ONLY FROM THOSE AREAS THAT CAN BE WORKED AND STABILIZED WITHIN 45 DAYS OF REMOVAL. LOAM STOCKPILES SHALL BE STORED ON THE EXISTING CLEARED AREA TO THE SOUTHEAST OF THE ROADWAY. STOCKPILES SHALL BE TEMPORARILY STABILIZED WITH MULCH. STUMPS MAY BE DISPOSED OF ON OR OFFSITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
9. MINIMIZE DISTURBANCE OF PREVIOUSLY STABILIZED SOILS ON SITE, THAT ARE OUTSIDE OF THE ROADWAY AND STORMWATER CONTROL AREAS.
10. TOTAL SITE DISTURBANCE DEPICTED ON THESE PLANS IS APPROXIMATELY 197,000 SF (4.5 AC.).
    10.1. REFER TO VEGETATION AND EROSION CONTROL NOTES ON THIS PLAN DURING CONSTRUCTION.
    10.2. THE ROAD CONSTRUCTION FOR THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
    10.3. ALL CONSTRUCTION SHALL FOLLOW EROSION CONTROL REQUIREMENTS AND CONSTRUCTION SEQUENCE AND SHALL BE STABILIZED WITHIN 45 DAYS OF COMPLETION.

11. ROAD CONSTRUCTION
    11.1 PROCEED WITH ROAD CONSTRUCTION IN THE LOCATION AND TO GRADES AS SHOWN ON THE PLANS. EXCAVATE ROADWAY TO SUBGRADE.
    11.2 PLACE SELECT FILLS IN LOCATIONS AND TO THE GRADES SHOWN ON PLANS PER THE APPLICABLE DETAILS AND THE FOLLOWING:
    11.2.1. PLACE FILL MATERIAL MEETING THE SPECIFICATION OF NHDOT 304.1 IN MAXIMUM 12" LIFTS AND COMPACT TO 95% MAXIMUM DRY DENSITY.
    11.2.2. ALL MATERIAL SHALL BE FREE OF DELETERIOUS MATERIALS SUCH AS LOAM, STUMPS, BRUSH, AND ROCKS LARGER THAN 3/4 THE DEPTH OF THE LIFT BEING PLACED.
    11.2.3 LOAM AND SEED SLOPES WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
    11.3 BASE MATERIALS:
    11.3.1. BANK RUN AND CRUSHED GRAVEL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY TO THE DEPTHS SPECIFIED IN THE ROAD CROSS–SECTION DETAILS.
    11.4 PAVEMENT:
    11.4.1. PLACE AS SOON AS POSSIBLE AFTER THE SELECT MATERIALS ARE INSTALLED AND ACCEPTED TO ELIMINATE SOIL EROSION.
    11.4.2. STABILIZE ALL ROADWAYS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
    11.4.3. DRIVEWAY APRONS SHALL BE INCLUDED IF BASE GRAVELS HAVE BEEN PLACED.
12. UNDERGROUND UTILITIES SHALL BE INSTALLED WITH THE PROGRESS OF THE ROAD CONSTRUCTION. ELECTRICAL AND COMMUNICATION CONDUITS SHALL BE INSTALLED BY LICENSED PROFESSIONALS AND IN ACCORDANCE WITH THE SPECIFIC STANDARDS. THE SEWER FORCEMAIN AND WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS HEREIN.
13. INSPECT, MAINTAIN, AND IF NECESSARY REPAIR ALL EROSION AND SEDIMENT CONTROL MEASURES AS STATED IN THE EROSION CONTROL NOTES ON THIS SHEET. PROVIDE AN EROSION CONTROL LOG INDICATING THE DATE INSPECTED, WHO INSPECTED, WHAT WAS FOUND, AND WHAT WAS DONE (IF ANYTHING).
14. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND RESEED ANY AREAS DISTURBED BY REMOVAL. THE APPROXIMATE DATE FOR REMOVAL OF EROSION CONTROLS IS AUGUST 2018.
15. IF NECESSARY, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE FLUSHED/PUMPED FREE OF SEDIMENT AFTER STABILIZATION IS COMPLETE.
16. LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

16. UNIT CONSTRUCTION
    16.1 UNITS WILL BE CONSTRUCTED IN GROUPS OF 10–15.
    16.2 CONSTRUCTION OF UNITS WILL BEGIN ON THE GROUP ON THE EAST SIDE AND PROCEED TO THE WEST SIDE, FROM SOUTH TO NORTH.
    16.3 UTILITY CONNECTIONS SHALL BE COORDINATED WITH FOUNDATION CONSTRUCTION



SECTION A-A
(PIPE OUTLET TO FLAT AREA NO WELL DEFINED CHANNEL)

SECTION A-A
(PIPE OUTLET TO WELL DEFINED CHANNEL)

RIP-RAP GRADATION

d50 = 6"	% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)		
	100	9	TO	12
	85	7.8	TO	10.8
	50	6	TO	9
	15	1.8	TO	3

d50 = 8"	% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)		
	100	12	TO	16
	85	10.4	TO	14.4
	50	8	TO	12
	15	2.4	TO	4

RIP RAP DIMENSION TABLE

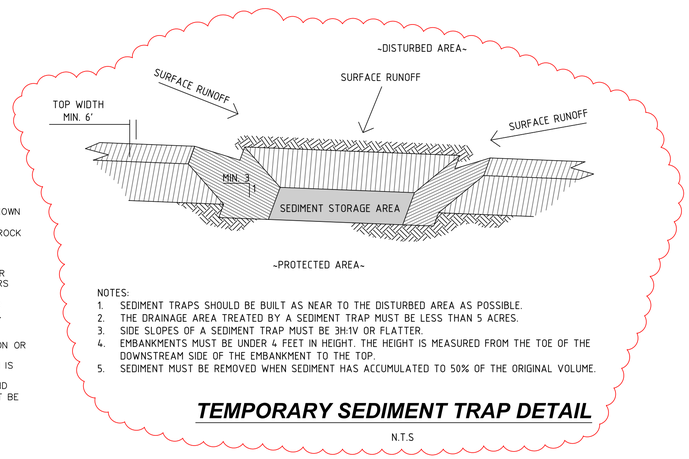
LOCATION	Wo	W	La	T	d50
RIP RAP OUTLET #1 – 30" HDPE OUTLET PIPE	3.75'	12.5'	10'	30"	9.5"
RIP RAP #1 – 15" BIORETENTION OUTLET PIPE	3.75'	9'	25'	24"	12"
RIP RAP CHANNEL #1 – BIORETENTION SPILLWAY	SEE GRADING PLAN			24"	24"
RIP RAP CHANNEL #2 – SEDIMENT FOREBAY SPILLWAY				18"	24"

CONSTRUCTION SPECIFICATIONS:
1. PREPARE THE SUB–GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP–RAP TO THE GRADES SHOWN ON THE PLANS.
2. MINIMUM 6" SAND/GRAVEL BEDDING OR GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL) REQUIRED UNDER ALL ROCK RIP–RAP.
3. THE ROCK OR GRAVEL USED FOR FILTER OR RIP–RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF ROCK RIP–RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO (2) PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
5. STONE FOR THE RIP–RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE NOTES:
1. OUTLETS SHALL BE INSPECTED AND CLEANED ANNUALLY AND AFTER ANY MAJOR STORM EVENT. ANY EROSION OR DAMAGE TO THE RIP–RAP SHALL BE REPAIRED IMMEDIATELY.
2. THE CHANNEL IMMEDIATELY DOWNSTREAM FROM THE OUTLET SHOULD BE CHECKED TO SEE THAT NO EROSION IS OCCURRING.
3. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

PIPE OUTLET PROTECTION DETAIL

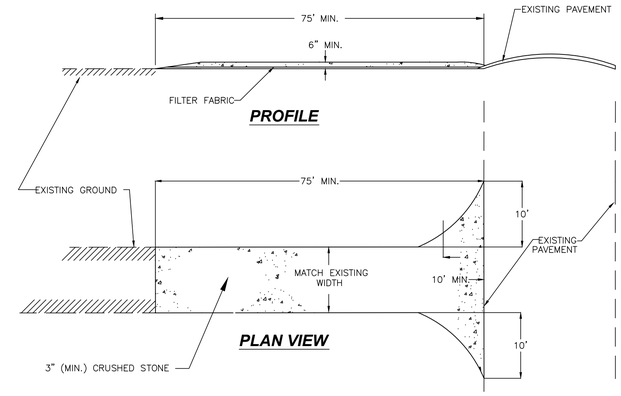
NOT TO SCALE



NOTES:
1. SEDIMENT TRAPS SHOULD BE BUILT AS NEAR TO THE DISTURBED AREA AS POSSIBLE.
2. THE DRAINAGE AREA TREATED BY A SEDIMENT TRAP MUST BE LESS THAN 5 ACRES.
3. SIDE SLOPES OF A SEDIMENT TRAP MUST BE 3H:1V OR FLATTER.
4. EMBANKMENTS MUST BE UNDER 4 FEET IN HEIGHT. THE HEIGHT IS MEASURED FROM THE TOE OF THE DOWNSTREAM SIDE OF THE EMBANKMENT TO THE TOP.
5. SEDIMENT MUST BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO 50% OF THE ORIGINAL VOLUME.

TEMPORARY SEDIMENT TRAP DETAIL

N.T.S

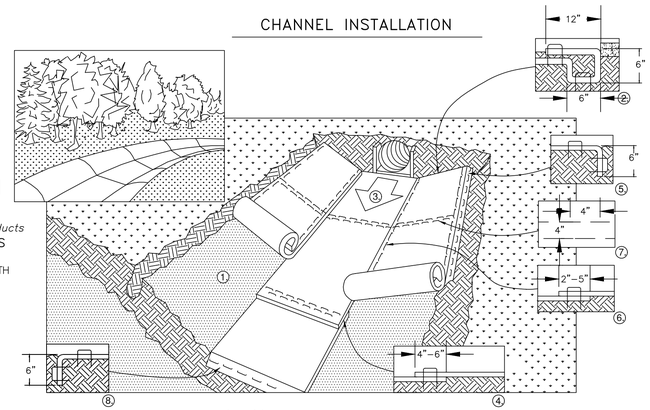


STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S

STABILIZED CONSTRUCTION ENTRANCE NOTES:
1. GRADE AND COMPACT ACCESS ROAD ENTRANCE AS NECESSARY. PLACE FILTER FABRIC (MIRAFI OR EQUAL) AND PLACE 6" OF 3" CRUSHED STONE TO MATCH SLOPE OF EXISTING ROAD.
2. PROVIDE NECESSARY SWALES OR DIVERSIONS TO MINIMIZE DIRECT FLOW OF WATER ONTO STONE AREA.
3. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AS NECESSARY TO REMOVE SILT FROM TIRES PRIOR TO ENTERING PUBLIC ROADS. A SMALL SWALE SHALL BE CONSTRUCTED ON THE DOWN GRADIENT SIDE TO TRAP ANY SILT WASHED FROM THE STONE ENTRANCE.

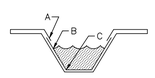
CHANNEL INSTALLATION



NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800–772–2040
www.nagreen.com

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP'S IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" – 6" (10 CM –15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" – 5" (5 CM –12.5 CM) (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M – 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE REQUIRED.

TYPICAL TURF REINFORCEMENT MATTING DETAIL

N.T.S

NOTES:
1. ALL SEDIMENT FOREBAY SPILLWAYS FOR TREATMENT SWALES AND ALL 2:1 SLOPES SHALL BE LINED WITH NORTH AMERICAN GREEN SC150BN EROSION CONTROL BLANKET OR APPROVED EQUAL.
2. FOR SALES CONTACT:
   EJ PRESCOTT, INC.
   210 SHEEP DAVIS RD.
   CONCORD, NH
   603–224–9545

NO.	DATE	INT.
REVISIONS		
2.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21	2/1/21 MCS
1.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20	1/5/21 MCS
0.	INITIAL SUBMISSION TO DOVER	9/17/20 AWS

SEAL OF NEW HAMPSHIRE – MICHAEL J. SEVERT – No. 9387 – LICENSED PROFESSIONAL ENGINEER

DATE ISSUED:	6/12/20
SCALE:	1"=40'
DESIGNED BY:	XXX
DRAWN BY:	XXX
APPROVED BY:	MJS
DWG FILE:	NM20011_Details_03.dwg

CONSTRUCTION DETAILS

prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP I, LOT 6

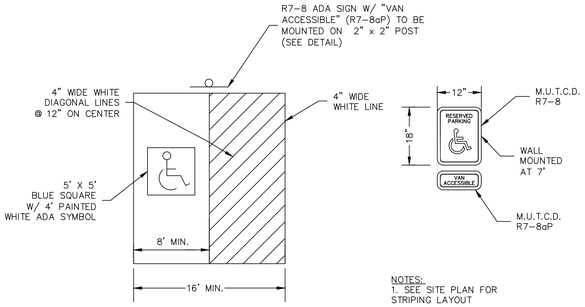
MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-6560 Fax: (603) 659-4627
E-mail: mjs@mjs-engineering.com

JOB: 20-011

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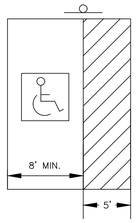
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NOTES:
1. SEE SITE PLAN FOR STRIPING LAYOUT

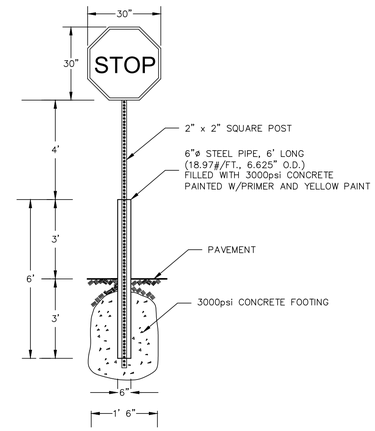
ADA STRIPING AND SIGN DETAIL

N.T.S



PAVEMENT MARKING NOTES:

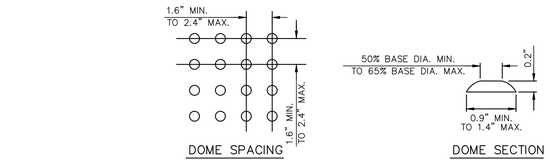
1. STRIPE PARKING AREAS AND DRIVES AS SHOWN, INCLUDING PARKING SPACES, HANDICAP SYMBOLS, AND PAINTED ISLANDS. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) AND AASHTO M248 TYPE "F". MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
2. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGN AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
3. PAINTED ISLANDS SHALL BE 4 INCH WIDE DIAGONAL LINES SPACED AT 3 FT. O.C. BORDERED BY 4 INCH WIDE LINES.
4. ALL CROSSWALKS SHALL MATCH THE CITY OF DOVER STANDARD AND SHALL BE PAINTED WITH THERMOPLASTIC PAINT.

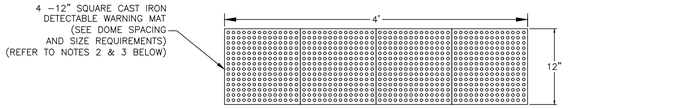


TYPICAL SIGN DETAIL

N.T.S.

NOTES:
1. SEE PLANS FOR SIGN PLACEMENT.

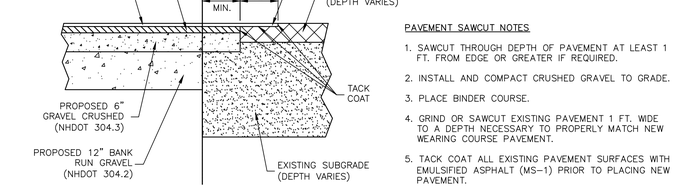




DETECTABLE WARNING MAT DETAIL

N.T.S

NOTES:
1. MAXIMUM CROSS SLOPE OF SIDEWALK TO BE 2%.
2. CONCRETE TO BE 4,000 PSF.
3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF DETECTABLE WARNING MATS.

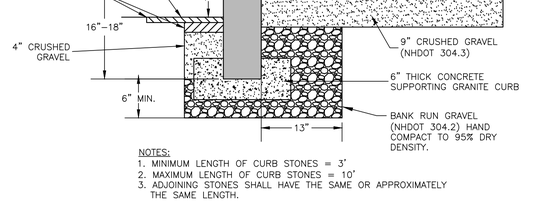


PAVEMENT SAWCUT NOTES

1. SAWCUT THROUGH DEPTH OF PAVEMENT AT LEAST 1 FT. FROM EDGE OR GREATER IF REQUIRED.
2. INSTALL AND COMPACT CRUSHED GRAVEL TO GRADE.
3. PLACE BINDER COURSE.
4. GRIND OR SAWCUT EXISTING PAVEMENT 1 FT. WIDE TO A DEPTH NECESSARY TO PROPERLY MATCH NEW WEARING COURSE PAVEMENT.
5. TACK COAT ALL EXISTING PAVEMENT SURFACES WITH EMULSIFIED ASPHALT (MS-1) PRIOR TO PLACING NEW PAVEMENT.

TYPICAL PAVEMENT SAWCUT DETAIL

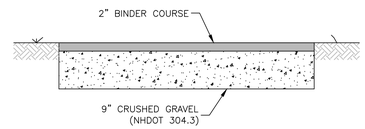
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NOTES:
1. MINIMUM LENGTH OF CURB STONES = 3'
2. MAXIMUM LENGTH OF CURB STONES = 10'
3. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.

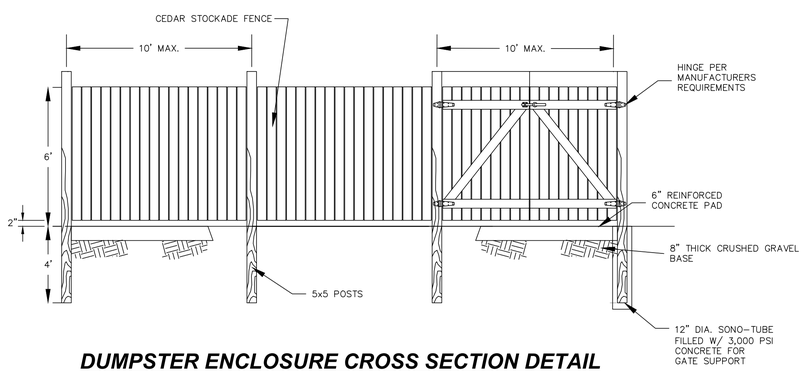
TYPICAL BITUMINOUS SIDEWALK SECTION WITH VERTICAL GRANITE CURB

N.T.S



TYPICAL WALKING PATH DETAIL

N.T.S



DUMPSTER ENCLOSURE CROSS SECTION DETAIL

N.T.S

NO.	DATE	INT.
2.	2/1/21	MCS
1.	1/5/21	MCS
0.	9/17/20	AWS

REVISIONS

1. REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21
2. REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20
0. INITIAL SUBMISSION TO DOVER

SEAL OF NEW HAMPSHIRE · MICHAEL J. SEVERY No. 6387 · LICENSED PROFESSIONAL ENGINEER

DATE ISSUED: 6/12/20
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: JLG
APPROVED BY: MJS
DWG FILE: NM20011_Details_03.dwg

CONSTRUCTION DETAILS

prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP 1, LOT 6

MJS ENGINEERING, P.C.
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5 Railroad St. P.O. Box 359
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Phone: (603) 659-2435 Fax: (603) 659-4627
E-mail: mjs@mjs-engineering.com

JOB: 20-011

C-503

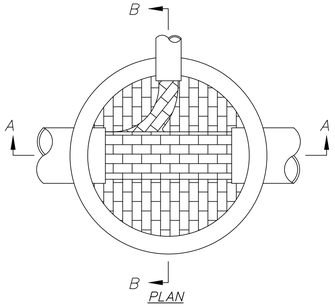
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MANHOLE CONSTRUCTION MATERIAL REQUIREMENTS (PER Env-Wq 704.12 AND Env-Wq 704.13 NUMERATION)

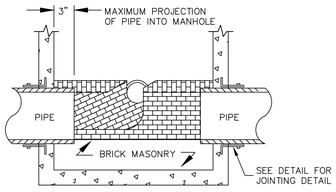
(A) ALL COMPONENT PARTS OF MANHOLE STRUCTURES SHALL HAVE THE STRENGTH, LEAK RESISTANCE, AND SPACE NECESSARY FOR THE INTENDED SERVICE.
(B) MANHOLE STRUCTURES SHALL HAVE A LIFE EXPECTANCY IN EXCESS OF 25 YEARS.
(C) MANHOLE STRUCTURES SHALL BE DESIGNED TO WITHSTAND H-20 LOADING AND SHALL NOT LEAK IN EXCESS OF 1 GPD PER VERTICAL FOOT OF MANHOLE FOR THE LIFE OF THE STRUCTURE.
(D) BARRELS AND CONE SECTIONS SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
(E) BASE SECTIONS SHALL BE MONOLITHIC CONSTRUCTION TO A POINT AT LEAST SIX INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
(F) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT.
(G) PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
  (1) ELASTOMERIC, RUBBER SLEEVE WITH WATER TIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES;
  (2) CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS;
  (3) ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING; AND
  (4) NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
(H) MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.
(I) ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OF THE TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE OF THE WALL.
(J) MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL.
  UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
(K) MATERIALS FOR CONSTRUCTION FOR MANHOLES SHALL BE AS FOLLOWS:
  (1) CONCRETE FOR CAST-IN-PLACE OR COMPLETE MANHOLES SHALL CONFORM TO THE REQUIREMENTS FOR CLASS AA CONCRETE IN THE NH DOT'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."
  (2) REINFORCING FOR CAST-IN-PLACE CONCRETE SHALL BE STEEL OR STRUCTURAL FIBERS THAT CONFORM TO THE REQUIREMENTS OF THE NH DOT'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."
  (3) PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C478-06;
  (4) THE MANHOLE FRAME AND COVER SHALL PROVIDE A 30-INCH DIAMETER CLEAR OPENING;
  (5) THE MANHOLE COVER SHALL HAVE THE WORD "SEWER" IN 3-INCH LETTERS CAST INTO THE TOP SURFACE;
  (6) THE CASTINGS SHALL BE OF EVEN-GRAINED CAST IRON, SMOOTH, AND FREE FROM SCALE, LUMPS, BLISTERS, SAND HOLES AND DEFECTS;
  (7) CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION;
  (8) CASTINGS SHALL BE EQUAL TO CLASS 30, CONFORMING TO ASTM A48/48M-03;
  (9) BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32-05, CLAY OR SHALE, FOR GRADE SS HARD BRICK;
  (10) MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION;
  (11) PROPORTIONS IN MORTAR OF PARTS BY VOLUME SHALL BE:
    (a) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
    (b) 4.5 PARTS SAND, 1.0 PART CEMENT AND 0.5 PART HYDRATED LIME;
  (12) CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05;
  (13) HYDRATED LIME SHALL BE TYPE S CONFORMING TO THE ASTM C207-06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES";
  (14) SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO THE ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES";
(N) THE MINIMUM INTERNAL DIAMETER OF MANHOLE SHALL BE 48 INCHES.
(S) IN THE FLOW CHANNEL A DROP OF AT LEAST 0.1 FEET SHALL BE PROVIDED BETWEEN THE INGOING AND OUTGOING SEWERS ON ALL MANHOLES.

MANHOLE TESTING REQUIREMENTS (Env-Wq 704.17)

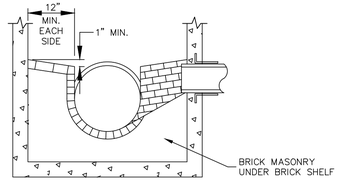
(X) MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST.*
(Y) THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
  (1) THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES Hg: AND
  (2) THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1-INCH Hg PRESSURE DROP TO 9 INCHES Hg SHALL BE:
    (A) NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP;
    (B) NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP
(Z) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (Y) ABOVE.
*MANHOLE TESTING MUST BE CONDUCTED PRIOR TO INVERT AND SHELF PLACEMENT.



PLAN

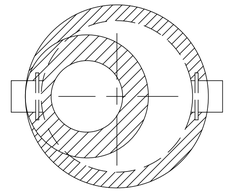


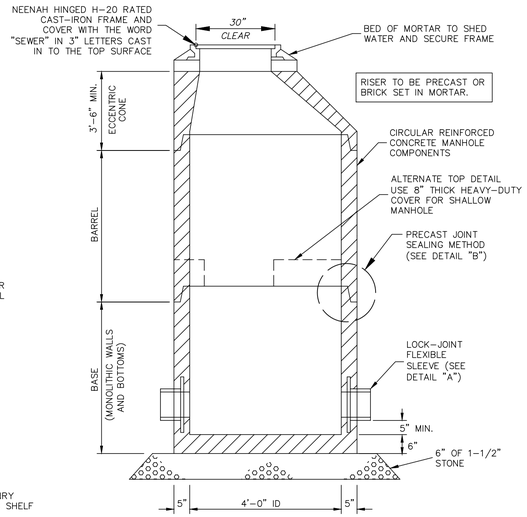
SECTION A-A



SECTION B-B

NOTE:
1. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
2. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.

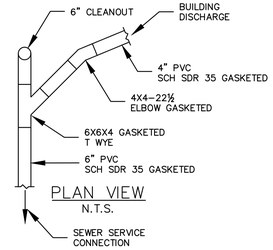

PLAN VIEW



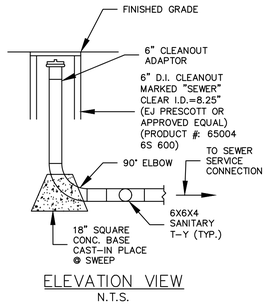
SECTION VIEW

STANDARD MANHOLE

N.T.S.

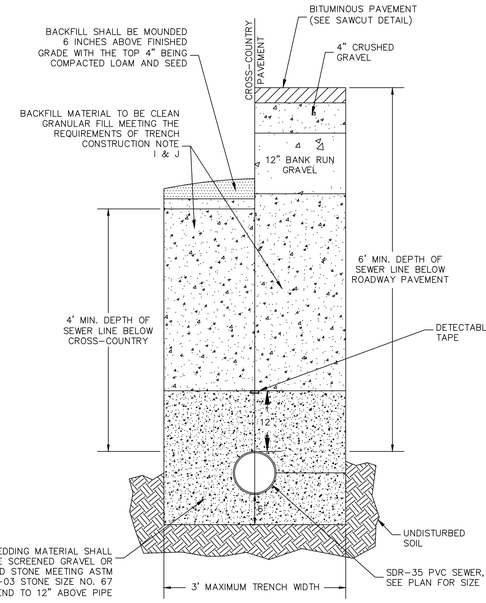


PLAN VIEW
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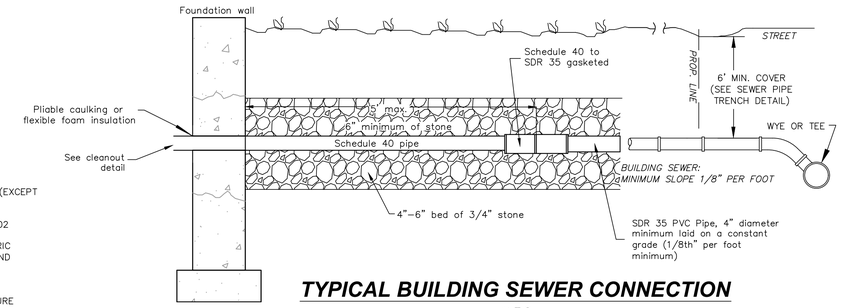


ELEVATION VIEW
N.T.S.

CLEANOUT DETAIL

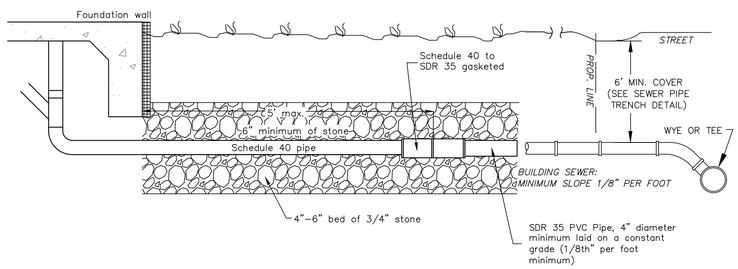


STANDARD SEWER PIPE TRENCH



TYPICAL BUILDING SEWER CONNECTION

N.T.S



TYPICAL BUILDING SEWER CONNECTION

N.T.S

SEWER NOTES:

PER THE REQUIREMENTS OF "STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWERAGE AND WASTEWATER TREATMENT FACILITIES."

GRAVITY SEWER CONSTRUCTION MATERIALS (Env-Wq 704.05)

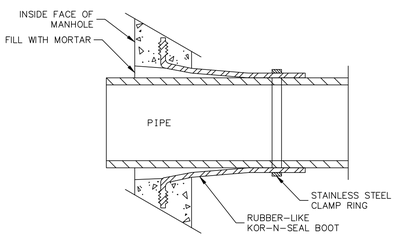
(A) PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL BE 8 INCH PVC SDR 35 SEWER PIPE (EXCEPT SEWER SERVICE SHALL BE 6" SRD 35 PVC) AND SHALL COMPLY WITH ASTM D3034-04a.
(B) PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 PSI AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2412-02 DURING MANUFACTURE.
(C) JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D3212-96(a)(2003)e1 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

GRAVITY SEWER PIPE TESTING REQUIREMENTS (Env-Wq 704.06)

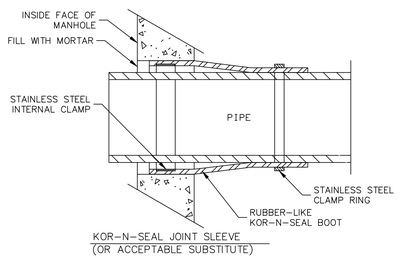
(A) ALL NEW SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
(B) LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:
  (1) ASTM F1417-92(2005) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR"; OR
  (2) UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" (1998).
(C) ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED AND SHALL BE TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
(D) ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION.
(E) THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5 PERCENT OF AVERAGE INSIDE DIAMETER.

PROTECTION OF WATER SUPPLIES (Env-Wq 704.19)

(A) SEWERS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
(B) A DEVIATION FROM THE SEPARATION REQUIREMENTS OF (A) ABOVE SHALL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS, PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN Env-Wq 704.06.
(C) WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
  (1) VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
  (2) SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.



LOCK-JOINT FLEXIBLE MANHOLE SLEEVE
(OR ACCEPTABLE SUBSTITUTE)



KOR-N-SEAL JOINT SLEEVE
(OR ACCEPTABLE SUBSTITUTE)

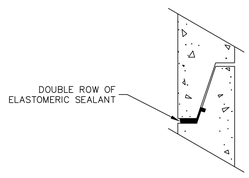
DETAIL "A" - PIPE TO MANHOLE JOINTS

N.T.S

NOTES:
1. USE LOCK-JOINT FLEXIBLE MANHOLE SLEEVE FOR FACTORY INSTALLED APPLICATIONS AND KOR-N-SEAL SLEEVE FOR IN FIELD INSTALLATIONS.
2. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURERS' WRITTEN INSTRUCTIONS.

TYPICAL SEWER MANHOLE INVERT

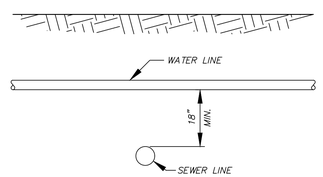
N.T.S.



ELASTOMERIC SEALANT

NOTE:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS

DETAIL "B" – HORIZONTAL JOINTS
N.T.S



WATER/SEWER CROSSING

N.T.S.

NO.	REVISIONS	DATE	INT.
3.	REVISED PER NHDES WASTEWATER ENGINEERING BUREAU COMMENTS	9/13/21	MCS
2.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21	2/1/21	MCS
1.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20	1/5/21	MCS
0.	INITIAL SUBMISSION TO DOVER	9/17/20	AWS

SEAL: MICHAEL J. SEVERT No. 9397 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

DATE ISSUED: 6/12/20
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: JLG
APPROVED BY: MJS
DWG FILE: NM20011_Details_03.dwg

CONSTRUCTION DETAILS
prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP 1, LOT 6

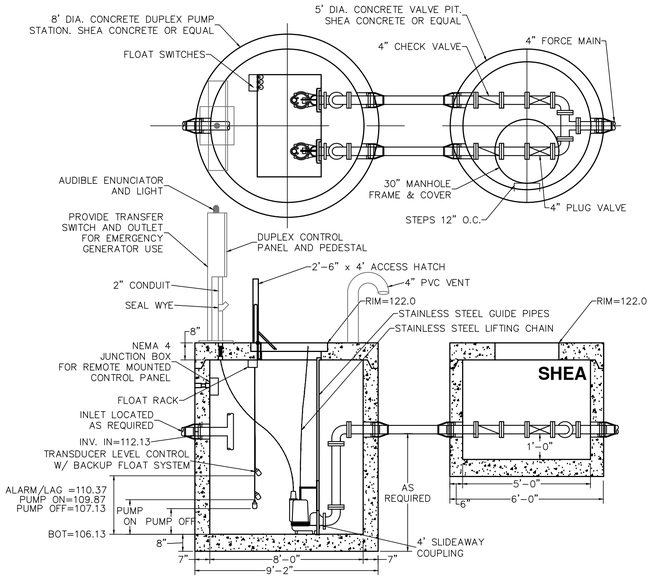
MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone (603) 659-2214 Fax (603) 659-4627
E-mail: mjs@mjs-engineering.com

JOB: 20-011

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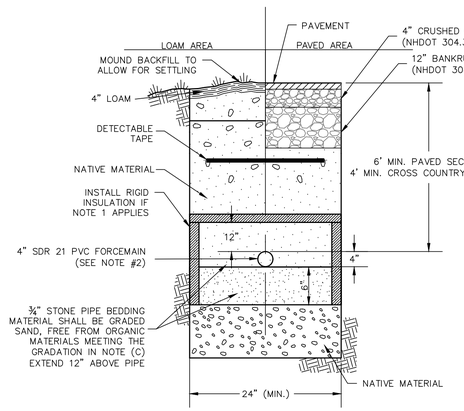


PROPOSED PUMP STATION & VALVE PIT DETAIL

NOT TO SCALE

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185
3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C990 SPEC
4. PUMP MODEL – LIBERTY 3XLM033A – 3HP MONOVANE. 3" SOLIDS HANDLING, CLASS 1, DIVISION 1
5. PUMP IMPELLER DIAMETER MUST BE 6.75 INCHES.
6. OWNER SHALL SECURE A MAINTENANCE AGREEMENT FOR THE PUMP STATION. THE ALARM SHALL BE TRANSMITTED DIRECTLY OR VIA AN ANSWERING SERVICE TO THE MAINTENANCE COMPANY.
7. STATION SHALL HAVE A RUNNING METER.
8. PROVISIONS SHALL BE MADE TO SILENCE THE AUDIBLE ALARM MANUALLY, BUT THE LIGHT SHALL CONTINUE UNTIL THE CONDITION HAS BEEN RECTIFIED.
9. SUBMERSIBLE PU,PS FOR SEWAGE PUMPING STATIONS SHALL CONFORM TO THE NEC REQUIREMENTS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155–A:1, IV, FOR INSTALLATION IN AREAS CLASSIFIED BY THE NEC AS CLASS I, DIVISION 1.
10. ELECTRICAL SYSTEMS AND COMPONENTS, INCLUDING MOTORS, LIGHTS, CABLE, CONDUITS, SWITCH BOXES, AND CONTROL CIRCUITS SHALL BE PROTECTED FROM FLOODING IN ACCORDANCE WITH ENV–WQ 705.01.
11. ELECTRICAL SYSTEMS AND COMPONENTS INCLUDING, MOTORS, LIGHTS, CABLE, CONDUITS, SWITCH BOXES, AND CONTROL CIRCUITS IN ENCLOSED OR PARTIALLY ENCLOSED SPACES WHERE FLAMMABLE MIXTURES OCCASIONALLY MAY BE PRESENT, INCLUDING RAW SEWAGE WET WELLS, SHALL BE CERTIFIED BY THEIR MANUFACTURER AS:
    A. COMPLYING WITH THE NEC REQUIREMENTS ADOPTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155–A:1, IV, FOR CLASS I, DIVISION 1 LOCATIONS; OR
    B. BEING RATED FOR CLASS I DIVISION 2 REQUIREMENTS WHERE MECHANICAL VENTILATION IS PROVIDED IN ACCORDANCE WITH THE NFPA AS ADOPTED BY REFERENCE IN THE STATE FIRE CODE IN SAF–C 6000.
12. ALL ELECTRICAL EQUIPMENT AND WORK SHALL COMPLY WITH THE REQUIREMENTS OF NEC AS APOTED BY REFERENCE IN THE STATE BUILDING CODE PURSUANT TO RSA 155–A:1, IV, AND NFPA AS ADOPTED BY REFERENCE IN THE STATE FIRE CODE IN SAF–C 6000 IN EFFECT AT THE TIME OF INSTALLATION
13. WET WELL FLOOR MUST BE SLOPED TOWARDS PUMP INLETS (1:1 SLOPE). SLOPED FLOOR TO BE CONSTRUCTED IN THE FIELD.
14. EMERGENCY BACKUP GENERATOR TO BE PERMANENTLY INSTALLED AT LOCATION SHOWN ON SITE PLAN.
15. UNDERSIDE OF THE PUMP STATION HATCH MUST HAVE A SIGN BEARING THE TEXT "WARNING – HAZARDOUS AREA, ENTER ONLY WITH PROPER EQUIPMENT".



SEWER FORCEMAIN TRENCH

N.T.S

NOTES

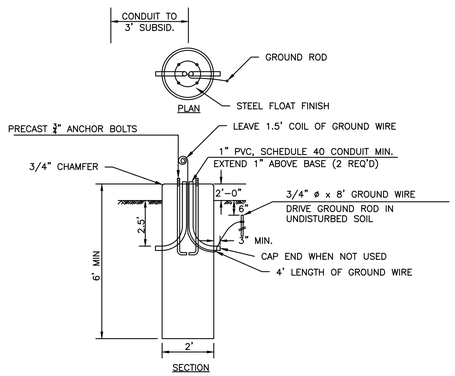
1. USE RIGID INSULATION AS SHOWN IF PIPE COVER IS LESS THAN 6' UNDER PAVED SECTION OR 4' UNDER CROSS COUNTRY SECTION.
2. THERE SHALL BE NO GLUE JOINTS ON THE FORCEMAIN.

NOTES:

1. REMOVE LOAM TO A MINIMUM DEPTH OF 8" BELOW SELECT MATERIALS.
2. COMPACT BASE, SUBBASE, AND SUBGRADE TO 95% OF STANDARD PROCTOR.
3. SEE PLAN FOR LOCATION

TYPICAL SLOPED GRANITE CURB

NTS



CONCRETE LIGHT POLE BASE

N.T.S

POLE MOUNTED LIGHTING SPECIFICATIONS:

1. ALL SITE WORK SHALL CONFORM TO TOWN OF DURHAM STANDARDS AND LOCAL AUTHORITIES HAVING JURISDICTION.
2. ALL MATERIAL WORKMANSHIP SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING STANDARDS, NEW HAMPSHIRE ELECTRIC CODE, FIRE PROTECTION ASSOCIATION, NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION.
3. ALL EXTERIOR CONDUITS FOR LIGHTING SHALL BE 1" MIN. DIAMETER PVC SCHEDULE 40. ALL ELBOWS SHALL BE SCHEDULE 40. ALL CONDUITS UNDER ROADWAYS AND PARKING AREAS SHALL HAVE MINIMUM COVER OF THREE (3) FEET.
4. ALL UNDERGROUND CONDUITS WILL HAVE NYLON PULL ROPE TO FACILITATE PULLING IN CABLES.
5. ALL EQUIPMENT TO BE LITHONIA LIGHTING – MR2–LED SERIES.
6. LUMINARIES SHALL BE LITHONIA LIGHTING – MR2–LED SERIES,
7. ALL EXTERIOR CONDUITS SHALL BE PROVIDED WITH 6" WIDE, METALIZED CONTINUOUS WARNING TAPE.
8. POLES SHALL BE LITHONIA LIGHTIN OR EQUAL.
9. PROVIDE FUSING ON ALL LUMINARIES. FUSES TO BE LOCATED AT POLE HANDHOLE. ALL LUMINARIES 277 VOLT.
10. GROUND ALL POLES. PROVIDE 3/4" x 8'–0" GROUND ROD AT EACH POLE WITH #6 AWG COPPER GROUND CONNECTION.
11. PROVIDE SHIMS AS REQUIRED AND SET ALL POLES PLUMB. PROVIDE FULL ANCHOR BOLT COVERS.
12. ALL NO. 6 WIRE AND LARGER SHALL BE TYPE THHN COPPER. NO. 8 WIRE AND SMALLER SHALL BE THWN COPPER.
13. MOUNTING HEIGHT SHALL BE 17'±.
14. USE MR2 LED 60C LEDS, WITH DRIVE CURRENT OF 700 mA DISTANCE TYPE T3M.

GENERAL LIGHTING NOTES:

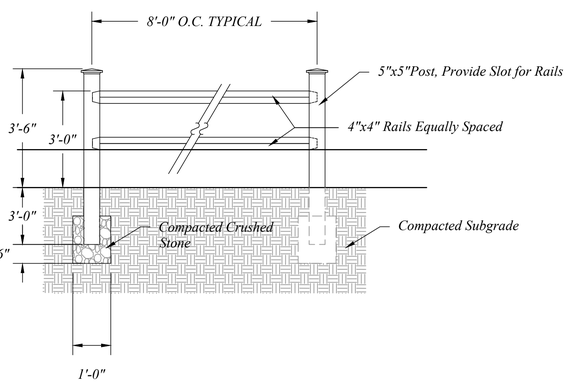
1. LIGHTING SUPPLIER: VISIBLE LIGHT, INC. (603) 926–6049.
2. OWNER MAY ELECT TO USE ALTERNATIVE LIGHT FIXTURES IF FIRST APPROVED BY DESIGNER AND TOWN.
3. SITE LIGHTING WILL BE LOCATED AS SHOWN ON THE SITE PLAN.
4. ALL NON–ESSENTIAL LIGHTING WILL BE REQUIRED TO BE TURNED OFF AFTER BUSINESS HOURS, LEAVING ONLY THE NECESSARY LIGHTING FOR SECURITY.
5. ALL LIGHTING FOR SECURITY OR AESTHETICS WILL BE FULL CUT–OFF OR A SHIELDED TYPE, NOT ALLOWING ANY UPWARD DISTRIBUTION OF LIGHT.
6. PRECAST CONCRETE POLE BASE SHEA CONCRETE OR EQUAL.
7. LIGHT FIXTURE SHALL BE MOUNTED AT 16'–0" HIGH.
8. LIGHT POLE IS 12'–0".





LIGHT FIXTURES

NTS



2 RAIL DIAMOND RAIL CEDAR FENCE

TRENCH CONSTRUCTION (PER Env–Wq 704.11 NUMERATION)

(A) TRENCH DIMENSIONS SHALL BE AS FOLLOWS:
  (1) FOR SEWER PIPE LESS THAN 15" IN DIAMETER, THE ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36".
(B) PIPE TRENCH BEDDING MATERIAL AND FILL MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SCREENED GRAVEL OR CRUSHED STONE TO ASTM C33–03 STONE SIZE NO. 67.
(C) THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES THROUGH A 1/2 INCH SIEVE AND A MAXIMUM OF 15% PASSES THROUGH A #200 SIEVE.
(E) PIPE BEDDING MATERIAL SHALL EXTEND FROM A HORIZONTAL PLANE THROUGH THE PIPE AXIS TO 6 INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE OF THE PIPE.
(F) PIPE SAND MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE CROWN OF THE OUTSIDE SURFACE.
(G) COMPACTION SHALL BE IN 12 INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.
(H) BACKFILL MATERIALS SHALL BE COMPACTED IN 3–FOOT LAYERS TO THE GROUND SURFACE EXCEPT FOR ROAD CONSTRUCTION (OR OTHER PAVED AREAS) WHERE THE FINAL 3 FEET SHALL BE COMPACTED IN 12–INCH LAYERS TO THE ROAD BASE SURFACE.
(I) TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING: DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
(J) TRENCH BACKFILL AT CROSS–COUNTRY LOCATIONS SHALL BE AS DESCRIBED IN (I) ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK OR PEAT, MAY BE USED PROVIDED THE COMPLETED CONSTRUCTION WILL BE STABLE, AND PROVIDED THAT ACCESS TO THE SEWER FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED.
(K) BACKFILL SHALL BE MOUNDED 6 INCHES ABOVE ORIGINAL GROUND AT CROSS–COUNTRY LOCATIONS.
(L) BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NH DOT.
(O) PRECAUTIONS SHALL BE TAKEN TO AVOID GROUNDWATER POOLING AT THE SURFACE BY PROVIDING DRAINAGE TO A SUITABLE OUTLET AT CATCH BASINS OR RUNOFF SWALES.

FORCE MAIN AND LOW PRESSURE SEWER CONSTRUCTION MATERIALS (PER Env–Wq 704.08 NUMERATION)

(A) FORCE MAINS SHALL BE CONSTRUCTED OF SDR 21 PVC MATERIAL.
(B) FORCE MAINS SHALL BE TREATED AS GRAVITY SEWERS FOR PURPOSES OF FOUNDATION BEDDING AND BACKFILL REQUIREMENTS.
(C) PVC PIPE USED FOR FORCE MAINS SHALL CONFORM TO ASTM D2241–05 OR ASTM D1785–05.

FORCE MAIN AND LOW PRESSURE SEWER TESTING (PER Env–Wq 704.09 NUMERATION)

FORCE MAINS SHALL BE TESTED IN ACCORDANCE WITH SECTION 4 OF AWWA C600–05 "INSTALLATION OF CAST IRON WATER MAINS AND THEIR APPURTENANCES", AT A PRESSURE EQUAL TO THE GREATER OF 150 PERCENT OF THE DESIGN OPERATING TOTAL DYNAMIC HEAD OR AT LEAST 100 PSI.

WET WELL LEAKAGE TESTING (PER Env–Wq 705.02 NUMERATION)

THE WET WELL MUST BE HYDROSTATICALLY TESTED PER CHAPTER 2 OF ACI 350.1. THE WET WELL MUST MEET THE TIGHTNESS CRITERION HST–NML AS DEFINED BY CHAPTER 2.1 OF ACI 350.1.

PUMP STATION OPERATION & MAINTENANCE MANUAL (PER Env–Wq 705.10 NUMERATION)

A COPY OF THE PUMP STATION O&M MANUAL MUST BE SUBMITTED TO NHDES WITHIN 60 DAYS OF COMPLETION OF THE PUMP STATION CONSTRUCTION.

NO.	DATE	INT.
3	9/13/21	MCS
2	2/1/21	MCS
1	1/5/21	MCS
0	9/17/20	AWS

REVISIONS

3 REVISED PER NHDES WASTEWATER ENGINEERING BUREAU COMMENTS
2 REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21
1 REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20
0 INITIAL SUBMISSION TO DOVER

SEAL OF NEW HAMPSHIRE – STATE OF – PROFESSIONAL ENGINEER – MICHAEL J. SEVERY No. 6897 LICENSED

DATE ISSUED: 6/12/20
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: JLG
APPROVED BY: MJS
DWG FILE: NM20011_Details_03.dwg

CONSTRUCTION DETAILS

prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP I, LOT 6

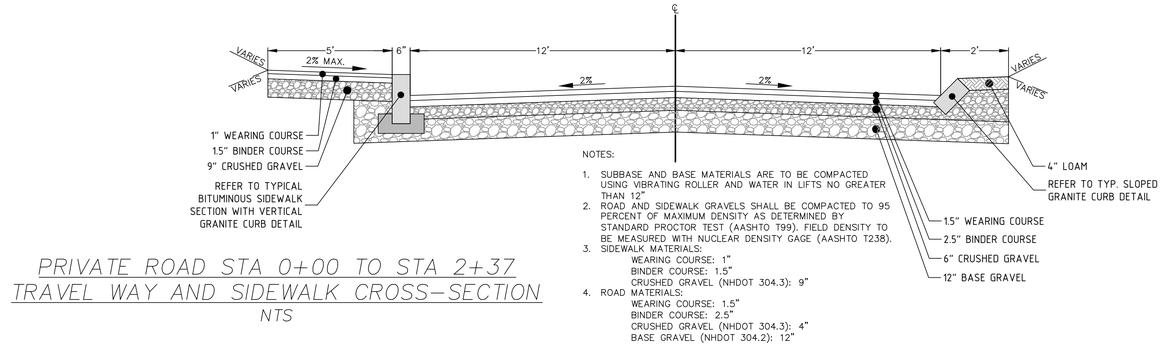
MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
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JOB: 20-011

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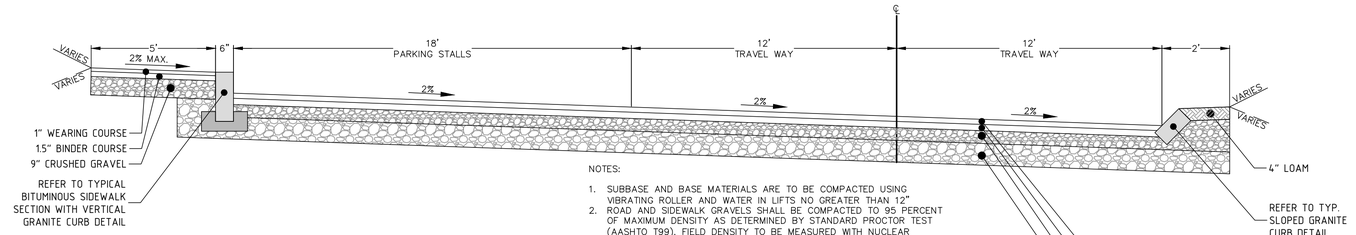


NOTES:

1. SUBBASE AND BASE MATERIALS ARE TO BE COMPACTED USING VIBRATING ROLLER AND WATER IN LIFTS NO GREATER THAN 12"
2. ROAD AND SIDEWALK GRAVELS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY STANDARD PROCTOR TEST (AASHTO T99). FIELD DENSITY TO BE MEASURED WITH NUCLEAR DENSITY GAGE (AASHTO T238).
3. SIDEWALK MATERIALS:
   WEARING COURSE: 1"
   BINDER COURSE: 1.5"
   CRUSHED GRAVEL (NHDOT 304.3): 9"
4. ROAD MATERIALS:
   WEARING COURSE: 1.5"
   BINDER COURSE: 2.5"
   CRUSHED GRAVEL (NHDOT 304.3): 4"
   BASE GRAVEL (NHDOT 304.2): 12"

PRIVATE ROAD STA 0+00 TO STA 2+37 TRAVEL WAY AND SIDEWALK CROSS-SECTION

NTS

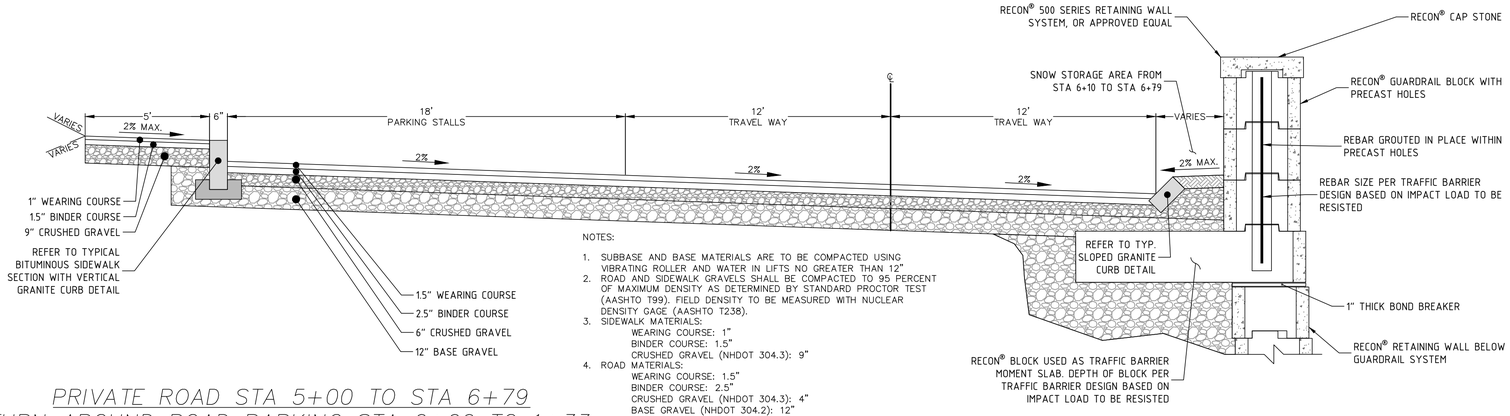


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   BASE GRAVEL (NHDOT 304.2): 12"

PRIVATE ROAD STA 2+37 TO STA 5+00 TRAVEL WAY, PARKING, AND SIDEWALK CROSS-SECTION

NTS



NOTES:

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   WEARING COURSE: 1.5"
   BINDER COURSE: 2.5"
   CRUSHED GRAVEL (NHDOT 304.3): 4"
   BASE GRAVEL (NHDOT 304.2): 12"

PRIVATE ROAD STA 5+00 TO STA 6+79 TURN AROUND ROAD PARKING STA 0+00 TO 1+33 TRAVEL WAY, PARKING, AND SIDEWALK CROSS-SECTION

NTS

NO.	DATE	INT.
2.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21	2/1/21	MCS
1.	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20	1/5/21	MCS
0.	INITIAL SUBMISSION TO DOVER	9/17/20	AWS

REVISIONS

SEAL: STATE OF NEW HAMPSHIRE · MICHAEL J. SEVERT No. 6387 · LICENSED PROFESSIONAL ENGINEER

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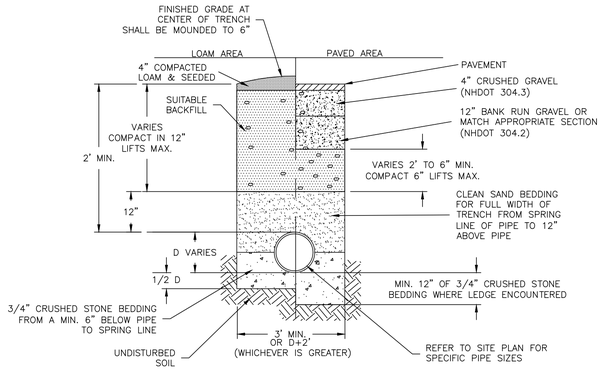
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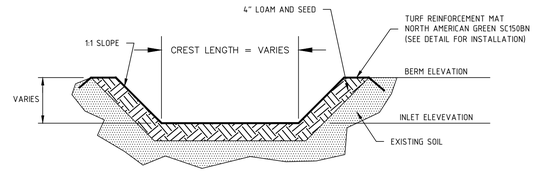
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STANDARD DRAINAGE PIPE TRENCH

N.T.S



NOTES: CREST BREADTH IS WIDTH OF BERM AT SPILLWAY.

NOTE: SPILLWAY TO BE CONSTRUCTED TO THE DIMENSIONS AND SPECIFICATIONS SHOWN.

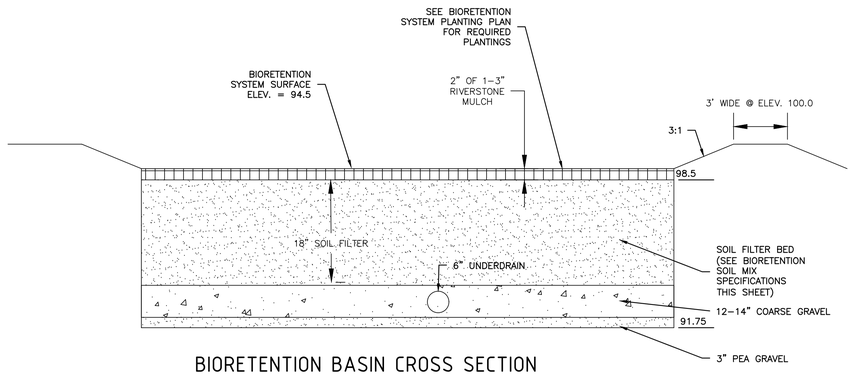
SPILLWAY DIMENSION TABLE

LOCATION	CREST ELEV.	BERM ELEV.	LENGTH*	WIDTH*
SPILLWAY #1 - SEDIMENT FOREBAY	101.2	102.1	6'	6'

*REFER TO DETAIL ABOVE FOR LOCATION OF WIDTH AND LENGTH

BIORETENTION SYSTEM SPILLWAY CROSS SECTION

NTS



BIORETENTION BASIN CROSS SECTION

CONSTRUCTION NOTES:

1. DO NOT PLACE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION: DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION SYSTEM DURING ANY STAGE OF CONSTRUCTION. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
3. CLEAR AND GRUB THE AREA WHERE THE BIORETENTION SYSTEM IS TO BE LOCATED. STOCKPILE LOAM FOR REUSE LATER.
4. THE FOUNDATION AREA SHALL BE SCARIFIED PRIOR TO PLACING FILL. ALL UNSUITABLE MATERIAL UNDER THE BERM SHALL BE REMOVED AND REPLACED WITH SUITABLE FOUNDATION MATERIAL.
5. THE BERM SHALL BE CONSTRUCTED BEGINNING FROM THE LOWEST POINT UNIFORMLY ALONG ITS ENTIRE LENGTH. PLACE MATERIALS IN MAXIMUM 12" LOOSE LIFTS COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR DENSITY. EMBANKMENT SOIL SHALL HAVE NO ORGANIC MATTER OR FROZEN MATERIAL AND NO STONES LARGER THAN 2/3 OF THE MAXIMUM LOOSE LIFT THICKNESS. STONES AROUND ANY STRUCTURES AND/OR CONDUITS SHALL NOT EXCEED 3 INCHES. EMBANKMENT FILL MATERIAL SHALL HAVE THE FOLLOWING GRADATION:

SIEVE SIZE:	% PASSING:
#4	80-90
#40	50-80
#100	30-45
#200	15-30

6. ALL PIPE TO PIPE CONNECTIONS SHALL BE WATER-TIGHT.
7. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL RECEIVE FOUR INCHES OF LOAM AND SEED.

GENERAL MAINTENANCE:

1. THE BIORETENTION BASIN SHALL BE INSPECTED TWICE EACH YEAR WITH PREVENTATIVE MAINTENANCE PROVIDED.
2. SYSTEMS SHALL BE INSPECTED ANNUALLY AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
3. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
4. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
5. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

PLANTING REQUIREMENTS

1. THE BIORETENTION BASIN AND SEDIMENT FOREBAY BERM, BOTTOM AND INTERIOR SIDE SLOPES SHALL BE PLANTED WITH A 50:50 MIX OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES AND NEW ENGLAND CONSERVATION/WILDLIFE MIX AT 1,500 SF/LB AVAILABLE FROM:

NEW ENGLAND WETLAND PLANTS. INC.
820 WEST AMHERST STREET
AMHERST, MA 01002

BIORETENTION SYSTEM GENERAL NOTES:

1. BIORETENTION SYSTEM FILTER SOIL MIX SHALL MEET THE FOLLOWING REQUIREMENTS OF FILTER MEDIA OPTION A OR OPTION B.

BIORETENTION SYSTEM SOIL MIX SPECIFICATIONS			
		GRADATION OF MATERIAL	
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	SIEVE NO.	% BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15

TYPICAL DRAIN MANHOLE

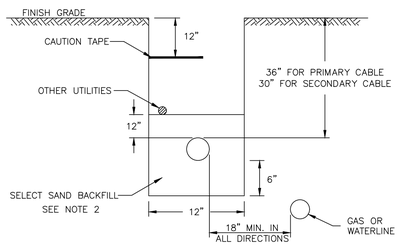
N.T.S

TYPICAL CATCH BASIN DETAIL

N.T.S

DRAINAGE STRUCTURE NOTES:

1. DRAINAGE STRUCTURE MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, DIVISION 600, SECTION 604.
2. SITE CONTRACTOR SHALL BACKFILL AROUND DRAINAGE STRUCTURES IN 6 TO 8 INCH LIFTS, ATTAINING 95% MAXIMUM PROCTOR DENSITY FOR EACH LIFT.
3. PIPE OPENINGS SHALL BE FULLY MORTARED ON OUTSIDE PRIOR TO BACK FILLING. INSIDE OF PIPE OPENINGS SHALL BE MORTARED AND ALLOWED TO CURE PER MANUFACTURERS REQUIREMENTS PRIOR TO RECEIVING RUNOFF.
4. JOINTS BETWEEN ADJACENT RISERS SHALL BE FULLY SEALED WITH ELASTOMERIC SEALANT PER MANUFACTURERS REQUIREMENTS.
5. WHEN FRAME/GRATE ARE LOCATED IN A PAVED AREA, THEY SHALL BE BROUGHT TO FINISH GRADE AFTER BINDER COURSE PAVEMENT IS PLACED. THE EXCAVATION REQUIRED AROUND THE GRATE AND FRAME SHALL BE BACKFILLED FLUSH WITH THE TOP OF BINDER COURSE WITH NHDOT CLASS B CONCRETE.
6. FRAME AND GRATE:
   CATCH BASINS:
   NEENAH LIFTMATE OR PAMREX

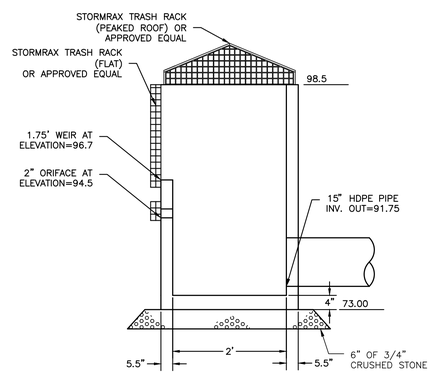


TELEPHONE & ELECTRIC TRENCH

N.T.S

NOTES:

1. CONSTRUCTION TO BE IN ACCORDANCE WITH PSNH CONSTRUCTION STANDARDS FOR NEW ELECTRICAL SERVICE WORK BY CONTRACTORS, MOST RECENT EDITION.
2. SELECT SAND BACKFILL SHALL CONSIST OF A FINE GRANULAR MATERIAL OF WHICH 100% SHALL PASS THROUGH A 1/4" SIEVE. EXCEPT NATURALLY OCCURING SMOOTH ROUND PEBBLES NO GREATER THAN 3/8" IN DIAMETER ARE PERMITTED AS LONG AS THEIR TOTAL VOLUME PER CUBIC FOOT OF SAND DOES NOT EXCEED 1%. THE SAND SHALL BE COMPLETELY FREE OF FROZEN LUMPS, ROCKS, STONES, DEBRIS AND RUBBISH. BACKFILL SHALL BE THOROUGHLY COMPACTED IN 6" LIFTS.
3. CONDUIT SIZES TO BE 5" 3-PHASE PRIMARY AND 4" 3-PHASE SECONDARY. ALL CONDUIT SIZES TO BE VERIFIED BY PSNH.
4. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE THE NATIONAL ELECTRIC CODE.



MODIFIED OUTLET CONTROL STRUCTURE FOR STORMWATER POND

N.T.S

NO.	DATE	REVISIONS
2	2/1/21	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 1/14/21 MCS
1	12/29/20	REVISED SUBMISSION TO DOVER PER TECHNICAL REVIEW 10/8/20 MCS

SEAL OF NEW HAMPSHIRE - MICHAEL J. SEVERT No. 6987 LICENSED PROFESSIONAL ENGINEER

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DWG FILE:

CONSTRUCTION DETAILS
prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP 1, LOT 6
54 BACK RIVER ROAD, DOVER, NH

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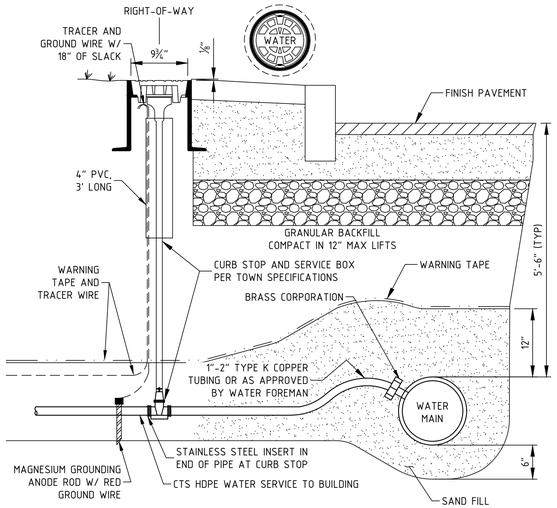
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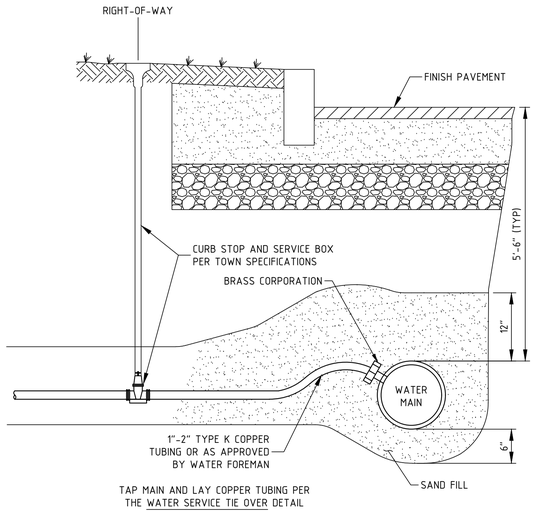


LOCATOR BOX:
1. LOCATOR BOX AND COVER SHALL BE CAST IRON.
2. LOCATOR BOXES SHALL BE SET AT 500' INTERVALS AND AT BENDS.
3. PROVIDE 18" WIRE LOOP INSIDE THE LOCATOR BOX.
4. LOCATOR BOXES SHALL BE SET AT GRADE IN CROSS COUNTRY LOCATIONS AND ⅛" BELOW PAVEMENT, TAPERED OVER 2'.

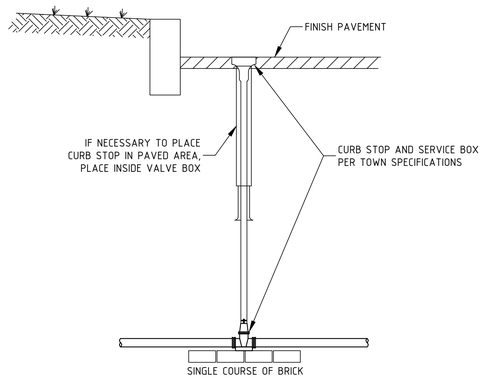
TRACER WIRE:
1. CONTINUOUS, DIRECT BURIAL RATED.
2. 12 AWG HIGH STRENGTH SOLID CORE COPPER CLAD STEEL.
3. COATING COLOR SHALL CONFORM TO THE APWA UNIFORM COLOR CODE.

REPAIRS:
1. SPLICES SHALL BE MADE WITH CORROSION PROOF, LOCKABLE WIRE CONNECTORS.

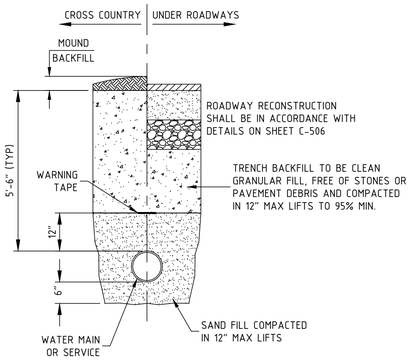
WATER SERVICE TRACER WIRE INSTALLATION
N.T.S.



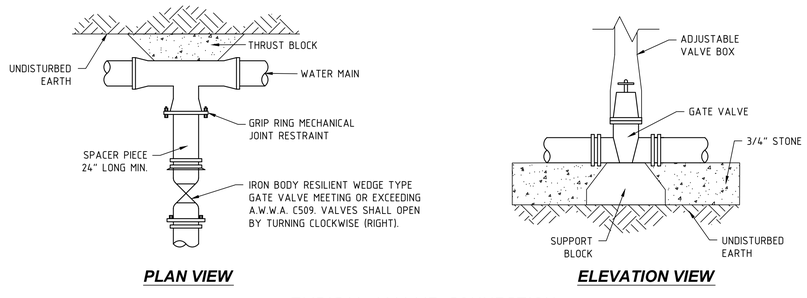
WATER SERVICE INSTALLATION
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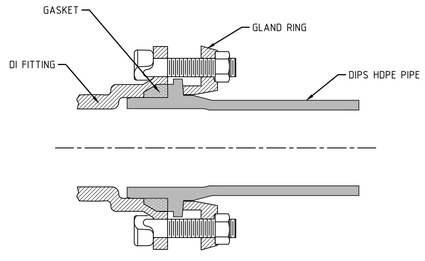
CURB STOP IN PAVEMENT
N.T.S.



WATER MAIN TRENCH DETAIL
N.T.S.



TYPICAL VALVE CONNECTION
N.T.S



NOTES
1. FITTING MUST COMPLY WITH AWWA C153.
2. HDPE DISTRIBUTION PIPES MUST BE DIPS.
3. INSTALL FITTING FOLLOWING MANUFACTURERS INSTRUCTIONS.
4. HDPE PIPE STIFFENERS MUST BE MADE OF 316 STAINLESS STEEL.

DI PIPE TO PE PIPE CONNECTIONS
N.T.S.

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0	INITIAL SUBMISSION TO DOVER	9/17/20	AWS
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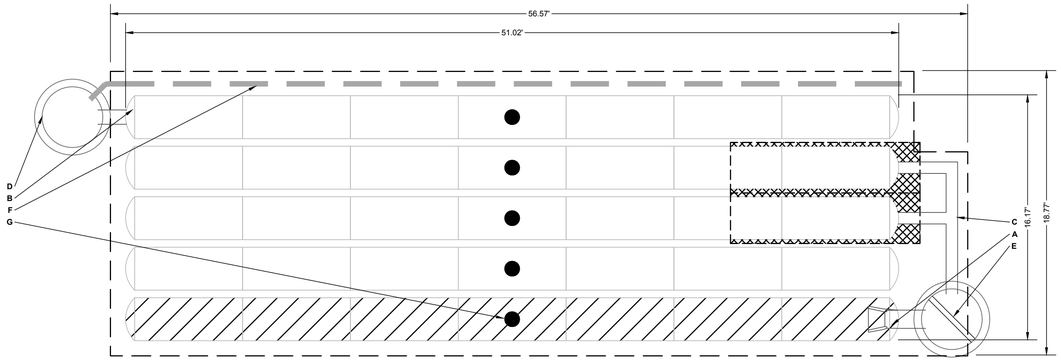
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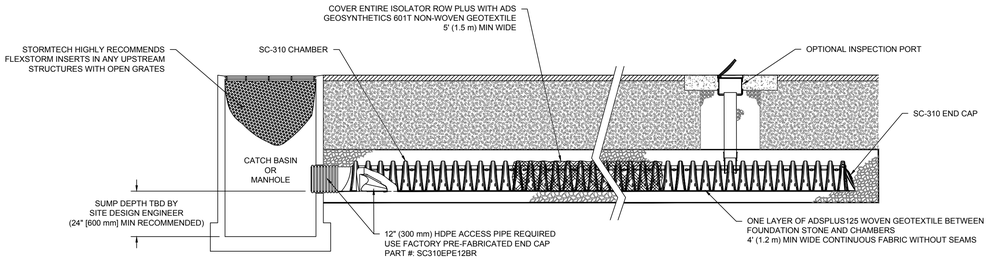
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PROPOSED LAYOUT		PROPOSED ELEVATIONS	
35	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	130.70
10	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	124.70
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	124.20
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	124.20
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	124.20
1492	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	123.20
		TOP OF SC-310 CHAMBER:	122.70
		12" ISOLATOR ROW PLUS INVERT:	121.45
		10" BOTTOM CONNECTION INVERT:	121.43
1043	SYSTEM AREA (SF)	8" x 8" BOTTOM MANIFOLD INVERT:	121.42
150.7	SYSTEM PERIMETER (ft)	BOTTOM OF SC-310 CHAMBER:	121.37
		UNDERDRAIN INVERT:	120.37
		BOTTOM OF STONE:	120.37

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	12" BOTTOM PREFABRICATED END CAP, PART#: SC310EPE12BR / TYP OF ALL 12" ISOLATOR ROW PLUS CONNECTIONS	0.90"	
PREFABRICATED END CAP	B	10" BOTTOM PREFABRICATED END CAP, PART#: SC310EPE10B / TYP OF ALL 10" BOTTOM CONNECTIONS	0.70"	
MANIFOLD	C	8" x 8" BOTTOM MANIFOLD, MOLDED FITTINGS	0.60"	
CONCRETE STRUCTURE	D	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		1.0 CFS OUT
CONCRETE STRUCTURE	E	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		1.8 CFS IN
WWEIR				
UNDERDRAIN	F	4" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	G	4" SEE DETAIL (TYP 5 PLACES)		





SC-310 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

—— —— BED LIMITS

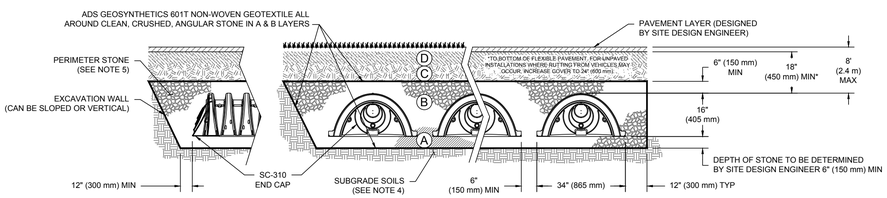
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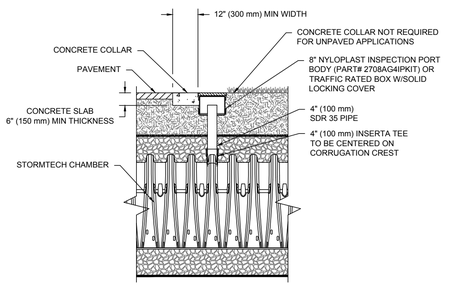
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

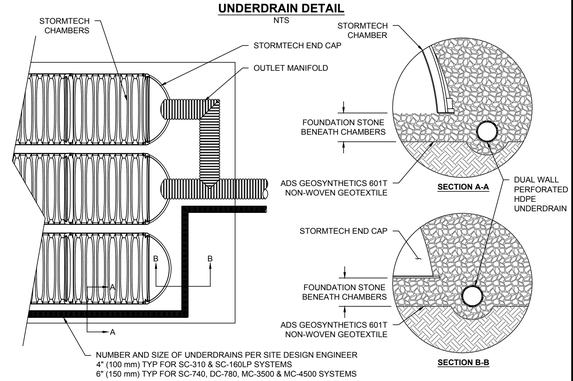




NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

UNDERDRAIN DETAIL
NTS



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

NO.	DATE	INT.
6	8/20/21	MCS

REVISIONS

INITIAL SUBMISSION TO NHDES AoT

SEAL: STATE OF NEW HAMPSHIRE · MICHAEL J. SEVERT No. 9397 · LICENSED PROFESSIONAL ENGINEER

DATE ISSUED: 8/20/21
SCALE: AS SHOWN
DESIGNED BY: MJS
DRAWN BY: JLG
APPROVED BY: MJS
DWG FILE: NM20011_Details_03.dwg

CONSTRUCTION DETAILS

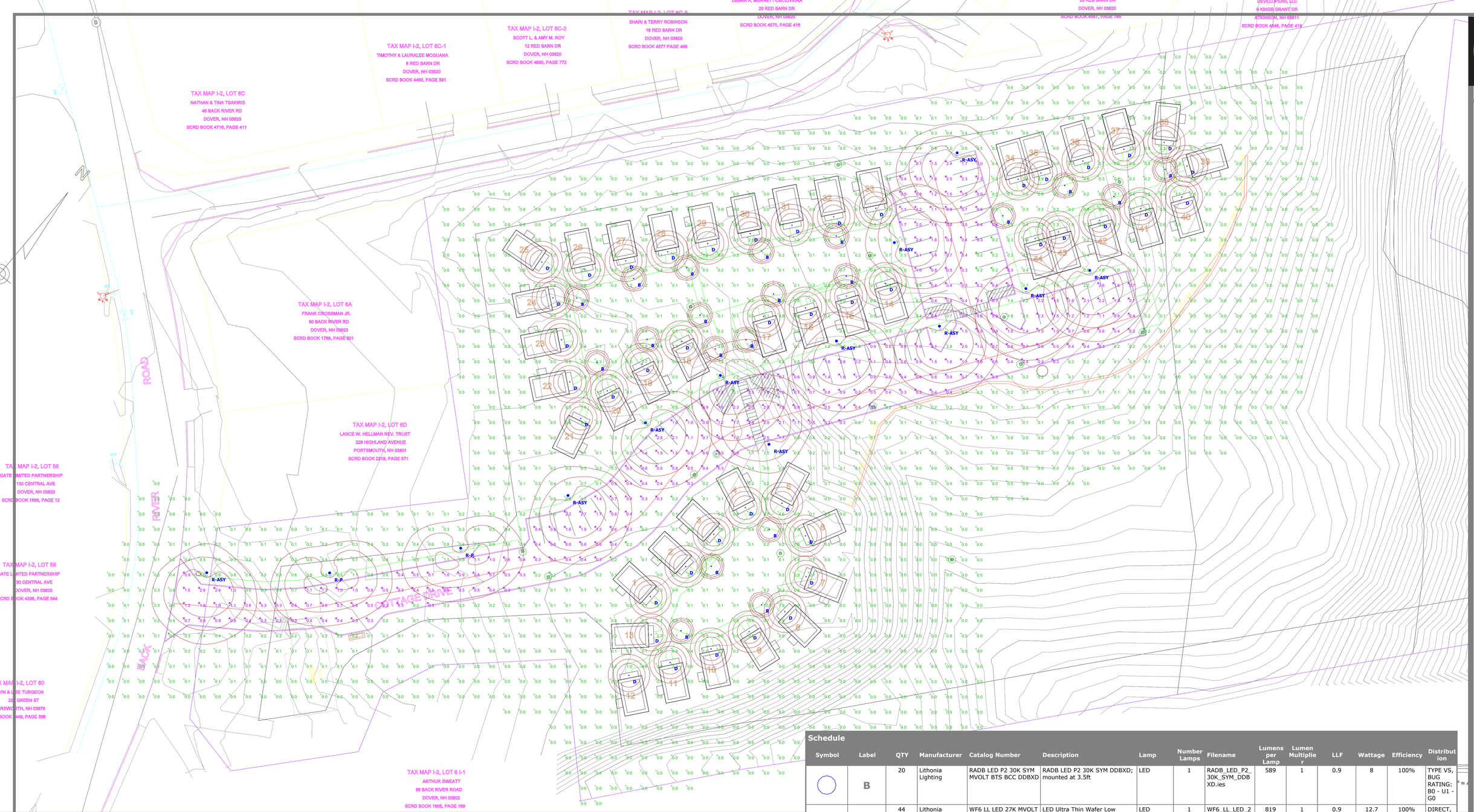
prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP 1, LOT 6

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone (603) 659-2951 Fax (603) 659-4627
E-mail: mjs@mjs-engineering.com

JOB: 20-011

C-509

(P20-60)



Plan View
Scale - 1" = 30ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Ground	+	0.3 fc	10.9 fc	0.0 fc	N/A	N/A
Parking Lot	*	0.9 fc	3.1 fc	0.2 fc	15.5:1	4.5:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	B	20	Lithonia Lighting	RADB LED P2 30K SYM MVOLT BTS BCC DDBXD	RADB LED P2 30K SYM DDBXD; mounted at 3.5ft	LED	1	RADB_LED_P2_30K_SYM_DDBXD.ies	589	1	0.9	8	100%	TYPE VS, BUG RATING: B0 - U1 - G0
	D	44	Lithonia Lighting	WF6 LL LED 27K MVOLT	LED Ultra Thin Wafer Low Lumen 2700K, 120 - 277V; mounted at 9ft	LED	1	WF6_LL_LED_27K_MVOLT.ies	819	1	0.9	12.7	100%	DIRECT, SC-0=1.24, SC-90=1.24
	R-ASY	11	Lithonia Lighting	RADPT LED P2 30K ASY MVOLT RADPT20 HS DDBXD with RSS 16 4B T20 DDBXD	RADEAN Post-Top with P2 3000K Asymmetric distribution with house-side shield; mounted at 16ft	LED	1	RADPT_P2_30K_ASY_HS.ies	4205	1	0.9	38.0107	100%	TYPE IV, VERY SHORT, BUG RATING: B1 - U2 - G2
	R-P	2	Lithonia Lighting	RADPT LED P2 30K PATH MVOLT RADPT20 HS DDBXD with RSS 16 4B T20 DDBXD	RADEAN Post-Top with P2 3000K Pathway distribution with house-side shield; mounted at 16ft	LED	1	RADPT_P2_30K_PATH_HS.ies	3509	1	0.9	38.0107	100%	TYPE IV, SHORT, BUG RATING: B1 - U2 - G2

VISUAL

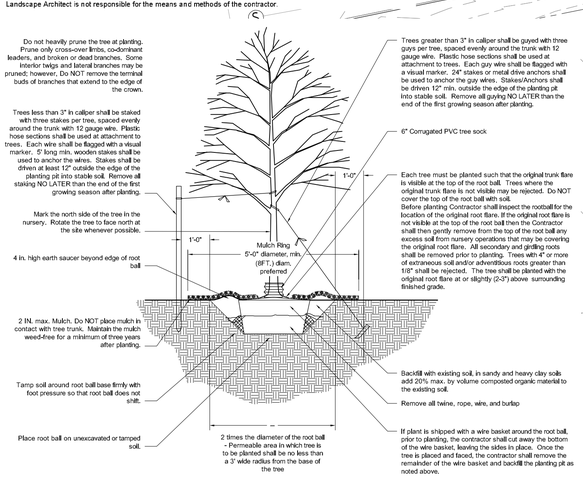
54 BACK RIVER ROAD
DOVER, NH
Site Lighting Layout

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
02/01/2021
Scale
1"=30'
Drawing No.

Summary

LANDSCAPE NOTES

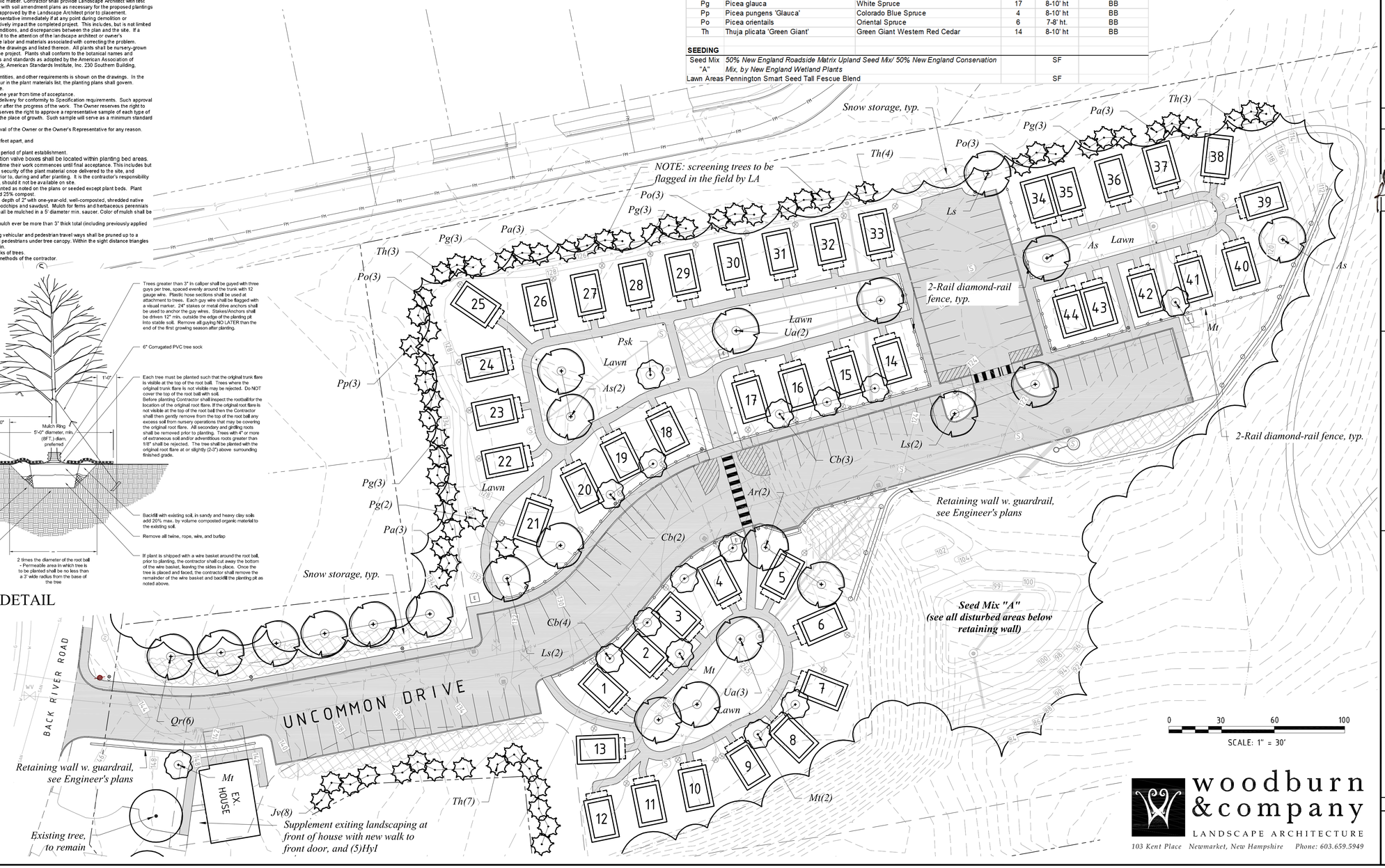
1. Design is based on drawings by MJS Engineering, P.C. dated 03/01/21 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All landscaping shall be provided with the following:
    a. Outside hose attachments spaced a maximum of 150 feet apart, and
    b. An underground irrigation system, or
    c. A temporary irrigation system designed for a two-year period of plant establishment.
20. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
21. The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off-site, should it not be available on site.
22. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
23. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
24. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
25. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 5' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
26. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
27. Landscape Architect is not responsible for the means and methods of the contractor.



TREE PLANTING DETAIL

Plant List

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
TREES & SHRUBS					
Ar	*Acer rubrum 'Red Sunset'*	Red Sunset Red Maple	2	2.5-3" cal.	BB
As	*Acer saccharum 'Green Mountain'*	Gree Mountain Sugar Maple	4	2.5-3" cal.	BB
Cb	*Carpinusbetulus 'Frans Fontaine'*	Frans Fontaine Hombeam	9	2.5-3" cal.	BB
Ls	*Liquidambar sytraciflua*	Sweetgum	5	2.5-3" cal.	BB
Mt	*Malus 'Tina'*	Tina Crabapple	5	2.5-3" cal.	BB
Psk	*Prunus serrulata 'Kwanzan'*	Kwanzan Cherry	1	2.5-3" cal.	BB
Qr	*Quercus rubra*	Red Oak	6	2.5-3" cal.	BB
Ua	*Ulmus americana 'Princeton'*	Princeton American Elm	5	2.5-3" cal.	BB
Hyl	*Hydrangea 'Incrediball'*	Incrediballl Hydrangea	5	5 gal	
EVERGREEN TREES FOR SCREENING					
Jv	*Juniperus virginiana 'Emerald Sentinel'*	Emerald Sentinel Eastern Red Cedar	8	7-8' ht.	BB
Pa	Picea abies	Norway Spruce	9	8-10' ht	BB
Pg	Picea glauca	White Spruce	17	8-10' ht	BB
Pp	Picea pungens 'Glauca'	Colorado Blue Spruce	4	8-10' ht	BB
Po	Picea orientalis	Oriental Spruce	6	7-8' ht.	BB
Th	Thuja plicata 'Green Giant'	Green Giant Western Red Cedar	14	8-10' ht	BB
SEEDING					
Seed Mix "A"	*50% New England Roadside Matrix Upland Seed Mix/ 50% New England Conservation Mix, by New England Wetland Plants*			SF	
Lawn Areas	Pennington Smart Seed Tall Fescue Blend			SF	



NO.	DATE	INT.
3.	03/02/21	VM
2.	02/01/21	VM
1.	01/01/21	VM
0.	10/02/20	RW

REVISIONS

ROBERTA N. WOODBURN 002 — CERTIFIED LANDSCAPE ARCHITECT — STATE OF NEW HAMPSHIRE

DATE ISSUED: 01/01/21
SCALE: 1"=30'
DESIGNED BY: RW
DRAWN BY: VM
APPROVED BY: RW
DWG FILE:

LANDSCAPE PLAN

prepared for
54 BRR, LLC
JOHN RANDOLPH
TAX MAP I, LOT 6
54 BACK RIVER ROAD, DOVER, NH

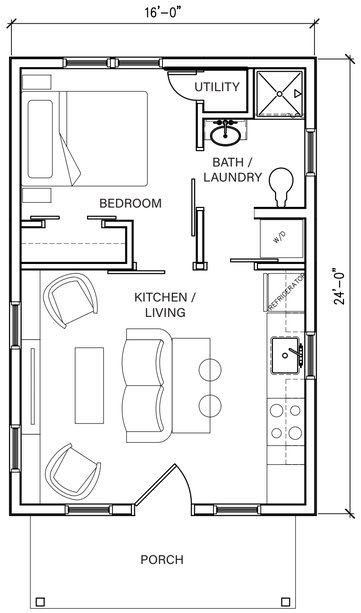
MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979 Fax: (603) 659-4627
E-mail: mail@mjs-engineering.com

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

JOB: 20-011

LA101

(P20-60)



FLOOR PLAN - 384 SF (1)
SCALE: 1/4"=1'-0"



RENDERING & PROPOSED PALETTE

BLEEKER BEIGE
Benjamin Moore or similar

COPLEY GRAY
Benjamin Moore or similar

NIMBUS
Benjamin Moore or similar

NORMANDY
Benjamin Moore or similar

SAYBROOK SAGE
Benjamin Moore or similar

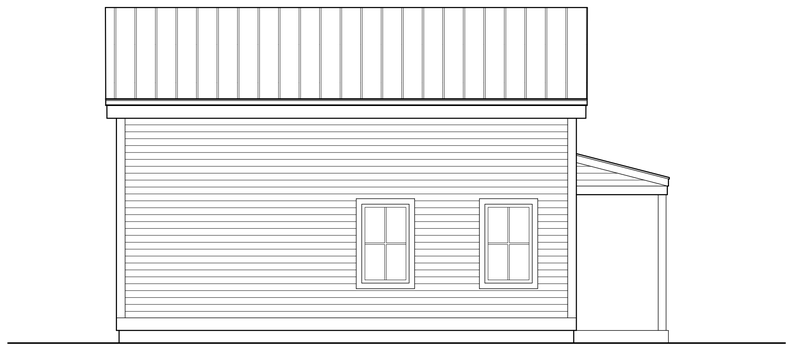
DISTANT GRAY
Benjamin Moore or similar

STONINGTON GRAY
Benjamin Moore or similar

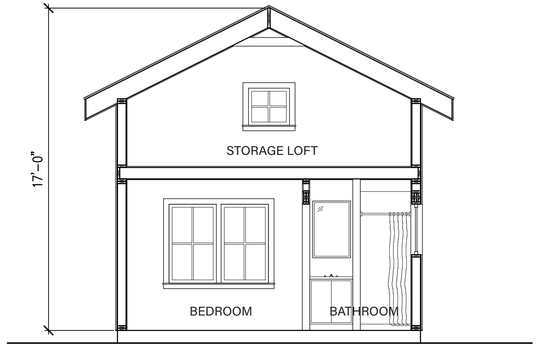
WHALE GRAY
Benjamin Moore or similar



ELEVATION (2)
SCALE: 1/4"=1'-0"



ELEVATION (3)
SCALE: 1/4"=1'-0"



SECTION (4)
SCALE: 1/4"=1'-0"

NO.	DESCRIPTION	DATE

REVISIONS

NOT FOR CONSTRUCTION

SEAL

We GSD Studios
ARCHITECTURE | PLANNING
22 Jady Hill Ave
Exeter, NH 03833

DESIGNED BY: MWR
DRAWN BY: MWR

PROJECT: 200302.01

54 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE

COTTAGE CONCEPT PLANS & RENDERINGS

SCALE: AS NOTED
DATE: 02.01.2021
DRAWING NO.:

A1.1

From: Your Mom <duhyourmom@gmail.com>
Sent: Sunday, May 24, 2026 2:58 PM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>
Subject: Concerns from a current resident about the Proposed Sale of Tiny Homes-#WAIV 2026 0014

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Good afternoon,

I would like to remain anonymous because I fear jeopardizing my housing situation.

As a resident of one of the tiny homes, I am deeply concerned about the proposal to sell these homes. Even with tenants receiving the first option to purchase, the numbers simply do not work for the people who currently live here.

At a sale price of approximately $240,000, combined with current interest rates around 6.5%, property taxes of roughly $3,750 per year, insurance, and the addition of an HOA fee, monthly housing costs would likely exceed $2,200 per month. This particular estimate also assumes a 5% down payment of around $12,000, which many residents do not have available. Paying over $2,200 per month for a 524-square-foot home is unrealistic for the working people these homes were intended to support. And in addition, in the winter months we average about $175-$275/mo for electricity and electric heat.

The result is obvious: very few current tenants would be able to buy. Most residents would ultimately lose their housing, while the homes would likely be purchased by higher-income buyers, investors, or seasonal residents. The people displaced would be local workers who rely on these homes as one of the only affordable ways to remain near their jobs in Dover.

This community was created for working people like healthcare workers, educators, public safety employees, bank employees, and others who contribute to Dover every day but cannot afford traditional housing in the area. Selling these homes at prices far beyond affordability defeats the original purpose entirely.

Even the current rent of $1,677 per month is extremely difficult for many residents, but it remains more attainable than ownership at these projected costs. To keep housing costs near the current level, (as the Randolphs have stated they want to) these homes would need to be sold closer to $170,000–$190,000, with either no HOA or strict long-term limits on HOA fees. Otherwise, future HOA increases could make the homes unaffordable even for buyers who initially qualify.

The only way to preserve the integrity and purpose of this community is either:

1-to prevent the sale of the homes entirely, or
2-to impose strict affordability protections, including substantially lower sale prices offered to residents and permanent HOA limitations perhaps controlled by the owners themselves.

At current projected pricing, the development could generate millions in sales while displacing many of the very people it was created to help. Residents would lose their homes, and Dover would lose an important source of workforce housing.

Please take these concerns very seriously. Good, hardworking, quiet people live here and contribute enormously to this community through healthcare, education, public service, and other essential work. They deserve housing they can realistically afford.

Thank you for your time and consideration. Please vote to protect us! We need you. Thank you for looking out for Dover residents.

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