

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, June 9, 2026**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- May 26, 2026 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Site Plan for 85 Industrial Park Road, II, LLC, Assessor's Map G, lot 3-B, zoned CM, located at 85 Industrial Park Road. (Proposal is for exterior building renovations and site improvements including stormwater treatment and access reconstruction.) *(SITE-2026-0004)
- B. Consideration and review of conditions precedent associated with a conditionally approved Conditional Use Permit for Diversified Builders, LLC, Assessor's Map 25, Lot 46-1, zoned R-12 & G, located at Granite Street. (Proposal is to build two single-family homes on a vacant lot that do not meet the minimum frontage build-out of 40% in the Gateway District.) *(COND-2026-0003) [This application was conditionally approved by the Planning Board on February 24, 2026, with precedent conditions, including that the applicant shall return to the Planning Board for review once a structure is proposed.]
- C. Consideration and review of conditions precedent associated with a conditionally approved Conditional Use Permit for Diversified Builders, LLC, Assessor's Map 25, Lot 46-1, zoned R-12 & G, located at Granite Street. (Proposal is to build two single-family homes on a vacant lot that do not meet the required frontage build-to of 5-20' in the Gateway District.) *(COND-2026-0006) [This application was conditionally approved by the Planning Board on February 24, 2026, with precedent conditions, including that the applicant shall return to the Planning Board for review once a structure is proposed.]
- D. Consideration and acceptance of Transfer of Development Rights for Moses Lawrence, Assessor's Map 37, Lot 33, zoned O, located at 814 Central Avenue. (Proposal is to request one (1) unit through TDR, resulting in a total of three (3) residential units.) *(TRAN-2026-0005)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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

From: Your Mom <duhyourmom@gmail.com>

Sent: Wednesday, May 27, 2026 9:50 PM

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

Subject: Re: Concerns from a current resident about the Proposed Sale of Tiny Homes-#WAIV 2026 0014

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

Good evening,

Based on discussion from last night and after using Chat GPT to create a graph to further the point that the 240K price is not in line with the \$1677/mo mark (or \$1730/mo), please see the below graph. The sweet spot is still 170K-190K depending on what the HOA would be. The taxes are still estimated at \$3750 (which is a low estimate) based on comparable sizes of units currently for sale in Dover.

<https://www.remax.com/nh/dover/home-details/93-henry-law-ave-unit-43-dover-nh-03820/15953780503650001353/M00000445/5086817>

and

<https://www.remax.com/nh/dover/home-details/93-henry-law-ave-unit-126-dover-nh-03820/7828161761686288597/M00000445/5085372>

BOTH above 1 bed units are taxed at \$3346/yr. Both are 448 sq ft & all one level. The tiny houses are 524 sq ft (1st level @350 sq ft & 2nd level @174 sq ft).

***side note:** check what similar units actually sold for as these two units are still pending

Image below/attached: Price would need to be lower if HOA was higher to keep the total monthly amount in line with \$1677/mo.

 10% DOWN 30 YEAR FIXED 6.65%		\$240K	\$225K	\$215K	\$200K	\$190K	\$180K
	Down Payment	10% down	10% down	10% down	10% down	10% down	10% down
	Property Taxes (per year)	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750
	Home Insurance (per year)	\$600	\$600	\$600	\$600	\$600	\$600
	Mortgage Insurance (per year)	\$1,275	\$1,195	\$1,142	\$1,062	\$1,009	\$956
	PITI (Taxes, Ins, MO)	\$1,855	\$1,762	\$1,700	\$1,607	\$1,544	\$1,482
	Plus HOA	Plus HOA	Plus HOA	Plus HOA	Plus HOA	Plus HOA	Plus HOA
	HOA	\$100/mo	\$100/mo	\$100/mo	\$100/mo	\$100/mo	\$100/mo
	TOTAL MONTHLY	\$1,955	\$1,862	\$1,800	\$1,707	\$1,644	\$1,582 ★
 5% DOWN 30 YEAR FIXED 6.65%		\$240K	\$225K	\$215K	\$200K	\$190K	\$180K
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	Mortgage Insurance (per year)	\$1,733	\$1,625	\$1,552	\$1,444	\$1,372	\$1,300
	PITI (Taxes, Ins, MO)	\$1,971	\$1,870	\$1,803	\$1,703	\$1,636	\$1,569
	Plus HOA	Plus HOA	Plus HOA	Plus HOA	Plus HOA	Plus HOA	Plus HOA
	HOA	\$100/mo	\$100/mo	\$100/mo	\$100/mo	\$100/mo	\$100/mo
	TOTAL MONTHLY	\$2,071	\$1,970	\$1,903	\$1,803	\$1,736	\$1,669 ★

★ = LOWEST TOTAL MONTHLY

Final points: if the resale price is also capped based on the Fair Market Rent rate in effect at the time of sale, future owners would have little to no ability to recover the cost of improvements, major repairs, or replacements made to the home over time. This includes expenses such as water heaters, mini-splits, countertops, appliances, flooring, roofing, and general maintenance.

For example, if HUD were to increase Fair Market Rent by \$200/month over a few years, that would only allow a homeowner who purchased at \$190,000 to potentially resell for \$220,000 and that assumes property taxes and mortgage rates do not increase, which is unlikely. Under that structure, owners would have minimal opportunity to recover closing costs when they bought and now when they resell, let alone the cost of updates or capital improvements. As a result, there is little financial incentive for owners to invest in maintaining or improving the

homes long-term. Right now a renter pays \$1677/mo and gets everything repaired and replaced.

The Randolphs are moving in a positive direction with this proposal and that is very much appreciated. However, the purchase price needs to be lower than \$240,000. In addition the proposal could include requiring tenants turned buyers to owner-occupy the home and agree to Fair Market Rent equivalent resale pricing for an initial period, such as the first two years. The Randolphs may decide to sell the whole operation at market value by then anyway. If that is the case, a temporary restriction period may help balance affordability goals while still giving early buyers a reasonable opportunity for long-term equity growth and financial flexibility.

Looking forward to hearing more in June. Thank you for your consideration.



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DOWN**

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= LOWEST TOTAL MONTHLY

From: Linda Merullo <linmer03@comcast.net>

Sent: Wednesday, June 3, 2026 8:36 AM

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

Subject: Housing crisis of too much

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

I am concerned about the scale and pace of recent housing development proposals in our community. The current trend toward high-density and large-scale projects risks overwhelming our local infrastructure, eroding neighborhood character, and diminishing quality of life for long-term residents who abut these proposals. Even the rental cottages that were for low income are now being sold (if approved) as homes. It is crazy when you look around Dover and what has happened over the last 5 years. It's just too, too much.

Our roads are less than ideal, with no money to do full reclamation. Stormwater systems are already operating near capacity. Rapidly approving dense developments has already increased traffic congestion and maintenance issues. There have been lawsuits brought forth to abutting neighbors of increased density where none was allowed. Central Avenue during rush hour is getting worse and worse. There is so much traffic that the roads just can't support.

With the proposed redevelopment of Liberty Mutual, McIntosh College, more added to Pointe Place, and the huge development of the waterfront (and yet more restaurants added) and many other large buildings converting to housing, threaten the unique character and livability of our neighborhoods. Thoughtful planning should preserve green spaces, protect historic streetscapes, and ensure new buildings are compatible in scale and design with existing homes. You risk replacing the distinct, community-oriented feel of our neighborhoods with generic blocks sufficing for character.

Now I read this morning of Salmon Falls Pottery being converted to apartments. Which may become condos, of which no one can afford. The cost to renovate that building will be exorbitant, resulting in above market value - of which I guarantee. New homes are in the million dollar range and more. The ones on Oak Street with the amount of traffic going by them will only lose value in the future.

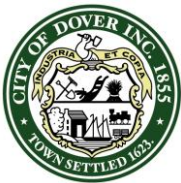
"Market-rate" construction leads to rising prices and unsustainable property taxes, which affect everyone - renters and homeowners alike. I urge the PB to require more industry to support employee hiring than building a bedroom community. Developers, even if not qualified (Cullen comes to mind) claim they are building affordable housing. \$650K for one half of a duplex is not affordable. And with proposed tax rates near \$20, the norm of \$12-18K annual taxes is not affordable for most. While they may be able to afford a longterm mortgage, the rest that comes with ownership is out of the realm for most. So they rent. Then the landlords raise the rents annually as much as they can to pay the high rate of property taxes. It may also start to impact the school system. While I do hear enrollment is down, it will most certainly go up with thousands of new housing units coming to fruition. Then there will be tax overrides. It never ends. I believe there is something like 5000 new apartments/condos/homes to be built. That is over the top.

I have not seen responsible planning when you approve most every thought to adding housing to side yards and nonconforming zoning areas. I urge you to prioritize what the City needs most. Menial jobs in restaurants is not the answer. All Dover has is restaurants and banks. There is nothing to buy downtown unless you want antiques and a small clothing shop. It was a huge loss to lose Liberty Mutual and I blame that on the rising property taxes in Dover. They cut back their workforce during Covid and went to Portsmouth for lower taxes.

Remember, what you approve today will last a hundred years or more. Please stick to the guidelines and regulations of planning and not overriding the rules that were put in place to protect green space in Dover. We are rapidly losing character and places to breathe. I couldn't be more disgruntled over the upper Sixth Street projects, along with the Liberty Mutual plans to create extremely dense housing. Most people use upper and lower Sixth Street to avoid Central Ave. The traffic is getting out of control.

Be very careful of what you approve. If you set a precedent, as you did on Sixth Street and also allowing side yards to squeeze in yet another home, you have yourselves to blame when they become empty and an eyesore in the future. You are also pushing out senior citizens out of Dover to more affordable and calmer towns. Portsmouth is definitely overdeveloping, also along with no industry. With few employee options, they will move closer to where jobs are abundant and housing is affordable (Somersworth and Rochester come to mind).

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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 26, 2026**
Meeting Time: **7:00 pm**

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

Members Not Present (excused): Tyler Allen (Alternate)

Staff Present: Donna Benton, Planning Director

G. Cruikshank (Chair) called the meeting to order at 7:00pm.

1. CITIZENS' FORUM

Citizens Forum Open

Zachary Zimish, 56 Back River Rd explained his property abuts a tiny home project at 54 Back River Rd and also shares a driveway. There is no screening or fencing between his property the project and he is concerned about that. He also asked about the occupancy rules – will they be sold off and owner occupied, rentals, short-term rentals, condos? Who will be maintaining the grounds- individual home owners?

He requested the project be continued until these questions can be answered.

Email: An abutter, who identified themselves as living at the subject property at Uncommon Dr, expressed concern that the proposed sale prices would make the homes unaffordable for current residents, and could lead to displacement. They argued for preventing the sale option or requiring affordability protections.

Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- May 12, 2026 Regular Meeting Minutes

Motion: T. Clark moved to approve the regular meeting minutes of May 12, 2026 as submitted. Seconded by: D. Dunn. Vote: U/A

3. OLD BUSINESS

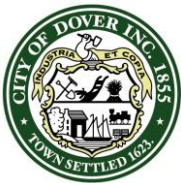
- A. Public Hearing related to compliance with applicable regulations and conditions of approval for Minor Subdivision for Fergus & Jennifer Cullen, Assessor's Map B, Lot 4-F, zoned R-40, located at 566 Sixth Street. *(SUBM-2024-0005) *[This item was continued from the May 12, 2026 Planning Board Meeting]*

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

D. Benton explained that since the last regular meeting, and the Board's motion that the applicant use a NH licensed landscape architect to provide feedback on the situation and a restoration plan that would best restore the buffer, the applicant has submitted a memo with photos from Scott Strynar, a Landscape Architect registered in New Hampshire, on May 22nd, 2026.

After onsite review, Mr. Strynar provided the following recommendations:

- Attempt 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 trees 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;



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- And 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.

Fergus Cullen, 152 Boxwood Ln., owner of the subject property, represented the project and explained the steps he has taken over the last few weeks at the board's request.

Public hearing re-opened.

Rory Wilkie, 568 Sixth St addressed the restoration plan proposed noting the plan does not certify that the trees listed to be planted will restore the no-cut buffer or remove the materials added into the area. The plan does not meet the intent, spirit or literal text of Mr. Clark's motion from May 12th.

He requested the board reject this submission, request a full restoration and rebuild plan and withhold the certificate of occupancy until the restoration is completed.

Caitlin Wilkie, 568 Sixth St noted the intent is not met and in fact, another live tree has been recommended to be cut down for ease of driveway placement. Fill and material introduced into the buffer zone has been ignored and not addressed in the plan submitted. How will this be removed and restored? She asked the board to request an amended proposal focused on a full restoration, not just a replacement of the trees taken.

Public hearing closed.

Mr. Cullen addressed comments and questions from the board relating to the fill/ construction materials on site and replacement tree details.

Board comments and discussion:

R. Robison reviewed the motion from last meeting and compared it to the restoration plan received and agreed the plan includes everything the board was asking for.

D. Dunn noted the plan seems less substantial than what the board was looking for, noting that no soil concerns were addressed.

D. Glennon noted the tree replacement recommendation seems appropriate and the soil/ infill should be addressed by the board by withholding the certificate of occupancy until restored.

D. Benton clarified for board members that drainage is inspected as part of the process to be sure no runoff leaves the property in an unauthorized way. She also clarified information about fines for these violations when asked.

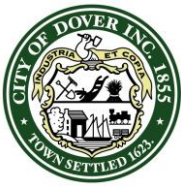
K. Pimental confirmed with the applicant that the tree recommendations are available to be sourced.

He agrees the plan provided covers what the board asked for.

G. DeBoer agreed.

Mr. Cullen asked about the dead trees and also the other tree that he intends to save, but is unsure if he can. He posed removing the dead trees without having to replace in kind, and replacing the other tree in kind if he has to remove it. He asked for permission for these actions.

There is an additional tree outside the buffer the plan recommends removing and Mr. Cullen asked the board for clarification that he does not have to replace that tree.



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K. Pimental answered the questions posed noting the one outside the buffer should not need to be replaced, the dead trees would not need to be replaced, the tree on the buffer line that may stay or need to be come down later would need input from the board.

Discussion ensued with the applicant clarifying details of the tree on the buffer line and why it might need to come down due to the driveway positioning. He is agreeable to planting six trees now therefore if that tree comes down later, its replacement is already covered.

K. Mavrogeorge asked about the maintenance and growth plan for the 30-foot buffer.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board make findings regarding the applicant's compliance with the approved TDR subdivision plan and applicable zoning regulations, based on the original and supplemental materials, and determine if the subdivision can be considered in compliance if the submitted recommendations of Mr. Strynar are followed this spring.

Motion: D. Glennon moved to approve the proposal to remove three dead trees, implement the restoration plan as presented (plant 5 trees as listed), and plant an additional (6th) tree as surety in case the buffer-line/ driveway tree can't be saved. The applicant must speak with the City Arborist/ tree warden prior to removing that tree to confirm it should be removed. Additionally, the infill should be removed and the area loam and seeded prior to issuance of the certificate of occupancy. If the applicant takes all of these actions, the subdivision can be considered in compliance. Seconded by: G. DeBoer. Vote: U/A

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)

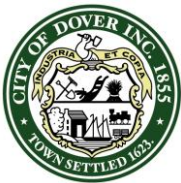
D. Benton explained that the Applicant is proposing repairs to the existing single-family home, including foundation and bulkhead work, and site regrading in the identified area to address drainage concerns.

The project would result in about 575 square feet of temporary impacts and 950 square feet of permanent impacts within the Conservation District, as the work is within 50 feet of Berry Brook.

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

Aiden Ahern, owner represented the application and clarified the Conservation Commission gave a recommendation, not a condition. He explained the request to excavate the foundation due to water coming in. He is a mason and will be doing the work himself. He explained the remaining plans to redo and correct the bulkhead, add a patio and correct some grading issues in the yard.

He answered questions from the board related to foundation material, age of home, erosion control for the brook and impacts proposed.



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

Public hearing opened.

No one spoke

Public hearing closed.

STAFF RECOMMENDATION – Conditional Use Permit, Conservation District

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

Planning Staff feel that the applicant considered and met all of the criteria as specified in §170.27.C per their narrative. The proposed repair work stays within the existing footprint and is intended to address water infiltration and stabilization of the structure. The applicant is also proposing drainage improvements through regrading to reduce ponding and direct runoff away from the home.

Temporary erosion and sedimentation controls will be installed and maintained during construction, no state or federal permits are required for the work, and Conservation Commission endorsement was received with a recommendation of incorporating native plantings.

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

Subsequent Condition of Conditional Use Permit:

1. Incorporate location appropriate native plantings within the buffer area of Berry Brook. Add placards indicating conservation district buffer within +/- 10' and let it

The board discussed the conservation district buffer in proximity to waterways, community services inspections of erosion control on project locations and the best language for the condition relating to vegetation. The board discussed clearer language that captures the intent of the condition to create a natural wetlands buffer at the edge of the stream.

The board discussed options with the applicant for how to best improve/ create a buffer to the stream on his property.

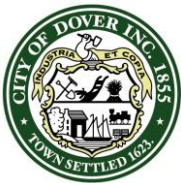
Revised Condition:

Subsequent Condition of Conditional Use Permit:

1. Add placards indicating conservation district buffer within +/- 10' indicating no use or disturbance permitted and use a wetland seed mix within 5' of Berry Brook.

Motion: T. Clark moved to approve the Conditional Use Permit with the subsequent condition as revised tonight. Seconded by D. Dunn. Vote: U/A

- 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)



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D. Benton explained that 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 Planning Board conditionally approved a TDR application in December 2020, for the purchase of two additional residential units on site, with conditions to be met before plan signing. A 90-day extension to meet conditions was granted, extending the deadline to June 13, 2021. Because the conditions were not met and no further extension was requested before that time, the approval expired.

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

Dan Sheehan, owner, represented the application and explained the request to take down a barn and build four units which will add to the existing 4-unit building. He addressed parking and Berry Brook seeding and placards.

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

Public hearing opened.

Suzanne Peterson, 24 Maple St, noted the existing condition of the barn is terrible and it needs to be demolished. She expressed concerns about the new construction plans including issues with boundary lines, proposed parking, Berry Brook buffer impacts, drainage and erosion if the drive isn't paved, snow storage, and property ownership status with NH Secretary of State.

Email received from Rodney Grimsley and Suzanne Petersen at 24 Maple St., noted they support the removal of the existing barn but raised concerns about the property boundary shown on the plan, including potential encroachments. They also object to the proposed parking layout, potential impacts to Berry Brook, stormwater runoff issues, and requested snow storage be shown and NHDES Green SnowPro certified snow removal be required.

Public hearing closed.

The applicant addressed public comment:

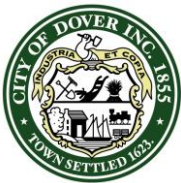
- Standing with the NH Secretary of State
- Hasn't received survey yet
- Will use a certified plow company
- Believes there is ample parking
- Berry Brook
- Management Company will manage the property

The staff and board discussed the staff comments and that two units only rather than four is the recommendation.

K. Pimental, T. Clark, G. Cruikshank and D. Glennon agreed that no more than two additional units should be permitted.

Multiple board members expressed concern about the added parking needed for four additional units over impacting the property and the Brook.

The board members discussed at length their thoughts on how many TDR units should or shouldn't be approved and why.



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Meeting Time: **7:00 pm**

STAFF RECOMMENDATION – Transfer of Development Rights

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

Staff finds the proposal consistent with Master Plan goals by redeveloping in an already developed area and accurately reflects the mixed-use, varied-density context of the Maple Street neighborhood. However, the proposed eight units would result in a significantly higher density than surrounding properties, so staff favors a smaller increase, such as two additional units, to better match neighborhood patterns. The site meets zoning requirements and has access to municipal services, but future design changes must consider setbacks and potential impacts to the nearby Berry Brook, particularly within its 50-foot buffer.

For these reasons, staff recommends a reduction in the proposal to two units; however, 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 in the area.

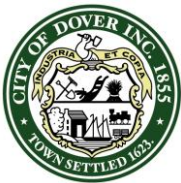
The Planning Department recommends the Planning Board make findings, and vote to grant the TDR request for up to two units with the following subsequent conditions:

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 conservation district, 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.
4. This density endorsement may be reduced by the Planning Board after reviewing the engineered site plan.

Motion: T. Clark moved to approve the Transfer of Development Rights for up to 2 units with the subsequent conditions set by staff. Seconded by D. Dunn. Vote: U/A

- 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)



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 26, 2026**
Meeting Time: **7:00 pm**

D. Benton explained that the Applicant is proposing an amendment to the original approval language on the Site Plan and recorded 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 Fair Market Rental rates.

The provided 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.

Board members were provided background information in the staff memo on the original approval and the current request.

At this time, staff would recommend 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 in the staff memo, and continue the item to a future meeting for further consideration.

John Randolph, owner, represented the application and explained the request to amend the approvals to allow the sale of up to 18 units of the project. He noted he would continue to maintain and manage the entire property and the units for sale would be offered first to the current tenants.

He addressed concerns from tenants and abutters noting short term rentals would not be permitted after the sale of a unit and he and his staff would continue to be on site as they are now.

He is still working through the financial formulas and restrictions to determine sale prices. He explained HUD rate increases since the start of the project and other increased costs such as interest rates and taxes.

He believes home ownership will be great for the community. With HUD rental rates increasing, it will price some of the tenants out, but if they can lock in as soon as possible, it will be beneficial for them.

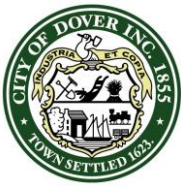
He addressed comments and questions from the board:

- Fencing, property lines with abutter who spoke earlier
- Which units are intended for sale
- HOA fees for the condo units
- Short term, long term rental options
- Various plans and intent of the owner for the units and property at large
- Rates, monthly payments for the home-owners – not to be higher than HUD rate
 - NH Housing Finance Authority recommended \$258,000
 - Owner looking at selling for \$240,000
 - 30-year mortgage at a fixed payment outside of tax increase
- Parking

The board agreed they want to see the intents of the owner and the HOA docs which should include rules about future improvements to the homes by homeowners, what exactly is included in the sale, allowable use or changes to the land or exterior of the homes, sale-resale terms and assessments.

Motion: T. Clark moved to continue the item to June 23 at 7pm in this room. Seconded by: D. Dunn.

Vote: U/A



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 26, 2026**
Meeting Time: **7:00 pm**

5. STAFF COMMENT

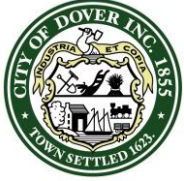
- Previous TRCs:
 - On May 21st: Site Plan proposal to construct a third floor at 12 Lincoln St. and add eight residential units.
- Upcoming TRCs:
 - On May 28th: Site Plan amendment proposal for parking layout changes to the approved light industrial project at 180 Crosby Rd.
 - On May 28th: Site Plan proposal for two duplexes and parking area at 96 Broadway.

6. MEMBER COMMENTS

- Planning Board Chair signed the following:
 - Development Agreement for Conditional Use Permits approved for a four-unit townhouse at 24 Winter St.
- Member comments
 - K. Mavrogeorge
 - Revisions to the TDR ordinance
 - Status update provided by D. Benton, draft language to be presented to the board potentially in June
 - Status update provided by D. Glennon
 - K. Pimental
 - Data center in Nottingham – meeting tomorrow

7. ADJOURNMENT

Motion: G. DeBoer moved to adjourn at 9:48 pm. Seconded by D. Glennon. Vote: U/A



CITY OF DOVER

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

Application Type: Site Review
Applicant(s): 85 Industrial Park II, LLC
Owner(s): 85 Industrial Park II, LLC
Location: 85 Industrial Park Rd. (Assessor's Map G, Lot 3-B)
Meeting Date: June 9, 2026

INTENT: Proposal is for exterior building renovations and site improvements including stormwater treatment and access reconstruction.

AGENDA ITEM #: 4-A

FILE: SITE-2026-0004

LOTS/UNITS PROPOSED: No change.

APPLICANT/OWNER: 85 Industrial Park II, LLC

LOCATION: 85 Industrial Park Rd.
(Assessor's Map G, Lot 3-B)

ACREAGE: ±25.05 acres

ZONING DISTRICT: Commercial
Manufacturing (CM)

EXISTING/PROPOSED USE: Industrial
(no change)

SURROUNDING USE: Industrial,
Commercial

ZBA ACTION: None.

WAIVERS REQUESTED: Relief requested from [§153-13A\(19\)](#), required traffic impact assessment, [§153-13A\(17\)](#), required streetscape rendering, and [§153-14E\(1\)\(b\)](#), required outdoor lighting plan.

PERMITS REQUIRED: None.

TECHNICAL REVIEW COMMITTEE:
Reviewed on May 14, 2026.

CONSERVATION COMMISSION:
N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Site Plan and Application Materials.

Summary of Request and Background

The applicant is proposing exterior renovations to the existing industrial building along with site improvements at 85 Industrial Park Rd.

Exterior renovations are proposed to the northern side of the building and proposed improvements include reconstruction of truck access and loading, stormwater improvements, and improved pedestrian access to a new tenant entryway.

Three waivers from Chapter 153 are being proposed as part of this project related to the requirements for a traffic impact assessment, streetscape rendering, and outdoor lighting plan.

The Technical Review Committee reviewed the application at their May 14, 2026 meeting. Part of the TRC discussion and review focused on stormwater management in the area of Industrial Park Road, culvert maintenance on site, and accessibility for the proposed parking and pedestrian areas. (*minutes attached*)

Summary of Waiver Requests:

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

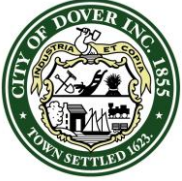
1. [§153-13A\(19\)](#), relief requested from required traffic impact assessment;
2. [§153-13A\(17\)](#), relief requested from required streetscape rendering; and
3. [§153-14E\(1\)\(b\)](#), relief requested from required outdoor lighting plan.

Consistency with Land Use Regulations –Waivers/Relief

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

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

Planning Staff believes the applicant's rationale for the requested waivers meets criterion (1), and granting such relief is not contrary to the spirit or intent of the ordinance. The applicant has requested relief from the above listed sections of Chapter 153 because there are no changes being proposed to existing conditions in these areas. There is no change to the use of the site or building and no changes in traffic are expected, the streetscape is not being altered as part of this project, and there are no changes to outdoor lighting, outside of proposed bollards for pedestrians, as shown on the plan set.



CITY OF DOVER

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

Application Type: Site Review
Applicant(s): 85 Industrial Park II, LLC
Owner(s): 85 Industrial Park II, LLC
Location: 85 Industrial Park Rd. (Assessor's Map G, Lot 3-B)
Meeting Date: June 9, 2026

STAFF RECOMMENDATION - Waivers/Relief:

The Planning Department recommends that the Planning Board open the public hearing, 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 waivers:
§153-13A(19), relief approved from required traffic impact assessment;
§153-13A(17), relief approved from required streetscape rendering;
§153-14E(1)(b), relief approved from required outdoor lighting plan.

Consistency with Land Use Regulations – Site Plan

§153-13 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board makes the necessary and supporting findings of fact, and vote to approve the site plan with the following subsequent conditions:

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
 - 1.1. Permit File #SITE-2026-0004;
 - 1.2. Owner's signatures;
 - 1.3. Professional stamps and signatures;
2. Provide letter certifying that building roof drains are not connected to city sewer.

Subsequent Conditions to Be Met Prior to Construction:

3. A pre-construction meeting may need to be held with City staff if determined by the City Engineer;
4. 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;

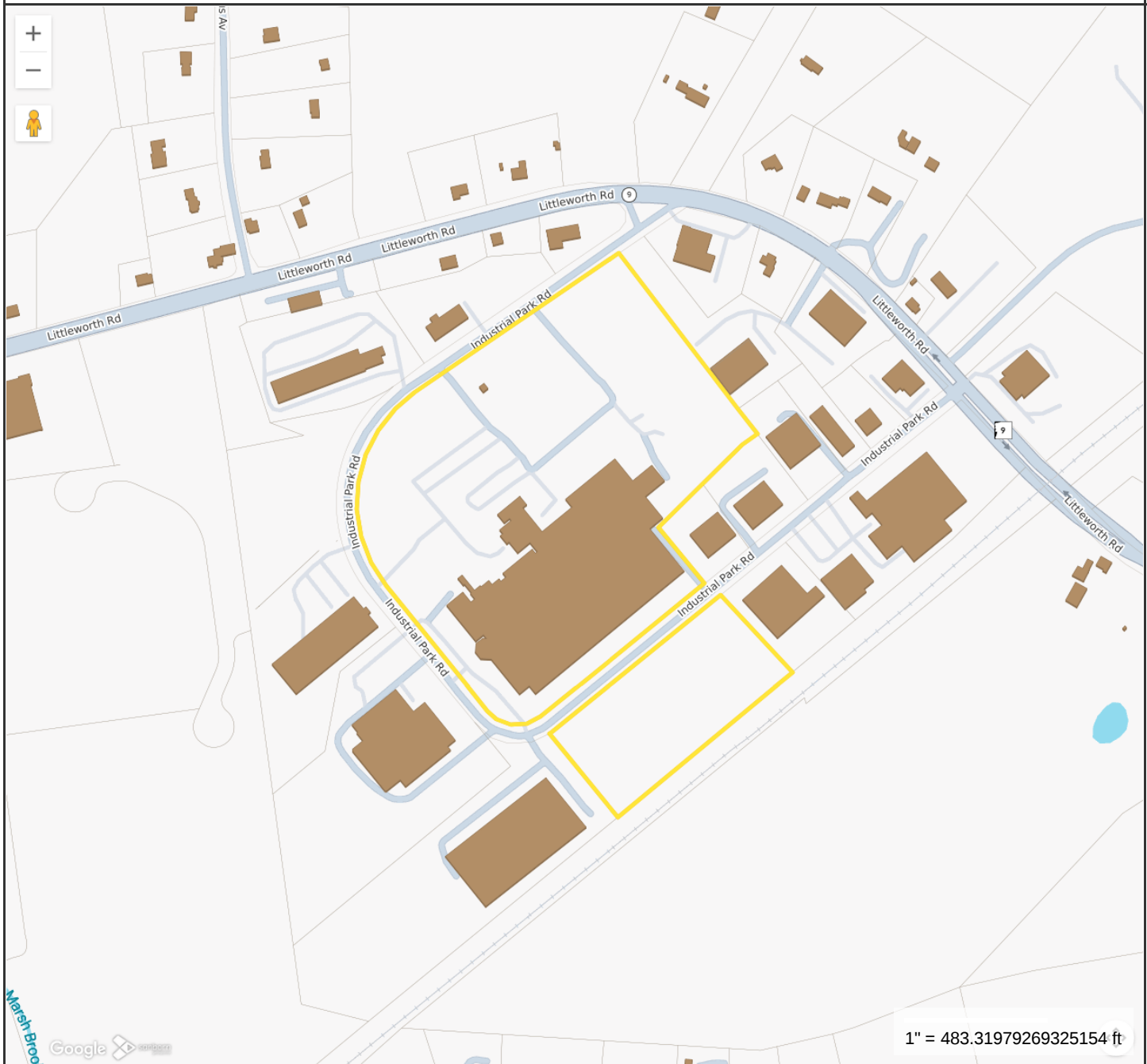
Subsequent Condition to Be Met Prior to Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

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

SITE-2026-0004 85 INDUSTRIAL PARK ROAD

**Property Information**

Location 85 INDUSTRIAL PARK RD
Owner 85 INDUSTRIAL PARK II LLC
Land Use 400C
Zoning Code CM
Property Id G0003-B00000

**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 06/2026
Data updated Daily

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



PLAN SNAPSHOT REPORT SITE-2026-0004 FOR CITY OF DOVER, N.H.

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

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

App Date: 04/22/2026
Exp Date: 06/26/2026
Completed: NOT COMPLETED
Approval Expire Date:

Description: The project consists of exterior renovations to a portion of the existing building along its north side, with associated site improvements including reconstruction of truck access and loading, stormwater improvements, and pedestrian access to a new potential tenant entry point. Proposed work is to take place within pre-disturbed areas and will result in a net reduction of approximately 4,150 square feet of impervious surfaces. Stormwater treatment measures will be proposed to provide stormwater treatment for all redeveloped impervious surfaces which do not receive treatment in the existing condition.

Parcel: G0003-B00000	Main	Address: 85 Industrial Park Rd 1230 Dover, NH	Main	Zone: CM(Non-Residential - Commercial Manuf.
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Applicant Benjamin Curcio 177 Corporate Drive Portsmouth, NH 03801 Business: (603) 294-9236	Engineer Benjamin Curcio 177 Corporate Drive Portsmouth, NH 03801 Business: (603) 294-9236	Applicant Tiltus Cramer 210 Commerce Way, Suite 300 Portsmouth, NH 03801 Business: (603) 559-9623 Mobile: (603) 219-3360	Engineer Neil Hansen Home: (603) 769-9471
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Plan Custom Fields

Total2	0	Total3	0	Total	0
Total5	0	Total4	0	Total6	0
Total7	0	Total9	0	Total8	0
Street Classification	Municipal	Recording Number		Net Change in # Parking ⁰ Spaces (+/-)	
Type				Deed Book	2390
Water Service	Municipal	Sewer Service	Municipal	Total SQFT	1.09118e+006
Total Acres (GIS)	25.05	Deed Page	453	Area of Parcel to be Developed (SQFT)	52000
Deed Date		Proposed Property Use	Commercial/Industrial	Type of Building to be Built	Existing
Number of Parking Spaces Existing	200	Number of Parking Spaces Proposed	200	Is there an existing Conservation Easement?	No
Estimated Construction Value	0.00	Refuse Removal	Private	TotalImpactFeeSDTOD	0.00
Existing Conservation Easement Details		Total of Impact Fees to be Assessed	0.00	TotalImpactFee23FTOD	0.00
Sub Total Residential	0.00	TotalImpactFeeTHTOD	0.00	TotalImpactFeeADUTO	0.00
TotalImpactFeeA4TOD	0.00	TotalImpactFeeMHTOD	0.00	D	
TotalImpactFeeAONRT	0.00	TotalImpactFeeAR55TC	0.00	TotalImpactFeeAR62TC	0.00
OD		D		D	
TotalImpactFeeRIRCTO	0.00	Sub Total	0.00	TotalImpactFeeOCSTO	0.00
D		Non-Residential		D	
TotalImpactFeeITWCTO	0.00	TotalImpactFeeNHALT	0.00	TotalImpactFeeOIUTOD	0.00
D		D			
TotalImpactFeeAFAOT	0.00				
OD					

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Benjamin_Curcio_4/22/2026.j pg	04/22/2026 12:57	Curcio, Benjamin		Uploaded via CSS
2026.05.14_PlanningTechnicalReviewC ommittee.Agenda.pdf	04/29/2026 14:00	Blonigen, Rachel		TRC Agenda

PLAN SNAPSHOT REPORT (SITE-2026-0004)

May 14_ 2026 Draft TRC Minutes - 85 05/18/2026 10:12 Blonigen, Rachel
Industrial Park.msg

Draft TRC Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001267	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-2026001267		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	05/14/2026	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Approved	04/29/2026	05/27/2026	05/20/2026	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Approved	04/29/2026	05/27/2026	05/13/2026

Comments: Project seems to be a significant improvement to the existing concrete and outdoor staging area. No comments.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	Approved	04/29/2026	05/27/2026	05/20/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Approved	04/29/2026	05/27/2026	05/20/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	04/29/2026	05/27/2026	05/20/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Approved	04/29/2026	05/27/2026	05/20/2026

Comments: 1) Design and final accessible certification shall comply with the requirements of RSA 155-A:5
2) Indicate if the newly constructed walkways are for public entrances and if the pedestrian route is for individual or multiple occupancies

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	Approved	04/29/2026	05/27/2026	05/20/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/22/2026 16:56	
Confirm application complete v.1	Generic Action		04/22/2026 16:56
Technical Review Committee Meeting Agenda v.1	Task	04/22/2026 16:56	04/29/2026 10:51
Land Use Plan Technical Review v.1	Receive Submittal	04/29/2026 0:00	05/20/2026 12:17
Technical Review Committee Meeting v.1	Hold Meeting	04/29/2026 10:57	05/20/2026 12:16
Planning Board v.1		05/20/2026 12:18	
Planning Board Agenda v.1	Task	05/20/2026 12:18	
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		

PLAN SNAPSHOT REPORT (SITE-2026-0004)

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: 85 Industrial Park II, LLC Telephone # 603-430-4000

Address of Applicant: 210 Commerce Way, Suite 300

E-Mail Address: _____

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 85 Industrial Park Road

Assessor's Map # G-3 Lot(s) # B-0

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

Size of Parcel: _____ sq. ft. 25.05 ac. Property Deed: Book 2390 Page: 453

Existing Use of Property: Industrial

SITE PLAN INFORMATION

Describe Proposed Use: Industrial

Area of Parcel to be Developed: +/-52,000 sf (redevelopment) sq. ft.

If Multi-family Residential: Number of Units _____ & Buildings Proposed _____

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

Number of Parking Spaces: Existing no change Proposed _____

Highway Access (check where applicable): ☒ City Street _____ State Highway _____

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint +/-288,000 sf sq. ft.

Front Yard no change ft.

Total Building Area +/-287,000 sf sq. ft.

Rear Yard no change ft.

Paved Area +/-335,000 sf sq. ft.

Side Yard: Right N/A ft. Left N/A ft.

City Water? ☒ Yes ☐ No How far is city water from the property? On lot

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? On lot

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: Building footprint reduction, facade renovation, fitup

Height of Building: 15-16 ft (unchanged) Finished Floor Elevation: 113.2' (unchanged)

Number of Seats (where applicable) _____

Estimated value of construction: +/- \$1.0M Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: 153-13A (19) - Traffic Impact Analysis
153-13A (17) - Streetscape Rendering
153-13E (1)(b) - Outdoor Lighting Plan

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

153-13A (19) The project does not propose to change the current land use and results in a reduction in the gross floor area of the existing building. Therefore, the project is not anticipated to have a noticeable impact on surrounding traffic patterns. A waiver from this requirement is respectfully requested.

153-13A (17) The streetscape is not proposed to be adjusted as part of this project. Given the lack of change, a streetscape rendering has not been provided, and a waiver from the requirement is respectfully requested.

153-13E (1)(b) Existing lighting within the limits of work is limited to an overhead fixture mounted on a utility pole at the drive entry, which will remain unchanged. Proposed site lighting is intended to be supplemental in nature and consists of pedestrian-scale bollard lighting along the stairway and western parking area, together with wall-mounted fixtures along the revised building façade. Given the limited scope and supplemental character of the proposed lighting improvements, a detailed photometric/lighting plan is not included as part of this application, and a waiver from this submission requirement is respectfully requested.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) GPI, Inc.

Address 44 Stiles Road, Salem, NH Telephone #: 603.374.7899

Professional License #: _____ E-mail address: acamm@gpinet.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Patrick Crimmins, Tighe & Bond

Address 177 Corporate Drive, Portsmouth, NH 03801 Telephone #: (603) 433-8818

Professional License #: PE No. 12378 E-mail address: PMCrimmins@tighebond.com

ARCHITECT INFORMATION

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

Address 1359 Hooksett Rd Suite 16, Hooksett, NH 03106 Telephone #: (603) 518-2152

Professional License #: _____ E-mail address: mwirth@proconinc.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) Ralph Gordon Leedy, Tighe & Bond

Address 177 Corporate Drive, Portsmouth, NH 03801 Telephone #: (603) 433-8818

Professional License #: LLA #007 E-mail address: _____

SOIL SCIENTIST INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: City of Dover Telephone # (603) 516-6000

Address Easement Holder: 288 Central Ave, Dover, NH 03820

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.

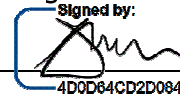
Signature of Property Owner:  Date: 4/20/2026

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

Signature of Agent: _____ Date: _____

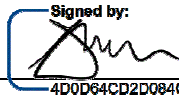
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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: 4/20/2026

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: 4/20/2026

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: 4/20/2026

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

***CITY OF DOVER SITE REVIEW
LIST OF ABUTTERS***

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
Map G	3-B-0	85 Industrial Park II LLC	210 Commerce Way, Suite 300, Portsmouth, NH

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Alex Camm	GPI	
Patrick Crimmins	Tighe & Bond	177 Corporate Drive, Portsmouth, NH 03801
Matt Wirth	Procon	1359 Hooksett Rd Suite 16, Hooksett, NH 03106

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
Map E	27-B-1	City of Dover	288 Central Ave, Dover, NH 03820

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

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

SUBTOTAL PLAN REVIEW FEE = \$ _____

AND

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

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

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

SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

This site plan review checklist, as required by Chapter 153-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: 85 Industrial Park II LLC File Number: _____

PROJECT TITLE: Proposed Truck Court Renovations

PROPERTY LOCATION: 85 Industrial Park Road Tax Map: G Lot: 3-B-0

	Where/How Provided	Reviewed
1. Completed and signed Application form	✓	
2. Plan Review Fees are provided	✓	
3. Electronic copy of the engineered/surveyed plan layout	✓	
4. Electronic copy of supplementary materials and application	✓	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	N/A - Waiver	
6. Waiver requests to the Site Plan Review Regulations, with written justification	✓	
7. Conditional Use Permit applications	✓	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	N/A	
9. A colored architectural plan showing all sides of buildings	✓	
10. Folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	✓	
Location map at appropriate scale	✓	
Proposed Project name and title and Planning File #	✓	
Date, north arrow and scale	✓	
Names of all abutting property owners	✓	
Name and address of owners and/or applicants	✓	
Signature & stamp of NH licensed land surveyor and/or engineer	✓	
Zoning District boundaries, including any special or overlay districts	✓	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	✓	
Location and widths of existing & proposed easements & right of ways	✓	
Location and width of existing and proposed access/egress ways	✓	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	✓	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	✓	
Existing and proposed topographic information at two foot intervals	✓	
Existing and proposed buildings and structure locations	✓	
Minimum building setbacks or build to lines on all lots	✓	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	✓	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	✓	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed stormwater lines and facilities	✓	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	✓	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	✓	
Existing natural features and/or significant vegetation on property	✓	
Depict existing contours up to 100 ft. beyond project limits	✓	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	✓	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	✓	
Location, material and size of existing and proposed pavement area	✓	
Location of proposed fire lanes	N/A	
Specify finished floor elevations of buildings	✓	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	✓	
Depict all service, storage, loading bays and utility areas	✓	
All applicable Dover Common Site Plan notes	✓	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	✓	
Stormwater Management System Operation and Maintenance Plan	✓	
Letter to Serve from Public and Private Utilities	N/A	
Erosion and Sedimentation Control Plan	✓	
Landscape Operation and Maintenance Plan	✓	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	✓	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____

CITY OF DOVER PLANNING DEPARTMENT
Revised November 28, 2022

APPLICANT: _____ FILE NUMBER: _____

List of Common Site Plan Notes

The following list of commonly required notes is intended to be used as a guide to applicants and should not be construed as a comprehensive note requirement list for all projects. A preapplication conference with the Planning Department is suggested to help determine the actual notes that may be required.

1. The intent of this plan is to *(describe the purpose of the plan)*.
2. Owners of Record are: Name
Street address
Municipality, State, Zip Code

Authorized Signature
3. The parcel(s) is *(are)* shown as Lot No. _____, Map _____ of the City of Dover Tax Assessor's Maps.
4. The subject parcel(s) contains _____ acres or _____ sq. ft. area of land.
5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. _____, Page No. _____.
6. Reference Plans: *(List all reference plans and their SCRD #)*
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note.
8. Current zoning dimensional and density requirements in effect are as follows:

Required:

Provided:

- a. Zoning district _____ sub-district _____
- b. Minimum lot size: _____ acres (sq. ft.)
- c. Minimum lot frontage: _____ ft.
- d. Minimum yard setbacks/build-to-lines:
Front _____ ft.
Side _____ ft.
Rear _____ ft.
Abut-a-street _____ ft.
- e. Maximum/minimum lot coverage _____ %
- f. Minimum/maximum bldg. height _____ ft./stories

This property falls within the following zoning overlay districts: *(List districts)*

9. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the proposed use or structure, including the case number and date of decision and any conditions.
10. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from _____ Plan, prepared by (surveyor))*.
11. Subject parcel is *(is not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
12. Wetlands were delineated by _____, Certified Wetlands Scientist, Certification Number _____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on _____, 20____.
13. 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.
14. The installation of electric power, cable television and telephone lines shall be underground throughout the site for which development is proposed.
15. The subject parcel(s) is (are) served by municipal water and sewer *(or is served by on-site well and septic system)*.
16. 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.
17. All erosion control notes shall include provisions for construction sequencing, temporary erosion control measures, and permanent standards such as loam spread rate for disturbed areas, rates of lime, type and rates for fertilizer, and seed and mulch mixture with rates of application.
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 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 occurs.
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, Saturday and Sunday 9 AM-4 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 Planning Director.

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 (structure) is _____. (More specific uses are encouraged, such as single family, duplex, multi-family, restaurant, hotel, doctor's office, etc. Should more than one use be proposed, an indication of the percentage of each use is suggested.)
25. The following federal and state permits have been issued for the subject property: (*List permit type, number and date of issuance.*)
26. Commercial vehicle route during construction shall conform to Dover City Code or be coordinated with the Community Services Director.
27. Any retaining wall taller than four feet (4') requires issuance of a building permit from Inspection Services.
28. Any fence taller than seven feet (7') requires the issuance of a building permit from Inspection Services.
29. 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>
30. 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 it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting.
31. Fire department access road(s) shall be installed and maintained to support the imposed loads of fire apparatus in all weather conditions at all times.
32. The maximum parking space calculation is _____ (broken down) and _____ spaces are provided.
33. Exterior lighting shall be cut-off type fixtures per Chapter 153-14-E and shall provide lighting directed on-site only.
34. Topographic survey performed by _____ on (*dates*).
35. Elevations are based on U.S.G.S. NVD 1988 datum. (**or** Elevations depicted are based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).
36. A security system shall be installed as required by Chapter 45, Article I, section 45-2 of the Code of the City of Dover. (*If a business establishment or multi-family dwelling contained in a new, altered or repaired structure*)
37. Approved backflow preventers shall be provided for both fire and domestic water lines.

- 38. The (*existing or proposed*) structure shall be served by a sprinkler system as required by Chapter 81- 30 of the Code of the City of Dover and the adopted State of NH Building and Fire Codes.
- 39. Sprinkler connections must be flushed in accordance with NFPA 24 and a Contractor’s Material and Test Certificate for Underground Piping form must be completed and approved by Inspection Services prior to connection of the backflow device.
- 40. Fire department connection(s) shall be located on the street side of the building per NFPA 13. Access to the FDC shall maintain a clear and unobstructed path at all times.
- 41. 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.

REMARKS:

Letter of Authorization
85 Industrial Park Road, Dover, NH
Map/Lot G-3-B-0

The undersigned owner and applicant of the above-referenced property hereby authorize representatives of Tighe & Bond, Inc. to represent their interests, and to submit any and all materials related thereto on their behalf for any local and state permitting applications solely in connection with the truck court redevelopment project thereof.

85 Industrial Park II, LLC

By:  _____
400064002B00405...

Name: Michael Kane

Title: Manager

Date: 4/22/2026

K0076-070
May 19, 2026

Donna Benton, AICP
Director of Planning and Community Development
City of Dover Planning and Community Development
288 Central Avenue
Dover, New Hampshire 03820

**Re: Site Review Application | Proposed Truck Court Redevelopment
85 Industrial Park Road, Dover, NH**

Dear Donna:

On behalf of 85 Industrial Drive II, LLC, we are pleased to submit the following information to the Planning Board in support of a request for a Site Review Permit Application for the above-referenced project:

- Seven (7) copies of Site Review Application documents;
 - Cover Letter
 - TRC Response to Comments
 - Site Review Application
 - Architectural and Site Renderings
 - Owner Authorization
- One (1) full -sized (22"x34") copy of the Site Plan Set, dated May 19, 2026;
- Six (6) full-sized (11"x17") copies of the Site Plan Set, dated May 19, 2026;
- One (1) copy of the Drainage Analysis, dated April 14, 2026;
- One (1) copy of the Long-Term Operation and Maintenance Manual, dated April 14, 2026.

The proposed project is located at 85 Industrial Park Road in Dover, NH, on a parcel identified as Map G-3 Lot B-0 on the City of Dover tax maps. The project consists of exterior renovations to a portion of the existing building along its north side, with associated site improvements including reconstruction of truck access and loading, stormwater improvements, and pedestrian access to a new potential tenant entry point. Proposed work is to take place within pre-disturbed areas and will result in a net reduction of approximately 4,150 square feet of impervious surfaces. Stormwater treatment measures will be proposed to provide stormwater treatment for all redeveloped impervious surfaces which do not receive treatment in the existing condition.

The Applicant is seeking three (3) waivers from the City of Dover Site Review Regulations. The waivers are listed below along with a justification for the request:

- Section 153-13A(19), Traffic Impact Analysis and Assessment
 - The project does not propose to change the current land use and results in a reduction in the gross floor area of the existing building. Therefore, the project is not anticipated to have a noticeable impact on surrounding traffic patterns. A waiver from this requirement is respectfully requested.

- Section 153-13A(17), Streetscape Rendering
 - The streetscape is not proposed to be adjusted as part of this project. Given the lack of change, a streetscape rendering has not been provided, and a waiver from the requirement is respectfully requested.
- Section 153-13E(1)(b), Outdoor Lighting Plan
 - Existing lighting within the limits of work is limited to an overhead fixture mounted on a utility pole at the drive entry, which will remain unchanged. Proposed site lighting is intended to be supplemental in nature and consists of pedestrian-scale bollard lighting along the stairway and western parking area, together with wall-mounted fixtures along the revised building façade. Given the limited scope and supplemental character of the proposed lighting improvements, a detailed photometric/lighting plan is not included as part of this application, and a waiver from this submission requirement is respectfully requested.

We respectfully request to be placed on the Planning Board meeting agenda for June 9, 2026. Please contact us by phone at (603) 433-8818 or by email at nahansen@tighebond.com if you have any questions or need any additional information.

Sincerely,

TIGHE & BOND, INC.



Patrick M. Crimmins, PE
VICE PRESIDENT



Neil Hansen, PE
PROJECT MANAGER

Copy: 85 Industrial Drive II, LLC (via email)

SITE-2026-0004

85 INDUSTRIAL PARK ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0031-000000	30 LITTLEWORTH RD	SOUSANE RUTH K &	QUINLAN NANCY K	30 LITTLEWORTH RD	DOVER	NH	03820
G0004-F00000	136 INDUSTRIAL PARK RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
G0004-B00000	35 INDUSTRIAL PARK RD	CAMH LLC		35 INDUSTRIAL PARK RD	DOVER	NH	03820
G0004-E00000	92 INDUSTRIAL PARK RD	92 INDUSTRIAL DRIVE LLC		PO BOX 118	DOVER	NH	03821
G0005-000000	LITTLEWORTH RD	BOSTON & MAINE RR	IRON HORSE PARK	500 WATER STREET J-910	JACKSONVILLE	FL	32202
G0003-C00000	44 INDUSTRIAL PARK RD	44 INDUSTRIAL DRIVE OWNER LLC		55 CAMBRIDGE ST	BURLINGTON	MA	01803
G0004-B00001	39 INDUSTRIAL PARK RD	BOND ENTERPRISES LLC		174 ESTES RD	ROCHESTER	NH	03867
G0004-G00001	38 LITTLEWORTH RD	38 LITTLEWORTH ROAD CONDOMINIUM	C/O RIS HOLDING COMPANY LLC	1 FLORENCE ST	DOVER	NH	03820
G0004-C00001	29 INDUSTRIAL PARK RD	R&R BERNSTEIN HOLDING LLC		29 INDUSTRIAL PARK RD	DOVER	NH	03820
G0004-F00001	42 LITTLEWORTH RD	42 LITTLEWORTH LLC		42 CHURCH ST	BARRINGTON	NH	03825
G0004-G00000	165 INDUSTRIAL PARK RD	LITTLEWORTH/INDUSTRIAL PARK PROPERTIES L		PO BOX 118	DOVER	NH	03821-0118
G0004-D00000	120 INDUSTRIAL PARK RD	GLOBAL INVENTORY MANAGEMENT LLC		120 INDUSTRIAL PARK RD	DOVER	NH	03820
G0004-G01001	38 LITTLEWORTH RD	RIS HOLDING COMPANY LLC		1 FLORENCE ST	DOVER	NH	03820
G0003-A00101	74 INDUSTRIAL PARK RD	74 IP LLC		152 E 22ND ST APT 5E	NEW YORK	NY	10010-6348
G0004-G01002	38 LITTLEWORTH RD	RIS HOLDING COMPANY LLC		1 FLORENCE ST	DOVER	NH	03820
G0003-A00100	80 INDUSTRIAL PARK RD	RECON REALTY LLC		80 INDUSTRIAL PARK DR	DOVER	NH	03820
G0004-001000	INDUSTRIAL PARK RD	MJLARE LLC		65 BUCKS HILL RD	DURHAM	NH	03824
G0004-C00000	7 INDUSTRIAL PARK RD	R & L REALTY LLC		7 INDUSTIRAL PARK DR	DOVER	NH	03820
G0003-B00000	85 INDUSTRIAL PARK RD	85 INDUSTRIAL PARK II LLC		210 COMMERCE DR STE 300	PORTSMOUTH	NH	03801
		GPI, INC	ALAN CAMM	44 STILES ROAD	SALEM	NH	03079
		TIGHE & BOND	PATRICK CUMMINS	177 CORPORATE DRIVE	PORTSMOUTH	NH	03801
		PROCON INC		1359 HOOKSET ROAD SUITE :	HOOKSETT	NH	03106



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0004

Application Type: Site Plan
Applicant(s): 85 Industrial Park II, LLC
Owner(s): 85 Industrial Park II, LLC
Location: 85 Industrial Park Rd. (Assessor's Map G, Lot 3-B)
Date: May 14, 2026

INTENT: Proposal is for exterior building renovations and site improvements including stormwater treatment and access reconstruction.

LOTS/UNITS PROPOSED: No change to existing.

AGENDA ITEM #: 1

ACREAGE: ±25.05 acres

ZONING DISTRICT: Commercial Manufacturing (CM)

EXISTING/PROPOSED LAND USE: Industrial (No change)

SURROUNDING LAND USE: Industrial, Commercial

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: Relief requested from [§153-13A\(19\)](#), required traffic impact assessment.

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Jim Maxfield, Inspection Services
Alex Mitrushi, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Erin Bassegio, City Planner
Abby Muirhead, Assistant City Planner
Bill Simons, Parking Manager
Benjamin Curcio, Tighe & Bond, Applicant
Titus Cramer, The Kane Company, Applicant

Approval of minutes from April 9, 2026:

J. Burdin moved to approve the April 9, 2026 minutes. Seconded by T. Clark. Vote: U/A.

PLAN REVIEW:

Planning:

- Owner/professional signatures on final plan set
- As proposed, waiver requests needed for streetscape rendering and lighting plan.
 - For lighting plan, verify any changes from existing lighting.

Engineering:

- Project location is on Sheet G-101 and shows the entire parcel. Please clarify the actual limit of disturbance on this plan or if this is an initial phase of a larger project.
- Please be aware that owners of neighboring parcels that are either under construction or in development have coordinated with the City to address drainage issues within Industrial Park Drive. Any future development beyond what is proposed would likely require onsite stormwater management and mitigation to resolve area drainage issues.
- City requests permission to access the culverts to record locations and maintain the culverts.
- What size trucks are planned to use the loading dock?
- Are loading docks existing?
- Are the loading docks/overhead doors intended for external loading or are they internal bays?
- ADA parking spaces are in close vicinity to truck turning radii.
- Provide signs for ADA spaces.
- Provide signage for people in need of ADA spaces.
- Applicant to certify building roof drains are not connected to city sewer.
- Drain details to not match latest city standard details.

Police:

- No comments.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0004

Application Type: Site Plan
Applicant(s): 85 Industrial Park II, LLC
Owner(s): 85 Industrial Park II, LLC
Location: 85 Industrial Park Rd. (Assessor's Map G, Lot 3-B)
Date: May 14, 2026

Inspection Services:

- Design and final accessible certification shall comply with the requirements of RSA 155-A:5.
- Indicate if the newly constructed walkways are for public entrances and if the pedestrian route is for individual or multiple occupancies.
 - Clarify accessible for walkways.

Fire Department:

- No comments.

Business Development:

- Project seems to be a significant improvement to the existing concrete and outdoor staging area. No comments.

Planning Board:

- Edit application to include building info and construction costs.

Next Steps: Revise plans per comments above and resubmit for Planning Board.

Meeting paused: 10:43 a.m.

85 INDUSTRIAL PARK ROAD - Site Plan Review - TRC COMMENT RESPONSE

Proposed Truck Court Redevelopment
Dover, New Hampshire
May 19, 2026

Prepared by: BKC
Project # K0076-0070

#	TRC Comment	Response	Corresponding Plan Sheet #
1	Owner/professional signatures on final plan set	Signatures have been provided on the plan set.	Cover Sheet/G-101
2	As proposed, waiver requests needed for streetscape rendering and lighting plan. For lighting plan, verify any changes from existing lighting.	Waiver requests for streetscape rendering and lighting plans have been included. The streetscape is not proposed to be adjusted as part of this project. Given the lack of change, a streetscape rendering has not been provided, and a waiver from the requirement is respectfully requested. Existing lighting within the limits of work is limited to an overhead fixture mounted on a utility pole at the drive entry, which will remain unchanged. Proposed site lighting is intended to be supplemental in nature and consists of pedestrian-scale bollard lighting along the stairway and western parking area, together with wall-mounted fixtures along the revised building façade. Given the limited scope and supplemental character of the proposed lighting improvements, a detailed photometric/lighting plan is not included as part of this application, and a waiver from this submission requirement is respectfully requested.	Cover Letter
3	Project location is on Sheet G-101 and shows the entire parcel. Please clarify the actual limit of disturbance on this plan or if this is an initial phase of a larger project.	The project location on G-101 has been revised to align with the propose limits of work for this project.	G-101
4	Please be aware that owners of neighboring parcels that are either under construction or in development have coordinated with the City to address drainage issues within Industrial Park Drive. Any future development beyond what is proposed would likely require onsite stormwater management and mitigation to resolve area drainage issues.	Acknowledged.	N/A
5	City requests permission to access the culverts to record locations and maintain the culverts.	Acknowledged.	N/A
6	What size trucks are planned to use the loading dock?	The maximum truck size is anticipated to be limited to box trucks. Tractor trails are not planned to utilize this space.	N/A
7	Are loading docks existing?	There is an existing loading dock that is proposed to be removed in order to make way for the truck court servicing new overhead doors along the western face of the building.	C-100
8	Are the loading docks/overhead doors intended for external loading or are they internal bays?	Overhead doors are intended to allow for both internal and external loading.	N/A
9	ADA parking spaces are in close vicinity to truck turning radii.	ADA spaces should not impact truck turning radii as currently located.	C-200
10	Provide signs for ADA spaces.	Signage for ADA spaces has been included.	C-200
11	Provide signage for people in need of ADA spaces.	Wayfinding signage to ADA spaces has been included at the drive entrance off Industrial Park Road.	C-200

12	Applicant to certify building roof drains are not connected to city sewer.	The Applicant has no knowledge or evidence indicating that the roof drains are connected to the City sewer system. The proposed work does not include connection of any building or site stormwater drainage to the City sewer system.	N/A
13	Drain details to not match latest city standard details.	Drainage details have been modified in order to align with City Standard detail requirements.	C-502, C-503
14	Design and final accessible certification shall comply with the requirements of RSA 155-A:5.	New walkways are designed in accordance with applicable ADA requirements. Final accessible certification can be provided prior to project acceptance/closeout.	N/A
15	Indicate if the newly constructed walkways are for public entrances and if the pedestrian route is for individual or multiple occupancies. Clarify accessible for walkways.	New walkways are intended for entry to individual tenant spaces/occupancies and have been designed in accordance with applicable ADA requirements. At least one accessible route will be available to each tenant space.	N/A
16	Edit application to include building info and construction costs.	Building height information and approximate construction costs have been added to the applicaton form.	Application Form

Drainage Analysis

85 Industrial Park Road - Truck Court Improvements

TO: City of Dover Technical Review Committee

FROM: Neil A. Hansen, PE
Patrick M. Crimmins, PE

COPY: 85 Industrial Park II, LLC

DATE: April 14, 2026

1.0 Project Description

The proposed project is located at 85 Industrial Park Road in Dover, NH, on a parcel identified as Map G-3 Lot B-0 on the City of Dover tax maps. The project consists of exterior renovations to a portion of the existing building along the north side, with associated site improvements including reconstruction of truck access and loading, stormwater improvements, and pedestrian access to a new potential tenant entry point.

Under the existing condition, stormwater runoff within the work area is collected by two (2) catch basins that convey flows through underground drainage lines to a catch basins within the Industrial Park Road right-of-way. As part of the proposed work, two (2) catch basins and drain lines within the subject parcel will be removed and replaced by a greater number of catch basins along a similar conveyance route. Runoff from the redeveloped surfaces will be collected by these new closed drainage structures and conveyed through proprietary flow-through stormwater pre-treatment and treatment structures prior to discharging into the same point of connection (catch basin) at Industrial Park Road. The project proposes a decrease in impervious surface areas.

1.2 Drainage Analysis

The pre-development and post-development watershed areas have been analyzed at one (1) distinct points of analysis (PA-1). **Point of Analysis 1 (PA-1)** is located to south of the site and assesses flows that enter a catch basin identified along the edge of the Industrial Park Road right-of-way.

While the points of analysis have remained unchanged, the contributing sub-catchment areas vary between pre-development and post-development conditions. These adjustments were made to reflect the differences in drainage patterns between the existing and proposed conditions. The overall area analyzed as part of this drainage analysis was held constant.

1.3 Calculation Methods

The design storms analyzed in this study are 2-year, 10-year, 25-year and 50-year 24-hour duration storm events. The stormwater modeling system, HydroCAD 10.0 was utilized to predict the peak runoff rates from these storm events. The peak discharge rates were determined by analyzing Type III 24-hour storm events. The rainfall data for these storm events were obtained from the data published by the Northeast Regional Climate Center at Cornell University.

The time of concentration was computed using the TR-55 Method, which provides a means of determining the time for an entire watershed to contribute runoff to a specific location via sheet flows, shallow concentrated flow, and channel flow. Runoff curve numbers were calculated by estimating the coverage areas and then summing the curve number for the coverage area as a percent of the entire watershed.

References:

1. HydroCAD Stormwater Modeling System, by HydroCAD Software Solutions LLC, Chocorua, New Hampshire.
2. New Hampshire Stormwater Management Manual, Volume 2, Post-Construction Best Management Practices Selection and Design, December 2008.
3. "Extreme Precipitation in New York & New England." Extreme Precipitation in New York & New England by Northeast Regional Climate Center (NRCC), 26 June 2012.

2.1 Peak Rate Comparisons

The following table summarizes and compares the pre- and post-development peak runoff rates for the 2-year, 10-year, 25-year and 50-year storm events at the point of analysis.

Table 2.1 – Comparison of Pre- and Post- Development Flows				
Point of Analysis	Pre/ Post 2-Year Storm (cfs)	Pre/ Post 10-Year Storm (cfs)	Pre/ Post 25-Year Storm (cfs)	Pre/ Post 50-Year Storm (cfs)
PA1	9.92/ 9.81	16.60/ 16.51	21.85/ 21.78	26.65/ 26.60

As shown in Table 2.1, the post-development flow rates contributing to the point of analysis have been determined to be reduced in comparison to the existing condition. Due to the reduction of impervious surfaces within the study area, this result was anticipated.

2.2 Stormwater Treatment

As a result of the proposed work, there is anticipated to be a net reduction of approximately 4,190 square feet of impervious surfaces that were previously untreated.

Stormwater runoff from redeveloped impervious areas are proposed to be treated by proprietary flow-through pre-treatment (Contech Cascade Separator) and treatment (Contech Jellyfish Filter) systems aligned in series. This arrangement of stormwater treatment is anticipated to remove total suspended solids (TSS), total nitrogen (TN), and total phosphorous (TP) above the minimum requirements required by the City of Dover.

Table 2.2.1 – Pollutant Removal Efficiencies			
BMP	Total Suspended Solids	Total Nitrogen	Total Phosphorus
Jellyfish Filter w/Pretreatment ¹	85%	50%	55%

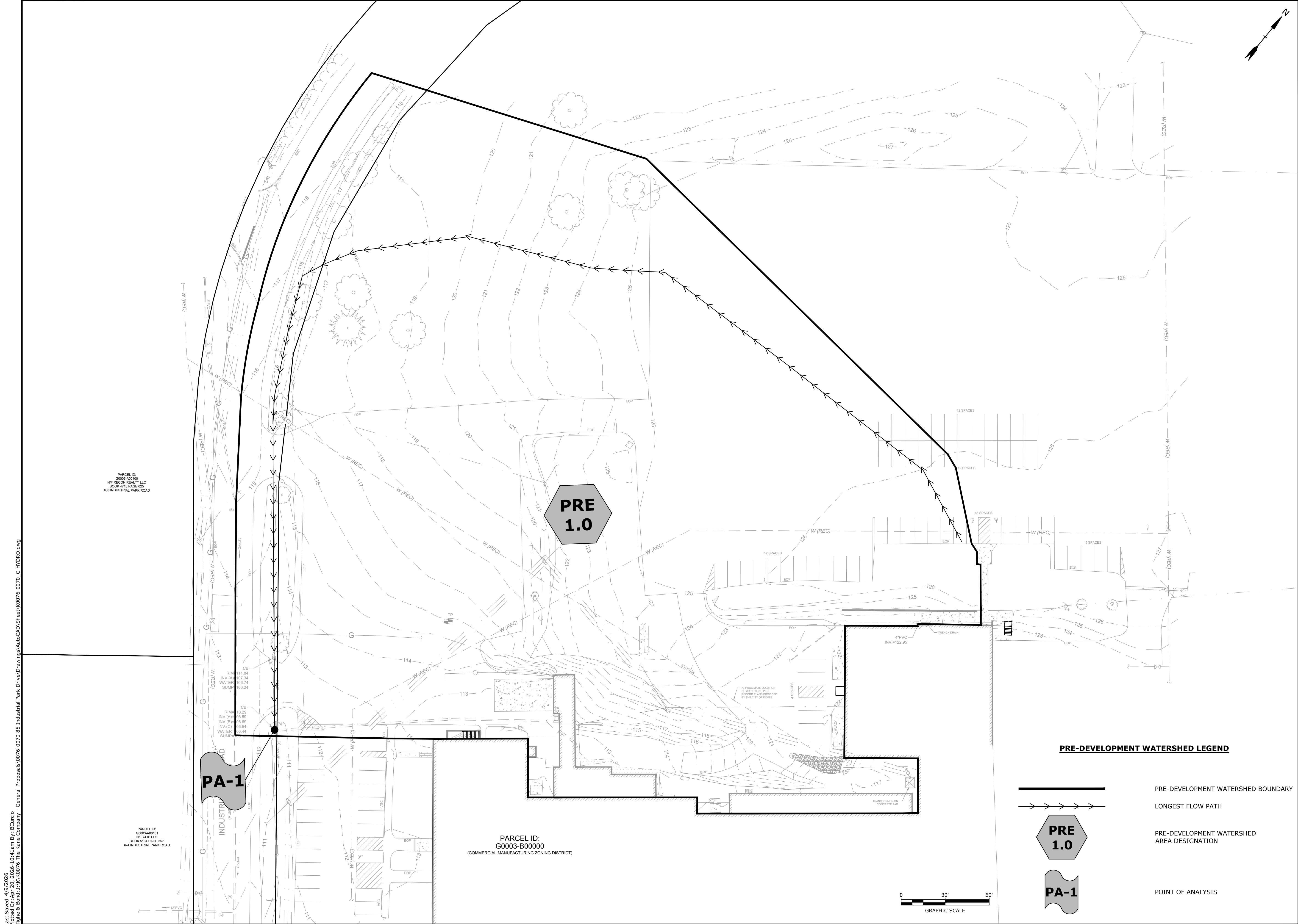
1. Pollutant removal efficiencies from Contech Engineered Solutions, Jellyfish Filter Stormwater Treatment standard performance specifications. Pre-treatment upstream of the unit is assumed to be accounted for.

3.0 Conclusion

The proposed project will result in a reduction to the post-development peak runoff rates from the pre-development condition for the analyzed watershed. The proposed stormwater treatment system will treat about 35,000 SF of previously untreated impervious surface runoff from the project area prior to discharging into the drainage system within the right-of-way.

Enclosures

- A Pre-development Drainage Watershed Plan
- B Pre-development Calculations
- C Post-Development Watershed Plan
- D Post-Development Calculations
- E Proprietary Stormwater Treatment Design Calculations
- F Extreme Precipitation Tables



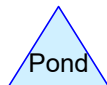
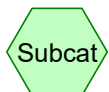
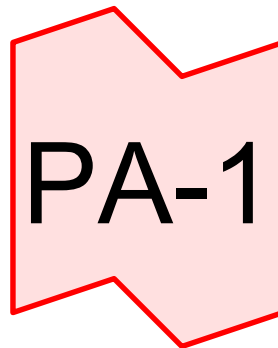
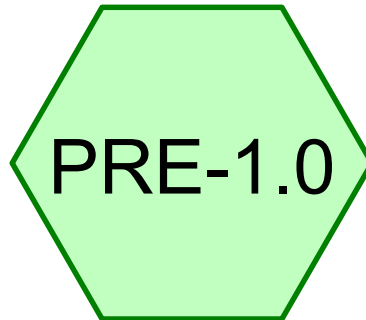
85 Industrial Park Road Truck Court

85 Industrial Park II, LLC

Dover, NH

MARK	DATE	DESCRIPTION
PROJECT NO:		K0076-0070
DATE:		APRIL 14, 2025
FILE:		K0076-0070_C-HYDRO.DWG
DRAWN BY:		MDC/BKC
CHECKED:		BKC/NAH
APPROVED:		PMC
PRE-DEVELOPMENT WATERSHED PLAN		
SCALE:		AS SHOWN
C.701		

Last Saved: 4/9/2026
Plotted On: Apr 20, 2026 - 10:41am By: Bcurcio
Tighe & Bond - 333 K0076 The Kane Company - General Proposals\0076-0070 85 Industrial Park Drive\Drawings\AutoCAD\Sheet\K0076-0070_C-HYDRO.dwg



K0076-070_PRE

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Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
83,255	80	>75% Grass cover, Good, HSG D (PRE-1.0)
285	96	Gravel surface, HSG D (PRE-1.0)
94,350	98	Paved parking, HSG D (PRE-1.0)
3,915	98	Roofs, HSG D (PRE-1.0)
181,805	90	TOTAL AREA

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Page 3

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
181,805	HSG D	PRE-1.0
0	Other	
181,805		TOTAL AREA

K0076-070_PRE*Type III 24-hr 2-yr Rainfall=3.14"*

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Page 4

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE-1.0:Runoff Area=181,805 sf 54.05% Impervious Runoff Depth>2.11"
Flow Length=841' Tc=6.4 min CN=90 Runoff=9.92 cfs 31,986 cf**Link PA-1:**Inflow=9.92 cfs 31,986 cf
Primary=9.92 cfs 31,986 cf**Total Runoff Area = 181,805 sf Runoff Volume = 31,986 cf Average Runoff Depth = 2.11"**
45.95% Pervious = 83,540 sf 54.05% Impervious = 98,265 sf

K0076-070_PRE*Type III 24-hr 10-yr Rainfall=4.73"*

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Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE-1.0:Runoff Area=181,805 sf 54.05% Impervious Runoff Depth>3.61"
Flow Length=841' Tc=6.4 min CN=90 Runoff=16.60 cfs 54,746 cf**Link PA-1:**Inflow=16.60 cfs 54,746 cf
Primary=16.60 cfs 54,746 cf**Total Runoff Area = 181,805 sf Runoff Volume = 54,746 cf Average Runoff Depth = 3.61"**
45.95% Pervious = 83,540 sf 54.05% Impervious = 98,265 sf

Summary for Subcatchment PRE-1.0:

Runoff = 16.60 cfs @ 12.09 hrs, Volume= 54,746 cf, Depth> 3.61"
 Routed to Link PA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-yr Rainfall=4.73"

Area (sf)	CN	Description
94,350	98	Paved parking, HSG D
83,255	80	>75% Grass cover, Good, HSG D
285	96	Gravel surface, HSG D
3,915	98	Roofs, HSG D
181,805	90	Weighted Average
83,540		45.95% Pervious Area
98,265		54.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.38		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.20"
1.1	185	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
2.6	244	0.0500	1.57		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.2	263	0.0130	3.62	19.93	Trap/Vee/Rect Channel Flow, Bot.W=0.50' D=1.00' Z= 5.0 '/' Top.W=10.50' n= 0.030 Earth, grassed & winding
0.3	49	0.0150	2.89	2.27	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.025 Corrugated metal
6.4	841	Total			

Summary for Link PA-1:

Inflow Area = 181,805 sf, 54.05% Impervious, Inflow Depth > 3.61" for 10-yr event
 Inflow = 16.60 cfs @ 12.09 hrs, Volume= 54,746 cf
 Primary = 16.60 cfs @ 12.09 hrs, Volume= 54,746 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

K0076-070_PRE*Type III 24-hr 25-yr Rainfall=5.99"*

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE-1.0:Runoff Area=181,805 sf 54.05% Impervious Runoff Depth>4.83"
Flow Length=841' Tc=6.4 min CN=90 Runoff=21.85 cfs 73,214 cf**Link PA-1:**Inflow=21.85 cfs 73,214 cf
Primary=21.85 cfs 73,214 cf**Total Runoff Area = 181,805 sf Runoff Volume = 73,214 cf Average Runoff Depth = 4.83"**
45.95% Pervious = 83,540 sf 54.05% Impervious = 98,265 sf

K0076-070_PRE*Type III 24-hr 50-yr Rainfall=7.15"*

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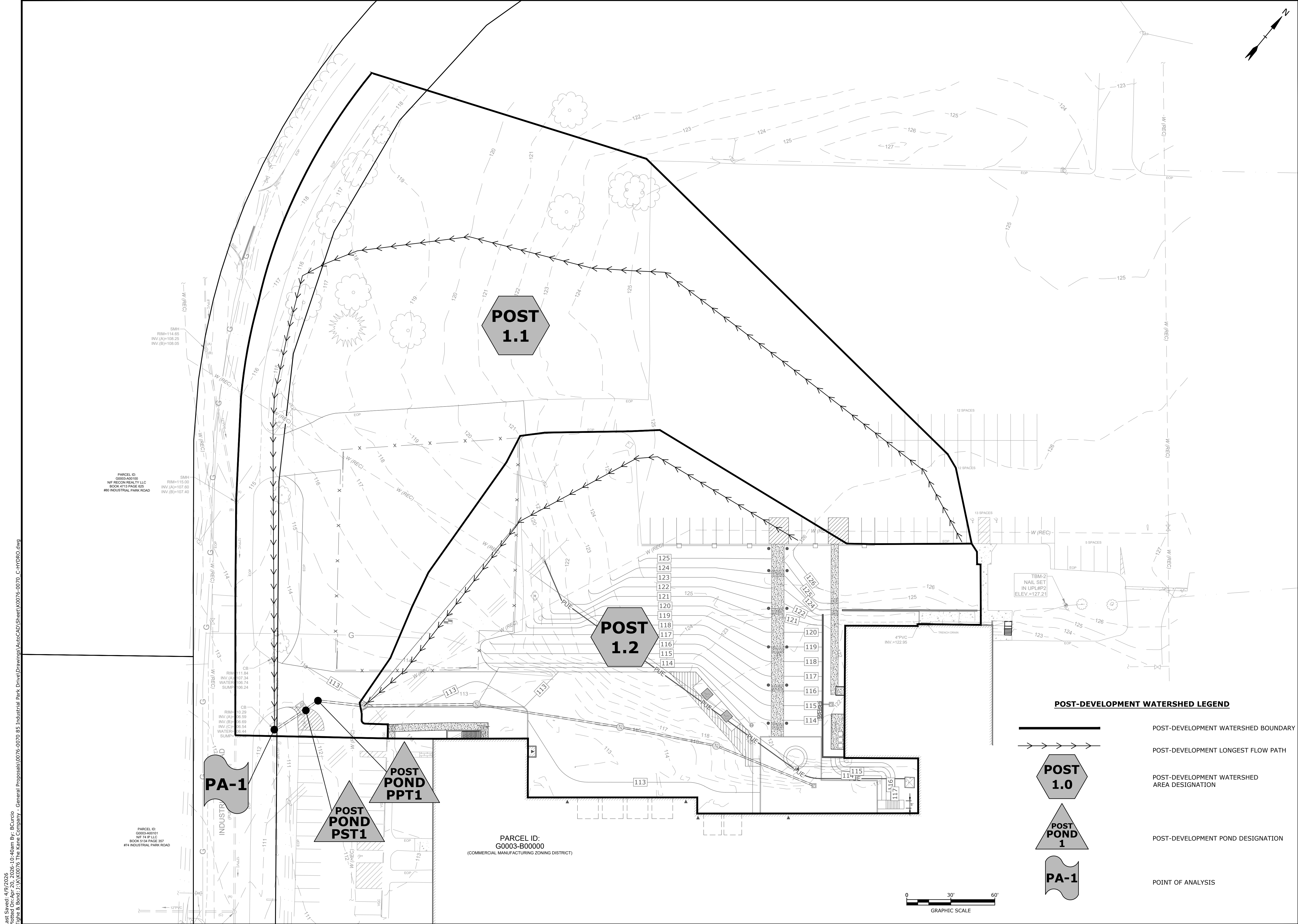
Page 8

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPRE-1.0:Runoff Area=181,805 sf 54.05% Impervious Runoff Depth>5.97"
Flow Length=841' Tc=6.4 min CN=90 Runoff=26.65 cfs 90,384 cf**Link PA-1:**Inflow=26.65 cfs 90,384 cf
Primary=26.65 cfs 90,384 cf**Total Runoff Area = 181,805 sf Runoff Volume = 90,384 cf Average Runoff Depth = 5.97"**
45.95% Pervious = 83,540 sf 54.05% Impervious = 98,265 sf



85 Industrial Park Road Truck Court

85 Industrial Park II, LLC

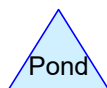
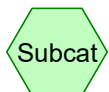
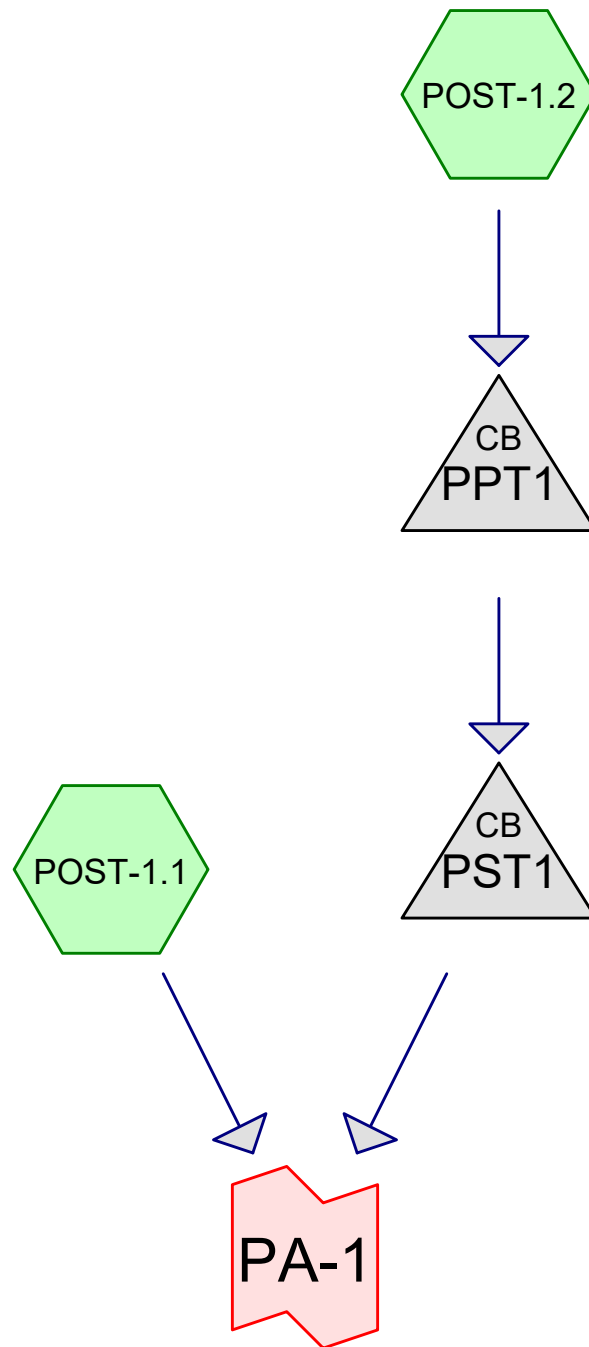
Dover, NH

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DATE:	APRIL 14, 2025	
FILE:	K0076-0070_C-HYDRO.DWG	
DRAWN BY:	MDC/BKC	
CHECKED:	BKC/NAH	
APPROVED:	PMC	

POST-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C.702



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Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
87,730	80	>75% Grass cover, Good, HSG D (POST-1.1, POST-1.2)
94,075	98	Paved parking, HSG D (POST-1.1, POST-1.2)
181,805	89	TOTAL AREA

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Page 3

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
181,805	HSG D	POST-1.1, POST-1.2
0	Other	
181,805		TOTAL AREA

K0076-070_POST*Type III 24-hr 2-yr Rainfall=3.14"*

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Page 4

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST-1.1: Runoff Area=110,875 sf 53.24% Impervious Runoff Depth>2.11"
Flow Length=841' Tc=6.4 min CN=90 Runoff=6.05 cfs 19,507 cf

SubcatchmentPOST-1.2: Runoff Area=70,930 sf 49.40% Impervious Runoff Depth>2.03"
Flow Length=387' Tc=6.0 min CN=89 Runoff=3.77 cfs 11,971 cf

Pond PPT1: Peak Elev=109.41' Inflow=3.77 cfs 11,971 cf
15.0" Round Culvert n=0.013 L=7.0' S=0.0071 ' Outflow=3.77 cfs 11,971 cf

Pond PST1: Peak Elev=109.04' Inflow=3.77 cfs 11,971 cf
Outflow=3.77 cfs 11,971 cf

Link PA-1: Inflow=9.81 cfs 31,478 cf
Primary=9.81 cfs 31,478 cf

Total Runoff Area = 181,805 sf Runoff Volume = 31,478 cf Average Runoff Depth = 2.08"
48.25% Pervious = 87,730 sf 51.75% Impervious = 94,075 sf

K0076-070_POST

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Type III 24-hr 10-yr Rainfall=4.73"

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Page 5

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST-1.1:

Runoff Area=110,875 sf 53.24% Impervious Runoff Depth>3.61"
Flow Length=841' Tc=6.4 min CN=90 Runoff=10.12 cfs 33,387 cf

SubcatchmentPOST-1.2:

Runoff Area=70,930 sf 49.40% Impervious Runoff Depth>3.51"
Flow Length=387' Tc=6.0 min CN=89 Runoff=6.39 cfs 20,755 cf

Pond PPT1:

Peak Elev=110.38' Inflow=6.39 cfs 20,755 cf
15.0" Round Culvert n=0.013 L=7.0' S=0.0071 '/' Outflow=6.39 cfs 20,755 cf

Pond PST1:

Peak Elev=109.27' Inflow=6.39 cfs 20,755 cf
Outflow=6.39 cfs 20,755 cf

Link PA-1:

Inflow=16.51 cfs 54,142 cf
Primary=16.51 cfs 54,142 cf

Total Runoff Area = 181,805 sf Runoff Volume = 54,142 cf Average Runoff Depth = 3.57"
48.25% Pervious = 87,730 sf 51.75% Impervious = 94,075 sf

K0076-070_POST

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Type III 24-hr 10-yr Rainfall=4.73"

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Page 6

Summary for Subcatchment POST-1.1:

Runoff = 10.12 cfs @ 12.09 hrs, Volume= 33,387 cf, Depth> 3.61"
 Routed to Link PA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-yr Rainfall=4.73"

Area (sf)	CN	Description
59,035	98	Paved parking, HSG D
51,840	80	>75% Grass cover, Good, HSG D
0	96	Gravel surface, HSG D
0	98	Roofs, HSG D
110,875	90	Weighted Average
51,840		46.76% Pervious Area
59,035		53.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.38		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.20"
1.1	185	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
2.6	244	0.0500	1.57		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.2	263	0.0130	3.62	19.93	Trap/Vee/Rect Channel Flow, Bot.W=0.50' D=1.00' Z= 5.0 ' /' Top.W=10.50' n= 0.030 Earth, grassed & winding
0.3	49	0.0150	2.89	2.27	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.025 Corrugated metal
6.4	841	Total			

Summary for Subcatchment POST-1.2:

Runoff = 6.39 cfs @ 12.09 hrs, Volume= 20,755 cf, Depth> 3.51"
 Routed to Pond PPT1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-yr Rainfall=4.73"

Area (sf)	CN	Description
35,040	98	Paved parking, HSG D
35,890	80	>75% Grass cover, Good, HSG D
0	96	Gravel surface, HSG D
0	98	Roofs, HSG D
70,930	89	Weighted Average
35,890		50.60% Pervious Area
35,040		49.40% Impervious Area

K0076-070_POST

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Type III 24-hr 10-yr Rainfall=4.73"

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Page 7

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	100	0.0120	1.12		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.20"
0.3	27	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.9	95	0.0670	1.81		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.7	165	0.0360	3.85		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.4	387	Total, Increased to minimum Tc = 6.0 min			

Summary for Pond PPT1:

Inflow Area = 70,930 sf, 49.40% Impervious, Inflow Depth > 3.51" for 10-yr event
 Inflow = 6.39 cfs @ 12.09 hrs, Volume= 20,755 cf
 Outflow = 6.39 cfs @ 12.09 hrs, Volume= 20,755 cf, Atten= 0%, Lag= 0.0 min
 Primary = 6.39 cfs @ 12.09 hrs, Volume= 20,755 cf
 Routed to Pond PST1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 110.38' @ 12.10 hrs

Flood Elev= 112.90'

Device	Routing	Invert	Outlet Devices
#1	Primary	106.95'	15.0" Round Culvert L= 7.0' Ke= 0.500 Inlet / Outlet Invert= 106.95' / 106.90' S= 0.0071 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=6.05 cfs @ 12.09 hrs HW=110.31' TW=109.26' (Dynamic Tailwater)
 ↑ **1=Culvert** (Inlet Controls 6.05 cfs @ 4.93 fps)

Summary for Pond PST1:

Inflow Area = 70,930 sf, 49.40% Impervious, Inflow Depth > 3.51" for 10-yr event
 Inflow = 6.39 cfs @ 12.09 hrs, Volume= 20,755 cf
 Outflow = 6.39 cfs @ 12.09 hrs, Volume= 20,755 cf, Atten= 0%, Lag= 0.0 min
 Primary = 6.39 cfs @ 12.09 hrs, Volume= 20,755 cf
 Routed to Link PA-1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 109.27' @ 12.09 hrs

Flood Elev= 112.90'

Device	Routing	Invert	Outlet Devices
#1	Device 3	106.80'	JF CSV File Head (feet) 0.00 0.08 0.17 0.25 0.33 0.42 0.50 0.58 0.67 0.75 0.83 0.92 1.00 1.08 1.17 1.25 1.33 1.42 1.50 1.58 1.67 1.75 Disch. (cfs) 0.000 0.008 0.017 0.025 0.034 0.042 0.051 0.107 0.163 0.219 0.275 0.331 0.387 0.443 0.499 0.555 0.611 0.667 0.723 0.779 0.835 0.891

K0076-070_POST

Type III 24-hr 10-yr Rainfall=4.73"

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Page 8

#2	Device 3	108.55'	2.8' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	106.80'	15.0" Round Culvert L= 20.0' Ke= 0.500 Inlet / Outlet Invert= 106.80' / 106.70' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=6.24 cfs @ 12.09 hrs HW=109.26' TW=0.00' (Dynamic Tailwater)↑ **3=Culvert** (Passes 6.24 cfs of 8.00 cfs potential flow)↑ **1=JF CSV File** (Custom Controls 0.89 cfs)↑ **2=Broad-Crested Rectangular Weir**(Weir Controls 5.35 cfs @ 2.69 fps)**Summary for Link PA-1:**

Inflow Area =	181,805 sf, 51.75% Impervious, Inflow Depth > 3.57" for 10-yr event
Inflow =	16.51 cfs @ 12.09 hrs, Volume= 54,142 cf
Primary =	16.51 cfs @ 12.09 hrs, Volume= 54,142 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

K0076-070_POST*Type III 24-hr 25-yr Rainfall=5.99"*

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Page 9

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST-1.1: Runoff Area=110,875 sf 53.24% Impervious Runoff Depth>4.83"
Flow Length=841' Tc=6.4 min CN=90 Runoff=13.32 cfs 44,650 cf

SubcatchmentPOST-1.2: Runoff Area=70,930 sf 49.40% Impervious Runoff Depth>4.72"
Flow Length=387' Tc=6.0 min CN=89 Runoff=8.47 cfs 27,913 cf

Pond PPT1: Peak Elev=111.40' Inflow=8.47 cfs 27,913 cf
15.0" Round Culvert n=0.013 L=7.0' S=0.0071 '/' Outflow=8.47 cfs 27,913 cf

Pond PST1: Peak Elev=109.45' Inflow=8.47 cfs 27,913 cf
Outflow=8.47 cfs 27,913 cf

Link PA-1: Inflow=21.78 cfs 72,563 cf
Primary=21.78 cfs 72,563 cf

Total Runoff Area = 181,805 sf Runoff Volume = 72,563 cf Average Runoff Depth = 4.79"
48.25% Pervious = 87,730 sf 51.75% Impervious = 94,075 sf

K0076-070_POST*Type III 24-hr 50-yr Rainfall=7.15"*

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Page 10

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPOST-1.1: Runoff Area=110,875 sf 53.24% Impervious Runoff Depth>5.97"
Flow Length=841' Tc=6.4 min CN=90 Runoff=16.25 cfs 55,122 cf

SubcatchmentPOST-1.2: Runoff Area=70,930 sf 49.40% Impervious Runoff Depth>5.85"
Flow Length=387' Tc=6.0 min CN=89 Runoff=10.36 cfs 34,581 cf

Pond PPT1: Peak Elev=113.07' Inflow=10.36 cfs 34,581 cf
15.0" Round Culvert n=0.013 L=7.0' S=0.0071 '/' Outflow=10.36 cfs 34,581 cf

Pond PST1: Peak Elev=110.48' Inflow=10.36 cfs 34,581 cf
Outflow=10.36 cfs 34,581 cf

Link PA-1: Inflow=26.60 cfs 89,703 cf
Primary=26.60 cfs 89,703 cf

Total Runoff Area = 181,805 sf Runoff Volume = 89,703 cf Average Runoff Depth = 5.92"
48.25% Pervious = 87,730 sf 51.75% Impervious = 94,075 sf



Jellyfish Filter Design Calculation

Contech Engineered Solutions, LLC Engineer:
Date Prepared:

JBS
4/8/2026

Site Information

Project Name	85 Industrial Park Road Truck Court
Project City	Dover
Project State	NH
Site Designation	JF Unit
Total Drainage Area, Ad	1.63 ac
Post Development Impervious Area, Ai	0.80 ac
Pervious Area, Ap	0.83 ac
% Impervious	49%
Runoff Coefficient, Rc	0.49
Upstream pretreatment credit	50%

Mass Loading Calculations

Mean Annual Rainfall, P	47 in
Agency Required % Removal	80%
Percent Runoff Capture	90%
Mean Annual Runoff, Vt	123,070 ft ³
Event Mean Concentration of Pollutant, EMC	70 mg/l
Annual Mass Load, M total	537 lbs

Filter System

Filtration Brand	Jellyfish
Cartridge Length	54 in

Jellyfish Sizing

Mass removed by pretreatment system	269 lbs
Mass load to filters after pretreatment	269 lbs
Mass to be Captured by System	215 lbs
Water Quality Flow	0.81 cfs

Method to Use

FLOW BASED

Summary		
Flow	Treatment Flow Rate	0.89 cfs
	Required Size	JFPD0406-4-2
	Mass Capture provided	626 lbs

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	
Location	
Latitude	43.187 degrees North
Longitude	70.904 degrees West
Elevation	30 feet
Date/Time	Fri Apr 03 2026 14:25:58 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.03	1yr	0.70	0.98	1.20	1.54	1.99	2.60	2.85	1yr	2.30	2.74	3.14	3.87	4.44	1yr
2yr	0.32	0.49	0.61	0.81	1.01	1.29	2yr	0.87	1.17	1.50	1.91	2.44	3.14	3.49	2yr	2.78	3.35	3.85	4.58	5.22	2yr
5yr	0.37	0.57	0.72	0.96	1.23	1.58	5yr	1.06	1.44	1.85	2.38	3.07	3.96	4.47	5yr	3.51	4.30	4.91	5.79	6.54	5yr
10yr	0.40	0.63	0.80	1.09	1.42	1.84	10yr	1.22	1.69	2.18	2.82	3.65	4.73	5.39	10yr	4.19	5.18	5.92	6.91	7.77	10yr
25yr	0.46	0.74	0.94	1.29	1.72	2.26	25yr	1.48	2.09	2.69	3.52	4.59	5.99	6.91	25yr	5.30	6.65	7.56	8.73	9.76	25yr
50yr	0.51	0.83	1.06	1.48	1.99	2.66	50yr	1.72	2.45	3.17	4.17	5.47	7.15	8.35	50yr	6.33	8.03	9.11	10.44	11.61	50yr
100yr	0.58	0.93	1.20	1.70	2.31	3.11	100yr	2.00	2.88	3.74	4.94	6.51	8.55	10.09	100yr	7.57	9.70	10.98	12.47	13.81	100yr
200yr	0.64	1.04	1.36	1.95	2.69	3.66	200yr	2.32	3.39	4.41	5.87	7.77	10.23	12.19	200yr	9.05	11.72	13.23	14.92	16.43	200yr
500yr	0.75	1.24	1.61	2.34	3.29	4.52	500yr	2.84	4.21	5.48	7.35	9.79	12.97	15.67	500yr	11.48	15.06	16.95	18.91	20.70	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.37	0.45	0.61	0.74	0.90	1yr	0.64	0.88	0.91	1.25	1.55	2.07	2.47	1yr	1.83	2.38	2.92	3.36	4.05	1yr
2yr	0.31	0.49	0.60	0.81	1.00	1.18	2yr	0.86	1.15	1.36	1.83	2.36	3.04	3.39	2yr	2.69	3.26	3.74	4.46	5.06	2yr
5yr	0.35	0.54	0.67	0.91	1.16	1.40	5yr	1.00	1.37	1.61	2.15	2.78	3.70	4.12	5yr	3.28	3.96	4.59	5.40	6.10	5yr
10yr	0.38	0.59	0.73	1.02	1.32	1.60	10yr	1.14	1.56	1.82	2.45	3.13	4.26	4.78	10yr	3.77	4.59	5.31	6.24	7.00	10yr
25yr	0.44	0.67	0.83	1.18	1.55	1.91	25yr	1.34	1.87	2.11	2.85	3.66	5.02	5.79	25yr	4.44	5.57	6.48	7.55	8.41	25yr
50yr	0.48	0.73	0.91	1.31	1.77	2.19	50yr	1.52	2.14	2.35	3.20	4.12	5.75	6.68	50yr	5.09	6.42	7.53	8.72	9.65	50yr
100yr	0.54	0.81	1.02	1.47	2.02	2.51	100yr	1.74	2.46	2.63	3.59	4.60	6.58	7.71	100yr	5.82	7.41	8.75	10.06	11.05	100yr
200yr	0.60	0.90	1.14	1.65	2.30	2.88	200yr	1.98	2.81	2.93	4.02	5.15	7.52	8.89	200yr	6.65	8.55	10.16	11.62	12.67	200yr
500yr	0.70	1.04	1.34	1.94	2.76	3.46	500yr	2.38	3.39	3.40	4.66	5.99	8.93	10.73	500yr	7.91	10.31	12.39	14.07	15.13	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.43	0.53	0.71	0.87	1.08	1yr	0.75	1.05	1.23	1.74	2.21	2.84	3.06	1yr	2.51	2.94	3.39	4.19	4.77	1yr
2yr	0.33	0.51	0.62	0.84	1.04	1.24	2yr	0.90	1.22	1.48	1.95	2.50	3.25	3.60	2yr	2.88	3.46	3.97	4.73	5.40	2yr
5yr	0.39	0.60	0.75	1.03	1.31	1.58	5yr	1.13	1.54	1.85	2.49	3.19	4.22	4.81	5yr	3.74	4.63	5.25	6.19	6.96	5yr
10yr	0.46	0.70	0.87	1.21	1.57	1.92	10yr	1.35	1.87	2.23	3.04	3.84	5.19	6.00	10yr	4.60	5.77	6.59	7.60	8.48	10yr
25yr	0.55	0.84	1.05	1.50	1.97	2.47	25yr	1.70	2.41	2.87	3.95	4.93	6.95	8.06	25yr	6.15	7.75	8.79	10.00	11.04	25yr
50yr	0.64	0.97	1.21	1.74	2.34	2.98	50yr	2.02	2.91	3.48	4.81	5.98	8.57	10.08	50yr	7.59	9.70	10.96	12.29	13.50	50yr
100yr	0.74	1.12	1.41	2.03	2.79	3.60	100yr	2.40	3.52	4.22	5.88	7.26	10.58	12.62	100yr	9.36	12.14	13.65	15.13	16.51	100yr
200yr	0.86	1.29	1.64	2.37	3.31	4.36	200yr	2.86	4.26	5.13	7.19	8.80	13.09	15.82	200yr	11.59	15.21	17.02	18.61	20.23	200yr
500yr	1.05	1.56	2.01	2.92	4.15	5.59	500yr	3.58	5.47	6.62	9.40	11.38	17.38	21.33	500yr	15.38	20.51	22.79	24.52	26.47	500yr



Tighe & Bond

Partnership
with purpose

Proposed Truck Court
85 Industrial Park Road, Dover, NH

**Site/Stormwater
Operations and
Maintenance Plan**

85 Industrial Park II, LLC
April 14, 2026

Section 1 Long-Term Operation & Maintenance Plan

1.1 Contact/Responsible Party1-1

1.2 Maintenance Items1-1

1.3 Overall Site Operation & Maintenance Schedule1-2

1.3.1 Disposal Requirements1-2

1.5 Contech Jellyfish Filter System Maintenance Requirements.....1-3

1.6 Contech Cascade Unit Maintenance Requirements1-3

1.7 Landscape Operations and Maintenance Requirements1-4

1.8 Snow & Ice Management for Standard Asphalt and Walkways1-6

Section 2 Invasive Species

Section 3 Annual Updates and Log Requirements

Appendices

Jellyfish Filter Owner’s Manual

Cascade Separator Owner’s Manual

Section 1

Long-Term Operation & Maintenance Plan

It is the intent of this Operation and Maintenance Plan to identify the areas of this site that need special attention and consideration, as well as implementing a plan to assure routine maintenance. By identifying the areas of concern as well as implementing a frequent and routine maintenance schedule the site will maintain a high-quality stormwater runoff.

1.1 Contact/Responsible Party

85 Industrial Park II, LLC
210 Commerce Way, Suite 300
Portsmouth, NH 03801

(Note: The contact information for the Contact/Responsible Party shall be kept current. If ownership changes, the Operation and Maintenance Plan must be transferred to the new party.)

1.2 Maintenance Items

Maintenance of the following items shall be recorded:

- Litter/Debris Removal
- Landscaping
- Catchbasin Cleaning
- Pavement Sweeping
- Contech Jellyfish Filtration System
- Contech CDS Units

The following maintenance items and schedule represent the minimum action required. Periodic site inspections shall be conducted, and all measures must be maintained in effective operating condition. The following items shall be observed during site inspection and maintenance:

- Inspect vegetated areas, particularly slopes and embankments for areas of erosion.
Replant and restore as necessary
- Inspect catch basins for sediment buildup
- Inspect site for trash and debris

1.3 Overall Site Operation & Maintenance Schedule

Maintenance Item	Frequency of Maintenance
Litter/Debris Removal	Weekly
Pavement Sweeping - Sweep impervious areas to remove sand and litter.	Annually
Landscaping - Landscaped islands to be maintained and mulched.	Maintained as required and mulched each Spring
Catch Basin (CB) Cleaning - CB to be cleaned of solids and oils.	Annually
Contech Jelly Fish Units	In accordance with Manufacturer's Recommendations
Contech CDS Units*	In accordance with Manufacturer's Recommendations

1.3.1 Disposal Requirements

Disposal of debris, trash, sediment and other waste material should be done at suitable disposal/recycling sites and in compliance with all applicable local, state and federal waste regulations.

1.5 Contech Jellyfish Filter System Maintenance Requirements

Contech Jellyfish Filter System Inspection/Maintenance Requirements		
Inspection/ Maintenance	Frequency	Action
Inspect vault for sediment build up, static water, plugged media and bypass condition	One (1) time annually and after any rainfall event exceeding 2.5" in a 24-hr period	Maintenance required for any of the following: - >4" of sediment on the vault floor - >1/4" of sediment on top of the cartridge - .4" of static water above the cartridge bottom more than 24 hours after a rain event - If pore space between media is absent. - If vault is in bypass condition during an average rainfall event.
Replace Cartridges	As required by inspection, 1-5 years.	- Remove filter cartridges per manufacturer methods. - Vacuum sediment from vault. - Install new cartridges per manufacturer methods

1.6 Contech Cascade Unit Maintenance Requirements

Contech Cascade Separator® Inspection/Maintenance Requirements		
Inspection/ Maintenance	Frequency	Action
Visual Inspection	Twice per year at a minimum (spring and fall)	-Visually inspect for blockages or obstruction in the inlet chamber, flumes or outlet channel - Sediment removal once 50% of maximum storage has been reached

1.7 Landscape Operations and Maintenance Requirements

WEEKLY TASKS - MAY 15 TO SEPTEMBER 15TH

1. Mow & edge lawn if ground conditions are suitable for access. Scheduling mowing to maintain a 3" mow height. Mow using appropriate machinery including push mower if area is too steep or too small for larger machinery. Do not remove cuttings unless excessive amounts hinder grass growth or if disease is present. Cuttings provide naturally occurring nitrogen fertilizer.
2. Mow to a height if 1/3 of grass blade using sharp blades. Maintain a minimum height of 3" tall to ward off weeds and withstand summer drought.
3. Manually remove weeds larger than 2" high or wide from plant beds. Use of chemical weed killer is not permitted.
4. Replace bark mulch which has been displaced or washed out from plant beds. Wash out of soil is to be repaired with new topsoil prior to placement of mulch. Bark mulch shall be primarily shredded granular outer bark of evergreen trees with a minimum of hardwood bark, partially decomposed. The mulch color is to dark brown. Mulch shall not contain chipped construction materials. No dyes are permitted.
5. Check plants for signs of stress, pest, or disease. upon approval & authorization from owner replace dead, dying, or diseased plants that cannot be treated. Consult a licensed arborist for tree diseases or to review tree damage and appropriate pruning or removal and replacement. Replacements are to match original plant species.
5. Sweep or blow clean hard surfaces including walkways, curbs, and gutters. Rake level stone dust path and fill depressions with moistened new stone dust and compact with tamper.
6. Check irrigation system components including valves, valve boxes etc. and make repairs and replacement as necessary. Check irrigation system during rainstorm events to ensure automatic shut off is working. Adjust irrigation times as necessary based on plant needs and weather conditions.
7. Complete items on the monthly check list noted below.

MONTHLY TASKS

JANUARY

During winter drought periods water newly planted trees and shrubs, especially evergreens. Tree bags are suggested when temperatures are above freezing.

FEBRUARY

Fertilize trees & shrubs as needed using deep root application with slow release fertilizer. Finish pruning shade trees, summer flowering shrubs, and hedges. Spring blooming shrubs may be pruned immediately after flowering. Prune shrubs in February based on species. Do not shear or form shrubs into balls or unnatural shapes unless otherwise noted.

MARCH

Long-Term Operation & Maintenance Plan

Apply shredded bark mulch at sizes noted to tree, shrub & perennial beds. Optional: Divide and replant summer & fall blooming perennials.

APRIL

Replace mulch which has been washed out by rains or snow melting run-off. Remove excess deicing salts from plant beds. Check irrigation system and return to normal service. During daylight operation monthly until October 15th check each irrigation zone of the system to ensure system is operating correctly to conserve water and to keep plant healthy.

MAY

Inspect shrubs for damage from snow and/or plowing. prune out winter damaged branches or plants that have not begun to grow in late May. Water new transplants and plant replacements unless rainfall is abundant.

JUNE

Vigorous, unwanted limbs should be removed or shortened on new trees. Watch for forks in the main trunk and remove the least desirable leader. Water plants as needed. Monitor irrigation system to make sure coverage and quantities are adequate.

JULY

Prune back groundcover overhanging curbs or sidewalks. Continue watering young plants.

AUGUST

Water planting areas thoroughly unless rainfall has been adequate. Check plants for sign of water stress, nutrient deficiency, or disease. Identify disease and treat as required. Prune hedges and shrubs if necessary, in late august. Fertilize young trees & shrubs.

SEPTEMBER

Check trees for signs of water stress, nutrient deficiency or disease and treat accordingly. Core aerate, top dress and over seed lawns if needed.

OCTOBER

Remove leaves and litter from parking lots, walkways and turf areas or mow with mulching mower. Prune groundcover overhanging curbs or sidewalks. Winterize irrigation system: drain the system and reprogram automatic controller.

NOVEMBER

Remove leaves from cool season grasses or mow with mulching mower. Remove leaves from tree, shrub, and perennial beds. Conduct soil tests to correct deficiencies before winter. Prune most trees & shrubs between November 15th & March 15th. Remove conflicting & crowded branches, dead limbs, double leaders, & unsightly branches. Remove diseased plant material from the landscape to reduce disease problem next year.

DECEMBER

Prune trees in parking lots and sidewalks that interfere with public safety. Continue leaf removal if needed. Continue pruning trees & shrubs on overall property.

1.8 Snow & Ice Management for Standard Asphalt and Walkways

Snow storage areas shall be located such that no direct untreated discharges are possible to receiving waters from the storage site (snow storage areas have been shown on the Site Plan). Salt storage areas shall be covered or located such that no direct untreated discharges are possible to receiving waters from the storage site. Salt and sand shall be used to the minimum extent practical (refer to the attached for de-icing application rate guideline from the New Hampshire Stormwater Management Manual, Volume 2,).

Deicing Application Rate Guidelines

24' of pavement (typical two-lane road)

These rates are not fixed values, but rather the middle of a range to be selected and adjusted by an agency according to its local conditions and experience.

Pavement Temp. (°F) and Trend (↑↓)	Weather Condition	Maintenance Actions	Pounds per two-lane mile			
			Salt Prewetted / Pretreated with Salt Brine	Salt Prewetted / Pretreated with Other Blends	Dry Salt*	Winter Sand (abrasives)
> 30° ↑	Snow	Plow, treat intersections only	80	70	100*	Not recommended
	Freezing Rain	Apply Chemical	80 - 160	70 - 140	100 - 200*	Not recommended
30° ↓	Snow	Plow and apply chemical	80 - 160	70 - 140	100 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↑	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↓	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↑	Snow or Freezing Rain	Plow and apply chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↓	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↑	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↓	Snow or Freezing Rain	Plow and apply chemical	240 - 320	210 - 280	300 - 400*	500 for freezing rain
0° - 15° ↑↓	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	300 - 400	Not recommended	500 - 750 spot treatment as needed
< 0°	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	400 - 600**	Not recommended	500 - 750 spot treatment as needed

* Dry salt is not recommended. It is likely to blow off the road before it melts ice.

** A blend of 6 - 8 gal/ton MgCl₂ or CaCl₂ added to NaCl can melt ice as low as -10°.

Anti-icing Route Data Form				
Truck Station:				
Date:				
Air Temperature	Pavement Temperature	Relative Humidity	Dew Point	Sky
Reason for applying:				
Route:				
Chemical:				
Application Time:				
Application Amount:				
Observation (first day):				
Observation (after event):				
Observation (before next application):				
Name:				

Section 2

Invasive Species

With respect to a particular ecosystem, any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem is classified as an invasive species. Refer to the following fact sheet prepared by the University of New Hampshire Cooperative Extension entitled Methods for Disposing Non-Native Invasive Plants for recommended methods to dispose of invasive plant species.



Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle

Lonicera tatarica

USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag “head first” at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can’t be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn’t be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don’t reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn’t used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don’t compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database /
Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Be diligent looking for seedlings for years in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple <i>(Acer platanoides)</i> European barberry <i>(Berberis vulgaris)</i> Japanese barberry <i>(Berberis thunbergii)</i> autumn olive <i>(Elaeagnus umbellata)</i> burning bush <i>(Euonymus alatus)</i> Morrow's honeysuckle <i>(Lonicera morrowii)</i> Tatarian honeysuckle <i>(Lonicera tatarica)</i> showy bush honeysuckle <i>(Lonicera x bella)</i> common buckthorn <i>(Rhamnus cathartica)</i> glossy buckthorn <i>(Frangula alnus)</i>	Fruit and Seeds 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet <i>(Celastrus orbiculatus)</i> multiflora rose <i>(Rosa multiflora)</i>	Fruits, Seeds, Plant Fragments 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn.
		After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard (<i>Alliaria petiolata</i>) spotted knapweed (<i>Centaurea maculosa</i>) ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort (<i>Cynanchum nigrum</i>) ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort (<i>Cynanchum rossicum</i>) giant hogweed (<i>Heracleum mantegazzianum</i>) ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket (<i>Hesperis matronalis</i>) perennial pepperweed (<i>Lepidium latifolium</i>) purple loosestrife (<i>Lythrum salicaria</i>) Japanese stilt grass (<i>Microstegium vimineum</i>) mile-a-minute weed (<i>Polygonum perfoliatum</i>)	Fruits and Seeds 	Prior to flowering Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (<i>Phragmites australis</i>) Japanese knotweed (<i>Polygonum cuspidatum</i>) Bohemian knotweed (<i>Polygonum x bohemicum</i>)	Fruits, Seeds, Plant Fragments Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	Small infestation ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. Large infestation ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

Managing Invasive Plants

Methods of Control

by Christopher Mattrick

They're out there. The problem of invasive plants is as close as your own backyard.

Maybe a favorite dogwood tree is struggling in the clutches of an Oriental bittersweet vine. Clawlike canes of multiflora rose are scratching at the side of your house. That handsome burning bush you planted few years ago has become a whole clump in practically no time ... but what happened to the azalea that used to grow right next to it?

If you think controlling or managing invasive plants on your property is a daunting task, you're not alone. Though this topic is getting lots of attention from federal, state, and local government agencies, as well as the media, the basic question for most homeowners is simply, "How do I get rid of the invasive plants in my own landscape?" Fortunately, the best place to begin to tackle this complex issue is in our own backyards and on local conservation lands. We hope the information provided here will help you take back your yard. We won't kid you—there's some work involved, but the payoff in beauty, wildlife habitat, and peace of mind makes it all worthwhile.

PLAN OF ATTACK

Three broad categories cover most invasive plant control: mechanical, chemical, and biological. Mechanical control means physically removing plants from the environment



Spraying chemicals to control invasive plants.

through cutting or pulling. Chemical control uses herbicides to kill plants and inhibit regrowth. Techniques and chemicals used will vary depending on the species. Biological controls use plant diseases or insect predators, typically from the targeted species' home range. Several techniques may be effective in controlling a single species, but there is usually one preferred method—the one that is most resource efficient with minimal impact on non-target species and the environment.

MECHANICAL CONTROL METHODS

Mechanical treatments are usually the first ones to look at when evaluating an invasive plant removal project. These procedures do not require special licensing or introduce chemicals into the environment. They do require permits in some situations, such as wetland zones. [See sidebar on page 23.] Mechanical removal is highly labor intensive and creates a significant amount of site disturbance, which can lead to rapid reinvasion if not handled properly.

Pulling and digging

Many herbaceous plants and some woody species (up to about one inch in diameter), if present in limited quantities, can be pulled out or dug up. It's important to remove as much of the root system as possible; even a small portion can restart the infestation. Pull plants by hand or use a digging fork, as shovels can shear off portions of the root system, allowing for regrowth. To remove larger woody stems (up to about three inches in diameter), use a Weed Wrench™, Root Jack, or Root Talon. These tools, available from several manufacturers, are designed to remove the aboveground portion of the plant as well as the entire root system. It's easiest to undertake this type of control in the spring or early summer when soils are moist and plants come out more easily.



Using tools to remove woody stems.



Volunteers hand pulling invasive plants.

Suffocation

Try suffocating small seedlings and herbaceous plants. Place double or triple layers of thick UV-stabilized plastic sheeting, either clear or black (personally I like clear), over the infestation and secure the plastic with stakes or weights. Make sure the plastic extends at least five feet past the edge of infestation on all sides. Leave the plastic in place for at least two years. This technique will kill everything beneath the plastic—invasive and non-invasive plants alike. Once the plastic is removed, sow a cover crop such as annual rye to prevent new invasions.

Cutting or mowing

This technique is best suited for locations you can visit and treat often. To be effective, you will need to mow or cut infested areas three or four times a year for up to five years. The goal is to interrupt the plant's ability to photosynthesize by removing as much leafy material as possible. Cut the plants at ground level and remove all resulting debris from the site. With this treatment, the infestation may actually appear to get worse at first, so you will need to be as persistent as the invasive plants themselves. Each time you cut the plants back, the root system gets slightly larger, but must also rely on its energy reserves to push up new growth. Eventually, you will exhaust these reserves and the plants will die. This may take many years, so you have to remain committed to this process once you start; otherwise the treatment can backfire, making the problem worse.

CHEMICAL CONTROL METHODS

Herbicides are among the most effective and resource-efficient tools to treat invasive species. Most of the commonly known invasive plants can be treated using only two herbicides—glyphosate (the active ingredient in Roundup™ and Rodeo™) and triclopyr (the active ingredient in Brush-B-Gone™ and Garlon™). Glyphosate is non-selective, meaning it kills everything it contacts. Triclopyr is selective and does not injure monocots (grasses, orchids, lilies, etc.). Please read labels and follow directions precisely for both environmental and personal safety. These are relatively benign herbicides, but improperly used they can still cause both short- and long-term health and environmental problems. Special aquatic formulations are required when working in wetland zones. You are required to have a state-issued pesticide applicator license when applying these chemicals on land you do not own. To learn more about the pesticide regulations in your state, visit or call your state's pesticide control division, usually part of the state's Department of Agriculture. In wetland areas, additional permits are usually required by the Wetlands Protection Act. [See sidebar on page 23.]

Foliar applications

When problems are on a small scale, this type of treatment is usually applied with a backpack sprayer or even a small handheld spray bottle. It is an excellent way to treat large monocultures of herbaceous plants, or to spot-treat individual plants that are difficult to remove mechanically, such as goutweed, swallowwort, or purple loosestrife. It is also an effective treatment for some woody species, such as Japanese barberry, multiflora rose, Japanese honeysuckle, and Oriental bittersweet that grow in dense masses or large numbers over many acres. The herbicide mixture should contain no more than five percent of the active ingredient, but it is important to follow the instructions on the product label. This treatment is most effective when the plants are actively growing, ideally when they are flowering or beginning to form fruit. It has been shown that plants are often more susceptible to this type of treatment if the existing stems are cut off and the regrowth is treated. This is especially true for Japanese knotweed. The target plants should be thoroughly wetted with the herbicide on a day when there is no rain in the forecast for the next 24 to 48 hours.

Cut stem treatments

There are several different types of cut stem treatments, but here we will review only the one most commonly used. All treatments of this type require a higher concentration of the active ingredient than is used in foliar applications. A 25 to 35 percent solution of the active ingredient should be used for cut stem treatments, but read and follow all label instructions. In most cases, the appropriate herbicide is glyphosate, except for Oriental bittersweet, on which triclopyr should be used. This treatment can be used on all woody stems, as well as phragmites and Japanese knotweed.

For woody stems, treatments are most effective when applied in the late summer and autumn—between late August and November. Stems should be cut close to the ground, but not so close that you will lose track of them. Apply herbicide directly to the cut surface as soon as possible after cutting. Delaying the application will reduce the effectiveness of the treatment. The herbicide can be applied with a sponge, paintbrush, or spray bottle.



Cut stem treatment tools.

For phragmites and Japanese knotweed, treatment is the same, but the timing and equipment are different. Plants should be treated anytime from mid-July through September, but the hottest, most humid days of the summer are best

for this method. Cut the stems halfway between two leaf nodes at a comfortable height. Inject (or squirt) herbicide into the exposed hollow stem. All stems in an infestation should be treated. A wash bottle is the most effective application tool, but you can also use an eyedropper, spray bottle, or one of the recently developed high-tech injection systems.

It is helpful to mix a dye in with the herbicide solution. The dye will stain the treated surface and mark the areas that have been treated, preventing unnecessary reapplication. You can buy a specially formulated herbicide dye, or use food coloring or laundry dye.

There is not enough space in this article to describe all the possible ways to control invasive plants. You can find other treatments, along with more details on the above-described methods, and species-specific recommendations on The Nature Conservancy Web site (tncweeds.ucdavis.edu). An upcoming posting on the Invasive Plant Atlas of New England (www.ipane.org) and the New England Wild Flower Society (www.newfs.org) Web sites will also provide further details.



Hollow stem injection tools.

Biological controls—still on the horizon

Biological controls are moving into the forefront of control methodology, but currently the only widely available and applied biocontrol relates to purple loosestrife. More information on purple loosestrife and other biological control projects can be found at www.invasiveplants.net.

DISPOSAL OF INVASIVE PLANTS

Proper disposal of removed invasive plant material is critical to the control process. Leftover plant material can cause new infestations or reinfest the existing project area. There are many appropriate ways to dispose of invasive plant debris. I've listed them here in order of preference.

- 1. Burn it**—Make a brush pile and burn the material following local safety regulations and restrictions, or haul it to your town's landfill and place it in their burn pile.
- 2. Pile it**—Make a pile of the woody debris. This technique will provide shelter for wildlife as well.
- 3. Compost it**—Place all your herbaceous invasive plant debris in a pile and process as compost. Watch the pile closely for resprouts and remove as necessary. Do not use the resulting compost in your garden. The pile is for invasive plants only.



Injecting herbicide into the hollow stem of phragmites.

4. Dry it/cook it—Place woody debris out on your driveway or any asphalt surface and let it dry out for a month. Place herbaceous material in a doubled-up black trash bag and let it cook in the sun for one month. At the end of the month, the material should be non-viable and you can dump it or dispose of it with the trash. The method assumes there is no viable seed mixed in with the removed material.

Care should be taken in the disposal of all invasive plants, but several species need extra attention. These are the ones that have the ability to sprout vigorously from plant fragments and should ideally be burned or dried prior to disposal: Oriental bittersweet, multiflora rose, Japanese honeysuckle, phragmites, and Japanese knotweed.

Christopher Mattrick is the former Senior Conservation Programs Manager for New England Wild Flower Society, where he managed conservation volunteer and invasive and rare plant management programs. Today, Chris and his family work and play in the White Mountains of New Hampshire, where he is the Forest Botanist and Invasive Species Coordinator for the White Mountain National Forest.



Controlling Invasive Plants in Wetlands

Special concerns; special precautions

Control of invasive plants in or around wetlands or bodies of water requires a unique set of considerations. Removal projects in wetland zones can be legal and effective if handled appropriately. In many cases, herbicides may be the least disruptive tools with which to remove invasive plants. You will need a state-issued pesticide license to apply herbicide on someone else's property, but all projects in wetland or aquatic systems fall under the jurisdiction of the Wetlands Protection Act and therefore require a permit. ***Yes, even hand-pulling that colony of glossy buckthorn plants from your own swampland requires a permit.*** Getting a permit for legal removal is fairly painless if you plan your project carefully.

1. Investigate and understand the required permits and learn how to obtain them. The entity charged with the enforcement of the Wetlands Protection Act varies from state to state. For more information in your state, contact:

ME: Department of Environmental Protection
www.state.me.us/dep/blwq/docstand/nrpapage.htm

NH: Department of Environmental Services
www.des.state.nh.us/wetlands/

VT: Department of Environmental Conservation
www.anr.state.vt.us/dec/waterq/permits/htm/pm_cud.htm

MA: Consult your local town conservation commission

RI: Department of Environmental Management
www.dem.ri.gov/programs/benviron/water/permits/fresh/index.htm

CT: Consult your local town Inland Wetland and Conservation Commission

2. Consult an individual or organization with experience in this area. Firsthand experience in conducting projects in wetland zones and navigating the permitting process is priceless. Most states have wetland scientist societies whose members are experienced in working in wetlands and navigating the regulations affecting them. A simple Web search will reveal the contact point for these societies. Additionally, most environmental consulting firms and some nonprofit organizations have skills in this area.
3. Develop a well-written and thorough project plan. You are more likely to be successful in obtaining a permit for your project if you submit a project plan along with your permit application. The plan should include the reasons for the project, your objectives in completing the project, how you plan to reach those objectives, and how you will monitor the outcome.
4. Ensure that the herbicides you plan to use are approved for aquatic use. Experts consider most herbicides harmful to water quality or aquatic organisms, but rate some formulations as safe for aquatic use. Do the research and select an approved herbicide, and then closely follow the instructions on the label.
5. If you are unsure—research, study, and most of all, ask for help. Follow the rules. The damage caused to aquatic systems by the use of an inappropriate herbicide or the misapplication of an appropriate herbicide not only damages the environment, but also may reduce public support for safe, well-planned projects.

Section 3

Annual Updates and Log Requirements

The Owner and/or Contact/Responsible Party shall review this Operation and Maintenance Plan once per year for its effectiveness and adjust the plan and deed as necessary. A sample operations and maintenance tracking log is included on the following page.

Site / Stormwater Operations and Maintenance Log						
Proposed Truck Court		85 Industrial Park Road, Dover, NH				
BMP Description	Date of Inspection	Inspector	BMP Installed and Operating Properly?	Cleaning / Corrective Action Needed	Date of Cleaning / Repair	Performed By
Litter/Debris Removal						
Pavement Sweeping						
Landscaping						
Deep Sump CB's			☐ Yes ☐ No			
Jellyfish Filter Unit			☐ Yes ☐ No			
Cascade Unit			☐ Yes ☐ No			

**Tighe &
Bond**

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**Jellyfish[®] Filter
Owner's Manual**



Jellyfish[®] Filter

Table of Contents

Chapter 1	1.0 Owner Specific Jellyfish Product Information.....	4
Chapter 2	2.0 Jellyfish Filter System Operations & Functions	5
	2.1 Components & Cartridges	6
	2.2 Jellyfish Membrane Filtration Cartridges Assembly	7
	2.3 Installation of Jellyfish Membrane Filtration Cartridges.....	7
Chapter 3	3.0 Inspection and Maintenance Overview	8
Chapter 4	4.0 Inspection Timing	8
Chapter 5	5.0 Inspection Procedure.....	8
	5.1 Dry Weather Inspections	8
	5.1 Wet Weather Inspections	9
Chapter 6	6.0 Maintenance Requirements.....	9
Chapter 7	7.0 Maintenance Procedure	9
	7.1 Filter Cartridge Removal	9
	7.2 Filter Cartridge Rinsing	9
	7.3 Sediment and Flotables Extraction	10
	7.4 Filter Cartridge Reinstallation and Replacement.....	10
	7.5 Chemical Spills.....	10
	7.6 Material Disposal	10
	Jellyfish Filter Inspection and Maintenance Log	12

THANK YOU FOR PURCHASING THE JELLYFISH® FILTER!

Contech Engineered Solutions would like to thank you for selecting the Jellyfish Filter to meet your project's stormwater treatment needs. With proper inspection and maintenance, the Jellyfish Filter is designed to deliver ongoing, high levels of stormwater pollutant removal.

If you have any questions, please feel free to call us or e-mail us:

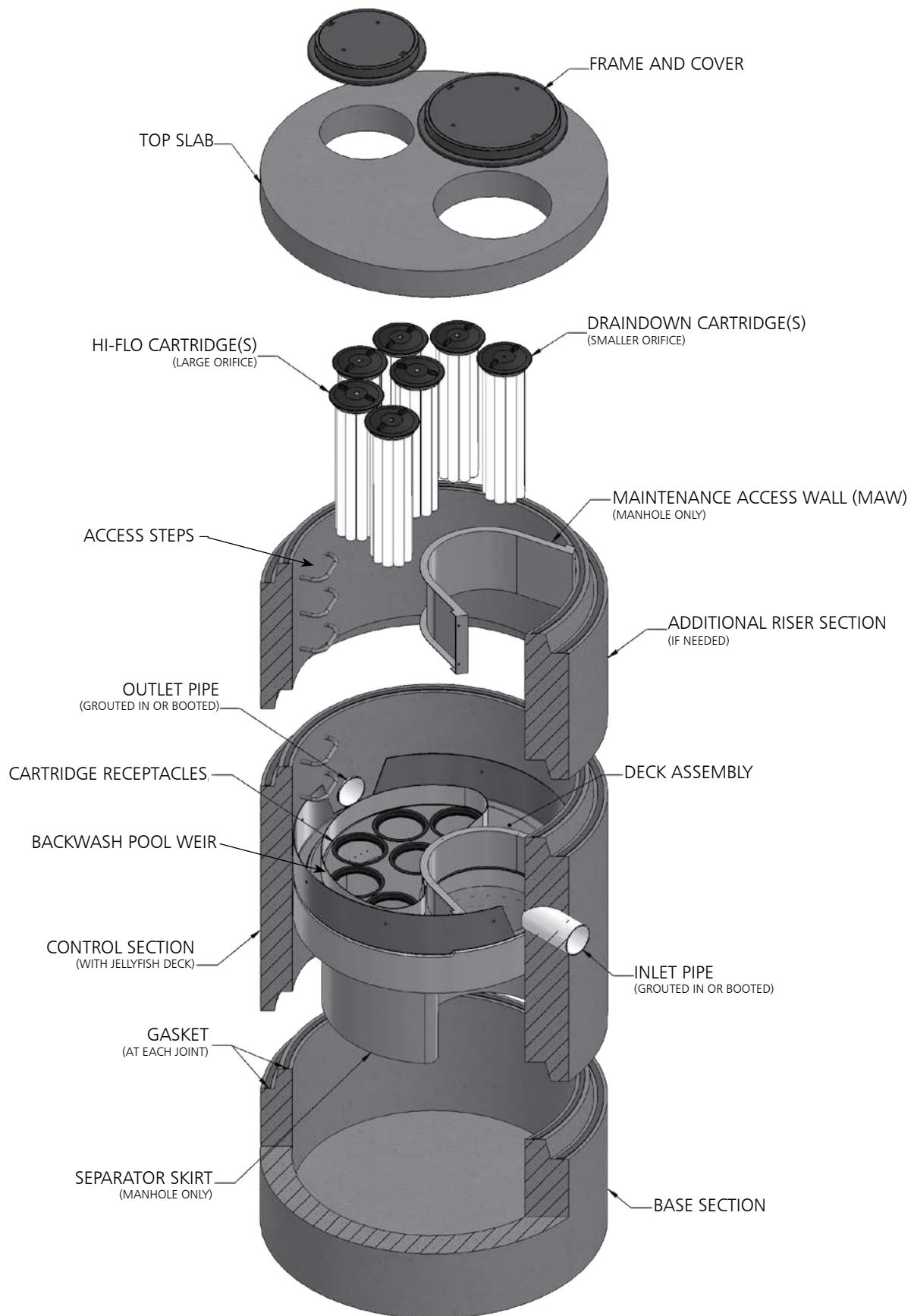
Contech Engineered Solutions

9025 Centre Pointe Drive, Suite 400 | West Chester, OH 45069

513-645-7000 | 800-338-1122

www.ContechES.com

info@conteches.com



WARNINGS / CAUTION

1. FALL PROTECTION may be required.
2. WATCH YOUR STEP if standing on the Jellyfish Filter Deck at any time; Great care and safety must be taken while walking or maneuvering on the Jellyfish Filter Deck. Attentive care must be taken while standing on the Jellyfish Filter Deck at all times to prevent stepping onto a lid, into or through a cartridge hole or slipping on the deck.
3. The Jellyfish Filter Deck can be SLIPPERY WHEN WET.
4. If the Top Slab, Covers or Hatches have not yet been installed, or are removed for any reason, great care must be taken to NOT DROP ANYTHING ONTO THE JELLYFISH FILTER DECK. The Jellyfish Filter Deck and Cartridge Receptacle Rings can be damaged under high impact loads. This type of activity voids all warranties. All damaged items to be replaced at owner's expense.
5. Maximum deck load 2 persons, total weight 450 lbs.

Safety Notice

Jobsite safety is a topic and practice addressed comprehensively by others. The inclusions here are intended to be reminders to whole areas of Safety Practice that are the responsibility of the Owner(s), Manager(s) and Contractor(s). OSHA and Canadian OSH, and Federal, State/Provincial, and Local Jurisdiction Safety Standards apply on any given site or project. The knowledge and applicability of those responsibilities is the Contractor's responsibility and outside the scope of Contech Engineered Solutions.

Confined Space Entry

Secure all equipment and perform all training to meet applicable local and OSHA regulations regarding confined space entry. It is the Contractor's or entry personnel's responsibility to proceed safely at all times.

Personal Safety Equipment

Contractor is responsible to provide and wear appropriate personal protection equipment as needed including, but not limited to safety boots, hard hat, reflective vest, protective eyewear, gloves and fall protection equipment as necessary. Make sure all equipment is staffed with trained and/or certified personnel, and all equipment is checked for proper operation and safety features prior to use.

- Fall protection equipment
- Eye protection
- Safety boots
- Ear protection
- Gloves
- Ventilation and respiratory protection
- Hard hat
- Maintenance and protection of traffic plan

Chapter 1

1.0 – Owner Specific Jellyfish Filter Product Information

Below you will find a reference page that can be filled out according to your Jellyfish Filter specification to help you easily inspect, maintain and order parts for your system.

Owner Name:	
Phone Number:	
Site Address:	
Site GPS Coordinates/unit location:	
Unit Location Description:	
Jellyfish Filter Model No.:	
Contech Project & Sequence Number	
No. of Hi-Flo Cartridges	
No. of Cartridges:	
Length of Draindown Cartridges:	
No. of Blank Cartridge Lids:	
Bypass Configuration (Online/Offline):	

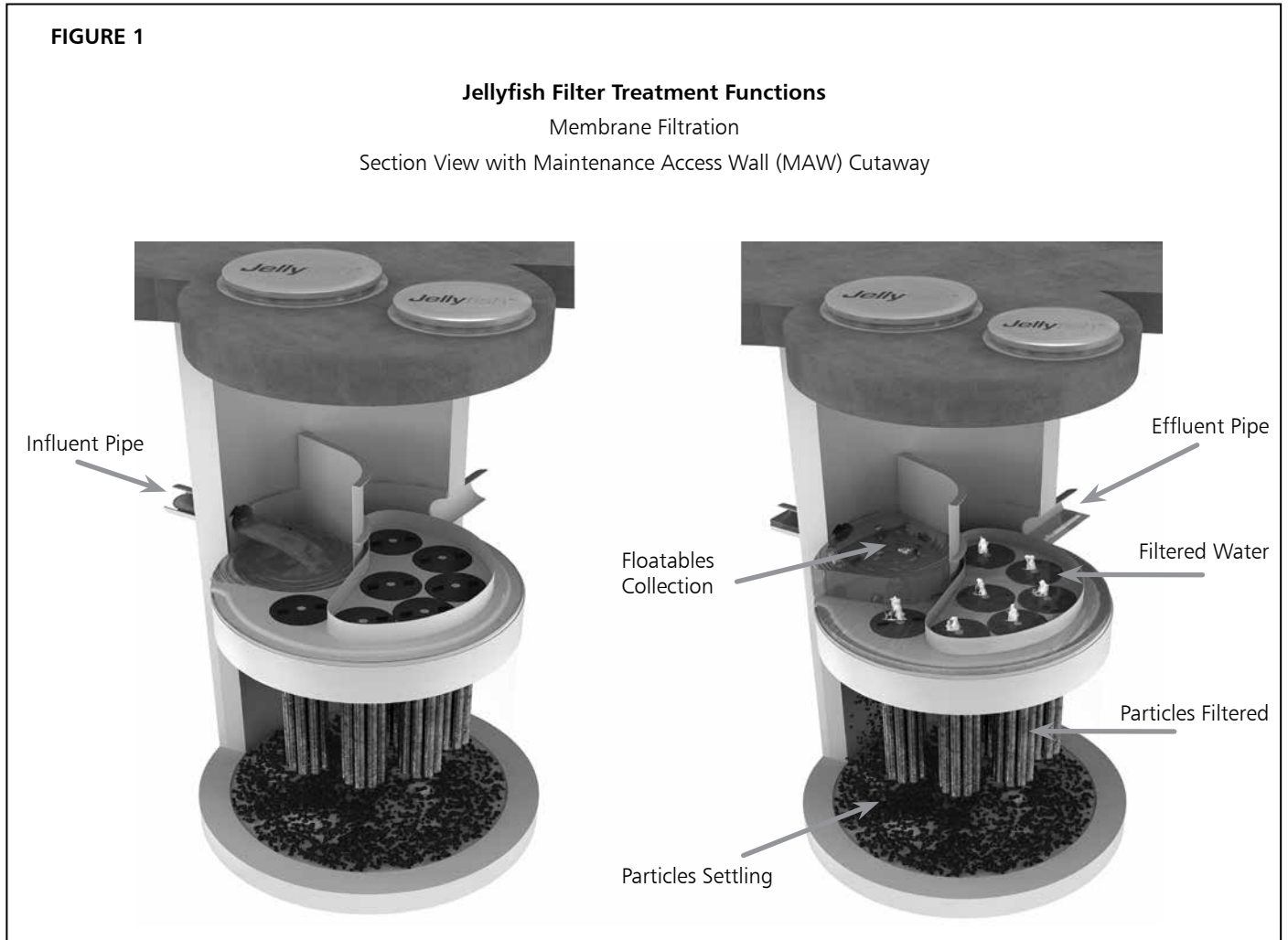
Notes:

Chapter 2

2.0 – Jellyfish Filter System Operations and Functions

The Jellyfish Filter is an engineered stormwater quality treatment technology that removes a high level and wide variety of stormwater pollutants. Each Jellyfish Filter cartridge consists of eleven membrane - encased filter elements (“filtration tentacles”) attached to a cartridge head plate. The filtration tentacles provide a large filtration surface area, resulting in high flow and high pollutant removal capacity.

The Jellyfish Filter functions are depicted in Figure 1 below.



Jellyfish Filter cartridges are backwashed after each peak storm event, which removes accumulated sediment from the membranes. This backwash process extends the service life of the cartridges and increases the time between maintenance events.

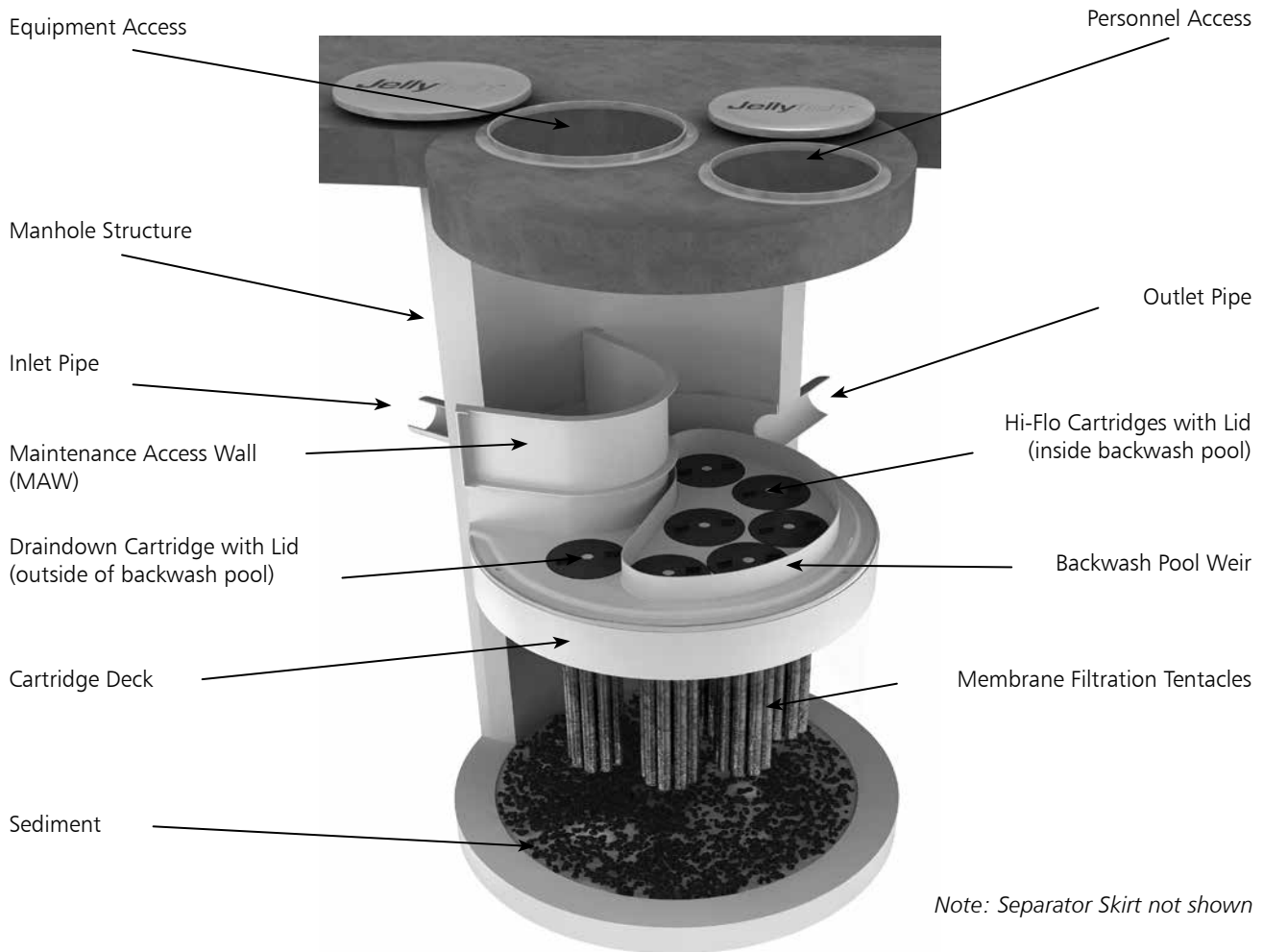
For additional details on the operation and pollutant capabilities of the Jellyfish Filter please refer to additional details on our website at www.ContechES.com.

2.1 – Components and Cartridges

The Jellyfish Filter and components are depicted in Figure 2 below.

FIGURE 2

Jellyfish Filter Components



Tentacles are available in various lengths as depicted in Table 1 below.

Table 1 – Cartridge Lengths / Weights and Cartridge Lid Orifice Diameters

Cartridge Lengths	Dry Weight	Hi-Flo Orifice Diameter	Draindown Orifice Diameter
15 inches (381 mm)	10 lbs (4.5 kg)	35 mm	20 mm
27 inches (686 mm)	14.5 lbs (6.6 kg)	45 mm	25 mm
40 inches (1,016 mm)	19.5 lbs (8.9 kg)	55 mm	30 mm
54 inches (1,372 mm)	25 lbs (11.4 kg)	70 mm	35 mm

2.2 – Jellyfish Membrane Filtration Cartridge Assembly

The Jellyfish Filter utilizes multiple membrane filtration cartridges. Each cartridge consists of removable cylindrical filtration “tentacles” attached to a cartridge head plate. Each filtration tentacle has a threaded pipe nipple and o-ring. To attach, insert the top pipe nipples with the o-ring through the head plate holes and secure with locking nuts. Hex nuts to be hand tightened and checked with a wrench as shown below.

2.3 – Jellyfish Membrane Filtration Cartridge Installation

- Cartridge installation will be performed by trained individuals and coordinated with the installing site Contractor. Flow diversion devices are required to be in place until the site is stabilized (final paving and landscaping in place). Failure to address this step completely will reduce the time between required maintenance.
- Descend to the cartridge deck (see Safety Notice and page 3).
- Refer to Contech's submittal drawings to determine proper quantity and placement of Hi-Flo, Draindown and Blank cartridges with appropriate lids. Lower the Jellyfish membrane filtration cartridges into the cartridge receptacles within the cartridge deck. It is possible that not all cartridge receptacles will be filled with a filter cartridge. In that case, a blank headplate and blank cartridge lid (no orifice) would be installed.



Cartridge Assembly

Do not force the tentacles down into the cartridge receptacle, as this may damage the membranes. Apply downward pressure on the cartridge head plate to seat the lubricated rim gasket (thick circular gasket surrounding the circumference of the head plate) into the cartridge receptacle. (See Figure 3 for details on approved lubricants for use with rim gasket.)

- Examine the cartridge lids to differentiate lids with a small orifice, a large orifice, and no orifice.
 - Lids with a small orifice are to be inserted into the Draindown cartridge receptacles, outside of the backwash pool weir.
 - Lids with a large orifice are to be inserted into the Hi-Flo cartridge receptacles within the backwash pool weir.
 - Lids with no orifice (blank cartridge lids) and a blank headplate are to be inserted into unoccupied cartridge receptacles.
- To install a cartridge lid, align both cartridge lid male threads with the cartridge receptacle female threads before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation.

3.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system. Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

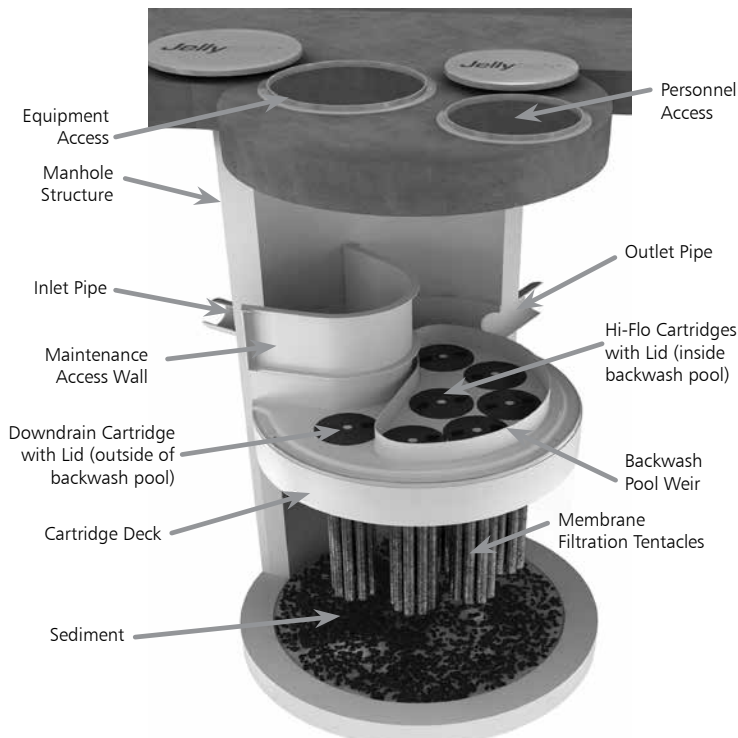
- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed

4.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent.*



Note: Separator Skirt not shown

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

5.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

5.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.



Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment ($\geq 1/16"$) accumulated on the deck surface should be removed.

5.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

6.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

7.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. *Caution: Dropping objects onto the cartridge deck may cause damage.*
3. Perform Inspection Procedure prior to maintenance activity.

4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. *Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.*
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

7.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs.*
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

7.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.
2. Position tentacles in a container (or over the MAW), with the



Cartridge Removal & Lifting Device

threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.

3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane.*
4. Collected rinse water is typically removed by vacuum hose.

5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

7.3 Sediment and Floatables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.
3. Pressure wash cartridge deck and receptacles to remove all



Rinsing Cartridge with Contech Rinse Tool

sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.

4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.
6. For larger diameter Jellyfish Filter manholes (≥ 8 -ft) and some



Vacuuming Sump Through MAW

vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

7.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. *Caution: Do not force the cartridge downward; damage may occur.*
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

7.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

7.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

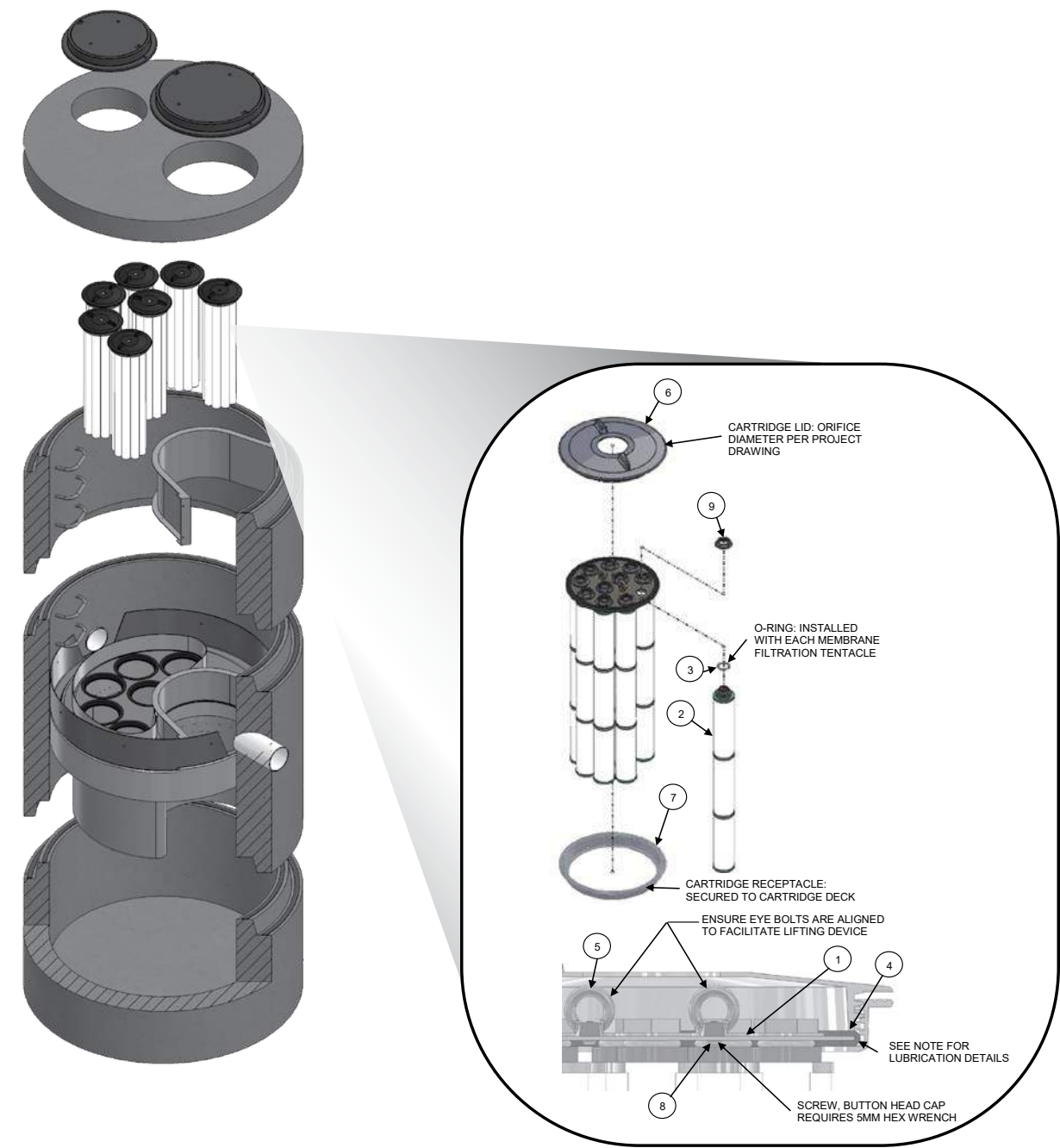


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lid (Item 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner: _____ Jellyfish Model No.: _____

Location: _____ GPS Coordinates: _____

Land Use: Commercial: _____ Industrial: _____ Service Station: _____

Road/Highway: _____ Airport: _____ Residential: _____ Parking Lot: _____

Date/Time:					
Inspector:					
Maintenance Contractor:					
Visible Oil Present: (Y/N)					
Oil Quantity Removed					
Floatable Debris Present: (Y/N)					
Floatable Debris removed: (Y/N)					
Water Depth in Backwash Pool					
Cartridges externally rinsed/re-commissioned: (Y/N)					
New tentacles put on Cartridges: (Y/N)					
Sediment Depth Measured: (Y/N)					
Sediment Depth (inches or mm):					
Sediment Removed: (Y/N)					
Cartridge Lids intact: (Y/N)					
Observed Damage:					
Comments:					

Cascade Separator[®] Inspection and Maintenance Guide



Maintenance

The Cascade Separator® system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

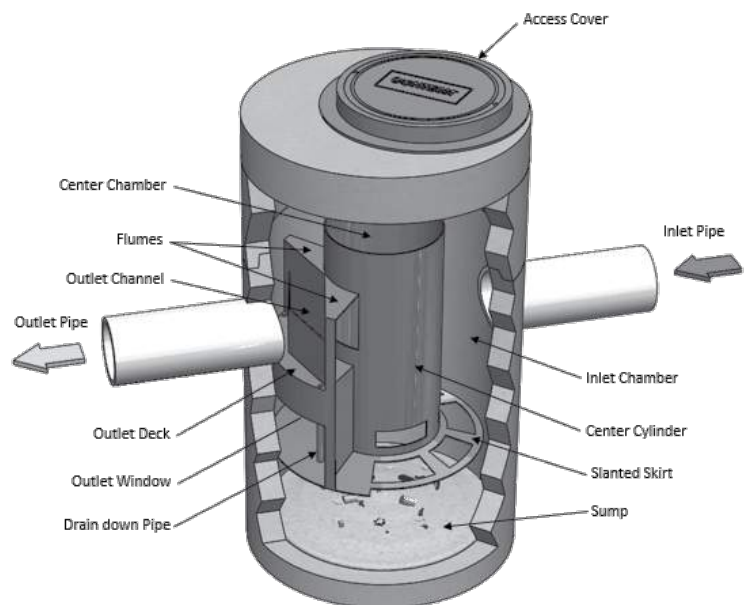
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



Cascade Separator® Maintenance Indicators and Sediment Storage Capacities

Model Number	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y ³	m ³
CS-3	3	0.9	1.5	0.5	0.4	0.3
CS-4	4	1.2	2.5	0.8	0.7	0.5
CS-5	5	1.3	3	0.9	1.1	0.8
CS-6	6	1.8	3.5	1	1.6	1.2
CS-8	8	2.4	4.8	1.4	2.8	2.1
CS-10	10	3.0	6.2	1.9	4.4	3.3
CS-12	12	3.6	7.5	2.3	6.3	4.8

Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.



A Cascade Separator unit can be easily cleaned in less than 30 minutes.



A vacuum truck excavates pollutants from the systems.

Cascade Separator® Inspection & Maintenance Log

[illegible]

1. The depth to sediment is determined by taking a measurement from the manhole outlet invert (standing water level) to the top of the sediment pile. Once this measurement is recorded, it should be compared to the chart in the maintenance guide to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

SUPPORT

- Drawings and specifications are available at www.ContechES.com.
- Site-specific design support is available from our engineers.

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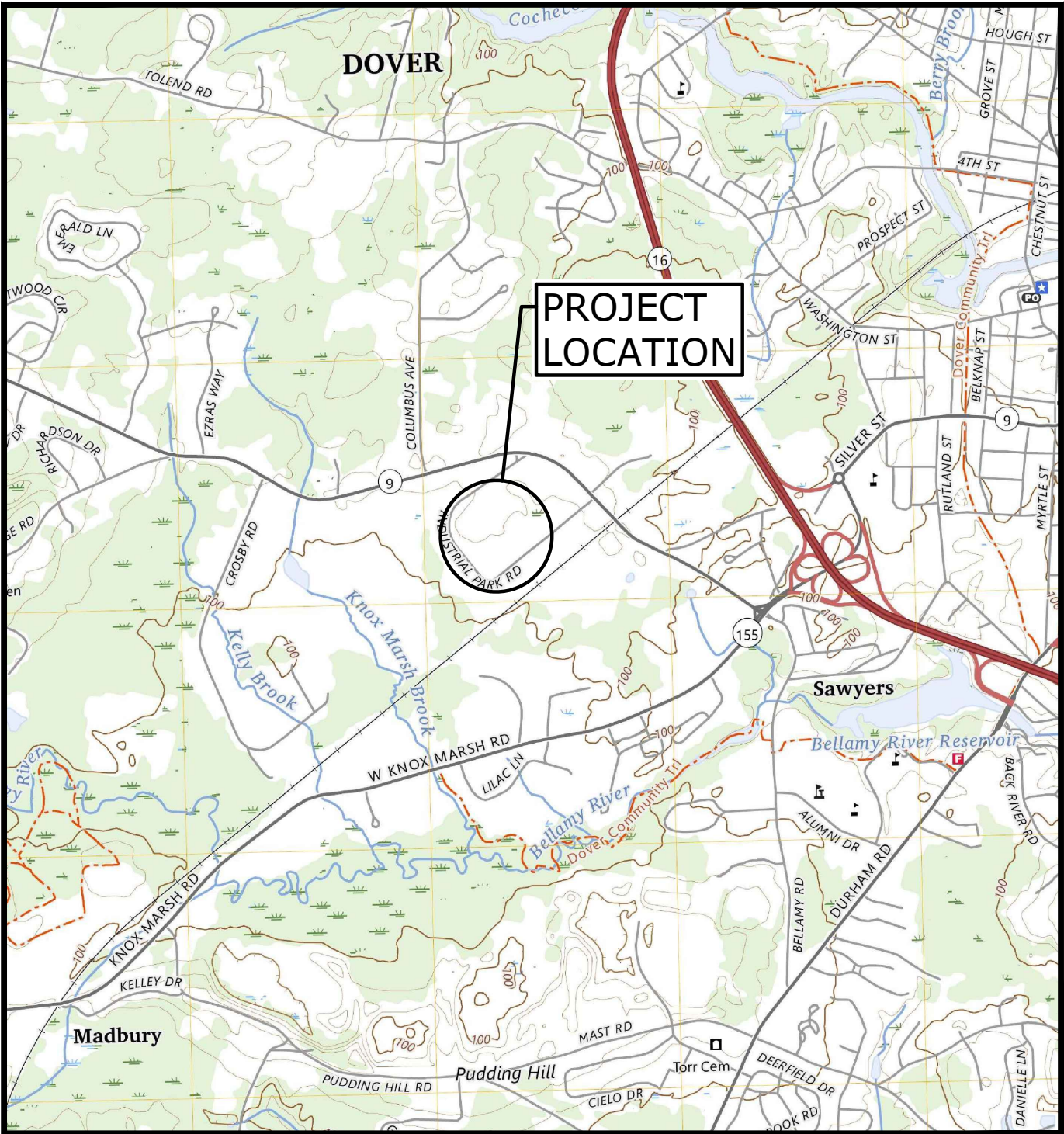
PROPOSED TRUCK COURT REDEVELOPMENT

85 INDUSTRIAL PARK ROAD

DOVER, NH

DATE: MAY 19, 2026

DRAWING NO.	DRAWING TITLE	LAST REVISED
-	COVER SHEET	5/19/2026
G-100	GENERAL NOTES AND LEGENDS	5/19/2026
G-101	NEIGHBORHOOD PLAN	5/19/2026
C-100	DEMOLITION PLAN	5/19/2026
C-200	SITE PLAN	5/19/2026
C-300	GRADING, DRAINAGE, AND UTILITIES PLAN	5/19/2026
L-100	LANDSCAPE PLAN	5/19/2026
C-500	EROSION CONTROL NOTES AND DETAILS	5/19/2026
C-501	SITE DETAILS	5/19/2026
C-502	SITE DETAILS	5/19/2026
C-503	SITE DETAILS	5/19/2026
C-504	SITE DETAILS	5/19/2026
L-500	LANDSCAPE DETAILS	5/19/2026

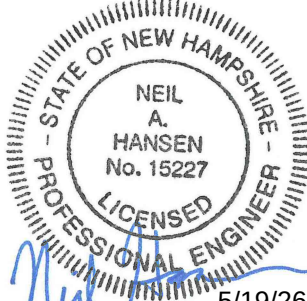
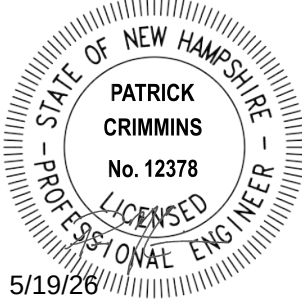


LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY:

Tighe & Bond

177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818



PREPARED FOR:

OWNER/APPLICANT

85 INDUSTRIAL PARK II LLC
210 COMMERCE WAY, SUITE 300
PORTSMOUTH, NH 03801

Signed by: 
400D64CD2D084C5

AUTHORIZED SIGNATURE

SURVEYOR

GREENMAN-PEDERSEN, INC.
21 DANIEL ST., SECOND FLOOR
PORTSMOUTH, NH 03801

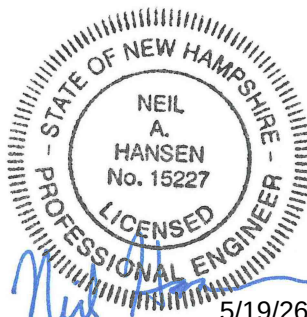
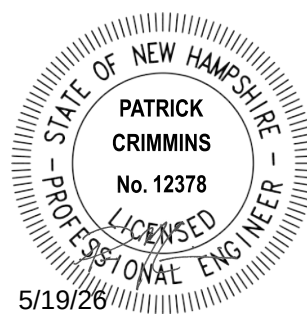
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COMPLETE SET 13 SHEETS

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- IT: INNOVATIVE TECHNOLOGY
- R-40: RURAL RESIDENTIAL
- R-20: LOW-DENSITY RESIDENTIAL
- CM: COMMERCIAL MANUFACTURING
- PROJECT LOCATION

Tighe & Bond



85 Industrial Park Road Truck Court

85 Industrial Park II, LLC

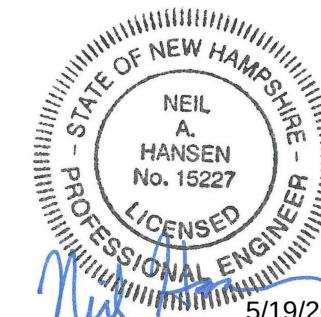
Dover, NH

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DATE: APRIL 14, 2025		
FILE: K0076-0070_C-DSGN.DWG		
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CHECKED: BKC/NAH		
APPROVED: PMC		

NEIGHBORHOOD PLAN

SCALE: AS SHOWN

G-101

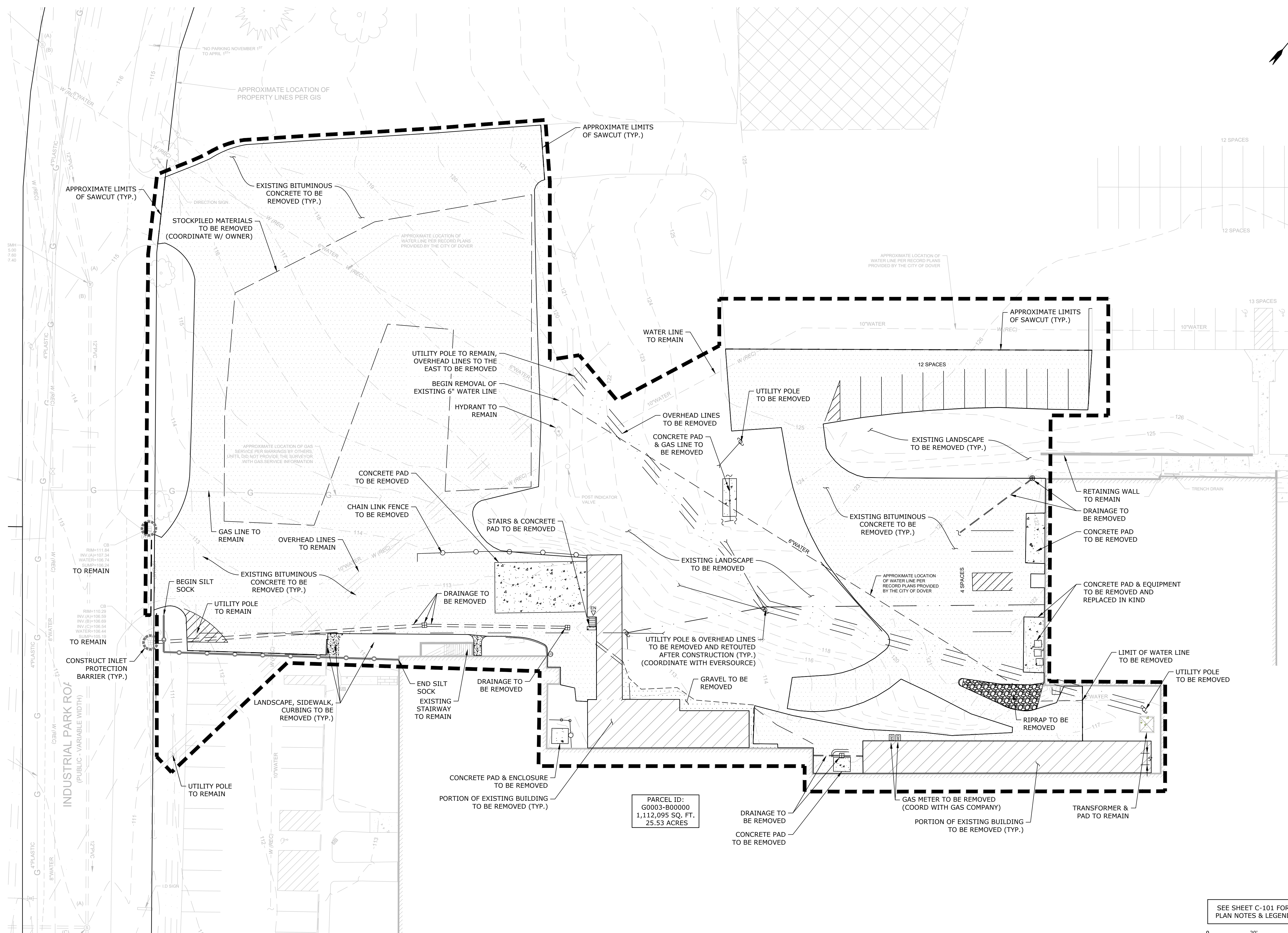


85 Industrial
Park II, LLC

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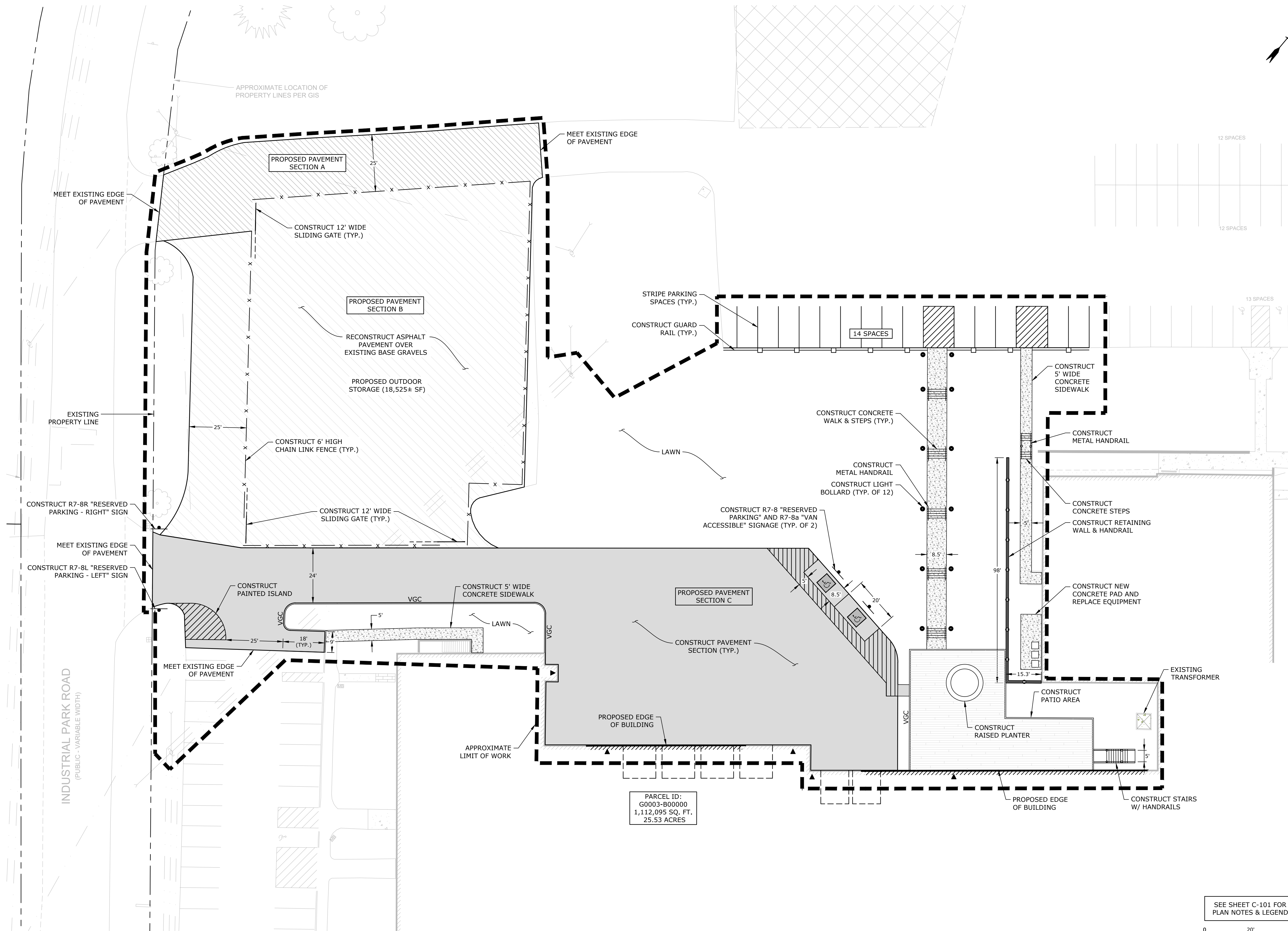
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C-100

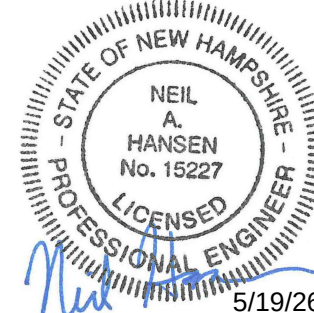
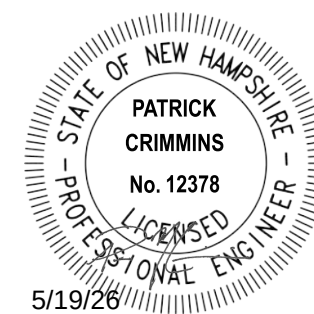


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Tighe & Bond



85 Industrial Park Road Truck Court

85 Industrial Park II, LLC

Dover, NH

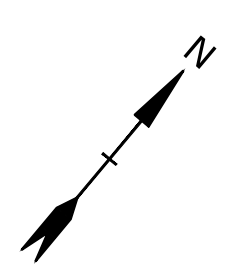
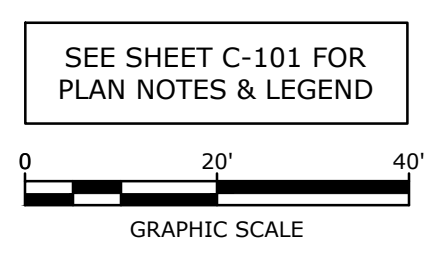
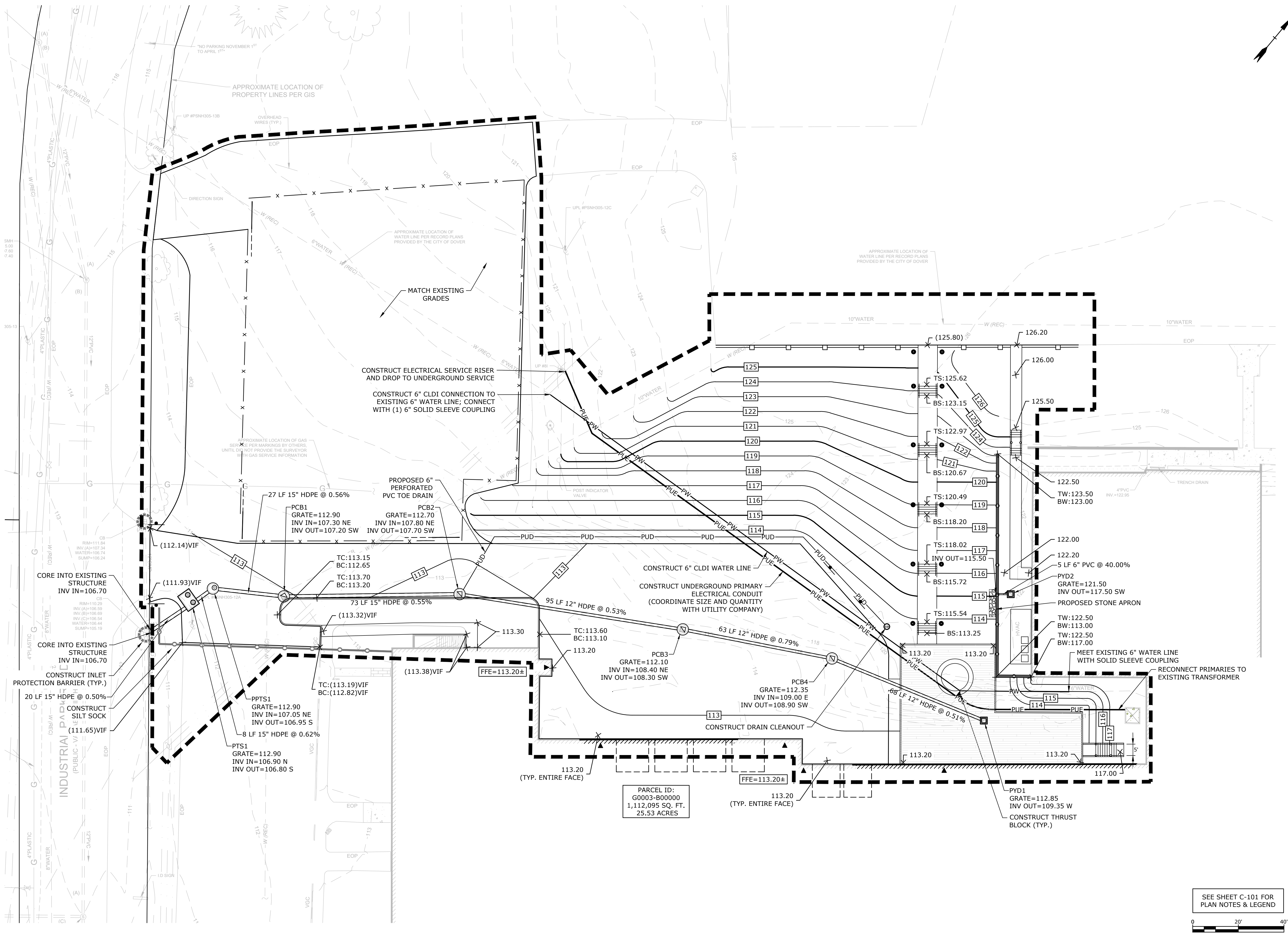
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DRAWN BY:		MDC/BKC
CHECKED:		BKC/NAH
APPROVED:		PMC

SITE PLAN

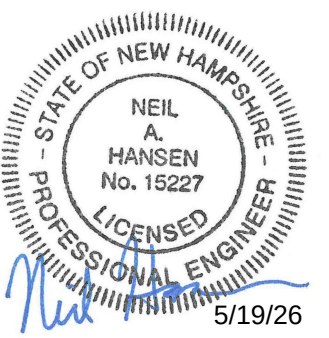
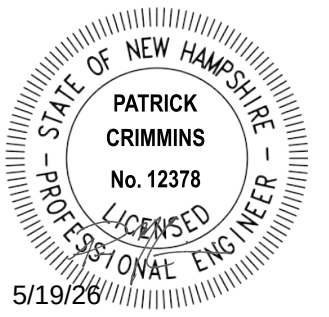
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C-200

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**85 Industrial
Park Road
Truck Court**

85 Industrial
Park II, LLC

Dover, NH

MARK	DATE	DESCRIPTION
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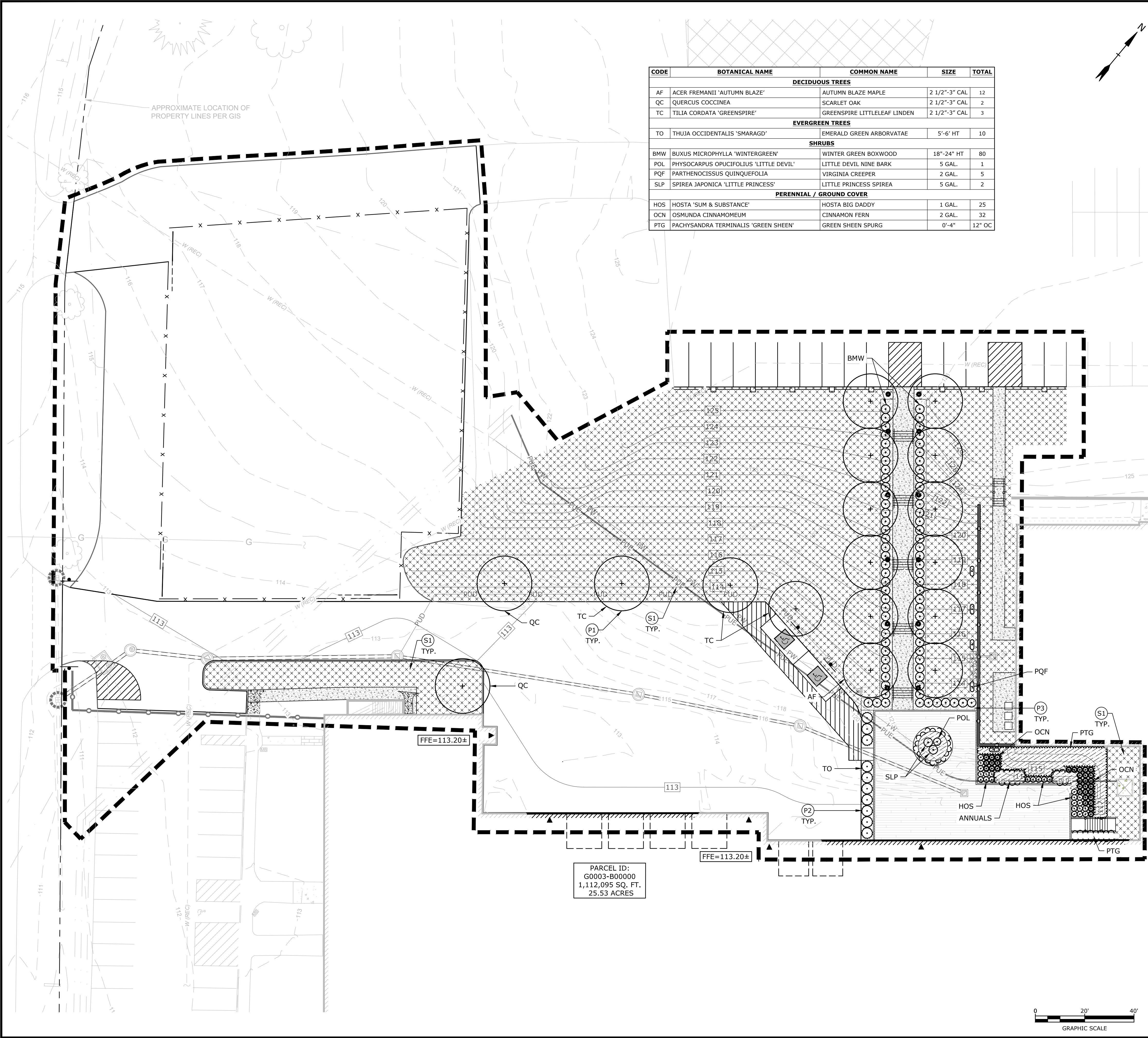
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APPROVED:	PMC

**GRADING, DRAINAGE,
AND UTILITIES PLAN**

SCALE: AS SHOWN

C-300

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PLANTING LEGEND

TAG	DESCRIPTION	SYMBOL(S)	QTY
TREES, SHRUBS & PERENNIALS			
(P1)	DECIDUOUS SHADE TREE		17
(P2)	EVERGREEN TREE		10
(P3)	SHRUBS / PERENNIALS		
(P4)	PLANT BED		
SEED MIXES			
(S1)	LAWN SEED MIX ¹		

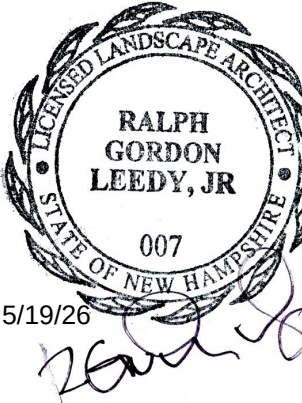
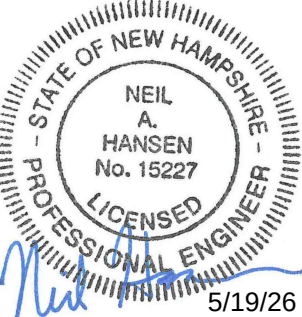
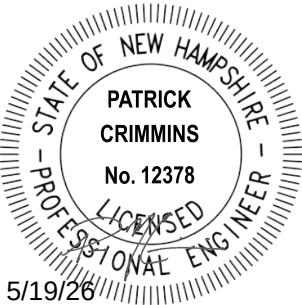
¹ REFER TO VEGETATION NOTE H ON C-500 FOR REQUIRED LAWN SEED MIX.

REPRESENTATIVE TREE SPECIES

ABIES SPP.	FIR
ACER SPP.	MAPLE
AMELANCHIER SPP.	SERVICEBERRY
BETULA SPP.	BIRCH
CARPINUS SPP.	HORNBEAM
CERCIS SPP.	REDBUD
GLEDITSIA SPP.	HONEYLOCUST
JUNIPERUS SPP.	CEDAR
NYSSA SPP.	TUPELO
PICEA SPP.	SPRUCE
PINUS SPP.	PINE
QUERCUS SPP.	OAK
THUJA SPP.	ARBORVITAE

1. LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
2. PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. NO SUBSTITUTIONS OF PLANT SPECIES WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
4. SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF AND FRUIT, COLOR AND TIME OF BLOOM, AS APPROVED BY LANDSCAPE ARCHITECT.
5. LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
6. PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM ALL PLANTING AREAS.
7. NO PLANTING TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
8. ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. REFER TO LAYOUT AND PLANTING SHEETS FOR LAYOUT INFORMATION. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS. FINAL LOCATIONS OF ALL PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
9. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE.
10. PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.
11. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
12. REPAIR DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK
13. SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION
14. MOWING HEIGHT TO BE NOT LESS THAN 3".

Tighe & Bond



85 Industrial
Park Road
Truck Court

85 Industrial
Park II, LLC

Dover, NH

1	5/19/2026	PB SUBMISSION
MARK	DATE	DESCRIPTION
PROJECT NO:		K0076-0070
DATE:		APRIL 14, 2025
FILE:		K0076-0070_L-DSGN.DWG
DRAWN BY:		MDC/BKC
CHECKED:		BKC/NAH
APPROVED:		PMC

LANDSCAPE PLAN

SCALE: AS SHOWN

L-100

Last Saved: 4/13/2026
Plotted On: May 18, 2026 - 10:00am By: MCurley
Title & Bond: 85 Industrial Park Drive Drawings AutoCAD Sheet K0076-0070 C-DTLS.dwg

GENERAL PROJECT INFORMATION

PROJECT APPLICANT: THE KANE COMPANY

PROJECT NAME: 85 INDUSTRIAL PARK ROAD TRUCK COURT

PROJECT ADDRESS: 85 INDUSTRIAL PARK ROAD
DOVER, NH 03820

PROJECT LATITUDE: 43°-11'-10" N
PROJECT LONGITUDE: 70°-54'-17" W

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE REMOVAL OF PORTIONS OF THE EXISTING BUILDING AND THE ADDITION OF A NEWLY PAVED DRIVE AND TRUCK LOADING AREA. THE PROJECT WILL ALSO CONSIST OF ASSOCIATED SITE IMPROVEMENTS SUCH AS ADDITIONAL PARKING, RETAINING WALL, SIDEWALKS, STORMWATER MANAGEMENT, AND UTILITIES.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 77,680 SF (1.78 ACRES).

SOIL CHARACTERISTICS

BASED ON THE NRCS WEB SOIL SURVEY FOR STRAFFORD COUNTY - NEW HAMPSHIRE, THE SOILS ON SITE CONSIST OF BUXTON SOILS WHICH ARE MODERATELY WELL DRAINED SOILS WITH HYDROLOGIC SOIL GROUP RATING(S) OF C/D.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA OVERLAND FLOW AND CLOSED DRAINAGE TO A CATCH BASIN LOCATED WITHIN THE CITY OF DOVER RIGHT OF WAY.

CONSTRUCTION SEQUENCE PLAN OF MAJOR ACTIVITIES:

- CONSTRUCT TEMPORARY AND PERMANENT PERIMETER EROSION CONTROLS, SEDIMENT CONTROLS AND DETENTION MEASURES, PRIOR TO ANY EARTH MOVING OPERATIONS THAT MAY AFFECT STORMWATER RUNOFF SUCH AS:
 - CONTROL OF DUST
 - CONSTRUCTION ROADWAYS, DRIVES, AND PARKING AREAS
- CUT AND CLEAR TREES, GRUBBING SHALL NOT OCCUR UNTIL AFTER THE INSTALLATION OF PERIMETER CONTROLS.
- CLEAR AND DISPOSE OF DEBRIS.
- CONSTRUCT TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) AS NECESSARY UNTIL AREAS ARE STABILIZED.
- CONSTRUCT PONDS AND SWALES BEFORE ROUGH GRADING THE SITE.
- ALL PERMANENT SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
- CONSTRUCT REQUIRED UTILITIES AND BUILDING(S)
- GRADE IN ROADWAYS, DRIVES, AND PARKING AREAS.
- BEGIN PERMANENT AND TEMPORARY SEEDING, LOAMING AND MULCHING.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERM, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
- SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
- FINISH PAVING ALL ROADWAYS, DRIVES AND PARKING LOTS.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:

- THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE. THE AREA OF DISTURBANCE SHALL ONLY EXCEED FIVE (5) ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED IF AN ENVIRONMENTAL MONITOR IS EMPLOYED DURING CONSTRUCTION IN ACCORDANCE WITH Env-Wq 1505.03 AND AS DESCRIBED UNDER THE "ENVIRONMENTAL MONITORING NOTES" SECTION ON THIS SHEET.
- THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:51-57 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES. ANY INVASIVE OR NOXIOUS PLANT SPECIES ENCOUNTERED DURING CONSTRUCTION SHALL BE CONTROLLED IN ACCORDANCE WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "ENV 1, MANUAL 1 - BEST MANAGEMENT PRACTICES FOR CONTROL OF INVASIVE AND NOXIOUS PLANT SPECIES", CURRENT EDITION.

EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FOR APPROVAL.
- AS THE FIRST ORDER OF WORK, PRIOR TO ANY EARTH DISTURBANCE, THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO; INLET PROTECTION BARRIERS, SILT SOCKS, SILT FENCES, MULCH BERMS, AND STABILIZED CONSTRUCTION EXITS AS SHOWN ON THE DRAWINGS, AND AS REQUIRED BY ALL STATE AND LOCAL PERMITS AND APPROVALS.
- INLET PROTECTION BARRIERS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS/CURB INLETS AND YARD DRAINS WITHIN THE LIMITS OF WORK AS WELL AS ANY CATCH BASINS/CURB INLETS AND YARD DRAINS THAT RECEIVE RUNOFF FROM ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHALL BE FULLY MAINTAINED FOR THE DURATION OF THE PROJECT.
- PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL NON-PAVED AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS ON ALL STEEP SLOPE AREA (3:1 OR GREATER).
- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AND WIND EROSION DURING THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES INCLUDE, BUT NOT LIMITED TO; MOISTEN EXPOSED SOIL SURFACES PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, MECHANICAL SWEEPERS ON PAVED SURFACES, AND COVERING SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.
- THE CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, INLET PROTECTION BARRIERS, PERIMETER SEDIMENT CONTROLS, AND STEEP SLOPE EROSION CONTROL BLANKETS INSPECTED BY A QUALIFIED PERSON AT LEAST ONCE A WEEK OR WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.25 INCHES OR GREATER. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED, REPAIRED, MODIFIED, OR ADDITIONAL MEASURES INSTALLED AS NECESSARY TO ADDRESS EVOLVING CONDITIONS DURING CONSTRUCTION.
- SEDIMENT CONTROL FILTER MEASURES SHALL BE REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE FILTER.
- THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

- THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE PREPARED BY A QUALIFIED PERSON. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.
- THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF A SWPPP:
 - OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY A QUALIFIED PERSON AT LEAST ONCE A WEEK OR WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.25 INCHES OR GREATER;
 - AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
 - A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
 - IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

STABILIZATION:

- AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, LATEST

- EDITION, ITEM 304.2 HAVE BEEN INSTALLED.
- A. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
- D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED AND LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL ROADS, DRIVES AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- WINTER STABILIZATION PRACTICES:
 - ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, 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;
 - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
 - AFTER OCTOBER 15, INCOMPLETE ROAD, DRIVES, 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, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
 - FOR OVER-WINTER PROTECTION, A DOUBLE ROW OF SEDIMENT BARRIERS (SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX, ETC.) SHALL BE PLACED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE AREA.
- STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
 - TEMPORARY SEEDING;
 - MULCHING.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
- DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
- DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
- DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

STOCKPILES:

- LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
- ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
- PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERM, SILT SOCK, OR PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

- THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION EXIT(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:

- TEMPORARY GRASS COVER:
 - SEEDBED PREPARATION:
 - APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO) 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
 - SEEDING:
 - UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
 - WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
 - APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
 - MAINTENANCE:
 - TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
- PERMANENT MEASURES AND PLANTINGS:
 - LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
 - FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
 - SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
 - SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
 - HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
 - THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED;
 - THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
 - A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREeping RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
- DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
 - FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS.
 - APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

- THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
- IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;

- CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
- INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:

- THE FOLLOWING ARE THE ONLY STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
 - FIRE-FIGHTING ACTIVITIES;
 - FIRE HYDRANT FLUSHING;
 - WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
 - WATER USED TO CONTROL DUST;
 - POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
 - ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
 - PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
 - UNCONTAMINATED GROUND WATER OR SPRING WATER;
 - FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING;
 - LANDSCAPE IRRIGATION.

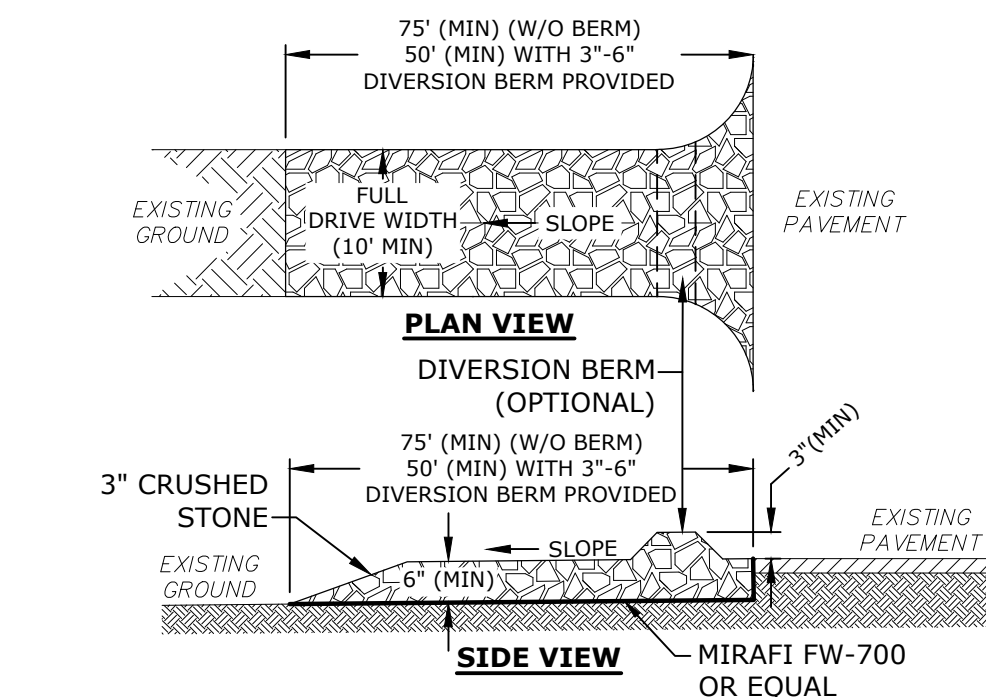
WASTE DISPOSAL:

- WASTE MATERIAL:
 - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPCTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
 - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
 - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- HAZARDOUS WASTE:
 - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
 - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- SANITARY WASTE:
 - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

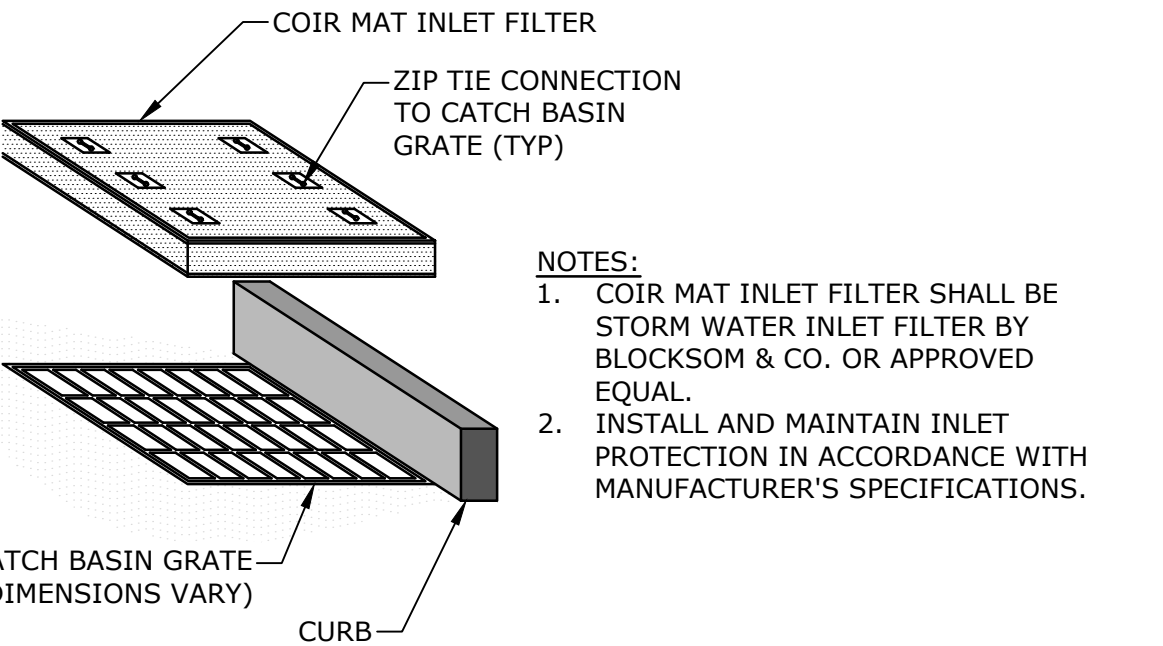
- CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY ALL LOCAL, STATE AND FEDERAL REGULATIONS. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
- THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
 - GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
 - ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
 - ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
 - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
 - THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
 - SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 - WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
 - THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
 - HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
 - PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
 - ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
 - SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
 - PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
 - PETROLEUM PRODUCTS:
 - ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
 - PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
 - INSPECT FUEL STORAGE AREAS WEEKLY;
 - WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
 - COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
 - SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
 - THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
 - EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
 - PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
 - HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
 - USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
 - PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
 - FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT: <https://www.des.nh.gov/sites/g/files/ehbem341/files/documents/2020-01/dwgb-22-6.pdf>
 - FERTILIZERS:
 - FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
 - ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
 - STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
 - PAINTS:
 - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
 - EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
 - EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
 - SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
 - MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE

- LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
 - THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
 - THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
- E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
- CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
 - CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
 - IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
 - CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
 - CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
 - CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

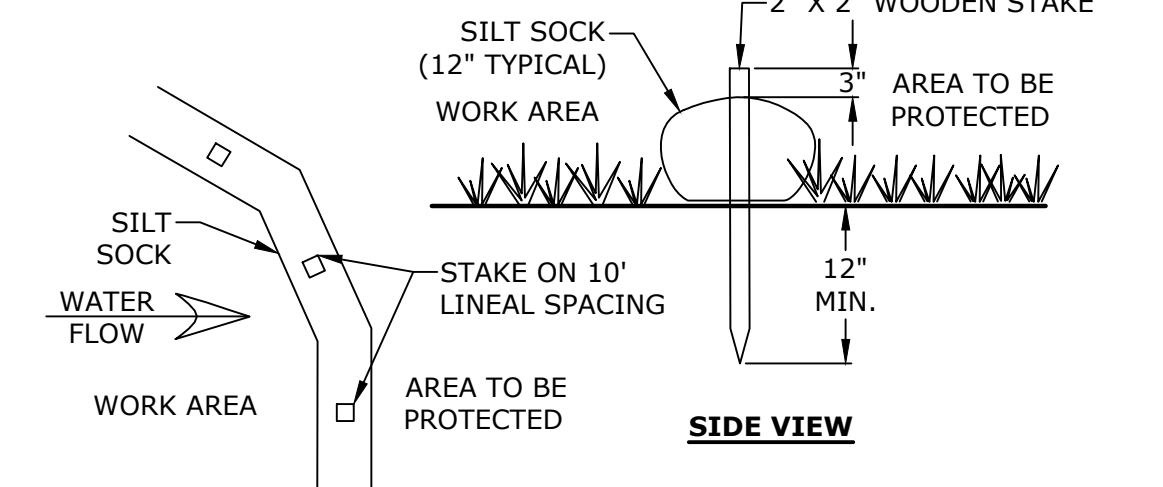


- NOTE:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT
NO SCALE



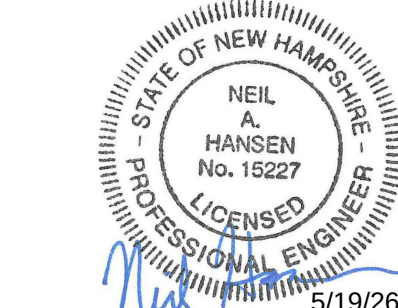
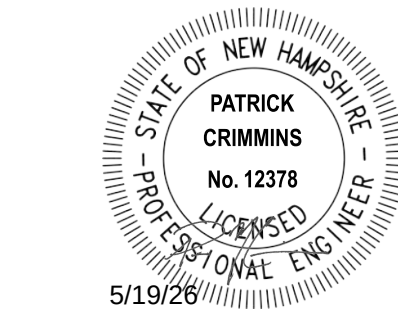
INLET PROTECTION BARRIER
NO SCALE



- NOTES:
- SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL.
 - INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SILT SOCK
NO SCALE

Tighe & Bond



85 Industrial
Park Road
Truck Court

85 Industrial
Park II, LLC

Dover, NH

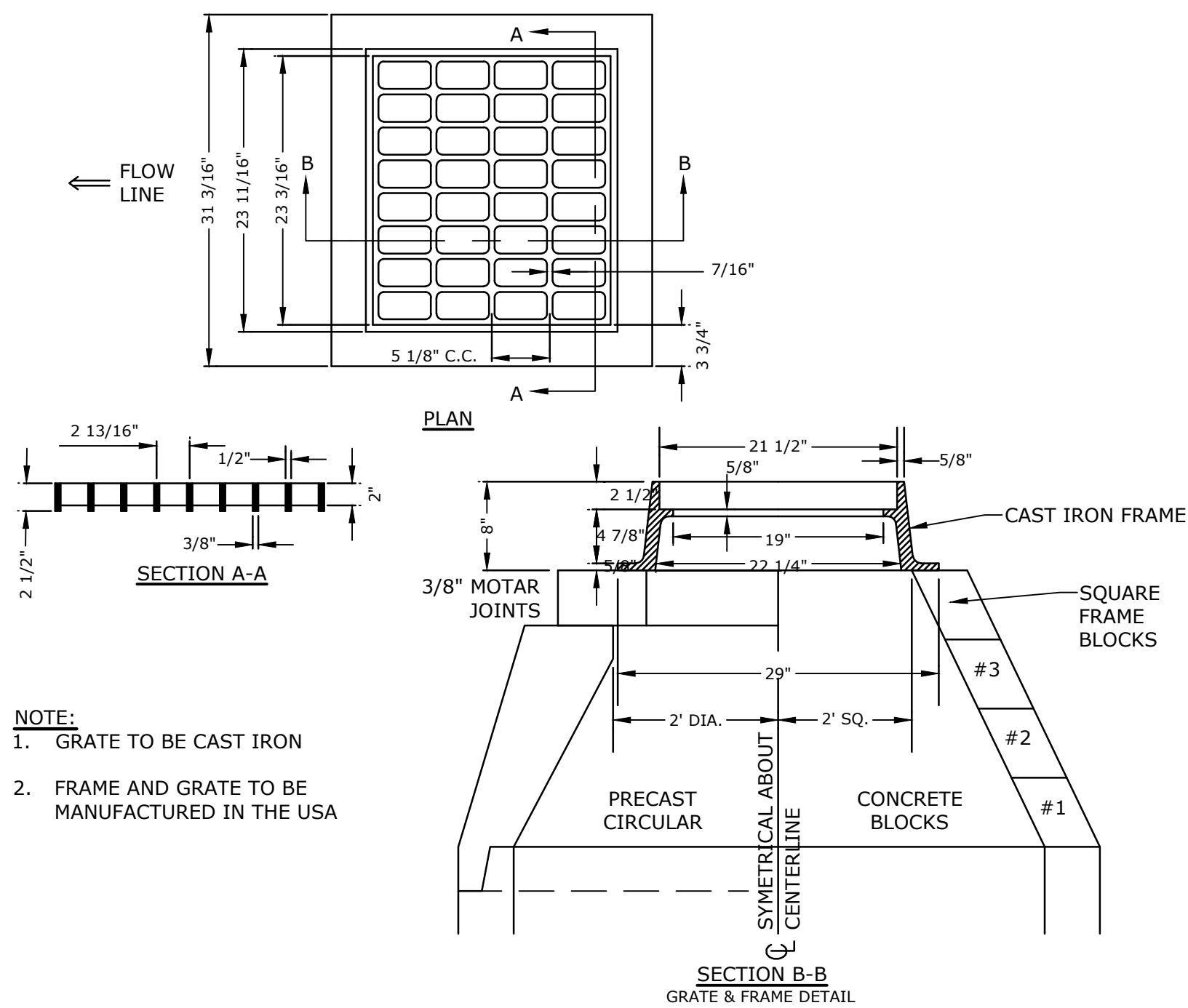
1	5/19/2026	PB SUBMISSION
MARK	DATE	DESCRIPTION
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DATE:	APRIL 14, 2025	
FILE:	K0076-0070_C-DTLS.DWG	
DRAWN BY:	MDC/BKC	
CHECKED:	BKC/NAH	
APPROVED:	PMC	

EROSION CONTROL
NOTES & DETAILS

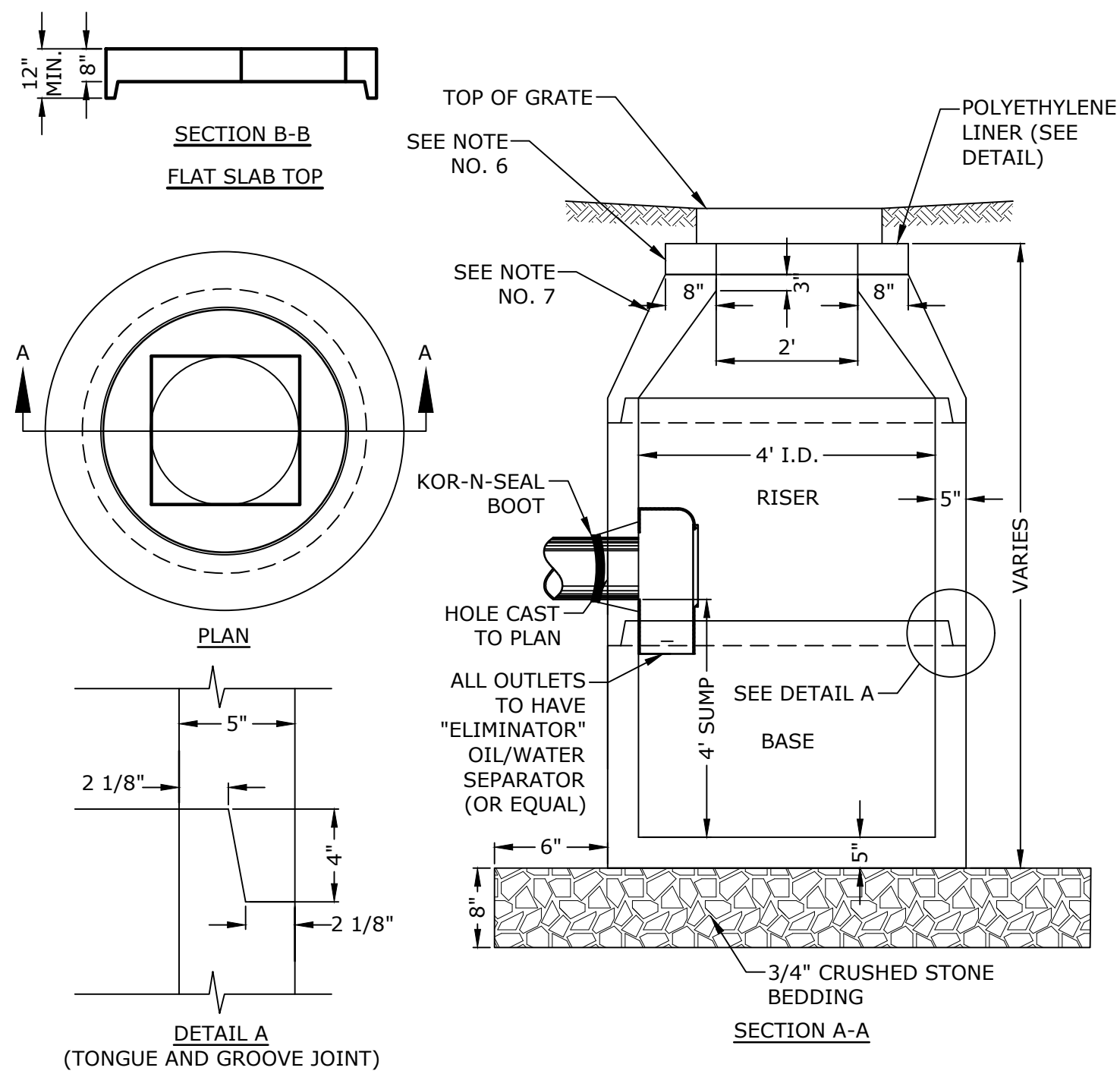
SCALE: AS SHOWN

C-500

Last Saved: 4/13/2026
Plotted On: May 18, 2026 - 10:04am By: MCurley
Tighe & Bond 33440078 The Kane Company - General Proposals\0076-0070 85 Industrial Park Drive\Drawings\AutoCAD\Sheet\K0076-0070 C-DTLS.dwg

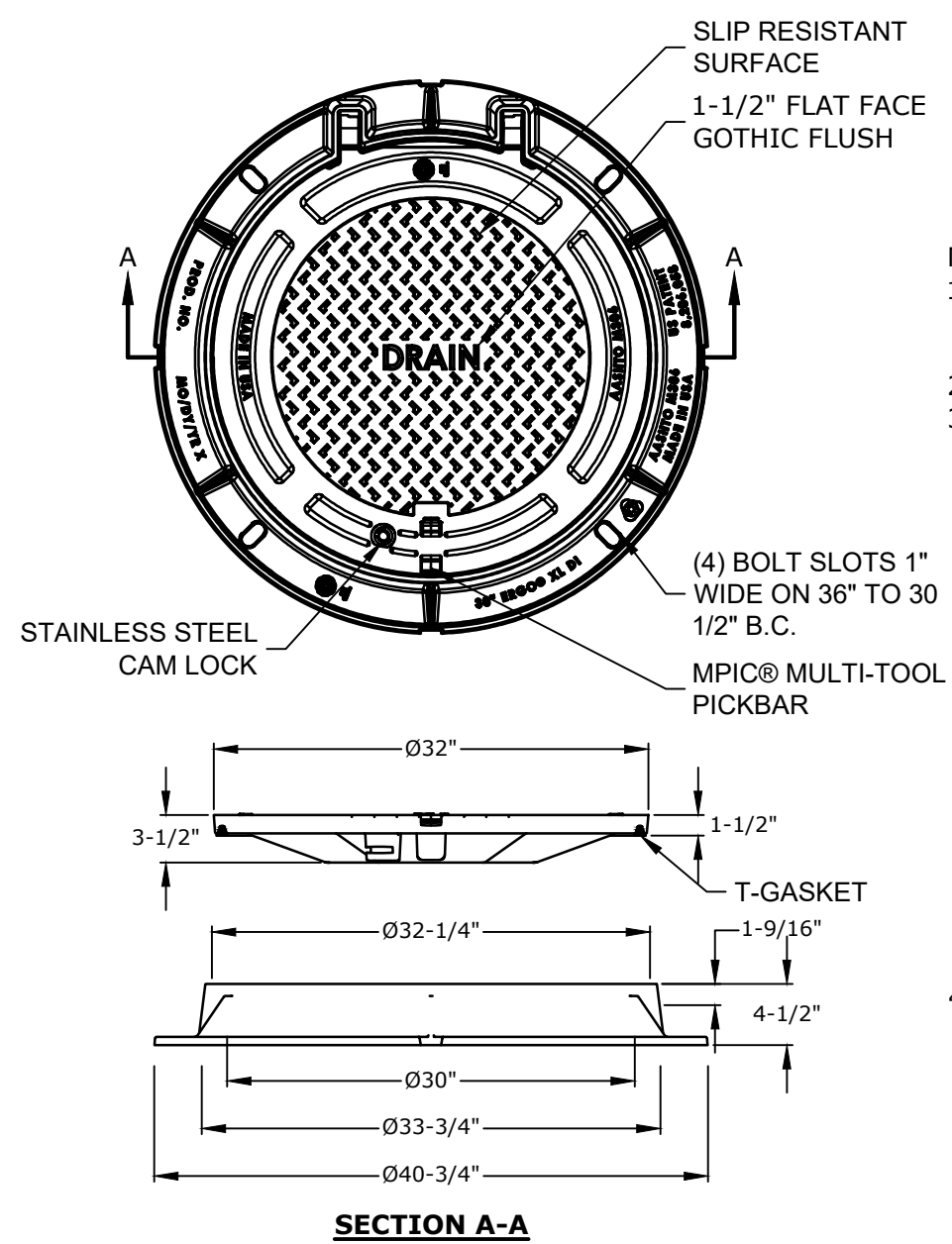


CATCH BASIN FRAME & GRATE
NO SCALE

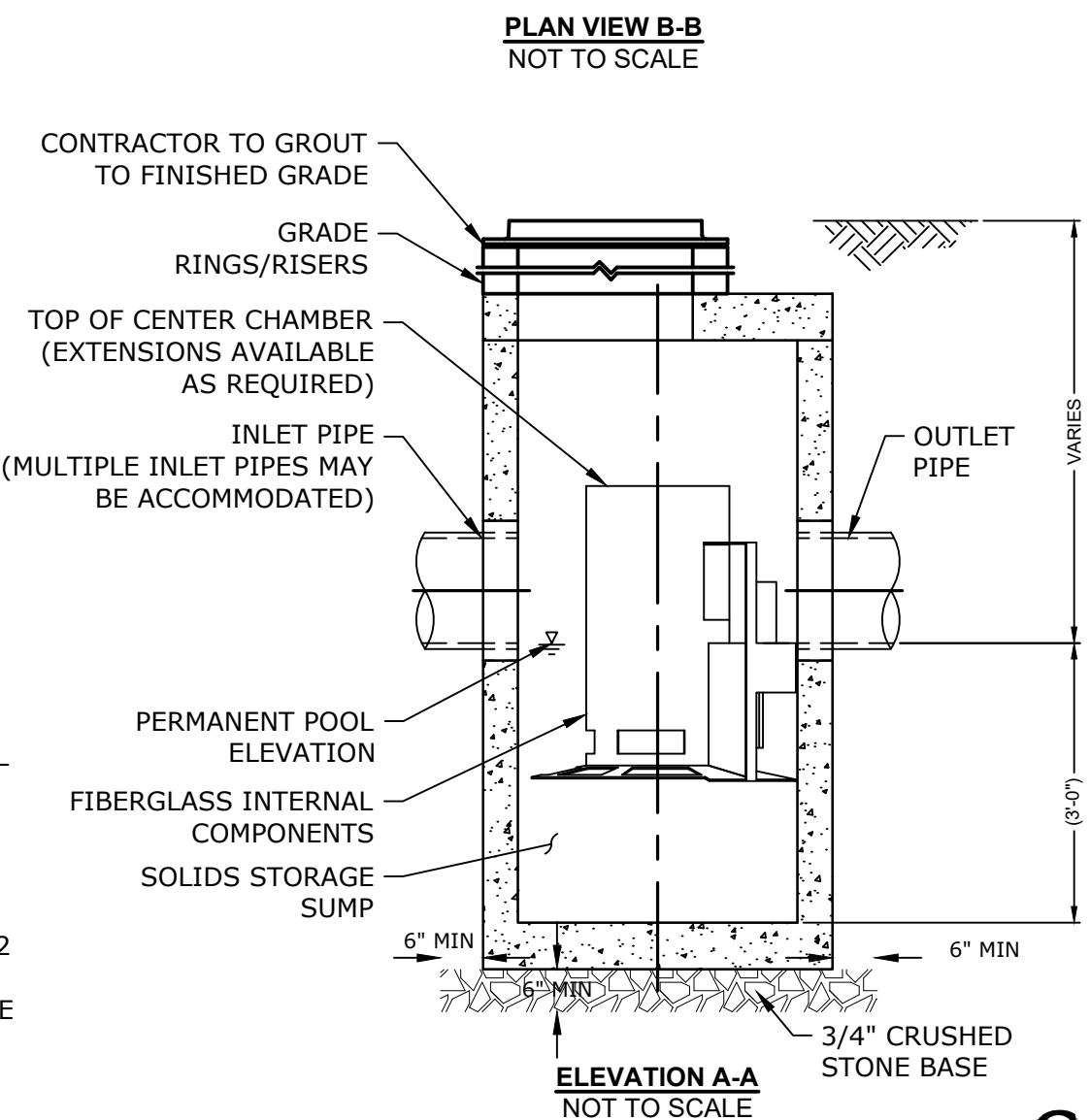
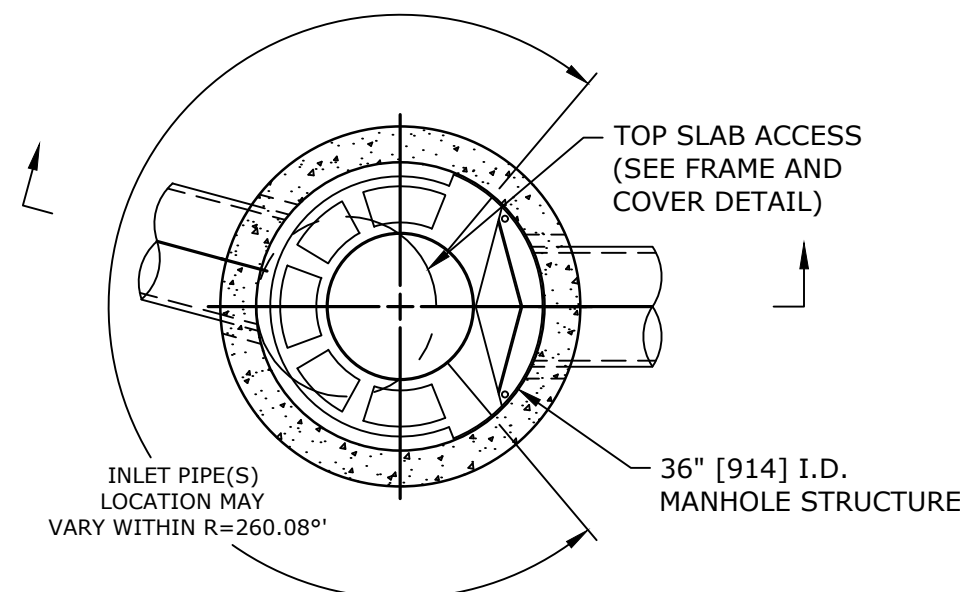


- NOTES:
- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 - THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 - RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH. THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 - FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
 - CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC. OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 - OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 - PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 - THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 - "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.

4' DIAMETER CATCHBASIN
NO SCALE



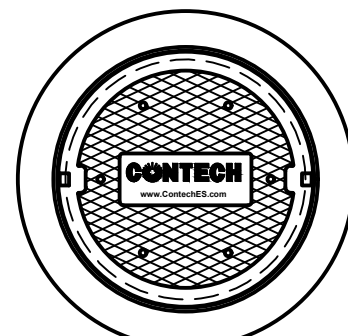
DRAIN MANHOLE FRAME & COVER
NO SCALE



CASCADE separator™

CASCADE SEPARATOR PRETREATMENT UNIT
NO SCALE

PROPOSED CASCADE SEPARATOR STRUCTURE SCHEDULE	
STRUCTURE ID #	STRUCTURE TYPE
PPT1	CS-3



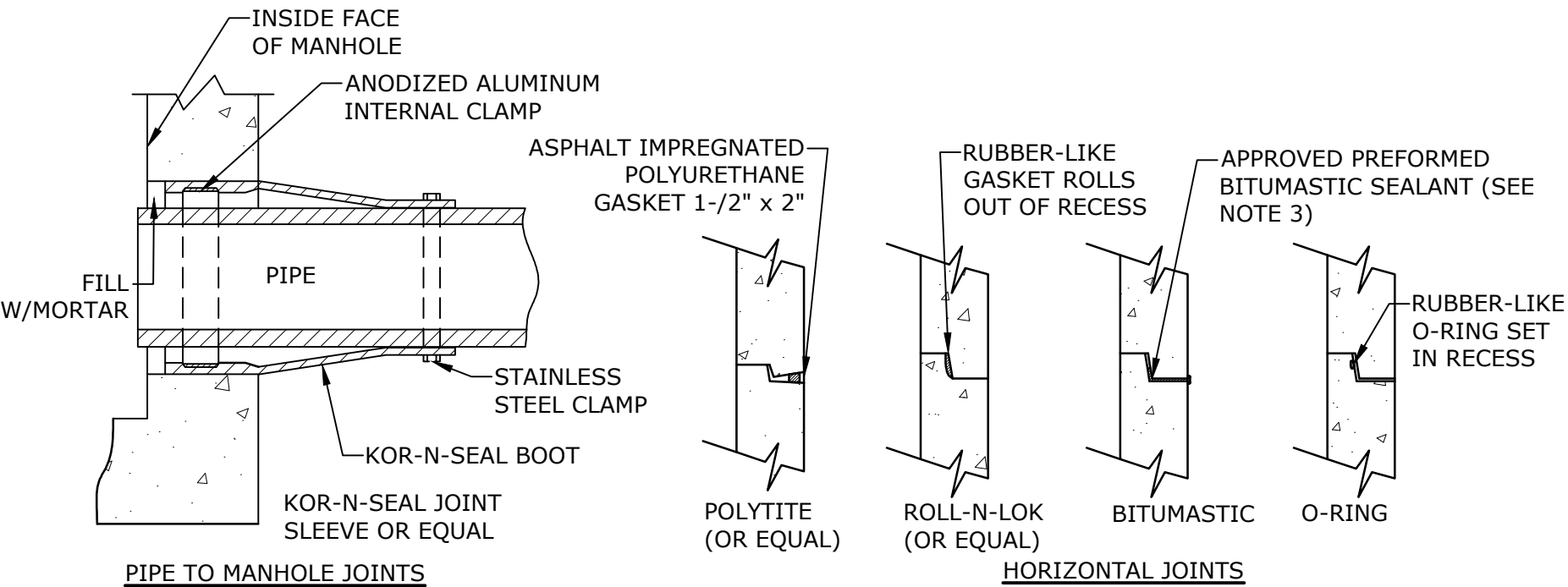
FRAME AND COVER

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 - CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX



PIPE TO MANHOLE JOINTS

MANHOLE JOINTS
NO SCALE

PROPOSED JFF STRUCTURE SCHEDULE	
STRUCTURE ID #	JFF TYPE
PTS1	JFPD0406-4-2

- GENERAL NOTES:
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 - THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

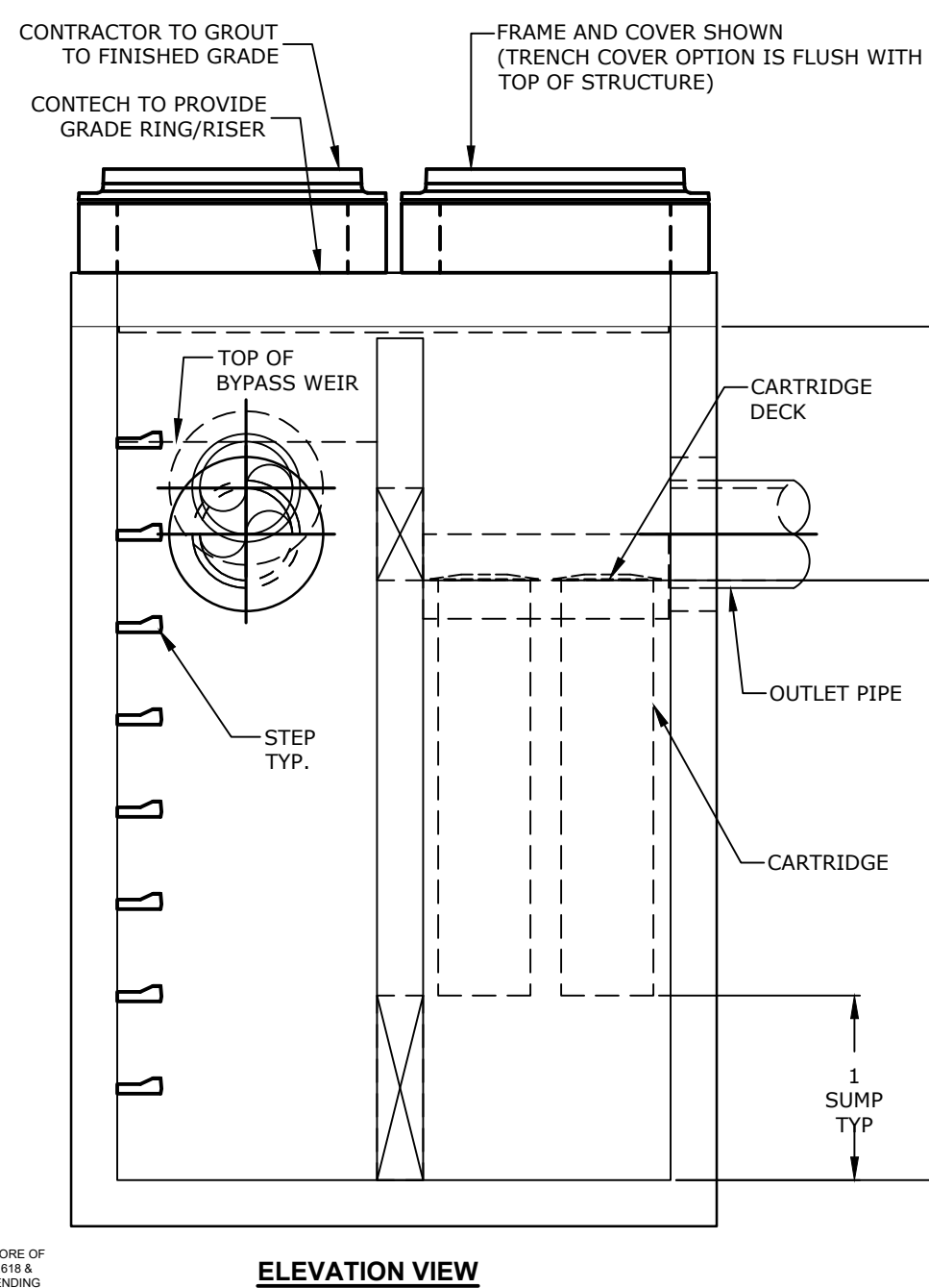
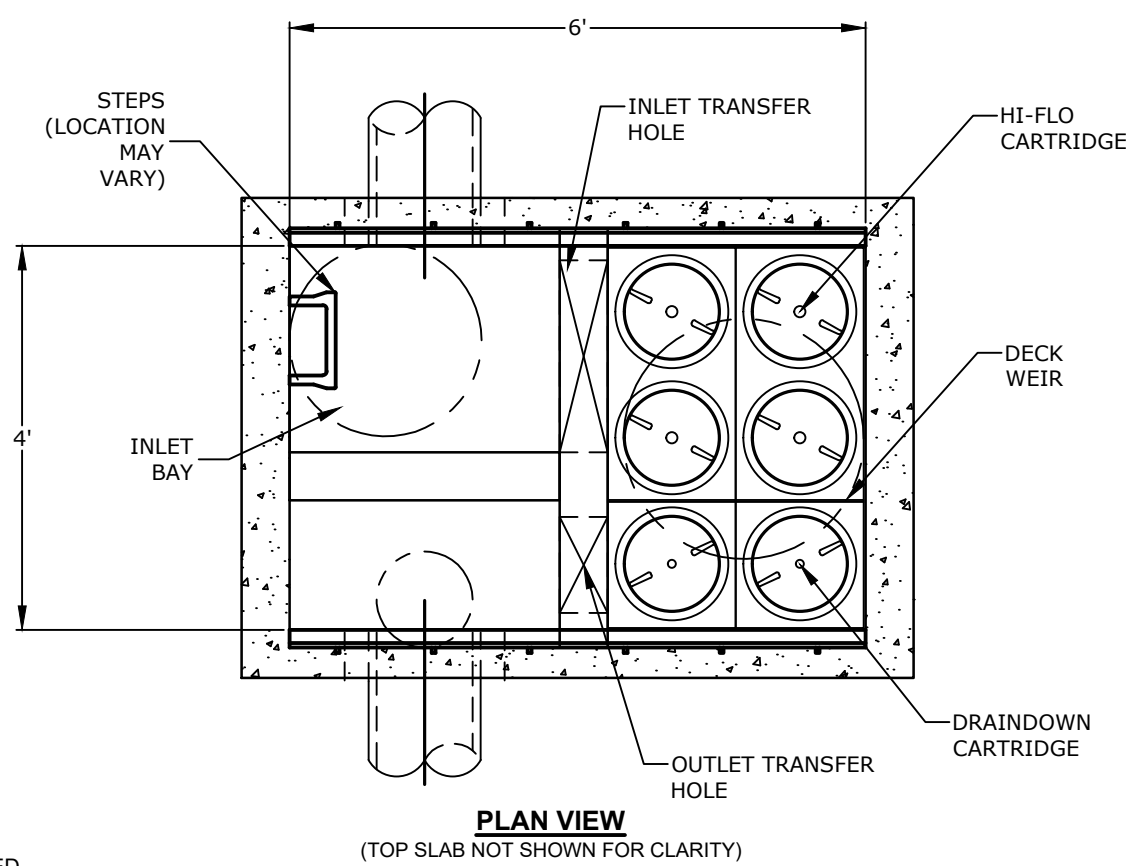
INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE. SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
- CARTRIDGE INSTALLATION BY CONTECH SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX

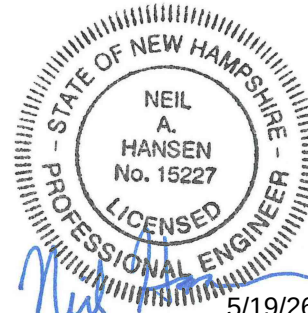
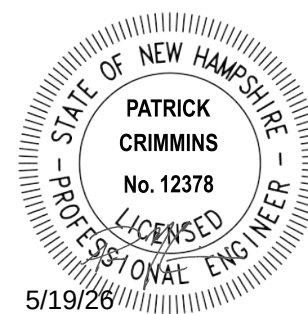
Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NO. 8,281,728; 8,281,616; & US 12,636, OTHER INTERNATIONAL PATENTS PENDING.

CONTECH JELLYFISH STORMWATER FILTER (JFPD0808)
NO SCALE



ELEVATION VIEW

Tighe & Bond



85 Industrial Park Road Truck Court

85 Industrial Park II, LLC

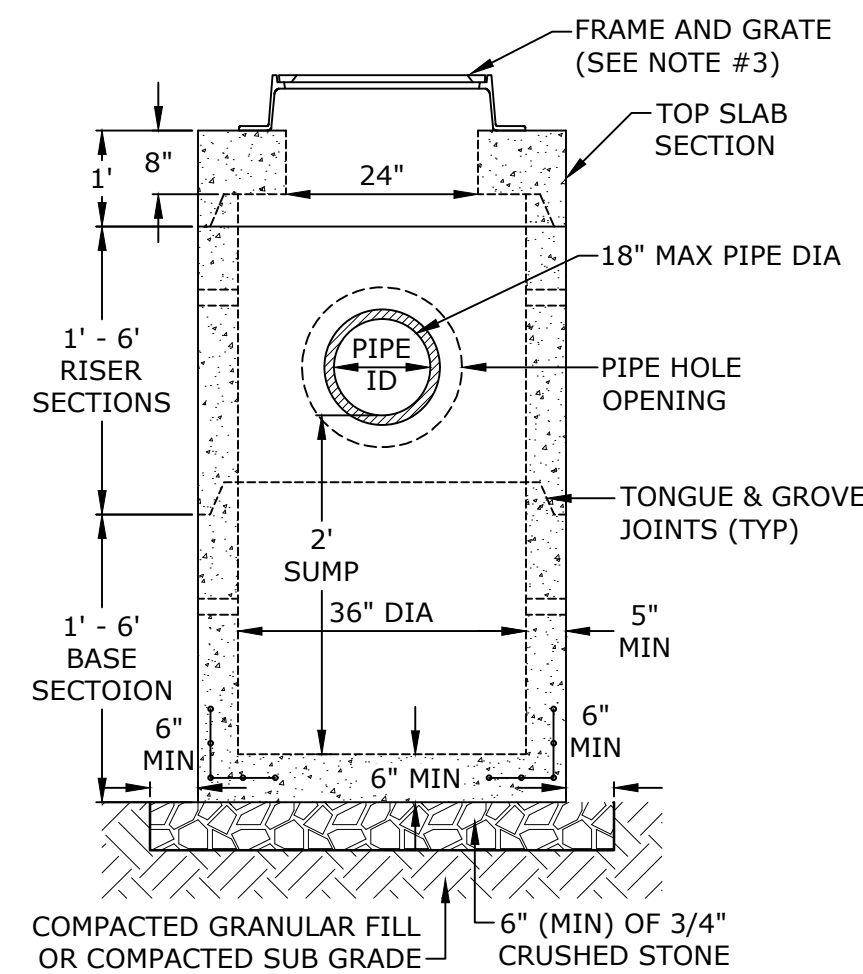
Dover, NH

MARK	DATE	DESCRIPTION
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PROJECT NO: K0076-0070		
DATE: APRIL 14, 2025		
FILE: K0076-0070_C-DTLS.DWG		
DRAWN BY: MDC/BKC		
CHECKED: BKC/NAH		
APPROVED: PMC		

DETAILS SHEET

SCALE: AS SHOWN

C-502



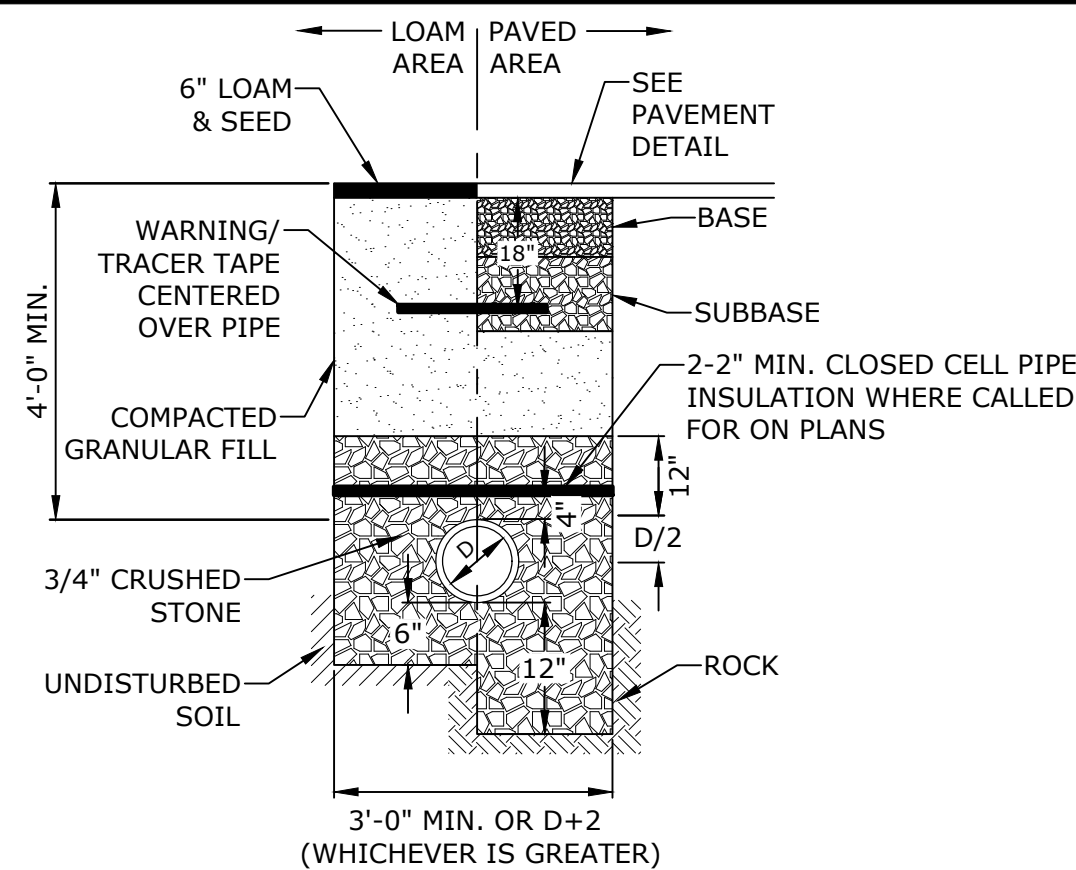
SECTION VIEW

NOTES

1. ALL PRECAST SECTIONS SHALL BE 4000 PSI (MIN) CONCRETE DESIGNED FOR AASHTO H-20 LOADING CONFORMING TO ASTM C-478 AND AASHTO M-199.
2. STEEL REINFORCEMENT SHALL BE 0.12-IN²/LF AND 0.12-IN² (BOTH WAYS) BASE BOTTOM CONFORMING TO ASTM A-615 AND ASTM A-185.
3. YARD / AREA DRAIN FRAME AND GRATES SHALL BE AS FOLLOWS:
 - NEEHAH FOUNDRY R-2569 FRAME & GRATE TYPE Q, (±0.6 SF OPEN AREA OR EQUAL), FOR DRAINS LOCATED IN AREAS THAT REQUIRE ADA ACCESSIBILITY;
4. ADJUSTING FRAMES AND COVERS TO FINISHED GRADE SHALL BE DONE USING PRECAST REINFORCED CONCRETE GRADE RINGS OR CLAY BRICKS.
5. HORIZONTAL SECTION JOINTS SHALL BE TONGUE AND GROOVE JOINTS SEALED WITH ONE (1) STRIP OF FLEXIBLE BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.
 - JOINT SEALANT SHALL BE SEAL-SC 102 (OR EQUAL)
6. PIPE TO MANHOLE CONNECTION JOINTS SHALL BE FLEXIBLE SLEEVE CONFORMING TO ASTM C-923.
 - FLEXIBLE SLEEVES SHALL BE KOR-N-SEAL (OR EQUAL).
7. PIPE HOLE OPENING(S) WITHIN PRECAST SECTIONS VARIES DEPENDING ON PIPE SIZE. PIPE OPENING SIZES SHALL BE COORDINATED WITH PRECASTER AND FLEXIBLE PIPE SLEEVE MANUFACTURERS
8. PRECAST CONCRETE YARD / AREA DRAINS SHALL BE PHOENIX PRECAST PRODUCTS - 3' DIA CATCH BASIN (OR EQUAL).

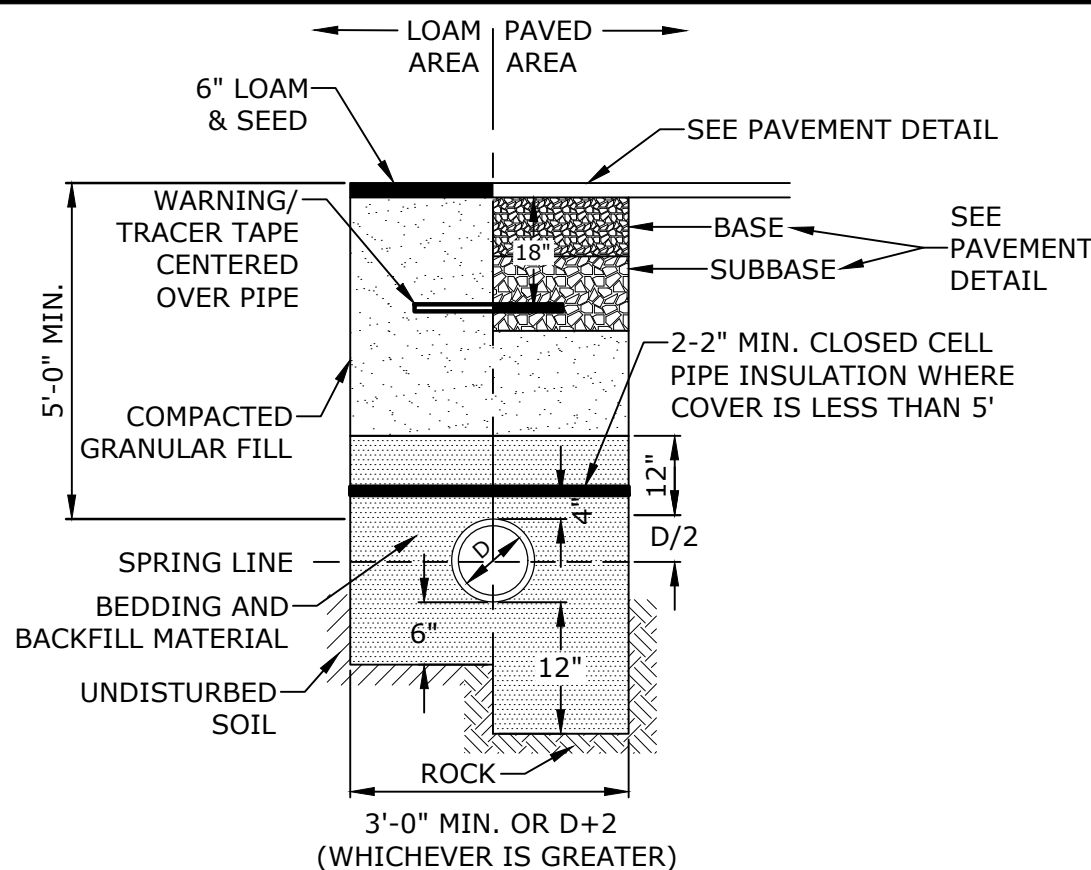
TYPICAL PRECAST CONCRETE YARD / AREA DRAIN

NO SCALE



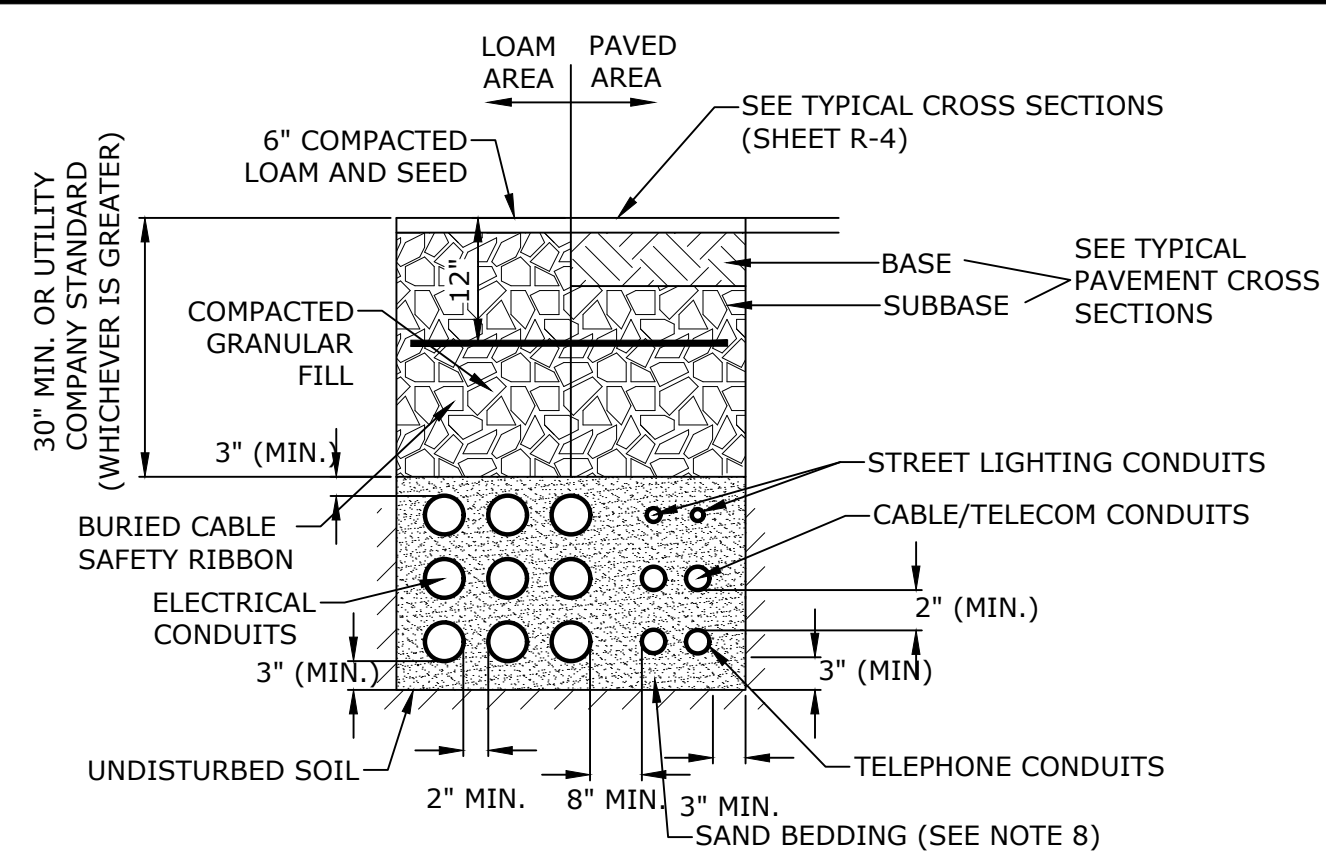
STORM DRAIN TRENCH

NO SCALE



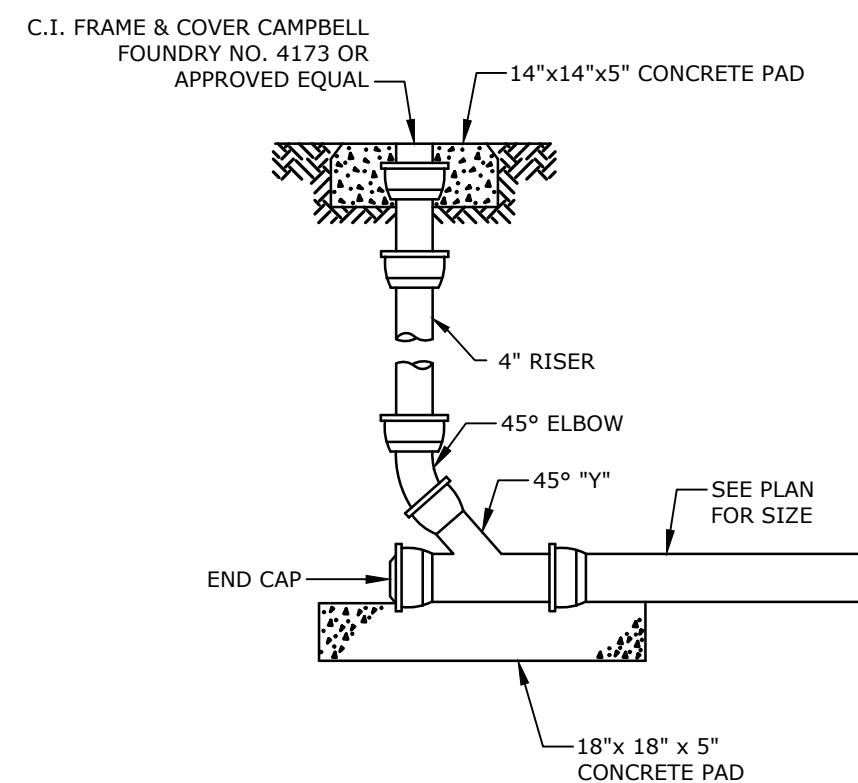
WATER TRENCH

NO SCALE



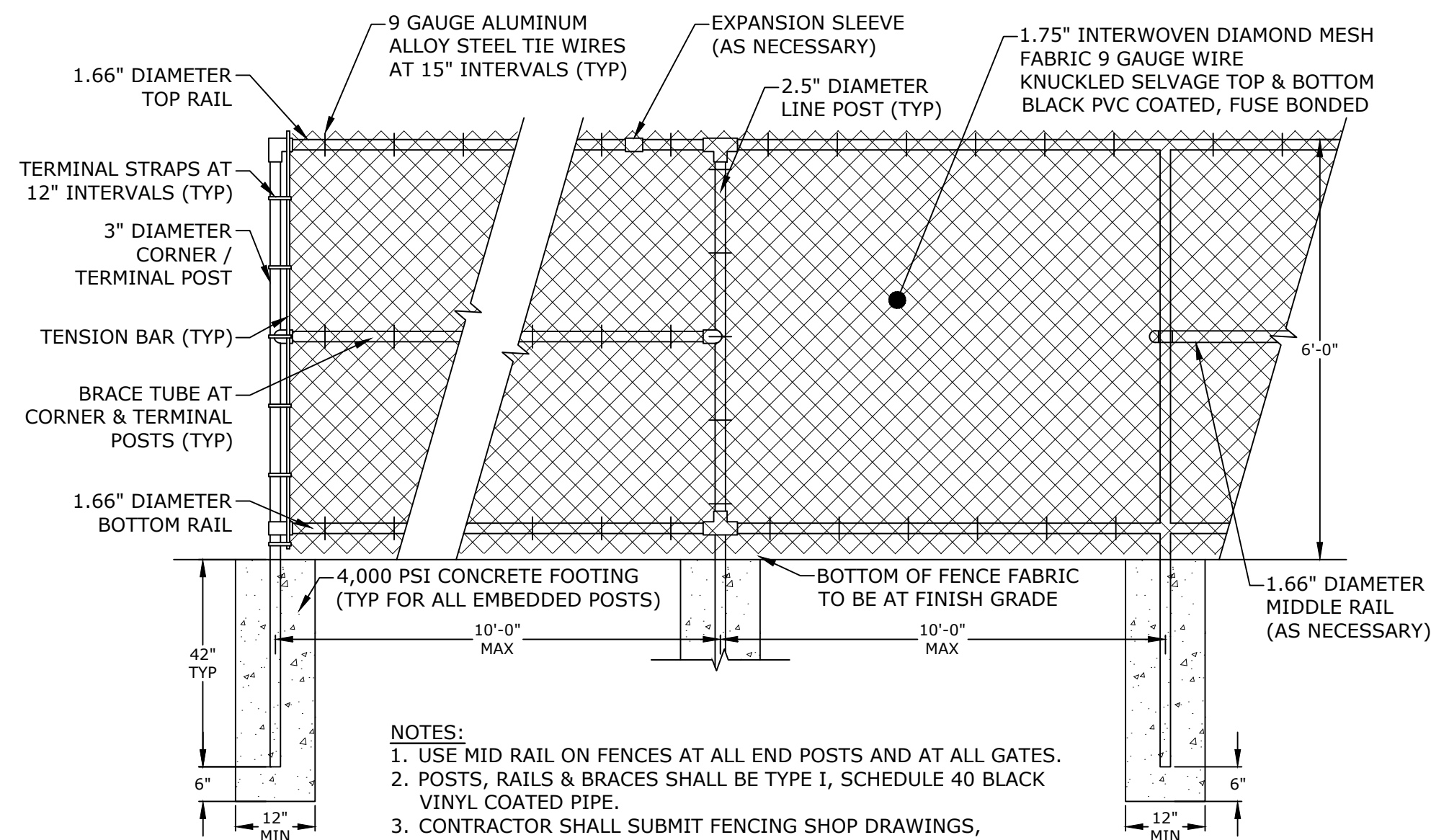
ELECTRICAL AND COMMUNICATION CONDUIT

NO SCALE



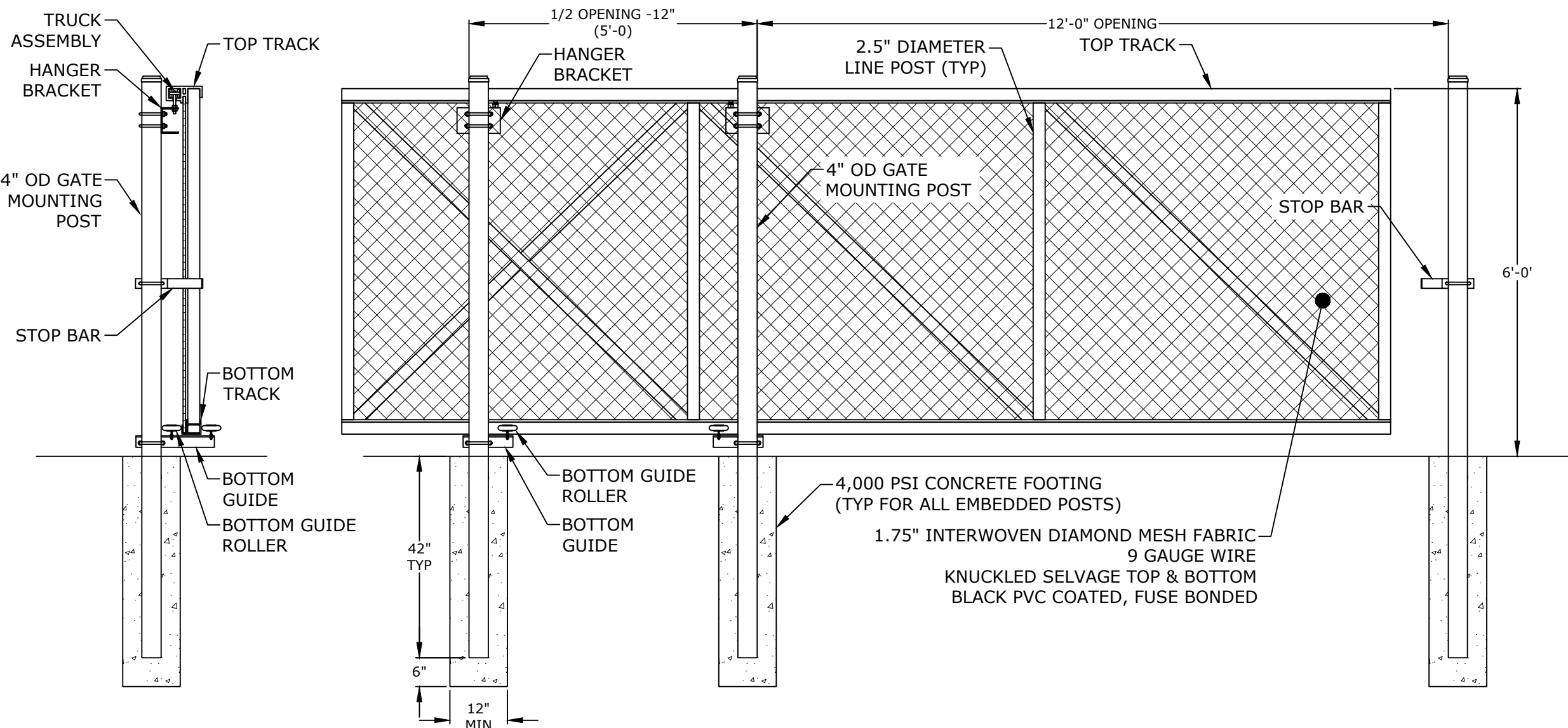
CLEAN-OUT

NO SCALE



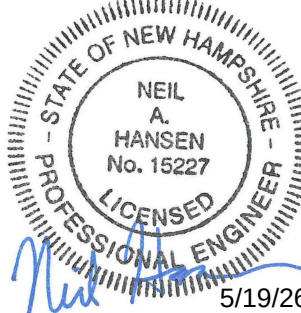
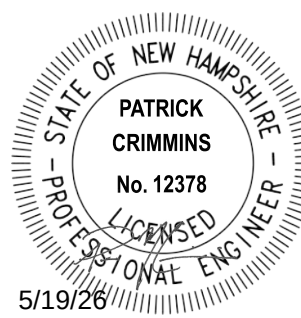
TYPICAL CHAIN LINK FENCE

NO SCALE



12' WIDE SLIDING GATE

NO SCALE



**85 Industrial
Park Road
Truck Court**

85 Industrial
Park II, LLC

Dover, NH

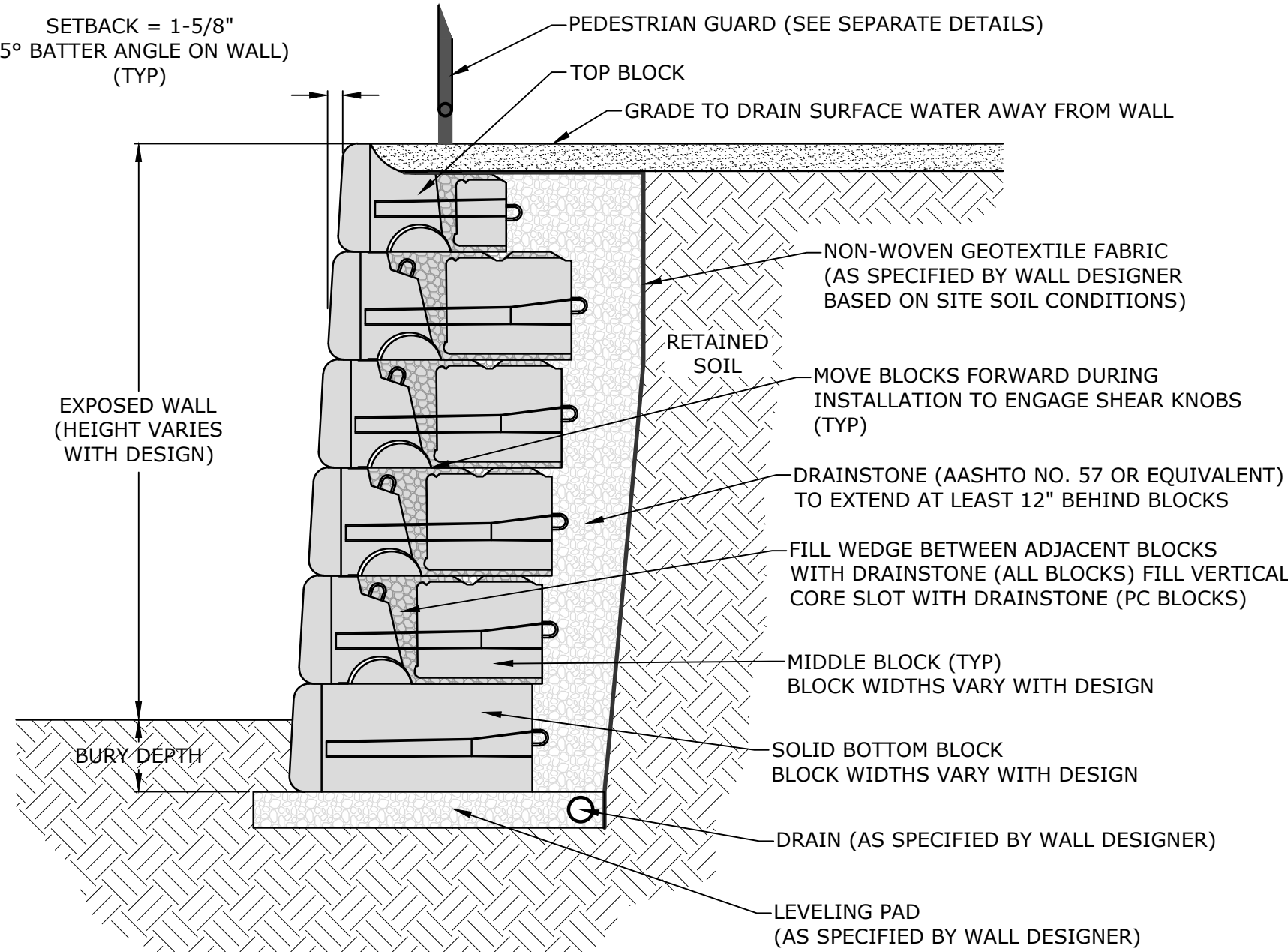
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DATE:		APRIL 14, 2025
FILE:		K0076-0070_C-DTLS.DWG
DRAWN BY:		MDC/BKC
CHECKED:		BKC/NAH
APPROVED:		PMC

DETAILS SHEET

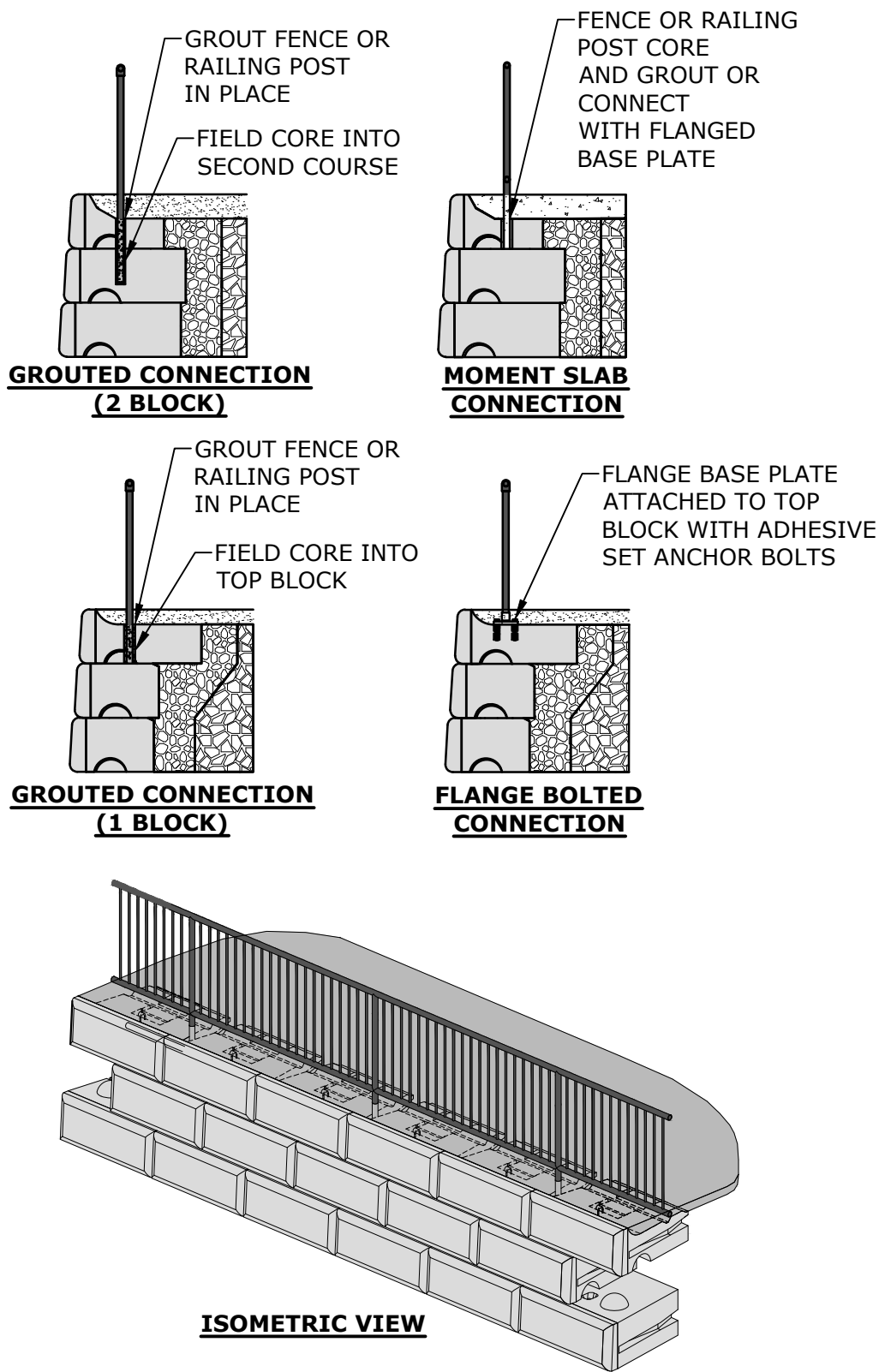
SCALE: AS SHOWN

C-503

Last Saved: 4/13/2026
Plotted On: May 18, 2026 - 10:10:18am By: MCurley
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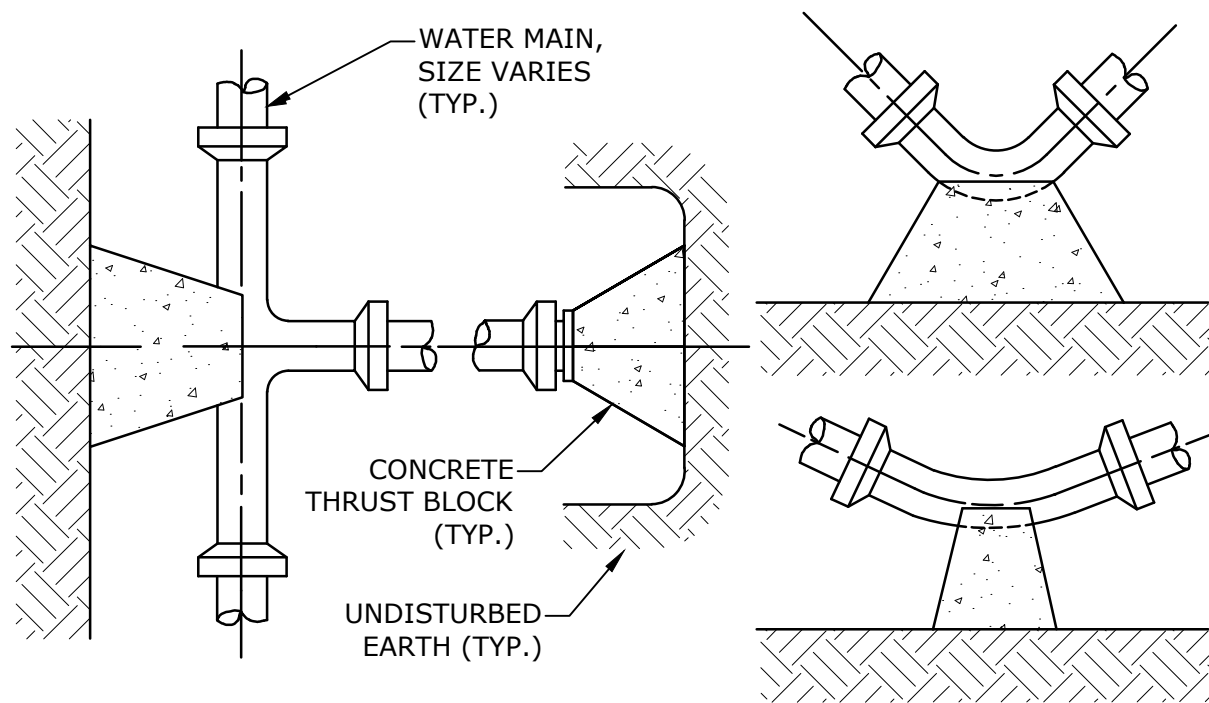


TYPICAL BLOCK RETAINING WALL SECTION
NO SCALE



NOTE
1. THESE GENERIC PEDESTRIAN GUARD AND FENCE DETAILS SHOW POTENTIAL OPTIONS FOR INSTALLATION ON THE TOP OF RETAINING WALL. IT IS THE WALL DESIGN ENGINEER'S RESPONSIBILITY TO FULLY DESIGN AND DETAIL THE CONNECTION OF THE GUARD POSTS TO THE RETAINING WALL BLOCKS AND ASSURE ACCEPTABLE RESISTANCE TO THE APPLIED FORCES.

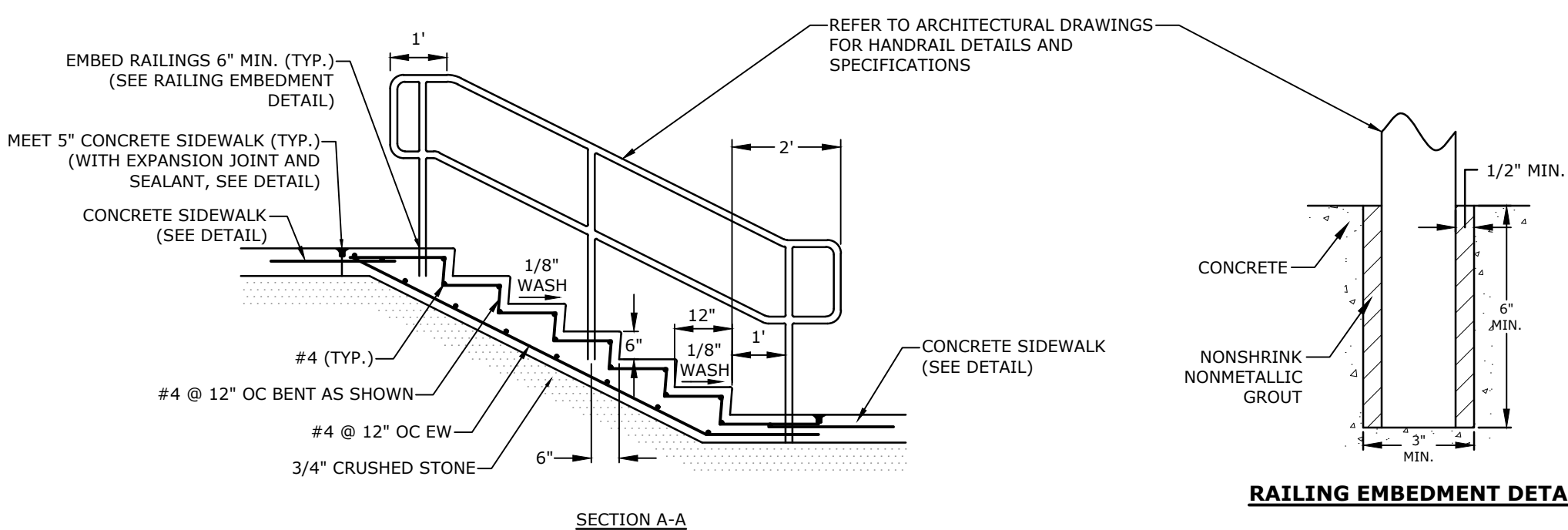
TYPICAL FENCE OR PEDESTRIAN GUARD CONNECTION OPTIONS
NO SCALE



TEST PRESSURE = 200psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		4"	6"	8"	10"	12"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.65	1.55	2.78	8.38	12.00
	C 45°	0.48	1.19	2.12	6.02	9.32
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

- NOTES:**
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
 - ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
 - PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
 - WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
 - INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF DOVER WATER DEPARTMENT STANDARDS.

THRUST BLOCKING DETAIL
NO SCALE

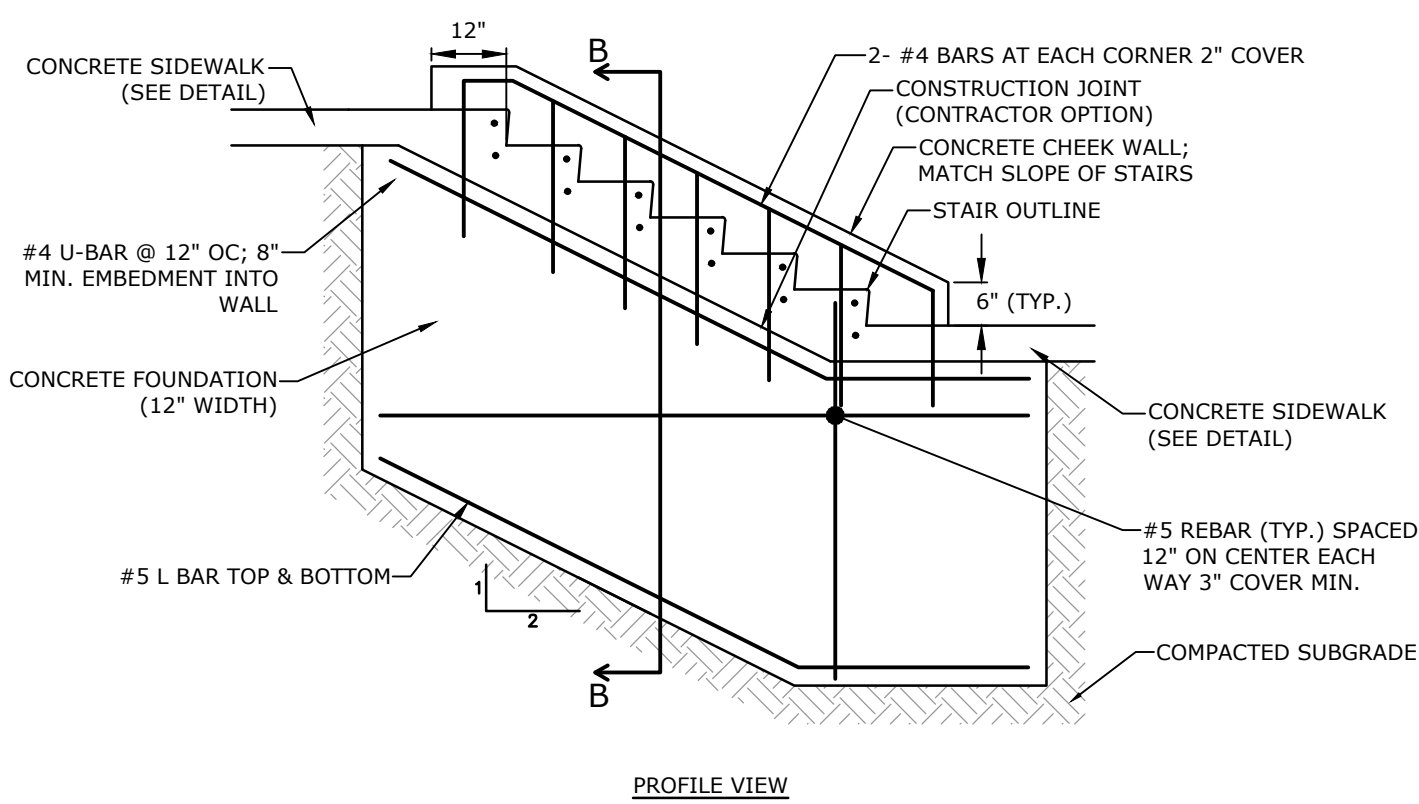


- REINFORCEMENT:**
- DETAILING, FABRICATION, AND ERECTION OF REINFORCEMENT, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)" AND ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315)", LATEST EDITION.
 - STEEL REINFORCEMENT, UNLESS OTHERWISE SHOWN, SHALL CONFORM TO ASTM A615 GRADE 60 MINIMUM (YIELD STRENGTH - 60,000 PSI). ALL STEEL REINFORCEMENT SHALL BE EPOXY COATED PER ASTM A775. BARS SHALL BE HANDLED AND REPAIRED WHERE NECESSARY IN ACCORDANCE WITH ASTM D3963.
 - PROVIDE ON SHOP DRAWINGS, ALL NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN POSITION: MINIMUM REQUIREMENTS SHALL BE: HIGH CHAIRS, 4'-0" ON CENTER, #5 SUPPORT BAR FOR HIGH CHAIRS, SLAB BOLSTERS, 3'-6" ON CENTER, ALL WIRE CHAIRS AND BOLSTERS TO BE PLASTIC.
 - THE CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT SHALL BE 3" MINIMUM FOR CONCRETE CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND OTHERWISE 1-1/2" MINIMUM FOR NO. 5 BARS AND SMALLER AND 2" FOR NO. 6 BARS AND LARGER.
 - WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS.
 - WHERE REINFORCEMENT IS NOT SHOWN ON DRAWINGS, PROVIDE REINFORCEMENT IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS OR SIMILAR TO THAT SHOWN FOR MOST NEARLY SIMILAR SITUATIONS, AS DETERMINED BY THE ENGINEER. IN NO CASE SHALL REINFORCEMENT BE LESS THAN MINIMUM REINFORCEMENT PERMITTED BY THE APPLICABLE CODES.
 - WHERE REINFORCEMENT IS CALLED FOR IN SECTION, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER THE SECTION APPLIES.
 - REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - REINFORCEMENT COUPLER SPLICES SHALL BE MECHANICAL DEVICES CAPABLE OF TRANSMITTING THE ULTIMATE TENSILE AND COMPRESSIVE STRENGTH OF THE BAR.
 - INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO SCHEDULED CONCRETE PLACEMENT. NOTIFY ENGINEER OF COMPLETION AT LEAST 24 HOURS PRIOR TO SCHEDULED COMPLETION OF PLACEMENT OR REINFORCEMENT.
 - REINFORCEMENT SHALL BE SET BEFORE PLACING CONCRETE. SETTING ANY REINFORCEMENT INTO WET CONCRETE IS PROHIBITED.

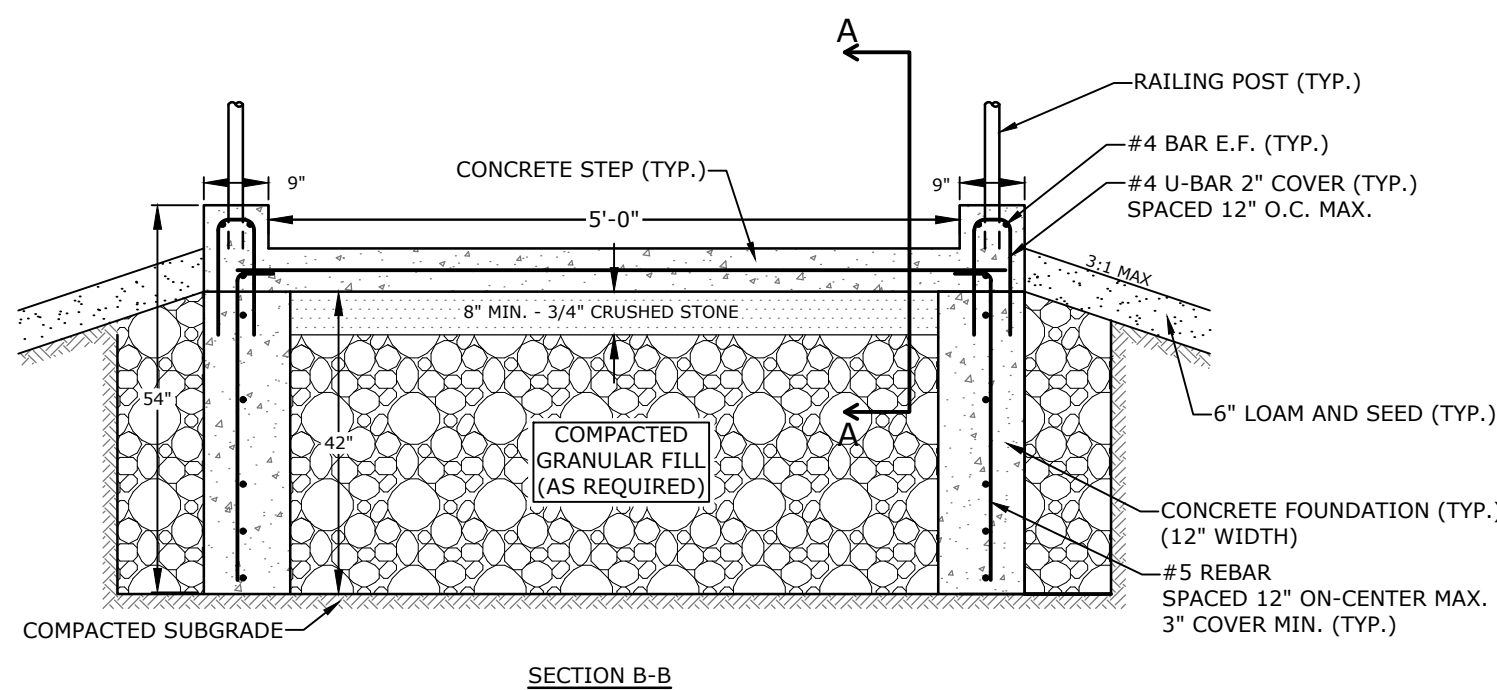
- CONCRETE:**
- CONCRETE WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING (ACI 301).
 - CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED, AND PLACED UNDER THE SUPERVISION OF AN APPROVED CONCRETE TESTING AGENCY OR THE ENGINEER.
 - CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED, AND SHALL BE AIR ENTRAINED.
 - THE USE OF CONSTRUCTION JOINTS WHERE SHOWN ON THE DRAWINGS IS MANDATORY. OMISSIONS, ADDITIONS, OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMISSION OF A WRITTEN REQUEST TOGETHER WITH DRAWINGS OF THE PROPOSED JOINT LOCATIONS FOR APPROVAL OF THE STRUCTURAL ENGINEER.
 - WHERE CONSTRUCTION JOINTS ARE NOT SHOWN, DRAWINGS SHOWING LOCATION OF CONSTRUCTION JOINTS AND CONCRETE PLACING SEQUENCE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PREPARATION OF THE REINFORCEMENT SHOP DRAWINGS.
 - CONCRETE SLABS SHALL BE CAST SO THAT THE SLAB THICKNESS IS AT NO POINT LESS THAN THAT INDICATED ON THE DRAWINGS.
 - CONCRETE SLABS AND WALLS SHALL BE CAST ALTERNATELY OR IN A CHECKERBOARD FASHION SO THAT ADJACENT SECTIONS ARE PLACED NO SOONER THAN THREE DAYS APART. AT LEAST TWO DAYS MUST ELAPSE AFTER PLACING CONCRETE IN WALLS BEFORE PLACING FLOOR SYSTEM SUPPORTED THEREON.
 - CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS EXCEPT WHERE SHOWN OR NOTED.
 - EXPOSED EDGES OF CONCRETE ELEMENTS SHALL HAVE CHAMFERED CORNERS.
 - NOTIFY ENGINEER OF CONDITIONS FOUND AT FOOTING DEPTH PRIOR TO START OF CONSTRUCTION.

- RAILINGS:**
- PLUMB POSTS, SET RAIL PANELS AND GROUT INTO CONCRETE STEPS (TYP).
 - WHERE RAILINGS ARE NOT SET INTO CONCRETE STEPS, PROVIDE CONCRETE FOUNDATION (DEPTH 6" MIN. AND WIDTH 3" MIN.) AND INSTALL RAILING. PROVIDE AND INSTALL BITUMINOUS CONCRETE PAVEMENT AND/OR LOAM AND SEED AS NECESSARY FOR RAILINGS NOT SET IN CONCRETE STEPS.

- NOTES**
- RETAINING WALL SHALL BE REDI ROCK (BASIS OF DESIGN), VERSA-LOK, RECON WALL SYSTEMS, OR EQUAL.
 - THE CONTRACTOR SHALL SUBMIT DESIGN AND CALCULATIONS FOR THE RETAINING WALL THAT SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE. CALCULATIONS SHALL INCLUDE A GLOBAL STABILITY ANALYSIS.
 - MINIMUM DESIGN PARAMETERS:
 - GLOBAL STABILITY FACTOR OF SAFETY = 1.3
 - OVERTURNING FACTOR OF SAFETY UNDER STATIC LOADS = 1.5
 - SLIDING FACTOR OF SAFETY UNDER STATIC LOADS = 1.5
 - GEOGRID PULLOUT FACTOR OF SAFETY = 1.5
 - SEISMIC FACTOR OF SAFETY = 1.1
 - EQUIVALENT FLUID PRESSURE = 40 POUNDS PER CUBIC FOOT (PCF) FOR GRAVITY AND CANTILEVERED WALLS ABOVE GROUNDWATER AND WALLS WITH APPROPRIATE DRAINAGE BEHIND THE WALL.
 - HYDROSTATIC WATER PRESSURE ALONG THE HEIGHT OF THE WALL BELOW GROUNDWATER SHOULD BE INCLUDED IF DRAINAGE IS NOT PROVIDED.
 - WHERE THE CALCULATED EARTH PRESSURE BEHIND THE WALL IS LESS THAN 250 POUNDS PER SQUARE FOOT (PSF), IT SHOULD BE INCREASED TO 250 PSF TO ACCOUNT FOR STRESSES CREATED BY COMPACTION WITHIN 5 FEET OF THE WALL.
 - WALLS SHOULD BE DESIGNED FOR APPROPRIATE SLOPING BACKFILL.
 - WALLS SHOULD BE DESIGNED TO RESIST AN EARTHQUAKE FORCE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), CURRENT EDITION.
 - WALL DESIGNS SHALL CONSIDER EFFECTS OF SLOPE, TRAFFIC LOADS, BUILDING LOADS, STRUCTURES, UTILITIES, GUARDRAIL AND/OR FENCING AS REQUIRED.
 - WALL DESIGN ENGINEER SHALL CONSIDER HEIGHT AND SPECIFY SAFETY RAIL WHERE REQUIRED.
 - ALL INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION MANUAL AND THE WALL DESIGN ENGINEER'S DESIGN PLANS AND SPECIFICATIONS.
 - THE WALL DESIGN ENGINEER SHALL COMPLETE SUFFICIENT INSPECTIONS DURING CONSTRUCTION TO CERTIFY WORK IS COMPLETED IN ACCORDANCE WITH DESIGN.
 - CONTRACTOR SHALL DIRECT SURFACE RUNOFF AWAY FROM THE WALL DURING CONSTRUCTION.
 - ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT OR OTHER SURFACE TREATMENT SHALL BE INSTALLED IN THE AREA OF THE WALL IMMEDIATELY AFTER THE WALL IS COMPLETE OR OTHER MEASURES SHALL BE TAKEN TO PROTECT THE WALL FROM RUNOFF.
 - CONTRACTOR SHALL SUPPLY PRODUCT INFORMATION FOR BLOCK TYPE / TEXTURE AND COLOR CHOICE TO THE OWNER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
 - RETAINING WALL DESIGN PLANS AND CALCULATIONS SHALL BE FROM THE WALL MANUFACTURER AND SHALL INCLUDE A GLOBAL STABILITY ANALYSIS.
 - FINAL STRUCTURAL DESIGN TO BE SUBMITTED TO THE ENGINEER WITH ALL REQUIRED CALCULATIONS AND PLANS.
 - STRUCTURAL DESIGN TO BE COMPLETED AND STAMPED BY A NEW HAMPSHIRE LICENSED STRUCTURAL ENGINEER. DESIGN ENGINEER SHALL INSPECT WALL DURING CONSTRUCTION AND CERTIFY THAT IT HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS SUBMITTED AS PART OF THE BUILDING PERMIT.
 - AN AS-BUILT PLAN SHOWING WALL LOCATION AND DIMENSIONS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER UPON COMPLETION.
 - ANY UNSUITABLE SOIL SUCH AS FROZEN OR ORGANIC SOILS SHOULD BE REMOVED FROM BEHIND THE PROPOSED RETAINING WALLS AND REPLACED WITH FREE DRAINING BACKFILL SUCH AS GRAVEL BORROW.
 - EXISTING FILL SHOULD NOT BE USED WITHIN FIVE (5) FEET OF CANTILEVERED OR GRAVITY WALLS.
 - THESE DETAILS ARE FOR REFERENCE ONLY. DETERMINATION OF THE SUITABILITY AND/OR MANNER OF USE OF ANY DETAILS CONTAINED IN THIS DOCUMENT IS THE SOLE RESPONSIBILITY OF THE WALL DESIGN ENGINEER OF RECORD. FINAL PROJECT DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE.



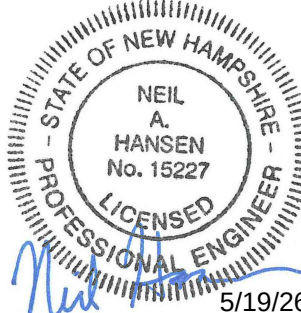
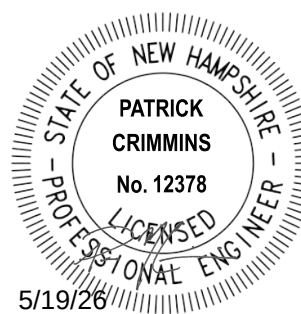
PROFILE VIEW



SECTION B-B

CONCRETE STAIR WITH HANDRAIL
NO SCALE

Tighe & Bond



85 Industrial Park Road Truck Court

85 Industrial Park II, LLC

Dover, NH

MARK	DATE	DESCRIPTION
1	5/19/2026	PB SUBMISSION
PROJECT NO: K0076-0070		
DATE: APRIL 14, 2025		
FILE: K0076-0070_C-DTLS.DWG		
DRAWN BY: MDC/BKC		
CHECKED: BKC/NAH		
APPROVED: PMC		

DETAILS SHEET

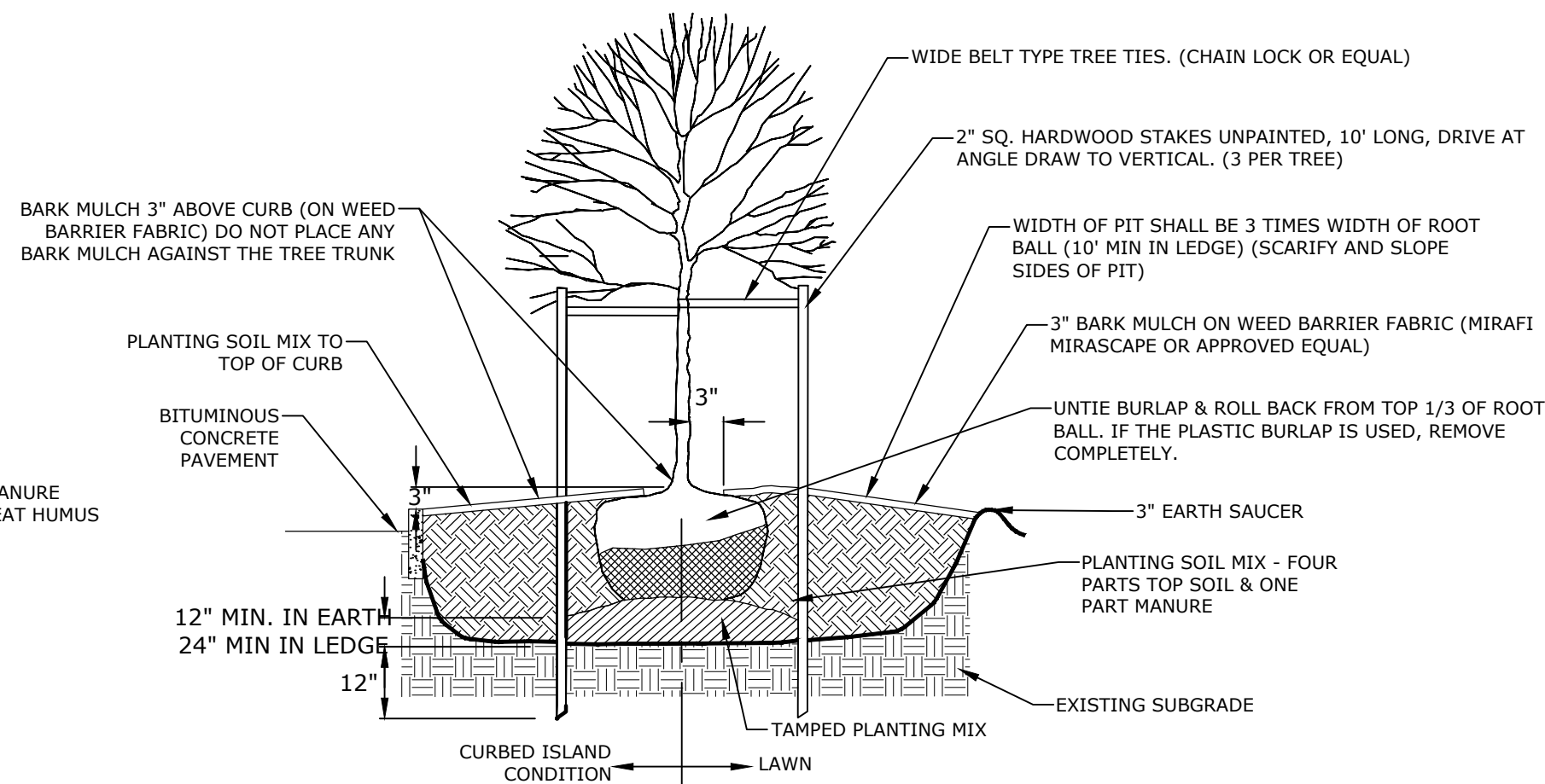
SCALE: AS SHOWN

C-504

NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 2" ABOVE

SHRUB PLANTING

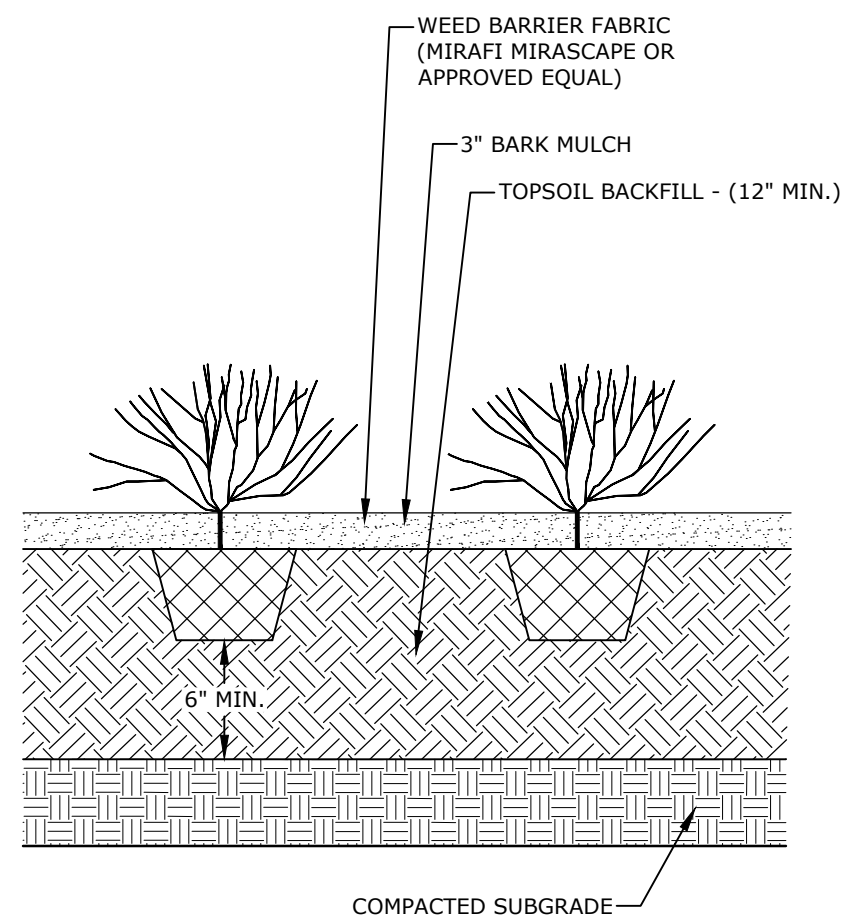
NO SCALE



NOTE:
PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE.

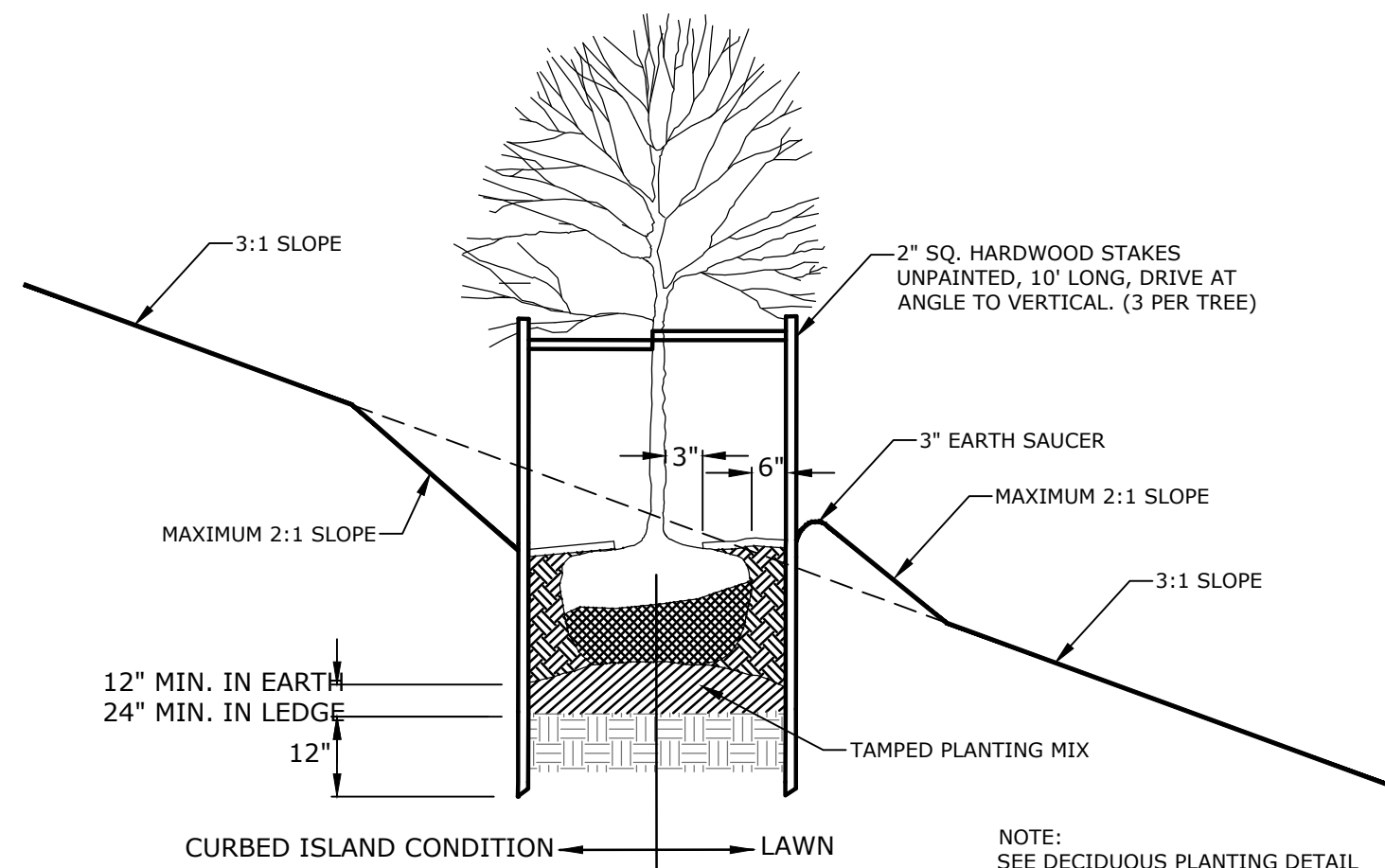
DECIDUOUS TREE PLANTING

NO SCALE



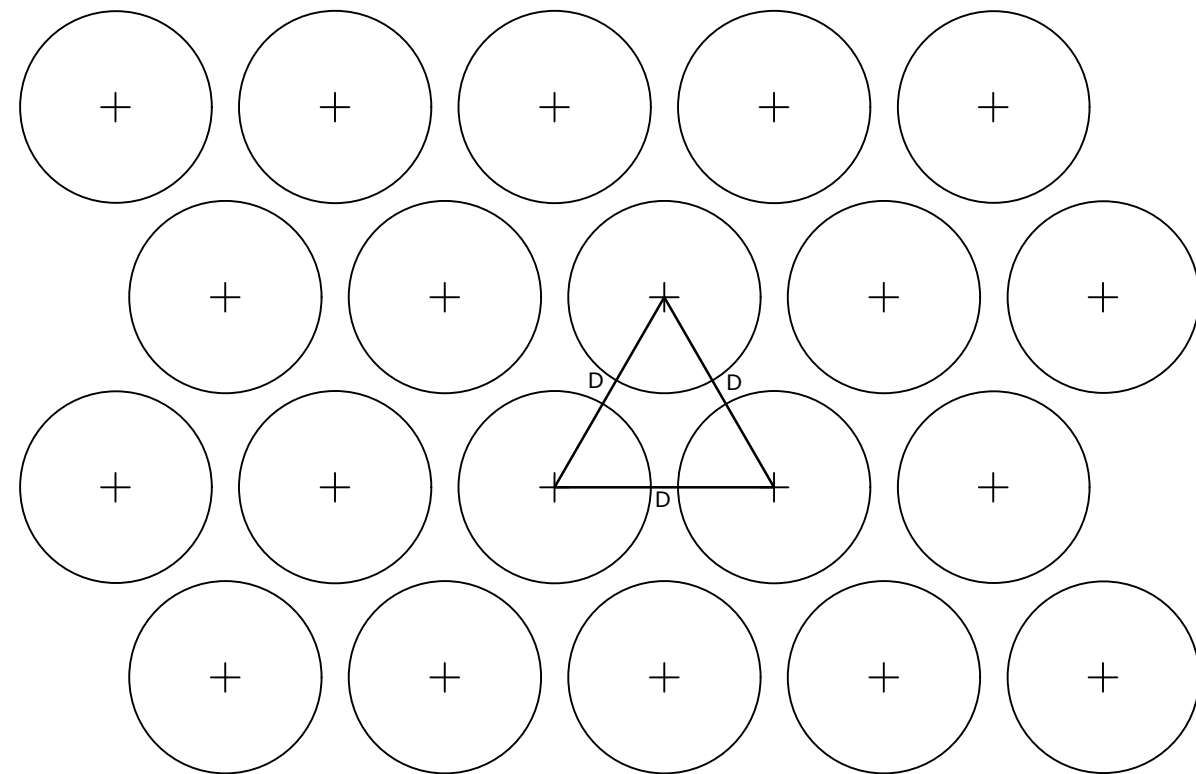
PERENNIAL PLANTING

NO SCALE



SLOPE PLANTING DETAIL

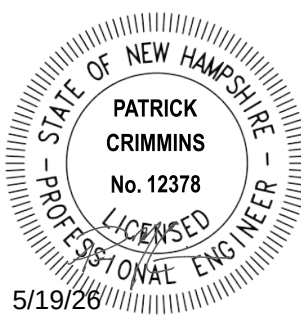
NO SCALE



NOTE:
D-DIMENSION OF PLANT SPACING
(SHRUB OR GROUND COVER AS
INDICATED ON PLANS)

TYPICAL BED PLANT SPACING

NO SCALE



85 Industrial Park Road Truck Court

85 Industrial
Park II, LLC

Dover, NH

1	5/19/2026	PB SUBMISSION
MARK	DATE	DESCRIPTION
PROJECT NO: K0076-0070		
DATE:		APRIL 14, 2025
FILE: K0076-0070_L-DTLS.DWG		
DRAWN BY:		MDC/BKC
CHECKED:		BKC/NAH
APPROVED:		PMC

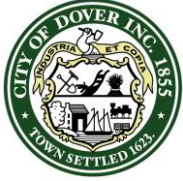
LANDSCAPE DETAILS

SCALE: AS SHOWN

L-500







CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0003

Application Type: Conditional Use Permit
Applicant(s): Diversified Building and Maintenance, LLC
Owner(s): Diversified Building and Maintenance, LLC
Location: 6 Granite Street (Assessor's Map 25, Lot 46)
Meeting Date: June 9, 2026

INTENT: Proposal is to build two single-family homes, on a vacant lot, that do not meet the minimum frontage build-out of 60% in the Gateway District.
[This Conditional Use Permit application was conditionally approved by the Planning Board on February 24, 2026, with precedent conditions, including that the applicant shall return to the Planning Board for review once a structure is proposed.]

AGENDA ITEM #: 4-B

UNITS PROPOSED: Two residential units

APPLICANT/OWNER: Diversified Building and Maintenance, LLC

LOCATION: Granite Street (Assessor's Map 25, Lot 46-1)

ACREAGE: 0.44± ac. (19,748± sq. ft.)

ZONING DISTRICT: Gateway (G)

EXISTING USE: Vacant

PROPOSED USE: Residential

SURROUNDING USE: Residential, Commercial

PERMITS REQUIRED FOR THIS CASE:
Two City of Dover Conditional Use Permits (CUPs), conditionally approved on February 24, 2026. *[See associated COND-2026-0006]*

WAIVERS REQUESTED: N/A

ZBA ACTION: None

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: CUP Plan and application materials.

Summary of Request and Background

The applicant received conditional approval on February 24, 2026, as part of related Minor Subdivision approval (SUBM-2025-0008), for relief related to the minimum frontage build-out of 60% in the Gateway Zoning District.

The precedent conditions included:

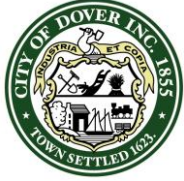
1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds, which additionally shall include:
 - 1.1. The owner's signatures;
 - 1.2. The Planning File #COND-2026-0006;
 - 1.3. The stamp and signature of the LLS on the final plans;
2. Receive Conditional Use Permit approval for exceeding Front Primary Build-to Line (COND2026-0003); and
3. **The applicant shall return to the Planning Board for review once a structure is proposed, to demonstrate that all precedent conditions and applicable Conditional Use Permit criteria have been satisfied.**

The applicant is returning to present a proposal for two single-family homes on the conditionally approved subject parcel (Map 23, Lot 46-1). The width of the parcel's frontage is approximately 26' (which is compliant with underlying zoning, as the Gateway District has no frontage minimum). While the zoning allows this frontage, required side setbacks of 10 feet make it difficult to meet the minimum frontage build-out.

Consistency with Land Use Regulations – Non-Environmental CUP Criteria

Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

- (a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
- (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
- (c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
- (d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
- (e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
- (f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
- (g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0003

Application Type: Conditional Use Permit
Applicant(s): Diversified Building and Maintenance, LLC
Owner(s): Diversified Building and Maintenance, LLC
Location: 6 Granite Street (Assessor's Map 25, Lot 46)
Meeting Date: June 9, 2026

the City.

- (b) That the preservation and renewal of historic buildings shall be facilitated.*
- (i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.*
- (j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.*

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. The proposal complies with all other applicable dimensional zoning requirements and does not affect public spaces, pedestrian safety, or the existing street design. Staff agrees with the applicant's assertion that construction is best suited in the rear of the property due to the site's topography. Given the street's mix of residential and commercial uses, site development at the rear also provides a buffer from the abutting commercial property while maintaining consistency with nearby residential properties.

Consistency with Land Use Regulations – Gateway CUP Criteria

Chapter 170-20.B(2) outlines the criteria for granting a Conditional Use Permit for relief within the Gateway Zoning District. Staff feels this proposal meets those criteria which include:

- (a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.*
- (b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*
- (c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.*

Staff feels the applicant has met said criteria and has considered compatibility with the surrounding neighborhood as described above. The applicant has also provided sufficient parking and a single access point to minimize potential pedestrian and traffic conflicts.

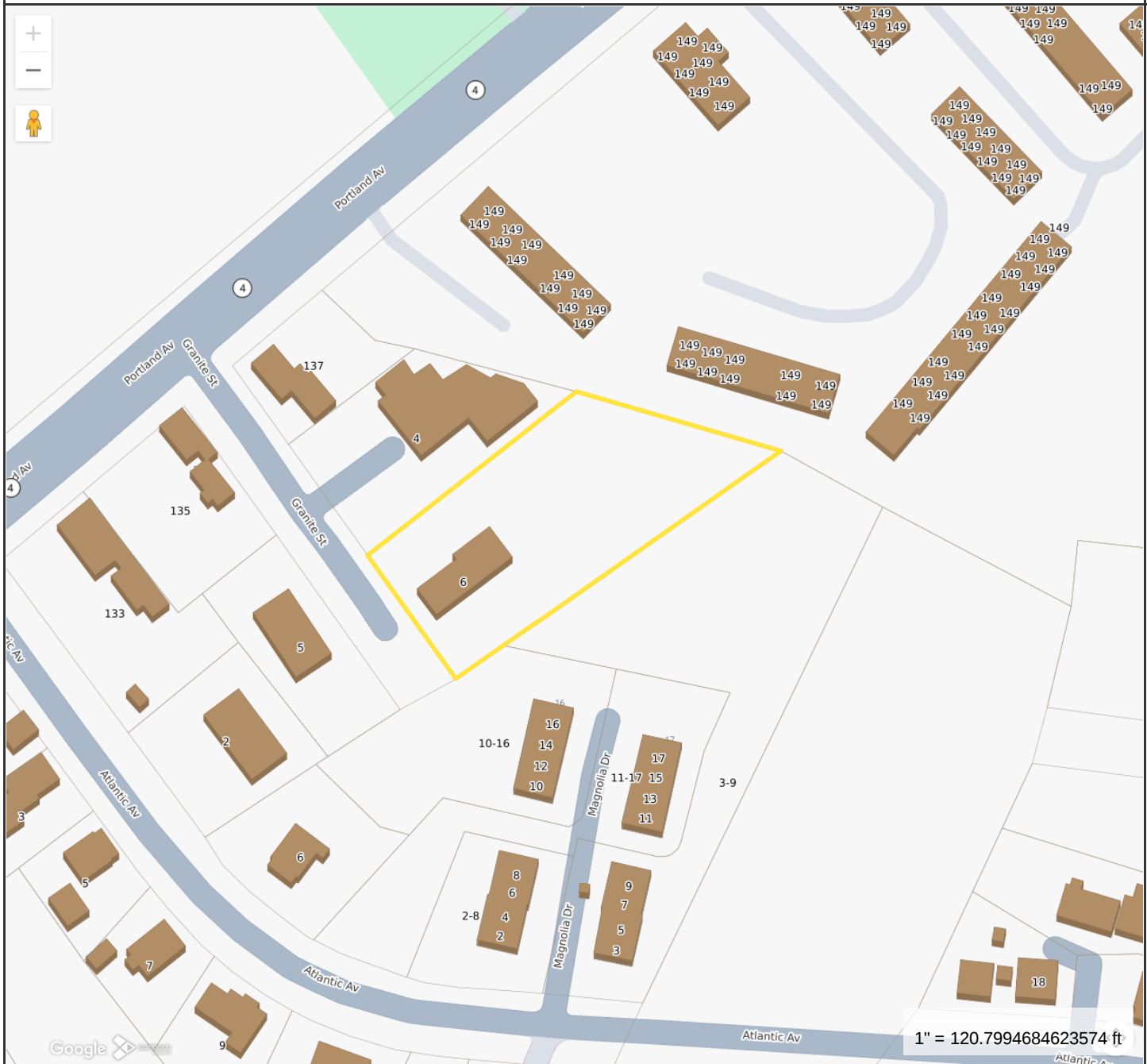
Staff Recommendation:

The Planning Department recommends that the Planning re-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 conditions of approval:

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

1. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCR.D.
2. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford Country Registry of Deeds, which additionally shall include:
 - 2.1. The owner's signatures;
 - 2.2. The Planning File #COND-2026-0003;
 - 2.3. The stamp and signature of the LLS on the final plans;
3. Approval of Conditional Use Permit (COND-2026-0006) and final approval of Subdivisions (SUBM-2025-0008);
4. Submit a draft access easement and maintenance agreement; and
5. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCR.D.

COND-2026-0003 6 GRANITE STREET

**Property Information**

Location 6 GRANITE ST
Owner DIVERSIFIED BUILDING AND MAINTENANCE LLC
Land Use 101R
Zoning Code R-12*
Property Id 25046-000000

**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 06/2026
Data updated Daily

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



PERMIT SNAPSHOT REPORT COND-2026-0003 FOR CITY OF DOVER, N.H.

Permit Type Conditional Use	Project:	App Date: 01/26/2026
Work Class: Non-Environmental	District: None	Exp Date: NOT AVAILABLE
Status: On Hold	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval
Description: Minimum Frontage Build-Out of less than 60%		Expire Date:

Parcel: 25046-000000	Main	Address: 6 Granite St Dover, NH	Main	Zone: R-12(Residential - Medium Density) G(Gateway District)
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Owner Claude Gagnon Mobile: (603) 817-8241	Plan Preparer Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403	Applicant Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403
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Permit Custom Fields

Select Permit Type	Gateway District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	G	New Change in Impervious/Paved Area (sq ft)	5000	Work	Proposing to Subdivide and build 1 structure at the rear of the parcel.
permitsstatefed	None				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Chris_Berry_1/26/2026.jpg	01/26/2026 16:01	Berry, Chris		Uploaded via CSS
Permit Snapshot Report.pdf	01/26/2026 16:02	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2026.02.24_PlanningBoard.Agenda.pdf	02/11/2026 12:50	Blonigen, Rachel		Planning Board Agenda
1. PB02-24-2026 COND-2026-0003.pdf	02/20/2026 11:35	Blonigen, Rachel		Staff Memo
COND-2026-0003_DecLtr_DiversifiedBuilding&Maintenance_6GraniteSt_CUP_2026.02.24.pdf	03/02/2026 16:12	Blonigen, Rachel		Approved Dec Ltr

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000204	Planning Impervious Paved Area Fee	\$350.00	\$350.00
	Planning General Application Fee	\$200.00	\$200.00
	Total for Invoice INV-2026000204	\$550.00	\$550.00
INV-2026000533	Planning Legal Notice	\$120.00	\$120.00
	Total for Invoice INV-2026000533	\$120.00	\$120.00
Grand Total for Permit		\$670.00	\$670.00

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Recommendation to Planning Board (Permit)			Planner Creates Staff Recommendations v.1.00	Rachel Blonigen	02/12/2026

PERMIT SNAPSHOT REPORT (COND-2026-0003)

Comments:

INTENT: Proposal is to create one new lot that is shaped in a way that a future building could not practically be sited to meet the 60% frontage build-out requirement.

UNITS PROPOSED: One new lot

AGENDA ITEM #: 4-A

ACREAGE:

Existing Acreage: 31,733± sq. ft./0.73± ac.

Proposed adjustment to Map 25, Lot 46: 12,255± sq. ft. /0.28± ac.

Proposed new lot, Map 25, Lot 46-1: 19,478± sq. ft. /0.45± ac.

ZONING DISTRICT: G (Gateway) and R-12 (Medium-Density Residential)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, Mixed-use

PERMITS REQUIRED FOR THIS CASE: See associated SUBM-2025-0008, and COND-2026-0006

WAIVERS REQUESTED: N/A

ZBA ACTION: None

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: Application and narrative, subdivision plan

Summary of Request and Background

The applicant is requesting a Conditional Use Permit (CUP) for relief of the Gateway District's frontage build-out percentage (a minimum) which is 60%. In practice this means that 60% of the front property line, while abiding by the district's build-to line, must be occupied by structure.

Following the proposed subdivision (SUBM-2025-0008), the width of the new parcel's frontage is approximately 26' (which is compliant with underlying zoning, as the Gateway District has no frontage minimum), in which case underlying zoning mandates a frontage build-out (building width along frontage) of at least 15 feet.

With underlying side setbacks of 10', it is nearly impossible for the applicant to meet the minimum Frontage Build-out of 60%, necessitating CUP relief.

Consistency with Land Use Regulations – Non-Environmental CUP Criteria

Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

- (a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
- (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
- (c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
- (d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
- (e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
- (f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
- (g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
- (h) That the preservation and renewal of historic buildings shall be facilitated.
- (i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
- (j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Well recognized planning practices would, in Staff's opinion, support the requested relief, as construction for any type of use is best suited in the rear of the property, not the front. However, staff finds that it cannot fully evaluate the stated criteria at this time, as no structure is currently proposed.

Therefore, Staff recommends approval of the Conditional Use Permit with conditions precedent, so that any future property owner will be required to submit building plans for review and final consideration once an actual development proposal is presented.

Consistency with Land Use Regulations – Gateway CUP Criteria

Chapter 170-20.B(2) outlines the criteria for granting a Conditional Use Permit for relief within the Gateway Zoning District. Staff feels this proposal meets those criteria which include:

- (a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.
- (b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
- (c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.

As stated above, staff recommends approval of the Conditional Use Permit with conditions precedent to ensure appropriate review of future proposed structures.

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 precedent conditions of approval:

Precedent Conditions to Be Met Prior to the Issuance of Conditional Use Permit:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds, which additionally shall include:
 - 1.1. The owner's signatures;
 - 1.2. The Planning File #COND-2026-0003;
 - 1.3. The stamp and signature of the LLS on the final plans;
2. Receive Conditional Use Permit for exceeding Front Primary Build-to Line (COND-2026-0006); and
3. The applicant shall return to the Planning Board for review once a structure is proposed, to demonstrate that all precedent conditions and applicable Conditional Use Permit criteria have been satisfied.

PERMIT SNAPSHOT REPORT (COND-2026-0003)

Planning Board Decision

Planning Board Decision v.1.00 Rachel Blonigen 02/27/2026

Comments: NOTICE OF DECISION

February 26, 2026

Diversified Building and Maintenance, LLC
P.O. Box 670
Somersworth, NH 03878

Re: Conditional Use Permit for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12, & G, located at 6 Granite Street. (Proposal is to create one new lot that is shaped in a way that a future building could not practically be sited to meet the 60% frontage build-out requirement) (COND-2026-0003)

Dear Mr. Gagnon,

Please be advised that on Tuesday, February 24, 2026 the Dover Planning Board voted to grant conditional final approval for the above referenced Conditional Use Permit and found the criteria of §170-19.B.1 and §170-20.B.2 have been met.

The specific precedent conditions to be Met Prior to the Issuance of the Conditional Use Permit are:

1. ☐ Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds, which additionally shall include:
 - 1.1 The owner's signatures;
 - 1.2 The Planning File #COND-2026-0003;
 - 1.3 The stamp and signature of the LLS on the final plans;
2. ☐ Receive Conditional Use Permit approval for exceeding Front Primary Build-to Line (COND-2026-0006); and
3. ☐ The applicant shall return to the Planning Board for review once a structure is proposed, to demonstrate that all precedent conditions and applicable Conditional Use Permit criteria have been satisfied.

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

Sincerely,

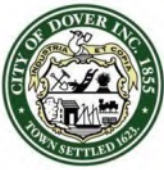
Donna P. Benton, AICP
Director of Planning & Community Development

EC: Inspection Services Office
Engineering Office
Assessing Office
Berry Surveying & Engineering

Hearing Type	Location	Scheduled Date	Status	Subject
Planning Board Hearing v.1	Council Chambers	02/24/2026	Complete	CUP
Workflow Step / Action Name		Action Type	Start Date	End Date
Review v.1			02/11/2026 12:46	
Confirm application complete v.1		Generic Action	02/11/2026 12:46	
Conditional Use Review v.1		Receive Submittal	02/11/2026 12:46	
Planning Board v.1			02/11/2026 12:47	03/02/2026 16:12
Planning Board Agenda v.1		Task	02/11/2026 12:47	02/11/2026 12:47
Invoice for Notices v.1		Task	02/11/2026 12:47	02/11/2026 13:11
Send Notices v.1		Task	02/11/2026 13:11	02/12/2026 13:13
Planner Creates Staff Recommendations v.1		Permit Activity	02/12/2026 13:13	02/20/2026 11:35
Distribute Planning Board Materials v.1		Task	02/20/2026 11:35	02/24/2026 16:56
Planning Board Hearing v.1		Hold Hearing	02/24/2026 16:56	02/27/2026 14:52
Planning Board Decision v.1		Permit Activity	02/27/2026 14:52	02/27/2026 14:52
NOD Sent to Applicant v.1		Create Report	03/02/2026 16:12	03/02/2026 16:12
Issue Permit v.1				
Verify Fees Prior to Permit v.1		Generic Action		

PERMIT SNAPSHOT REPORT (COND-2026-0003)

Issue and Review Permit v.1	Generic Action
Print and Email Permit v.1	Generic Action
Plans uploaded to Treeno v.1	Generic Action
Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Diversified Building and Mainenance LLC Telephone # 603-817-8241

Address of Applicant: PO Box 670, Somersworth, NH 03878

E-Mail Address: cjg64@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 25 Lot(s) # 46-1

Address of Property: Open Lot Behind 6 Granite Street

Zoning District(s) Gateway Overlay District(s) None

Existing Use of Property: Vacant

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

CONDITIONAL USE PERMIT INFORMATION

To construct two single family homes that do not meet the frontage build out or build-to requirements

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

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

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: No

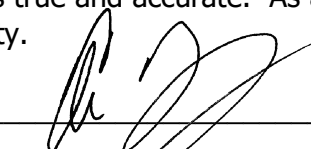
Name of Professional That Prepared Plans: Berry Surveying & Engineering, Christopher R. Berry LLS

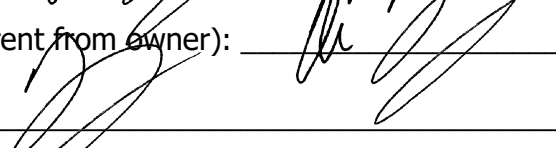
Address 335 Second Crown Point Road, Barrington, NH 03825 Telephone #: 603-332-2863

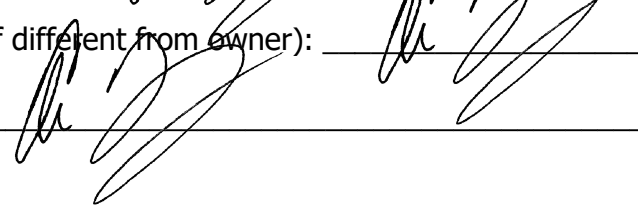
Professional License #: 1624 E-mail address: crberry@berrysurveying.com

SIGNATURES

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

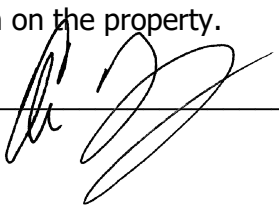
Signature of Property Owner:  Date: 5-19-26

Signature of Applicant (if different from owner):  Date: 5-19-26

Signature of Agent:  Date: 5-19-26

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: 5-19-26

COND-2026-0003

6 GRANITE STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
25051-000000	133 PORTLAND AV	TODD-A-O LLC		16 MORGANS WAY	BARRINGTON	NH	03825
25045-A00001	3 MAGNOLIA DR	TRI CITY BUILDERS INC		242 CENTRAL AVE	DOVER	NH	03820
2545A-000001	2 MAGNOLIA DR	MCGREVEY THOMAS PATRICK		2 MAGNOLIA DR	DOVER	NH	03820
25048-000000	137 PORTLAND AV	NICHOLS DOUGLAS B &	NICHOLS REBECCA L	137 PORTLAND AVE	DOVER	NH	03820
25049-000000	135 PORTLAND AV	BUCKOVITCH BROOKE S &	BROWN AARON E	135 PORTLAND AV	DOVER	NH	03820
25045-000002	12 MAGNOLIA DR	WILLARD KERIN		12 MAGNOLIA DR	DOVER	NH	03820
2545A-000002	4 MAGNOLIA DR	BAKER CHRISTINE L		4 MAGNOLIA DR	DOVER	NH	03820
2545A-001001	3 MAGNOLIA DR	CHRISTIANSEN BRENT D		3 MAGNOLIA DR	DOVER	NH	03820-3657
25045-000001	10 MAGNOLIA DR	LU YAN		10 MAGNOLIA DR	DOVER	NH	03820
25045-000004	16 MAGNOLIA DR	MATTSON DEBRA J		16 MAGNOLIA DR	DOVER	NH	03820
25045-A00000	2 MAGNOLIA DR	TRI CITY BUILDERS INC		242 CENTRAL AVE	DOVER	NH	03820
25043-B00000	149 PORTLAND AV	149 PORTLAND AVENUE LLC		149 PORTLAND AVE	DOVER	NH	03820
24132-000000	COHECO ST	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
25051-A00000	5 GRANITE ST	STF DEVELOPMENT CORP		54 DOVER POINT RD STE 103	DOVER	NH	03820
25047-000000	4 GRANITE ST	MUSTANG PROPERTY LLC		PO BOX 395	DOVER	NH	03821
25045-001002	13 MAGNOLIA DR	HURLEY SEAN M		13 MAGNOLIA DR	DOVER	NH	03820
2545A-000003	6 MAGNOLIA DR	YUN JONGPIL		6 MAGNOLIA DR	DOVER	NH	03820
2545A-001002	5 MAGNOLIA DR	ANDERSON TYLER M &	ANDERSON JULIA E	15 EDGEWOOD RD	PORTSMOUTH	NH	03801-5742
2545A-001004	9 MAGNOLIA DR	RUDOLPH MARY		PO BOX 1473	DOVER	NH	03821
25045-001000	11 MAGNOLIA DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
25052-000000	6 ATLANTIC AV	RUSSO ALYSHA J &	RUSSO CAITLIN L	6 ATLANTIC AV	DOVER	NH	03820
25045-001001	11 MAGNOLIA DR	PMB95 LLC		539 ABBOTT RD	ACTON	ME	40001
25045-001003	15 MAGNOLIA DR	MILLER KATHLEEN A		15 MAGNOLIA DR	DOVER	NH	03820
25050-000000	2 ATLANTIC AV	2 ATLANTIC LLC		195 EMERALD LANE	DOVER	NH	03820
2545A-000004	8 MAGNOLIA DR	SENTIS THOMAS	SENTIS HENA DESAI	8 MAGNOLIA DR	DOVER	NH	03820
25045-000000	10 MAGNOLIA DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
25045-000003	14 MAGNOLIA DR	MALONSO RESTITUTO D		14 MAGNOLIA DR	DOVER	NH	03820
2545A-001003	7 MAGNOLIA DR	WHITESTONE BLAINE M		50 PHEASANT LN	MANCHESTER	NH	03109-5927
25045-001004	17 MAGNOLIA DR	LONGCHAMPS AARON		17 MAGNOLIA DR	DOVER	NH	03820
25046-000000	6 GRANITE ST	DIVERSIFIED BUILDING AND MAINTENANCE LLC		209 SIXTH ST	DOVER	NH	03820-2308
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT F	BARRINGTON	NH	03825



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

May 19, 2026

Rev.: 6-4-26

City of Dover Planning Board

Attention: Donna Benton, Director of Planning and Community Development

288 Central Ave

Dover, NH 03820

Re: Conditional Use Permit Request
Diversified Building & Maintenance LLC
Granite Street
Tax Map 25, Lots 46-1

Chairperson & Members of the Dover Planning Board:

Pursuant to Zoning Regulations (Chapter 170-20 B,) Berry Surveying & Engineering (BS&E), on behalf of Diversified Building & Maintenance respectfully requests the City of Dover Planning Board approve the following Conditional Use Permits on the lot created by the subdivision approved earlier in 2026.:

- Minimum Frontage Build-Out of less than 60%
- 5-20' Front Build-To

Background:

The applicant is looking to build two single family homes behind 6 Granite Street on the lot recently created by subdivision. The parcel contains 26' and is vacant land, located in the Gateway Zone.

1. Identification of Conditional Use Permits

Dimensional regulations in the Gateway District prescribes certain lot frontage build-out as well as build-to dimensions. We ask that Conditional Use Permits be granted to allow the construction of the two single family homes on the rear lot, which are not located within the build-to line or meets the build-out frontage. However due to the orientation of the subdivision, the remaining lot will largely fulfill these regulations as it relates to the total street frontage.

Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

- a) That both public and private buildings and landscaping shall contribute to the physical definition of rights of way as civic spaces.

- **With the proposed design, the development of the site will take place behind the existing home with little no observable disturbance along Granite Street or Portland Ave. The existing home along Granite Street creates the physical definition as it has for many years.**
- b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
- **The site proposes to access the rear development area through a proposed driveway entrance onto Granite Street and will not interfere with any existing pedestrian access that takes place.**
- c) That the design of streets and buildings shall reinforce safe environments.
- **The design of the is such that the existing street façade isn't proposed to change other than the eventual re-development of the existing home at 6 Granite Street. There is a mix of uses on Granite Street**
- d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
- **The proposed development is for a two single family homes at the rear of the property due to the topography of the site. This use is congruent with other abutting residential uses, however provides a less intense use of the land.**
- e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- **The new structures will be built to the current building codes keeping energy efficiency in mind.**
- f) That civic buildings and public gathering places shall be provided as locations that reinforce community identity and activity.
- **While the homes are not Civic in nature or use, the potential for gatherings by residents is encouraged and promoted by the connectivity of the two lots and the open space and traveled lanes available between the two.**
- g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- **Though the homes are not Civic in nature or use, the proposed street scape, is not proposed to change while allowing a bit of infill to take place within the Gateway Zone.**
- h) That the preservation and renewal of historic buildings shall be facilitated.
- **There are no historic buildings as part of the application.**



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

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- i) That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.
 - **The harmonious and orderly evolution of the urban area is secured in the redevelopment of the project site in the manner in which it is presented. A more intense development would look more out of character from the Granite Street view from what is proposed. More intensity would require the existing home to be remove for the installation of a stormwater system, at the low point of the parcel. The current proposal allows for a single structure to remain along the front, aid in providing the frontage build out and streetscape management with the current request to be behind the front lot.**

170-19B(1)(i)

That if the relief is granted, the surrounding neighborhood is not negatively impacted.

- **If the relief is granted it demonstrates the least impacting alternative to the development of the site, where higher density is permitted within the zone.**

§ 170-19B(2)

Conditional use approval for relief from the use standards herein may be granted by the Planning Board (RSA 674:21, II) after proper public notice and public hearing provided that the proposed project complies with the following standards:

- (a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.
 - a. **There are a mix of uses in the neighborhood that all have varying build-to and frontage build-out ratios.**
- (b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
 - a. **The proposed construction of 2 single family homes further from the frontage will not change the traffic in the area and will not impair pedestrian safety where as the road is a dead end.**
- (c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.
 - a. **The use is common and benign and creates no additional noise or odor than a typical single-family home.**

3. Justification for approval of Conditional Use Permits

The development of two single family homes behind the existing home along Granite Street, will not provide a building that satisfies the frontage buildout or the build-to setbacks, however, the lot around the existing home helps is keeping that appeal within the Gateway Zone. A review of multiple more intense developments, which may come closer in providing a build out



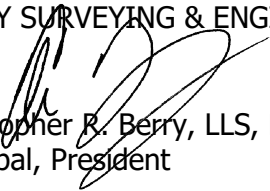
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coverage closer to what is prescribed, found that due to the topographic features on site, that many other higher value Gateway ideals would not be obtainable.

Thank you for your time and attention to this matter, and we hope you look favorably upon the requests.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING



Christopher R. Berry, LLS, PLS
Principal, President



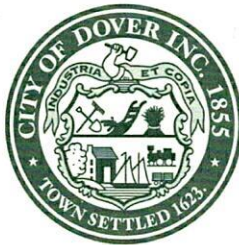
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DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov



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

February 26, 2026

Diversified Building and Maintenance, LLC
P.O. Box 670
Somersworth, NH 03878

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Sincerely,


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

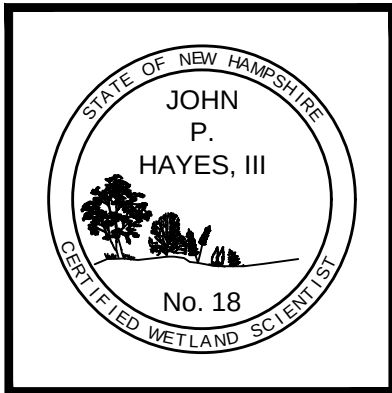
(Erin Bassegio for Donna Benton)

EC: Inspection Services Office
Engineering Office
Assessing Office
Berry Surveying & Engineering

PLAN REFERENCES:

- 1.) "BOUNDARY PLAN; LAND OF: STF DEVELOPMENT LLC; GRANITE STREET; DOVER, N.H.; TAX MAP 25, LOT 51-A" DATED: JANUARY 28, 2011 BY: BERRY SURVEYING & ENGINEERING FILE#: DB2010-115
- 2.) "PLAN OF LAND JAMES & JEANETTE MCNALLY; GRANITE STREET; DOVER, NEW HAMPSHIRE" DATED: OCTOBER, 1977 BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS. S.C.R.D. PLAN #170-20
- 3.) "ALTA/ACSM LAND TITLE SURVEY ROYAL OAK APARTMENTS PREPARED FOR MOUNT CHASE REALTY TRUST." DATED: MARCH 25, 1998 BY: CIVIL CONSULTANTS S.C.R.D. PLAN # 51-98
- 4.) "DRAWN JUNE, 1929 FOR A.S. JANETOS" DATED: JUNE, 1929 BY: W.S. WHEELER S.C.R.D. POCKET # 6, FILE # 2, PLAN # 28
- 5.) "BOUNDARY PLAN LAND OF DIVERSIFIED BUILDING & MAINTENANCE LLC, GRANITE STREET, DOVER, NH TAX MAP 25, LOT 46" DATED: DECEMBER 28, 2020 BY: BERRY SURVEYING & ENGINEERING S.C.R.D.; PLAN #12581 FILE # DB 2020-133

JOHN P. HAYES, III, CWS #18



WETLAND NOTES:

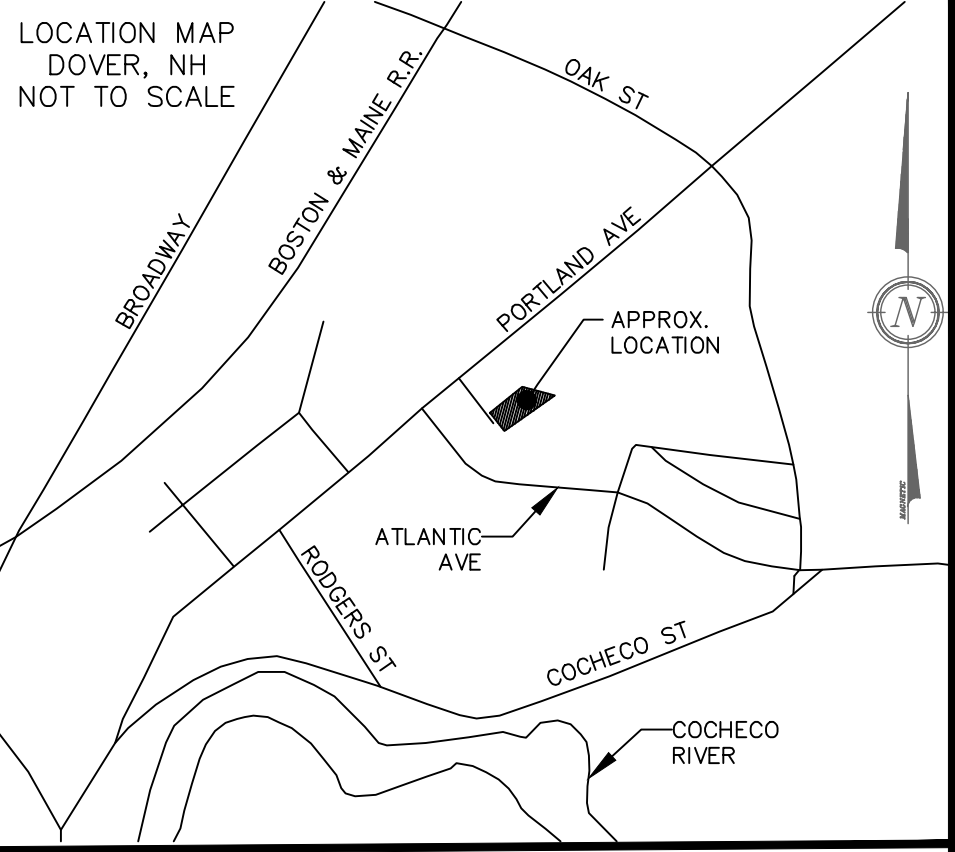
- WETLANDS WERE DELINEATED BY JOHN P. HAYES, III, IN SEPTEMBER 2025 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).
 - FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, APRIL 2004, 3RD EDITION NEWPCC LOWELL, MA.
 - CORPS OF ENGINEERS WETLAND DELINEATION MANUAL JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1
 - CLASSIFICATION OF WETLANDS AND DEEP WATER HABITATS OF THE UNITED STATES, DECEMBER 1979, US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICES. FWS/OBS-79/31

NOTES CONTINUED:

- 13.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- 14.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 15.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 16.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 17.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY-SUNDAY 9AM-4PM.. HOURS OF CONSTRUCTION SHALL 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 PLANNING DIRECTOR.
- 18.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. NOT APPLICABLE.
- 19.) 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. NOT APPLICABLE.
- 20.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 21.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

CONDITIONAL USE PERMITS:

FRONTAGE BUILD-OUT
BUILD-TO



NOTES:

- 1.) OWNER: DIVERSIFIED BUILDING & MAINTENANCE, LLC
P.O. BOX 670
SOMERSWORTH, NH 03878
- APPLICANT: DIVERSIFIED BUILDING & MAINTENANCE, LLC
P.O. BOX 670
SOMERSWORTH, NH 03878

AUTHORIZED SIGNATURE -

- 2.) TAX MAP 25, LOT 46
ADDRESS: 6 GRANITE STREET
- 3.) S.C.R.D. BOOK 4838, PAGE 997
S.C.R.D. BOOK 5050, PAGE 417 QUIET TITLE DECREE
- 4.) LOT AREA: 19,478 Sq. Ft., 0.45 Ac.
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF TWO SINGLE FAMILY HOMES TO BE BUILT ON THE REAR LOT FORMERLY CREATED BY SUBDIVISION THAT DO NOT CONFORM TO THE FRONTAGE BUILD-OUT REQUIREMENTS OR THE BUILD-TO REQUIREMENT
- 6.) ZONING: G - GATEWAY DISTRICT
NO OVERLAY DISTRICTS
DENSITY: 4,000 Sq. Ft. / UNIT
SETBACKS
FRONT BUILD TO~ 5-20'
SIDE ~ 10'
REAR ~ 15'
MIN. LOT SIZE: N/A
MAX. LOT COVERAGE: 50%
RESIDENTIAL: SINGLE FAMILY AND TWO FAMILY
- ZONING: R-12 - MEDIUM DENSITY RESIDENTIAL
NO OVERLAY DISTRICTS
SETBACKS
FRONT BUILD TO~ 15-25'
SIDE ~ 15'
REAR ~ 30'
MIN. LOT SIZE: 12,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 30%
MAX. BUILDING HEIGHT: 35'
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN.
FLOOD HAZARD REF.: FEMA, COMMUNITY# -330145, MAP# - 33017C0330E, DATED: SEPTEMBER 30, 2015.
- 8.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2020 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 10.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 11.) WETLANDS WERE DELINEATED BY JOHN P. HAYES, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 18, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN SEPTEMBER 2025. NONE FOUND
- 12.) NO OBSERVED CEMETERY ON THE PROJECT SITE DURING THE ONSITE SURVEY.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. - 1:10,000-

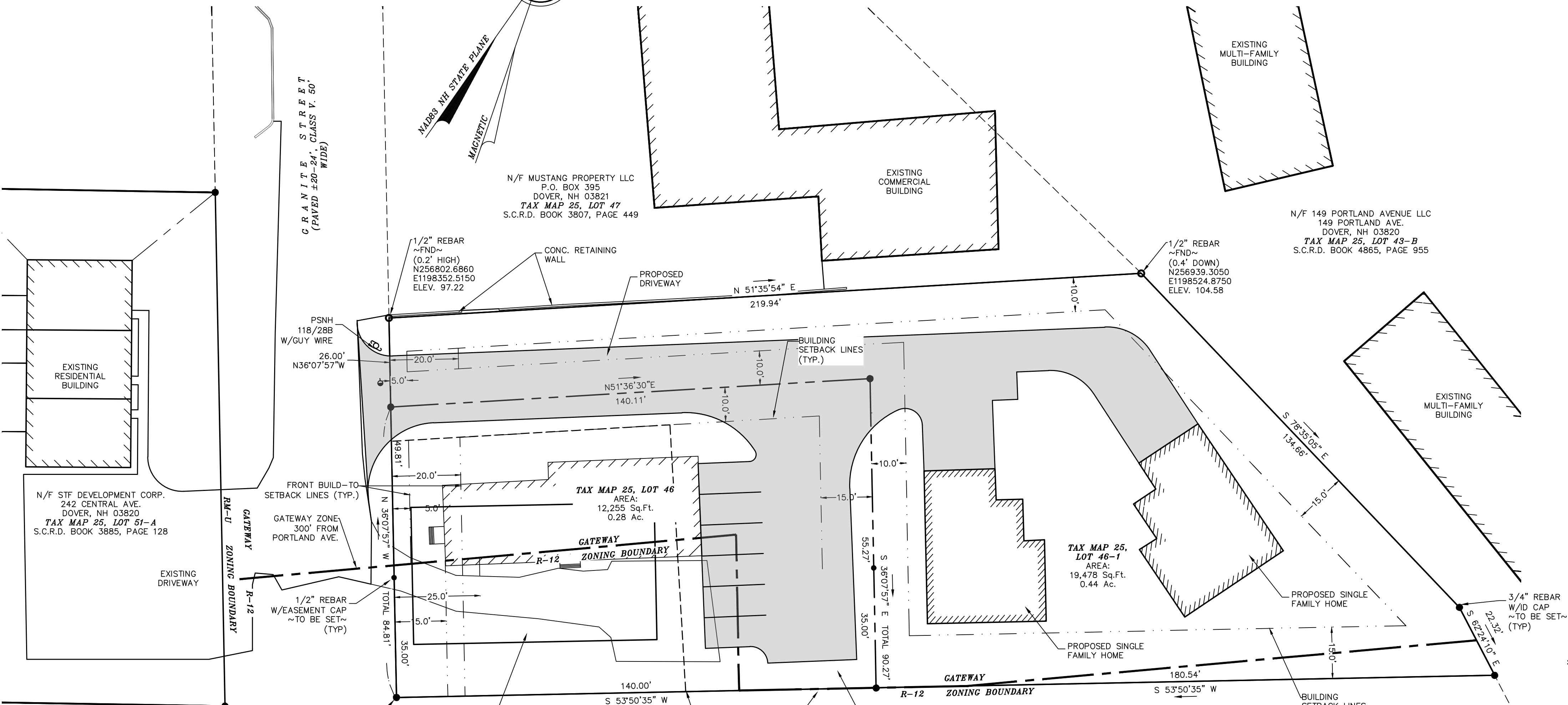
CHRISTOPHER R. BERRY L.L.S. 1624 DATE

APPROVED DOVER

SOILS:

HcB - HOLLIS-CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES

SEE: USDA/NRCS WEBSOIL



LEGEND:

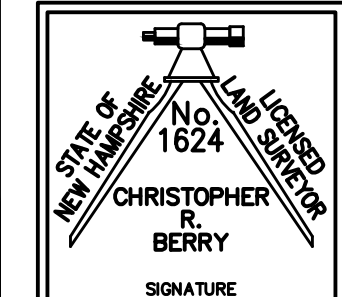
- 3/4" REBAR W/ID CAP (TBS)
- 1/2" REBAR W/EASEMENT CAP (TBS)
- STONE/GRANITE BOUND (FND)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE / GUY WIRE
- APPROXIMATE ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY
- ZONING BOUNDARY PRIOR TO APPLICATION OF 170.10E
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

N/F STF DEVELOPMENT CORP.
242 CENTRAL AVE.
DOVER, NH 03820
TAX MAP 25, LOT 45
S.C.R.D. BOOK 2134, PAGE 116

N/F TRI CITY BUILDERS INC.
242 CENTRAL AVE.
DOVER, NH 03820
TAX MAP 25, LOT 45-A1
S.C.R.D. BOOK 2460, PAGE 80

CONDITIONAL USE SKETCH PLAN
FOR
DIVERSIFIED BUILDING & MAINTENANCE LLC
6 GRANITE STREET
DOVER, N.H.
TAX MAP 25, Lot 46

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 18, 2025
FILE NO. : DB 2020 - 133



ADJUSTMENT OF PROPOSED BOUNDARY LINE

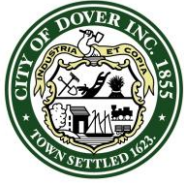
1-26-26

#1

REVISION

DATE

DESCRIPTION



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0006

Application Type: Conditional Use Permit
Applicant(s): Diversified Building and Maintenance, LLC
Owner(s): Diversified Building and Maintenance, LLC
Location: 6 Granite Street (Assessor's Map 25, Lot 46)
Meeting Date: June 9, 2026

INTENT: Proposal is to build two single-family homes, on a vacant lot, that do not meet the required frontage build-to of 5-20' in the Gateway District. *[This Conditional Use Permit application was conditionally approved by the Planning Board on February 24, 2026, with precedent conditions, including that the applicant shall return to the Planning Board for review once a structure is proposed.]*

AGENDA ITEM #: 4-C

UNITS PROPOSED: Two residential units

APPLICANT/OWNER: Diversified Building and Maintenance, LLC

LOCATION: Granite Street (Assessor's Map 25, Lot 46-1)

ACREAGE: 0.44± ac. (19,748± sq. ft.)

ZONING DISTRICT: Gateway (G)

EXISTING USE: Vacant

PROPOSED USE: Residential

SURROUNDING USE: Residential, Commercial

PERMITS REQUIRED FOR THIS CASE:

Two City of Dover Conditional Use Permits (CUPs), conditionally approved on February 24, 2026. *[See associated COND-2026-0003]*

WAIVERS REQUESTED: N/A

ZBA ACTION: None

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

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

ATTACHMENTS: CUP Plan and application materials.

Summary of Request and Background

The applicant received conditional approval on February 24, 2026, as part of related Minor Subdivision approval (SUBM-2025-0008), for relief related to the required Gateway District build-to line which is 5-20' from the front property boundary line.

The precedent conditions included:

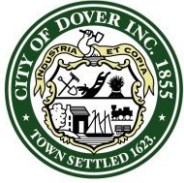
1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds, which additionally shall include:
 - 1.1. The owner's signatures;
 - 1.2. The Planning File #COND-2026-0006;
 - 1.3. The stamp and signature of the LLS on the final plans;
2. Receive Conditional Use Permit approval for exceeding Front Primary Build-to Line (COND2026-0003); and
3. **The applicant shall return to the Planning Board for review once a structure is proposed, to demonstrate that all precedent conditions and applicable Conditional Use Permit criteria have been satisfied.**

The applicant is returning to present a proposal for two single-family homes on the conditionally approved subject parcel (Map 23, Lot 46-1). While possible, meeting the underlying build-to requirement is in no way practical due to how narrow the lot is within the complying build-to zone.

Consistency with Land Use Regulations

Chapter 170-19.B.2 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

- (a) *That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.*
- (b) *That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.*
- (c) *That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.*
- (d) *That architecture and landscape design shall grow from local climate, topography, history, and building practice.*
- (e) *That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.*
- (f) *That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.*
- (g) *That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.*



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0006

Application Type: Conditional Use Permit
Applicant(s): Diversified Building and Maintenance, LLC
Owner(s): Diversified Building and Maintenance, LLC
Location: 6 Granite Street (Assessor's Map 25, Lot 46)
Meeting Date: June 9, 2026

- (h) *That the preservation and renewal of historic buildings shall be facilitated.*
- (i) *That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.*
- (j) *That if the relief is granted, the surrounding neighborhood is not negatively impacted.*

Planning Staff feels that the applicant has adequately shown compliance with the criteria as specified in §170-19.B.1. The proposal complies with all other applicable dimensional zoning requirements and does not affect public spaces, pedestrian safety, or the existing street design. As mentioned above, while it would be possible to meet the underlying build-to requirement, it would not be practical or harmonious with the existing single-family home, abutting commercial property, or the surrounding neighborhood as a whole.

Consistency with Land Use Regulations – Gateway CUP Criteria

Chapter 170-20.B(2) outlines the criteria for granting a Conditional Use Permit for relief within the Gateway Zoning District. Staff feels this proposal meets those criteria which include:

- (a) *The requested use shall be compatible with abutting uses and the surrounding neighborhood.*
- (b) *The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*
- (c) *The requested use will not result in objectionable noise or odor which would constitute a nuisance.*

Staff feels the applicant has met said criteria and has considered compatibility with the surrounding neighborhood as described above. The applicant has also provided sufficient parking and a single access point to minimize potential pedestrian and traffic conflicts.

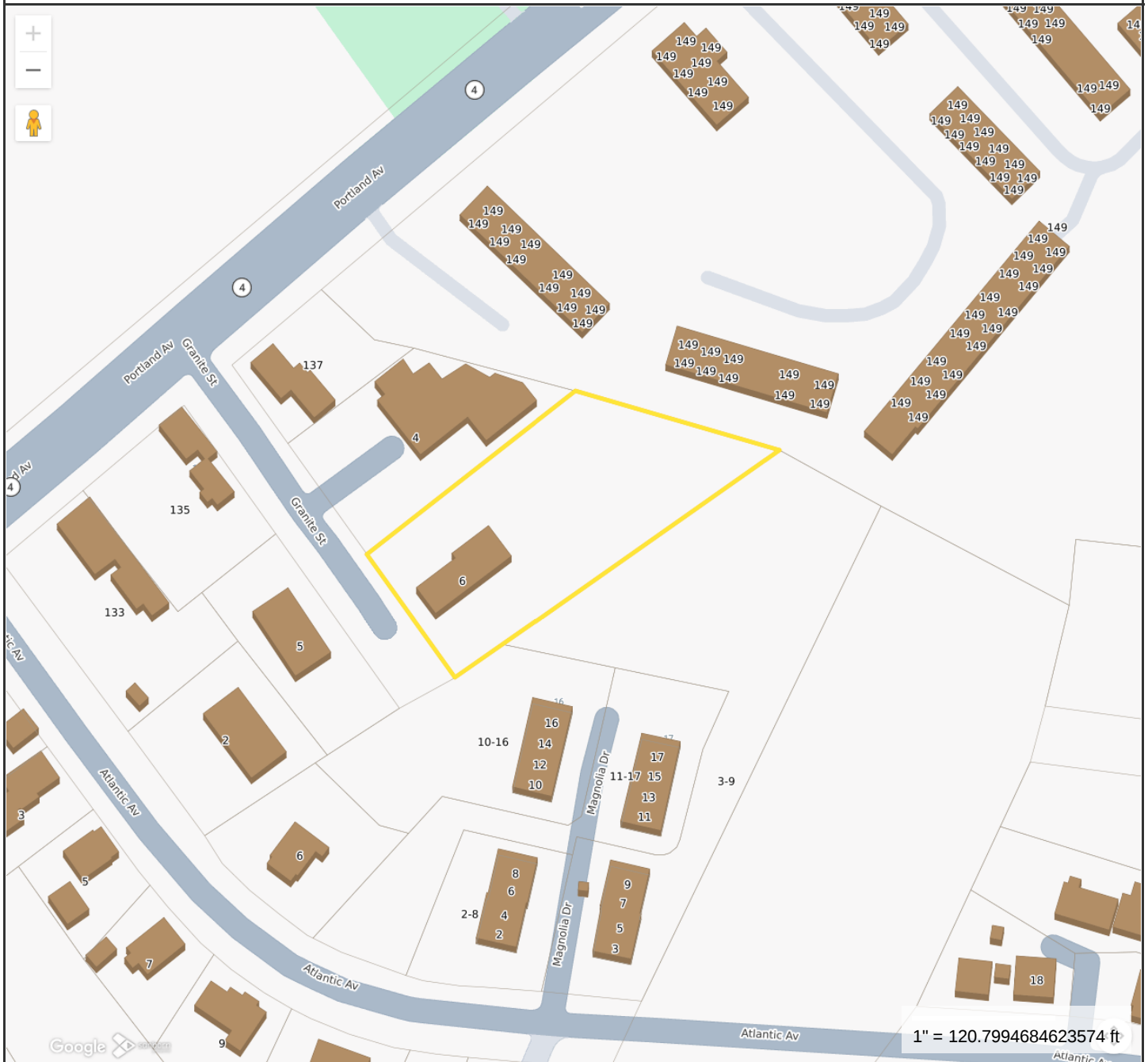
Staff Recommendation:

The Planning Department recommends that the Planning Board re-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 conditions of approval:

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

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds, which additionally shall include:
 - 1.1. The owner's signatures;
 - 1.2. The Planning File #COND-2026-0003;
 - 1.3. The stamp and signature of the LLS on the final plans;
2. Approval of Conditional Use Permit (COND-2026-0003) and final approval of SUMB-2025-0008; and
3. Provide draft access easement and maintenance agreement.
4. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

COND-2026-0006 6 GRANITE STREET

**Property Information**

Location 6 GRANITE ST
Owner DIVERSIFIED BUILDING AND MAINTENANCE LLC
Land Use 101R
Zoning Code R-12*
Property Id 25046-000000

**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 06/2026
Data updated Daily

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



PERMIT SNAPSHOT REPORT COND-2026-0006 FOR CITY OF DOVER, N.H.

Permit Type Conditional Use	Project:	App Date: 02/03/2026
Work Class: Non-Environmental	District: None	Exp Date: NOT AVAILABLE
Status: On Hold	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval
Description: Relief from a required front build-to of 5-20'		Expire Date:

Parcel: 25046-000000	Main	Address: 6 Granite St Dover, 03820	Main	Zone: R-12(Residential - Medium Density) G(Gateway District)
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Owner Claude Gagnon Mobile: (603) 817-8241	Plan Preparer Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403	Applicant Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825 Business: (603) 332-2863 Mobile: (603) 781-3403
--	---	---

Permit Custom Fields

Select Permit Type	Gateway District	General Purpose	New Construction	Project Zone	Residential
What is the parcel zoned?	G	New Change in Impervious/Paved Area (sq ft)	0	Work	Proposing to Subdivide and build 1 structure at the rear of the parcel.
permitsstatefed	None				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	02/03/2026 17:09	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2026.02.24_PlanningBoard.Agenda.pdf	02/11/2026 13:43	Blonigen, Rachel		Planning Board Agenda
1. PB02-24-2026 COND-2026-0006.pdf	02/20/2026 12:00	Blonigen, Rachel		Staff Memo
COND-2026-0006_DecLtr_DiversifiedBuilding&Maintenance_6GraniteSt_CUP_2026.02.24.pdf	03/02/2026 16:17	Blonigen, Rachel		Approved Dec Ltr

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026000534	Planning General Application Fee	\$200.00	\$200.00
		Total for Invoice INV-2026000534	\$200.00
INV-2026000535	Planning Legal Notice	\$120.00	\$120.00
		Total for Invoice INV-2026000535	\$120.00
		Grand Total for Permit	\$320.00

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Recommendation to Planning Board (Permit)			Planner Creates Staff Recommendations v.1.00	Rachel Blonigen	02/12/2026

PERMIT SNAPSHOT REPORT (COND-2026-0006)

Comments: INTENT: The proposal is to create one new lot on which a structure cannot practically be sited within the required 5-20' build-to line.
UNITS PROPOSED: One new lot
AGENDA ITEM #: 4-B
ACREAGE: Existing Acreage: 31,733± sq. ft./0.73± ac.
Proposed adjustment to Map 25, Lot 46: 12,255± sq. ft. /0.28± ac.
Proposed new lot, Map 25, Lot 46-1: 19,478± sq. ft. /0.45± ac.
ZONING DISTRICT: G (Gateway) and R-12 (Medium-Density Residential)
EXISTING LAND USE: Residential
PROPOSED LAND USE: Residential
SURROUNDING LAND USE: Residential, Mixed-use
PERMITS REQUIRED FOR THIS CASE: See associated SUBM-2025-0008, and COND-2026-0006
WAIVERS REQUESTED: N/A
ZBA ACTION: None
APPLICATION IS COMPLETE: Yes
REGIONAL IMPACT: No
NOTICES SENT: Abutter notices were sent by certified mail to all abutters.
ATTACHMENTS: Application and narrative, subdivision plan

Summary of Request and Background

The applicant is requesting a Conditional Use Permit (CUP) for relief of the Gateway District's build-to line which is 5' – 20' from the front property boundary line. In practice, this means that the façade of the primary structure on the lot must fall within that range of 5' – 20' from the front boundary line.

Following the proposed subdivision (SUBD-2025-0008), meeting the underlying build-to requirement, while possible, is in no way practical for the Applicant or aesthetically pleasing to the direct abutters or neighborhood as a whole, due to how narrow the lot is within the complying build-to zone.

Consistency with Land Use Regulations

Chapter 170-19.B.2 outlines the criteria for granting a Conditional Use Permit for relief. Staff feels this proposal meets those criteria which include:

- (a) That both public and private buildings and landscaping shall contribute to the physical definition of rights-of-way as civic spaces.
- (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
- (c) That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
- (d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
- (e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy-efficient methods via a mixture of elements including windows, floor plan, and public and private space.
- (f) That encourage civic buildings and other public gathering places be provided as locations that reinforce community identity and activity.
- (g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.
- (h) That the preservation and renewal of historic buildings shall be facilitated.
- (i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed building and/or use.
- (j) That if the relief is granted, the surrounding neighborhood is not negatively impacted.

Well recognized planning practices would, in Staff's opinion, support the requested relief, as construction for any type of use is best suited in the rear of the property, not the front. However, staff finds that it cannot fully evaluate the stated criteria at this time, as no structure is currently proposed. Therefore, Staff recommends approval of the Conditional Use Permit with conditions precedent, so that any future property owner will be required to submit building plans for review and final consideration once an actual development proposal is presented.

Consistency with Land Use Regulations – Gateway CUP Criteria

Chapter 170-20.B(2) outlines the criteria for granting a Conditional Use Permit for relief within the Gateway Zoning District. Staff feels this proposal meets those criteria which include:

- (a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.
- (b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
- (c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.

As stated above, staff recommends approval of the Conditional Use Permit with conditions precedent to ensure appropriate review of future proposed structures.

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 precedent conditions of approval:

Precedent Conditions to Be Met Prior to the Issuance of Conditional Use Permit:

1. Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds, which additionally

PERMIT SNAPSHOT REPORT (COND-2026-0006)

shall include:

- 1.1. The owner's signatures;
- 1.2. The Planning File #COND-2026-0006;
- 1.3. The stamp and signature of the LLS on the final plans;
2. Receive Conditional Use Permit from the Gateway District's 60% Frontage Build-Out requirement (COND-2026-0003); and
3. The applicant shall return to the Planning Board for review once a structure is proposed, to demonstrate that all precedent conditions and applicable Conditional Use Permit criteria have been satisfied.

Planning Board Decision

Planning Board Decision v.1.00 Rachel Blonigen 02/27/2026

Comments: NOTICE OF DECISION

February 26, 2026

Diversified Building and Maintenance, LLC
P.O. Box 670
Somersworth, NH 03878

Re: Conditional Use Permit for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12 & G, located at 6 Granite Street. (The proposal is to create one new lot on which a structure cannot practically be sited within the required 5-20' build-to line.) (COND-2026-0006)

Dear Mr. Gagnon,

Please be advised that on Tuesday, February 24, 2026 the Dover Planning Board voted to grant conditional final approval for the above referenced Conditional Use Permit and found the criteria of §170-19.B.1 and §170-20.B.2 have been met.

The specific precedent conditions to be Met Prior to the Issuance of the Conditional Use Permit are:

1. ☐ Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds, which additionally shall include:
 - 1.1 The owner's signatures;
 - 1.2 The Planning File #COND-2026-0006;
 - 1.3 The stamp and signature of the LLS on the final plans;
2. ☐ Receive Conditional Use Permit approval for exceeding Front Primary Build-to Line (COND-2026-0003); and
3. ☐ The applicant shall return to the Planning Board for review once a structure is proposed, to demonstrate that all precedent conditions and applicable Conditional Use Permit criteria have been satisfied.

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

Sincerely,

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

EC: Inspection Services Office
Engineering Office
Assessing Office
Berry Surveying & Engineering

Hearing Type	Location	Scheduled Date	Status	Subject
Planning Board Hearing v.1	Council Chambers	02/20/2026	Complete	CUP

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		02/11/2026 13:10	
Confirm application complete v.1	Generic Action	02/11/2026 13:10	
Conditional Use Review v.1	Receive Submittal	02/11/2026 13:10	
Planning Board v.1		02/11/2026 13:10	03/02/2026 16:17
Planning Board Agenda v.1	Task	02/11/2026 13:10	02/11/2026 13:11
Invoice for Notices v.1	Task	02/11/2026 13:11	02/11/2026 13:15
Send Notices v.1	Task	02/11/2026 13:16	02/12/2026 13:14
Planner Creates Staff Recommendations v.1	Permit Activity	02/12/2026 13:14	02/20/2026 11:59
Distribute Planning Board Materials v.1	Task	02/20/2026 11:59	02/24/2026 16:58
Planning Board Hearing v.1	Hold Hearing	02/24/2026 16:58	02/27/2026 15:03

PERMIT SNAPSHOT REPORT (COND-2026-0006)

Planning Board Decision v.1	Permit Activity	02/27/2026 15:03	02/27/2026 15:03
NOD Sent to Applicant v.1	Create Report	03/02/2026 16:17	03/02/2026 16:17
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Diversified Building and Mainenance LLC Telephone # 603-817-8241

Address of Applicant: PO Box 670, Somersworth, NH 03878

E-Mail Address: cjg64@comcast.net

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # 25 Lot(s) # 46-1

Address of Property: Open Lot Behind 6 Granite Street

Zoning District(s) Gateway Overlay District(s) None

Existing Use of Property: Vacant

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

CONDITIONAL USE PERMIT INFORMATION

To construct two single family homes that do not meet the frontage build out or build-to requirements

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

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

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: No

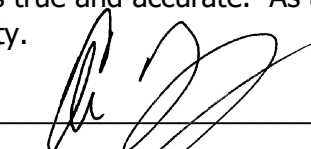
Name of Professional That Prepared Plans: Berry Surveying & Engineering, Christopher R. Berry LLS

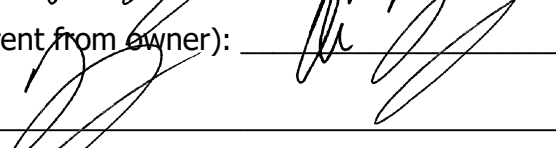
Address 335 Second Crown Point Road, Barrington, NH 03825 Telephone #: 603-332-2863

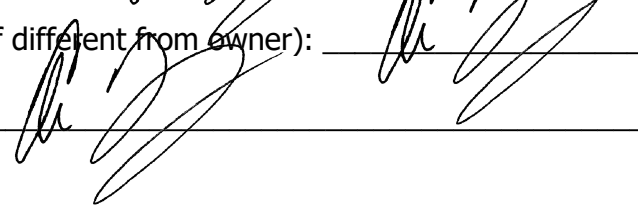
Professional License #: 1624 E-mail address: crberry@berrysurveying.com

SIGNATURES

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

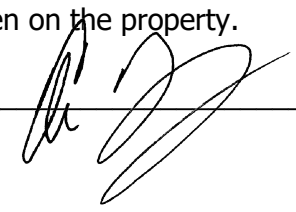
Signature of Property Owner:  Date: 5-19-26

Signature of Applicant (if different from owner):  Date: 5-19-26

Signature of Agent:  Date: 5-19-26

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: 5-19-26

COND-2026-0006

6 GRANITE STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
25051-000000	133 PORTLAND AV	TODD-A-O LLC		16 MORGANS WAY	BARRINGTON	NH	03825
25045-A00001	3 MAGNOLIA DR	TRI CITY BUILDERS INC		242 CENTRAL AVE	DOVER	NH	03820
2545A-000001	2 MAGNOLIA DR	MCGREVEY THOMAS PATRICK		2 MAGNOLIA DR	DOVER	NH	03820
25048-000000	137 PORTLAND AV	NICHOLS DOUGLAS B &	NICHOLS REBECCA L	137 PORTLAND AVE	DOVER	NH	03820
25049-000000	135 PORTLAND AV	BUCKOVITCH BROOKE S &	BROWN AARON E	135 PORTLAND AV	DOVER	NH	03820
25045-000002	12 MAGNOLIA DR	WILLARD KERIN		12 MAGNOLIA DR	DOVER	NH	03820
2545A-000002	4 MAGNOLIA DR	BAKER CHRISTINE L		4 MAGNOLIA DR	DOVER	NH	03820
2545A-001001	3 MAGNOLIA DR	CHRISTIANSEN BRENT D		3 MAGNOLIA DR	DOVER	NH	03820-3657
25045-000001	10 MAGNOLIA DR	LU YAN		10 MAGNOLIA DR	DOVER	NH	03820
25045-000004	16 MAGNOLIA DR	MATTSON DEBRA J		16 MAGNOLIA DR	DOVER	NH	03820
25045-A00000	2 MAGNOLIA DR	TRI CITY BUILDERS INC		242 CENTRAL AVE	DOVER	NH	03820
25043-B00000	149 PORTLAND AV	149 PORTLAND AVENUE LLC		149 PORTLAND AVE	DOVER	NH	03820
24132-000000	COCHECO ST	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
25051-A00000	5 GRANITE ST	STF DEVELOPMENT CORP		54 DOVER POINT RD STE 103	DOVER	NH	03820
25047-000000	4 GRANITE ST	MUSTANG PROPERTY LLC		PO BOX 395	DOVER	NH	03821
25045-001002	13 MAGNOLIA DR	HURLEY SEAN M		13 MAGNOLIA DR	DOVER	NH	03820
2545A-000003	6 MAGNOLIA DR	YUN JONGPIL		6 MAGNOLIA DR	DOVER	NH	03820
2545A-001002	5 MAGNOLIA DR	ANDERSON TYLER M &	ANDERSON JULIA E	15 EDGEWOOD RD	PORTSMOUTH	NH	03801-5742
2545A-001004	9 MAGNOLIA DR	RUDOLPH MARY		PO BOX 1473	DOVER	NH	03821
25045-001000	11 MAGNOLIA DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
25052-000000	6 ATLANTIC AV	RUSSO ALYSHA J &	RUSSO CAITLIN L	6 ATLANTIC AV	DOVER	NH	03820
25045-001001	11 MAGNOLIA DR	PMB95 LLC		539 ABBOTT RD	ACTON	ME	40001
25045-001003	15 MAGNOLIA DR	MILLER KATHLEEN A		15 MAGNOLIA DR	DOVER	NH	03820
25050-000000	2 ATLANTIC AV	2 ATLANTIC LLC		195 EMERALD LANE	DOVER	NH	03820
2545A-000004	8 MAGNOLIA DR	SENTIS THOMAS	SENTIS HENA DESAI	8 MAGNOLIA DR	DOVER	NH	03820
25045-000000	10 MAGNOLIA DR	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
25045-000003	14 MAGNOLIA DR	MALONSO RESTITUTO D		14 MAGNOLIA DR	DOVER	NH	03820
2545A-001003	7 MAGNOLIA DR	WHITESTONE BLAINE M		50 PHEASANT LN	MANCHESTER	NH	03109-5927
25045-001004	17 MAGNOLIA DR	LONGCHAMPS AARON		17 MAGNOLIA DR	DOVER	NH	03820
25046-000000	6 GRANITE ST	DIVERSIFIED BUILDING AND MAINTENANCE LLC		209 SIXTH ST	DOVER	NH	03820-2308
		BERRY SURVEYING & ENGINEERING	CHRIS BERRY	335 SECOND CROWN POINT F	BARRINGTON	NH	03825



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

May 19, 2026

Rev.: 6-4-26

City of Dover Planning Board

Attention: Donna Benton, Director of Planning and Community Development

288 Central Ave

Dover, NH 03820

Re: Conditional Use Permit Request
Diversified Building & Maintenance LLC
Granite Street
Tax Map 25, Lots 46-1

Chairperson & Members of the Dover Planning Board:

Pursuant to Zoning Regulations (Chapter 170-20 B,) Berry Surveying & Engineering (BS&E), on behalf of Diversified Building & Maintenance respectfully requests the City of Dover Planning Board approve the following Conditional Use Permits on the lot created by the subdivision approved earlier in 2026.:

- Minimum Frontage Build-Out of less than 60%
- 5-20' Front Build-To

Background:

The applicant is looking to build two single family homes behind 6 Granite Street on the lot recently created by subdivision. The parcel contains 26' and is vacant land, located in the Gateway Zone.

1. Identification of Conditional Use Permits

Dimensional regulations in the Gateway District prescribes certain lot frontage build-out as well as build-to dimensions. We ask that Conditional Use Permits be granted to allow the construction of the two single family homes on the rear lot, which are not located within the build-to line or meets the build-out frontage. However due to the orientation of the subdivision, the remaining lot will largely fulfill these regulations as it relates to the total street frontage.

Below we show the project's compliance with the standards required to grant a Conditional Use Permit, and we provide justification for its approval.

2. Compliance with the following standards

- a) That both public and private buildings and landscaping shall contribute to the physical definition of rights of way as civic spaces.

- **With the proposed design, the development of the site will take place behind the existing home with little no observable disturbance along Granite Street or Portland Ave. The existing home along Granite Street creates the physical definition as it has for many years.**
- b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
- **The site proposes to access the rear development area through a proposed driveway entrance onto Granite Street and will not interfere with any existing pedestrian access that takes place.**
- c) That the design of streets and buildings shall reinforce safe environments.
- **The design of the is such that the existing street façade isn't proposed to change other than the eventual re-development of the existing home at 6 Granite Street. There is a mix of uses on Granite Street**
- d) That architecture and landscape design shall grow from local climate, topography, history, and building practice.
- **The proposed development is for a two single family homes at the rear of the property due to the topography of the site. This use is congruent with other abutting residential uses, however provides a less intense use of the land.**
- e) That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- **The new structures will be built to the current building codes keeping energy efficiency in mind.**
- f) That civic buildings and public gathering places shall be provided as locations that reinforce community identity and activity.
- **While the homes are not Civic in nature or use, the potential for gatherings by residents is encouraged and promoted by the connectivity of the two lots and the open space and traveled lanes available between the two.**
- g) That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- **Though the homes are not Civic in nature or use, the proposed street scape, is not proposed to change while allowing a bit of infill to take place within the Gateway Zone.**
- h) That the preservation and renewal of historic buildings shall be facilitated.
- **There are no historic buildings as part of the application.**



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- i) That the harmonious and orderly evolution of urban areas shall be secured through the adoption of these regulations.
 - **The harmonious and orderly evolution of the urban area is secured in the redevelopment of the project site in the manner in which it is presented. A more intense development would look more out of character from the Granite Street view from what is proposed. More intensity would require the existing home to be remove for the installation of a stormwater system, at the low point of the parcel. The current proposal allows for a single structure to remain along the front, aid in providing the frontage build out and streetscape management with the current request to be behind the front lot.**

170-19B(1)(i)

That if the relief is granted, the surrounding neighborhood is not negatively impacted.

- **If the relief is granted it demonstrates the least impacting alternative to the development of the site, where higher density is permitted within the zone.**

§ 170-19B(2)

Conditional use approval for relief from the use standards herein may be granted by the Planning Board (RSA 674:21, II) after proper public notice and public hearing provided that the proposed project complies with the following standards:

- (a) The requested use shall be compatible with abutting uses and the surrounding neighborhood.
 - a. **There are a mix of uses in the neighborhood that all have varying build-to and frontage build-out ratios.**
- (b) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
 - a. **The proposed construction of 2 single family homes further from the frontage will not change the traffic in the area and will not impair pedestrian safety where as the road is a dead end.**
- (c) The requested use will not result in objectionable noise or odor which would constitute a nuisance.
 - a. **The use is common and benign and creates no additional noise or odor than a typical single-family home.**

3. Justification for approval of Conditional Use Permits

The development of two single family homes behind the existing home along Granite Street, will not provide a building that satisfies the frontage buildout or the build-to setbacks, however, the lot around the existing home helps is keeping that appeal within the Gateway Zone. A review of multiple more intense developments, which may come closer in providing a build out



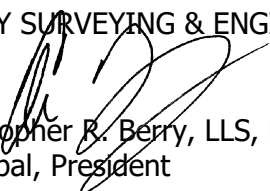
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coverage closer to what is prescribed, found that due to the topographic features on site, that many other higher value Gateway ideals would not be obtainable.

Thank you for your time and attention to this matter, and we hope you look favorably upon the requests.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING



Christopher R. Berry, LLS, PLS
Principal, President



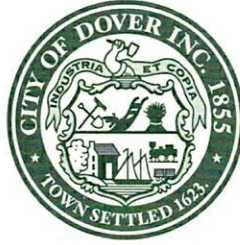
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DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

February 26, 2026

Diversified Building and Maintenance, LLC
P.O. Box 670
Somersworth, NH 03878

Re: Conditional Use Permit for Diversified Building and Maintenance, LLC, Assessor's Map 25, Lot 46, zoned R-12 & G, located at 6 Granite Street. (The proposal is to create one new lot on which a structure cannot practically be sited within the required 5-20' build-to line.) (COND-2026-0006)

Dear Mr. Gagnon,

Please be advised that on Tuesday, February 24, 2026 the Dover Planning Board voted to grant conditional final approval for the above referenced Conditional Use Permit and found the criteria of §170-19.B.1 and §170-20.B.2 have been met.

The specific precedent conditions to be Met Prior to the Issuance of the Conditional Use Permit are:

1. ☐ Provide physical and digital copies (including CAD) of complete plan set for recording at Strafford County Registry of Deeds, which additionally shall include:
 - 1.1 The owner's signatures;
 - 1.2 The Planning File #COND-2026-0006;
 - 1.3 The stamp and signature of the LLS on the final plans;
2. ☐ Receive Conditional Use Permit approval for exceeding Front Primary Build-to Line (COND-2026-0003); and
3. ☐ The applicant shall return to the Planning Board for review once a structure is proposed, to demonstrate that all precedent conditions and applicable Conditional Use Permit criteria have been satisfied.

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

Sincerely,

 (Erin Bassegio for Donna Benton)

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

EC: Inspection Services Office
Engineering Office
Assessing Office
Berry Surveying & Engineering

GENERAL NOTES

This plan was designed and drafted BY Advanced House Plans to meet average conditions and codes in the State of Nebraska at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, AHP cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements; however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

If the contractor or sub-contractor, in the course of their work, finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform AHP, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

Only the purchaser of this plan has permission to build this plan. The purchaser is given permission to reproduce the drawings only as required for such construction. The purchaser also has permission to modify this plan, to permission is given to any party to claim copyright on the original or modified plan. The modified plans shall remain subject to the license and may not be sold, distributed or otherwise transferred without the express written consent of Advanced House Plans. Infringing upon Advanced House Plans' copyright through reproduction, distribution, construction or reworking a design is punishable by law with fine up to \$150,000 as defined by architectural copyright laws.

DESIGN LOADS:

Ultimate design wind speed: 115 mph, Exposure Category: B

Seismic Design Category: A

Floor: 40 psf, live 10 psf, dead
Roof: 30 psf, live 10 psf, dead
Ceiling: 5 psf, live 5 psf, dead

Soil bearing Capacity - 1500 psf.

Live loads, dead loads, wind loads, snow loads, lateral loads, seismic loading and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior walls on grade shall bear on 4" compacted granular fill with a nil, polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 16" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.
- For window openings in conc. wall, provide #5 bars #4" o.c. (two total) w/2" clearance from top 4 sides of opp. for jamb & lintel reinforcing. Extend reinforcing a minimum of 2 post opening edges.

STEEL:

- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-63 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
F_b = 1000 psi E_v = 75 psi E = 1,400,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Wall bracing method assumed as C3-40SP. Since braced wall line spacing and braced wall panel calculations vary by location, contractor will need to consult a local professional for specific wall bracing calculations and diagrams.
- Hole sizes and locations in gables or laminated veneered lumber (LVL) members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick, glued & nailed.
- All exterior walls are dimensioned to outside of 1/2" sheathing.
- Calculated dimensions take precedence over scaled dimensions.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balloon framed unless noted otherwise.
- Unless noted otherwise, above all openings that are:
(1) Load bearing and less than or equal to 3 ft use 4x6,
(2) Load bearing and more than 3 ft use (2) 2x12 with 1/2" Plywood between.
(3) Non-load bearing and less than or equal to 6 ft use 4x6,
(4) Non-load bearing and more than 6 ft use (2) 2x12 with 1/2" Plywood between.
(5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (1) row of 1" x 3" cross-bracing on all spans over 8'-0" and (2) rows of 1" x 3" cross-bracing on all spans over 16'-0".
- Collar ties are to be spaced 12'-0" o.c.
- All purlins and kickers are to be 2x6's, unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (LVL).

MISC. NOTES:

- Pre-fabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- When no brand is specified Windows are called out by glass size only.
- In dwelling units, where the top of the sill of an operable window opening unit is located less than 24 inches above the finished floor and greater than 12 inches above the finished grade, fall protection must comply with R322.2.1.
- Window opening control devices on windows serving as a required emergency escape and rescue shall comply with ASTM F2050.
- Windows, if not noted, are assumed to be Casements.
- Header heights are labeled to bottom of arched transoms.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Log fire to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.

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29794

SHEET

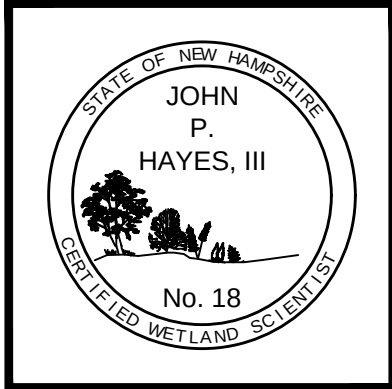
1 of 1

100% SCALE = 3/4" = 1'-0"

PLAN REFERENCES:

- 1.) "BOUNDARY PLAN; LAND OF: STF DEVELOPMENT LLC; GRANITE STREET; DOVER, N.H.; TAX MAP 25, LOT 51-A" DATED: JANUARY 28, 2011 BY: BERRY SURVEYING & ENGINEERING FILE#: DB2010-115
- 2.) "PLAN OF LAND JAMES & JEANETTE MCNALLY; GRANITE STREET; DOVER, NEW HAMPSHIRE" DATED: OCTOBER, 1977 BY: K.E. MOORE & B.G. STAPLES LAND SURVEYORS. S.C.R.D. PLAN #170-20
- 3.) "ALTA/ACSM LAND TITLE SURVEY ROYAL OAK APARTMENTS PREPARED FOR MOUNT CHASE REALTY TRUST." DATED: MARCH 25, 1998 BY: CIVIL CONSULTANTS S.C.R.D. PLAN # 51-98
- 4.) "DRAWN JUNE, 1929 FOR A.S. JANETOS" DATED: JUNE, 1929 BY: W.S. WHEELER S.C.R.D. POCKET # 6, FILE # 2, PLAN # 28
- 5.) "BOUNDARY PLAN LAND OF DIVERSIFIED BUILDING & MAINTENANCE LLC, GRANITE STREET, DOVER, NH TAX MAP 25, LOT 46" DATED: DECEMBER 28, 2020 BY: BERRY SURVEYING & ENGINEERING S.C.R.D.; PLAN #12581 FILE # DB 2020-133

JOHN P. HAYES, III, CWS #18



WETLAND NOTES:

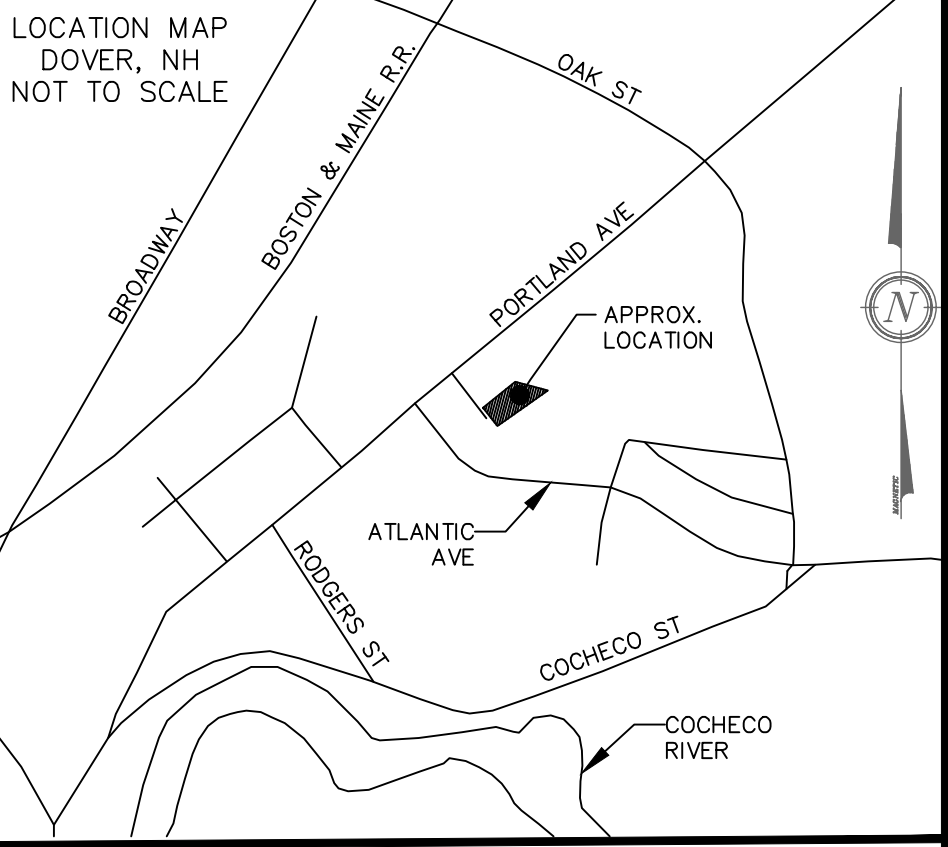
- WETLANDS WERE DELINEATED BY JOHN P. HAYES, III, IN SEPTEMBER 2025 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).
 - FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, APRIL 2004, 3RD EDITION NEWPCC LOWELL, MA.
 - CORPS OF ENGINEERS WETLAND DELINEATION MANUAL JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1
 - CLASSIFICATION OF WETLANDS AND DEEP WATER HABITATS OF THE UNITED STATES, DECEMBER 1979, US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICES. FWS/OBS-79/31

NOTES CONTINUED:

- 13.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- 14.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 15.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 16.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 17.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY-SUNDAY 9AM-4PM.. HOURS OF CONSTRUCTION SHALL 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 PLANNING DIRECTOR.
- 18.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. NOT APPLICABLE.
- 19.) 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. NOT APPLICABLE.
- 20.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 21.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

CONDITIONAL USE PERMITS:

FRONTAGE BUILD-OUT
BUILD-TO



NOTES:

- 1.) OWNER: DIVERSIFIED BUILDING & MAINTENANCE, LLC
P.O. BOX 670
SOMERSWORTH, NH 03878
- APPLICANT: DIVERSIFIED BUILDING & MAINTENANCE, LLC
P.O. BOX 670
SOMERSWORTH, NH 03878

AUTHORIZED SIGNATURE -

- 2.) TAX MAP 25, LOT 46
ADDRESS: 6 GRANITE STREET
- 3.) S.C.R.D. BOOK 4838, PAGE 997
S.C.R.D. BOOK 5050, PAGE 417 QUIET TITLE DECREE
- 4.) LOT AREA: 19,478 Sq. Ft., 0.45 Ac.
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF TWO SINGLE FAMILY HOMES TO BE BUILT ON THE REAR LOT FORMERLY CREATED BY SUBDIVISION THAT DO NOT CONFORM TO THE FRONTAGE BUILD-OUT REQUIREMENTS OR THE BUILD-TO REQUIREMENT
- 6.) ZONING: G - GATEWAY DISTRICT
NO OVERLAY DISTRICTS
DENSITY: 4,000 Sq. Ft. / UNIT
SETBACKS
FRONT BUILD TO~ 5-20'
SIDE ~ 10'
REAR ~ 15'
MIN. LOT SIZE: N/A
MAX. LOT COVERAGE: 50%
RESIDENTIAL: SINGLE FAMILY AND TWO FAMILY
- ZONING: R-12 - MEDIUM DENSITY RESIDENTIAL
NO OVERLAY DISTRICTS
SETBACKS
FRONT BUILD TO~ 15-25'
SIDE ~ 15'
REAR ~ 30'
MIN. LOT SIZE: 12,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 30%
MAX. BUILDING HEIGHT: 35'
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN.
FLOOD HAZARD REF.: FEMA, COMMUNITY# -330145,
MAP# - 33017C0330E, DATED: SEPTEMBER 30, 2015.
- 8.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2020 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 10.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 11.) WETLANDS WERE DELINEATED BY JOHN P. HAYES, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 18, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN SEPTEMBER 2025. NONE FOUND
- 12.) NO OBSERVED CEMETERY ON THE PROJECT SITE DURING THE ONSITE SURVEY.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H. - 1:10,000-

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

SOILS:

HcB - HOLLIS-CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES

SEE: USDA/NRCS WEBSOIL

APPROVED DOVER

ADJUSTMENT OF PROPOSED BOUNDARY LINE

DESCRIPTION

1-26-26

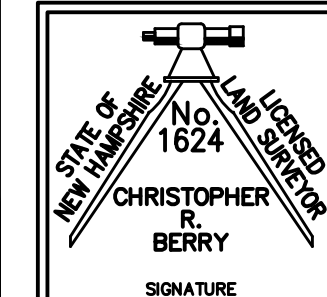
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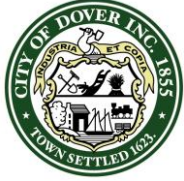
REVISION

DATE

CONDITIONAL USE SKETCH PLAN
FOR
DIVERSIFIED BUILDING & MAINTENANCE LLC
6 GRANITE STREET
DOVER, N.H.
TAX MAP 25, Lot 46

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : NOVEMBER 18, 2025
FILE NO. : DB 2020 - 133





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2026-0005

Application Type: Transfer of Development Rights
Applicant(s): Moses Lawrence
Owner(s): Moses Lawrence
Location: 814 Central Ave. (Assessor's Map 37, Lot 33)
Meeting Date: June 09, 2026

INTENT: Proposal is to request one (1) unit through Transfer of Development Rights (TDR), resulting in a total of three (3) residential units

AGENDA ITEM #: 4-D

FILE: TRAN-2026-0005

LOTS/UNITS PROPOSED: Three total residential units (one unit existing)

OWNER/APPLICANT: Moses Lawrence

LOCATION: 814 Central Ave. (Assessor's Map 37, Lot 33)

ACREAGE: 0.41± ac. (17,744± sq. ft.)

ZONING DISTRICT: Office (O) District

EXISTING/PROPOSED LAND USE:
Residential

SURROUNDING LAND USE: Residential, Commercial

WAIVERS REQUESTED: N/A

ZBA ACTION: N/A

PERMITS REQUIRED: N/A

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 one residential unit through TDR, for a project total of three residential units, as there is an existing single-family house on the property.

The subject parcel is located within the Office Zoning District, and as current TDR regulations state that TDR base density in mixed-use zones is determined by the underlying zoning district, and given that a two-unit structure is permitted by right in the Office District, the applicant is granted a base density of two units, seeking to purchase the third.

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.

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.

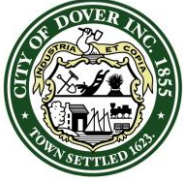
Staff notes that the applicant identified consistency with goals within the Land Use Analysis Chapter of the Master Plan. Specifically, for the redevelopment of vacant or underdeveloped parcels in areas that are currently well developed.

The applicant described the project site and proposal within the context of the Office District and the neighboring lots, highlighting nearby four and five-unit dwellings, mixed-use structures, duplexes, and single-family homes.

The site currently has a density of roughly one unit per 17,744 square feet of developable land. In the Office District, the minimum required lot size is 10,000 square feet and allows up to two units by right. Up to four-unit structures are permitted at a rate of 1 unit per every 5,000 s.f. of lot area, though residential uses are only permitted in the second story or higher of any new structure. This means that the applicant, while complying with the density requirement, requires TDR relief for proposing a residential use in the first floor of each unit within the duplex and the Planning Board would be approving more than one principal building if this application is approved.

The property currently meets all underlying zoning dimensional requirements including setbacks and lot coverage.

The lot is served by municipal water and sewer services and does not indicate any impacts to protected wetlands, wetland buffers, or



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #TRAN-2026-0005

Application Type: Transfer of Development Rights
Applicant(s): Moses Lawrence
Owner(s): Moses Lawrence
Location: 814 Central Ave. (Assessor's Map 37, Lot 33)
Meeting Date: June 09, 2026

Conservation District area, although the parcel falls within the Secondary Groundwater Protection Zone, meaning that if the Board endorses this TDR plan, the applicant would be required to obtain a favorable Conditional Use Permit, first required Conservation Commission review, in order for the project to advance. The applicant would also be required to submit to this Board a full site plan for review and approval.

STAFF RECOMMENDATION - TDR:

Neighboring parcels average similar densities, and more importantly, the applicant's proposal meets, and actually exceeds, underlying density requirements, yielding 3.5 units by right at 17,744 s.f. ÷ 5,000 s.f., although as noted above, three or four-family structures are only permitted if residential uses are within the second story or higher in any new structure.

Although the proposal conforms with underlying zoning dimensional requirements, and proposes reasonable density, it requires subsequent environmental CUP relief and has opportunities using the underlying zoning that wouldn't require TDR. Staff also wants to ensure Dover is offering enough space for non-residential uses and the Office District allows both residential and non-residential uses.

Therefore, staff recommends the Planning Board accept the application, hold the public hearing, make findings, and vote on the TDR request. Should the Board vote to endorse the TDR request, staff would recommend doing so 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;
2. Receipt of favorable Conditional Use Permit for impacts to the Secondary Groundwater Protection District;
3. The TDR density may be reduced after the TRC and/or Planning Board reviews a fully engineered and designed Site Plan.
4. Payment of TDR fees; and
5. Payment of water/sewer investment fees at time of request for service.

To: Bob Stowell, Trittech
CC: Moses Lawrence
From: Donna Benton, AICP
Date: June 3, 2026
Re: TDR 814 Central Ave.

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 three total units, one within an existing single-family home, and two within a proposed duplex.

The subject parcel, 814 Central Ave., Assessor's Map 37, Lot 33, is within the Office (O) District. The Office 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. As a two-family structure is the maximum density permitted without further conditions (in this case, a non-residential use on the first floor of a new structure), the base density was determined as two units, with a purchase of the third required via 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:	814 Central Ave., TDR
Where:	814 Central Ave. (Assessor's Map 37, Lot 33)
What:	Three (3) units total. One unit requested to be purchased through TDR.
Acres:	0.41± ac. (17,744± sq. ft.)
Zone:	O District
Public Water:	Lot is served by municipal water.
Public Sewer:	Lot is served by municipal sewer.
Units:	Three (3) total units are proposed, with one (1) unit currently existing. As the proposal is within a mixed-use district, the base density was derived from the underlying zoning, with a yield of two (2) base units, requiring the purchase of one (1) TDR unit.
Relief:	As presented, the project would require a Conditional Use Permit for impacts to the Secondary Groundwater Protection District, and waivers associated with the driveway's width and proximity to the property line.

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
 - Located directly on Central Avenue (NH-108), a major north-south arterial with steady daily traffic and frequent peak-hour congestion.
 - Existing driveway access likely requires attention to turning movements, sight distance, with likely need for improved curb-cut definition.
 - Area is served by COAST bus routes.
 - Adjacent intersections and nearby commercial uses contribute to moderate to high traffic activity throughout the day.

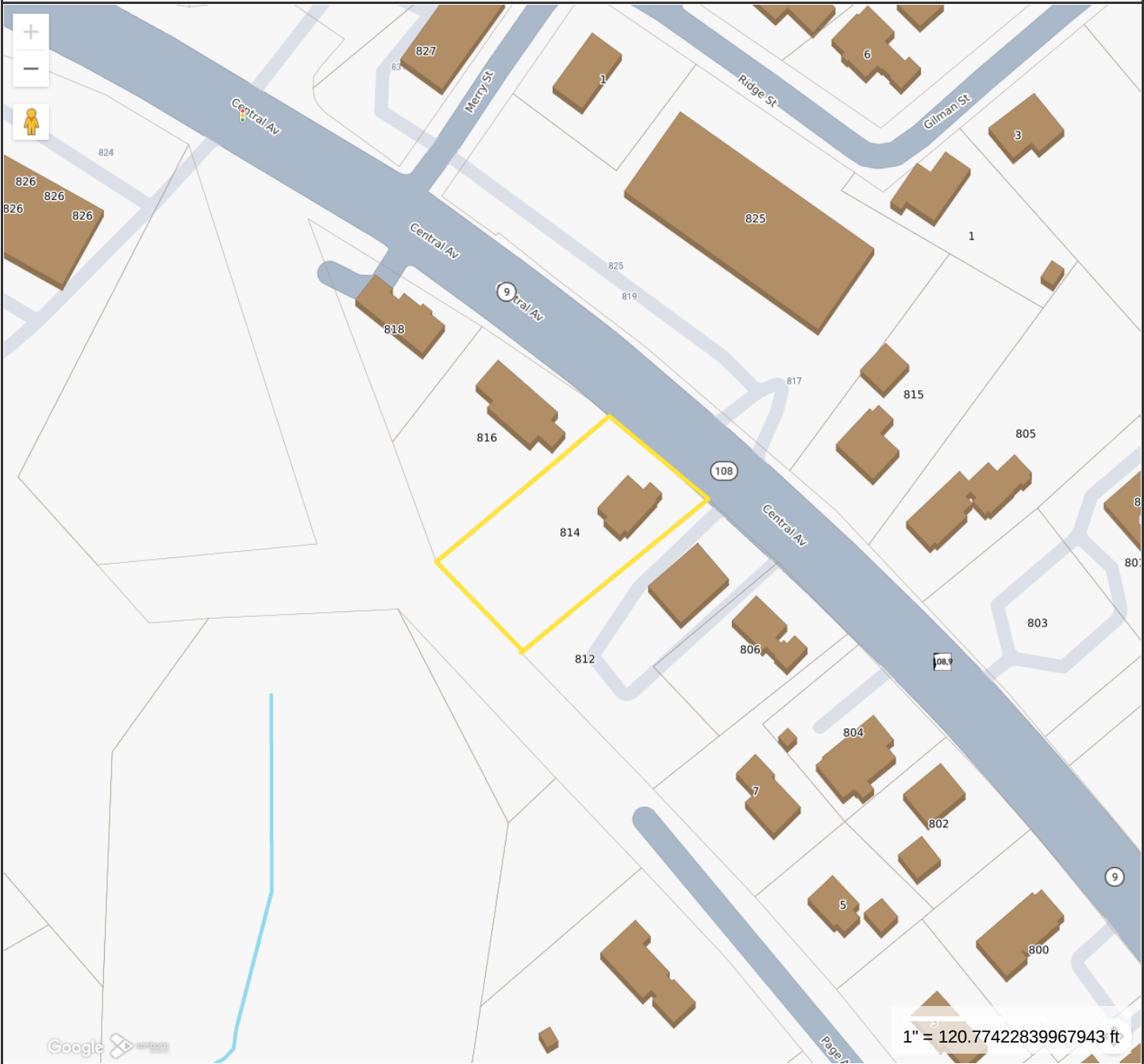
- Layout/topography
 - Parcel sits within a developed commercial corridor, generally flat with minimal grade variation, supporting straightforward site design.
 - Lot depth and frontage is typical of Central Ave. residential, commercial, and mixed-use parcels.
 - Surrounding development pattern is linear and auto-oriented, with shared access and cross-connections common along the corridor.
 - Adequate parking provided for the site (6 spaces).
 - Requires waivers for driveway width and proximity to property line.
 - Commercial use in the rear of the property, while wanting in visibility, still offers viability for Office uses.

- Environmental
 - The lot is absent of wetlands and conservation district areas, though does fall within the Secondary Groundwater Protection District, requiring a CUP.

Staff Recommendation

Staff is neutral as to this request. The site is an appropriate location for residential density given its current residential make-up, being on a bus route, and walkability and proximity to key destinations, though staff notes that the Office District offers flexibility to build a new 3-family building on this lot if a non-residential use would be present on the first floor and then no density relief would be required. Staff does appreciate the applicant reducing the initial request from four total units to three. If the intent is to add any further units in the future, the applicant should present that option to the Planning Board at this time.

TRAN-2026-0005 814 CENTRAL AVENUE



Property Information

Location 814 CENTRAL AV
Owner LAWRENCE MOSES
Land Use 101R
Zoning Code O
Property Id 37033-000000



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 06/2026
Data updated Daily

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



PLAN SNAPSHOT REPORT TRAN-2026-0005 FOR CITY OF DOVER, N.H.

Plan Type: Transfer **Project:** **App Date:** 05/19/2026
Work Class: Transfer of Development Rights **District:** None **Exp Date:** 07/23/2026
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:

Description: The applicant proposes to construct a townhouse style duplex in addition to the existing single family home. This will require the purchase of one unit via TDR.

Parcel: 37033-000000	Main	Address: 814 Central Av Dover, NH	Main	Zone:
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Owner
Moses Lawrence
10 East Meadow Lane
Middleton, MA 01949
Home: (508) 270-2684

Applicant
Tritech Engineering Corp.
755 Central Avenue
Dover, NH 03820
Business: (603) 742-8107

Plan Custom Fields

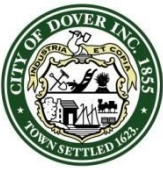
Parcel Map/Lot	37/33	Parcel Zoning Overlay	Secondary Groundwater Protection	Parcel Zoning	Office
trandevdetail	The applicant proposes to construct a townhouse style duplex in addition to the existing single family home. This will require the purchase of one unit via TDR..	Deed Book	5182	Deed Page	886
Property Address	814 Central Avenue	Deed Date	05-07-2024	Owner Name	Moses Lawrence
Existing Parcel Size (Ac)	0.407	Owner Address	10 East Meadow Lane. Middleton MA 01949	Owner Phone	508-270-2684
Existing Parcel Size (sqft)	17728.9	Owner EMail	moses.lawrence@gmail.com	Parcel Feedback	
Reference Plan ID Number:		Request Type	Land Preservation	trandevpermits	
Project Zone	Mixed Use	New Change in Impervious/Paved Area (sq ft)	-1600	Quantity of Non-Restricted Units	1
Relief Sought	Unit increase				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Moses, 814 Cental Ave Authorization 05-19-2026.pdf	05/19/2026 10:53	Stowell, Robert		Uploaded via Dover, NH - Permits Plans Licensing
Moses, 814 Central Ave TDR App 05-19-2026.pdf	05/19/2026 10:53	Stowell, Robert		Uploaded via Dover, NH - Permits Plans Licensing
Moses, 814 Central Ave TDR Ltr 05-19-2026.pdf	05/19/2026 10:53	Stowell, Robert		Uploaded via Dover, NH - Permits Plans Licensing
Moses, 814 Central Ave TDR Narrative 05-19-2026.pdf	05/19/2026 10:53	Stowell, Robert		Uploaded via Dover, NH - Permits Plans Licensing
Moses, 814 Central Ave TDR Plans Set 05-19-2026.pdf	05/19/2026 10:53	Stowell, Robert		Uploaded via Dover, NH - Permits Plans Licensing
Signature_Robert_Stowell_5/19/2026.jpg	05/19/2026 10:53	Stowell, Robert		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001793	Planning Transfer of Dev Rights Application Fee	\$200.00	\$0.00
Total for Invoice INV-2026001793		\$200.00	\$0.00
NOT INVOICED	Transfer of Dev Rights Fee - Non-Restricted	\$18,000.00	\$0.00
Total for Invoice NOT INVOICED		\$18,000.00	\$0.00

PLAN SNAPSHOT REPORT (TRAN-2026-0005)

		Grand Total for Plan	\$18,200.00	\$0.00
Workflow Step / Action Name	Action Type	Start Date	End Date	
Review v.1		05/19/2026 12:39		
Confirm application complete v.1	Generic Action		05/19/2026 12:39	
Technical Review Committee Meeting Agenda v.1	Task			
Land Use Plan Technical Review v.1	Receive Submittal			
Technical Review Committee Meeting v.1	Hold Meeting			
Planning Board v.1				
Planning Board Agenda v.1	Task			
Invoice for Notices v.1	Task			
Send Notices v.1	Task			
Planner Creates Staff Recommendations v.1	Plan Activity			
Distribute Planning Board Materials v.1	Task			
Planning Board Hearing v.1	Hold Hearing			
Planning Board Decision v.1	Plan Activity			
NOD Sent to Applicant v.1	Create Report			
Final Plan v.1				
Land Use Plan Stamped and Signed v.1	Generic Action			
Recording v.1	Task			
Document Archival v.1	Generic Action			
Internal Notification of Plan Completion v.1	Generic Action			
Building Official Notifies Address v.1	Generic Action			
Pre-Con Meeting v.1	Hold Meeting			
Create/Link to Records v.1				
Create / Link to Permit - Building Major v.1	Create Sub Permit			
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit			



City of Dover, New Hampshire

TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: September 26, 2024]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: _____ Moses Lawrence _____ Telephone # _____ 508-270-2684

Address of Applicant: _____ 10 East Meadow Lane, Middleton MA, 01949

E-Mail Address: _____ moses.lawrence@gmail.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Assessor's Map # _____ 37 _____ Lot(s) # _____ 33

Address of Property: _____ 814 Central Avenue

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

Existing Use of Property: _____ Single family residential

New impervious area (in s.f.): 1,600 sq.ft. reduction in impervious

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 ☒ Increase by 1 units

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

The applicant proposes to further develop the parcel with a townhouse style duplex. The property is permitted a duplex by right,
the third unit is proposed to be purchased through the Transfer of Development Rights ordinance.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NHDES Sewer Discharge - not yet submitted

Name of Professional That Prepared TDR Plans: Robert J. Stowell

Address 755 Central Ave, Dover, NH

Telephone #: 603-742-8107

Professional License #: 9903

E-mail address: rjs@tritecheng.com

SIGNATURES

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

Signature of Property Owner: _____

Date: 05/19/26

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: 05/19/26

CITY OF DOVER TRANSFER OF DEVELOPMENT RIGHTS LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	<u>MAILING ADDRESS</u>
37	33	Moses Lawrence	10 East Meadow Lane, Middleton MA, 01949

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	<u>MAILING ADDRESS</u>

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	<u>MAILING ADDRESS</u>
Robert J. Stowell	Tritech Engineering Corporation	755 Central Ave, Dover, NH
Michael Mariano	Highland Soil Services	75 Prospect Street, Somersworth, NH

Conservation Easement Holder:

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

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

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

SUBTOTAL PLAN REVIEW FEE = \$ 200

AND

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

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

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

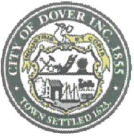
SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

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



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: Moses Lawrence
Signature(s) of Property Owner(s): _____ Date: _____
Signature of Applicant: [Signature] Date: 05/19/26
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: Moses Lawrence
Signature(s) of Property Owner(s): _____ Date: _____
Signature of Applicant: [Signature] Date: 05/19/26
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

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

TRAN-2026-0005

814 CENTRAL AVENUE

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
37054-000000	7 PAGE AV	WRIGHT JESSIE L &	BOYLE RYAN M	7 PAGE AV	DOVER	NH	03820
37032-000000	806 CENTRAL AV	SPACE AT 806 CENTRAL LLC	C/O CHRISTINA M LAROCHE-BARROWS	PO BOX 415	MILTON	NH	03851
37010-000000	825 CENTRAL AV	GESTAPO JEANNETTE LLC	C/O WOOF MEOW	19A MANCHESTER RD	DERRY	NH	03038
37038-000000	826 CENTRAL AV	AMJ HOSPITALITY INC	C/O NEVILLE COMPANIES	30 KIMBALL AVE	S BURLINGTON	VT	05403
37053-000000	PAGE AV	CITY OF DOVER	WATER DEPARTMENT	288 CENTRAL AVE	DOVER	NH	03820
37003-000000	805 CENTRAL AV	17 SOUTH MAIN STREET LLC 85%	KAMINENI SARATH 15%	41 MARSTON DR	BEDFORD	NH	03110
37031-000000	804 CENTRAL AV	SAKKAS KOSTAS & PANAGIOTA SAKKA TRUSTEES	THE KOSTAS N SAKKAS & PANAGIOTA SAKKA RE	385 SIXTH ST	DOVER	NH	03820
37038-000LIC	GLENWOOD AV	AMJ HOSPITALITY INC	C/O NEVILLE COMPANIES	30 KIMBALL AVE	S BURLINGTON	VT	05403
37032-A00000	812 CENTRAL AV	812 CENTRAL AVENUE LLC		812 CENTRAL AV	DOVER	NH	03820
37011-000000	1 MERRY ST	HERSEY SHAWN &	HERSEY SANDRA L	1 MERRY ST	DOVER	NH	03820
37034-A00000	818 CENTRAL AV	PERRY SUSAN TRUSTEE	THE MEAGHAN E FLYNN IRREVOCABLE TRUST OF	818 CENTRAL AVE	DOVER	NH	03820
37040-000000	11 LOWELL AV	CITY OF DOVER	DOVER WATER WORKS	LOWELL AV	DOVER	NH	03820
37007-000000	815 CENTRAL AV	J & Q LEGACY LLC		267 HIGH ST	SOMERSWORTH	NH	03878
37035-A00LIC	GLENWOOD AV	AMJ HOSPITALITY INC	C/O NEVILLE COMPANIES	30 KIMBALL AVE	S BURLINGTON	VT	05403
37052-000000	PAGE AV	KHALSA GURUBHAI I TRUSTEE	THE GURUBHAI KHALSA TRUST	11 OLD POST RD	NEWINGTON	NH	03801
37052-B00000	6 PAGE AV	KHALSA SHARA &	KHALSA DEV ATMA	6 PAGE AVE	DOVER	NH	03820
37035-A00000	PAGE AV	CITY OF DOVER	WATER DEPARTMENT	288 CENTRAL AVE	DOVER	NH	03820
37002-000000	803 CENTRAL AV	WENTWORTH PROFESSIONAL OFFICE CONDO ASSO	C/O DR DAVID STAPLES PRESIDENT	801 CENTRAL AVE STE 5	DOVER	NH	03820
37034-000000	816 CENTRAL AV	LEBLANC PAUL W		816 CENTRAL AVENUE	DOVER	NH	03820
37033-000000	814 CENTRAL AV	LAWRENCE MOSES		10 EAST MEADOW LANE	MIDDLETON	MA	01949
		TRITECH ENGINEERING CORP.	ROBERT STOWELL	755 CENTRAL AVENUE	DOVER	NH	03820
		HIGHLAND SOIL SERVICES	MICHAEL MARIANO	75 PROSPECT ST	SOMERSWORTH	NH	03878

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

May 19, 2026

Donna Benton, AICP
Director of Planning & Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: TDR Application
Dover Tax Map 37 Lot 33
814 Central Avenue
Dover, New Hampshire
Job No. 25106

Dear Donna:

On behalf of the applicant/ property owner Moses Lawrence, we are submitting this application for Transfer of Development Rights (TDR). The property is shown as City of Dover Tax Map 37 Lot 33, is located on the south side of Central Avenue and contains 0.407 acres. The property falls within the Office District and the Secondary Groundwater Protection District.

The applicant proposes the further development of Tax Map 37 Lot 33. The development will include the construction of a townhouse style duplex. The TDR base density for the property is two units. The property is permitted a duplex by right, therefore, the third unit is proposed to be purchased through the TDR ordinance. Trittech Engineering has conducted an on-site survey and completed a topographic analysis, and the results are depicted on the attached plans.

The existing house will continue to utilize the existing utilities, and we have two new parking spaces with access from the proposed driveway. The proposed duplex will utilize city water, city sewer and underground electric and telephone from Central Avenue. The existing driveway will be used to access the new units.

We look forward to meeting with the Planning Board at their June 9th meeting and discussing this development plan. We are aware that should the Planning Board approve our request, we will still need a Conditional Use permit and Site Plan approval.

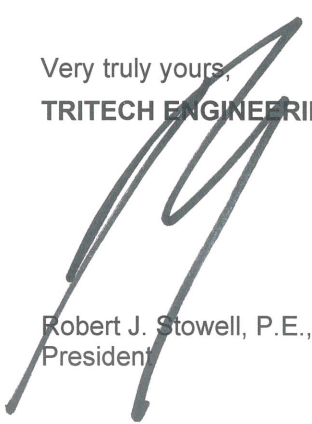
Donna Benton
May 19, 2026
Page 2 of 2

Enclosed please find;

- Seven (7) Copies of this Transfer of Development Rights Submittal Letter.
- Seven (7) Copies of the Transfer of Development Rights Application.
- Seven (7) Copies of the Transfer of Development Rights Narrative.
- One (1) Copy of the Full-Size Transfer of Development Rights Site Development Plan Package.
- Six (6) Copies of the Half-Size Transfer of Development Rights Site Development Plan Package.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS / cmp

Enclosures

\\25136 TDR Only Ltr

TDR NARRATIVE

for

MOSES LAWRENCE

814 Central Avenue
Dover New Hampshire
May 2026

Chapter 170-27.G.(8) explains the criteria the Planning Board considers when determining the applicability of TDR regulations. “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:

- *Is consistent with the Master Plan.*
- *Is not incompatible with the land uses on neighboring lots (eg. a multifamily building in a single family neighborhood).*
- *Is created on property served by public water and sanitary sewer.*
- *Any relief sought should not be caused by the additional density.*

Consistency with the Master Plan:

The proposed development aligns with the following key elements of Dover’s Master Plan:

- **High quality, low impact growth:** This project supports responsible development, preserving the city’s rural areas while concentrating residential and commercial activity near the urban core.
- **Downtown vibrancy:** By creating a walkable, family and pet friendly neighborhood, this project contributes to Dover’s vision of an inviting and lively downtown area.
- **Diversity of housing options:** Our proposal supports the city’s goal of providing housing for people of various ages, incomes, and backgrounds.

Addressing Housing Needs:

This project aligns with Dover’s Master Plan, particularly the vision of “facilitating a balanced supply of safe and attractive housing for individuals and families of all incomes.” Our intent is to redevelop the site using the Transfer of Development Rights (TDR) mechanism, which allows us to create a housing solution that meets the city’s goals while respecting the site’s characteristics.

Dover, like many municipalities, is facing a shortage of housing across all affordability levels, especially in what is commonly referred to as the “Missing Middle”- smaller-scale, higher density housing. Our proposal for an “In-Fill” development offers a solution by increasing density on a smaller footprint, prioritizing walkability, low-impact development, and affordability. This type of development is explicitly encouraged in the city’s Master Plan.

A core value of the Distinctly Dover Vision states, “we are a City with an urban vibrancy, guided by intentional growth to create connected neighborhoods, attractive streetscapes, and accessible open space, while maintaining what makes Dover distinct.” Attractive streetscapes will be protected through attractive architecture and landscaping. Fencing is proposed between the new units to be constructed and the abutting residential properties which will provide privacy screening.

A main goal of the master plan is to protect ecosystems in particular parcels that protect river corridors and connect to open space areas. The goal of the City is to promote more intensive development served by public infrastructure and does not have conservation potential. While no open space is required for the project, through the TDR regulations, funds will be given to the City to invest and protect other open space lands. The site is not suitable for conservation land due to the location of the property as well as the size of the development. This area is not a prime habitat for many animals due to its close proximity to Central Ave. The area proposed for development will not impact any critical areas or habitat for protected

TDR NARRATIVE
for
MOSES LAWRENCE
814 Central Avenue
Dover New Hampshire
May 2026

species. Another goal is to ensure Dover residents can access open space within a 10-minute walk from their home. There is a publicly accessible conservation and recreation land on Abbey Sawyer Memorial Drive and is within walking distance.

Compatibility with the land uses on neighboring lots:

The minimum lot size in the Office district is 10,000 sq.ft. With the existing lot being 0.407 acres, a duplex unit is consistent with the underlying zoning requirements.

The subject property is zoned Office and abuts the R-12 district as well as the Commercial district. It is no surprise that the neighborhood is made up of single family, multi-family Office and Commercial uses. Consideration was given to incorporating either an office or commercial use as part of the development.

Ultimately, the small lot, less than a half of an acre, which is also significantly restricted by the coverage restriction of the Secondary Groundwater Protection District, we determined that the property was not viable for these uses.

The proposed development is consistent and compatible with the surrounding neighborhood density and we believe this project is in keeping with the surrounding neighborhood. The architecture of the proposed buildings will be similar to the existing units which will promote a seamless integration of the project. Surrounding properties consist of:

- 804 Central Ave is a 5 unit residential building.
- 805 Central Ave is a 4 unit residential building.
- 806 Central Ave is a duplex unit.
- 812 Central Ave is an office building with an apartment unit upstairs.
- 815 Central Ave is a single family residential home.
- 816 Central Ave is a single-family residential home.
- 818 Central Ave is an office building
- 825 Central Ave is a commercial building (Woof Meow).
- 7 Page Ave is a single-family residential home.
- Map 37 Lot 52 is a vacant building lot on Page Ave.

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

The development will tie into municipal water and sewer. The increase in demand will not have an effect on the municipal water and sewer systems.

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

The property is located in the Secondary Groundwater Protection District and will require a Conditional Use permit. We also plan to ask for waivers relating to the driveway. Neither of these are caused by the additional density.

TDR
SITE DEVELOPMENT PLANS
MOSES LAWRENCE

814 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

LIST OF PLANS

- T-1 - TITLE SHEET
- T-2 - NEIGHBORHOOD PLAN
- EX-1 - EXISTING CONDITIONS PLAN (1"=20')
- SN-1 - STANDARD NOTES PLAN
- SP-1 - GENERAL SITE PLAN (1"=20')

OWNER / APPLICANT
MOSES LAWRENCE
10 EAST MEADOW LANE
MIDDLETON, MA.

CIVIL ENGINEER - SURVEYOR
TRITECH ENGINEERING CORPORATION
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

WETLAND & SOIL SCIENTIST
HIGHLAND SOILS SERVICES
75 PROSPECT STREET
SOMERSWORTH, NEW HAMPSHIRE

LANDSCAPE ARCHITECT
TERRAIN
PLANNING & DESIGN LLC
31 KAST HILL ROAD
HOPKINTON, NEW HAMPSHIRE

TRAFFIC ENGINEER
TEPP, LLC.
93 STILES ROAD, SUITE 201
SALEM, NEW HAMPSHIRE

SHEET No.

T-1

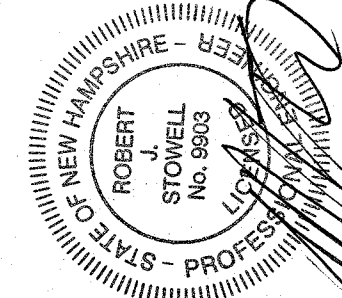
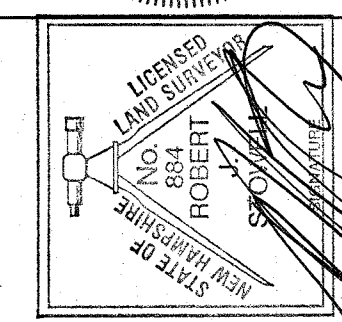
TITLE SHEET

MOSES LAWRENCE

814 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

MAY 19, 2026 JOB No. 25106

ISSUED FOR PLANNING BOARD REVIEW
May 19, 2026



REVISIONS	
DATE	DESCRIPTION

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 8330



TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

ISSUED FOR PLANNING BOARD REVIEW May 19, 2026	
REVISES	DESCRIPTION:
DATE:	

NEIGHBORHOOD PLAN
MOSES LAWRENCE
814 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
MAY 19, 2026 JOB No. 25106
SCALE: 1" = 30'

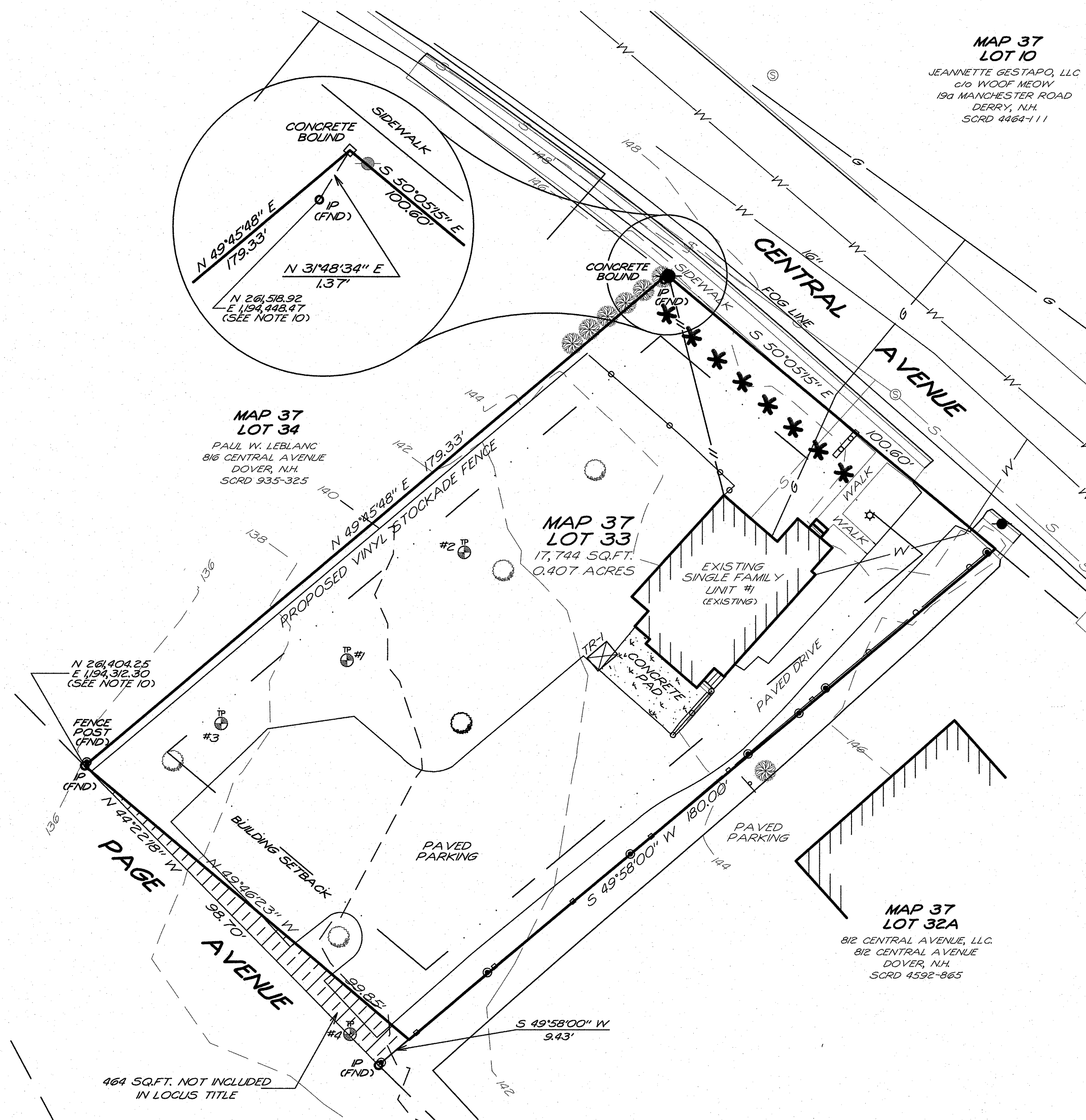
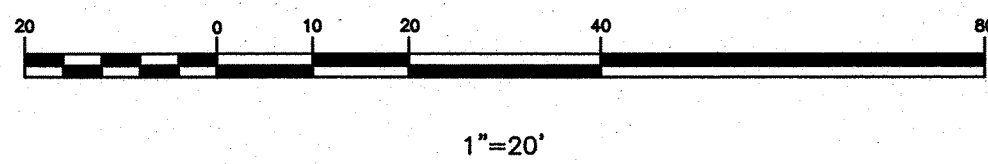
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T-2

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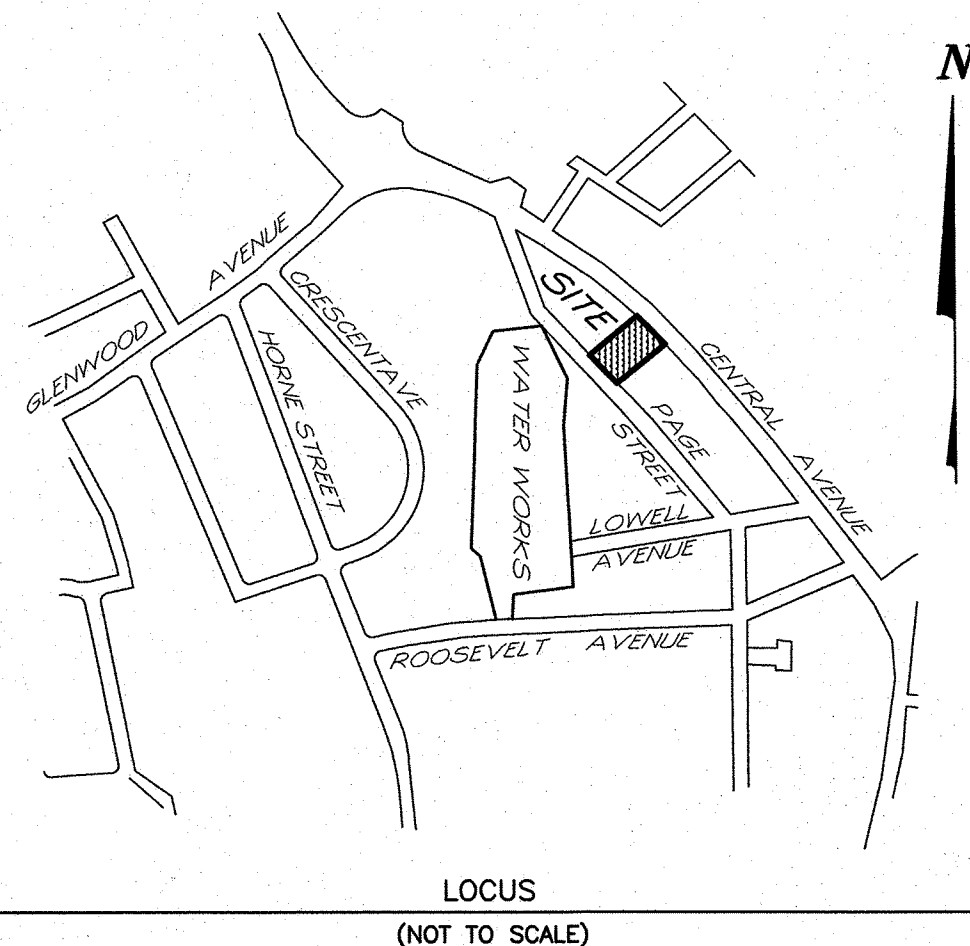
TRITECH
ENGINEERING CORPORATION

- LEGEND**
- REBAR WITH ID CAP TO BE SET
 - UTILITY POLE
 - LAMP POST
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - OVERHEAD WIRES
 - SEWER LINE
 - DRAIN LINE
 - GAS LINE
 - WATER LINE
 - WOODEN STOCKADE FENCE
 - CHAIN LINK FENCE
 - SIGN
 - SIGN "DO NOT ENTER"
 - SPECIMEN TREE
 - ARBORVITAE
 - SHRUB
 - TEST PIT



NOTES

- INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER MAP 37 LOT 33.
- CURRENT OWNER OF RECORD: MOSES LAWRENCE
10 EAST MEADOW LANE
MIDDLETON MA.
- SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- TOTAL LOT AREA: 17,744 SQ.FT. - 0.407 ACRES
- TAX MAP 37 LOT 33
- PROJECT DEED REFERENCE: BOOK 5182 PAGE 886
- ZONING: OFFICE
MIN. LOT SIZE: 10,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 12 FT
SIDE: 10 FT
REAR: 15 FT
MAX. COVERAGE: 50 %
MAX. BUILDING HEIGHT: 45 FT
- PROJECT PLAN REFERENCE:
BOUNDARY PLAN
CITY OF DOVER
WATER WORKS
LOWELL AVENUE & ROOSEVELT AVENUE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
AUGUST 12, 2020
EASEMENT PLAN OF LAND
LOCATED ON PAGE AVENUE
PREPARED FOR JOHN J. FLYNN
TAX MAP 37, LOT No. 34A
818 CENTRAL AVENUE & PAGE AVENUE
CITY OF DOVER, COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE
MCNEANEY SURVEY ASSOCIATES, INC.
SEPT. 23, 2005 SCRD 70-31
PLAN OF LOTS
JAMES REYCRRAFT
DOVER, N.H.
G.L. DAVIS & ASSOCIATES
SCRD PO 17, FO 3, PLAN #7
RIGHT OF WAY PLAN
STA 14+51.29 TO STA 17+75
CENTRAL AVENUE
RECONSTRUCTION PROJECT
DOVER, NEW HAMPSHIRE
KIMBALL CHASE
3-5-84 SCRD 24A-7
STANDARD BOUNDARY SURVEY
AND LOT LINE ADJUSTMENT
CENTRAL AVENUE & PAGE AVENUE
DOVER, NEW HAMPSHIRE
CIVILWORKS
2-16-98 SCRD 51-67
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 27,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF JUNE, 2025.
- BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON JULY 24, 2020. USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON JULY 27, 2020, DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 88).
- SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 330145, MAP No. 33017C0310E, DATE: 9-30-2015).
- DURING THE MONTH OF JUNE, 2025 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, 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 WETLANDS WERE FOUND.

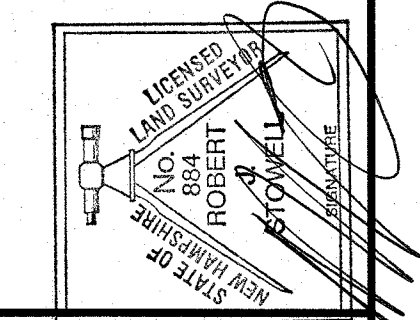


TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03860
TELEPHONE 603 749 8007
FAX 603 742 5830

ISSUED FOR PLANNING BOARD REVIEW
May 19, 2026

REVISIONS	DATE:	DESCRIPTION:



EXISTING CONDITIONS PLAN
MOSES LAWRENCE

814 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

MAY 19, 2026 JOB No. 25106
SCALE: 1" = 20'

SHEET No.

EX-1

(P26-0000)

DOVER SITE PLAN REVIEW NOTES:

1. PLAN INTENT: TO FURTHER DEVELOP DOVER TAX MAP 37 LOT 33. THIS DEVELOPMENT WILL INCLUDE THE RENOVATION OF THE EXISTING SINGLE FAMILY HOUSE. THE DEVELOPMENT WILL ALSO INCLUDE THE CONSTRUCTION OF A TOWN HOUSE STYLE DUPLEX, A DUPLEX IS PERMITTED BY RIGHT. THE ADDITIONAL UNIT WILL BE PURCHASED UNDER THE TDR REGULATIONS.
2. OWNERS OF RECORD: MOSES LAWRENCE
10 EAST MEADOW
MIDDLETON, MA.
3. THE PARCEL IS SHOWN AS:
LOT 33, MAP 37 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE SUBJECT PARCEL CONTAINS 0.407 ACRES (17,744 SQ. FT.) OF LAND. 0 ACRES ARE CURRENTLY IN CURRENT USE.
5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 5182, PAGE NO. 886.
6. REFERENCE PLANS:
BOUNDARY PLAN, CITY OF DOVER, WATER WORKS, LOWELL AVENUE & ROOSEVELT AVENUE, DOVER, NEW HAMPSHIRE, TRITECH ENGINEERING CORPORATION, AUGUST 12, 2020
EASEMENT PLAN OF LAND, LOCATED ON PAGE AVENUE, PREPARED FOR JOHN J. FLYNN, TAX MAP 37, LOT NO. 34A, 818 CENTRAL AVENUE & PAGE AVENUE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, MCENEANEY SURVEY ASSOCIATES, INC., SEPT. 23, 2002, SCRD 70-31
PLAN OF LOTS, JAMES REYCROFT, DOVER, N.H., G.L. DAVIS & ASSOCIATES, SCRD PO 17, FO 3, PLAN #7
RIGHT OF WAY PLAN, STA 14+51.29 TO STA 17+75, CENTRAL AVENUE, RECONSTRUCTION PROJECT, DOVER, NEW HAMPSHIRE, KIMBALL CHASE, 3-5-84, SCRD 24A-7
STANDARD BOUNDARY SURVEY AND LOT LINE ADJUSTMENT, CENTRAL AVENUE & PAGE AVENUE, DOVER, NEW HAMPSHIRE, CIVILWORKS, 2-16-88, SCRD 51-67
7. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.
8. CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
- | | |
|---------------------------------------|--|
| ZONING DISTRICT: | OFFICE |
| SUB-DISTRICT: | NONE |
| ZONING OVERLAY DISTRICTS: | SECONDARY GROUND WATER PROTECTION DISTRICT |
| DIMENSIONAL REQUIREMENTS: | |
| REQUIRED: | PROVIDED: |
| MINIMUM LOT SIZE: 10,000 SQ. FT. | 10,000 SQ. FT. |
| MINIMUM LOT FRONTAGE: 100 FT. | 100 FT. |
| MINIMUM YARD SETBACKS/BUILD-TO-LINES: | |
| FRONT 12 FT. | 12 FT. |
| SIDE 10 FT. | 10 FT. |
| REAR 15 FT. | 15 FT. |
| ABUT-A-STREET 12 FT. | 15 FT. |
| MAXIMUM/MINIMUM LOT COVERAGE 50 % | 50 % |
| MINIMUM/MAXIMUM BLDG. HEIGHT 45 FT. | 45 FT. |
9. OFF STREET PARKING REQUIREMENTS:
- | | |
|----------------------------|-----------|
| MAXIMUM: | PROVIDED: |
| PARKING DIMENSIONS: 9'x18' | 9'x18' |
| aisle DIMENSIONS: 24' | 15' |
| MAXIMUM PARKING ALLOWED 6 | 6 |
| ACCESSIBLE PARKING: 0 | 0 |
10. THE PROJECT WILL FURTHER DEVELOP DOVER TAX MAP 37 LOT 33. THIS DEVELOPMENT WILL INCLUDE THE RENOVATION OF THE EXISTING SINGLE FAMILY HOUSE. THE DEVELOPMENT WILL ALSO INCLUDE THE CONSTRUCTION OF A TOWN HOUSE STYLE DUPLEX. A DUPLEX IS PERMITTED BY RIGHT THE ADDITIONAL UNIT WILL PURCHASED UNDER THE TDR REGULATIONS.
11. VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS: NONE GRANTED
12. CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS ARE AS FOLLOWS: PENDING
13. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION IN JUNE, 2025 WITH AN ERROR NOT GREATER THAN 1 IN 27,000.
14. AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER CITY ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
15. SUBJECT PARCEL IS (IS NOT) LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C 0310E, EFFECTIVE DATE: SEPTEMBER 30, 2015.
16. TOPOGRAPHIC SURVEY PERFORMED BY TRITECH ENGINEERING CORPORATION DURING JUNE 2025.
17. ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
18. WETLANDS WERE DELINEATED BY MICHAEL MARIANO, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER 183, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, IN JUNE, 2025. NO WETLANDS WERE OBSERVED.
19. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
20. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
21. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NH DOT) "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.

22. CONTRACTOR SHALL FOLLOW TO THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
23. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.
24. CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION AS NOTED WITHIN THE PLANNING BOARD APPROVED PLANS. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
25. 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 ANY EARTH DISTURBING ACTIVITY OCCURS.
26. ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
27. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.
28. A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
29. 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.
30. HOURS OF SITE WORK MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM - 6 PM, NO SATURDAY OR SUNDAY. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.
31. BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
32. THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.
33. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE
34. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.
35. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
36. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.
37. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. [HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP](https://extension.unh.edu/stormwater-center/ptap)
38. 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 IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
39. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ALL APPLICABLE CODES, TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
40. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
41. IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE, A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
42. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
43. THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM, IF REQUIRED, BY CHAPTER 81-30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
44. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY THE CITY OF DOVER INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
45. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
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. APPLICANT SHALL SUBMIT A LETTER CERTIFYING THE TIE IN LOCATIONS OR DISCHARGE POINTS FOR ALL SUMP PUMPS AND ROOF LEADERS FOR EXISTING STRUCTURES ON THE PROPERTY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
48. DESIGN ENGINEER OF RECORD OR SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.
49. THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDRANTS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLAN SET LEGEND

	WETLAND
	WETLAND BOUNDARY
	IRON PIPE
	UTILITY POLE
	TEST PIT
	EXISTING STREET LIGHT
	EXISTING STONEWALL
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	EXISTING GAS LINE
	EXISTING WATER LINE OR SERVICE
	EXISTING WATER SHUTOFF
	EXISTING WATER GATE VALVE
	PROPOSED PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF GRAVEL
	PROPOSED CONTOUR
	PROPOSED HYDRANT
	PROPOSED END CAP WITH THRUST BLOCK
	PROPOSED WATER GATE VALVE
	PROPOSED WATER SHUTOFF
	PROPOSED WATER LINE OR SERVICE
	PROPOSED VINYL STOCKADE FENCE
	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED ELECTRICAL JUNCTION BOX
	PROPOSED STREET LIGHT
	PROPOSED UTILITY POLE
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED UNDERDRAIN
	PROPOSED FLARED END SECTION
	PROPOSED RIP RAP
	PROPOSED EASEMENT
	PROPOSED GUARDRAIL
	PROPOSED SILT FENCE OR SILT SOCK
	PROPOSED CONSTRUCTION FENCE
	PROPOSED SILT SOCK WITH ORANGE CONSTRUCTION FENCE OR ORANGE SILT FENCE
	PROPOSED STREET SIGN
	PROPOSED STOP SIGN
	PROPOSED STOP BAR
	PROPOSED STREET TREE
	PROPOSED TREELINE

TRITECH

ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820
TELEPHONE 603 745 8007
FAX 603 742 5830

ISSUED FOR PLANNING BOARD REVIEW
May 19, 2026

REVISIONS
DATE: DESCRIPTION:

GENERAL NOTES PLAN

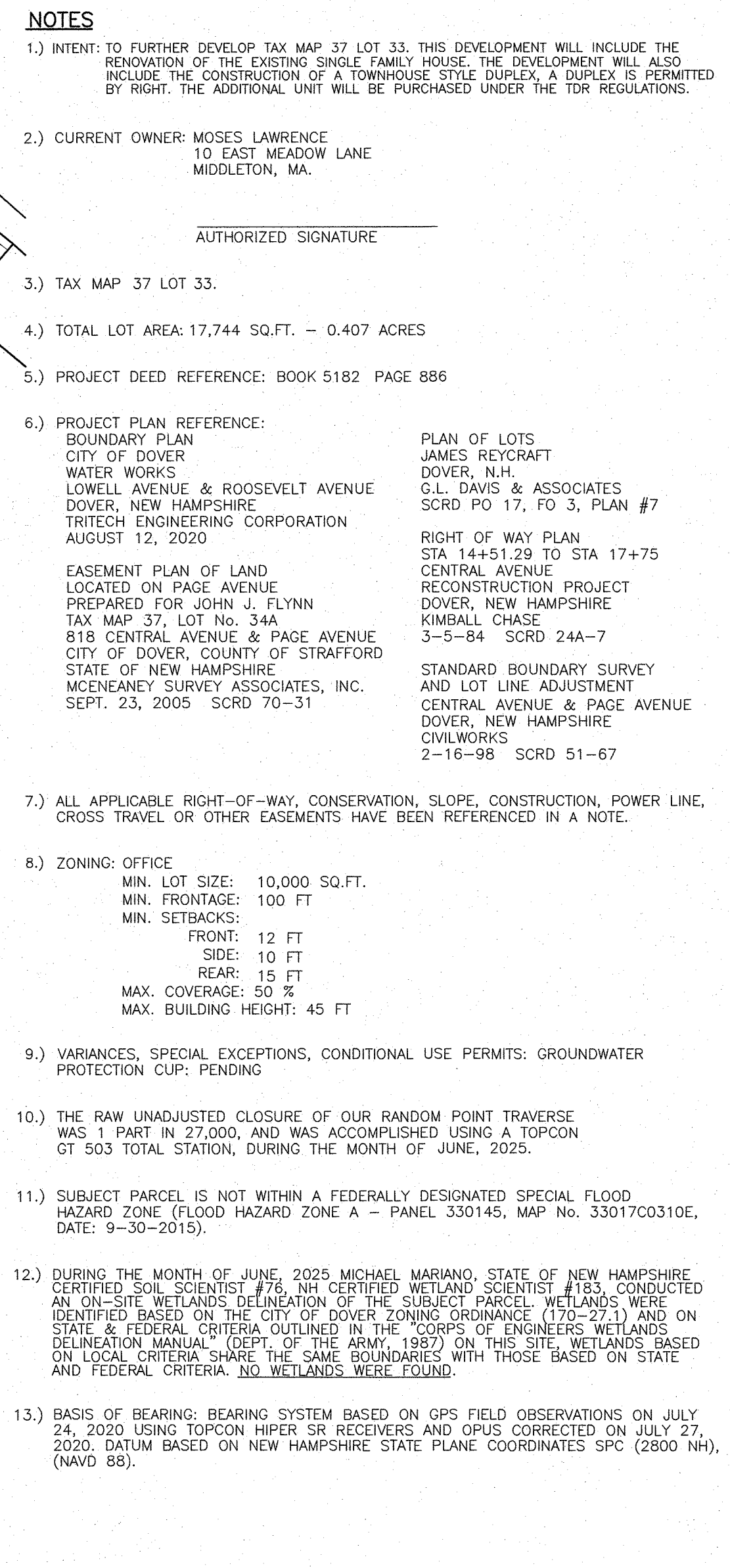
MOSES LAWRENCE

814 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

JOB No. 2 5 1 0 6
MAY 19, 2 0 2 6

SHEET No.

SN-1



SHEET No.	SP-1	GENERAL SITE PLAN MOSES LAWRENCE 814 CENTRAL AVENUE DOVER, NEW HAMPSHIRE STRAFFORD COUNTY MAY 19, 2026 JOB No. 25106 SCALE: 1" = 10'	ISSUED FOR PLANNING BOARD REVIEW May 19, 2026	TRITECH ENGINEERING CORPORATION 755 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE 603 742 8107 FAX 603 742 3630
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