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 23, 2026**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - June 9, 2026 Regular Meeting Minutes
3. **OLD BUSINESS**
   A. 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) *[This item was previously heard by the Planning Board on May 26, 2026.]*
4. **NEW BUSINESS**
   A. 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) *[This item was continued from the Planning Board meeting on June 9, 2026.]*

   B. Consideration and acceptance of a Conditional Use Permit for Anthony & Stephanie Retrosi, Trustees of the Anthony and Stephanie Retrosi Revocable Trust, Map L, Lot 114, zoned R-20, located at 318 Dover Point Road. (Proposal is to construct permanent shore stabilization, resulting in approximately 2,015 square feet of temporary impacts and 1,113 square feet of permanent impacts within the Wetland Protection and Conservation Districts.) *(COND-2026-0024)

   C. Consideration and acceptance of a Conditional Use Permit for David Patrick & Elizabeth Ann Cash, Assessor's Map 9, Lot 91, zoned CBD-M, located at 7 Church Street. (Proposal is to construct an attached two-car garage within the 10' rear setback.) *(COND-2026-0027)

   D. Consideration and acceptance of a Site Plan for Cocheco Mills Holdings, LLC, Assessor's Map 2, Lot 37-A, zoned CBD-G, located at 383 Central Avenue. (Proposal is for a change of use to convert approximately 36,207 square feet of commercial space into 27 residential units.) *(SITE-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.

DOVER PLANNING BOARD – MINUTES

CITY OF DOVER

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

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

G. Cruikshank (Chair) called the meeting to order at 7:00pm and noted G. DeBoer would be Vice Chairing and Tyler Allen would be sitting in for Doug Glennon.

1. CITIZENS' FORUM

Citizens Forum Open
No one spoke

Email received from Linda Merullo, 21 Sandy Ln., expressing concern about high-density housing development and potential stress on infrastructure, traffic, and costs. They urge planning that focuses on green space, industry, and aligns development with long-term community needs.

Email received from a resident, who identified themselves as living on Uncommon Drive, in reference to the Site Plan Amendment application proposing to allow for the sale of a percentage of units at Uncommon Drive. The resident expressed concern that the proposed $240K price point does not align with the target monthly cost of ~$1,677, and suggested a more feasible range of $170K-$190K depending on HOA fees, taxes, and future maintenance or improvements.
Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- May 26, 2026 Regular Meeting Minutes

Motion: T. Clark moved to approve the regular meeting minutes of May 26, 2026 as submitted. Seconded by: J. Sanborn. Vote: U/A

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)

D. Benton explained that the Applicant is proposing exterior renovations to the existing industrial building and site improvements at 85 Industrial Park Rd.

Three waivers 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 focused on stormwater management in the area of Industrial Park Road, culvert maintenance on site, and accessibility for the proposed parking and pedestrian areas.

Ben Curcio, Tighe & Bond, represented the application and explained the purpose and details of the project. He addressed storm water, impervious surfaces and the three waivers requested.

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

DRAFT

Public hearing opened.
No one spoke
Public hearing closed.

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

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

Planning staff support the waivers, finding it meets criterion (1) and remains consistent with the ordinance's intent. The applicant has requested relief from the three mentioned sections of Chapter 153 because there are no changes being proposed to existing conditions in these areas.

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

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

1. Add a note that the Planning Board found the criteria of Chapter 153-21 have been met and the Board approved the following waivers:
   §153-13A(19), relief approved from required traffic impact assessment;
   §153-13A(17), relief approved from required streetscape rendering; and
   §153-14E(1)(b), relief approved from required outdoor lighting plan.

Motion: T. Clark moved to approve the waivers with the subsequent condition set by staff. Seconded by D. Dunn. Vote: U/A

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

Subsequent Conditions to be Met Prior to Signing of Plans:

1. Provide physical and digital copies (including CAD) of complete plan set for final Planning Board signature which additionally shall include:
   1.1. Permit File #SITE-2026-0004;
   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;

DRAFT

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.

K. Mavrogeorge addressed a question from K. Pimental regarding City sewer connection regulations.

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

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

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. Benton explained that the applicant received conditional approval from the Board on February 24, 2026, as part of a Minor Subdivision approval (SUBM-2025-0008), for relief related to the minimum frontage build-out of 60% and front build-to line of 5-20' in the Gateway Zoning District.

The precedent conditions that were set included that the applicant return to the Board for review once a structure has been proposed. The applicant is now returning to present a proposal for two single-family homes on the conditionally approved subject parcel (Map 23, Lot 46-1).

Christopher Berry, Berry Survey and Engineering represented the application and explained the intent of how the parcel is expected to be built out with a larger home or duplex on the original lot and two single family homes on the new, back lot. He explained the reasons for the CUP approvals.

Motion: D. Dunn moved to reopen the public hearing for the applications. Seconded by: T. Clark. Vote: U/A

Public hearing opened.
No one spoke
Public hearing closed.

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and Gateway CUP Criteria (COND-2026-0003)
Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief. Those criteria 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.

Planning staff finds the proposal meets the required criteria. The proposal won't impact public spaces, pedestrian safety, or the street layout. Staff agrees the rear of the property is the most appropriate location for construction due to the site's topography, and placing development there helps buffer nearby commercial uses while staying consistent with surrounding residential properties.

Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the Gateway Zoning District. Those criteria 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 considered compatibility with the surrounding neighborhood. The applicant has also provided sufficient parking and a single access point to minimize potential pedestrian and traffic conflicts.

The Planning Department recommends the Planning Board 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 Country 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-2026-0006) and final approval of Subdivisions (SUBM-2025-0008);
3. Submit a draft access easement and maintenance agreement; and
4. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

The applicant addressed some concerns from T. Clark related to Fire Department access.

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

STAFF RECOMMENDATION: Non-Environmental CUP Criteria and Gateway CUP Criteria (COND-2026-0006)

Chapter 170-19.B.1 outlines the criteria for granting a Conditional Use Permit for relief 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.

Planning staff finds the proposal meets the required criteria. The proposal complies with all other applicable dimensional zoning requirements and while it would be possible to meet the underlying build-to requirement, it would not be practical or consistent with the existing single-family home, abutting commercial property, or the surrounding neighborhood as a whole.

Chapter 170-20.B.2 outlines the criteria for granting a Conditional Use Permit for relief within the Gateway Zoning District 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.

Similarly, as stated previously, Staff feels the applicant has met said criteria and considered compatibility with the surrounding neighborhood.

The Planning Department recommends the Planning Board 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 Country 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. Approval of Conditional Use Permit (COND-2026-0003) and final approval of SUBM-2025-0008;
3. Provide draft access easement and maintenance agreement; and

4. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

Motion: T. Clark moved to approve the Conditional Use Permit with the subsequent conditions. Seconded by J. Sanborn. Vote: U/A

The Vice-Chair announced that the applicant requested that Items D be continued to the next regular meeting of the Planning Board.

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)

Motion: D. Dunn moved to continue the item to the June 23, 2026 regular meeting of the Planning Board at 7pm in this room. Seconded by: T. Allen. Vote: U/A

5. STAFF COMMENT

- TDR subcommittee update-met last night, final draft being reviewed by Legal Counsel, will meet one more time and either have it on June 23rd or July meeting.
    - Planning Board feedback given
- One meeting in July unless a special meeting for zoning amendments including TDR
- Previous 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.
- Upcoming TRCs:
    - On June 11th: Site Plan amendment proposal for parking layout and landscaping changes to the approved light industrial project on Industrial Park Road (SITE-2025-0001)
    - On June 11th: TDR Site Plan proposal for two, new single-family homes at 89 Stark Ave.
    - On June 11th: Site Plan proposal to redevelop the existing structure at 75 Oak St. into 22 residential units.

D. Benton explained the process and meetings and approvals required before the TDR ordinance changes can be finalized.

6. MEMBER COMMENTS

- K. Pimental
    - Sustainability award for Dover
- K. Mavrogeorge
    - September City Council workshop planned regarding drinking water

7. ADJOURNMENT

Motion: D. Dunn moved to adjourn at 7:34 pm. Seconded by K. Mavrogeorge. Vote: U/A

CITY OF DOVER

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

Application Type:	Site Plan Amendment
Applicant(s):	54 BRR LLC
Owner(s):	54 BRR LLC
Location:	Uncommon Drive (Map I, Lot 6)
Meeting Date:	June 23, 2026

This item has requested a continuation to the July 28, 2026 Planning Board meeting.

From: Margaret Randolph <maggie@gsdnh.com>
Sent: Thursday, June 18, 2026 8:38 PM
To: Benton, Donna
Subject: [SenderAuthentication Validation Error] Re: Condo Docs

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

We checked with John Bosen and the condo docs are not ready yet. Can you let us know when the next Planning Board meeting is, and when the deadline for materials is so we can work to meet that?

Thank you,
Maggie

Margaret Randolph, RA
NCARB, AIA, LEED AP ND
207.347.1504

GSD Studios
Architecture | Planning

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 23, 2026

INTENT: Proposal is to request one (1) unit through Transfer of Development Rights (TDR), resulting in a total of three (3) residential units. *[This item was continued from the Planning Board meeting on June 9, 2026.]*

AGENDA ITEM #: 4-A

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 for previous meeting.

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 has demonstrated consistency with relevant goals of the Master Plan, specifically citing an emphasis on infill development, attractive streetscapes, and low-impact growth.

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

See reverse →

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, Tritech
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.

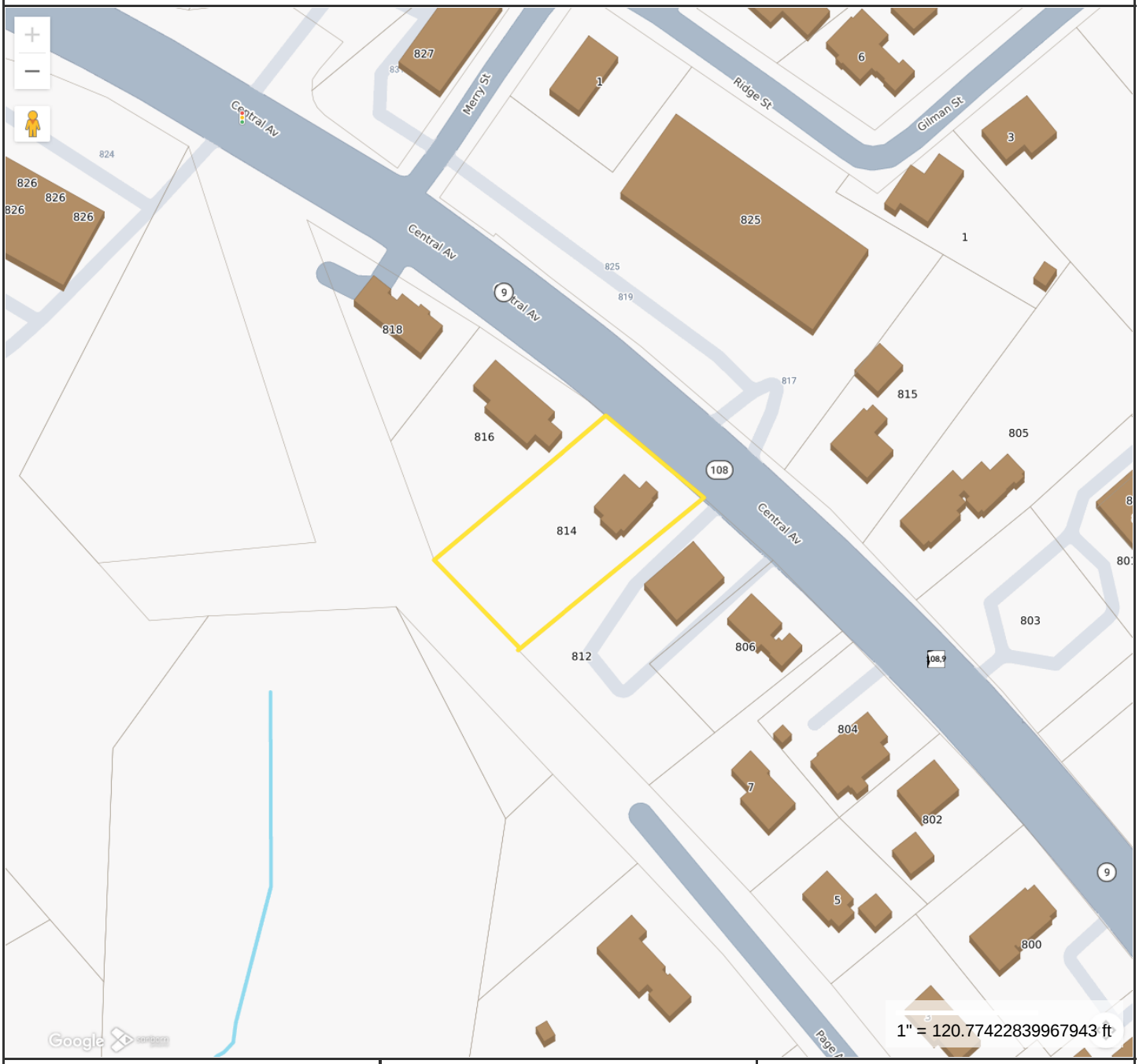
- Layout/topography
    - Parcel sits within a developed commercial corridor, generally flat with minimal grade variation, supporting straightforward site design.
    - Lot depth and frontage is typical of Central Ave. residential, commercial, and mixed-use parcels.
    - Surrounding development pattern 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:**

Owner	Applicant
Moses Lawrence	Tritech Engineering Corp.
10 East Meadow Lane	755 Central Avenue
Middleton, MA 01949	Dover, NH 03820
Home: (508) 270-2684	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	MAILING ADDRESS
37	33	Moses Lawrence	10 East Meadow Lane, Middleton MA, 01949

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
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	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☒ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $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: _____ 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: _____ 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. Tritech 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.

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

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

ISSUED FOR PLANNING BOARD REVIEW
May 19, 2026

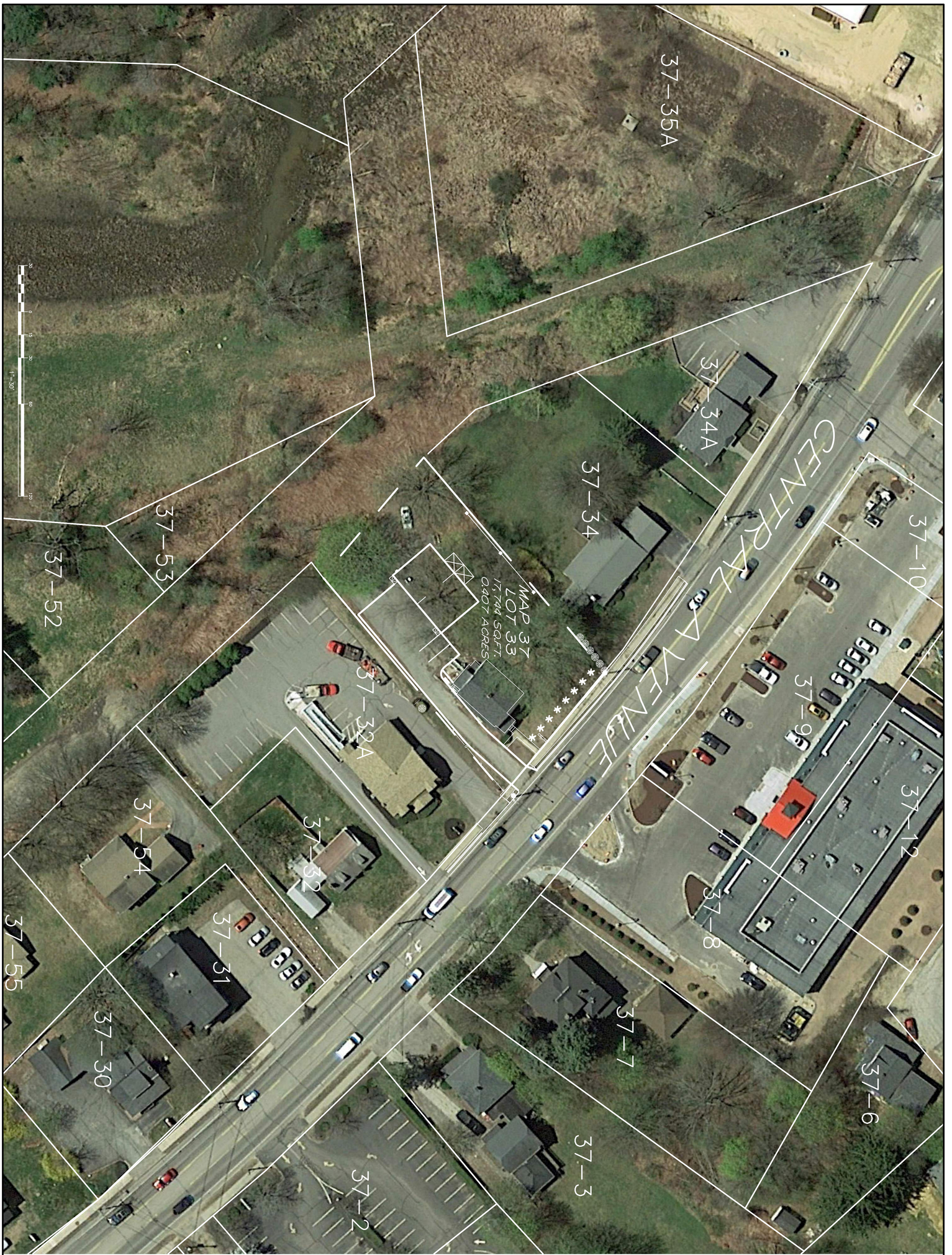
REVISIONS
DATE: DESCRIPTION:

STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER - ROBERT STOWELL No. 9803 LICENSED
LICENSED LAND SURVEYOR ROBERT STOWELL No. 884 STATE OF NEW HAMPSHIRE

TITLE SHEET
MOSES LAWRENCE
814 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
MAY 19, 2026 JOB No. 25106

SHEET No. T-1

(P26-0000)



TRITECH ENGINEERING CORPORATION

N

SHEET No.

T-2

NEIGHBORHOOD PLAN

MOSES LAWRENCE

814 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

MAY 19, 2026 JOB No. 25106

SCALE: 1" = 30'

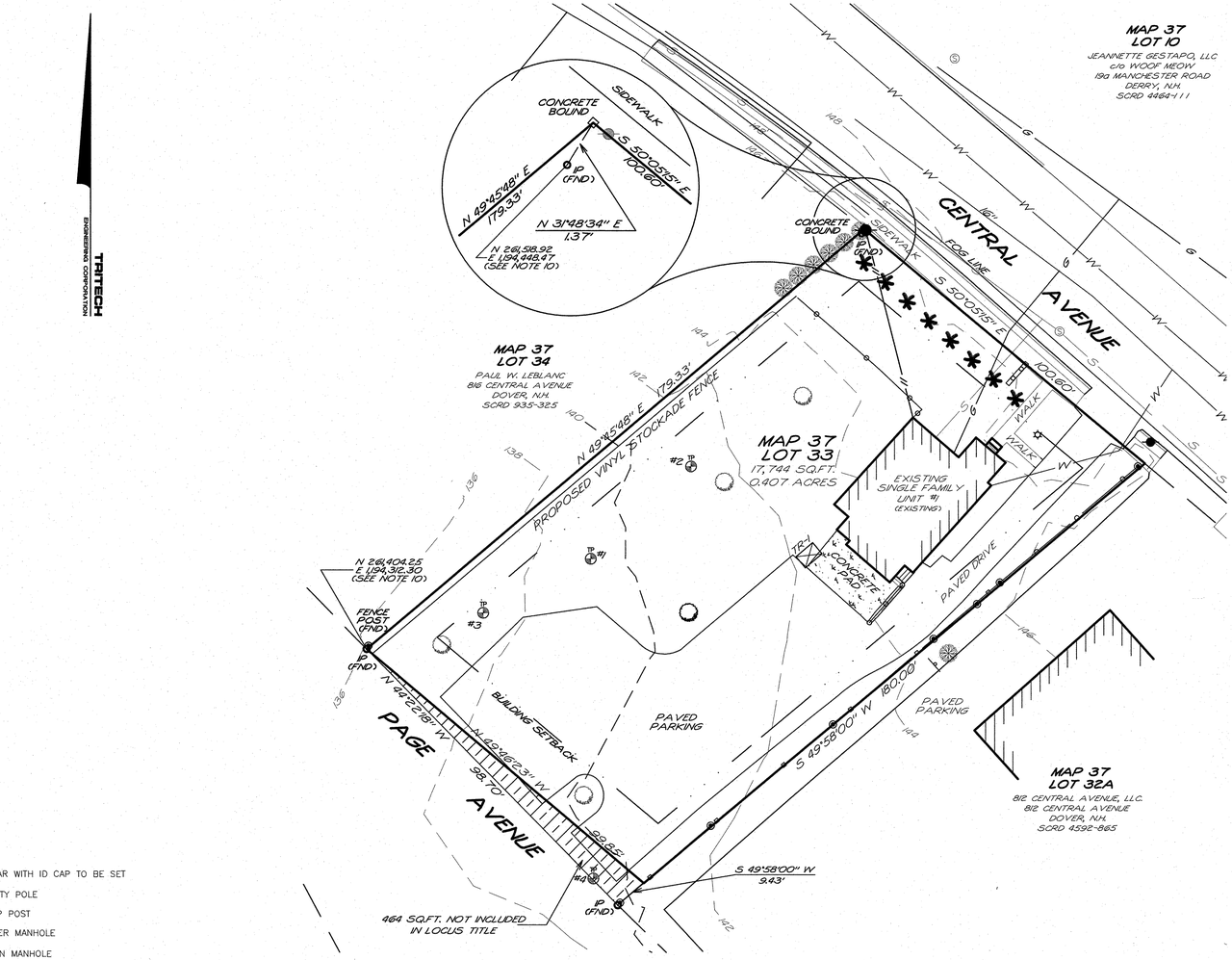
ISSUED FOR PLANNING BOARD REVIEW
May 19, 2026

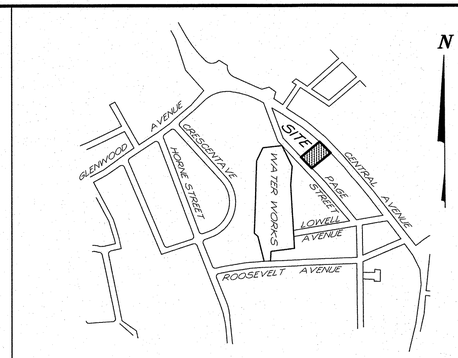
REVISIONS	
DATE:	DESCRIPTION:

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603 742 8107
FAX 603 742 3830





LOCUS
(NOT TO SCALE)

NOTES

1.) INTENT: TO SHOW THE EXISTING CONDITIONS OF DOVER MAP 37 LOT 33.

2.) CURRENT OWNER OF RECORD: MOSES LAWRENCE
10 EAST MEADOW LANE
MIDDLETON MA.

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

4.) TOTAL LOT AREA: 17,744 SQ.FT. – 0.407 ACRES

5.) TAX MAP 37 LOT 33

6.) PROJECT DEED REFERENCE: BOOK 5182 PAGE 886

7.) 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

8.) 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
MCENEANEY SURVEY ASSOCIATES, INC.
SEPT. 23, 2005 SCRD 70-31

PLAN OF LOTS
JAMES REYCRAFT
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

9.) 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.

10.) 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).

11.) 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).

12.) 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
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

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. 2510.6

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, 2-16-98, 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 (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.

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

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
- TP — TEST PIT
- D — EXISTING STREET LIGHT
- G — EXISTING STONEWALL
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE OR SERVICE
- EXISTING WATER SHUTOFF
- WV — EXISTING WATER GATE VALVE
- PROPOSED PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF GRAVEL
- 80 — PROPOSED CONTOUR
- PROPOSED HYDRANT
- W — PROPOSED END CAP WITH THRUST BLOCK
- PROPOSED WATER GATE VALVE
- WV — PROPOSED WATER SHUTOFF
- W — PROPOSED WATER LINE OR SERVICE
- PROPOSED VINYL STOCKADE FENCE
- U E&T — PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED ELECTRICAL JUNCTION BOX
- PROPOSED STREET LIGHT
- PROPOSED UTILITY POLE
- D — PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- UD — 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
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

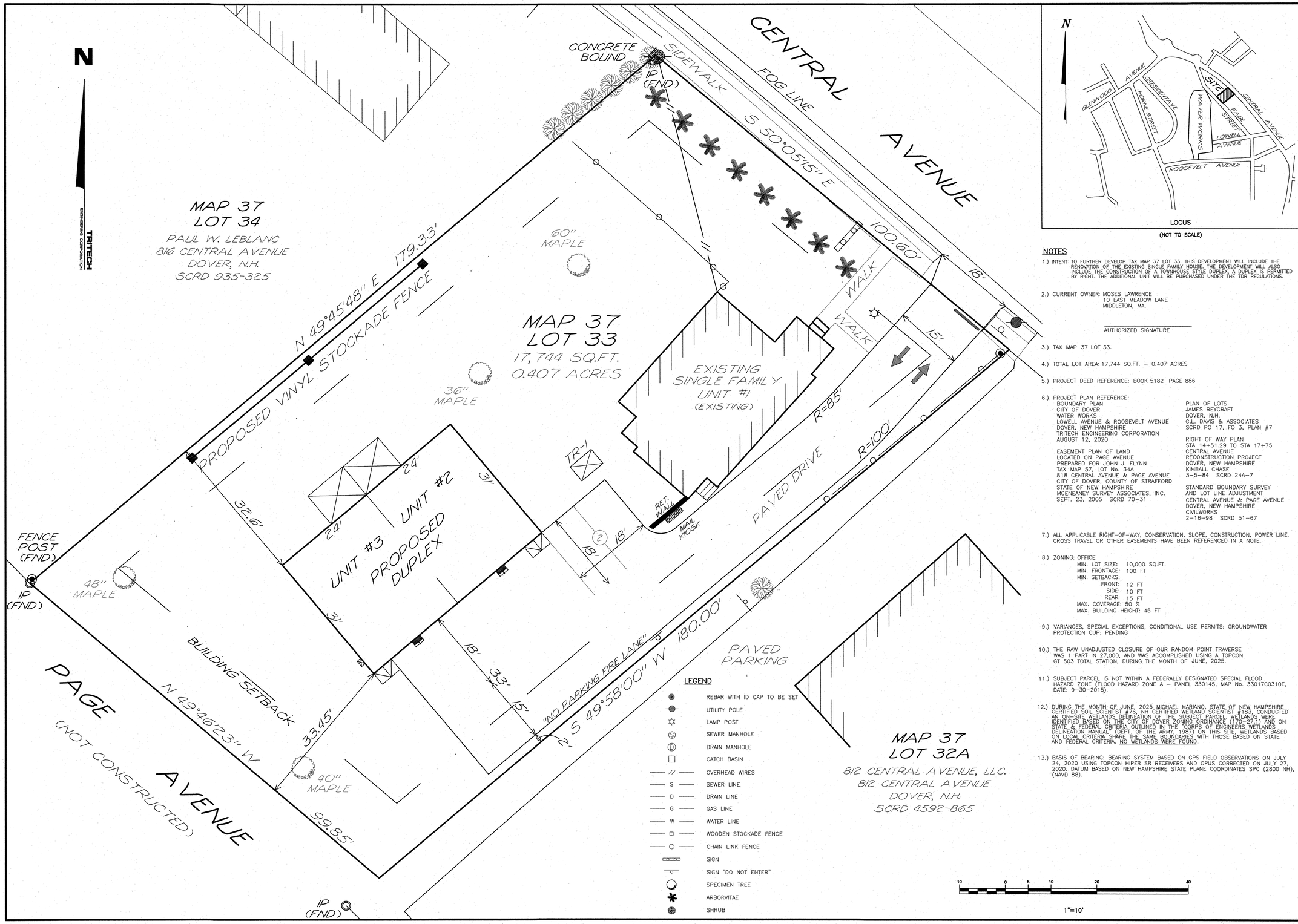
ISSUED FOR PLANNING BOARD REVIEW
May 19, 2026

REVISIONS
DATE: DESCRIPTION:

GENERAL NOTES PLAN
MOSES LAWRENCE
84 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY
MAY 19, 2026
JOB No. 2510.6

SHEET No.
SN-1

(P26-0000)



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

LOCUS

(NOT TO SCALE)

NOTES

1.) INTENT: TO FURTHER DEVELOP 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 TOWNHOUSE STYLE DUPLEX, A DUPLEX IS PERMITTED BY RIGHT. THE ADDITIONAL UNIT WILL BE PURCHASED UNDER THE TDR REGULATIONS.

2.) CURRENT OWNER: MOSES LAWRENCE
10 EAST MEADOW LANE
MIDDLETON, MA.

_____
AUTHORIZED SIGNATURE

3.) TAX MAP 37 LOT 33.

4.) TOTAL LOT AREA: 17,744 SQ.FT. – 0.407 ACRES

5.) PROJECT DEED REFERENCE: BOOK 5182 PAGE 886

6.) 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
MCENEANEY SURVEY ASSOCIATES, INC.
SEPT. 23, 2005 SCRD 70-31

PLAN OF LOTS
JAMES REYCRAFT
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
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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

7.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL OR OTHER EASEMENTS HAVE BEEN REFERENCED IN A NOTE.

8.) 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

9.) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS: GROUNDWATER PROTECTION CUP: PENDING

10.) 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.

11.) 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).

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13.) 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), (NAVD 88).

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

ISSUED FOR PLANNING BOARD REVIEW
May 19, 2026

REVISIONS
DATE: DESCRIPTION:

ROBERT J. STOWELL LLS 993 — STATE OF NEW HAMPSHIRE — PROFESSIONAL LAND SURVEYOR

GENERAL SITE PLAN

MOSES LAWRENCE

814 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
STRAFFORD COUNTY

MAY 19, 2026 JOB No. 25106

SCALE: 1" = 10'

SHEET No. **SP-1**

(P26-0000)

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0024

Application Type:	Conditional Use Permit
Applicant(s):	Riverside & Pickering Marine Contractors
Owner(s):	Anthony and Stephanie Retrosi
Location:	318 Dover Point Road (Map L, Lot 114)
Meeting Date:	June 23, 2026

INTENT: Proposal is to construct permanent shore stabilization resulting in approximately 1,113 square feet of permanent impacts and 2,015 square feet of temporary impacts, overlapping within the Wetland Protection and Conservation Districts.

AGENDA ITEM #: 4-B

FILE: COND-2026-0024

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

OWNER: Anthony and Stephanie Retrosi

APPLICANT: Riverside & Pickering Marine Contractors

LOCATION: 318 Dover Point Road (Map L, Lot 114)

ACREAGE: 0.54 ± ac. (23,555 s.f.) according to plan

ZONING DISTRICT: R-20, Conservation District, Wetland Protection District

EXISTING/PROPOSED LAND USE: Residential (no change)

SURROUNDING LAND USE: Residential, Piscataqua River

WAIVERS REQUESTED: None.

ZBA ACTION: N/A

PERMITS REQUIRED: City of Dover CUP for proposed proposed environmental impacts and NHDES Standard Dredge and Fill Wetlands Permit

CONSERVATION COMMISSION: Reviewed and endorsed on June 8, 2026.

TECHNICAL REVIEW COMMITTEE: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail.

ATTACHMENTS: CUP plan and application materials.

Summary of Request and Background
The applicant is proposing shore stabilization work along the rear of the subject property with the intent to protect the salt marsh habitat.

The proposal results in 1,113± square feet of permanent impacts and 2,015± square feet of temporary impacts, within the overlapping areas of the Wetland Protection and Conservation Districts.

The proposed impacts are overlapping within the Conservation and Wetland Protection Districts, however, due to the nature of the impacts within the wetlands and buffers, staff considered those criteria in the findings below.

The applicant received authorization from the U.S. Army Corps of Engineers for the proposed shoreline work, to include dredging and filling, on March 23, 2026. An NHDES Standard Dredge and Fill Wetlands Permit was approved for the project on November 18, 2025.

The Conservation Commission reviewed and endorsed the application at their June 8, 2026 meeting and requested a site walk during construction to see the development of the shore stabilization.

Consistency with Land Use Regulations – CUP 170-28.F
The Wetlands Protection District ordinance §170-28.F provides for Conditional Use Permits to allow impacts to the Wetlands Protection District if standards related to demonstration that no practicable alternative is available, impact avoidance was considered, impacts were minimized, mitigation has been sought, and approval of the wetlands impact from NHDES Wetlands Bureau has been granted.

Planning Staff feels that the applicant considered and met all of the criteria as specified in §170-28.F per their narrative. The parcel is located within the Conservation District and Wetlands Protection District and a functions and values assessment was completed for the wetlands, with shoreline stabilization determined as the primary function and value. Although impacts are being proposed to the tidal wetlands, there is no reasonable alternative as the proposed work is intended to stabilize the shoreline and support the salt marsh.

As mentioned, the applicant has been granted an NHDES Standard Dredge and Fill Wetlands Permit and received authorization from the U.S. Army Corps of Engineers for the proposed shoreline work. The Conservation Commission also reviewed and endorsed the application.

See reverse →

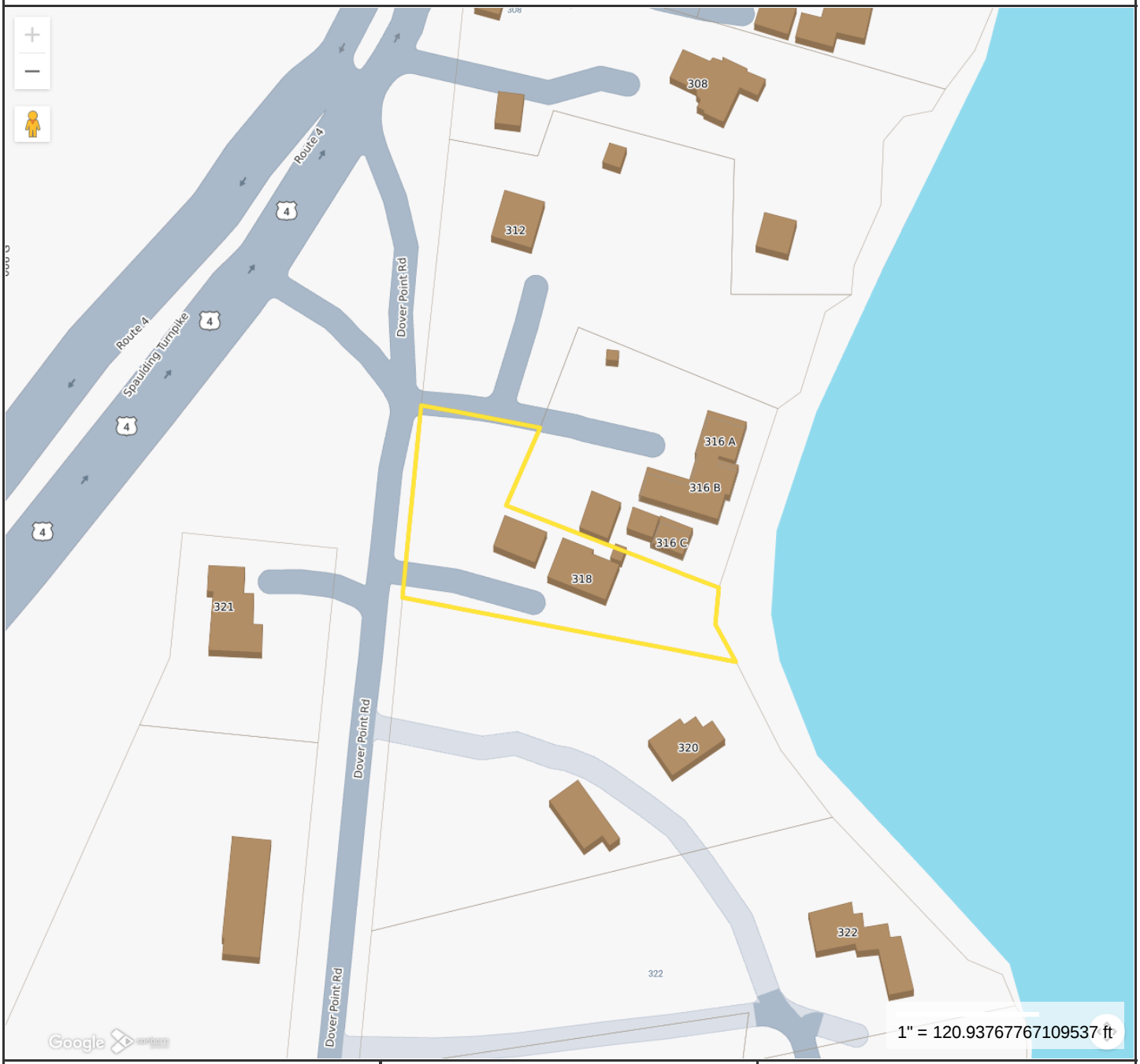
CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0024

Application Type:	Conditional Use Permit
Applicant(s):	Riverside & Pickering Marine Contractors
Owner(s):	Anthony and Stephanie Retrosi
Location:	318 Dover Point Road (Map L, Lot 114)
Meeting Date:	June 23, 2026

Staff Recommendation:
The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, hold a public hearing, make the necessary and supporting findings of fact, and vote to approve the Conditional Use Permit.

COND-2026-0024 318 DOVER POINT ROAD



Property Information

Location	318 DOVER POINT RD
Owner	RETROSI ANTHONY & STEPHANIE TRUSTEES
Land Use	101R
Zoning Code	R-20
Property Id	L0114-000000

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-2026-0024
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	04/27/2026
Work Class:	Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Edgecomb, Makayla	**Approval Expire Date:**	

Description: Shoreline Erosion Repair with 108 sf of permanent impact to the previously developed TBZ and 397 sf of permanent impacts to the wetland resource below HOTL using choir log, rip rap, and a sill

Parcel: L0114-000000 Main	**Address:** 318 Dover Point Rd Main Dover, NH	**Zone:** R-20(Residential - Low Density)

Contractor
Kuerstin M Fordham
34 Patterson Lane
Newington, NH 03801
Business: (603) 427-2824
Mobile: (603) 997-6278

Applicant
Kuerstin M Fordham
34 Patterson Lane
Newington, NH 03801
Business: (603) 427-2824
Mobile: (603) 997-6278

Owner
Stephanie Retrosi
318 DOVER POINT RD
DOVER, 03820
Mobile: (603) 674-0787

Plan Preparer
John Chagnon
200 Griffin Road Unit 14 Unit 14
Portsmouth, NH 03801
Business: (603) 766-2988

Applicant
John Chagnon
200 Griffin Road Unit 14 Unit 14
Portsmouth, NH 03801
Business: (603) 766-2988

Permit Custom Fields

Select Permit Type	Conservation District	General Purpose	Alteration / Addition	Project Zone	Residential
Work	Shoreline Stabilization, we propose permanent impacts of 108 sf and temporary impacts of 1,078 sf to the previously developed TBZ, and permanent impacts of 397 sf and temporary impacts of 1,266 sf to the wetland resource below HOTL (Choir Log 101 sf [solid blue] 197 sf [solid green] and boulders 99 sf [light green]	permitstatefed	Approved New Hampshire Department of Environmental permit, Approve ACOE permit		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kuerstin_Fordham_4/27/2026.jpg	04/27/2026 15:46	Fordham, Kuerstin		Uploaded via CSS
Permit Snapshot Report.pdf	04/27/2026 15:47	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2026.05.11_ConservationCommission.AgendaREVISED.pdf	05/12/2026 10:24	Blonigen, Rachel		ConCom Agenda
2026.05.11_ConservationCommission.MinutesDRAFT.pdf	05/22/2026 11:08	Blonigen, Rachel		Draft ConCom Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001325	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-2026001325	$200.00	$200.00
	Grand Total for Permit	**$200.00**	**$200.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use Review v.1	In Review	04/27/2026	05/11/2026		No	No

PERMIT SNAPSHOT REPORT (COND-2026-0024)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	04/27/2026	05/25/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/27/2026 0:00	
Confirm application complete v.1	Generic Action		04/27/2026 16:08
Conditional Use Review v.1	Receive Submittal	04/27/2026 16:08	
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	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Internal Notification of Plan Completion v.1	Generic Action		
Recording v.1	Task		

25 June, 2025

To Whom It May Concern:

RE: State of New Hampshire DES Wetlands Bureau Standard Dredge and Fill Application for proposed shoreline stabilization within the previously developed 100' Tidal Buffer Zone and jurisdictional wetlands for *Anthony & Stephanie Retrosi of 318 Dover Point Road Dover, NH 03842*

This letter is to inform the City of Dover and NH DES in accordance with State Law that the following entities:

Riverside & Pickering Marine Contractors
Haley Ward, Inc

are authorized to represent me as my agent in the approval process.
Please feel free to call me if there are any questions regarding this authorization.

Sincerely,

Stephanie Retrosi
Anthony Retrosi
318 Dover Point Road
Dover, NH 03842

COND-2026-0024 **318 DOVER POINT ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip	State Class
L0059-C00000	323 DOVER POINT RD	FL MALONE INC		244 DOVER POINT ROAD	DOVER	NH	03820	104R
L0113-A00000	320 DOVER POINT RD	KOZLER BRIAN TRUSTEE	BANLEY REVOCABLE TRUST OF 2014	320 DOVER POINT RD	DOVER	NH	03820	101R
L0058-B00000	321 DOVER POINT RD	DEMAND RANDY L		321 DOVER POINT RD	DOVER	NH	03820	101R
L0113-D00000	DOVER POINT RD	BOATWORKS CONDOS		DOVER POINT RD	DOVER	NH	03820	911V
L0058-000000	322 DOVER POINT RD	KOZLER BRIAN TRUSTEE	BANLEY REVOCABLE TRUST OF 2014	320 DOVER POINT RD	DOVER	NH	03820	111R
L0112-A00000	312 DOVER POINT RD	CROTHERS EDGAR R	CROTHERS ANNE S	312 DOVER POINT RD	DOVER	NH	03820	101R
L0112-000000	308 DOVER POINT RD	KUZIOMKO HENRY C TTS	KUZIOMKO 2023 FAMILY TRUST	310 DOVER POINT RD	DOVER	NH	03820	101R
L0113-000000	316 DOVER POINT RD	SANBORN GARY H & EVELYN &	SANBORN CHRISTOPHER W	316 A DOVER POINT RD	DOVER	NH	03820	102R
L0113-B00000	316-B DOVER POINT RD	BRACKETT EMILY A	LUMAN SAMUEL N	3790 W ALICE PL	DENVER	CO	80211-1111	102R
L0113-C00000	316 DOVER POINT RD	STRUBLE LINDA N & SPENCER TRUSTEES	STRUBLE LINDA NOWAK 2002 TRUST	316C DOVER POINT RD	DOVER	NH	03820	102R
L0114-000000	318 DOVER POINT RD	RETROSI ANTHONY & STEPHANIE TRUSTEES	RETROSI ANTHONY AND STEPHANIE REVOCABLE	318 DOVER POINT RD	DOVER	NH	03820	101R
		HALEY WARD	JOHN CHAGNON	200 GRIFFIN ROAD UNIT :	PORTSM(	NH	03801	
		RIVERSIDE & PICKERING MARINE CONTRACT	KUERSTIN FORDHAM	34 PATTERSON LANE	NEWINGT	NH	03801	

RIVERSIDE & PICKERING
MARINE CONTRACTORS

April 22, 2026

Gina Cruikshank
Planning Board Chairperson
288 Central Ave
Dover, NH

Re: Conditional Use Permit Application, Tax Map #7, Lot #6

Dear Ms. Cruikshank:

This letter transmits a City of Dover Conditional Use Permit (CUP) application request to permit the construction to permanently stabilize the shoreline and support the existing salt marsh from erosion and infestation by Phragmites Australis at 318 Dover Point Road, Dover, NH. The project site is approximately .54 acres in size. As designed, the proposed project would require impacts to tidal wetlands and the 100' previously developed Tidal Buffer Zone (TBZ).

The tidal wetlands associated with this project area were identified and characterized through field surveys, review of publicly available information, and agency consultations. Haley Ward Inc.(HW) conducted site visits in April 2025 to characterize the tidal wetlands and collect the necessary information to complete a functions and values assessment. In addition, HW contacted the New Hampshire Natural Heritage Bureau (NHB) regarding existing information of documented rare species or natural communities within the vicinity of the project site.

The proposed shoreline design attempted to minimize impacts to the greatest extent practicable while allowing reasonable use of the property. The wetland is suitable for 9 functions and values, with the principal being Shoreline Stabilization. Based on the assessment of the current functions and values of the tidal wetland, the impacts associated with the installation of the shoreline stabilization project will have negligible negative effects on its ability to continue to provide these functions and values.

The project proposes shoreline stabilization along 60 linear feet (measured at HOTL) of shoreline on the Piscataqua River. Installation is a hybrid approach including soft and hard techniques designed to stabilize and fortify the existing marsh.

OVERLAY DISTRICT SETBACKS IMPACT TYPE

CONSERVATION DISTRICT

The proposed impacts within the 100' Conservation District setback will be stabilized and reinforce the actively eroding water-ward edge of the existing salt marsh with choir logs to be planted with spartina plantings which will prevent the continued loss of the salt marsh. Additionally, choir log will also be used to form a wave break behind the salt marsh which will also provide an additional planting area and will reinforce the edge of the existing upland lawn. The exposed faces of the choir logs will be reinforced with

rip rap to provide permanent stabilization and prevent erosion. Additionally, a sill consisting of a row of boulders will be installed as a wave-break in the inter-tidal zone to absorb and disrupt erosive energy from wave action.

WETLAND PROTECTION DISTRICT

The proposed impacts within the 50' Wetland Protection setback is a stone sill with choir log installation and choir log protection with rip rap. The proposed stabilization project has a complex st of impact areas (see sheet C2). We propose permanent impacts of 108 sf and temporary impacts of 1,078 sf to the previously developed TBZ, and permanent impacts of 397 sf and temporary impacts of 1,266 sf to the wetland resource below HOTL (Choir Log 101 sf [solid blue] 197 sf [solid green] and boulders 99 sf [light green]

Demonstration of Need: The proposed construction is essential to the productive use of land or water outside the Wetlands Protection.

The impacts from the proposed shoreline stabilization and marsh restoration are necessary to protect against wave action continuing to erode the bank landward and increased erosion of the existing high functioning marsh. The stone sill diffuses wave energy and prevents erosion. Another necessary function of the stabilization is the choir log behind the salt marsh is to hold the salt water back in this area, providing additional time for it to saturate the area and provide a favorable condition to allow spartina to out-compete the Phragmites.

Avoidance: The potential impacts have been avoided to the maximum extent practicable.

The proposed impacts have been minimized to the greatest extent practicable while allowing reasonable use of the property. Based on our assessment of the current functions and values of the tidal wetland, the impacts associated with installation of the shoreline stabilization project will have negligible negative effects on its ability to continue to provide these functions and values.

Minimization:

Any unavoidable impacts have been minimized. No reasonable alternative to the proposed construction exists which does not impact a wetland, or which has less detrimental impact on a wetland. Design, construction and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.

Sincerely,

Kuerstin Fordham

Kuerstin Fordham
Riverside & Pickering Marine Contractors
34 Patterson Lane
Newington, NH 03801

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date:	Monday June 8, 2026
Meeting Time:	**5:30 pm**

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

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

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

K. Murphy asked the members about their interest in participating in a Styrofoam collection event. She explained details of how the event would work. The group discussed the idea and gave feedback and ideas.
T. Fargo mentioned bringing this to the Solid Waste Advisory Committee

3. APPROVAL OF THE PRIOR MEETING MINUTES- May 11, 2026
T. Fargo moved to approve the minutes of May 11 as submitted. S. Fellows seconded. Vote: All in favor

4. OLD BUSINESS
M. Edgecomb stated that we are still waiting to hear back from NHDES regarding Smith Well access.

5. NEW BUSINESS

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

Kuerstin Fordham from Riverside and Pickering presented and explained the details of the project. She answered some questions from the members about the coir logs, rip rap, previous similar projects, contingency plan, and site walk option during construction.

A. Lyon moved to approve the project with a request for a site visit during the project. B. Group seconded.
Vote: All in favor

B. Amended NHDES Major Impact Wetland Permit Application for Saddle Trail Drive Home Owners Association. Assessor's Map N Lot 8-1, zoned R-40, located at off Saddle Trail Drive. Proposal is to construct a tidal docking structure consisting of a 4' x 24' accessway, a 4' x 165' fixed wood pier, a 30' x 57' gangway and an "L" design with one 8' x 25', one 6' x 25', and two 6' x 20' floats. The floats will be 10 feet from the federal navigation channel instead of the original 19.3 feet. The helical moorings facing the channel will be removed. Application was before the commission previously in February of 2023.

Keegan Feero, Haley Ward presented the item and explained the details of the project and clarified additional details for the members upon request.

DRAFT

S. Fellows moved to endorse the amended application as presented. A. Lyon seconded. Vote: All in favor

C. NHDES Expedited Minimum Impact Wetlands Permit Application for City of Dover. Assessor's Map B Lot 19-I and Map C Lot 3-C, zoned R-40, located off of Country Farm Road. Proposal is for a replacement of a damaged culvert in between the two parcels.

Commission members clarified the name of the road is County Farm Rd.
Drew Galland, Apex presented the item and explained the permit and board approvals that will be needed. He answered clarifying questions asked by the members.

A. Lyon moved to endorse the project pending SELT approval. R. Warnock seconded. Vote: All in favor

6. REPORT FROM THE CHAIR

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

None

7. OTHER BUSINESS

Conservation funds for Willand Pond expenditures / House bill 1151
T. Fargo noted a new law that using conservation funds requires Conservation Commission approval. Discussion ensued regarding the Willand Pond project and that the Conservation Commission did not approve funds because the process that was chosen by City Council was not the process the Commission approved.

City USA award
R. Warnock mentioned this topic and discussed the Ash tree street tree project and a growth award. Additionally, he presented an idea to designate Pine Hill cemetery into a level 1 arboretum.

Ash tree update
M. Edgecomb noted the City is out to bid for landscape architect and arborist for the comprehensive plan which is to be completed by November.

8. ADJOURNMENT

A. Lyon moved to adjourn. R. Atwood seconded. Vote: All in favor
The meeting was adjourned at 6:36 PM.

DRAFT

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NEW ENGLAND DISTRICT
696 VIRGINIA ROAD
CONCORD MA 01742-2751

March 23, 2026

Regulatory Division
File Number: NAE-2025-02493

Anthony & Stephanie Retrosi Revocable Trust
318 Dover Point Road
Dover, NH 03820

Dear Mr. & Mrs. Retrosi:

The U.S. Army Corps of Engineers (USACE) has reviewed your application to discharge dredged or fill material waterward of the high tide and mean high water lines of the Piscataqua River to construct a living shoreline off Dover Point Road in Dover, New Hampshire. The work includes impacting a total of 2,271 SF of mud flat and salt marsh to stabilize an eroding shore by placing coir logs, rip rap, boulders, and plantings along 60 linear feet of river frontage. Total permanent impacts are 397 square feet (SF) and temporary impacts are 1,874 square feet (SF). The work is shown on the enclosed plans titled "Retrosi Residence Shoreland Stabilization," on 4 sheets, and dated April 22, 2025.

Based on the information in your application, we verify that this work is authorized under General Permit # 20 of the enclosed September 29, 2022, federal permits known as the New Hampshire General Permits (GPs). The GPs are also available at https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/New-Hampshire-General-Permit.

Please review the enclosed GPs carefully, in particular the general conditions beginning on page 36, and ensure that you and all personnel performing work authorized by the GPs are fully aware of and comply with its terms and conditions. A copy of the GPs and this verification letter shall be available at the work site as required by General Condition 17. You must perform this work in compliance with the following special conditions:

1. You shall implement and abide by the enclosed "5-year monitoring and adaptive management plan Retrosi Residence – 318 Dover Point Road, Dover, NH 03820" dated "3/12/2026". You must maintain and monitor the survival of native salt marsh species for at least five years after the plantings have been installed. The first year of monitoring will be the first year that the site has been through a full growing period after completion of construction and planting.

2. You must submit annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report shall include written and photographic documentation on plant mortality and replanting efforts and must document

whether the performance standards are being met (80% coverage of native salt marsh vegetation). Photos must be taken from established points and used repeatedly for each monitoring year. The photo location points must be identified on an appropriate drawing. Annual monitoring reports must be submitted to the U.S. Army Corps of Engineers at cenae-r-nh@usace.army.mil by December 15 of each monitoring year.

You must complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work.

This authorization expires on September 29, 2027. You must commence or have under contract to commence the work authorized herein by September 29, 2027, and complete the work by September 29, 2028. If not, you must contact this office to determine the need for further authorization and we recommend you contact us *before* the work authorized herein expires. Please contact us immediately if you change the plans or construction methods for work within our jurisdiction as we must approve any changes before you undertake them. Performing work within our jurisdiction that is not specifically authorized by this determination or failing to comply with all the applicable terms and conditions of the GPs may subject you to the enforcement provisions of our regulations.

This authorization does not obviate the need to obtain other federal, state or local authorizations required by law, including those listed in the GPs. You are responsible for applying for and obtaining any other approvals.

We continually strive to improve our customer service. To better serve you, we would appreciate your completing our Customer Service Survey located at https://regulatory.ops.usace.army.mil/customer-service-survey.

Please contact Stephanie Morrison, project manager, at (978) 318-8003 or stephanieann.prokopmorrison@usace.army.mil if you have any questions.

Sincerely,

Colin M. Greenan
Chief, New Hampshire & Vermont Section
Regulatory Division

Enclosures

cc:
Kaj Overturf, Haley Ward; koverturf@haleyward.com
Jacalyn Gorczynski, Haley Ward; jgorczynski@haleyward.com
Keegan Feero, Haley Ward; kfeero@haleyward.com
Darlene Forst, NHDES; darlene.forst@des.nh.gov
Mary Ann Tilton, NHDES; maryann.tilton@des.nh.gov
Rumi Shrestha, NHDES; rumi.shrestha@des.nh.gov
Melissa Rusinski, NHDES; melissa.f.rusinski@des.nh.gov

U.S. Army Corps of Engineers (USACE)

CERTIFICATION OF COMPLIANCE WITH DEPARTMENT OF THE ARMY PERMIT

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.

Form Approved - OMB No. 0710-0003 Expires 2027-10-31

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-0003, is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PURPOSE: This form is used by recipients of U.S. Army Corps of Engineer Regulatory permits to certify compliance with the permit terms and conditions.

Your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the U.S. Army Corps of Engineers, New England District, Regulatory Office.

The certification can be submitted by email at stephanieann.prokopmorrison@usace.army.mil or by mail at the below address:

U.S. Army Corps of Engineers
New England District Office
Street Address: 696 Virginia Road
City: Concord State: MA ZIP Code: 01742

COMPLETED BY THE CORPS

Corps Action Number: NAE-2025-02493

Permit Type: General Permit

General Permit Number and Name (*if applicable*): GP 20 Living Shorelines

Name of Permittee: Anthony & Stephanie Retrosi Revocable Trust

Project Name: Dover Point Road Dover

Project Location (*physical address*): 318 Dover Point Road
Dover, NH 03820

PERMITTEE'S CERTIFICATION

Date Work Started: _____

Date Work Completed: _____

Enclose photographs showing the completed project (*if available*).

I _____ hereby certify that the work authorized by the above referenced permit has been completed in accordance with all of the permit terms and conditions, and that any required compensatory mitigation has been completed in accordance with the permit conditions.

Name	Date	Signature

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	BOUNDARY
	BUILDING SETBACK
MHW	MEAN HIGH WATER LINE
HOTL	NHDES HIGHEST OBSERVABLE TIDE LINE
	FRESHWATER WETLAND LINE
WB	FRESHWATER WETLAND BUFFER LINE
PSS	NHDES 50' PRIMARY STRUCTURE SETBACK
TBZ	NHDES 100' TIDAL BUFFER ZONE
NWB	NHDES 150' NATURAL WOODLAND BUFFER
SWQPA	NHDES 250' PROTECTED SHORELAND
FHZ	FEMA SPECIAL FLOOD HAZARD AREA LINE
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
A-1	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
EL.	ELEVATION
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA

PLAN REFERENCES:

1) PLAN OF LOTS, PHILBRICK AND PEARSON TO DAVID S. WEEKS DOVER, N.H. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED OCTOBER 1, 1980. S.C.R.D. PLAN 17B–99.

2) PLAN OF BOAT WORKS CONDOMINIUM, DOVER POINT, DOVER, N.H. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED JUNE 1981. S.C.R.D. PLAN 22A–83.

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINE DELINEATED BY SAM HAYDEN, CWS ON 4/17/25 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y–87–1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

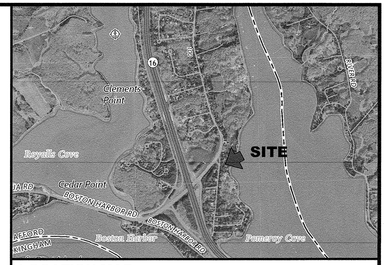
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA–NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).

C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS–79/31 (1997).

E) ''IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE'' (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



LOCATION MAP: SCALE: 1"=2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 114.

2) OWNERS OF RECORD:
THE ANTHONY A. RETROSI AND
STEPHANIE W. RETROSI REVOCABLE LIVING TRUST
ANTHONY A. RETROSI &
STEPHANIE W. RETROSI, TRUSTEES
318 DOVER POINT ROAD
DOVER, NH 03820
4726/147
S.C.R.D. PLAN 17B–99 (LOTS A & B)

3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8), AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
23,555 S.F. (PER PLAN REFERENCE 1)

5) PARCEL IS LOCATED IN THE LOW RESIDENTIAL (R–20) ZONING DISTRICT AND PORTIONS ARE SUBJECT TO THE WETLAND PROTECTION & CONSERVATION OVERLAY DISTRICTS AND PORTIONS ARE SUBJECT TO THE PROVISIONS OF THE FLOODPLAIN DEVELOPMENT ORDINANCE.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		125 FEET
SETBACKS:	FRONT	20 FT MIN.–35 FT MAX.
	SIDE	20 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP L LOT 114 IN THE CITY OF DOVER.

8) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2'). REDUCTION FROM NAVD88 TO MLLW BASED ON NOAA STATION 8420411 DOVER, COCHECO RIVER. MLLW BEING 3.93 FEET LOWER THAN 0.00 NAVD88.

9) APPROXIMATE BOUNDARY LINES ARE FROM PLAN REFERENCES 1 & 2. THIS IS NOT A BOUNDARY SURVEY.

10) PARCEL IS SUBJECT TO A SEWER EASEMENT TO THE CITY OF DOVER, EASEMENT IS NOT WITHIN AREA SHOWN.

REV	DATE	DESCRIPTION	BY	CHK
0	04/14/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

RETROSI RESIDENCE
318 DOVER POINT ROAD DOVER, NEW HAMPSHIRE
SHORELAND STABILIZATION

TITLE

EXISTING CONDITIONS PLAN

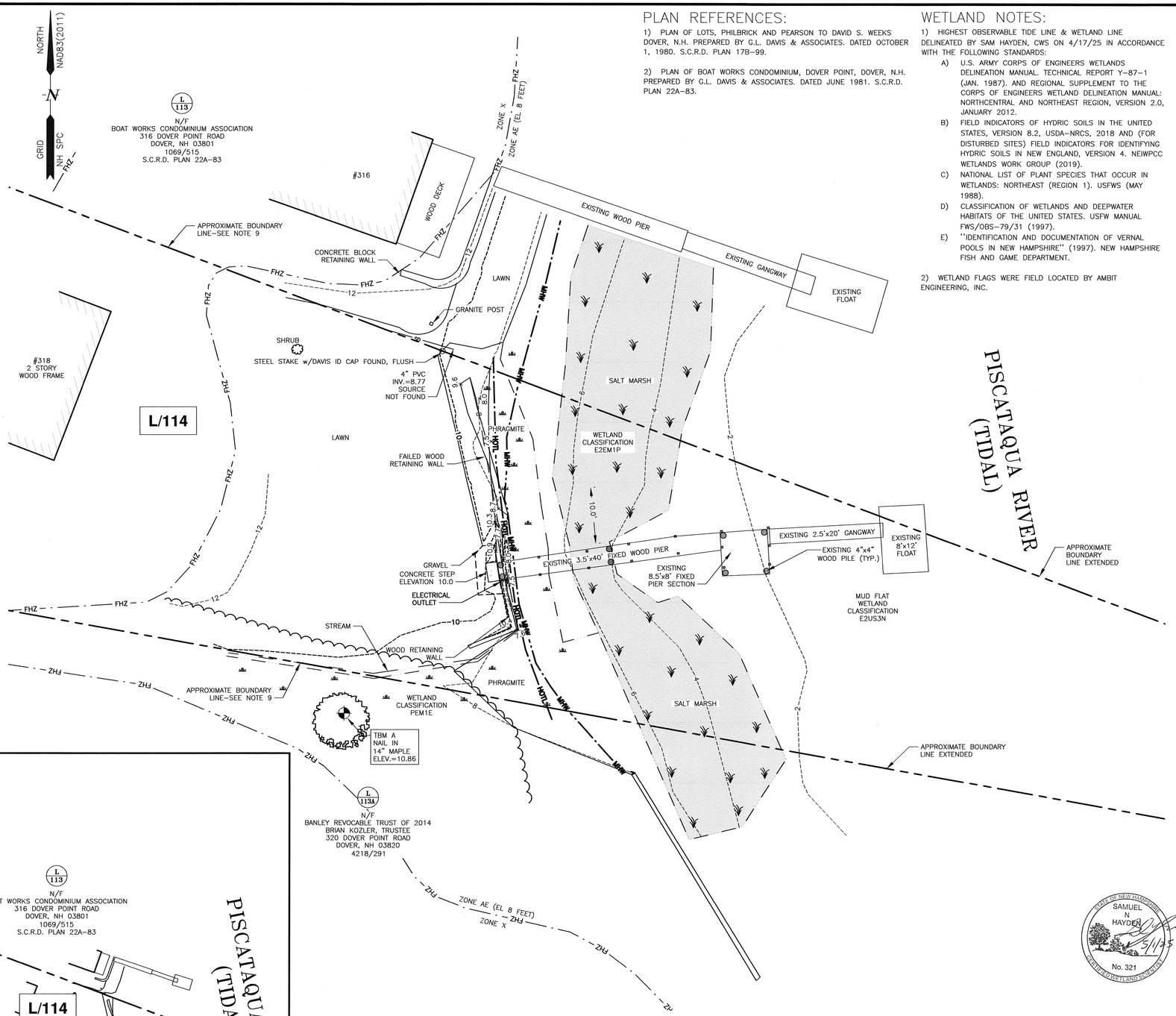
DATE: MARCH 2025	SCALE: 1" = 10'
DRAWN BY: CBA	DESIGNED BY: JRC / CHECKED BY: JRC
PROJECT No.: 5010180.3050.32	FIELD BOOK AND PAGE: FB 515 PG 3
DRAWING No.: SHEET C1	REV.: 0

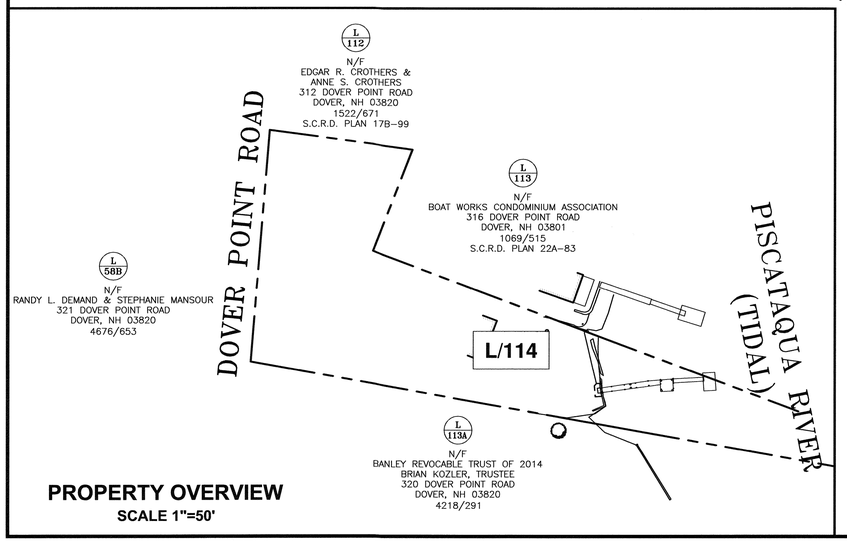
''I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.''

JOHN R. CHAGNON, LLS #738 — DATE 4.14.25

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — LICENSED LAND SURVEYOR — SIGNATURE

STATE OF NEW HAMPSHIRE — SAMUEL N HAYDEN — No. 321 — 5/1/25 — CERTIFIED WETLAND SCIENTIST

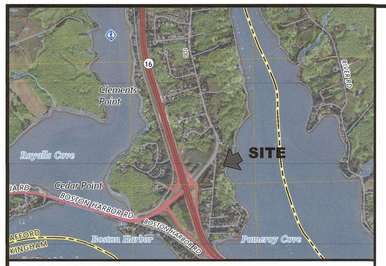




PROPERTY OVERVIEW
SCALE 1"=50'

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

FILE LOCATION: P:\NHS\5010180-RIVERSIDE_&_PICKERING\5050.32-DOVER PT. RD. (RETROSI)\5050.32-CAD_FILES\CIVIL\5010180.3050.32-C-SP.DWG, 2025.05.01, 3:44 PM



LOCATION MAP: SCALE: 1"=2000'

LEGEND:

SEE SHEET C1

PROPOSED WETLAND IMPACT AREAS (IN SQ.FT.)

	PERMANENT IMPACT (SF)	TEMPORARY IMPACT (SF)	TOTAL IMPACT (SF)
TIDAL WATERS WETLAND (E2US3N)	296	937	1,233
TIDAL WATERS WETLAND (E2EM1P)	709	329	1,038
100' TIDAL BUFFER ZONE	108	1,078	1,186
TOTAL IMPACT			3,457

TIDAL WATERS WETLAND (E2M1P) MITIGATION (SQ.FT)	TOTAL AREA	MITIGATED	UNMITIGATED
	1,051	224	827

NEW PERMANANT IMPACTS BELOW MEAN HIGH WATER LINE (SQ.FT.) 909

NORTH NAD83(2011) — GRID NH SPC

L/113 N/F BOAT WORKS CONDOMINIUM ASSOCIATION 316 DOVER POINT ROAD DOVER, NH 03801 1069/515 S.C.R.D. PLAN 22A–83

#316 WOOD DECK

#318 2 STORY WOOD FRAME

L/114

ZONE X — FHZ — ZONE AE (EL 8 FEET)

APPROXIMATE BOUNDARY LINE–SEE NOTE 9

CONCRETE BLOCK RETAINING WALL

LAWN

GRANITE POST

SHRUB

STEEL STAKE w/DAVIS ID CAP FOUND, FLUSH

4" PVC INV.=8.77 SOURCE NOT FOUND

A/D1 PROPOSED COIR LOG/RIPRAP INSTALLATION 108 SQ.FT. PERMANENT IMPACT

PHRAGMITE

FAILED WOOD RETAINING WALL

C/D1 PROPOSED COIR LOG INSTALLATION AND PLANT AREA WITH SALTMARSH CORDGRASS (SPARTINA ALTERNIFLORA) 2" PLUGS EVERY 1' ON CENTER IN STAGGERED ROWS 709 SQ.FT. PERMANENT IMPACT

TIDAL BUFFER ZONE: TEMPORARY CONSTRUCTION IMPACT 11078 SQ.FT. FOR EQUIPMENT AND MATERIAL ACCESS

CROSS SECTION (SECTION A, SHEET C3) A/C3 0+00.00

GRAVEL CONCRETE STEP ELEVATION 10.0

ELECTRICAL OUTLET

CROSS SECTION (SECTION B, SHEET C3) B/C3 0+00.00

STREAM

WOOD RETAINING WALL

APPROXIMATE BOUNDARY LINE–SEE NOTE 9

WETLAND CLASSIFICATION PEM1E

TBM A NAIL IN 14" MAPLE ELEV.=10.86

L/113A N/F BANLEY REVOCABLE TRUST OF 2014 BRIAN KOZLER, TRUSTEE 320 DOVER POINT ROAD DOVER, NH 03820 4218/291

TIDAL WATERS WETLAND (E2EM1P) 1,759 SQ.FT. TOTAL AREA

EXISTING WOOD PIER — EXISTING GANGWAY — EXISTING FLOAT

SALT MARSH

WETLAND CLASSIFICATION E2EM1P

TIDAL WATERS WETLAND (E2EM1P) 252 SQ.FT. UNIMPACTED AREA

TIDAL WATERS WETLAND (E2EM1P): TEMPORARY CONSTRUCTION IMPACT 329 SQ.FT. FOR EQUIPMENT AND MATERIAL ACCESS D/D1

PROPOSED COIR LOG/RIPRAP INSTALLATION ALONG ERODED SALT MARSH FACE: 197 SQ.FT. PERMANENT IMPACT A/D1

0+71.59 — 0+50.00 — 0+71.59

EXISTING 2.5'x20' GANGWAY

EXISTING 4"x4" WOOD PILE (TYP.)

EXISTING 8'x12' FLOAT

EXISTING 3.5'x40' FIXED WOOD PIER

EXISTING 8.5'x8' FIXED PIER SECTION

MUD FLAT WETLAND CLASSIFICATION E2US3N

TIDAL WATERS WETLAND (E2US3N) 1,234 SQ.FT. TOTAL AREA

TIDAL WATERS WETLAND (E2US3N): TEMPORARY CONSTRUCTION IMPACT 937 SQ.FT. FOR EQUIPMENT AND MATERIAL ACCESS

PROPOSED STONES/BOULDERS TO CREATE A SILL; 1.5 TON ANGULAR ROCK LENGTH TO THICKNESS RATIO ≤ 3 99 SQ.FT. PERMANENT IMPACT

APPROXIMATE BOUNDARY LINE EXTENDED

TIDAL WATERS WETLAND (E2EM1P) 575 SQ.FT. UNIMPACTED AREA

APPROXIMATE BOUNDARY LINE EXTENDED

PISCATAQUA RIVER (TIDAL)

ZONE AE (EL 8 FEET) — ZONE X

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

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4.14.25

JOHN R. CHAGNON, LLS #738 DATE

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR SIGNATURE

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 114.

2) OWNERS OF RECORD:
THE ANTHONY A. RETROSI AND
STEPHANIE W. RETROSI REVOCABLE LIVING TRUST
ANTHONY A. RETROSI &
STEPHANIE W. RETROSI, TRUSTEES
318 DOVER POINT ROAD
DOVER, NH 03820
4726/147
S.C.R.D. PLAN 17B–99 (LOTS A & B)

3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8), AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
23,555 S.F. (PER PLAN REFERENCE 1)

5) PARCEL IS LOCATED IN THE LOW RESIDENTIAL (R–20) ZONING DISTRICT AND PORTIONS ARE SUBJECT TO THE WETLAND PROTECTION & CONSERVATION OVERLAY DISTRICTS AND PORTIONS ARE SUBJECT TO THE PROVISIONS OF THE FLOODPLAIN DEVELOPMENT ORDINANCE.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		125 FEET
SETBACKS:	FRONT	20 FT MIN.–35 FT MAX.
	SIDE	20 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SHORELAND STABILIZATION IMPROVEMENTS ON A PORTION OF ASSESSOR'S MAP L LOT 114 IN THE CITY OF DOVER.

8) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2'). REDUCTION FROM NAVD88 TO MLLW BASED ON NOAA STATION 8420411 DOVER, COCHECO RIVER. MLLW BEING 3.93 FEET LOWER THAN 0.00 NAVD88.

9) APPROXIMATE BOUNDARY LINES ARE FROM PLAN REFERENCES 1 & 2. THIS IS NOT A BOUNDARY SURVEY.

10) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

11) IC LOG WITH PE NETTING FROM NEW ENGLAND GEOTEXTILE CO. INC. PHONE: (508) 458–5081 INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

REV	DATE	DESCRIPTION	BY	CHK.
0	04/14/25	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

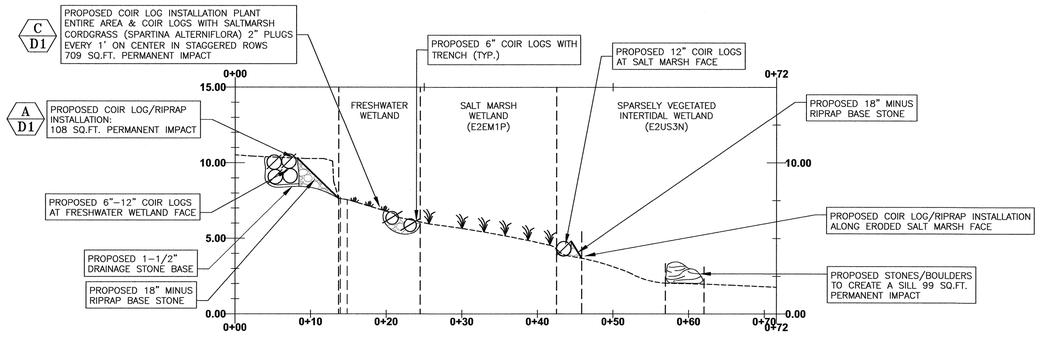
RETROSI RESIDENCE
318 DOVER POINT ROAD DOVER, NEW HAMPSHIRE
SHORELAND STABILIZATION

TITLE

SHORELAND STABILIZATION PERMIT PLAN

DATE	MARCH 2025
SCALE	1" = 10'
DRAWN BY	CBA
DESIGNED BY	JRC
CHECKED BY	JRC
PROJECT No.	5010180.3050.32
FIELD BOOK AND PAGE	FB 515 PG 3
DRAWING No.	SHEET C2
REV.	0

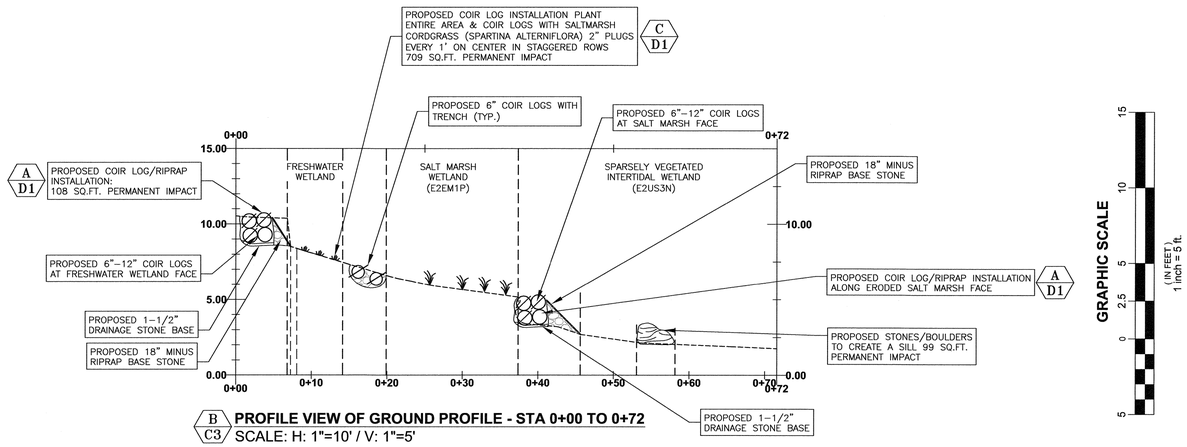
FILE LOCATION: P:\HHS\10180.RR\PERDISE_&_PICKERING\3050.32-DOVER PT. RD. (RETROSI)\3DRW\2CAD_FILES\CIVIL\5010180.3050.32-C-SP.DWG, 2025.05.01, 3:44 PM



A/C3 PROFILE VIEW OF GROUND PROFILE - STA 0+00 TO 0+72
SCALE: H: 1"=10' / V: 1"=5'

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

GRAPHIC SCALE
15 10 5 2.5 0 5
(IN FEET)
1 inch = 5 ft.



B/C3 PROFILE VIEW OF GROUND PROFILE - STA 0+00 TO 0+72
SCALE: H: 1"=10' / V: 1"=5'

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

GRAPHIC SCALE
15 10 5 2.5 0 5
(IN FEET)
1 inch = 5 ft.

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1–888–DIG–SAFE (1–888–344–7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

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REV	DATE	DESCRIPTION	BY	CHK.
0	04/22/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

RETROSI RESIDENCE
318 DOVER POINT ROAD DOVER, NEW HAMPSHIRE
SHORELAND STABILIZATION

TITLE

SHORELAND STABILIZATION PROFILES

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 7551 – LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
MARCH 2025	1" = 10'

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC

PROJECT No.	FIELD BOOK AND PAGE
5010180.3050.32	FB 515 PG 3

DRAWING No. **SHEET C3** REV. **0**

FILE LOCATION: P:\NHS\5010180-RIVERSIDE_A_PICKERING\3050.32-DOVER PT. RD. (RETROSI)\-SERVER\2-CAD_FILES\CIVIL\5010180.3050.32-C-SP.DWG, 2025.05.02, 10:39 AM

SEQUENCE OF CONSTRUCTION

1) MOBILIZATION OF EXCAVATOR, BOBCAT, AND MATERIALS TO THE SITE VIA APPROVED ACCESS AND LAYDOWN AREAS.
2) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.
3) LAYOUT OF WORK AREA EXTENTS TO BE COMPLETED PRIOR TO START OF WORK. MARSH ELDER COLONY AREAS TO BE FLAGGED AND PROTECTED WITH FENCING IN AREAS WHERE IN CLOSE PROXIMITY TO WORK.
4) EROSION CONTROL FENCING TO BE INSTALLED IN AREAS WHERE FEASIBLE. REMOVE DEBRIS FROM INTERTIDAL ZONE.
5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
6) MOST WORK TO BE COMPLETED FROM THE TOP OF THE EMBANKMENT BY EXCAVATOR. CRANE MATS WILL BE USED UNDER THE EXCAVATOR TO TRAVERSE AND WORK IN THE INTERTIDAL AREA. THE AREA OF TEMPORARY IMPACT FROM ACCESS BY THE EXCAVATOR IS ENTIRELY OVER AN AREA OF SHALE/LEDGE SO THERE WILL BE MINIMAL IMPACT.
7) IN AREAS WHERE STABILIZATION WILL OCCUR, THE EMBANKMENT WILL BE RESHAPED WHERE POSSIBLE, A TOE DUG IN AND A NON WOVEN GEOTEXTILE FILTER FABRIC INSTALLED. WORK ON THE SLOPE WILL BE LIMITED TO THE MAXIMUM AREA THAT CAN BE RESHAPED AND STABILIZED IN A WORKDAY THUS MINIMIZING EROSION FROM OPEN SOIL.
8) AFTER INSTALLATION OF THE FILTER FABRIC AND THE LAYER OF CRUSHED GRAVEL WILL BE BROUGHT IN AND LAID ON TOP. FINALLY ARMOUR STONE WILL BE SET ON TOP OF THE CRUUSHED GRAVEL AND THEN CHINKED, STARTING WITH THE INSTALLATION OF THE TOE.
9) ONCE THE RIPRAP HAS BEEN INSTALLED THE REMAINING PORTION OF THE SLOPE WILL BE STABILIZED USING THE PROPOSED VEGETATIVE STABILIZATION PLAN.
10) ALL TEMPORARY AREAS OF IMPACT FROM ACCESS AND LAYDOWN WILL BE RESTORED AFTER COMPLETION OF THE PROPOSED STABILIZATION WORK. ONCE ALL AREAS HAVE BEEN STABILIZED THEN EROSION CONTROL SYSTEMS WILL BE REMOVED.

DISCHARGES. AVOIDANCE, MINIMIZATION AND MITIGATION

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES TO BE FILLED AND IMPACT THOSE AREAS THAT THE CORPS AND AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACOE AND AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CWA.

- UNLESS SPECIFICALLY AUTHORIZED USACOE AND AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

HEAVY EQUIPMENT IN WETLANDS

HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WORKING IN WETLANDS SHALL NOT BE STORED, MAINTAINED OR REPAIRED IN WETLANDS, UNLESS IT IS LESS ENVIRONMENTALLY DAMAGING OTHERWISE, AND AS MUCH AS POSSIBLE SHALL NOT BE OPERATED WITHIN THE INTERTIDAL ZONE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (<3 PSI), OR SHALL NOT BE LOCATED DIRECTLY ON WETLAND SOILS AND VEGETATION; IT SHALL BE PLACED ON SWAMP MATS THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. SWAMP MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING WITHIN A WETLAND. DRAGGING SWAMP MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE LESS IMPACTING AND ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. SIMILARLY, NOT USING MATS DURING FROZEN, DRY OR OTHER CONDITIONS MAY BE ALLOWED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. AN ADEQUATE SUPPLY OF SPILL CONTAINMENT EQUIPMENT SHALL BE MAINTAINED ON SITE. CORDUROY ROADS AND SWAMP/CONSTRUCTION MATS ARE CONSIDERED AS FILL WHETHER THEY'RE INSTALLED TEMPORARILY OR PERMANENTLY.

TIME OF YEAR WORK WINDOW AND NOISE RESTRICTIONS

I. WORK ANTICIPATED TO BE COMPLETED DURING THE LATE SUMMER OR EARLY FALL. LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE.

WORK SITE RESTORATION

- UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND.
- THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS IS PROHIBITED.
- IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED.
- WETLAND AREAS WHERE PERMANENT DISTURBANCE IS NOT AUTHORIZED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION, WHICH UNDER NO CIRCUMSTANCES SHALL BE HIGHER THAN THE PRE-CONSTRUCTION ELEVATION. ORIGINAL CONDITION MEANS CAREFUL PROTECTION AND/OR REMOVAL OF EXISTING SOIL AND VEGETATION, AND REPLACEMENT BACK TO THE ORIGINAL LOCATION SUCH THAT THE ORIGINAL SOIL LAYERING AND VEGETATION SCHEMES ARE APPROXIMATELY THE SAME, UNLESS OTHERWISE AUTHORIZED.

SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS, OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION, IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

SPAWNING AREAS.

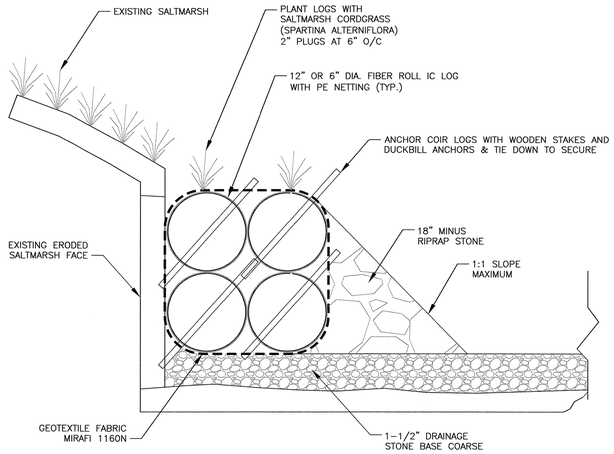
DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL TIMES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MAGNUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E., EFH FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NMFS WEBSITE AT: WWW.NERO.NOAA.GOV/HCD.

ENVIRONMENTAL FUNCTIONS AND VALUES

THE PERMITTEE SHALL MAKE EVERY REASONABLE EFFORT TO 1) CARRY OUT THE CONSTRUCTION OR OPERATION OF THE WORK AUTHORIZED BY USACOE AND NHDES HEREIN IN A MANNER THAT MINIMIZES ADVERSE IMPACTS ON FISH, WILDLIFE AND NATURAL ENVIRONMENTAL VALUES, AND 2) PROHIBIT THE ESTABLISHMENT OR SPREAD OF PLANT SPECIES IDENTIFIED AS NON-NATIVE INVASIVE SPECIES BY ANY FEDERAL OR STATE AGENCY. SEE THE SECTION ON INVASIVE SPECIES AT HTTP://WWW.NAE.USACE.ARMY.MIL/REGULATORY/ FOR CONTROL METHODS.

INSPECTIONS

THE PERMITTEE SHALL ALLOW THE CORPS AND NHDES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND NHDES MAY ALSO REQUIRE POST-CONSTRUCTION ENGINEERING DRAWINGS FOR COMPLETED WORK.



A / C2 COIR LOG & RIPRAP STABILIZATION DETAIL
AT SALT MARSH FACE — NTS

NOTE: AT UPLAND EDGE 2 STACKED 12" COIR LOGS AND NO PLANTINGS

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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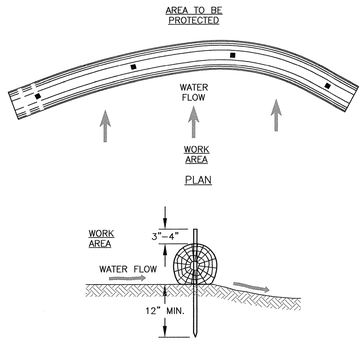
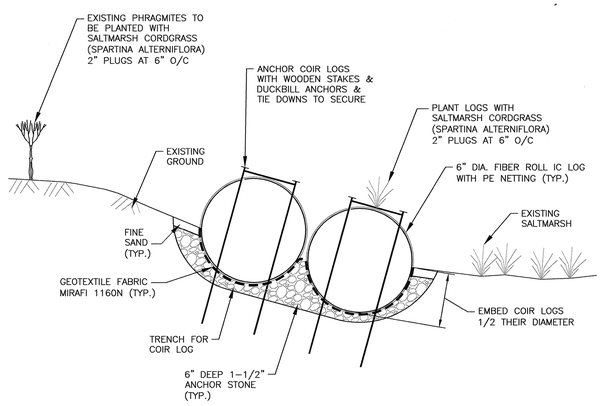
11) IC LOG WITH PE NETTING FROM NEW ENGLAND GEOTEXTILE CO. INC. PHONE: (508) 458-5081 INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



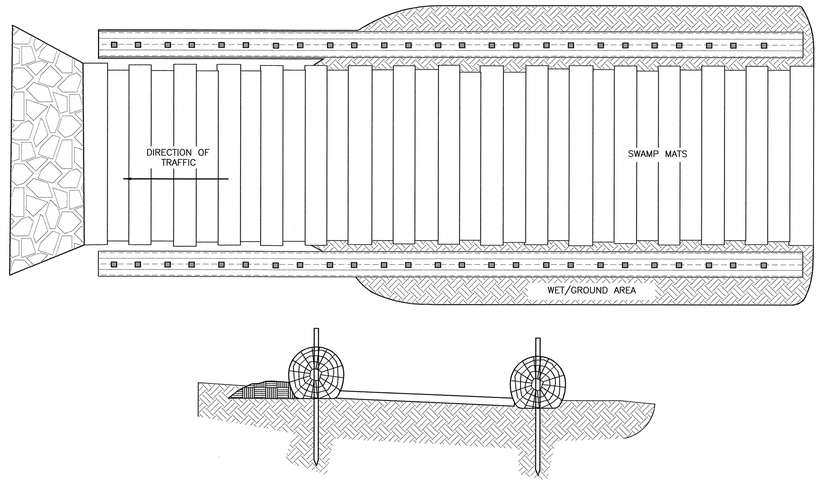
NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

B / – FILTREXX® SILTSOXX™ FILTRATION SYSTEM
(INSTALL IF NEEDED) — NTS



C / C2 COIR LOG STABILIZATION DETAIL
NOT TO SCALE

INSTALL PER MANUFACTURER RECOMMENDATIONS



D / C2 SWAMP MATS
AS NEEDED — NTS

REV	DATE	DESCRIPTION	BY	CHK
0	04/14/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

RETROSI RESIDENCE
318 DOVER POINT ROAD DOVER, NEW HAMPSHIRE
SHORELAND STABILIZATION

TITLE

SHORELAND STABILIZATION DETAILS

JOHN R. CHAGNON NO. 14951 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

DATE: MARCH 2025	SCALE: AS NOTED
DRAWN BY: CBA	DESIGNED BY: JRC / CHECKED BY: JRC
PROJECT No.: 5010180.3050.32	FIELD BOOK AND PAGE: FB 515 PG 3
DRAWING No.: SHEET D1	REV.: 0

FILE LOCATION: P:\NH\50\10180.RIVERSIDE_&_PICKERING\3050.32 DOVER PT. RD. (RETROSSI)\4DRG\2-CAD_FILES\CIVIL\50101803050.32-C-SP.DWG, 2025.05.01, 3:43 PM

5-YEAR MONITORING AND ADAPTIVE MANAGEMENT PLAN

Retrosi Residence – 318 Dover Point Road, Dover, NH 03820

INTRODUCTION

This Monitoring and Adaptive Management Plan was prepared for the Anthony A. Retrosi and Stephanie Retrosi Revocable Living Trust living shoreline project located at 318 Dover Point Road, Dover, New Hampshire.

The project site is a 0.54-acre lot identified as Lot 114 on Map L of the City of Dover's tax maps. The project site consists of a tidal wetland that is part of a larger tidal system (Piscataqua River) that spans a large geographical area. The upland area of the site consists of a residential structure, lawn, and a stream that outlets to the tidal wetland on the southern edge of the property. A failed wooden retaining wall spans the frontage of the property and an existing fixed, wooden pier extends into the intertidal area. The intertidal is comprised of a large salt marsh that spans approximately from elevation 6' to 3'. The landward edge of the salt marsh is dominated by *Phragmites spp.*

The project proposes the stabilization of 60 linear feet of shoreline on the Piscataqua River using a hybrid approach consisting of vegetative and armored techniques designed to stabilize and fortify the existing salt marsh. The seaward edge of the existing salt marsh will be stabilized and reinforced with coir log, providing a location for additional Spartina plantings and providing protection from wave action to prevent the continued loss of salt marsh habitat. Coir log will also be used behind the salt marsh to provide additional planting area and to reinforce the edge of the existing upland lawn. Riprap will be used on the exposed coir logs for permanent stabilization. A riprap sill is proposed in the intertidal area to absorb and disrupt erosive energy from wave action. Additionally, it will encourage the further deposition of sediment into the salt marsh area. The limited and strategic use of hard structures in the project design will provide additional support to enhance the salt marsh and allow it to regenerate.

GENERAL MONITORING PROTOCOL

The purpose of this monitoring protocol is to assess the success or failure of the living shoreline regarding vegetation enhancement/retention, restoration of tidal wetland habitat, structure, and function, and embankment stability. To examine how the salt marsh responds to the altered shoreline over time, three main components will be analyzed:

- Presence, density, and coverage of salt marsh vegetation within the intertidal area
- Expansion of salt marsh habitat as evidenced through the collection of elevation data and measured soil characteristics
- Shifts in tidal hydrology across the site.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

Pre-restoration monitoring will be conducted to collect baseline data to establish the existing ecological condition of the site. This monitoring will take place prior to the start of the construction, no more than one year before.

Post-restoration monitoring will begin four to five weeks after the living shoreline has been completed. To assess the ecological conditions of the salt marsh, a site visit and monitoring report will be completed twice per year; once in the spring (March-May), and once in the fall (August-October) for a period of five years post-restoration. Additionally, to examine the overall stability and effectiveness of the stabilization, an inspection will be performed after major flooding events.

Transects will be placed evenly along the 60-foot shore frontage of the project at increments of 12 feet (five transects total). Transects will run perpendicular to the shore and locations of the transect will be permanently marked and easily located at the landward and seaward ends of the project area. The landward and seaward markers of each transect will also be used as a location for photographic monitoring. During each site visit, a measuring tape will be laid across each transect. Quadrat sampling will be employed at a minimum of five elevations for each transect spaced evenly across the width of the marsh. Each quadrat will consist of a one-meter squared area and will be placed randomly within two feet of each transect location. Each quadrat will be used to visually assess the presence and density of salt marsh vegetation as well as other metrics as outlined below.

VISUAL ASSESSMENT PROCEDURES

A visual assessment will be conducted during the spring monitoring events to provide a general description of the following parameters:

- General site hydrology: Visual hydraulic surveys to describe trends in tidal inundation regimes and erosion and sedimentation processes
- Indication of soil erosion or instability
- Presence or absence of invasive species
- Stability assessment of riprap and associated embankment

Spring visual monitoring will include a site walk to document changes in the structural integrity of the stabilization and the embankment, a general meandering survey of the site and nearby untreated areas to document presence and relative abundance of non-native marine invertebrates and invasive plants, a description of the presence and condition of shellfish resources, and any evidence suggesting the use of the area by fish and wildlife. These data will be collected through photographs of the project site with detailed descriptions of observations. The general state of the stabilization will be documented, including the anchor/tie-in integrity of the riprap and coir logs as tested through manual checks, documentation of the presence of scour around riprap structures, and the location/position, dimensions, and elevation of installed structures.

VEGETATION MONITORING PROCEDURES

An assessment of the establishment of planted vegetation will occur once per year during the fall site visit. The goal of the assessment will be to analyze the long-term stability of the proposed project and to establish whether the project meets restoration goals. The performance target for plantings is 85% survival at the end of five years with at least an 80% coverage of native salt marsh vegetation. During the fall site visit, the following parameters will be measured:

- Percent vegetative cover in each transect, elevation, and quadrat
- Plant species occurring in each quadrat
- Signs of vegetative distress, disease, predation, damage, or other disturbance in each quadrat
- Stem density in randomly selected sub-quadrat (0.25 meters squared) within each quadrat
- Plant height in randomly selected sub-quadrat within each quadrat
- Vegetation zone transition distances along each transect

SEDIMENT MONITORING PROCEDURES

During the fall monitoring event, examinations into the expansion of the salt marsh will be conducted. The performance target is to see a general upwards trend in total area of salt marsh in the intertidal area from year to year. With the implementation of a wave attenuating structure and the planting of additional native salt marsh vegetation, there is also the expectation that additional sediment deposition will occur. Each site visit will collect data for the following parameters:

- Changes in vegetation zone transition distances over time
- Total area of the intertidal area comprised of salt marsh vegetation
- Visual evidence through photographs of increased sediment deposition

This data will be used alongside the vegetation data from the quadrats to determine if changes in elevation across the site due to the wave attenuating structure can attribute to the success of the salt marsh vegetation.

ADAPTIVE MANAGEMENT PROCEDURES

The goal of the monitoring plan is also to establish adaptive management procedures in the event that the proposed project does not meet performance standards. Adaptive management includes actions to be taken on the site after completion of the project to address potential ongoing issues (such as the removal of newly established invasive species), or it can include more drastic measures such as project redesign and implementation should the originally proposed project consistently fail to meet performance standards. Below is a table of failure conditions and the associated adaptive management procedures should a failure occur:

FAILURE CONDITION	ADAPTIVE MANAGEMENT PROCEDURE
Less than 85% survival of planted vegetation or less than 80% coverage of target vegetation	Additional native vegetation will be planted. In the event that establishment continues to fail for a period of two or more years after project completion, an ecologist will investigate the failure and recommend modifications to the project or plant species as appropriate.
Establishment of non-native, invasive species into the restored habitat	Hand removal of invasive species and subsequent replanting of native species to ensure vegetative coverage standards are met.
Salt marsh size decreases, no significant change in elevation across the marsh, no changes or reduction in size of vegetation zones, etc.	Consult with an ecologist and hydrologist to determine the efficacy of the riprap / sediment sill and propose a new redesign.
Continued soil instability, riprap instability/loss	Replacement of riprap or additional plantings to bolster soil stability. In the event of catastrophic failure, consultation with engineers/hydrologists to alter project design.

ANNUAL MONITORING AND REPORT SUBMISSIONS

The proposed monitoring and adaptive management plan includes the submittal of annual monitoring reports to track how closely the project is aligned with its performance standards. The content of these reports will be as required by the U.S. Army Corps of Engineers' Regulatory Guidance Letter 08-03 and 33 CFR 332.6, which specifies the required content of mitigation monitoring reports.

Each annual report will contain an overview of the project site, including information regarding the purpose of the approved project, size and type of the impacted aquatic resource, a general description of the location of the project, the dates when the project commenced and was completed, and a summary of the project's performance standards, corrective or maintenance activities conducted to meet those performance standards, and specific recommendations for additional corrective or remedial actions. A table will be provided that will evaluate whether the project site is successfully achieving its performance standards.

As described in the monitoring procedures above, both spring and fall monitoring events will be included in the report. Each monitoring event will include photo documentation of the project site from consistent locations across the site, metrics such as vegetative cover across transect and quadrat (during the fall site visit only), and descriptions of site characteristics. Additionally, maps and plans will be provided indicating sample points, transect and quadrat locations, elevation, and areas where remediation occurred. As-built plans will be submitted with the first year's monitoring report.

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

November 18, 2025

ANTHONY A RETROSI AND STEPHANIE RETROSI REVOCABLE
318 DOVER POINT RD
DOVER NH 03820

Re: Approved Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2025-01822
Subject Property: 318 Dover Point Road, Dover, Tax Map/Block/Lot(s): L/no block/114

Dear Applicant:

On November 17, 2025, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced Standard Dredge and Fill Wetlands Permit Application. Enclosed please find Wetlands Permit # 2025-01822 to Impact a total of 3,457 square feet of jurisdictional area to include 1,005 square feet of permanent impact and 1,266 square feet of temporary impact of intertidal wetlands, permanently impact 108 square feet and temporarily impact 1,078 square feet within the previously-developed 100-foot tidal buffer zone for the construction of a living shoreline to stabilize an eroding shore along 60 linear feet of frontage. The permittee shall notify the department in writing at least one week prior to commencing any work under this permit and shall file a notice of completion of work and certificate of compliance with the department within 10 working days of completion of the work authorized by this permit.

This permit is not valid unless signed by the permittee and the principal contractor, if any, who will build or install the project. Prior to start of construction, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project**.** It shall remain posted until the project is completed. Transfer of this permit to a new owner shall require notification to, and approval of, the NHDES. **This permit does not convey any property right, nor does it preclude the need to meet any other applicable state, federal, or municipal legal requirements.**

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Ec-Wet 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, November 17, 2025.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at https://www.nhec.nh.gov/wetlands-council/about. For appeal related issues, contact the Council Appeals Clerk at (603) 271-3650.

This approval is based on the following findings:

1. This is classified as a minimum impact project per Rule Env-Wt 609.10(a)(3), as this is a living shoreline project that is fully exposed at low tide.
2. Per Rule Env-Wt 311.06(h), the Dover Conservation Commission did not provide comments on the proposed project.
3. Per Rule Env-Wt 311.01(b), the applicant coordinated with the NH Fish and Game Department and the Natural Heritage Bureau to determine how to avoid and minimize project-related impacts on rare or protected animal species and habitat, and on protected plants or exemplary natural communities.

If you have any questions, please contact me at Alexander.D.Feuti@des.nh.gov or (603) 271-2917.

Sincerely,

Alexander Feuti
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

Enclosure

Copied: Sam Hayden, Hayley Ward
Municipal Clerk/Conservation Commission

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

WETLANDS PERMIT 2025-01822

NOTE CONDITIONS

PERMITTEE:	**ANTHONY A RETROSI AND STEPHANIE RETROSI REVOCABLE** **318 DOVER POINT RD** **DOVER NH 03820**
PROJECT LOCATION:	**318 DOVER POINT ROAD, DOVER** **Tax Map/Block/Lot(s): L/no block/114**
WATERBODY:	**PISCATAQUA RIVER**
APPROVAL DATE:	**NOVEMBER 17, 2025** **EXPIRATION DATE: NOVEMBER 17, 2030**

The New Hampshire Department of Environmental Services' (NHDES) review of permit application 2025-01822 has found that it is consistent with RSA 482-A. NHDES hereby issues this Wetlands Permit authorizing the impacts described provided the Conditions imposed are met. To validate this Permit, the Permittee and the Principal Contractor are required to sign below.

PERMIT DESCRIPTION:
Impact a total of 3,457 square feet of jurisdictional area to include 1,005 square feet of permanent impact and 1,266 square feet of temporary impact of intertidal wetlands, permanently impact 108 square feet and temporarily impact 1,078 square feet within the previously-developed 100-foot tidal buffer zone for the construction of a living shoreline to stabilize an eroding shore along 60 linear feet of frontage.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with plans by Haley Ward dated March 2025 and revised through April 14, 2025 as received by the NH Department of Environmental Services (NHDES) on October 17, 2025.
2. In accordance with Env-Wt 314.02(b) and (c), the permittee shall record this permit is at the Rockingham County Registry of Deeds. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the department with a copy of the permit stamped by the registry with the book and page and date of receipt.
3. In accordance with Env-Wt 307.07, all development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction.
4. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
5. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.
6. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
7. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas (unless allowed) and in accordance with Env-Wt 307.15.

8. In accordance with Env-Wt 307.03(c)(5), water quality control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction.
9. In accordance with Env-Wt 609.10(b)(4), all work shall be done at low tide when the work area is fully exposed for the construction of the toe protection.
10. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
11. In accordance with Env-Wt 307.12(e), wetland soils from areas vegetated with purple loosestrife or other invasive plant species shall not be used in the area being restored.
12. Restoration of all temporary impacts shall meet all of the conditions listed in Rule Env-Wt 307.12(a) through (i).
13. In accordance with Env-Wt 514.05(h), within 60 days of completion of construction, the applicant shall submit a post-construction report that has been prepared by a professional engineer, certified wetland scientist, or qualified professional, as applicable, and contains narrative, exhibits, and photographs, as necessary to report the status of the project area and restored jurisdictional area.

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. This permit does not preclude the need to meet any other applicable state, federal, or municipal legal requirements.
2. The permit holder is responsible for reading, and ensuring compliance with, the applicable general conditions established in Env-Wt 307.
3. This permit does not in any way authorize the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
4. This approval does not convey any property right. The permittee is responsible for ensuring that they have the legal authority to access the subject lands and conduct the impacts described.

APPROVED:

Alexander Feuti
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).

_____ _____

PERMITTEE SIGNATURE (required) PRINCIPAL CONTRACTOR SIGNATURE (required)

Photo No. 1 **Photo Date:** 4/10/2025 **Site Location:** 318 Dover Point Road, Dover, NH. **Description:** View east of workspace / shoreline **Photo By:** SNH	

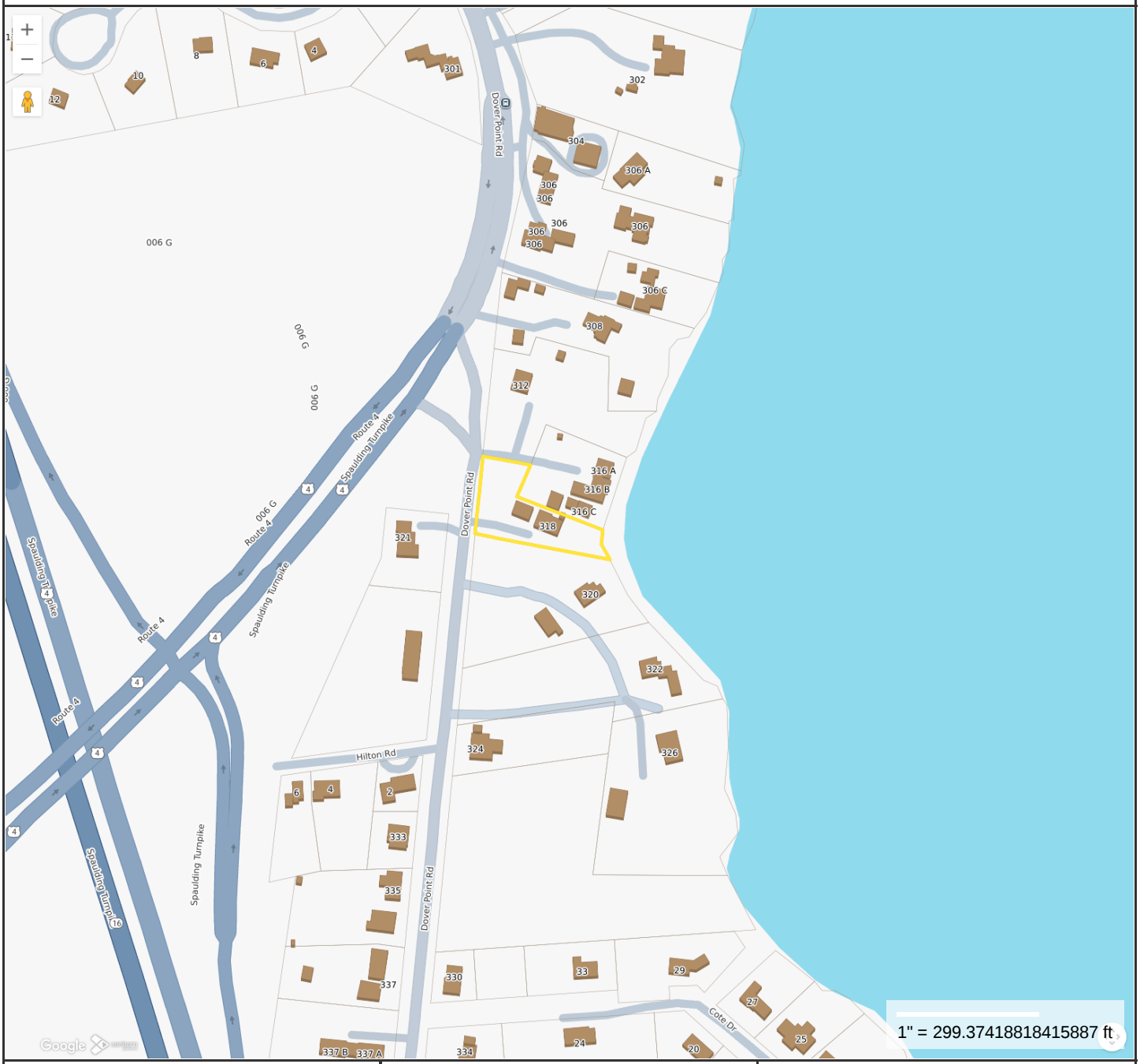
Photo No. 2 **Photo Date:** 4/10/2025 **Site Location:** 318 Dover Point Road, Dover, NH. **Description:** View south of workspace / shoreline. **Photo By:** SNH	

Photo No. 3	
Photo Date: 4/10/2025	
Site Location: 318 Dover Point Road, Dover, NH.	
Description: View northwest of workspace / shoreline.	
Photo By: SNH	

Photo No. 4	
Photo Date: 4/10/2025	
Site Location: 318 Dover Point Road, Dover, NH.	
Description: View west of severe undercutting along edge of salt marsh.	
Photo By: SNH	

5

Tax Map



Property Information

Location	318 DOVER POINT RD
Owner	RETROSI ANTHONY & STEPHANIE TRUSTEES
Land Use	101R
Zoning Code	R-20
Property Id	L0114-000000

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

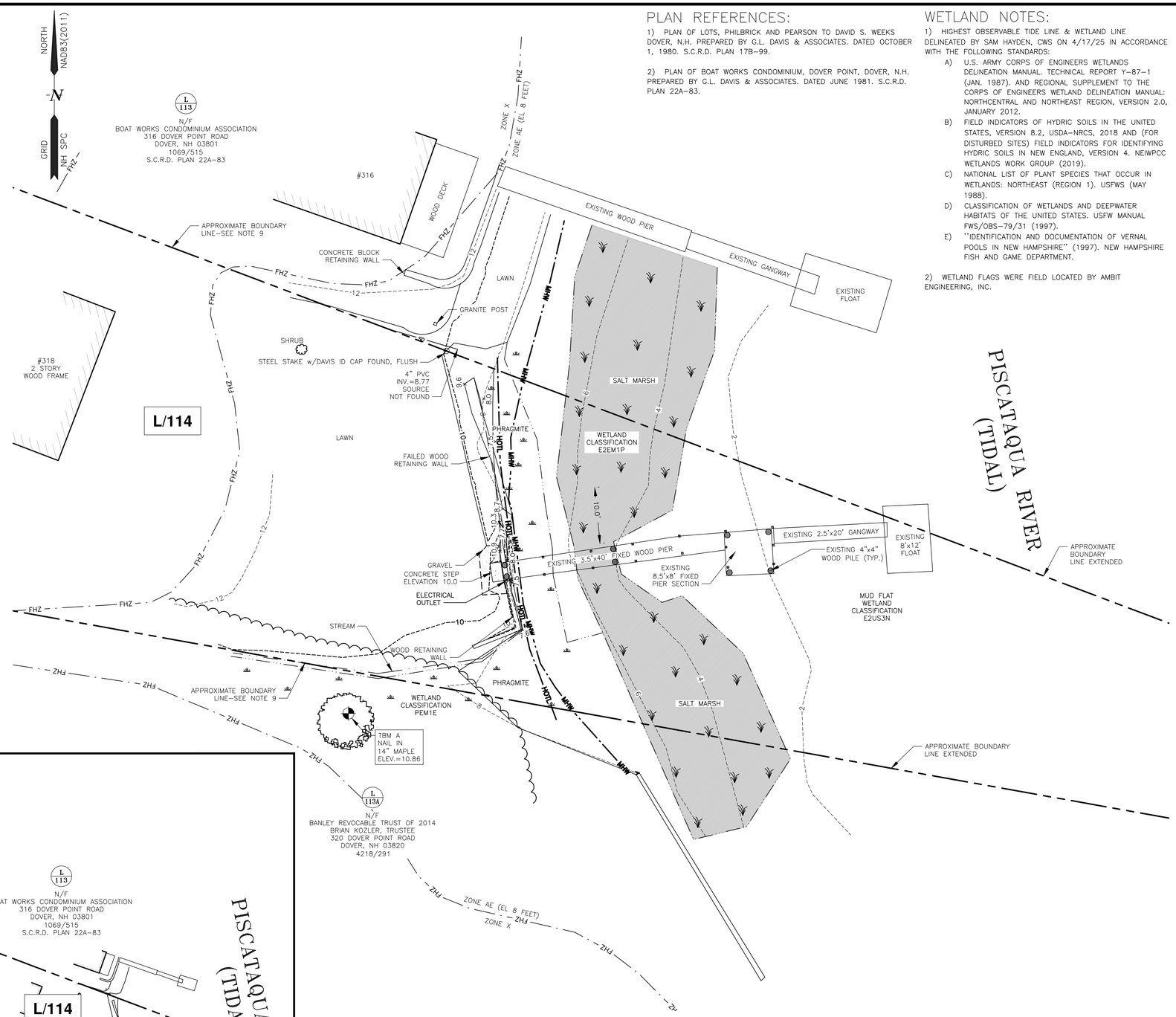
City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

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

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	BOUNDARY
	BUILDING SETBACK
MHW	MEAN HIGH WATER LINE
HOTL	NHDES HIGHEST OBSERVABLE TIDE LINE
	FRESHWATER WETLAND LINE
WB	FRESHWATER WETLAND BUFFER LINE
PSS	NHDES 50' PRIMARY STRUCTURE SETBACK
TBZ	NHDES 100' TIDAL BUFFER ZONE
NWB	NHDES 150' NATURAL WOODLAND BUFFER
SWQPA	NHDES 250' PROTECTED SHORELAND
FHZ	FEMA SPECIAL FLOOD HAZARD AREA LINE
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
A–1	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
EL.	ELEVATION
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA



PLAN REFERENCES:

1) PLAN OF LOTS, PHILBRICK AND PEARSON TO DAVID S. WEEKS DOVER, N.H. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED OCTOBER 1, 1980. S.C.R.D. PLAN 17B–99.

2) PLAN OF BOAT WORKS CONDOMINIUM, DOVER POINT, DOVER, N.H. PREPARED BY G.L. DAVIS & ASSOCIATES. DATED JUNE 1981. S.C.R.D. PLAN 22A–83.

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINE DELINEATED BY SAM HAYDEN, CWS ON 4/17/25 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y–87–1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA–NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).

C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS–79/31 (1997).

E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

LOCATION MAP: SCALE: 1"=2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 114.

2) OWNERS OF RECORD:
THE ANTHONY A. RETROSI AND
STEPHANIE W. RETROSI REVOCABLE LIVING TRUST
ANTHONY A. RETROSI &
STEPHANIE W. RETROSI, TRUSTEES
318 DOVER POINT ROAD
DOVER, NH 03820
4726/147
S.C.R.D. PLAN 17B–99 (LOTS A & B)

3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8), AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
23,555 S.F. (PER PLAN REFERENCE 1)

5) PARCEL IS LOCATED IN THE LOW RESIDENTIAL (R–20) ZONING DISTRICT AND PORTIONS ARE SUBJECT TO THE WETLAND PROTECTION & CONSERVATION OVERLAY DISTRICTS AND PORTIONS ARE SUBJECT TO THE PROVISIONS OF THE FLOODPLAIN DEVELOPMENT ORDINANCE.

6) DIMENSIONAL REQUIREMENTS:

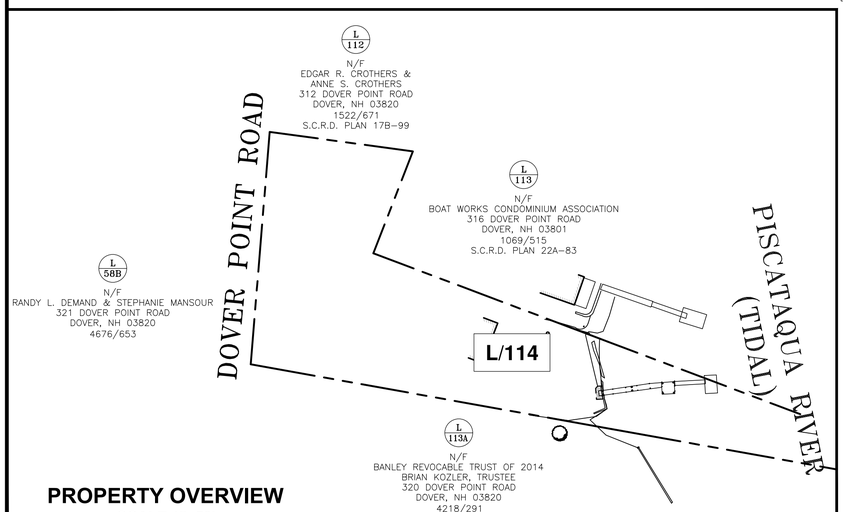
MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		125 FEET
SETBACKS:	FRONT	20 FT MIN.–35 FT MAX.
	SIDE	20 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP L LOT 114 IN THE CITY OF DOVER.

8) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2'). REDUCTION FROM NAVD88 TO MLLW BASED ON NOAA STATION 8420411 DOVER, COCHECO RIVER. MLLW BEING 3.93 FEET LOWER THAN 0.00 NAVD88.

9) APPROXIMATE BOUNDARY LINES ARE FROM PLAN REFERENCES 1 & 2. THIS IS NOT A BOUNDARY SURVEY.

10) PARCEL IS SUBJECT TO A SEWER EASEMENT TO THE CITY OF DOVER, EASEMENT IS NOT WITHIN AREA SHOWN.



PROPERTY OVERVIEW
SCALE 1"=50'

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS #738 DATE

REV	DATE	DESCRIPTION	BY	CHK
0	04/14/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

RETROSI RESIDENCE
318 DOVER POINT ROAD DOVER, NEW HAMPSHIRE
SHORELAND STABILIZATION

TITLE

EXISTING CONDITIONS PLAN

DATE: MARCH 2025	SCALE: 1" = 10'
DRAWN BY: CBA	DESIGNED BY: JRC / CHECKED BY: JRC
PROJECT No.: 5010180.3050.32	FIELD BOOK AND PAGE: FB 515 PG 3
DRAWING No.: SHEET C1	REV.: 0

FILE LOCATION: P:\MHS\5010180-RIVERSIDE, & PICKERING\5065.32-DOVER PT. RD. (RETROSI)\5-SURVEY\CAD_FILES\DWG\5010180.3050.32-C-SP.DWG, 2025.05.01, 3:14 PM

LOCATION MAP: SCALE: 1"=2000'

PROPOSED WETLAND IMPACT AREAS (IN SQ.FT.)

	PERMANENT IMPACT (SF)	TEMPORARY IMPACT (SF)	TOTAL IMPACT (SF)
TIDAL WATERS WETLAND (E2US3N)	296	937	1,234
TIDAL WATERS WETLAND (E2EM1P)	709	0	709
100' TIDAL BUFFER ZONE	108	1,078	1,187
TOTAL IMPACT			3,130

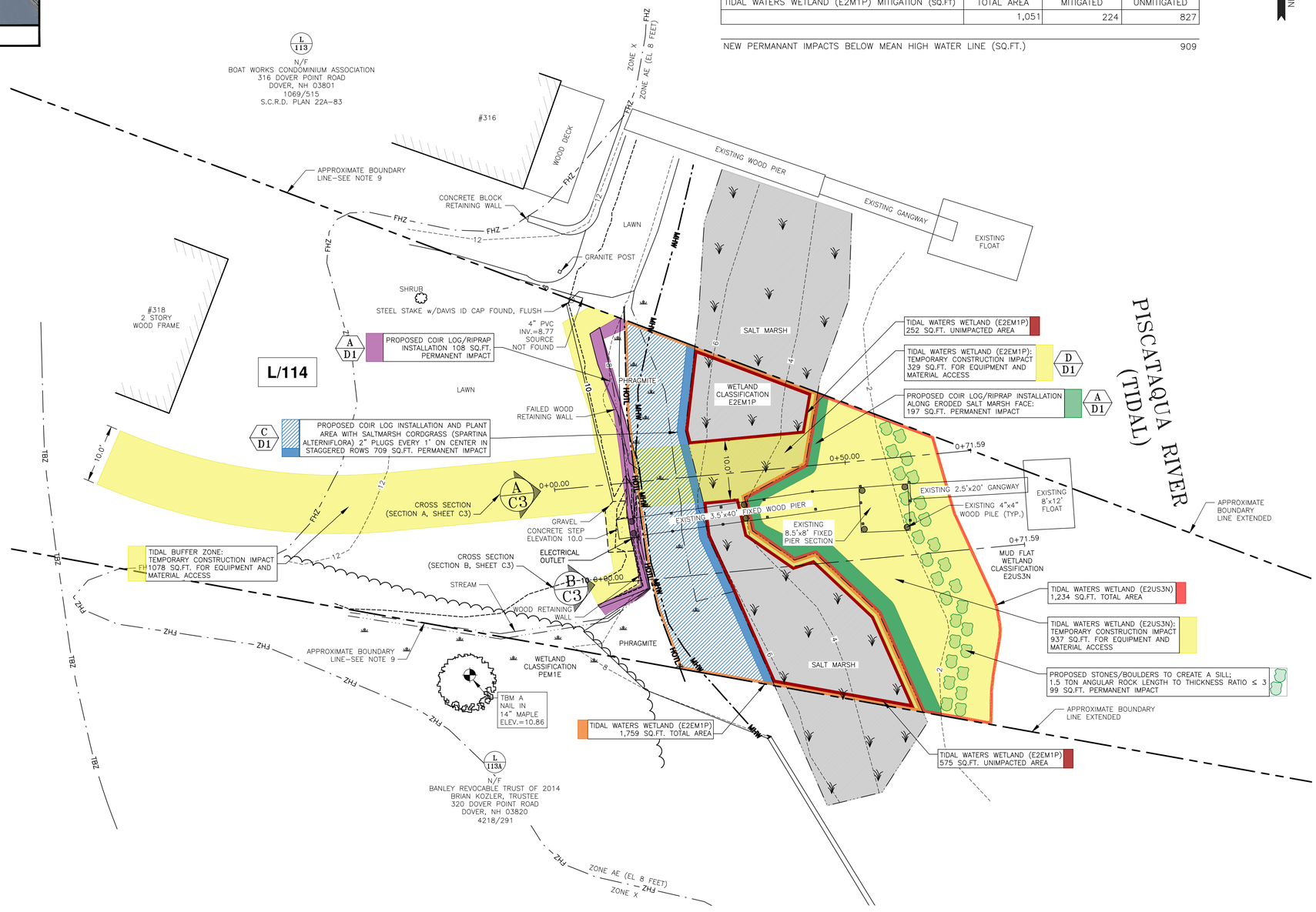
TIDAL WATERS WETLAND (E2M1P) MITIGATION (SQ.FT)	TOTAL AREA	MITIGATED	UNMITIGATED
	1,051	224	827

NEW PERMANANT IMPACTS BELOW MEAN HIGH WATER LINE (SQ.FT.) 909

NORTH NAD83(2011) — N — GRID NH SPC

LEGEND:

SEE SHEET C1



GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)

1 inch = 10 ft.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS #738 DATE

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 114.

2) OWNERS OF RECORD:
THE ANTHONY A. RETROSI AND
STEPHANIE W. RETROSI REVOCABLE LIVING TRUST
ANTHONY A. RETROSI &
STEPHANIE W. RETROSI, TRUSTEES
318 DOVER POINT ROAD
DOVER, NH 03820
4726/147
S.C.R.D. PLAN 17B-99 (LOTS A & B)

3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8), AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE SEPTEMBER 30, 2015.

4) EXISTING LOT AREA:
23,555 S.F. (PER PLAN REFERENCE 1)

5) PARCEL IS LOCATED IN THE LOW RESIDENTIAL (R-20) ZONING DISTRICT AND PORTIONS ARE SUBJECT TO THE WETLAND PROTECTION & CONSERVATION OVERLAY DISTRICTS AND PORTIONS ARE SUBJECT TO THE PROVISIONS OF THE FLOODPLAIN DEVELOPMENT ORDINANCE.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		20,000 S.F.
FRONTAGE:		125 FEET
SETBACKS:	FRONT	20 FT MIN.-35 FT MAX.
	SIDE	20 FEET
	REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM LOT COVERAGE:		30%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SHORELAND STABILIZATION IMPROVEMENTS ON A PORTION OF ASSESSOR'S MAP L LOT 114 IN THE CITY OF DOVER.

8) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2'). REDUCTION FROM NAVD88 TO MLLW BASED ON NOAA STATION 8420411 DOVER, COCHECO RIVER. MLLW BEING 3.93 FEET LOWER THAN 0.00 NAVD88.

9) APPROXIMATE BOUNDARY LINES ARE FROM PLAN REFERENCES 1 & 2. THIS IS NOT A BOUNDARY SURVEY.

10) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

11) IC LOG WITH PE NETTING FROM NEW ENGLAND GEOTEXTILE CO. INC. PHONE: (508) 458-5081 INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

REV.	DATE	DESCRIPTION	BY	CHK.
0	04/14/25	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

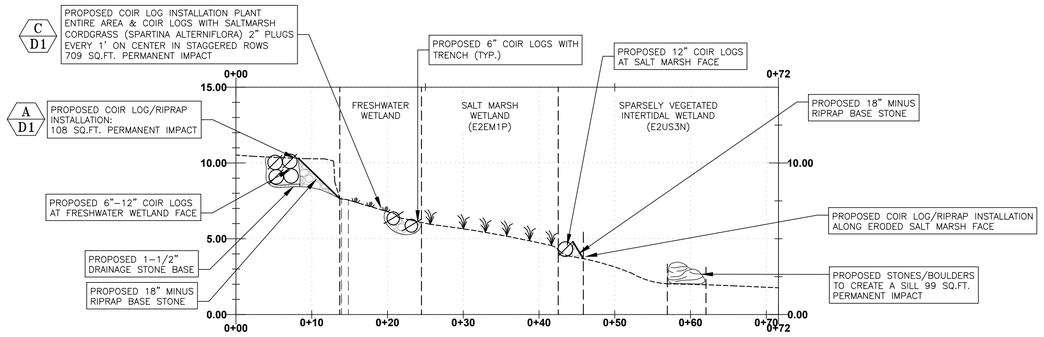
RETROSI RESIDENCE
318 DOVER POINT ROAD DOVER, NEW HAMPSHIRE
SHORELAND STABILIZATION

TITLE

SHORELAND STABILIZATION PERMIT PLAN

DATE: MARCH 2025	SCALE: 1" = 10'
DRAWN BY: CBA	DESIGNED BY: JRC
CHECKED BY: JRC	
PROJECT No.: 5010180.3050.32	FIELD BOOK AND PAGE: FB 515 PG 3
DRAWING No.: SHEET C2	REV.: 0

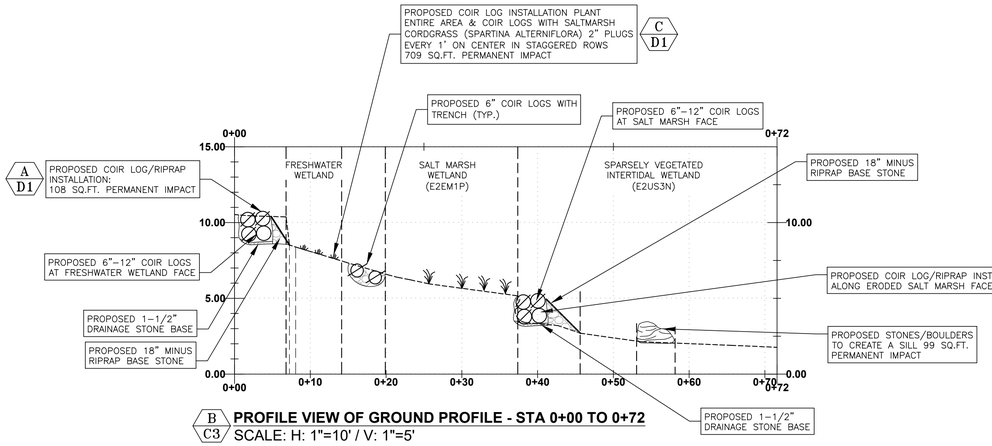
FILE LOCATION: P:\NHS\5\180-RIVERSIDE_A_PACKERING\3050.32-DOVER PT. RD. (RETROSSI)\SURVEY\2-CAD_FILES\CIVIL\5010180.3050.32-C-SP.DWG, 2025.05.01, 3:34 PM



A C3 **PROFILE VIEW OF GROUND PROFILE - STA 0+00 TO 0+72**
SCALE: H: 1"=10' / V: 1"=5'

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

GRAPHIC SCALE
15 10 5 2.5 0 5
(IN FEET)
1 inch = 5 ft.



B C3 **PROFILE VIEW OF GROUND PROFILE - STA 0+00 TO 0+72**
SCALE: H: 1"=10' / V: 1"=5'

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

GRAPHIC SCALE
15 10 5 2.5 0 5
(IN FEET)
1 inch = 5 ft.

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

11) IC LOG WITH PE NETTING FROM NEW ENGLAND GEOTEXTILE CO. INC. PHONE: (508) 458-5081 INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

REV	DATE	DESCRIPTION	BY	CHK
0	04/22/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

RETROSI RESIDENCE
318 DOVER POINT ROAD DOVER, NEW HAMPSHIRE
SHORELAND STABILIZATION

TITLE

SHORELAND STABILIZATION PROFILES

DATE	SCALE
MARCH 2025	1" = 10'

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC

PROJECT No.	FIELD BOOK AND PAGE
5010180.3050.32	FB 515 PG 3

DRAWING No. **SHEET C3** REV. **0**

FILE LOCATION: P:\MHS\5010180-RIVERSIDE_&_PICKERING\3050.32-DOVER PT. RD. (RETROSSI)-SGR\02-CAD_FILES\DWG\5010180.3050.32-C-SP.DWG, 2025.05.02, 10:39 AM

SEQUENCE OF CONSTRUCTION

1) MOBILIZATION OF EXCAVATOR, BOBCAT, AND MATERIALS TO THE SITE VIA APPROVED ACCESS AND LAYDOWN AREAS.
2) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.
3) LAYOUT OF WORK AREA EXTENTS TO BE COMPLETED PRIOR TO START OF WORK. MARSH ELDER COLONY AREAS TO BE FLAGGED AND PROTECTED WITH FENCING IN AREAS WHERE IN CLOSE PROXIMITY TO WORK.
4) EROSION CONTROL FENCING TO BE INSTALLED IN AREAS WHERE FEASIBLE. REMOVE DEBRIS FROM INTERTIDAL ZONE.
5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
6) MOST WORK TO BE COMPLETED FROM THE TOP OF THE EMBANKMENT BY EXCAVATOR. CRANE MATS WILL BE USED UNDER THE EXCAVATOR TO TRAVERSE AND WORK IN THE INTERTIDAL AREA. THE AREA OF TEMPORARY IMPACT FROM ACCESS BY THE EXCAVATOR IS ENTIRELY OVER AN AREA OF SHALE/LEDGE SO THERE WILL BE MINIMAL IMPACT.
7) IN AREAS WHERE STABILIZATION WILL OCCUR, THE EMBANKMENT WILL BE RESHAPED WHERE POSSIBLE, A TOE DUG IN AND A NON WOVEN GEOTEXTILE FILTER FABRIC INSTALLED. WORK ON THE SLOPE WILL BE LIMITED TO THE MAXIMUM AREA THAT CAN BE RESHAPED AND STABILIZED IN A WORKDAY THUS MINIMIZING EROSION FROM OPEN SOIL.
8) AFTER INSTALLATION OF THE FILTER FABRIC AND THE LAYER OF CRUSHED GRAVEL WILL BE BROUGHT IN AND LAID ON TOP. FINALLY ARMOUR STONE WILL BE SET ON TOP OF THE CRUUSHED GRAVEL AND THEN CHINKED, STARTING WITH THE INSTALLATION OF THE TOE.
9) ONCE THE RIPRAP HAS BEEN INSTALLED THE REMAINING PORTION OF THE SLOPE WILL BE STABILIZED USING THE PROPOSED VEGETATIVE STABILIZATION PLAN.
10) ALL TEMPORARY AREAS OF IMPACT FROM ACCESS AND LAYDOWN WILL BE RESTORED AFTER COMPLETION OF THE PROPOSED STABILIZATION WORK. ONCE ALL AREAS HAVE BEEN STABILIZED THEN EROSION CONTROL SYSTEMS WILL BE REMOVED.

DISCHARGES. AVOIDANCE, MINIMIZATION AND MITIGATION

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES TO BE FILLED AND IMPACT THOSE AREAS THAT THE CORPS AND AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACOE AND AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CWA.

- UNLESS SPECIFICALLY AUTHORIZED USACOE AND AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

HEAVY EQUIPMENT IN WETLANDS

HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WORKING IN WETLANDS SHALL NOT BE STORED, MAINTAINED OR REPAIRED IN WETLANDS, UNLESS IT IS LESS ENVIRONMENTALLY DAMAGING OTHERWISE, AND AS MUCH AS POSSIBLE SHALL NOT BE OPERATED WITHIN THE INTERTIDAL ZONE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (<3 PSI), OR SHALL NOT BE LOCATED DIRECTLY ON WETLAND SOILS AND VEGETATION; IT SHALL BE PLACED ON SWAMP MATS THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. SWAMP MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING WITHIN A WETLAND. DRAGGING SWAMP MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE LESS IMPACTING AND ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. SIMILARLY, NOT USING MATS DURING FROZEN, DRY OR OTHER CONDITIONS MAY BE ALLOWED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. AN ADEQUATE SUPPLY OF SPILL CONTAINMENT EQUIPMENT SHALL BE MAINTAINED ON SITE. CORDUROY ROADS AND SWAMP/CONSTRUCTION MATS ARE CONSIDERED AS FILL WHETHER THEY'RE INSTALLED TEMPORARILY OR PERMANENTLY.

TIME OF YEAR WORK WINDOW AND NOISE RESTRICTIONS

I. WORK ANTICIPATED TO BE COMPLETED DURING THE LATE SUMMER OR EARLY FALL. LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE.

WORK SITE RESTORATION

- UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND.
- THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS IS PROHIBITED.
- IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED.
- WETLAND AREAS WHERE PERMANENT DISTURBANCE IS NOT AUTHORIZED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION, WHICH UNDER NO CIRCUMSTANCES SHALL BE HIGHER THAN THE PRE-CONSTRUCTION ELEVATION. ORIGINAL CONDITION MEANS CAREFUL PROTECTION AND/OR REMOVAL OF EXISTING SOIL AND VEGETATION, AND REPLACEMENT BACK TO THE ORIGINAL LOCATION SUCH THAT THE ORIGINAL SOIL LAYERING AND VEGETATION SCHEMES ARE APPROXIMATELY THE SAME, UNLESS OTHERWISE AUTHORIZED.

SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS, OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION, IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

SPAWNING AREAS.

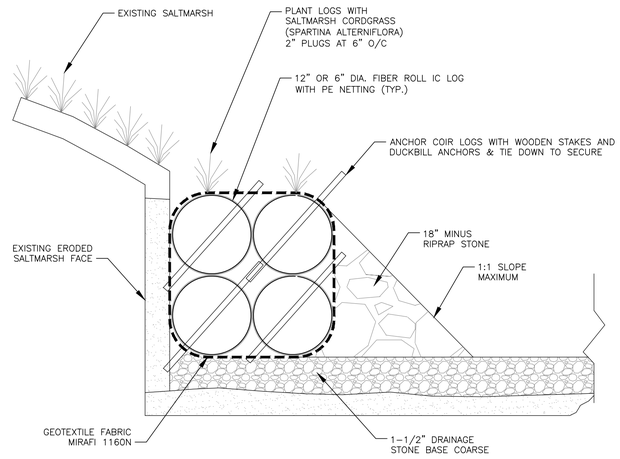
DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL TIMES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MAGNUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E., EFH FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NMFS WEBSITE AT: WWW.NERO.NOAA.GOV/HCD.

ENVIRONMENTAL FUNCTIONS AND VALUES

THE PERMITTEE SHALL MAKE EVERY REASONABLE EFFORT TO 1) CARRY OUT THE CONSTRUCTION OR OPERATION OF THE WORK AUTHORIZED BY USACOE AND NHDES HEREIN IN A MANNER THAT MINIMIZES ADVERSE IMPACTS ON FISH, WILDLIFE AND NATURAL ENVIRONMENTAL VALUES, AND 2) PROHIBIT THE ESTABLISHMENT OR SPREAD OF PLANT SPECIES IDENTIFIED AS NON-NATIVE INVASIVE SPECIES BY ANY FEDERAL OR STATE AGENCY. SEE THE SECTION ON INVASIVE SPECIES AT HTTP://WWW.NAE.USACE.ARMY.MIL/REGULATORY/ FOR CONTROL METHODS.

INSPECTIONS

THE PERMITTEE SHALL ALLOW THE CORPS AND NHDES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND NHDES MAY ALSO REQUIRE POST-CONSTRUCTION ENGINEERING DRAWINGS FOR COMPLETED WORK.



A / C2 COIR LOG & RIPRAP STABILIZATION DETAIL
AT SALT MARSH FACE — NTS

NOTE: AT UPLAND EDGE 2 STACKED 12" COIR LOGS AND NO PLANTINGS

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

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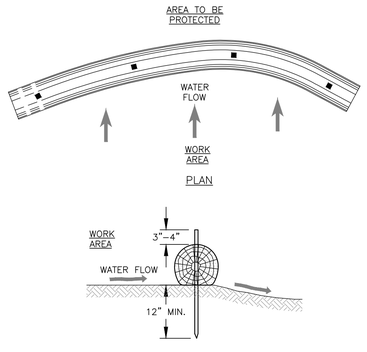
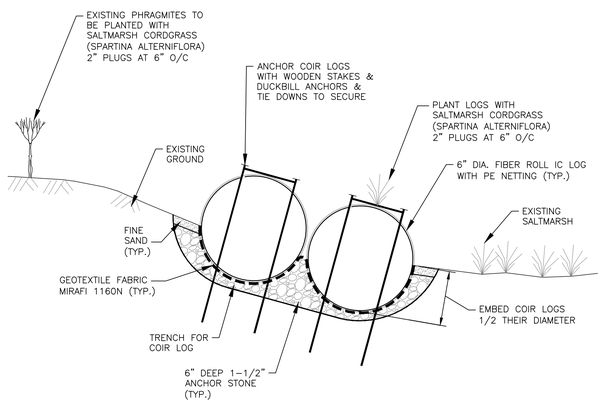
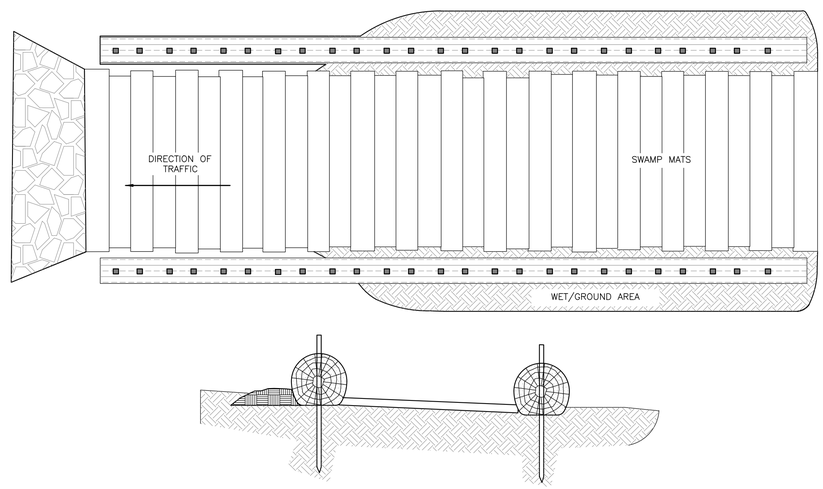


NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

B / — FILTREXX® SILTSOXX™ FILTRATION SYSTEM
(INSTALL IF NEEDED) — NTS



C / C2 COIR LOG STABILIZATION DETAIL
NOT TO SCALE
INSTALL PER MANUFACTURER RECOMMENDATIONS



D / C2 SWAMP MATS
AS NEEDED — NTS

REV	DATE	DESCRIPTION	BY	CHK
0	04/14/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS
PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, NH 03801
603.430.9282
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PROJECT
RETROSI RESIDENCE
318 DOVER POINT ROAD DOVER, NEW HAMPSHIRE
SHORELAND STABILIZATION

TITLE
SHORELAND STABILIZATION DETAILS

DATE	SCALE
MARCH 2025	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC

PROJECT No.	FIELD BOOK AND PAGE
5010180.3050.32	FB 515 PG 3

DRAWING No. **SHEET D1** REV. **0**

FILE LOCATION: P:\MHS\5010180-RIVERSIDE_&_PICKERING\3050.32-DOVER PT. RD. (RETROSSI)-SDR\02-CAD_FILES\CIVIL\5010180.3050.32-C-SP.DWG, 2025.05.01, 3:42 PM

NHB25-1592 NEW HAMPSHIRE FISH AND GAME CONSERVATION MEASURES:

1. SHORTNOSE STURGEON (STATE AND FEDERALLY ENDANGERED), ATLANTIC STURGEON (STATE AND FEDERALLY THREATENED), NEW ENGLAND COTTONTAIL (STATE ENDANGERED), COMMON TERN (STATE THREATENED), CLIFF SWALLOW (STATE THREATENED), AND EASTERN MEADOWLARK (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHOULD BE MADE AWARE OF THEIR POTENTIAL PRESENCE. SEE PLAN SHEET D2

2. NO IN-WATER WORK IS PROPOSED AND ALL WORK WILL BE CONDUCTED "IN THE DRY". IF WORK MUST BE CONDUCTED IN THE WATER NHFG MAY REQUIRE RECONSULTATION.

3. NO VEGETATION REMOVAL IS PROPOSED.

   a. SCRUB-SHRUB VEGETATION SHALL BE MAINTAINED ON SITE TO PROVIDE CONNECTIVITY IN THE LANDSCAPE FOR NEW ENGLAND COTTONTAIL.

4. IF NESTING CLIFF SWALLOWS ARE OBSERVED IN OR DIRECTLY ADJACENT TO THE PROJECT AREA, NHFG SHALL BE NOTIFIED FOR FURTHER COORDINATION AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATA CHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. CLIFF SWALLOWS MAY NEST IN STRUCTURAL FIGURES ON NEARBY BUILDINGS SUCH AS EAVES, GUTTERS, DORMER, RAFTER, ROOF, OR SIMILAR FEATURES ON A STRUCTURE. SEE PLAN SHEETS C1 & C2.

5. EQUIPMENT AND MATERIALS SHALL NOT BE STAGED OR STORED IN THE MARSH UNTIL BEING INSTALLED. SEE PLAN SHEET C2.

6. PROPER EROSION CONTROL SHALL BE INSTALLED TO PREVENT SEDIMENTATION FROM REACHING INTO THE WATERBODY. SEE PLAN SHEET D1.

7. AVOID OR MINIMIZE THE USE OF FERTILIZERS IN UPLAND AREAS OR TRANSITION ZONES. IF FERTILIZERS ARE NECESSARY, USE ORGANIC VERSUS SYNTHETIC FERTILIZERS OPTIONS. SYNTHETIC OPTIONS SHOULD BE AVOIDED; HOWEVER, IF CHOSEN, THEY SHOULD BE CONTROLLED-RELEASED/SLOW-RELEASED AND AT LOW STRENGTHS. SEE PLAN SHEET C2 & D1.

8. NATIVE SPECIES SHOULD BE USED FOR RESEEDING OR LANDSCAPING DISTURBED AREAS, IF APPLICABLE. SEE PLAN SHEETS C2, C3 & D1.

9. IF HYDROSEEDING IS DEEMED NECESSARY, THE MIX SHOULD NOT CONTAIN MICROPLASTICS AND DYES SHALL BE WATER-SOLUBLE AND ECO-FRIENDLY. HYDROSEEDING SHALL NOT OCCUR WITHIN 50 FEET OF THE RIVERS OR STREAMS TO MAINTAIN WATER QUALITY. SEE PLAN SHEET C2.

10. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHOULD NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES. SEE PLAN SHEET C2 & D1.

11. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHOULD BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
    a. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHOULD BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.

12. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHOULD NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.

13. NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHOULD HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

REPORT OBSERVATIONS OF EASTERN MEADOWLARK

The NH Fish & Game Department is requesting observations of Eastern Meadowlark that could be encountered onsite.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) anytime.

Please report promptly, noting specific location and date – Photographs strongly encouraged

Photo credit: Cornell lab of ornithology

- **State Threatened**
  - Possession and take prohibited.
  - Nests protected.
- Medium-sized bird (slightly larger but more compact than an American Robin, smaller than a Blue Jay) ~ 7.5-10.2 inches from tip to end of tail.
- Wingspan is 13.8-15.8 inches.
- Mottled brown back.
- Bright yellow throat and breast.
- Distinctive black "V" on chest.

Photo credit: Mike Allen

- Nesting occurs typically between mid-late May and early August
- Nests consist of 2-7 eggs.
- Eggs are white with brown speckles.
- May have more than 1 nest in a season.
- Nest is built on the ground with a roof of woven grasses, often not obvious when viewed directly from above.
- Incubation is for 13-16 days, nestling period lasts for 10-12 days

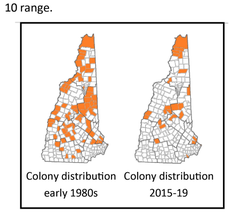
Photo credit: Mike Allen

- Adults may act agitated if disturbed within the vicinity of the nest. This may include:
  - Sharp alarm calls.
  - Flying from perch to perch, centered on a certain location.
  - Presence of two adults.

Cliff Swallows in New Hampshire: Fast Facts

Distribution and trends (see maps):
- Early 1980s: over 80 colonies
- Early 2000s: fewer than 40 colonies
- 2015-2019: 20-25 colonies

Existing colonies are primarily located in northern Coos County, with a second cluster in the Lakes Region. Most are on houses or barns, with two known sites on bridges. They range in size from single pairs to over 30, with most in the 5-10 range.



Colony distribution early 1980s | Colony distribution 2015-19

Migration:
- Arrive in early May and depart in August
- Rarely linger into September

Breeding:
- Lay eggs by end of May (sometimes later in the north)
- Incubation for two weeks
- Young leave nest in three weeks
- Most breeding completed by end of July

Cliff Swallows belong to a group of birds collectively known as "aerial insectivores," meaning that they feed primarily on insects caught while in flight. This group includes all swifts, swallows, flycatchers, and nightjars (nighthawks and whip-poor-wills), and shows some of the strongest declines among North American birds.

Most aerial insectivores in the Northeast are declining, and several additional species are considered "species of greatest conservation need" in New Hampshire including:

Common Nighthawk (endangered)
Purple Martin (threatened)
Bank Swallow
Chimney Swift
Eastern Whip-poor-will
Olive-sided Flycatcher

For more information on these species, please see the NH Wildlife Action Plan

https://www.wildlife.state.nh.us/wildlife/wap.html

For more detail on NH Cliff Swallows or to report sightings, contact Pam Hunt at NH Audubon (phunt@nhaudubon.org, 603-224-9909 x328). Additional information available at: https://www.cliffswallow.org/

Acknowledgments

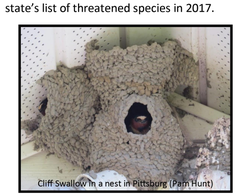
Brochure developed by NH Audubon and the NH Fish and Game Department's Nongame Program with funding from a USFWS State Wildlife Grant and private donations.

NH's Threatened

Cliff Swallows

Photo by Alan Schmierer

The Cliff Swallow (*Petrochelidon pyrrhonota*) is a colonial swallow that builds mud nests on vertical surfaces across most of North America. The number of colonies in New Hampshire has declined from over 80 in the 1980s to less than 25 today, and as a result it was added to the state's list of threatened species in 2017.



Cliff Swallow in a nest in Pittsburg (Pam Hunt)

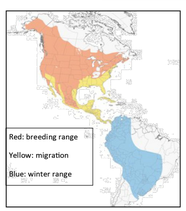
The nest is gourd-shaped, made of mud, and attached to a vertical surface under an overhang (e.g., building eave). Nests are often very close together, even overlapping.

Species Overview

Cliff Swallows may be confused with the related Barn Swallow, which is far more common in NH. Barn Swallows are easily recognized by their long forked tails, while those of Cliff Swallows are short and square. They also have a buffy rump and white forehead.

Photo by Dick Dionne

Cliff Swallows breed across most of North America and spend the winter in South America.



Historically, they nested on vertical natural cliffs in western North America, but were rare in the largely forested east. Agricultural clearing in the late 1800s created the open habitat needed for foraging, and allowed the species to expand its range into New England. The birds that colonized the east tended to nest on buildings, since natural cliffs were rare. More recently the species also took to nesting on bridges.

Threats to Cliff Swallows

Disturbance

Cliff Swallows and active nests are protected under state and federal law but nests are sometimes removed by homeowners who do not want mud or droppings on the sides of their houses. Nests are also vulnerable to removal during bridge-cleaning.

Competition

Non-native House Sparrows often occur in the same agricultural settings as Cliff Swallows, and may take up residence in old swallow nests before swallows arrive in the spring. Even if swallows build new nests, the sparrows may take them over, and are also known to remove eggs or kill nestling swallows in the process.

Pesticides

Pesticide use in heavily agricultural landscapes may result in declines in Cliff Swallows' insect prey. Data linking agricultural intensification to swallow reproductive success are inconclusive, and more research is needed.

Climate change

Cold wet weather in late spring suppresses flying insects, and thus reduces food availability for swallows. If weather patterns become increasingly variable in this manner, swallows may fail to reproduce or suffer direct mortality.

Habitat loss

As farms are abandoned, the availability of barns for nesting and associated fields for foraging may become lower. Many formerly-occupied sites in NH do not appear to have changed so this threat is presumed low.

How You Can Help Cliff Swallows

Please don't knock down their nests!

With so few colonies in NH, we need to help Cliff Swallows as much as we can. If nests are resulting in a mess on the outside of your house, please wait until August to remove them and contact NH Audubon or NHFG for further guidance. Cliff Swallows and active nests are protected under state and federal law.

Provide artificial nests

Sometimes Cliff Swallows will build their nests on clay replicas attached to eaves of buildings, and this may be a way to get them to move locations. Nests should be placed at the top of a wall and directly under the eaves, and taken down for cleaning over the winter.

Provide a source of mud

If you do have nesting Cliff Swallows, you can help them out by maintaining a mud puddle nearby. They'll use this throughout the season to refurbish their nests. Make sure the mud is sticky (e.g., a good clay content).

Cliff Swallows gathering mud in Missouri (Pam Hunt)

Minimize use of insecticides

Report colonies to NH Audubon

If you see Cliff Swallows on your property during the summer, report them, even if you don't see nests.

REV	DATE	DESCRIPTION	BY	CHK
0	04/14/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

RETROSI RESIDENCE
318 DOVER POINT ROAD DOVER, NEW HAMPSHIRE 03820
SHORELAND STABILIZATION

TITLE

NH FISH & GAME CONSERVATION MEASURES

DATE	SCALE
MARCH 2025	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC

PROJECT No.	FIELD BOOK AND PAGE
5010180.3050.32	FB 515 PG 3

DRAWING No. **SHEET D2** REV. **0**

FILE LOCATION: P:\NHS5010180\RIVERSIDE_&_PICKERING\05S5.3D_DOVER PT. RD. (RETROSI)\SHORE\CAD_FILES\CIVIL\5010180.3050.32-C-SP.DWG, 2025.06.27 2:23 PM

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #COND-2026-0027

Application Type:	Conditional Use Permit
Applicant(s):	David & Elizabeth Cash
Owner(s):	David & Elizabeth Cash
Location:	7 Church St. (Map 9, Lot 91)
Meeting Date:	June 23, 2026

INTENT: Proposal is for a Conditional Use Permit (CUP) to construct an attached two-car garage within the 10' rear setback.

AGENDA ITEM #: 4-C

FILE: COND-2026-0027

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

OWNER/APPLICANT: David & Elizabeth Cash

LOCATION: 7 Church St. (Map 9, Lot 91)

ACREAGE: ±0.24 ac. (±10,251 s.f.)

ZONING DISTRICT: Central Business District Mixed Use Sub-District (CBD-M)

EXISTING/PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, School, Church

WAIVERS REQUESTED: None.

ZBA ACTION: None

PERMITS REQUIRED: City of Dover CUP for rear setback relief.

CONSERVATION COMMISSION: N/A

TECHNICAL REVIEW COMMITTEE: N/A

APPLICATION IS COMPLETE: Yes

REGIONAL IMPACT: No

NOTICES SENT: Abutter notices were sent by certified mail.

ATTACHMENTS: CUP plan and application materials.

Summary of Request and Background

The applicant is proposing to build an attached 1-car garage with portico 0 to 3 feet into the north (rear) 10-foot setback of the property. The garage would have about 195 s.f. of conditioned bonus space above the 370 s.f. garage.

Being located in the Central Business District Mixed-Use sub-district, relief of a rear setback would be through a conditional use permit.

As a Conditional Use Permit application, the Technical Review Committee did not review this application.

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.

Staff agrees with the applicant that the above 10 criteria have been met.

Consistency with Land Use Regulations – Central Business District

Chapter 170-20.B(2) outlines the criteria for granting a Conditional Use Permit for relief within the CBD. Staff feels

See reverse →

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.

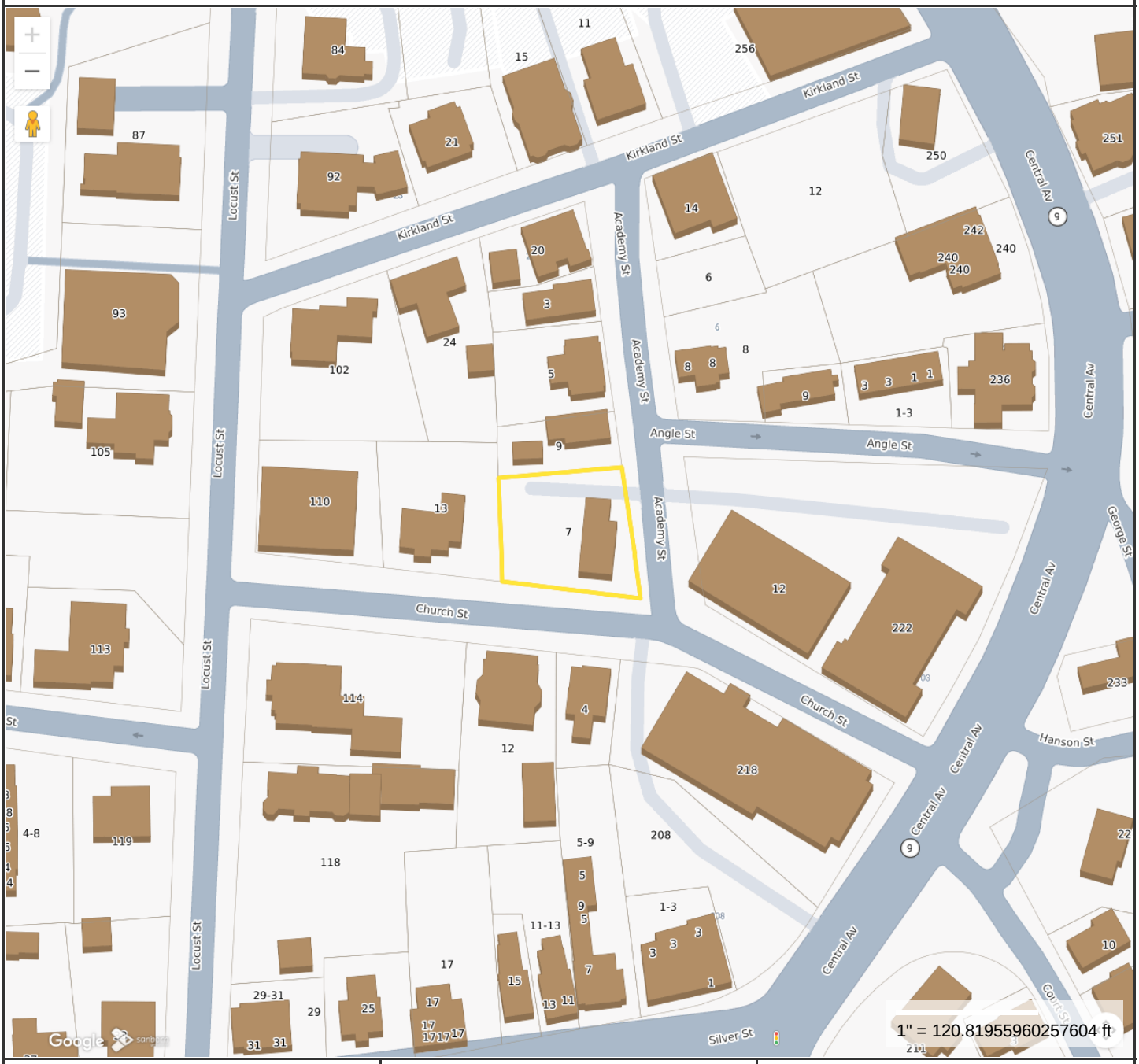
Staff agrees with the applicant that the above three criteria have been met.

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 conditions:

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, which additionally shall include:
   1.1. The owner's signatures;
   1.2. The Planning File #COND-2026-0024;
   1.3. Revise plan to Academy St.;
   1.4. A note that a foundation certification will need to be provided; and
2. Work with the Planning Department to endorse a development agreement per Chapter 170-20B(3) and then record at SCRD.

COND-2026-0027 7 CHURCH STREET



Property Information

Location	7 CHURCH ST
Owner	CASH DAVID PATRICK
Land Use	013R
Zoning Code	CBD-M
Property Id	09091-000000

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-2026-0027
FOR CITY OF DOVER, N.H.

Permit Type	Conditional Use	**Project:**		**App Date:**	05/12/2026
Work Class:	Non-Environmental	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: For a 2 car attached garage build 2 to 5 feet into the north 10 foot setback.

Parcel:	**Address:**	**Zone:**
09091-000000 Main	7 Church St Main Dover, NH	

Plan Preparer	Owner	Applicant
Martin Ryan	David Cash	David Cash
Home: (603) 502-8635	7 Church St	7 Church St
Mobile: (603) 502-8635	Mobile: (512) 632-5721	Mobile: (512) 632-5721

Permit Custom Fields

Select Permit Type	Central Business District - Mixed Use	General Purpose	Alteration / Addition	Project Zone	Residential
What is the parcel zoned?	CBD-M	New Change in Impervious/Paved Area (sq ft)	2448	Work	Please refer to attached CUP application narrative.
permitstatefed	N/A				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_David_Cash_5/12/2026.jpg	05/12/2026 17:07	Cash, David		Uploaded via CSS
Permit Snapshot Report.pdf	05/12/2026 17:08	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001576	Planning Impervious Paved Area Fee	$171.36	$171.36
	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-2026001576	$371.36	$371.36
	Grand Total for Permit	**$371.36**	**$371.36**

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		05/20/2026 12:08
Conditional Use Review v.1	Receive Submittal		
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	Permit Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Issue Permit v.1			
Verify Fees Prior to Permit v.1	Generic Action		
Issue and Review Permit v.1	Generic Action		
Print and Email Permit v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		

Internal Notification of Plan Completion v.1	Generic Action
Recording v.1	Task

To: Dover Planning Board
From: David and Elizabeth Cash
Date: May 12, 2026
Subject: Conditional Use Permit Narrative – **7 Church Street, Dover, NH 03820**

1. Project Description and Purpose

This CUP application is a request to build an attached 1-car garage with portico 0 to 3 feet into the north 10-foot setback of the property.

The proposed project is the addition of an attached 1-car garage with portico and a conditioned bonus space above the garage. The structure will be attached to the back (north) side of the home. The floor area of the 1-car garage is approximately 370 SF, the portico approximately 260 SF, and the conditioned bonus space is 195 SF. The bonus space is accessible only from the home's interior.

The home is listed as the "Samuel Wyatt House" with the National Register of Historic Places. The home used to have an attached garage in the same location as the proposed new garage. The new garage/portico will not be directly visible from the front of the house facing Church Street. Cars will access the garage/portico from the east off of Academy Street.

2. Compliance with Conditional Use Criteria

A. Compatibility

The north property line abuts the neighboring property's driveway. There will be no changes to the essential characteristics of the surrounding neighborhood; the garage/portico addition may also lift the value of surrounding properties, as relative to the open parking that now exists, it creates a more ordered, traditional Greek Revival structure to house automobiles and other machines. A traditional style single family structure with an attached garage is consistent with the neighborhood land use pattern and quality and character of the existing structures in the neighborhood. The location of the two cars, driveway, and garage door is minimized to the rear of the property. No landscaping will be eliminated. In fact, the location of the garage/portico allows for the elimination of approximately 1500 SF of asphalt (a former parking lot) that will be replaced by new landscaping (lawn, trees, and plantings) to the west side of the house. The new west landscaping is also contiguous with similar landscaping west of the subject property, creating a generous green space.

B. Traffic and Safety

If the CUP is granted, no public health, safety, or welfare will be threatened. Building slightly into the north setback will create no traffic congestion and will not impair pedestrian safety. There is a planting bed in the north setback. There

will be space in front of the garage/portico (on Academy Street) for visitor parking that will not impede pedestrians on the adjacent sidewalk.

C. Noise and Odor

The garage/portico is for the conventional use of housing two cars. The garage/portico provides—for both occupant and neighbors—a more private, quiet separation, relative to the open driveway/parking that now exists.

The bonus space is accessible only from the home's interior and is designed for conventional, quiet residential use.

3. Conclusion

As owners of 7 Church St, we take pride in the extensive improvements we have made to the property since purchasing it in December of 24. In every detail possible, our sensibility has been one of restoration, not just renovation. Our proposed garage/portico addition, is no different. We have worked closely with our architect to create a modern, functional version of a carriage house that is both in keeping with the Greek Revival character of the home and sensitive to the boundary with our neighbor. The build slightly into the north setback will comply with the required criteria for a non-environmental CUP and will help the home reach its highest and best modern use without negatively impacting the immediate neighborhood.

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: David Cash

Signature(s) of Property Owner(s): _____ Date: 2026-05-12

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

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Property Owner Name: David Cash

Signature(s) of Property Owner(s): _____ Date: 2026-05-12

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

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

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

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

Address of Sign Location: _____

Sign Permit Application Type:
(check one)

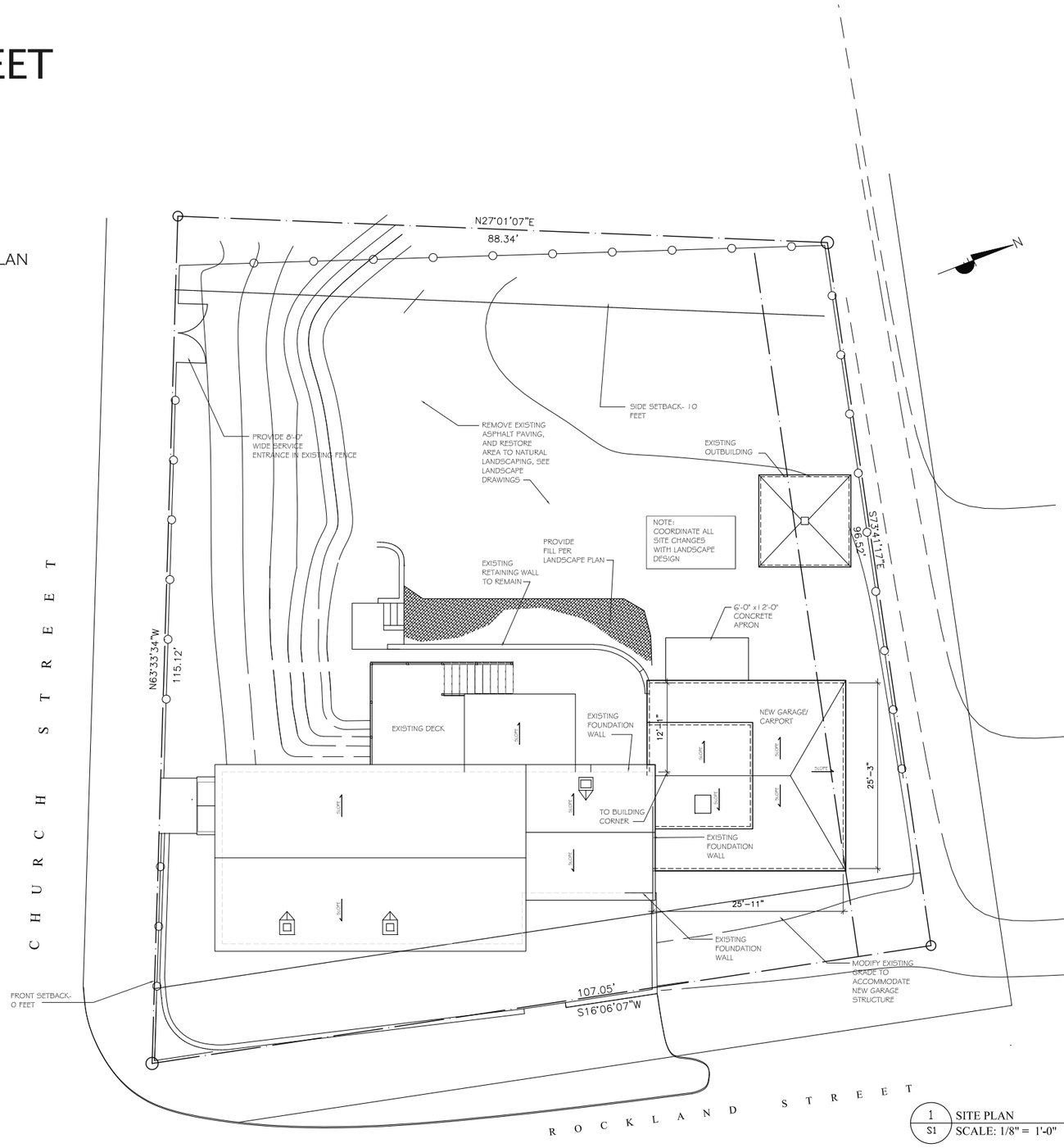
- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

COND-2026-0027 **7 CHURCH STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
09085-000000	4 CHURCH ST	NBCS LLC		25 HIGHLAND ST	DOVER	NH	03820
09099-000000	8 ACADEMY ST	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVE	DOVER	NH	03820
09096-000000	24 KIRKLAND ST	RICHARD PAUL &	GLIDDEN BOBBIE J	24 KIRKLAND ST	DOVER	NH	03820
09093-000000	5 ACADEMY ST	PAULSEN CHRISTIAN E & ANJA W TRUSTEES	PAULSEN FAMILY REVOCABLE TRUST OF 2017	55 THORNTON ST	PORTSMOUTH	NH	03801-3678
09095-000000	20 KIRKLAND ST	ZHENG JASON		6036 GERMAN RD	PIPERSVILLE	PA	18947
09100-000000	9 ANGLE ST	MARINO JOSEPH A		370 BACK RD	DOVER	NH	03820
09081-000000	9 SILVER ST	THREE OF A KIND INVESTMENTS LLC		281 SAGAMORE AVE	PORTSMOUTH	NH	03801
09103-000000	240-242 CENTRAL AV	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVE	DOVER	NH	03820-4130
09088-000000	118 LOCUST ST	118 LOCUST ST LLC		6 LIBERTY SQUARE PMB 349	BOSTON	MA	02109
09099-A00000	6 ACADEMY ST	FELICITA INC		300 CENTRAL AVE	DOVER	NH	03820
09084-000000	218 CENTRAL AV	FIRST PARISH CHURCH CONGREGATIONAL		218 CENTRAL AVE	DOVER	NH	03820
09105-000000	12 KIRKLAND ST	FELICITA INC		300 CENTRAL AVE	DOVER	NH	03820
09106-000000	KIRKLAND ST	FELICITA INC		300 CENTRAL AVE	DOVER	NH	03820
09087-000000	114 LOCUST ST	WORK OPPORTUNITIES UNLIMITED INC		114 LOCUST ST	DOVER	NH	03820
09101-000000	1 ANGLE ST	COONS BENJAMIN C & KOURTNEY L TTS	ANGLE TRUST	20 PORTSMOUTH AVE STE 1 #299	STRATHAM	NH	03885
09090-000000	13 CHURCH ST	FARRELL ALEXANDER E	SHIMEL EDITH E	13 CHURCH ST	DOVER	NH	03820-3724
09094-000000	3 ACADEMY ST	FLYNN SHAUN M &	FLYNN SIMONE V	85 WISWALL RD	DURHAM	NH	03824-4420
09098-000000	222 CENTRAL AV	ST MARY'S SCHOOL		222 CENTRAL AVE	DOVER	NH	03820
09083-000000	208 CENTRAL AV	FIRST PARISH CHURCH		218 CENTRAL AVE	DOVER	NH	03820
09089-000000	110 LOCUST ST	ROMAN CATHOLIC BISHOP		153 ASH ST	MANCHESTER	NH	03104
09086-000000	12 CHURCH ST	BRUM FELICIA M		14 CHURCH ST APT 1	DOVER	NH	03820
09092-000000	9 ACADEMY ST	ROHR CHRISTOPHER K		9 ACADEMY ST	DOVER	NH	03820
09097-000000	102 LOCUST ST	102 LOCUST STREET LLC		171 MIDDLE ST	PORTSMOUTH	NH	03801
09091-000000	7 CHURCH ST	CASH DAVID PATRICK	CASH ELIZABETH ANN	7 CHURCH ST	DOVER	NH	03820

7 CHURCH STREET
GARAGE ADDITION
DOVER, NH

NO	TITLE
S1	SITE PLAN
D1	BASEMENT REMOVALS PLAN
D2	1ST & 2ND FLOOR REMOVALS PLAN
D3	ELEVATIONS REMOVALS
A1	BASEMENT FLOOR PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN & WEST ELEVATION
A4	NORTH & EAST ELEVATIONS, GARAGE SECTION
A5	GARAGE DETAILS



1 / S1 SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR

SITE NOTES:

OWNER OF RECORD: CASH DAVID PATRICK, CASH ELIZABETH ANN

7 CHURCH ST.
DOVER, NEW HAMPSHIRE

ZONING: CBD-M

THIS PARCEL IS SHOWN AS LOT #91, MAP #9 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS

PARCEL AREA = 10,251 SF = 0.24 ACRES

ZONING DIMENSIONS AND DENSITY REQUIREMENTS:

	ALLOWABLE	EXISTING	PROPOSED
A) ZONING DISTRICT		CBD-M	UNCHANGED
B) MIN. LOT SIZE-	10,000 SF	10,251 SF	UNCHANGED
C) MIN. LOT FRONTAGE-	100 FT	115.12 FT	UNCHANGED
D) MIN. FRONT SETBACK-	0 FT	6 FT	UNCHANGED
E) MIN. SIDE SETBACKS-	10 FT	8 FT	UNCHANGED
F) MIN. REAR SETBACK-	10 FT	31 FT	3'-10-1/2"*
G) MAX. LOT COVERAGE-	5,126 SF	1,487 SF	2,448 SF

(*) REQUESTING CUP

SITE DATA OBTAINED FROM SITE SURVEY OF MAY 27, 1997 AND FIELD MEASUREMENTS.
(*) REQUESTING CUP

10,221 SF - SITE AREA
2,448 SF - BUILDING FOOTPRINT AREAS

NOTE: WITH ANY MAJOR GROUND DISTURBANCE CONTACT DIG SAFE SYSTEM, INC. CALL 811 or 888-344-7233

NOTE: LANDSCAPE DESIGN BY OTHERS

NOTE: FIELD VERIFY ALL EXISTING CONDITIONS- THE CONTRACTOR SHALL FIELD VERIFY ALL DRAWINGS AND DIMENSIONS, AND REPORT ANY DISCREPANCY(IES) TO THE ARCHITECT. THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY(IES) HAS(HAVE) BEEN RESOLVED.

REVISED 06-05-26

GRAPHIC SCALE
0 4' 8' 16'
SCALE 1/8" = 1'-0"

MARTIN RYAN ARCHITECT
227 Woodbury Ave
Portsmouth, NH 03801
603-502-8635

LICENSED ARCHITECT MARTIN C. RYAN No. 2805 STATE OF NEW HAMPSHIRE

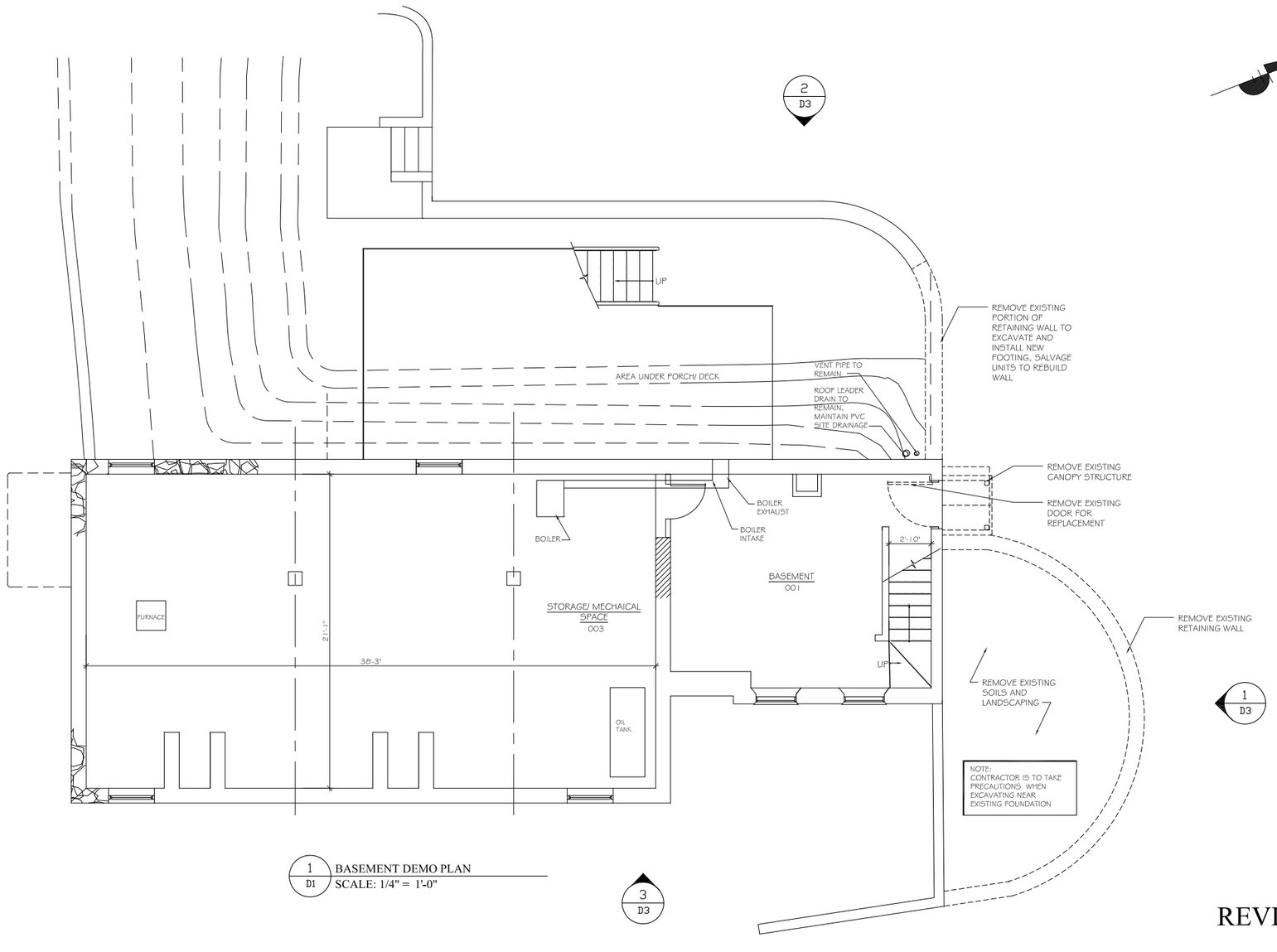
PERMIT SET
05 JUNE 2026

7 CHURCH STRRET
GARAGE ADDITION
DOVER
NEW HAMPSHIRE

DATE: –
DESIGN: –
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

SITE PLAN

S1



1 / D1 BASEMENT DEMO PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.

GENERAL DEMOLITION NOTES:

DEMOLISH AND REMOVE FROM SITE THOSE ITEMS AS INDICATED ON THE DRAWINGS. THE DRAWINGS ARE INTENDED TO BE SCHEMATIC AND DO NOT SHOW EVERY AREA OR ITEM INTENDED FOR DEMOLITION.

QUALITY ASSURANCE
A. USE ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

B. ALL APPLICABLE REGULATIONS SHALL BE OBSERVED THROUGHOUT THE DEMOLITION WORK, INCLUDING THOSE RELATING TO ENVIRONMENTAL PROTECTION AND JOB SAFETY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL COMPLIANCE WITH APPLICABLE REGULATIONS.

SURFACE CONDITIONS
A. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE PERFORMED. BRING TO THE ATTENTION OF THE OWNER AND CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

DEMOLITION BY CONTRACTOR
IN COMPANY WITH THE OWNER, VISIT THE SITE AND VERIFY THE EXTENT OF DEMOLITION TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR IS REQUIRED TO PROVIDE A COMPLETE SCOPE OF DEMOLITION WORK FOR APPROVAL BY THE OWNER BEFORE PROCEEDING WITH THE WORK.

USING ONLY THE MEANS AND EQUIPMENT APPROVED FOR THIS PURPOSE BY GOVERNMENTAL AGENCIES HAVING JURISDICTION.

SECURE THE SITE FROM UNAUTHORIZED PERSONNEL.

PROVIDE ADEQUATE PROTECTION OF NEIGHBORING PROPERTIES, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ADJOINING PROPERTY AND MATERIAL DURING THE WORK.

DEMOLISH AND COMPLETELY REMOVE FROM THE JOB SITE THE EXISTING CONSTRUCTION DESIGNATED TO BE REMOVED. REMOVE AND SALVAGE ITEMS AS NOTED ON DRAWING SET.

SHUT OFF, CAP AND OTHERWISE PROTECT PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OF UTILITY HAVE JURISDICTION. WHERE THE OWNER IS PROVIDING THE WORK, THE CONTRACTOR SHALL CONFIRM THAT THE WORK HAS BEEN DONE.

PROVIDE ADEQUATE SHORING OR BRACING TO PROTECT PROPERTY ON SITE AND ADJACENT PROPERTIES. IF UNSURE OF WHERE SHORING MAY BE REQUIRED, CONSULT WITH THE OWNER BEFORE PROCEEDING.

DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE, EXCEPT THOSE ITEMS INDICATED OR OTHERWISE AGREED BETWEEN OWNER AND CONTRACTOR.

ALL MATERIAL INDICATED FOR REMOVAL SHALL BE DISPOSED OF IN A LEGAL MANNER. CONTRACTOR SHALL PROVIDE OWNER WITH ALL DISPOSAL TICKETS INDICATING THAT MATERIAL HAS BEEN PROPERLY DISPOSED OF, IF SO REQUESTED BY OWNER.

LOCATE ALL REMOVAL TRUCKS AND DUMPSTERS IN COORDINATION WITH THE OWNER TO ALLOW TRAFFIC TO CONTINUE AND TO AVOID A NUISANCE.

WITH ANY MAJOR GROUND DISTURBANCE CONTACT DIG SAFE SYSTEM, INC. CALL 811 or 888-344-7233

NOTE: WITH ANY MAJOR GROUND DISTURBANCE CONTACT DIG SAFE SYSTEM, INC. CALL 811 or 888-344-7233

NOTE: FIELD VERIFY ALL EXISTING CONDITIONS- THE CONTRACTOR SHALL FIELD VERIFY ALL DRAWINGS AND DIMENSIONS, AND REPORT ANY DISCREPANCY(IES) TO THE ARCHITECT. THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY(IES) HAS(HAVE) BEEN RESOLVED.

REVISED 06-05-26

GRAPHIC SCALE
0 1' 4' 8'
SCALE 1/4" = 1'-0"

MARTIN RYAN ARCHITECT
227 Woodbury Ave
Portsmouth, NH 03801
603-502-8035

LICENSED ARCHITECT
MARTIN C RYAN
No. 2808
STATE OF NEW HAMPSHIRE

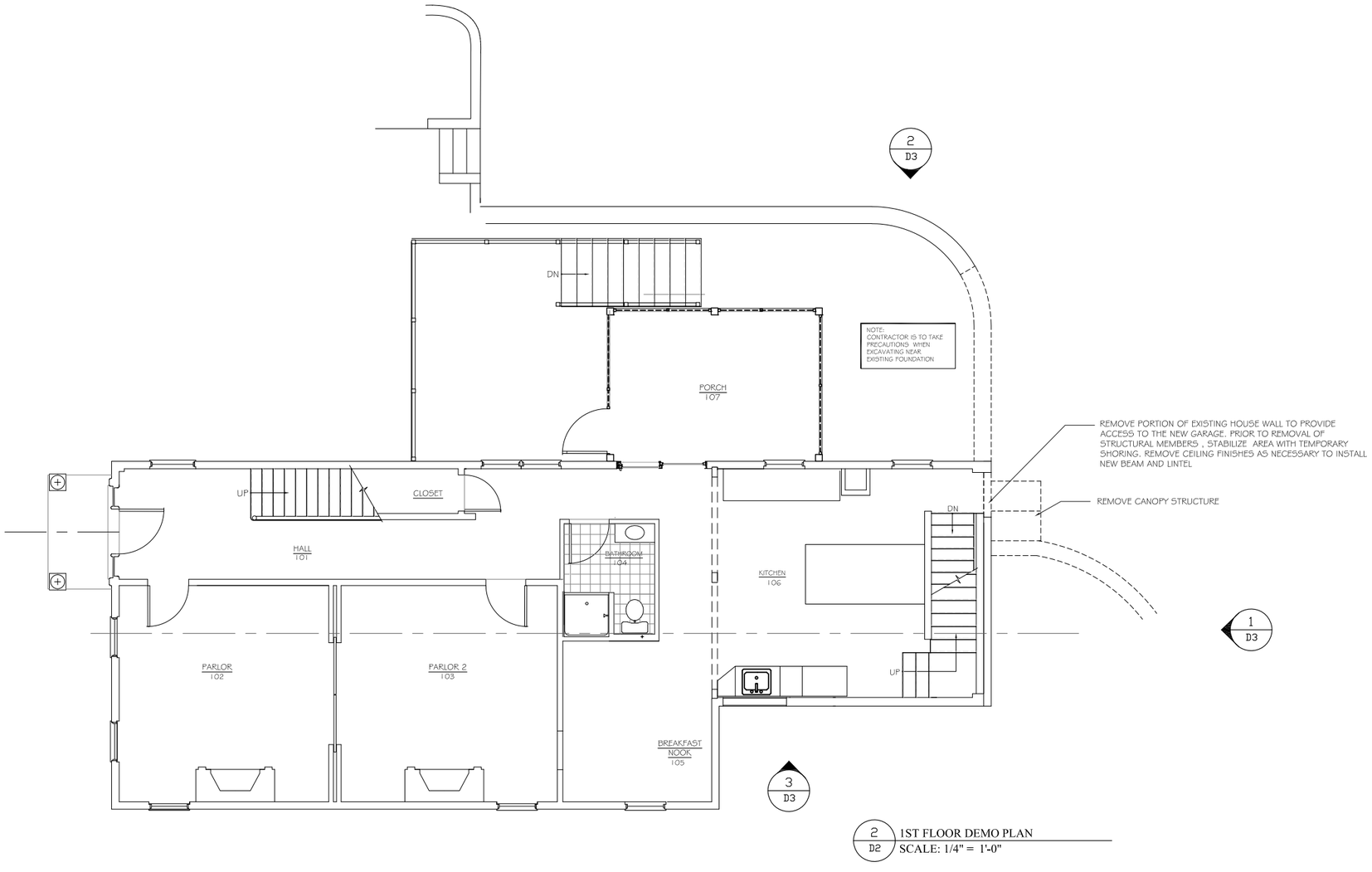
PERMIT SET
05 JUNE 2026

7 CHURCH STRREET
GARAGE ADDITION
DOVER
NEW HAMPSHIRE

DATE: –
DESIGN: –
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

BASEMENT
REMOVALS PLAN

D1



2 / D2 1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

REVISED 06-05-26

NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.

GENERAL DEMOLITION NOTES:

DEMOLISH AND REMOVE FROM SITE THOSE ITEMS AS INDICATED ON THE DRAWINGS. THE DRAWINGS ARE INTENDED TO BE SCHEMATIC AND DO NOT SHOW EVERY AREA OR ITEM INTENDED FOR DEMOLITION.

QUALITY ASSURANCE
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SURFACE CONDITIONS
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DEMOLITION BY CONTRACTOR
IN COMPANY WITH THE OWNER, VISIT THE SITE AND VERIFY THE EXTENT OF DEMOLITION TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR IS REQUIRED TO PROVIDE A COMPLETE SCOPE OF DEMOLITION WORK FOR APPROVAL BY THE OWNER BEFORE PROCEEDING WITH THE WORK.

USING ONLY THE MEANS AND EQUIPMENT APPROVED FOR THIS PURPOSE BY GOVERNMENTAL AGENCIES HAVING JURISDICTION.

SECURE THE SITE FROM UNAUTHORIZED PERSONNEL.

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WITH ANY MAJOR GROUND DISTURBANCE CONTACT DIG SAFE SYSTEM, INC. CALL 811 or 888-344-7233

NOTE: FIELD VERIFY ALL EXISTING CONDITIONS- THE CONTRACTOR SHALL FIELD VERIFY ALL DRAWINGS AND DIMENSIONS, AND REPORT ANY DISCREPANCY(IES) TO THE ARCHITECT. THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY(IES) HAS(HAVE) BEEN RESOLVED.

GRAPHIC SCALE
0 1' 4' 8'
SCALE 1/4" = 1'-0"

MARTIN RYAN ARCHITECT
229 Woodbury Ave
Portsmouth, NH 03801
603-502-6035

LICENSED ARCHITECT
MARTIN L. RYAN
No. 2808
STATE OF NEW HAMPSHIRE

PERMIT SET
05 JUNE 2026

7 CHURCH STRRET
GARAGE ADDITION
DOVER
NEW HAMPSHIRE

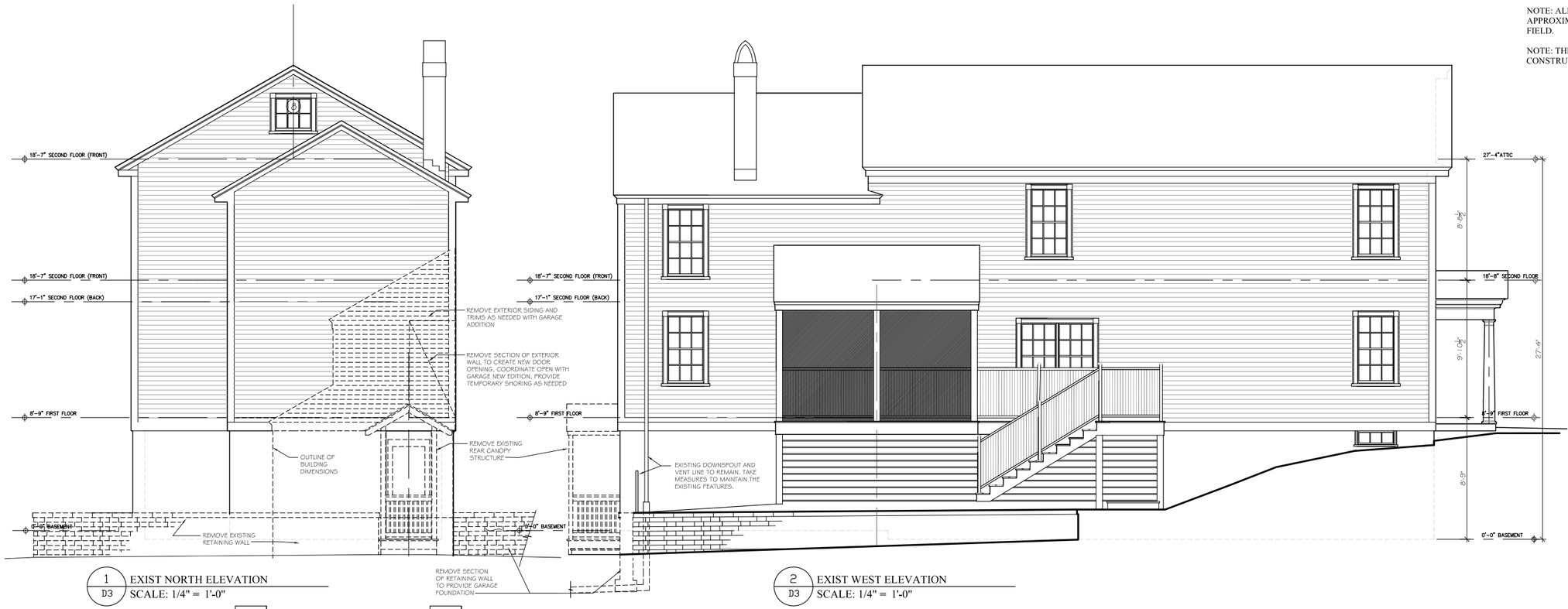
DATE: –
DESIGN: –
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

SECOND
FLOOR REMOVALS PLANS

D2

NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



1 / D3 EXIST NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 / D3 EXIST WEST ELEVATION
SCALE: 1/4" = 1'-0"

3 / D3 EXIST EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: FIELD VERIFY ALL EXISTING CONDITIONS- THE CONTRACTOR SHALL FIELD VERIFY ALL DRAWINGS AND DIMENSIONS, AND REPORT ANY DISCREPANCY(IES) TO THE ARCHITECT. THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY(IES) HAS(HAVE) BEEN RESOLVED.

REVISED 06-05-26

GRAPHIC SCALE
0 1' 4' 8'
SCALE 1/4" = 1'-0"

MARTIN RYAN ARCHITECT
237 Woodbury Ave
Portsmouth, NH 03801
603-502-8635

LICENSED ARCHITECT
MARTIN L. RYAN
No. 2808
STATE OF NEW HAMPSHIRE

PERMIT SET
05 JUNE 2026

7 CHURCH STRREET
GARAGE ADDITION
DOVER
NEW HAMPSHIRE

DATE:	–
DESIGN:	–
DRAWN:	MLR
CHECKED:	XX
SCALE:	
JOB:	

EXISTING ELEVATIONS & DEMO NOTES

D3

ELECTRICAL NOTES:

1. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND DONE IN A WORKMANLIKE MANNER TO COMPLY WITH NECA 1-2006, STANDARD FOR GOOD WORKMANSHIP IN ELECTRICAL CONSTRUCTION.
2. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH NFPA 70 (NEC) AND REQUIREMENTS CONTAINED HEREIN.
3. DRAWINGS ARE INTENDED TO INDICATE THE EXTENT OF WORK TO BE PERFORMED UNDER THIS CONTRACT. DRAWINGS ARE NOT MEANT TO FULLY DEFINE ALL ELEMENTS OF WORK TO PROVIDE A COMPLETE AND USEABLE PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, LAYOUTS, AND OTHER FEATURES OF WORK PRIOR TO DEMOLITION AND CONSTRUCTION TO PROVIDE A COMPLETE AND USEABLE PRODUCT. REFERENCES TO OUTLETS ⚲ AND LIGHTING ARE SHOWN FOR CONCEPTUAL PURPOSES AND WILL REQUIRE A FULLY ENGINEERED SOLUTION.
4. ALL LABELS SHALL BE PERMANENTLY ATTACHED TO EQUIPMENT.

GENERAL CONSTRUCTION NOTES

1. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.

2. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

3. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY AS APPROVED BY THE OWNER AT NO ADDITIONAL COST TO THE OWNER.

4. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK.

6. THE CONTRACTOR SHALL DISPOSE OF AND/OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE OF NEW HAMPSHIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED.

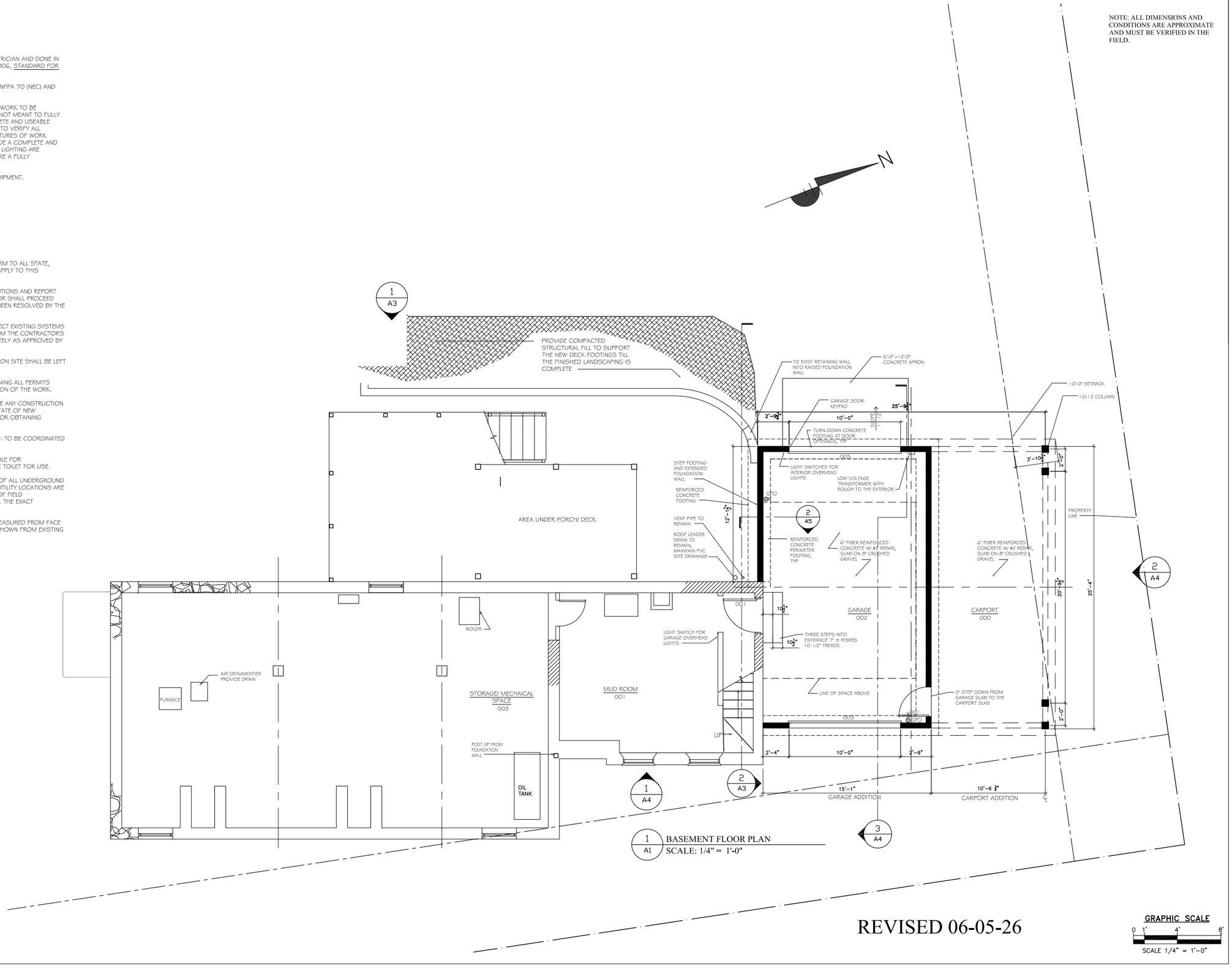
7. MOBILIZATION, LAY DOWN AND DUMPSTER LOCATIONS: TO BE COORDINATED AT SITE WITH OWNER.

8. THE EXISTING TOILET FACILITIES SHALL NOT BE AVAILABLE FOR CONTRACTOR'S USE. CONTRACTOR TO OBTAIN PORTABLE TOILET FOR USE.

9. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. LOCATIONS SHOWN ARE A COMPILATION OF FIELD INVESTIGATIONS AND EXISTING BASE RECORD DRAWINGS. THE EXACT LOCATIONS CAN ONLY BE DETERMINED BY EXCAVATION.

10. ALL DIMENSION LINES AT NEW CONSTRUCTION ARE MEASURED FROM FACE OF STUD UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHOWN FROM EXISTING CONSTRUCTION ARE FROM FACE OF FINISHED WALL.

NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.



1 A1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISED 06-05-26

GRAPHIC SCALE
0 1' 4' 8'
SCALE 1/4" = 1'-0"

MARTIN RYAN ARCHITECT
227 Woodbury Ave
Portsmouth, NH 03801
603-502-9635

LICENSED ARCHITECT
MARTIN L RYAN No. 2808
STATE OF NEW HAMPSHIRE

PERMIT SET
05 JUNE 2026

7 CHURCH STREET
GARAGE ADDITION
DOVER
NEW HAMPSHIRE

DATE:	–
DESIGN:	–
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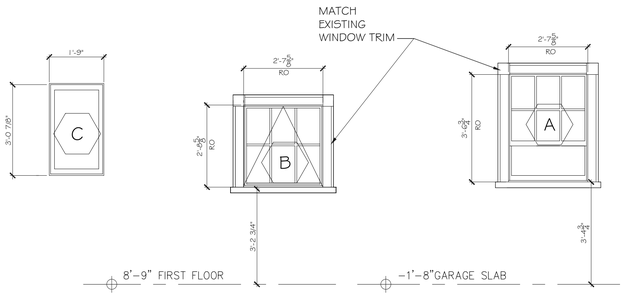
CHECKED:	XX
SCALE:	
JOB:	

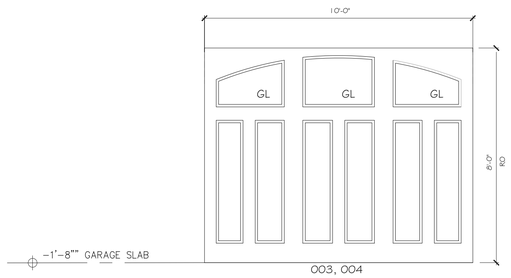
BASEMENT FLOOR PLAN

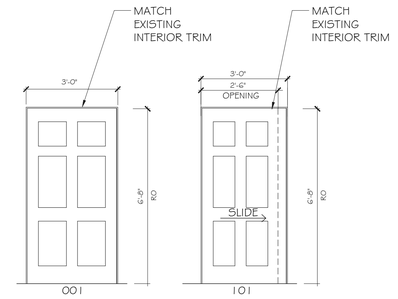
A1



3 / A2 WINDOW TYPES
SCALE: NTS

NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.





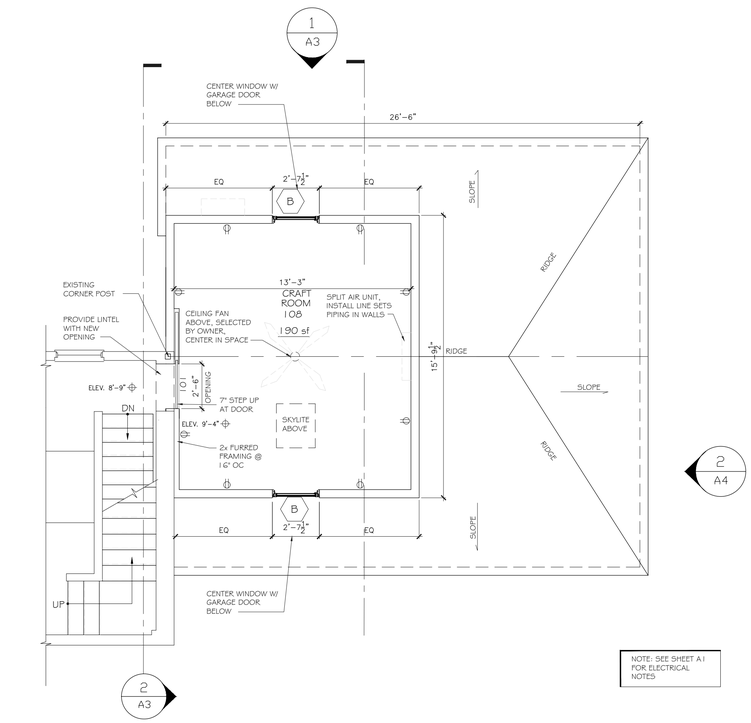
4 / A2 DOOR TYPES
SCALE: NTS"

WINDOW SCHEDULE (TYPES)

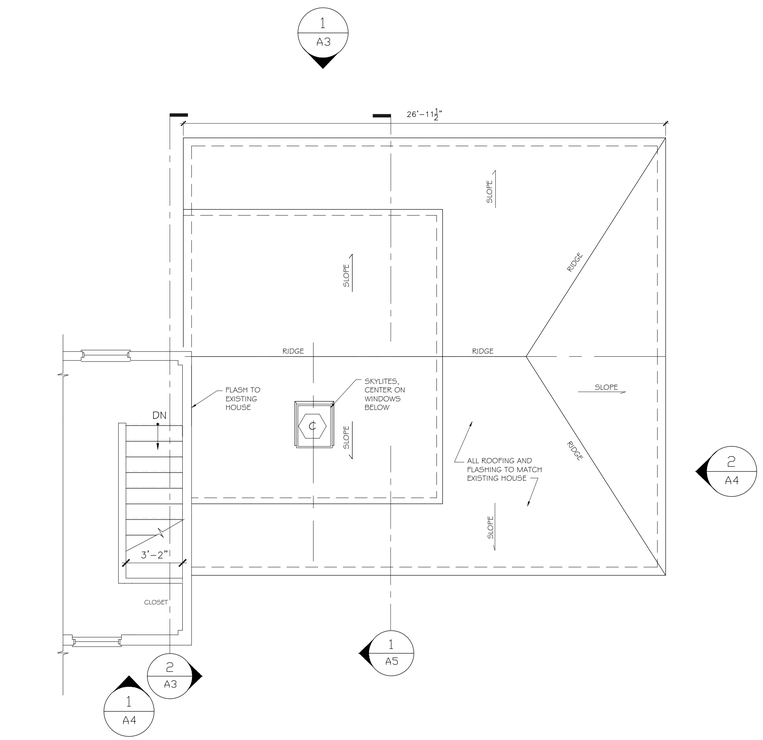
WINDOW NUMBER	TYPE	PANES	OPERATION	QUANTITY	MANF.	SIZE	NOTES
A	NEW	6/1	DH	1	ANDERSON 400 WOODWRIGHT	2'-7 5/8" x 3'-6 3/4"	NEW WINDOWS
B	NEW	6	AWNING	2	ANDERSON 400 WOODWRIGHT	2'-7 5/8" x 2'-8 5/8"	NEW WINDOWS
C	NEW SKYLIGHT	1	FIXED	1	VELUX- DECK MOUNTED	C04 21" x 37-7/8"	FIXED SKYLIGHTS

DOOR SCHEDULE

NO.	LOCATION	DOOR TYPE WIDTH	HEIGHT	THICKNESS	MATERIAL	FIRE RATING	REMARKS	ACCESS
001	ENTRANCE DOOR	3'-0"	6'-8"	1-3/4"	-	20 MINUTE	ENTRANCE HARDWARE, REPLACEMENT DOOR, VERIFY EXISTING FRAME AND OPENING	-
101	POCKET DOOR	2'-6"	6'-8"	-	WD		-	
002	ENTRANCE DOOR	3'-0"	6'-8"	1-3/4"	-		ENTRANCE HARDWARE, SELECTED BY OWNER	CHAIN DRIVE
003	GARAGE	10'-0"	8'-0"	-	-			CHAIN DRIVE
004	GARAGE	10'-0"	8'-0"	-	-		-	CHAIN DRIVE
							-	-



1 / A2 PARTIAL 2ND FLOOR PLAN PLAN
SCALE: 1/4" = 1'-0"



2 / A2 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.

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3. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY AS APPROVED BY THE OWNER AT NO ADDITIONAL COST TO THE OWNER.

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10. ALL DIMENSION LINES AT NEW CONSTRUCTION ARE MEASURED FROM FACE OF STUD UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHOWN FROM EXISTING CONSTRUCTION ARE FROM FACE OF FINISH WALL.

REVISED 06-05-26

GRAPHIC SCALE
0 1' 4' 8'
SCALE 1/4" = 1'-0"

MARTIN RYAN ARCHITECT
227 Woodbury Ave
Portsmouth, NH 03801
603-929-8835

LICENSED ARCHITECT
MARTIN L RYAN
No. 2888
STATE OF NEW HAMPSHIRE

PERMIT SET
05 JUNE 2026

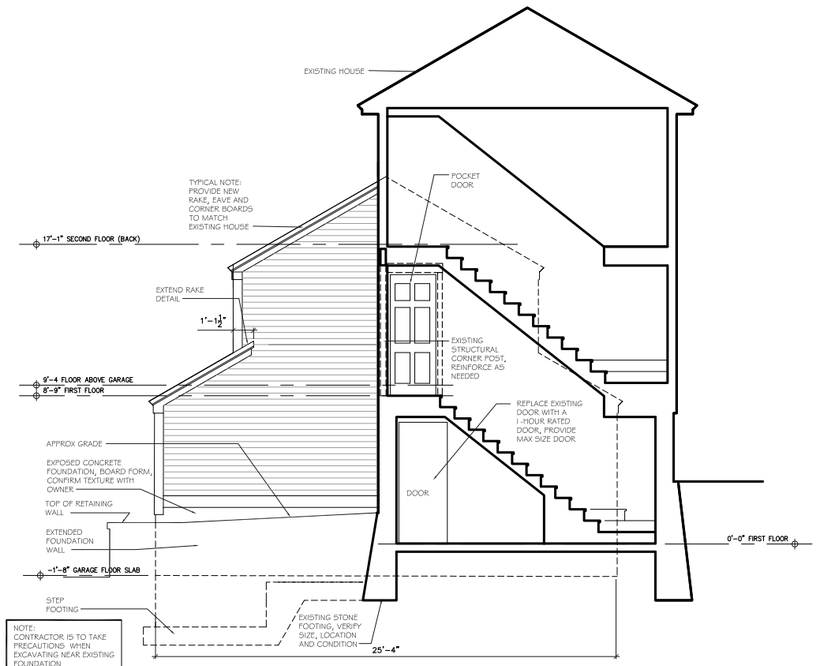
7 CHURCH STREET
GARAGE ADDITION
DOVER
NEW HAMPSHIRE

DATE: -
DESIGN: -
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

FIRST FLOOR & ROOF PLAN
SCHEDULES

A2

NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.



2 / A3 SECTION AT STAIRS
SCALE: 1/4" = 1'-0"

1 / A3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISED 06-05-26

GRAPHIC SCALE
0 1' 4' 8'
SCALE 1/4" = 1'-0"

MARTIN RYAN ARCHITECT
227 Woodbury Ave
Portsmouth, NH 03801
603-502-9635

LICENSED ARCHITECT
MARTIN L. RYAN
No. 2808
STATE OF NEW HAMPSHIRE

PERMIT SET
05 JUNE 2026

7 CHURCH STRRET
GARAGE ADDITION
DOVER
NEW HAMPSHIRE

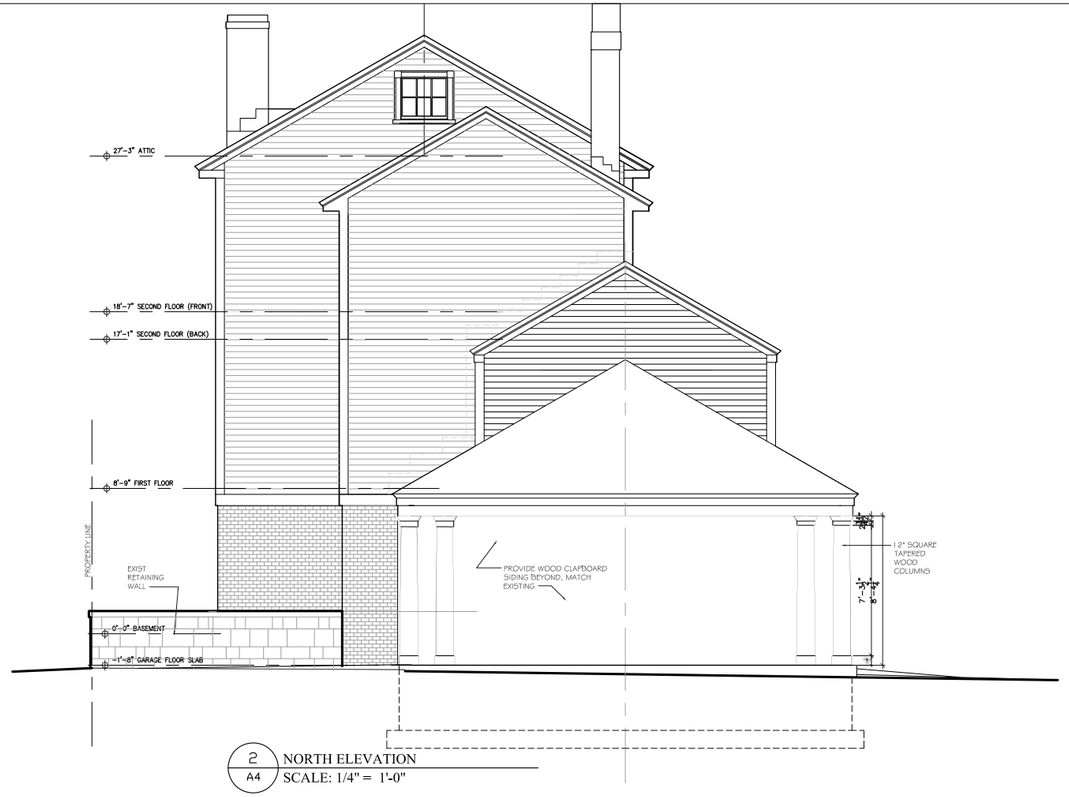
DATE: –
DESIGN: –
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

WEST ELEVATION
& BUILDING SECTION

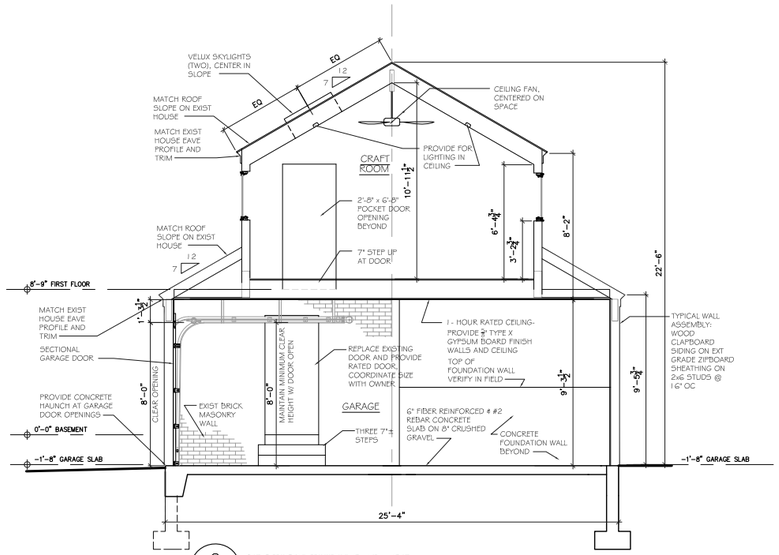
A3

NOTE: ALL FRAMING AND STRUCTURAL MEMBERS TO BE CONFIRMED BY A LICENSED STRUCTURAL ENGINEER. THIS INCLUDES THE SIZING OF STRUCTURAL FRAMING MEMBERS SUCH AS BEAMS, COLUMNS, JOIST, POSTS, FOOTING AND SLABS.

NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.



2 / A4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 / A4 SECTION THRU GARAGE
SCALE: 1/4" = 1'-0"

1 / A4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISED 06-05-26

GRAPHIC SCALE
0 1' 4' 8'
SCALE 1/4" = 1'-0"

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801
603-502-6635

LICENSED ARCHITECT
MARTIN C. RYAN
No. 2906
STATE OF NEW HAMPSHIRE

PERMIT SET
05 JUNE 2026

7 CHURCH STREET
GARAGE ADDITION
DOVER
NEW HAMPSHIRE

DATE:	–
DESIGN:	–
DRAWN:	MLR
CHECKED:	XX
SCALE:	
JOB:	

NORTH & EAST ELEVATIONS
GARAGE SECTION

A4

FOUNDATION NOTES

FOOTING AND SLABS HAVE BEEN DESIGNED TO BEAR ON SOILS WITH A MINUMUM ALLOWABLE PRESUMPTIVE BEARING CAPACITY OF 2000 PSF.

EXCAVATION, FILL PLACEMENT AND COMPACTION IS TO BE PERFORMED IN THE DRY AND IN UNFROZEN GROUND. THE CONTRACTOR SHALL PERFORM DE-WATERING AS REQUIRED TO MAINTAIN THE GROUNDWATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION. CONTACT THE ENGINEER IF UNSTABLE, SATURATED OR WEAVING SOILS ARE ENCOUNTERED.

REMOVE ALL DELETERIOUS MATERIALS, TOP SOIL, BOULDERS, STUMPS AND OTHER ORGANICS FROM BENEATH NEW SLABS AND FOOTINGS. CARE SHALL BE TAKEN NOT TO DISTURB SOILS BELOW LINES AND GRADES REQUIRED FOR STRUCTURAL FILL PLACEMENT OR FOOT BEARING.

MAINTAIN A MINIMUM OF 4 FEET FROM GRADE TO BOTTOM OF FOOTINGS. THE CONTRACTOR SHALL PROTECT FOOTING AND SLAB SURFACES FROM FREEZING.

PRIOR TO FILL PLACEMENT AND FOOTING CASTING, COMPACT THE EXISTING MATERIAL TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 METHOD C. NOTIFY THE ENGINEER IF NOTICEABLE DEPRESSIONS OCCUR DURING COMPACTION.

FILL REQUIRED WITHIN THE BUILDING FOOTPRINT SHALL BE CRUSHED GRAVEL MEETING THE REQUIREMENTS OF NHDOT SPECIFICATIONS ITEM NUMBER 304.3 MODIFIED CRUSHED GRAVEL. PLACE AND COMPACT MATERIAL IN 6 TO 12 INCH LIFTS, DEPENDING ON EQUIPMENT USED FOR COMPACTION. COMPACT MATERIAL TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 METHOD C.

FOOTINGS ARE TO BE CENTERED UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.

FOUNDATION WALLS SHALL BE BACKFILLED SUCH THAT THE TOP OF THE FILL DOES NOT VARY MORE THAN 16 INCHES FROM ONE SIDE TO THE OTHER. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT MOVEMENT OF FOUNDATION WALLS WHILE BACKFILLING. DO NOT BACKFILL WALLS UNTIL THE FIRST FLOOR DECK AND STEEL BRACED FRAME ARE IN PLACE.

CONCRETE AND REINFORCING STEEL NOTES

ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI 301-99 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"

CONCRETE DESIGN MIXES SHALL BE PREPARED IN ACCORDANCE WITH ACI 211, ACI 318, THE PROJECT SPECIFICATIONS AND SHALL HAVE THE FOLLOWING STRENGTHS AND PROPERTIES:

LOCATION	STRENGTH AT 28 DAYS (f'c)
CONCRETE SLABS	4000 PSI
ALL OTHER CONCRETE	3000 PSI

(f'c)	CEMENT/YD	MAX W/C RATIO BY WT
4000 PSI	611 POUNDS	0.45
3500 PSI	564 POUNDS	0.48
3000 PSI	517 POUNDS	0.55

CONCRETE FOR EXTERIOR WALLS AND EXTERIOR SLABS SHALL BE AIR ENTRAINED TO 6(+/- 1)%.

MAXIMUM SLUMP SHALL BE SET FORTH IN THE APPROVED CONCRETE DESIGN MIX.

REINFORCING STEEL SHALL CONFORM TO ASTM A 615 GRADE 60 SPECIFICATIONS, FABRICATED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE AND PLACED IN ACCORDANCE WITH ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 GRADE 65 AND BE FURNISHED IN FLAT SHEETS. LAP ALL WWF EDGES TWO SQUARES.

SUPPORT WWF USING STANDARD CONCRETE BRICKS AT 3 FEET ON CENTER TO MAINTAIN THE WWF AT THE CENTER OF THE SLAB, UNLESS SHOWN OTHERWISE.

MAINTAIN THE FOLLOWING CONCRETE COVER OVER REINFORCING UNO:

CONCRETE CAST AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	2"
COLUMNS AND BEAMS NOT EXPOSED TO EARTH OR WEATHER	1½"
SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER	¾"

PROVIDE CORNER BARS TO MATCH SIZE AND SPACING OF ALL DISCONTINUOUS REINFORCING IN WALLS AND FOOTINGS.

REINFORCING SHALL BE SPLICED AND EMBEDDED AS FOLLOWS:

BAR SIZE	SPLICE LENGTH	STRAIGHT BAR EMBEDDMENT LENGTH
#3	1'-6"	1'-0"
#4	2'-0"	1'-4"
#5	2'-6"	1'-6"
#6	3'-0"	2'-0"

WOOD FRAMING NOTES

UNLESS NOTED OTHERWISE, ALL FRAMING LIMBER SHALL HAVE THE FOLLOWING CHARACTERISTICS:
Fb = 1,000 psi Fv = 75 psi E = 1,400,000 psi

CONTRACTOR TO CONFIRM THE SIZE, SPACING AND STRESS CHARACTERISTICS OF ALL FRAMING AND STRUCTURAL MEMBERS TO MEET THE LOCAL CODE REQUIREMENTS.

WALL BRACING METHOD ASSUMED AS CS-WSP.

HOLE SIZES AND LOCATIONS IN GLULAM OR LAMINATED VENEERED LUMBER MEMBERS ARE TO BE CONFIRMED BY PROFESSIONAL ENGINEER.

ANY STRUCTURAL MEMBERS OR FRAMING MEMBERS NOT INDICATED ON THE PLAN ARE TO BE SIZED BY THE CONTRACTOR.

DOUBLE FLOOR JOISTS UNDER ALL PARTITION WALLS, UNLESS NOTED OTHERWISE.

ALL SUB-FLOORING IS ASSUMED TO BE ¾" THICK, GLUED & NAILED.

ALL NEW EXTERIOR WALLS ARE DIMENSIONED TO OUTER FACE OF STUD.

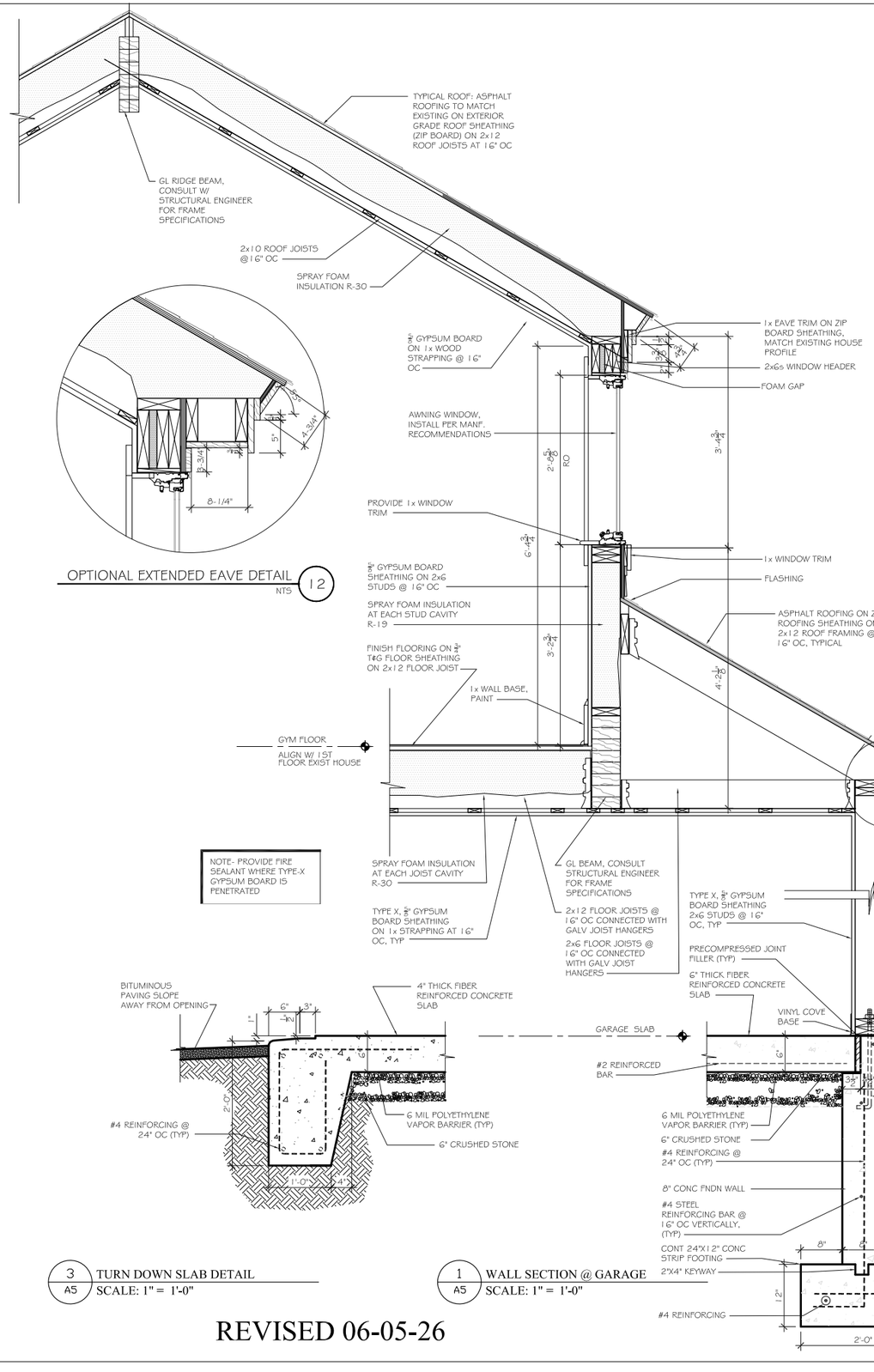
UNLESS NOTED OTHERWISE, ABOVE ALL OPENINGS THAT ARE:
1. LOAD BEARING AND LESS THAN OR EQUAL TO 3'-0"- USE 4x6 FRAMING.
2. LOAD BEARING AND MORE THAN 3'-0", USE (2) 2x12s W/ 4-PLY SHEATHING BETWEEN.
3. NON-LOAD BEARING AND LESS THAN OR EQUAL TO 6'-0", USE 4X6.
4. NON-LOAD BEARING AND MORE THAN 6'-0", USE (2) 2x12s W/ 4-PLY SHEATHING BETWEEN.
5. ALL EXTERIOR OPENINGS USE (2) 2x12s W/ 4-PLY SHEATHING BETWEEN.

ALL TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER ACCORDING TO THE LOADING INDICATED ON THIS PLAN.

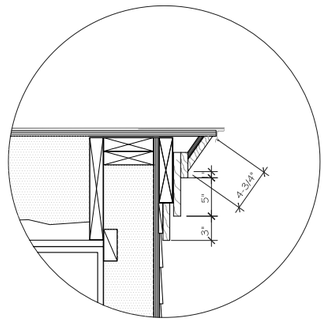
ALL EXTERIOR CORNERS SHALL BE BRACED IN EACH DIRECTION WITH LET-IN DIAGONAL BRACING OR PLYWOOD.

PLACE (1) ROW 1" x 3" CROSS-BRIDGING ON ALL SPANS OVER 8'-0" AND (2) ROWS OF 1" x 3" CROSS-BRIDGING ON ALL SPANS OVER 16'-0"

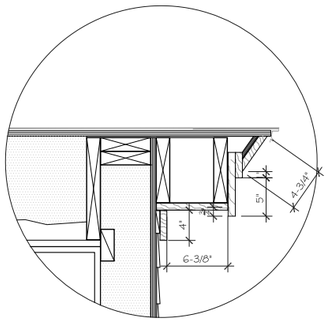
NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.



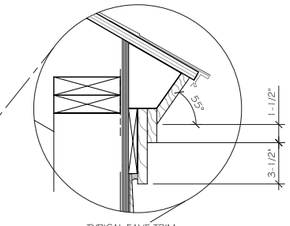
OPTIONAL EXTENDED EAVE DETAIL 12
NTS



4 / A5 TYPICAL RAKE DETAIL
SCALE: NTS



5 / A5 OPTIONAL RAKE DETAIL
SCALE: NTS



TYPICAL EAVE TRIM

NOTE: ALL FRAMING AND STRUCTURAL MEMBERS TO BE CONFIRMED BY A LICENSED STRUCTURAL ENGINEER. THIS INCLUDES THE SIZING OF STRUCTURAL FRAMING MEMBERS SUCH AS BEAMS, COLUMNS, JOIST, POSTS, FOOTING AND SLABS.

3 / A5 TURN DOWN SLAB DETAIL
SCALE: 1" = 1'-0"

1 / A5 WALL SECTION @ GARAGE
SCALE: 1" = 1'-0"

2 / A5 SECTION THRU FOUNDATION
SCALE: 1" = 1'-0"

REVISED 06-05-26

MARTIN RYAN ARCHITECT
221 Windsor Ave
Portsmouth, NH 03801
603-502-9635

LICENSED ARCHITECT MARTIN L RYAN No. 2806 THE STATE OF NEW HAMPSHIRE

PERMIT SET
05 JUNE 2026

7 CHURCH STRRET
GARAGE ADDITION
DOVER
NEW HAMPSHIRE

DATE: –
DESIGN: –
DRAWN: MLR
CHECKED: XX
SCALE:
JOB:

PARTIAL SECTION AT GARAGE & DETAILS

A5

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #SITE-2026-0005

Application Type:	Site Review
Applicant(s):	Cocheco Mills Holdings, LLC
Owner(s):	Cocheco Mills Holdings, LLC
Location:	383 Central Ave. (Assessor's Map 2, Lot 37-A)
Meeting Date:	June 23, 2026

INTENT: Proposal is for a change of use to convert approximately 36,207 square feet of commercial space into 27 residential units.

AGENDA ITEM #: 4-D

FILE: SITE-2026-0005

LOTS/UNITS PROPOSED: 27 new residential units

OWNER/APPLICANT: Cocheco Mills Holdings, LLC

LOCATION: 383 Central Ave. (Assessor's Map 2, Lot 37-A)

ACREAGE: ±1.74 acres

ZONING DISTRICT: Central Business District General Sub-District (CBD-G)

EXISTING/PROPOSED LAND USE: Mixed-Use (No change in overall use, proposing increase in residential use)

SURROUNDING LAND USE: Commercial, Residential, Mixed-Use, Cochecho River

WAIVERS REQUESTED: Relief requested from §153-13A(12), required landscape plan, §153-13A(20), required landscape operations and maintenance plan, §153-14E, outdoor lighting requirements, §153-13A(17), required streetscape rendering, and §153-13A(15), required architectural plan

PERMITS REQUIRED: City of Dover CUP for rear setback relief.

ZBA ACTION: 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 interior renovations to the existing Cocheco Mills, addressed at 383 Central Ave., to convert approximately 36,207 square feet of commercial space into 27 residential units.

There are no exterior changes proposed to the building or site. The proposed change involves converting commercial space on the canal and lower levels of the mill building, making these levels mixed-use, while the first and second floors would remain commercial and the third and fourth floors would remain primarily residential. Overall, the structure is proposed to consist of 46.21% residential use and 53.79% commercial use.

Five waivers from Chapter 153 are being proposed as part of this project related to the requirements for a landscape plan, architectural plan, streetscape rendering, landscape operations and maintenance plan, and outdoor lighting plan. As described in staff findings below, these waiver requests are based on no exterior changes being proposed to the existing structure.

The Technical Review Committee reviewed the application at their May 14, 2026 meeting. Part of the TRC discussion and review focused on items related to the change of use, including water and sewer demand, traffic impacts, and the designation of appropriate parking for the residential units. *(minutes attached)*

Summary of Waiver Requests:
The applicant is seeking five waivers as part of this proposal. The waivers are from the following:

1. §153-13A(12), relief requested from required landscape plan;
2. §153-13A(15), relief requested from required architectural plan;
3. §153-13A(17), relief requested from required streetscape rendering;
4. §153-13A(20), relief requested from required landscape operations and maintenance plan; and
5. §153-14E, relief requested from outdoor lighting requirements.

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

See reverse →

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 landscaping, architectural, or lighting conditions. While a change of use is being proposed internally, the external conditions of the structure are not being altered as part of this project, and there will be no changes to the streetscape, architecture, landscaping, or outdoor lighting.

STAFF RECOMMENDATION - Waivers/Relief:

The Planning Department recommends that the Planning Board vote to accept the application and determine it not to have regional impact, hold a 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(12), relief approved from required landscape plan;
   §153-13A(15), relief approved from required architectural plan;
   §153-13A(17), relief approved from required streetscape rendering;
   §153-13A(20), relief approved from required landscape operations and maintenance plan; and
   §153-14E, relief approved from outdoor lighting requirements.

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-2026-0005;
   1.2. Owner's signatures;
   1.3. Professional stamps and signatures;

Subsequent Conditions to Be Met Prior to Construction:

2. A pre-construction meeting may need to be held with City staff if determined by the City Engineer;
3. City's standard site construction sign with the contact information for the general contractor must be displayed in a location approved by the City Engineer or Planning Director;

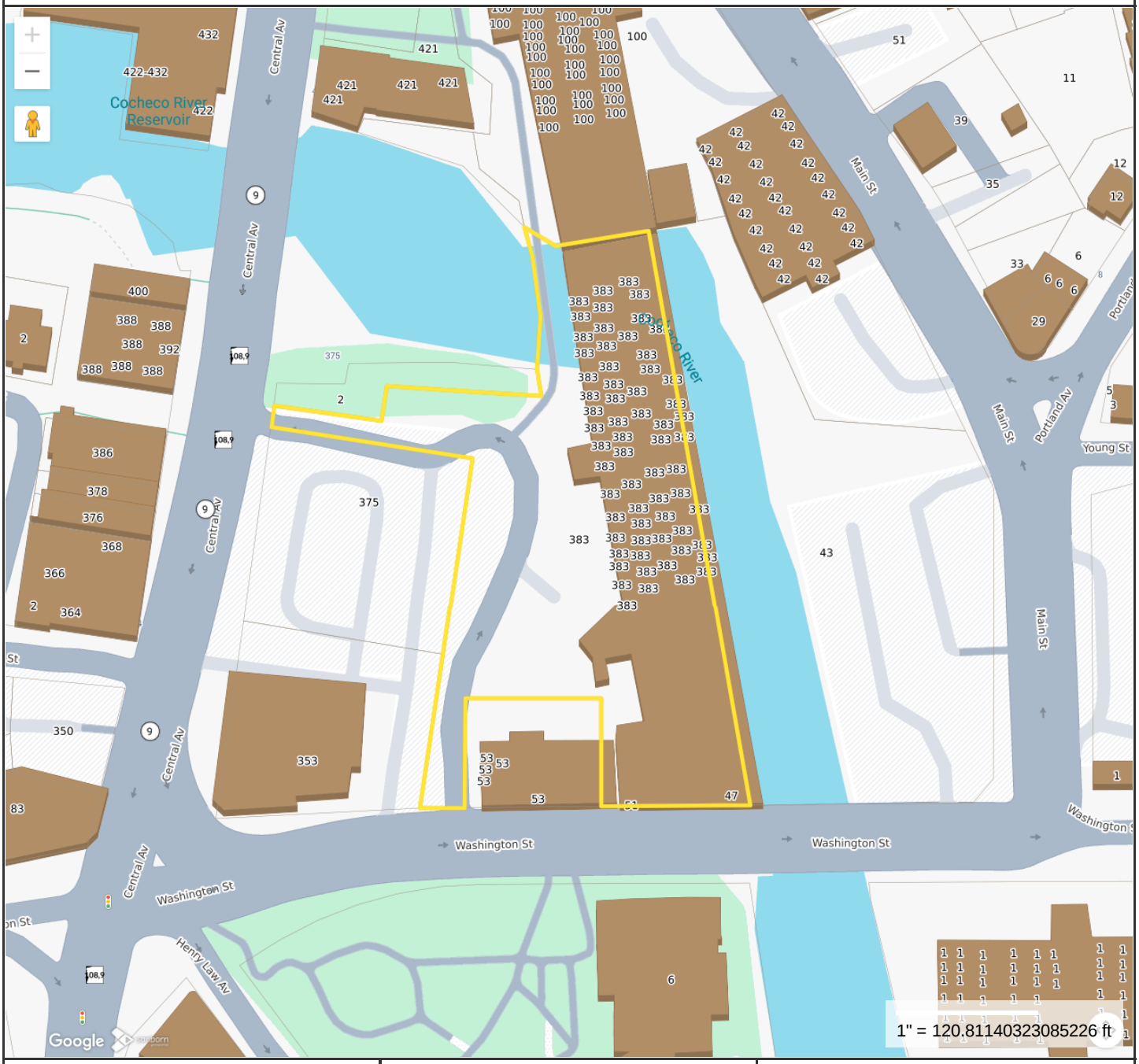
Subsequent Condition to Be Met Prior to Building Permit:

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

Subsequent Conditions to Be Met Prior to Occupancy:

5. Issuance of Certificate of Occupancy;
6. Surety or other form of security acceptable to the City is provided for any unfinished work;
7. Design engineer to submit a construction certification letter to the City ensuring construction was completed in accordance with the plans and specifications approved by the City of Dover.

SITE-2026-0005 383 CENTRAL AVENUE



Property Information

Location	MAIN ST
Owner	COCHECO MILLS HOLDINGS LLC
Land Use	390V
Zoning Code	CBD-G
Property Id	02037-A00000

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-2026-0005
FOR CITY OF DOVER, N.H.

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

Description: To convert 36,207 s.f. of commercial space into 27 new residential units.

Parcel:	02037-A00000 Main	**Address:**	383 Central Av Dover, NH Main	**Zone:**	

Owner
Matt Assia
Home: (603) 969-9148
Mobile: (603) 969-9148

Applicant
Civilworks New England
Steve Haight
181 Watson Road PO Box 1166
Dover, NH 03820
Business: (603) 749-0443
Mobile: (603) 817-6651

Plan Custom Fields

Total2	0	Total3	0	Total	0
Total5	0	Total4	0	Total6	27
Total7	0	Total9	0	Total8	0
Street Classification Type	Municipal	Recording Number		Net Change in # Parking Spaces (+/-)	269
Water Service	Municipal	Sewer Service	Municipal	Deed Book	
Deed Page		Total SQFT	0	Deed Date	
Proposed Property Use	residential	Area of Parcel to be Developed (SQFT)	36207	Number of Parking Spaces Existing	269
Number of Parking Spaces Proposed	0	Type of Building to be Built	N/A	Estimated Construction Value	0.00
Refuse Removal	Private	Is there an existing Conservation Easement?	No	Existing Conservation Easement Details	
Total of Impact Fees to be Assessed	0.00	TotalImpactFeeSDTOD	0.00	Sub Total Residential	0.00
TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00
TotalImpactFeeMHTOD	0.00	TotalImpactFeeADUTOD	0.00	TotalImpactFeeAONRTOD	0.00
TotalImpactFeeAR55TOD	0.00	TotalImpactFeeAR62TOD	0.00	TotalImpactFeeRIRCTOD	0.00
Sub Total Non-Residential	0.00	TotalImpactFeeOCSTOD	0.00	TotalImpactFeeITWCTOD	0.00
TotalImpactFeeNHALTOD	0.00	TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOTOD	0.00

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Steve_Haight_4/23/2026.jpg	04/23/2026 12:14	Haight, Steve		Uploaded via CSS
2026.05.14_PlanningTechnicalReviewCommittee.Agenda.pdf	04/29/2026 14:01	Blonigen, Rachel		TRC Agenda
2026.05.14_PlanningTechnicalReviewCommittee.383Central_SITE-2026-0005.pdf	05/18/2026 15:49	Blonigen, Rachel		TRC Draft Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026001284	Planning General Application Fee	$200.00	$200.00
	Total for Invoice INV-2026001284	$200.00	$200.00

PLAN SNAPSHOT REPORT (SITE-2026-0005)

NOT INVOICED	Planning Residential Fee	$2,700.00	$0.00
	Total for Invoice NOT INVOICED	$2,700.00	$0.00
	Grand Total for Plan	$2,900.00	$200.00

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	06/02/2026	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	05/20/2026

Comments: Will any existing businesses be displaced by the conversion?

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	06/02/2026

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	06/02/2026

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	06/02/2026

Comments: 1) Provide information to indicate no increase in the number of accessible parking spaces is required.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning Board	Planning Board	Bassegio, Erin	Approved	04/29/2026	05/27/2026	06/02/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	Approved	04/29/2026	05/27/2026	06/02/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/24/2026 12:40	06/02/2026 12:33
Confirm application complete v.1	Generic Action		04/24/2026 12:40
Technical Review Committee Meeting Agenda v.1	Task	04/24/2026 12:40	04/29/2026 10:16
Land Use Plan Technical Review v.1	Receive Submittal	04/29/2026 0:00	06/02/2026 12:33
Technical Review Committee Meeting v.1	Hold Meeting	04/29/2026 10:55	06/02/2026 12:31
Planning Board v.1		06/02/2026 12:33	
Planning Board Agenda v.1	Task	06/02/2026 12:33	
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
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: Cocheco Mills Holdings, LLC Telephone # 603-868-5995

Address of Applicant: 3 Penstock Way Newmarket, NH 03857

E-Mail Address: massia@chinburg.com

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

Address of Property Owner:

PROPERTY INFORMATION

Address of Property: 383 Central Avenue

Assessor's Map # 2 Lot(s) # 37A

Zoning District(s) CB-G Overlay District(s)

Size of Parcel: 75,794.4 sq. ft. 1.74 ac. Property Deed: Book 3988 Page: 333

Existing Use of Property: Mixed-Use, Residential & Commercial/Office

SITE PLAN INFORMATION

Describe Proposed Use: To convert 36,207 s.f. of commercial space into 27 residential units

Area of Parcel to be Developed: 36,207 sq. ft.

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

If lodging: Number of Units N/A & number of Buildings N/A

Number of Parking Spaces: Existing Proposed

Highway Access (check where applicable): [X] City Street [ ] State Highway

Number of Employees Total: N/A In Maximum Shift: N/A

Disposition of Parcel:

Building Footprint N/A sq. ft.

Total Building Area N/A sq. ft.

Paved Area N/A sq. ft.

Building Setbacks:

Front Yard N/A ft.

Rear Yard N/A ft.

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

City Water? [X] Yes [ ] No How far is city water from the property? at street

City Sewer? [X] Yes [ ] No How far is city sewer from the property? at street

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION N/A

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: N/A

Height of Building: N/A Finished Floor Elevation: N/A

Number of Seats (where applicable) N/A

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

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Section 153-13A (17) Streetscape
Section 153-13A (15) Colored Architecturals
Section 153-13A (12) & (20) Landscape Plan, O&M
Section 153-14. E. Outdoor Lighting

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

SEE ATTACHED WAIVER NARRATIVES

SURVEYOR INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, PE - Civilworks New England

Address PO Box 1166 Dover, NH 03821 Telephone #: 603-749-0443

Professional License #: NH PE 7978 E-mail address: shaight@civilworksne.com

ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

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

Address _____ Telephone #: _____

Professional License #: _____ 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: N/A Telephone #_____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 4/23/26

Signature of Applicant (*if different from owner*): _____ Date: 4/23/26

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: 4/23/26

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: 4/23/26

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: 4/23/26

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
2	37A	Cocheco Mills Holdings, LLC	3 Penstock Way Newmarket, NH 03857

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Stephen J. Haight, PE	Civilworks New England	PO Box 1166 Dover, NH 03821

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

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

A. Plan Review Fees

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

- ☐ SUBDIVISION Application fee $200.00 + $150.00 x # _____ new lots created = $_____
- ☐ LOT LINE ADJUSTMENT Application fee $200.00 + $100.00 X # ___ of lots involved = $_____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee $200.00 = $_____
- ☒ SITE REVIEW – RESIDENTIAL Application fee $200.00+ $100.00 x # __ per dwelling unit =$_____
- ☐ 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: Cocheco Mills Holdings, LLC File Number: SITE-2026-0005

PROJECT TITLE: Site Plan (for Change of Use)

PROPERTY LOCATION: 383 Central Avenue Tax Map: 2 Lot: 37A

	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)	☒	
6. Waiver requests to the Site Plan Review Regulations, with written justification	☒	
7. Conditional Use Permit applications	☐ N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	☐ waiver requested	
9. A colored architectural plan showing all sides of buildings	☐ waiver requested	
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	☐ N/A	
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	[X]	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	[ ] N/A	
Existing and proposed topographic information at two foot intervals	[ ] N/A	
Existing and proposed buildings and structure locations	[X]	
Minimum building setbacks or build to lines on all lots	[ ] N/A	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	[ ] N/A	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	[ ] N/A	
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	[ ] N/A	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	[ ] waiver requested	
Location of Flood Hazard Zone	[ ] N/A	
Location of all bodies of water and watercourses	[X]	
Location of wetlands and buffers	[ ] N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	[X]	
Existing natural features and/or significant vegetation on property	[ ] N/A	
Depict existing contours up to 100 ft. beyond project limits	[ ] N/A	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	[ ] waiver requested	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	[X]	
Location, material and size of existing and proposed pavement area	[ ] N/A	
Location of proposed fire lanes	[ ] N/A	
Specify finished floor elevations of buildings	[ ] N/A	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	[ ] N/A	
Depict all service, storage, loading bays and utility areas	[ ] N/A	
All applicable Dover Common Site Plan notes	[ ] N/A	
11. Additional Information if appropriate	[ ]	
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	[ ] N/A	
Stormwater Management System Operation and Maintenance Plan	[ ] N/A	
Letter to Serve from Public and Private Utilities	[ ] N/A	
Erosion and Sedimentation Control Plan	[ ] N/A	
Landscape Operation and Maintenance Plan	[ ] N/A	
Proposed restrictive covenants or homeowners association documents	[ ] N/A	
Dates and permit numbers of all required state and federal permits	[ ] N/A	
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	[X]	

REVIEWED BY: _____ DATE_____ TRC DATE_____

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip	State Class
02035-000000	353 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820	341C
02050-000010	388 CENTRAL AV	IOLITE PROPERTIES LLC		388 CENTRAL AV	DOVER	NH	03820	396C
02078-000000	386 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820	303C
03063-000000	100 MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857	390V
02075-A00000	400 CENTRAL AV	KING PROPERTIES LLC		400 CENTRAL AVE	DOVER	NH	03820	396C
02050-000000	388 CENTRAL AV	388 CENTRAL AVE CONDOS		388 CENTRAL AVE	DOVER	NH	03820	911V
02037-000000	51 WASHINGTON ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857	112C
02079-000000	378 CENTRAL AV	AIREY ROW ON CENTRAL LLC		PO BOX 4241	PORTSMOUTH	NH	03802	303C
02035-A00000	375 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820	341V
02075-B00000	400 CENTRAL AV	KING PROPERTIES LLC		400 CENTRAL AVE	DOVER	NH	03820	396C
03063-B00LSE	12 MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857	431V
23015-000000	6 WASHINGTON ST	CITY OF DOVER	C/O C/S RECREATION/GYM AND POOL	61 LOCUST ST #124	DOVER	NH	03820-3753	903C
02036-000000	2 CENTRAL AV	COCHECO FALLS DAM		PO BOX 178	SOUTH BERWICK	ME	03908	502V
02080-000000	376 CENTRAL AV	AIREY ROW ON CENTRAL LLC		PO BOX 4241	PORTSMOUTH	NH	03802	303C
23014-000000	1 WASHINGTON ST	WASHINGTON STREET MILL LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857	402V
02075-C00000	400 CENTRAL AV	KING PROPERTIES LLC		400 CENTRAL AVE	DOVER	NH	03820	396C
02081-000000	364 CENTRAL AV	364 CENTRAL AVENUE ASSOCIATES LLC	C/O AVISE PROPERTIES	80 NASHUA RD STE 24	LONDONDERRY	NH	03053	303C
03063-A00000	42 MAIN ST	PICKER HOUSE LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857	112C
02051-000000	2 WALDRON CT	2 & 2A WALDRON COURT LLC		11 GILL ST	EXETER	NH	03833	111C
02050-000008	388 CENTRAL AV	IOLITE PROPERTIES LLC		388 CENTRAL AV	DOVER	NH	03820	396C
02050-000009	388 CENTRAL AV	IOLITE PROPERTIES LLC		388 CENTRAL AV	DOVER	NH	03820	396C
03063-B00000	43 WASHINGTON ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416	390V
03067-000000	421 CENTRAL AV	421 CENTRAL AVENUE LLC		113 BUNKER HILL AVENUE	STRATHAM	NH	03885	326C
02083-001000	ORCHARD ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820	903V
03066-000000	427 CENTRAL AV	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416	391V
02037-A00000	MAIN ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416	390V
		CIVILWORKS NEW ENGLAND	STEVE HAIGHT	PO BOX 1166	DOVER	NH	03820	

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2026-0005

Application Type:	Site Plan
Applicant(s):	Cocheco Mills Holdings, LLC
Owner(s):	Cocheco Mills Holdings, LLC
Location:	383 Central Ave. (Assessor's Map 2, Lot 37-A)
Date:	May 14, 2026

INTENT: Proposal is for a change of use to convert approximately 36,207 square feet of commercial space into 27 residential units.

LOTS/UNITS PROPOSED: 27 new residential units

AGENDA ITEM #: 2

ACREAGE: ±1.74 acres

ZONING DISTRICT: CBD-G

EXISTING/PROPOSED LAND USE: Mixed-Use (No change in overall use, proposing increase in residential)

SURROUNDING LAND USE: Mixed-Use, Commercial, Residential

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: Relief requested from §153-13A(12), required landscape plan, §153-13A(20), required landscape operations and maintenance plan, §153-14E, outdoor lighting requirements, §153-13A(17), required streetscape rendering, and §153-13A(15), required architectural plan

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
Steve Haight, Civilworks New England
Matt Assia, Chinburg Properties
Lars Chinburg, Chinburg Properties

Meeting resumed: 10:45 a.m.

PLAN REVIEW:
Planning:

- Water/sewer investment fees will be assessed/due
- Owner signatures, professional stamps/signatures on final plans
- Per §153-13A(14): Where change in use is being proposed, the following additional items are required:
  (a) A table showing the expected amount of change in demand for parking, **water and sewer use**, and traffic.
  (b) A floor plan showing the proposed use and square footage in each use.
    - Please show proposed water/sewer demand changes with residential units and change in traffic counts for commercial to residential.
- Revise plans to include:
    - Applicable common notes

Engineering:

- No comments.

Police/Parking

- Discuss designated spaces off of Main Street/steam plant lot.

Inspection Services:

- Provide information to indicate no increase in the number of accessible parking spaces is required.

Fire Department:

- No comments.

Business Development:

- Will any existing businesses be displaced by the conversion?

Planning Board:

- Revise application to include consistent addressing, waiver reference, and note which items are same as existing.

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

Meeting paused: 10:56 a.m.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

May 29, 2026

Dover Planning Board
288 Central Avenue
Dover, NH 03820

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

Re: Technical Review Committee Comments, dated May 14, 2026
SITE-2026-0005 - 383 Central Avenue, Assessor's Map 2, Lot 37-A

In response to the Technical Review Committee (TRC) minutes for SITE-2026-0005, dated May 14, 2026, we submit the following responses, found in bold below:

Planning:

1. *Water/sewer investment fees will be assessed/due.* **Acknowledged.**

2. *Owner signatures, professional stamps/signatures on final plans.* **Acknowledged.**

3. *Per §153-13A(14): Where change in use is being proposed, the following additional items are required:*

(a) *A table showing the expected amount of change in demand for parking, water and sewer use, and traffic.*
(b) *A floor plan showing the proposed use and square footage in each use.*

i. Please show proposed water/sewer demand changes with residential units and change in traffic counts for commercial to residential.

Plan sheet 4 has been revised to include charts illustrating changes and/or calculations for parking requirements, water and sewer use, and increase/decrease of traffic.

4. *Revise plans to include:*
i. Applicable common notes. **A Note Sheet has been added to the Plan set.**

Engineering:

5. *No comments.* **Acknowledged.**

CIVILWORKS NEW ENGLAND
181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

Police/Parking:

6. *Discuss designated spaces off of Main Street/steam plant lot.*

Site plan has been updated to accurately depict existing parking. Residential spaces are non-assigned and will be on a first-come, first-serve basis.

Inspection Services:

7. *Provide information to indicate no increase in the number of accessible parking spaces is required.*

A parking chart has been added to the site plan (sheet 4) indicating that existing accessible parking spaces exceed the requirement for this use change. Total spaces provided are 146; 2% of the spaces are to be ADA; Total ADA required are 3, 7 are provided and are in close proximity to the proposed residential units.

Fire Department:

8. *No comments.* **Acknowledged.**

Business Development:

9. Will any existing businesses be displaced by the conversion? **No.**

Planning Board:

10. Revise application to include consistent addressing, waiver reference, and note which items are same as existing.

All application items have been revised to have the common address of 383 Central Avenue.

Revised application materials and plan sets are attached to be reviewed at the next Planning Board meeting on June 23, 2026.

CIVILWORKS NEW ENGLAND
Sincerely,

Stephen J Haight, PE

PROJECT NARRATIVE

for

SITE PLAN REVIEW APPLICATION

Cocheco Mills Holdings, LLC

Tax Map 2, Lot 37A

383 Central Avenue

Dover Site Review Regulations: Section 153-4.C. Change of Use of Existing Structures

Site review will be required for a change in conforming use with a new use allowed in the zoning district in which the tract or structure is located. For the purposes of this subsection, the definition of a new use shall not include any uses which have previously existed on the site since the adoption of the Dover Zoning Ordinance (July 1948). The following criteria constitute a change in use:

(1) Development which causes a residential structure to be converted, resulting in an increase of five or more units.

(2) Proposals that would change the use of an existing structure containing 25,000 square feet or more of gross floor space. The proposed square footage shall be measured around the inside perimeter of the space to be changed, including all floors of a multi-floor structure. In the event that an existing structure is being subdivided and the new use in only a section of the new space is known, the entire original space must be considered in the calculation.

The proposed project is for conversion of 36,207 s.f. of existing commercial space within one building to 27 new residential units.

This pre-existing mill building was renovated and converted to commercial and residential units in 2012 and has all the necessary utilities (electrical, gas, communications, water, sewer, drainage) to support the current proposal to convert commercial spaces into additional residential units.

WAIVER REQUEST

for

SITE PLAN REVIEW APPLICATION

Cocheco Mills Holdings, LLC

Tax Map 2, Lot 37A

383 Central Avenue

Dover Site Review Regulations: Section 153-13A (17) COLORED STREETSCAPE RENDERING

A colored rendering of the streetscape that will be created along the existing public right-of-way. This sheet shall include a perspective of both sides of any existing roadway, any street or sidewalk improvements, proposed plantings and structures, as prepared by a registered engineer or architect, who shall sign the plan and place his/her seal upon it, as required.

We respectfully request waivers from the above noted regulation sections, as this is a pre-existing and fully occupied mixed-use building. Conversion of use will only change commercial space for residential units and will affect the interior of the building only. The building exteriors will remain unchanged.

WAIVER REQUEST

for

SITE PLAN REVIEW APPLICATION

Cocheco Mills Holdings, LLC

Tax Map 2, Lot 37A

383 Central Avenue

Dover Site Review Regulations: Section 153-13A (15) COLORED ARCHITECTURAL PLAN

A colored architectural plan showing all sides of new buildings, as prepared by a registered engineer or architect, who shall sign the plan and place his/her seal upon it.

We respectfully request waivers from the above noted regulation sections, as this is a pre-existing and fully occupied mixed-use building. Conversion of use will only change commercial space for residential units and will affect the interior of the building only. The building exteriors will remain unchanged.

WAIVER REQUEST

for

SITE PLAN REVIEW APPLICATION

Cocheco Mills Holdings, LLC

Tax Map 2, Lot 37A

383 Central Avenue

Dover Site Review Regulations: Section 153-13A (12) LANDSCAPE PLAN

A landscape plan that delineates the arrangement, species and dimensions of all existing and proposed landscaping materials. The landscape plan, in sufficient detail to indicate compliance with these regulations, shall be prepared by a professional landscape architect who is licensed by the State of New Hampshire. The licensed landscape architect shall sign the plan. The landscape plan shall be certified by the licensed landscape architect and include his/her State of New Hampshire license number.

Dover Site Review Regulations: Section 153-13A (20) LANDSCAPE O&M PLAN

A detailed landscape operations and maintenance plan, developed in accordance with the requirements of § 153-14G. Site plans shall provide for the proper management of landscaping, ensuring that landscaping is not unintentionally damaged as a result of snow removal or general traffic flow, pedestrian or otherwise.

We respectfully request waivers from the above noted regulation sections, as this is a pre-existing and fully occupied mixed-use building. Conversion of use will only change commercial space for residential units and will affect the interior of the building only. Landscaping will be maintain, as is, for all exterior spaces.

WAIVER REQUEST

for

SITE PLAN REVIEW APPLICATION

Cocheco Mills Holdings, LLC

Tax Map 2, Lot 37A

383 Central Avenue

Dover Site Review Regulations: Section 153- 14. E. OUTDOOR LIGHTING

We respectfully request waivers from the above noted regulation sections, as this is a pre-existing and fully occupied mixed-use building. Conversion of use will only change commercial space for residential units and will affect the interior of the building only. All outdoor lighting will remain unchanged.

CHINBURG
DEVELOP. BUILD. MANAGE.

April 21, 2026

City of Dover
Planning & Development
288 Central Avenue Dover, NH 03820

Attn: Planning & Community Development

Re: Conditional Use Permit Application
Cocheco Mill Building
Tax Map 2, Lot 37A
Central Avenue, Washington & Main Streets – Dover, NH

Dear City Staff and Members of the Technical Review Committee,

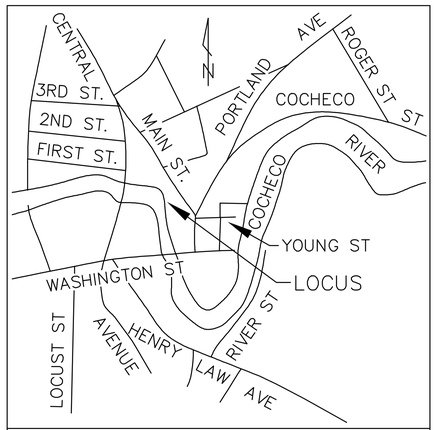
In connection with the referenced application, this letter is written in response to the TRC's request to verify the condition of the existing sewer and certify that no roof drains or sump pumps discharge into it.

Chinburg has owned and managed the Property since 2012. Since acquiring the Property, Chinburg has completed renovations to convert vacant office space to 117 apartments. All the work, including public utility work, was inspected by the City and designed by licensed professionals. Chinburg's property management affirms that during its oversight of the Property that it has not observed roof drains nor sump drains tied into the existing sewer system.

Respectfully,

CHINBURG PROPERTIES
Agent for Cocheco Mills Holdings, LLC

Matt Assia
Executive Vice President, Development and Asset Management



LOCATION PLAN
(NO SCALE)

SITE PLAN
CONVERSION OF COMMERCIAL SPACE TO RESIDENTIAL UNITS

TAX MAP 2, LOT 37A

383 CENTRAL AVENUE

DOVER, NH

APRIL 22, 2026

REV. MAY 29, 2026

OWNER/APPLICANT

COCHECO MILLS HOLDINGS, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

_____ _____
DATE

SITE CIVIL ENGINEER

CNE
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

SHEET INDEX	SHEET
COVER SHEET	1
NEIGHBORHOOD PLAN	2
NOTE SHEET	3
OVERALL PLAN	4
SITE PLAN	5
TRAIN STATION PARKING LOT EXHIBIT	EX-1
ARCHITECTURAL PLAN	A-0

DOVER PLANNING FILE NO.: SITE-2026-0005

ABUTTERS LIST
(WITHIN 200 FT)

TAX MAP	LOT NO.	NAME & ADDRESS
2	36	COCHECO FALLS DAM P.O. BOX 178 SOUTH BERWICK, ME 03908
2	37	COCHECO MILLS HOLDING LLC 3 PENSTOCK WAY NEWMARKET, NH 03857
2	37A	COCHECO MILLS HOLDING LLC 3 PENSTOCK WAY NEWMARKET, NH 03857
2	50-1	CUSACK GILLIAN P TRUSTEE CUSACK GILLIAN P REVOCABLE LIVING TRUST 392 CENTRAL AVE UNIT 1 DOVER, NH 03820
2	51	2 &2A WALDRON COURT LLC 11 GILL STREET EXETER, NH 03833
2	75-A	KING PROPERTIES LLC 400 CENTRAL AVE DOVER, NH 03820
2	78	HOLGATE LIMITED PARTNERSHIP 130 CENTRAL AVE DOVER, NH 03820
2	79	AIREY ROW ON CENTRAL LLC 376 CENTRAL AVE DOVER, NH 03820
2	80	AIREY ROW ON CENTRAL LLC 376 CENTRAL AVE DOVER, NH 03820
2	81	364 CENTRAL AVENUE ASSOCIATES LLC C/O AMSE PROPERTIES 80 NASHUA ROAD STE 24 LONDONBERRY, NH 03853
2	83-1	CITY OF DOVER 288 CENTRAL AVE DOVER, NH 03820
3	1	29 33 35 MAIN STREET LLC 61 AIRPORT DR #4 ROCHESTER, NH 03867
3	1-A	29 33 35 MAIN STREET LLC 61 AIRPORT DR #4 ROCHESTER, NH 03867
3	2	SEA SALT PROPERTIES LLC 22 MUIRFIELD DRIVE STRATHAM, NH 03885
3	12	79 SCHOOL STREET LLC 3 OIL LANE SUITE 107 BARRINGTON, NH 03825
3	13	GATZOULIS NINA & VASSILIOS A C/O WINSOR BROOK PROPERTY ADVISORS 385 SIXTH STREET DOVER, NH 03820
3	14	GRAY LYNN S TRUSTEE GRAY LYNN S REVOCABLE TRUST 39 SEA GLASS LANE RYE, NH 03870
3	15	GRAY LYNN S TRUSTEE GRAY LYNN S REVOCABLE TRUST 39 SEA GLASS LANE RYE, NH 03870
3	16	COCHECO MILLS HOLDING LLC 3 PENSTOCK WAY NEWMARKET, NH 0385
3	18	MCCRACKEN MICHAEL BRIAN 28 HOUGH STREET DOVER,NH 03820
3	19	CARDO CASSANDRA M & MCCRACKEN MICHAEL B 43 MAIN STREET #1 DOVER, NH 03820
3	22	29 33 35 MAIN STREET LLC 61 AIRPORT DR #4 ROCHESTER, NH 03867
3	22-A	29 33 35 MAIN STREET LLC 61 AIRPORT DR #4 ROCHESTER, NH 03867
3	23	THOMPSON BROOK LLC 65 MAIN STREET STE 2 DOVER, NH 03820
3	23-1	CITY OF DOVER 288 CENTRAL AVE DOVER, NH 03820
3	25	CITY OF DOVER 288 CENTRAL AVE DOVER, NH 03820
3	31	BIG J REALTY INC 161 CLEMENT ROAD ROLLINSFORD, NH 03869
3	35	VARNEY BROOK LANDS LLC & 375 CENTRAL AVE DOVER LLC 340 CENTRAL AVE #202 DOVER, NH 03820

ABUTTERS LIST
(WITHIN 200 FT)

TAX MAP	LOT NO.	NAME & ADDRESS
3	35-A	VARNEY BROOK LANDS LLC & 375 CENTRAL AVE DOVER LLC 340 CENTRAL AVE #202 DOVER, NH 03820
3	42	FRANKLIN SQUARE APARTMENTS LLC 100 POST ROAD GREENLAND, NH 03840
3	63	COCHECO MILLS HOLDING LLC 3 PENSTOCK WAY NEWMARKET, NH 03857
3	63-A	PICKER HOUSE LLC 3 PENSTOCK WAY NEWMARKET, NH 03857
3	63-B	COCHECO MILLS HOLDING LLC 3 PENSTOCK WAY NEWMARKET, NH 03857
3	64	PILLAR INVESTMENTS CORP 340 CENTRAL AVE #202 DOVER, NH 03820
3	66	COCHECO MILLS HOLDING LLC 3 PENSTOCK WAY NEWMARKET, NH 03857
3	67	421 CENTRAL AVENUE LLC 113 BUNKER HILL AVENUE STRATHAM, NH 03885
6	1	432 CENTRAL AVE LLC P.O. BOX 1384 HAMPTON, NH 03843
6	21-1	BUILD UPON LLC 32 JOCO DRIVE TYNGSBORO, MA 01879
6	21-2	MARKER 21 HOLDINGS LLC 130 CENTRAL AVE DOVER, NH 03820
6	21-3	CARTELLI'S LLC 15A MELISSA WAY LACONIA, NH 03246
6	21-A	HENRY PETER T 1141 N NORTON AVE TUCSON, AZ 85719
23	7	MELITUS JAMES & KATHLEEN L & MELITUS GEORGE 5 PORTLAND AVE DOVER, NH 03820-3521
23	8	TRAVIS ERIK M & TRAVIS LYDIA H 188 CHURCH STREET BARRINGTON, NH 03825
23	11	COCHECO MILLS HOLDING LLC 3 PENSTOCK WAY NEWMARKET, NH 03857
23	14	WASHINGTON STREET MILL LLC 3 PENSTOCK WAY NEWMARKET, NH 03857
23	15	CITY OF DOVER C/O/ C/S RECREATION/GYM AND POOL 61 LOCUST STREET #124 DOVER, NH 03820-3753

ABUTTERS LIST
ADDITIONAL UNIT OWNERS 388 CENTRAL AVENUE

2	50-2	PAVILION PROPERTIES LLC 9 OVERLOOK DRIVE DOVER NH 03820
2	50-3	BAUMAN EMILY K 392 CENTRAL AVENUE UNIT 5 DOVER NH 03820
2	50-4	SMESTAD STEVEN A PO BOX 4333 PORTSMOUTH NH 03802
2	50-5	WILLIAMS EDWARD 3 WALDRON COURT DOVER NH 03820
2	50-6	DOROW MICHAEL 388 CENTRAL AVENUE UNIT 6 DOVER NH 03820
2	50-7	HOPPER TANNER 392 CENTRAL AVENUE UNIT 7 DOVER NH 03820
2	50-8	IOLITE PROPERTIES LLC 388 CENTRAL AVENUE DOVER NH 03820
2	50-9	IOLITE PROPERTIES LLC 388 CENTRAL AVENUE DOVER NH 03820
2	50-10	IOLITE PROPERTIES LLC 388 CENTRAL AVENUE DOVER NH 03820

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

DOVER PLANNING FILE NO.: SITE-2026-0005

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	5-29-26

PROJECT NO: 25141
DESIGN BY: SRD
DRAWN BY: SRD
SCALE: 1"=100'
DATE: 4-22-26
FILE: SITE.DWG
APPROVED BY: SJH

NEIGHBORHOOD PLAN

COCHECO MILLS HOLDINGS, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

CONVERSION OF COMMERCIAL SPACE TO RESIDENTIAL UNITS
TAX MAP 2, LOT 37A
DOVER, NH

2

DOVER NOTES:

1. OWNER OF RECORD:

   COCHECO MILLS HOLDINGS, LLC
   3 PENSTOCK WAY
   NEWMARKET, NH 03857
   SCRD BOOK 3988, PAGE 333

2. PROJECT PARCEL IS SHOWN AS LOT NO. 37A ON TAX ASSESSORS MAP 2.
3. PARCEL CONTAINS 1.74 ACRES, MORE OR LESS.
4. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SITE FOR THE COCHECO MILLS BUILDING LOCATED ON THIS PARCEL AND THE ASSOCIATED DETAILS PERTAINING TO THE CONVERSION OF 36,207 S.F. OF COMMERCIAL SPACE INTO 27 RESIDENTIAL UNITS.
5. ZONING DIMENSIONAL REQUIREMENTS:
   ZONING DISTRICT: CENTRAL BUSINESS – GENERAL
   MINIMUM YARD SETBACKS:
   FRONT = N/A
   SIDE = 0 – 24 FT.
   REAR = 10 FT. MIN.
   MINIMUM LOT SIZE = N/A
   MAXIMUM LOT COVERAGE = 75%
   MINIMUM FRONTAGE BUILDOUT = 70%
6. SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA, ZONE AE PER COMMUNITY PANEL NUMBER 3017C0330D, EFFECTIVE DATE: SEPTEMBER 30, 2015.
7. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1–888–344–7233.
8. AS–BUILT PLANS OF THE SITE PLAN 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. 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.
9. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
10. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
11. 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.
12. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY–FRIDAY 7 AM–6 PM, SATURDAY 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. WORK PRECLUDED ON SUNDAYS AND FEDERAL HOLIDAYS.
13. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS, IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
14. THE FOLLOWING FEDERAL AND STATE PERMINTS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: PERMIT SUMMARY: CITY OF DOVER SITE PLAN
15. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
16. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
17. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
18. IF APPLICABLE, THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE 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.
19. EXTERIOR LIGHTING SHALL BE CUT–OFF TYPE FIXTURES PER CHAPTER 153–14–E AND SHALL PROVIDE LIGHTING DIRECTED ON–SITE ONLY.
20. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45–2 OF THE CODE OF THE CITY OF DOVER. (AS APPLICABLE)
21. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
22. THE PROPOSED STRUCTURES 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.
23. 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.
24. 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.
25. ALL MANHOLE COVERS SHALL BE LIFTMATE R–1743–LM OR APPROVED EQUAL WITH 90 DEGREE HINGE.
26. REQUIRED BLASTING AND EXCAVATION – DOVER FIRE DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY BLASTING ACTIVITIES AND A BLASTING PERMIT FROM THE DOVER FIRE DEPARTMENT MUST BE OBTAINED.
27. THE WATER MAIN SHALL BE POLY WRAPPED IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS.
28. ALL SEWER MAINS AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH NHDES ENV–WQ 700 REQUIREMENTS. COPIES OF TEST RESULTS SHALL BE PROVIDED TO THE CITY OF DOVER ENGINEERING DEPARTMENT.
29. ALL FITTINGS MUST BE CLASS 140 WATER FITTINGS.
30. ALL GATE VALVES MUST BE MANUFACTURED BY MUELLER OR CLOW.

SITE NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
3. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
6. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
8. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
9. REFUSE PICKUP WILL BE BY PRIVATE CONTRACTOR AND WILL BE VIA DUMPSTER ON–SITE.
10. ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.

UTILITY NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
4. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
5. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.
6. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.
7. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
8. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
9. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
10. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
11. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
12. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
13. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
14. A 10–FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18–INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
15. THE CONTRACTOR SHALL CONTACT "DIG–SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG–SAFE" NUMBER ON SITE AT ALL TIMES.
16. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
17. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
18. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.
19. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
20. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
21. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
22. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 81, ARTICLE IV, SECTION 81–27 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.
23. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
24. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
25. WATER & SEWER CALCULATIONS
    PER NHDES ENV–WQ 1000, TABLE 1008–1: UNIT DESIGN FLOWS
    EXISTING:
    COMMERCIAL – 36,207 S.F. (UNSPECIFIED) X 5 GPD PER 100 S.F.
    362.07 X 5 = 1810.35 GPD

    PROPOSED:
    RESIDENTIAL UNITS –
    1–BEDROOM/STUDIO: 19 X 225/GPD/UNIT = 4275 GPD
    2– BEDROOM: 8 X 150 GPD/UNIT = 2400 GPD
    TOTAL PROPOSED = 6675 GPD

DOVER PLANNING FILE NO.: SITE–2026–0005

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

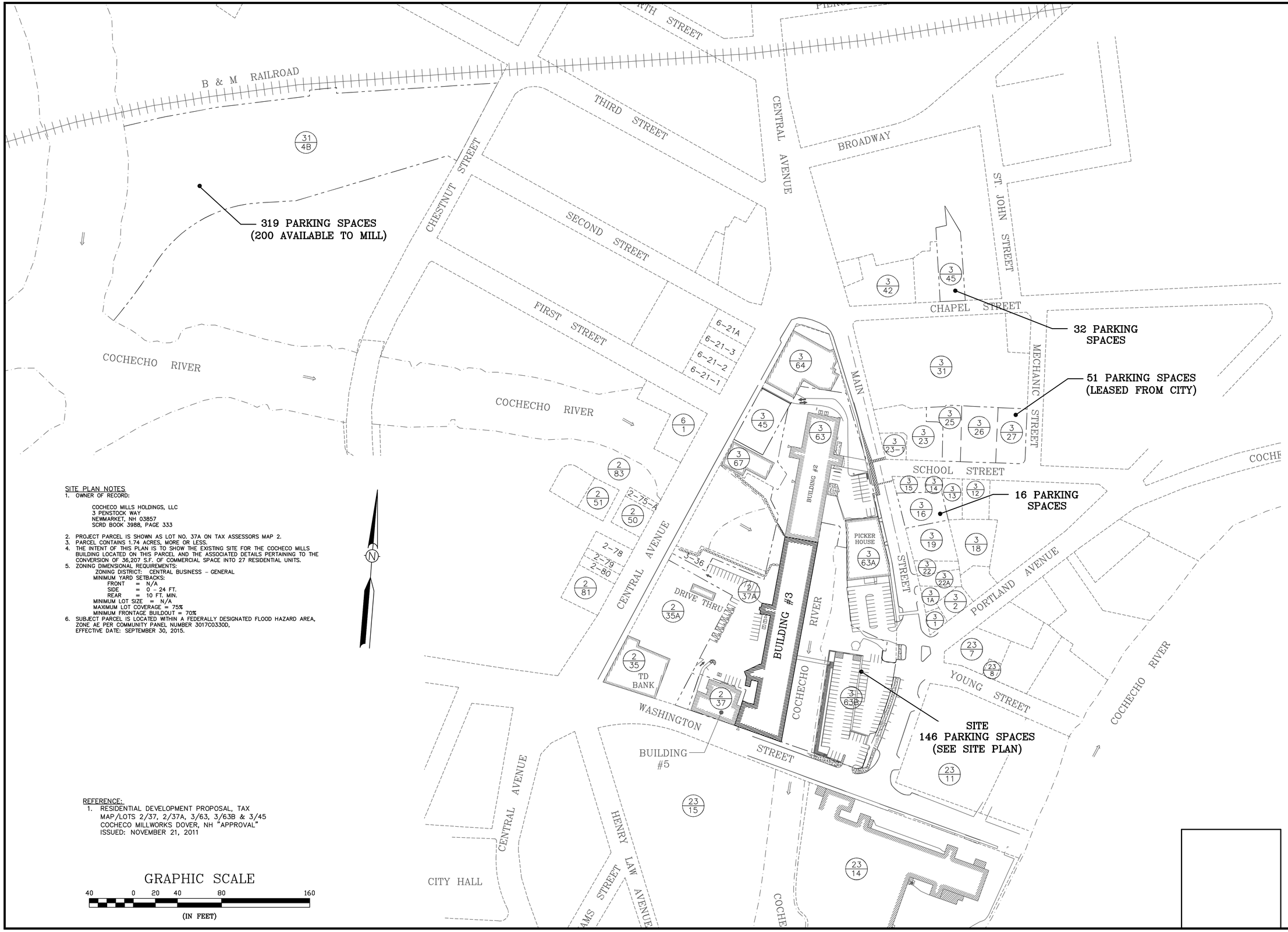
NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	5–29–26	SJH

DATE: 4–22–26
SCALE: 1"=100'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25141
FILE: SITE.DWG

NOTE SHEET

COCHECO MILLS HOLDINGS, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

CONVERSION OF COMMERCIAL SPACE TO RESIDENTIAL UNITS
TAX MAP 2, LOT 37A
DOVER, NH



SITE PLAN NOTES
1. OWNER OF RECORD:

   COCHECO MILLS HOLDINGS, LLC
   3 PENSTOCK WAY
   NEWMARKET, NH 03857
   SCRD BOOK 3988, PAGE 333

2. PROJECT PARCEL IS SHOWN AS LOT NO. 37A ON TAX ASSESSORS MAP 2.
3. PARCEL CONTAINS 1.74 ACRES, MORE OR LESS.
4. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SITE FOR THE COCHECO MILLS BUILDING LOCATED ON THIS PARCEL AND THE ASSOCIATED DETAILS PERTAINING TO THE CONVERSION OF 36,207 S.F. OF COMMERCIAL SPACE INTO 27 RESIDENTIAL UNITS.
5. ZONING DIMENSIONAL REQUIREMENTS:
   ZONING DISTRICT: CENTRAL BUSINESS – GENERAL
   MINIMUM YARD SETBACKS:
   FRONT = N/A
   SIDE = 0 – 24 FT.
   REAR = 10 FT. MIN.
   MINIMUM LOT SIZE = N/A
   MAXIMUM LOT COVERAGE = 75%
   MINIMUM FRONTAGE BUILDOUT = 70%
6. SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA, ZONE AE PER COMMUNITY PANEL NUMBER 3017C0330D, EFFECTIVE DATE: SEPTEMBER 30, 2015.

REFERENCE:
1. RESIDENTIAL DEVELOPMENT PROPOSAL, TAX MAP/LOTS 2/37, 2/37A, 3/63, 3/63B & 3/45 COCHECO MILLWORKS DOVER, NH "APPROVAL" ISSUED: NOVEMBER 21, 2011

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

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CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	5-29-26

DATE: 4-22-26
SCALE: 1"=100'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:25141
FILE: SITE.DWG

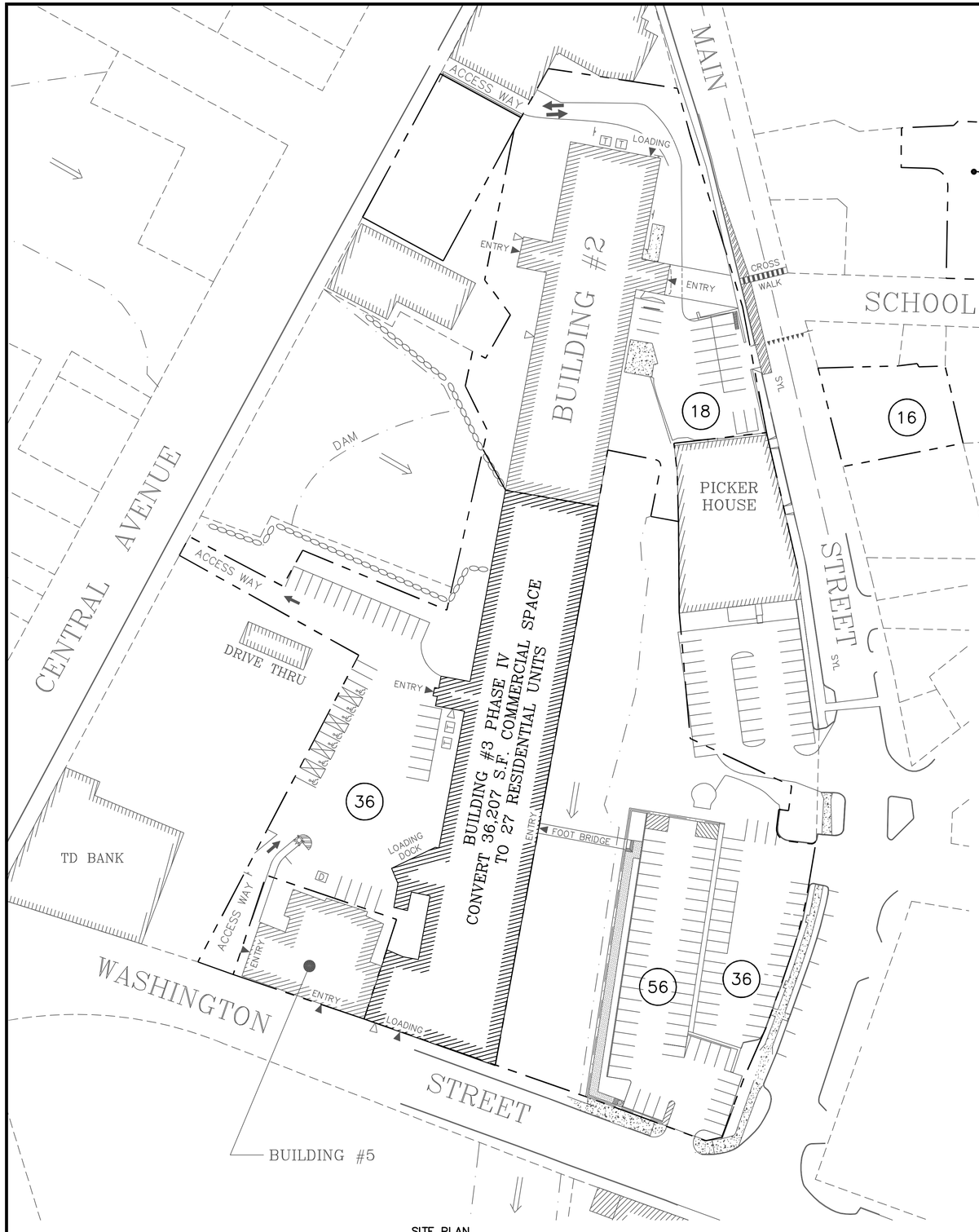
DOVER PLANNING FILE NO.: SITE-2026-0005

OVERALL SITE PLAN

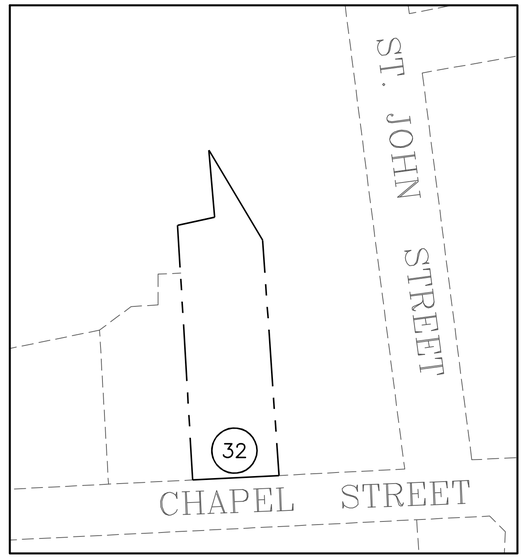
COCHECO MILLS HOLDINGS, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

CONVERSION OF COMMERCIAL SPACE TO RESIDENTIAL UNITS
TAX MAP 2, LOT 37A
DOVER, NH

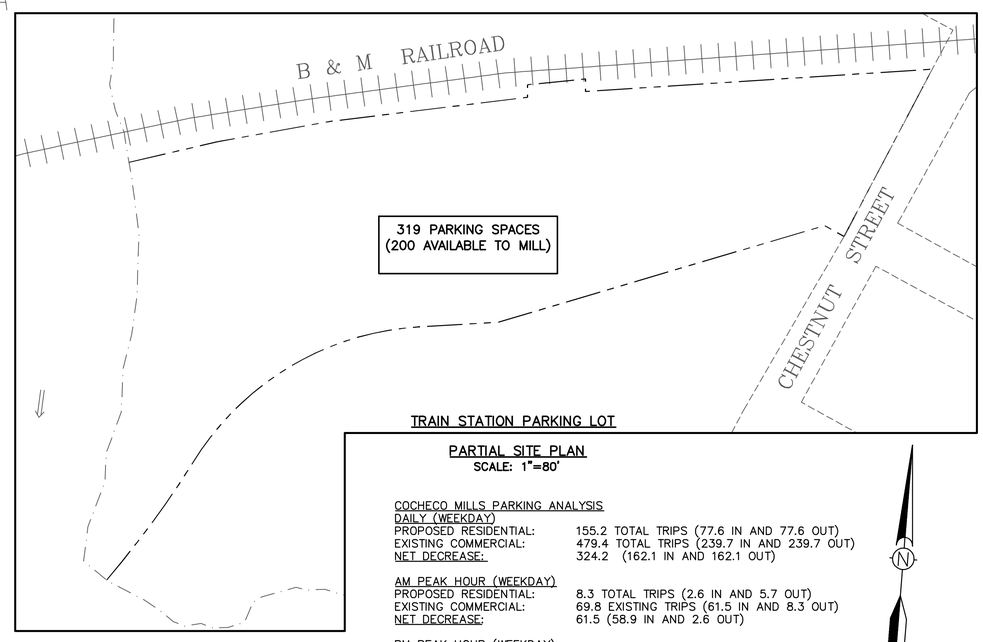
4



SITE PLAN
SCALE: 1"=50'



PARTIAL SITE PLAN
SCALE: 1"=50'



TRAIN STATION PARKING LOT

PARTIAL SITE PLAN
SCALE: 1"=80'

PARKING CALCULATIONS

PARKING AVAILABLE (EAST OF BUILDING #3):	
MAIN STREET / NORTH OF THE PICKER HOUSE:	18
CORNER OF WASHINGTON & MAIN STREETS:	92
PARKING AVAILABLE (WEST OF BUILDING #3):	
ACCESSED FROM WASHINGTON:	36
TOTAL AVAILABLE PARKING SPACES (ADJACENT TO BUILDING #3)	146
ACCESSIBLE PARKING REQUIREMENT, 2%:	146 X .02 = 2.92
ACCESSIBLE PARKING SPACES REQUIRED:	3
ACCESSIBLE PARKING SPACES EXISTING:	7

COCHECO MILLS PARKING ANALYSIS

DAILY (WEEKDAY)	
PROPOSED RESIDENTIAL:	155.2 TOTAL TRIPS (77.6 IN AND 77.6 OUT)
EXISTING COMMERCIAL:	479.4 TOTAL TRIPS (239.7 IN AND 239.7 OUT)
NET DECREASE:	324.2 (162.1 IN AND 162.1 OUT)
AM PEAK HOUR (WEEKDAY)	
PROPOSED RESIDENTIAL:	8.3 TOTAL TRIPS (2.6 IN AND 5.7 OUT)
EXISTING COMMERCIAL:	69.8 EXISTING TRIPS (61.5 IN AND 8.3 OUT)
NET DECREASE:	61.5 (58.9 IN AND 2.6 OUT)
PM PEAK HOUR (WEEKDAY)	
PROPOSED RESIDENTIAL:	12.3 TOTAL TRIPS (7 IN AND 5.3 OUT)
EXISTING COMMERCIAL:	71.4 EXISTING TRIPS (12.1 IN AND 59.3 OUT)
NET DECREASE	59.1 (5.1 IN AND 54 OUT)

DOVER PLANNING FILE NO.: SITE-2026-0005

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CIVILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	5-29-26

DATE: 3-16-26
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 25141
FILE: SITE.DWG

COCHECO MILLS HOLDINGS, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

CONVERSION OF COMMERCIAL SPACE TO RESIDENTIAL UNITS
TAX MAP 2, LOT 37A
DOVER, NH

SITE PLAN

5

TRAIN STATION PARKING LOT
33 CHESTNUT STREET

96 YELLOW STRIPED SPACES

DOVER PLANNING FILE NO.: SITE–2026–XXXX

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

PARKING LOT EXHIBIT

No.	Appd	Date

REVISIONS

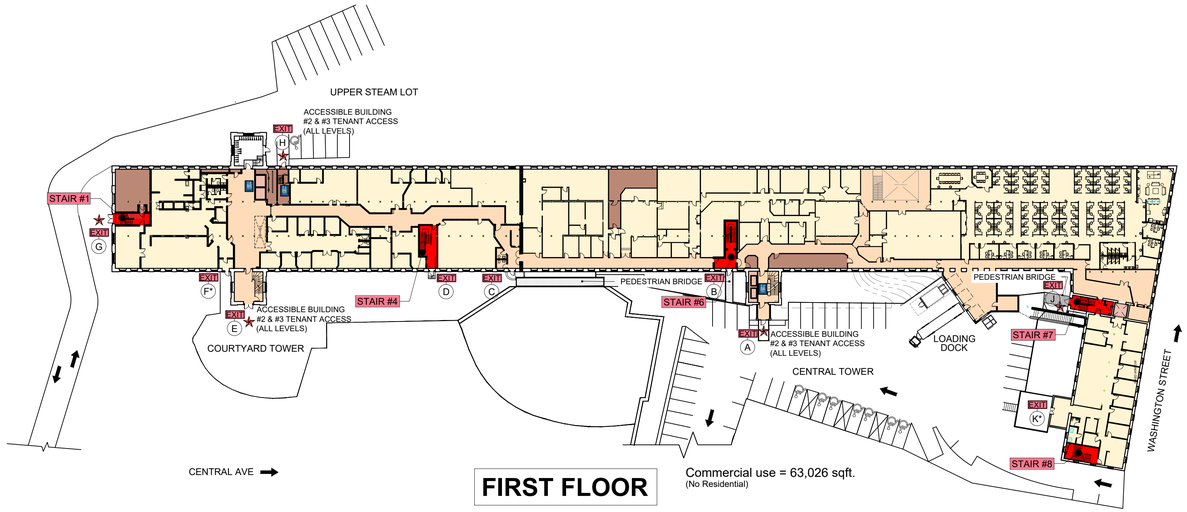
CONVERSION OF COMMERCIAL SPACE TO RESIDENTIAL UNITS
TAX MAP 2, LOT 37A
DOVER, NH

DATE: 4–22–26
SCALE: AS SHOWN
DESIGNED BY: SRD
DRAWN BY: SRD
APPROVED BY: SJH
PROJECT NO.: 25141
FILE: PRK LOT EXHIBIT

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

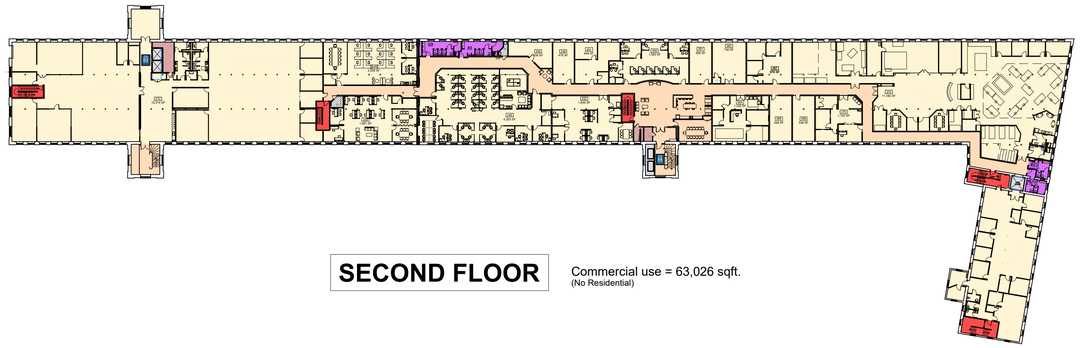
CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

EX–1



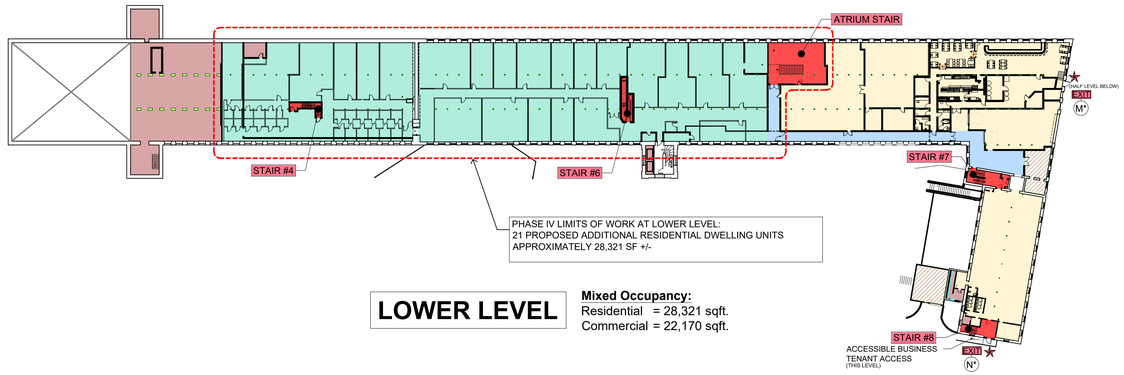
FIRST FLOOR

Commercial use = 63,026 sqft.
(No Residential)



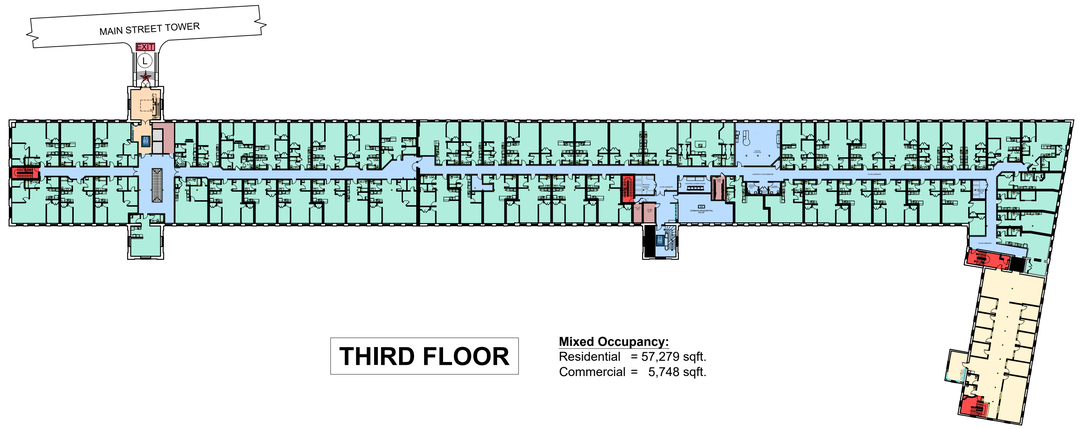
SECOND FLOOR

Commercial use = 63,026 sqft.
(No Residential)



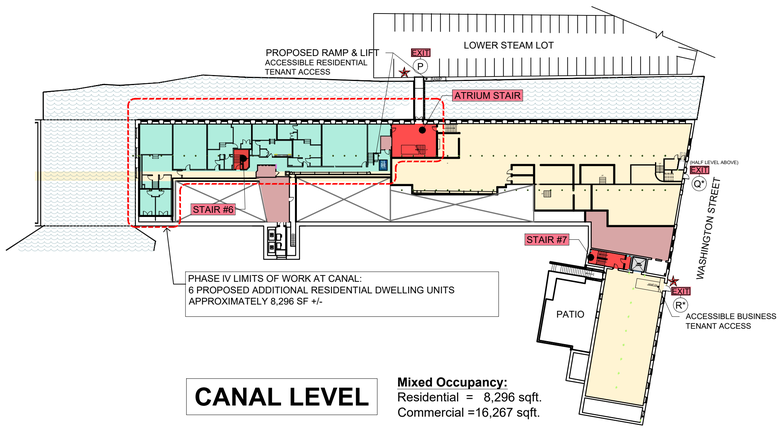
LOWER LEVEL

Mixed Occupancy:
Residential = 28,321 sqft.
Commercial = 22,170 sqft.



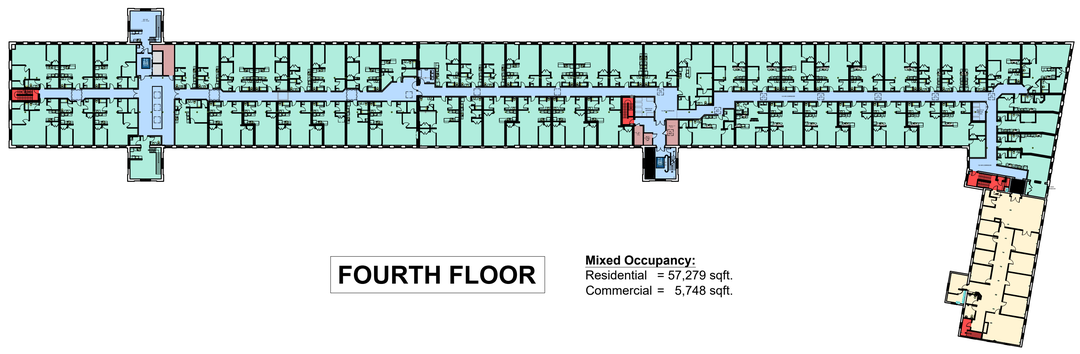
THIRD FLOOR

Mixed Occupancy:
Residential = 57,279 sqft.
Commercial = 5,748 sqft.



CANAL LEVEL

Mixed Occupancy:
Residential = 8,296 sqft.
Commercial =16,267 sqft.



FOURTH FLOOR

Mixed Occupancy:
Residential = 57,279 sqft.
Commercial = 5,748 sqft.

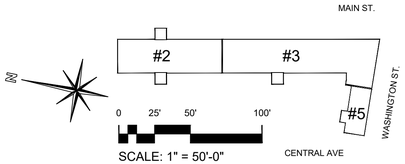
Total Gross Occupied Space: 327,159 sqft.

Residential use: 46.21% (151,174 sqft.)
Commercial use: 53.79 % (175,985 sqft.)

Note:
Area calculations are approximate and do not include common "house" mechanical rooms in low head room unconditioned spaces.

SPACE COLOR LEGEND
BUSINESS SPACE
COMMON
PUBLIC REST ROOM
EGRESS EXIT ACCESS
MECHANICAL
RESIDENTIAL COMMON
RESIDENTIAL SPACE

SYMBOL LEGEND	
★	BUILDING EGRESS / EXIT DISCHARGE (ACCESSIBLE ACCESS WHEN NOTED)
	ELEVATOR OR ACCESS LIFT
EXIT A	DOOR TAG REFERENCE ★ INDICATES EXIT DISCHARGE FROM TENANT SUITE
	HANDICAP PARKING
----	DASHED LINE DENOTES AREA OF PROPOSED RESIDENTIAL DWELLING



PROJECT:	COCHECO FALLS MILLWORKS,
ADDRESS:	100 MAIN STREET DOVER, NH 03820

PHASE IV

BUILDINGS # 2,3,5

DATE: Jan 13, 2026
DWG: CORE & SHELL
SCALE: AS NOTED
DRAWN: TFA

CHINBURG
DEVELOP. BUILD. MANAGE.

3 Penstock Way
Newmarket, NH 03857

sheet no.
A-0