CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date:	**Tuesday, March 27, 2018**
Meeting Time:	**7:00 pm**

1. **CITIZENS' FORUM**
2. **APPROVAL OF THE PRIOR MINUTES**
   - February 12, 2018 Climate Adaptation Master Plan Steering Committee Meeting Minutes
   - February 27, 2018 Regular Meeting Minutes
3. **NEW BUSINESS**

   A. Consideration and Acceptance of a Conditional Use Permit for Fish Lips Holding Co., LLC & 38 Littleworth Rd., LLC, Assessor's Map G, Lot 4G-1, zoned I-2, located at 38 Littleworth Road. (Proposal is to install a new driveway off of Industrial Park Rd., with a permanent wetlands impact of 553 square feet and a wetlands buffer impact of 11,437 sq. ft.). *(P18-09)

   B. Consideration and acceptance of a Conditional Use Permit for Eversource Energy, (Owner: Gerald & Cathy Avery), Assessor's Map I, Lot 2-D, zoned RM-SU, located off Garrison Road and Shaw's Lane and Assessor's Map H, Lot 4 owned by Heron Bay Partners, LLC, zoned I-4, located off Cielo Drive. (Proposal is to replace existing power line structures in utility easements in two locations. One location is within the Conservation District adjacent to tidal Bellamy River. Temporary wetland impacts are 1,969 square feet). *(P18-13)

   C. Consideration and acceptance of a Site Review for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G, located at 333 Central Avenue. (Proposal is to renovate the existing building and add two new floors to one portion of the building. There will be approximately 16,100 sq. ft. of commercial space throughout, 18 residential units, and 47 parking spaces). *(P18-04)

   D. Presentation of proposed land use amendments to the Site Review Regulations, Subdivision Regulations, and the Zoning Ordinance.

4. **STAFF COMMENT**
5. **MEMBER COMMENTS**
6. **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. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning.

CITY OF DOVER

CLIMATE ADAPTATION MASTER PLAN STEERING COMMITTEE MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	**City Hall Council Chambers, 288 Central Avenue**
Meeting Date:	February 12, 2018
Meeting Time:	**6:00 – 8:00 PM**

Members Present: John Peterman (Chair), Tom Thompson (Vice Chair), Bill Baber, Anna Boudreau, Marcia Gasses, Cora Quisumbing-King and Jan Nedelka

Members Absent: Haley Harmon

Staff Present: Dave Carpenter, Community Development Planner

Others: Kyle Pimental, Strafford Regional Planning Commission; Lisa Graichen, UNH Cooperative Extension and NH Sea Grant

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Adoption of Minutes from December 4, 2017

Motion by Nedelka to adopt the minutes, seconded by Quisumbing-King. Motion passed unanimously.

3. Old Business:

a. Brief update on land use meet and greet

Pimental provided an overview of the presentation he provided at the January, 9th Planning Board workshop.

b. Update on Sustainability Fellows Program RFP

Carpenter indicated that the Carbon Footprint proposal had been selected for program.

4. New Business:

a. Discussion of outreach materials and advertising campaign for the public hearing (UNH Cooperative Extension)

Pimental and Graichen provided an overview of the outreach that will be performed prior to the Planning Board public hearing.

b. Review final draft implementation table

Pimental indicated that the proposed Actions had been reviewed by Staff. He also discussed the proposed action regarding the King Tide photo event. The Committee indicated that they felt the Implementation Table Key was helpful.

DRAFT

c. Solicit any additional comments on final draft chapter

The Committee provided feedback on a few items included in the chapter

d. Motion that recommends the chair sign a letter of support

Motion by Nedelka, seconded by Quisumbing-King Committee to direct the Chair to sign a letter of support. Motion passed unanimously.

5. Next steps toward adoption

Carpenter provided a brief overview of the next step towards adoption of the Chapter and thanked the Committee for their participation.

6. Member Questions

Peterman thanked the Committee for their involvement and commitment to the project.

7. Citizens Forum

No one spoke during the Citizens Forum.

8. Adjournment

Motion by Quisumbing-King to disband the Committee and adjourn. Second by Thompson. Motion passed unanimously. The meeting adjourned at 7:15 p.m.

DRAFT

CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers – City Hall, 288 Central Avenue
Meeting Date:	**Tuesday, February 27, 2018**
Meeting Time:	**7:00 pm**

Members Present: Frank Torr, Dave White, James Burdin, Dennis Ciotti (Councilor), Tom Clark, Gina Cruikshank (Vice Chair), David Landry, Lee Skinner, Tristan Donovan (Alternate), Hayley Harmon (Alternate)

Members Not Present: Kirt Schuman (Chair), Sarah Wheeler (Alternate), Tom Clark

Staff Present: Christopher Parker, Assistant City Manager, Dave Carpenter, Community Development Planner,

The Vice Chair called the meeting to order at 7:00 p.m, and announced that Hayley Harmon and Tristan Donovan would be sitting in for Tom Clark and Kirt Schuman.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- February 13, 2018 Regular Meeting Minutes

Motion: J.Burdin made a motion to approve the minutes as presented. Seconded by D.White. Vote U/A

3. OLD BUSINESS

A. Discussion and possible vote on Community Development Block Grant (CDBG) Funding requests for Fiscal Year 2018/2019.

Motion: D.Ciotti made a motion to remove item 3A from the table. Seconded by F.Torr. Vote U/A

D.Carpenter reviewed changes to the allocation sheet.

Discussion ensued regarding the allocations.

Motion: D.White made a motion to recommend the City Council adopt the Action Plan as presented. Seconded by D.Ciotti.

J.Burdin commented on the inclusion of the Skate Park and overall plan, as being beneficial to the community.

Vote U/A

4. NEW BUSINESS

A. Public Hearing and possible adoption of the Climate Resilience Chapter of the Master Plan

J.Burdin recused himself, as he works for the Consultant. No one sat in due to absences.

C.Parker reminded the Board it had a presentation on the Climate chapter in January as part of the Land Use Meet and Greet. Tonight is the public hearing and overview of the chapter. Once adopted, staff will provide a copy to the regional planning commission and State.

D.Carpenter reviewed the chapter.

John Peterman, chair of the committee, spoke about the makeup of the committee and reviewed the process with consultants.

Public hearing opened. Nobody Spoke. Public Hearing Closed.

L.Skinner noted a scrivener's error on page 10.

D.Carpenter noted two scriveners' errors on page 30.

Consensus of the Board was to adopt the document with the errors corrected.

Motion: H.Harmon made a motion to adopt the Climate Resilience Chapter and authorize the Chair or Vice Chair to sign the certification form. Seconded by D.Landry. Vote U/A

J.Burdin returned.

B. Consideration and acceptance of a Conditional Use permit for Myles Bratter, Assessor's Map L-14, Lot K-2, zoned R-20, located at 75 Spur Road. (Proposal is to repair an existing 91-foot stone seawall adjacent to the tidal Bellamy River). *(P18-06)

C. Parker explained that the applicant is requesting a Conditional Use Permit to allow them to repair an existing 91 foot stone seawall, along the Bellamy River. The Conservation Commission reviewed and endorsed this project with the condition that the plan include silt fence or silt sock to be provided as necessary on February 12, 2018.

L.Bratter represented the application and reviewed the details of the plan.

Motion: F.Torr made a motion to accept the application. Seconded by H.Harmon. Vote U/A

Public hearing opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:
Staff finds that the request is consistent with the provisions of the Conservation District ordinance which allows impacts to land within 100 feet of a tidal river if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department recommends that the Planning Board approve the Permit with the following conditions:

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Wetlands Permit.
2. The applicant shall provide silt fence or silt sock during construction as necessary.

C.Parker clarified for D.Ciotti that the stones do not have mortar.

L.Skinner thanked the applicant for the information provided in the application.

Motion: F.Torr made a motion to approve the Conditional Use Permit subject to the staff recommended conditions. Seconded by D.Ciotti. Vote U/A

C. Consideration and acceptance of a Conditional Use permit for Patrick and Sarah Hourihane, Assessor's Map L, Lot 34, zoned R-20, located at 135 Spur Road. (Proposal is for a 1,112 sq. ft. addition to existing house and to build a pool and deck within the Conservation District adjacent to tidal Bellamy River. Total disturbance in Conservation District is 2,691 sq. ft.). *(P18-12)

C. Parker explained that the applicant is requesting a Conditional Use Permit to allow for a 1,112 sq. ft. addition to existing house and to build a pool and deck within the Conservation District adjacent to tidal Bellamy River. Total disturbance in Conservation District is 2,691 sq. ft.

The Conservation Commission reviewed and endorsed this project with the condition that a 55 foot by 10 foot vegetative strip of native plants with bushes eight feet on center be added to the plan between the property line and the dock on February 12, 2018. The applicant's engineer has amended the plan to add the recommended plantings, as shown in green on the revised plan dated February 13, 2018.

Steve Ricker represented the application and reviewed the details of the plan, and clarified that the impervious surface is being reduced from 17.3% to 15.4% of the lot.

Motion: F.Torr made a motion to accept the application. Seconded by D.White. Vote U/A

Public hearing opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION:
Staff finds that the request is consistent with the provisions of the Conservation District ordinance which allows impacts to land within 100 feet of a tidal river if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department recommends that the Planning Board approve the Permit with the following conditions:

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Wetlands Permit and Shoreland Permit.
2. The required plantings shall be installed prior to the grading for and construction of the pool and pool deck area.

Motion: D.Landry made a motion to approve the Conditional Use Permit subject to the staff recommended conditions. Seconded by J.Burdin. Vote U/A

The Vice Chair noted that the following 3 applications will all be heard together, with separate votes.

D. Consideration and acceptance of a Conditional Use Permit for Okad of Dover, LLC, Assessor's Map 37, Lot 38, zoned B-3, located at 824-828 Central Ave. & 8 Glenwood Ave. (Amended proposal increases wetlands impacts by 120 sq. ft. and wetland buffers by 20 sq. ft.. A wetlands replication area of 5,705 sq. ft. is proposed). *(P17-08A)

E. Consideration and acceptance of a Conditional Use Permit for Okad of Dover, LLC, Assessor's Map 37, Lot 38, zoned B-3, located at 824-828 Central Ave. & 8 Glenwood Ave. (Amended proposal increases impervious cover from 50.6% to 50.9%, where 20% is allowed in the Secondary Groundwater Protection Zone). *(P17-09A)

F. Consideration and acceptance of a Site Plan Amendment for Okad of Dover, LLC, Assessor's Map 37, Lot 38, zoned B-3, located at 824-828 Central Ave. & 8 Glenwood Ave. (Amended proposal is to replace an existing 11,250 sq. ft. and 6,800 sq. ft. building with construction of a 23,620 sq. ft. building). *(P16-39A)

C. Parker explained that the applicant is requesting to amend two conditional use permits, and a site plan, all of which were approved by the Board on March 28, 2017. The Plans were signed on August 25, 2017. On its own the site plan changes don't trigger Planning Board review, but taken in total with the changes required for the Conditional Use Permits needed for the stormwater management, and the neighborhood involvement, it made sense to bring the site plan back to the Board. The Conservation Commission endorsed both Conditional Use Permits at its February 12, 2018 meeting.

The applicant is seeking to amend the previously granted Conditional Use Permit to add 120 square feet of wetlands impact to construct a retaining wall. Furthermore, the applicant is seeking a .3% increase for a total impervious surface area of 50.9% whereas 20% is the maximum. The site plan change is to combine two buildings, totaling 18,050 square feet with a single 23620 square foot building, removing the rear access road and redesigning the parking areas.

Rick Frieberg, TEC represented the application and reviewed the details of the plan. He noted the acceptance of the staff conditions and said that the applicant is happy to work with abutters to iron out details of concern.

C.Parker clarified for D.Ciotti that the trees will be reviewed in the field with consultation of abutters for final placement.

R.Frieberg clarified the construction specifications of the rain garden and what is included in the stormwater operation and maintenance plan.

Discussion ensued regarding adding a note to the plan relative to the use restriction of the buffer.

Motion: J.Burdin made a motion to accept the three applications. Seconded by D.Ciotti. Vote U/A

Public hearing opened.

Brian Kelley, 2 Crescent Ave, spoke in support of additional arborvitae, revisiting the fence location and the placement of the red maples.

Public Hearing Closed.

C.Parker suggested a 5 minute recess to review the landscape plan with Mr. Kelley.

8:10-8:15 Recess

James Mitchell clarified the construction timeline for D.Landry.

R.Frieberg clarified the material used in the lawn area behind the fence, in the buffer.

J.Mitchel explained the architecture of the 8,100 square foot building for H.Harmon and D.Ciotti. He stated that all four sides will be finished and that he understood the rooftop screening is from all sides.

STAFF RECOMMENDATION – WETLANDS CUP:
Staff finds that the request is consistent with the provisions of the Wetlands Protection District ordinance which provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department recommends that the Planning Board approve the Permit without any conditions.

Motion: D.White made a motion to approve the Conditional Use Permit subject to the staff recommended conditions. Seconded by F.Torr. Vote U/A

STAFF RECOMMENDATION – GOUNDWATER CUP:
Staff finds that the request is consistent with the provisions of the Groundwater Protection District ordinance which provides for Conditional Use Permits to allow development or land use activities proposed within the Groundwater Protection District. This project would be in the Secondary Groundwater Protection Zone which allows for land use permitted in the applicable underlying zone. The Planning Department recommends that the Planning Board approve the Permit without any conditions.

Motion: D.White made a motion to approve the Conditional Use Permit subject to the staff recommended conditions. Seconded by F.Torr. Vote U/A

STAFF RECOMMENDATION – SITE PLAN:
Staff finds that the request is consistent with the provisions of Chapter 149, Site Plan Review, and recommends that the Planning Board approve the plan with the following conditions, which supersede the March 28, 2017 conditions:

Conditions to be Met Prior to Signing of the Plans:

1. The owner's signatures must be added to the final plan.
2. The Conditional Use Permits amendments (P17-08A and P17-09A) shall be approved.
3. Applicant must provide a digital version of plan set.
4. The Professional Engineer, Licensed Land Surveyor, Wetland Scientist, and Licensed Landscape Architect will need to sign and date final plans.
5. The applicant must revise plan set to:
    a. Add additional Red Maple trees to the landscape plan within the buffer behind 6, 8 and 10 Crescent Ave. Number to be approved by the Assistant City Manager.
    b. Revise the height of the 26 arborvitae located southeast of the building, so there is a mix of 6, 8 and 12' tall.
    c. The lawn area behind the fence shall be revised to note native seed and not grass
    d. Update the owner of 8 Glenwood Ave
    e. Fix the spelling of "Amendment" in title block
    f. Revise lighting plan so no spillover onto abutting properties occurs and that the darkest area of the parking lot is between 0.3 and 0.5 fc
    g. Previous traffic related conditions of approval from March 28, 2017 must be addressed.

h. Revise General Note 5 on C-2 to meet Inspection Services common note requirement.
i. Add a note relative to the spirit and intent of the buffer, and that only public safety or maintenance activity should occur there.

Conditions to Be Met Prior to Any Construction Activity:

6. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 9 AM-4 P M, with no Sunday hours. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.

Conditions to Be Met Prior to Issuance of a Building Permit:

7. For the back building, the fence and landscaping along Crescent Avenue within the buffer area shall be installed.
8. The new building shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

9. For the back building, the landscaping in the buffer shall be deemed healthy and not in need of replacement to the satisfaction of the Assistant City Manager.
10. Any new building shall be assessed the current impact fees in place at the time of building permit application and paid by time of Certificate of Occupancy.
11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
12. Upgrades to pedestrian sign equipment such as APS buttons and countdown heads and installation of cameras at southerly light on Central Ave has occurred.

Motion: F.Torr made a motion to approve the Site Plan subject to the staff recommended conditions. Seconded by D.White. Vote U/A

5. STAFF COMMENTS

- Review TRC projects: 58 New Rochester Road.
- Updated the Board on Washington Street.
- Looking for a representative to Strafford Regional Planning, as a commissioner.
- March 7 the Council review of the Master Plan
- March 21 the Council will review findings about downtown made by UNH students.
- March 2's full moon snowshoe walk on the Community Trail might be postponed
- Congratulated Donna and Chris Benton on their new family member.

6. MEMBER COMMENTS

7. ADJOURNMENT

Motion: T.Donovan made a motion to adjourn at 8:34 p.m. Seconded by F.Torr. Vote U/A

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-09

Application Type:	Conditional Use Permit
Applicant(s):	Fish Lips Holding Co., LLC & 38 Littleworth Rd., LLC
Owner(s):	Fish Lips Holding Co., LLC & 38 Littleworth Rd., LLC
Location:	38 Littleworth Road (Assessor's Map G, Lot 4G-1)
Meeting Date:	March 27, 2018

INTENT: To obtain an amended Conditional Use Permit to install a new driveway off of Industrial Park Road, with a permanent wetlands impact of 553 square feet and a wetlands buffer impact of 11,437 square feet.

LOTS/UNITS PROPOSED: None

AGENDA ITEM: # 3-A

ACREAGE: 2.75 acres

ZONING DISTRICT: Rural Restricted Industrial District (I-2)

EXISTING LAND USE: Commercial and industrial

PROPOSED LAND USE: Commercial and industrial

SURROUNDING LAND USE: Residential, commercial, and industrial

ZBA ACTION: None

ATTACHMENTS:
CUP application and plans, 2/12/18 Conservation Commission minutes, 2/22/18 TRC minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting

PERMITS REQUIRED:
-Conditional Use Permit for Wetland Protection District
-NHDES Wetlands Permit

WAIVERS REQUESTED: None for this CUP

Summary of Request and Background
The applicant is requesting a Conditional Use Permit to install a new 24 foot wide driveway off of Industrial Park Road, to replace this lot's access to the existing shared driveway off Littleworth Road.

The Conservation Commission endorsed this CUP at their February 12, 2018 meeting.

The applicant came before the Technical Review Committee on February 22, 2018 (minutes attached). TRC determined that the site plan did not require full site plan review.

Consistency with Land Use Regulations
The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

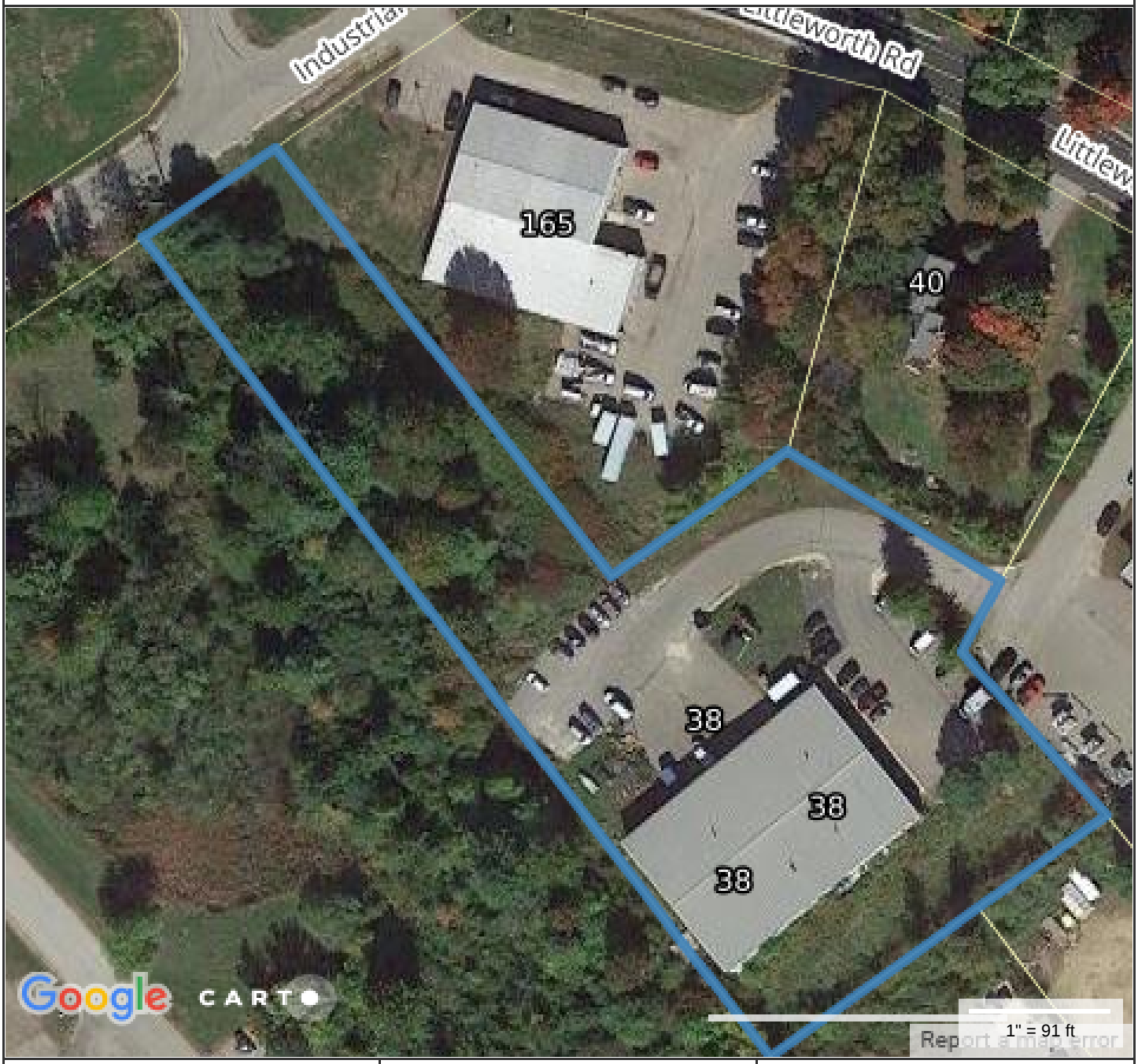
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following conditions:

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Wetlands Permit.
2. The applicant shall revise the plans per the Technical Review Committee comments from 2/22/18 and submit the revised plans to the Planning Department for approval.

38 Littleworth Road



Property Information

Property ID	G0004-G00001
Location	38 LITTLEWORTH RD
Owner	38 LITTLEWORTH ROAD CONDOMINIUM

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.

Parcels updated 02/16/2018
Properties updated 03/06/2018

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

January 29, 2018

Re: Site Plan Application –
Technical Review Committee Submission

Subject: Conditional Use Permit Driveway Entrance
38 Littleworth Dr.
Dover, NH
Our Reference No. 1680

Dear Mr. Parker:

On Behalf of our clients, Unit 1 – 38B Littleworth Road: 38 Littleworth RD, LLC & Unit #2 – 38A Littleworth Road: Fish Lips Holding CO., LLC, we are pleased to submit (8) full size sets, (1) 11 x 17, and one electronic copy of the attached materials for Technical Review Committee consideration:

1) Site Review Application & Checklist;
2) Check
3) Project Narrative
4) Tax Map
5) USGS Map
6) Current Deed Information
7) Wetland Report
8) Design Plans
9) Wetland Permit Package

We look forward to discussing this application further following review by City Staff. If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

CIVILWORKS NEW ENGLAND

Stephen J Haight, PE
SJH/pdd

Conditional Use Permit

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: "Unit 1"-38B Littleworth Road: 38 Littleworth Rd, LLC
"Unit 2"-38A Littleworth road:
Fish Lips Holding Co., LLC
Telephone # 603-781-7369
603-740-6060

Address of Applicant: "Unit #1"-PO Box 2232, Dover NH 03821
"Unit #2"-140 Silver Street, Dover, NH 03820

E-Mail Address: chip@cffloral.com

Name of Property Owner (*if different from applicant*): Same Telephone # See Above

Address of Property Owner: See Above

PROPERTY INFORMATION

Assessor's Map # G Lot(s) # 4G-1

Zoning District(s) I-2 Overlay District(s) Wetland Protection District

Existing Use of Property: Commercial/Industrial

CONDITIONAL USE PERMIT INFORMATION

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

☐ Conservation District
☐ Groundwater Protection
☒ Wetland Protection District
☐ RCM Use Overlay District
☐ Off-Street Parking and Loading
☒ Wetland Protection
☐ I-1 District Uses

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

Install new entrance driveway along Industrial Park Road and remove existing access via easement through lot G/4G-2

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NH Expedited Wetlands Permit

Name of Professional That Prepared Plans: Stephen J. Haight

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

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

38 Littlewood, LLC. Matt R. Williams III, mm 11/25/18

Signature of Property Owner: FISHLIPS 11/25/18 Date: _____

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

Signature of Agent: _____ Date: 11/29/18

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.

38 Littlewood Rd, LLC. Matt R Williams III mm 11/25/18

Signature of Property Owner: FISH LIPS Date: 11/25/18

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the site review application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly within two hundred (200) feet (including land across the street or waterway) of the proposed site under consideration by the Planning Board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association. *(See additional requirement below)*

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS

PLANNING BOARD
APPLICATION CHECKLIST & FEE SCHEDULE

A. If you are submitting an application for Site Review or a Major Subdivision the applicant shall meet with the Technical Review Committee (TRC). Eight (8) copies of the application and preliminary plan must be submitted. _____

B. Prior to the submission deadline for Planning Board, fifteen (15) copies of the application and fifteen (15) sets of plans must be submitted. Four (4) 22" x 34"and eleven (11) 11" x 17" (signed by owner). _____

C. **TOTAL FEE** paid by cash or check made payable to "City of Dover"

1. Application fee for the following:
   - SUBDIVISION $150.00 x # _____ new lots created = $ _____
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # ____ per dwelling unit = $ _____
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # _____ sq. ft. = $ _____
     Additions (new floor space) $.10 per sq. ft. x # _____sq. ft. = $ _____
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # _____ = $ _____
   - MOTEL/HOTEL $35.00 x # ___ per lodging unit = $ _____
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # ____ sq. ft. = $ _____
   - CONDITIONAL USE PERMIT $150.00 x # _____ per application = $ 150.00
   - GRAVEL PIT/ EXTRACTION PERMIT
     Application fee $50.00 = $ _____
     Permit fee $75.00 = $ _____
   - EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN ($150.00 minimum) $50.00 x # ____ per hour of review $ _____
   - REQUEST FOR REZONING $150.00 = $ _____
   - DRIVEWAY WAIVER – $100.00 application fee =
     Letter of rejection from Engineering Department, diagram & letter from owner $ _____

D. **Mailing Labels (Avery 5160)** in triplicate including owner, engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat with names and addresses for notices.

1. Certified letters fee: # of abutters _____ X $8.00 = $ _____
2. Applicant & Owner, engineer, architect, land surveyor or soil scientist Certified letters fee # _____ of x $8.00 = $ _____
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00 = $ _____
4. Creating/Printing Abutter Labels fee per sheet _____ x $10.00 = $ _____

E. **Foster's newspaper public notice fee** **$ 80.00**

F. **Digital Version of the Plan** & Archive Fee $1.00 x # _____ per sheet of plan set = $ _____

TOTAL FEE **$** 150.00

P18-09 **38 A&B Littleworth Road**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
G0004-A00001	1 INDUSTRIAL PARK RD	BEARINGS INC	C/O PT COUNSELORS	PO BOX 3075	MCKINNEY	TX	75070
G0004-C00001	29 INDUSTRIAL PARK RD	R&R BERNSTEIN HOLDING LLC		12 TIDE MILL RD	HAMPTON	NH	03842
G0004-C00000	7 INDUSTRIAL PARK RD	JUSTRIGHT AWNINGS LLC		7 INDUSTIRAL DR	DOVER	NH	03820
G0028-000000	LITTLEWORTH RD	GROSSMAN PENELOPE		132 JACKSON STREET	NEWTON CTR.	MA	02159
G0004-G00002	36 LITTLEWORTH RD	LITTLEWORTH/INDUSTRIAL PARK PROPERTIES L		165 INDUSTRIAL PARK DRIVE	DOVER	NH	03820
G0004-G00000	165 INDUSTRIAL PARK RD	LITTLEWORTH/INDUSTRIAL PARK PROPERTIES L		165 INDUSTRIAL PARK RD	DOVER	NH	03820
G0029-000000	LITTLEWORTH RD	KAY RICHARD & ANNA REVOCABLE TRUST		45 LITTLEWORTH ROAD	DOVER	NH	03820
G0004-B00000	35 INDUSTRIAL PARK RD	CAMH LLC		35 INDUSTRIAL PARK RD	DOVER	NH	03820
G0004-A00000	3 INDUSTRIAL PARK RD	KAY DUANE D &	KAY MARY M	131 COLUMBUS AVE	DOVER	NH	03820
G0029-B00000	45 LITTLEWORTH RD	KAY RICHARD W & ANNA R TRUSTEES	KAY RICHARD & ANNA IRREVOCABLE TRUST	45 LITTLEWORTH ROAD	DOVER	NH	03820
G0003-B00000	85 INDUSTRIAL PARK RD	85 INDUSTRIAL PARK II LLC		273 CORPORATE DR STE 150	PORTSMOUTH	NH	03801
G0003-000000	40 LITTLEWORTH RD	TUCKER ANNE E TRUSTEE	TUCKER ANNE E REVOCABLE TRUST	16 THE GARRISON	DOVER	NH	03820
G0004-F00000	136 INDUSTRIAL PARK RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
		CIVIL WORKS NEW ENGLAND	STEPHEN J. HAIGHT	P.O. BOX 1166	DOVER	NH	03820
		38 LITTLEWORTH RD., LLC		P.O. BOX 2232	DOVER	NH	03820
		FISH LIPS HOLDING CO., LLC		140 SILVER STREET	DOVER	NH	03820

January 24, 2018

Project Narrative

PROJECT NARRATIVE
CONDITIONAL USE PERMIT
For

38 Littleworth Rd., LLC
PO Box 2232
Dover, NH 03821
&
Fish Lips Holding CO., LLC
140 Silver St, Dover, NH 03820

Tax Map G, Lot 4-G1

PROJECT OVERVIEW
The project consists of the following general improvements:

- Construction of a 24' wide paved driveway to the site from Industrial Park Drive
- Removal of the connecting access drive from abutting lot, Tax Map G, Lot 4-G2.
- Removal of the pavement areas around the parking lots.
- Loam and seed disturbed areas

PROJECT LOCATION AND SITE CHARACTERISTICS
The project site consists of a single parcel of land as shown on Tax Map G, Lot 4G-1. The parcel is recorded as condominium ownership (2 Units) with limited common areas and common areas. The site contains 2.73 acres, or 118,992 square feet, and is developed with a single story steel frame building, parking lot, loading areas and connection to Littleworth Drive by means of an access easement through the abutting lot, Tax Map G, Lot 4-G2. There are wetlands located on the western portion of the site which includes a forested area and a 20' wide sewer easement containing sewer lines and underground utilities. The project proposes to construct a paved drive into the site from existing frontage on Industrial Park Drive with a portion of the 24' pavement width and 1' foot shoulder located within this easement. The project also proposes to change the internal parking circulation to accommodate the new entrance and revised parking as shown on the plans.

Currently the Salmon Falls Woodworking business is located within the steel framed building on-site. The owner is proposing to change the driveway location in order to reroute the existing truck traffic to the proposed entrance along Industrial Park Road, which provides enhanced sight distance.

DRIVEWAY AND PARKING LAYOUT

The proposed truck access and driveway will be 24' wide with a 1' shoulder. The entrance location on Industrial Park Drive provides for safer and more accessible entrance for lot 4G-1. The sight distance along Industrial Park Drive is enhanced from the current entrance along Littleworth Drive. The proposed construction will result in an addition of 4745sf for the entire project (10,212sf impervious – 5,467sf grassed area). The existing sewer easement provides a suitable location given the fill used for the previous installation, current drainage, and the intent to minimize the wetland and buffer impact.

WETLAND AND MINIMUM IMPACT TYPE

The project work meets the criteria under Minimum Impact Project Type. The project work involves the alteration of significantly less than 3,000 square feet (+/- 553 sf). in swamps or wet meadows. The project does not impact bogs, marshes, sand dunes, tidal wetlands, cedar swamps, undisturbed tidal buffer zone, or involve any work within 50 feet of a salt marsh. The project is not located within 100 feet of prime wetlands. There are no known or suspected archaeological resources within the project area. The wetland is a shrub wetland dominated by glossy buckthorn. The wetland has been highly disturbed by historical agriculture, the development of abutting parcels, and is thick with a variety of non-native, invasive shrubs.

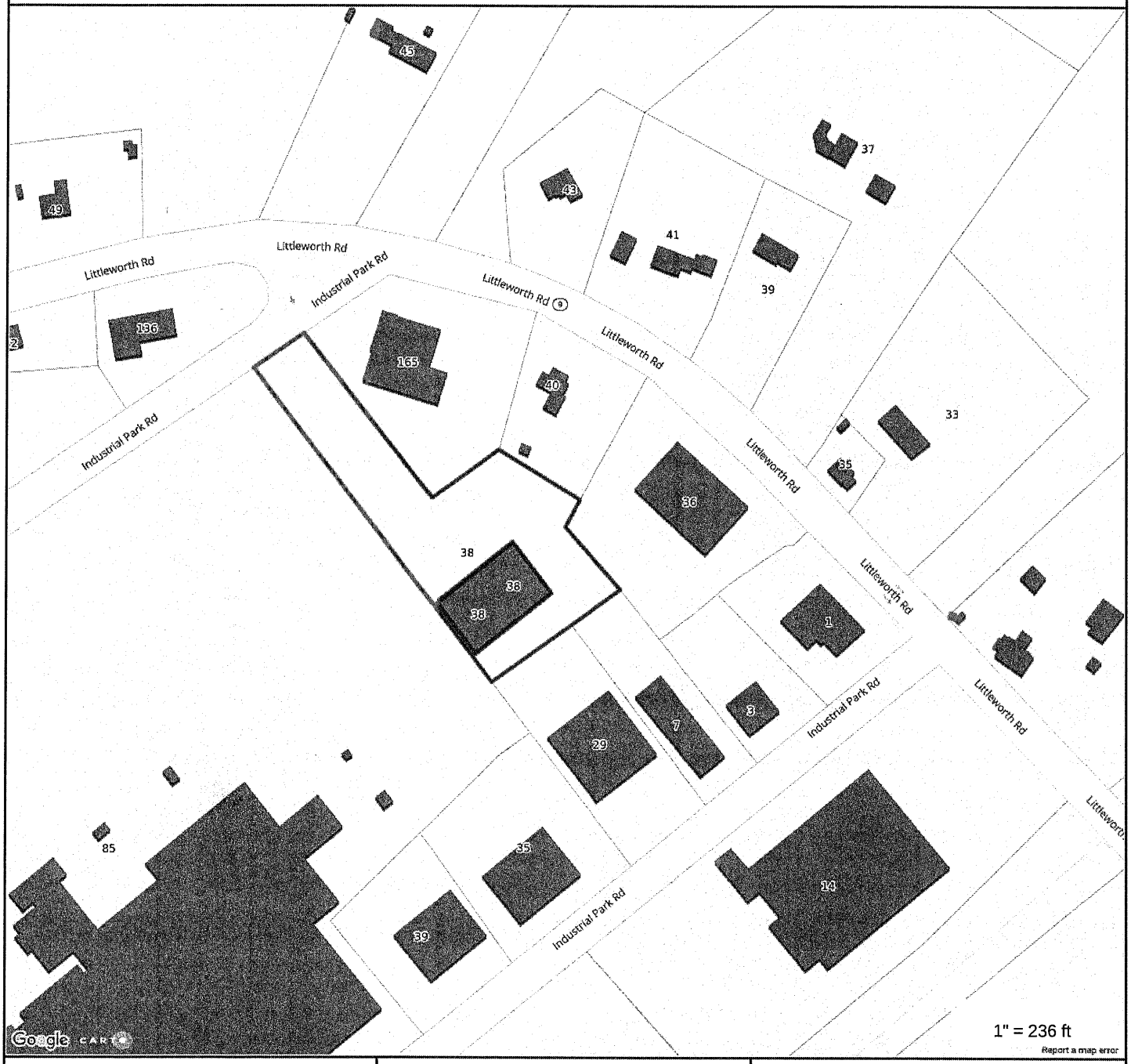
The proposed driveway is located along the northeastern boundary of the property which allows for the least impact to the wetlands and the buffer area. Total buffer area to be disturbed will be +/- 11,437 sf. +/-1176 sf of this buffer area will be converted to grassed area when the changes to the parking areas are completed. The remaining disturbed area will be grading along the driveway and driveway pavement.

DRAINAGE

The proposed driveway will create a minimum amount of impervious area and will be mitigated by onsite buffers and grading. +/-4290 of the existing parking lot and driveway connection will be removed which currently drains to the onsite drainage basin, reducing the overall stormwater flowing to this onsite structure. The proposed driveway will be crowned with the northeastern side of the driveway draining to shallow swales directing the water to either the culvert along Industrial Park Drive or the existing location of the 12" culvert. The culvert along Industrial Park Drive discharges into the wetland buffer and flows overland. The culvert under the driveway discharges at the same spot as it did before and follows the wetlands with no change prior to leaving the site. The northwestern half of the driveway sheetflows from the crowned section and into the wetland buffer. +/- 1162 sf of existing impervious area is changed to pervious area and enters the buffer prior to the wetlands onsite. The total amount of imperious area of the driveway is +/- 9544 and a small amount of impervious area added (+/- 668sf) in the parking lot.

Tax Map

38 Littleworth Drive



Property Information

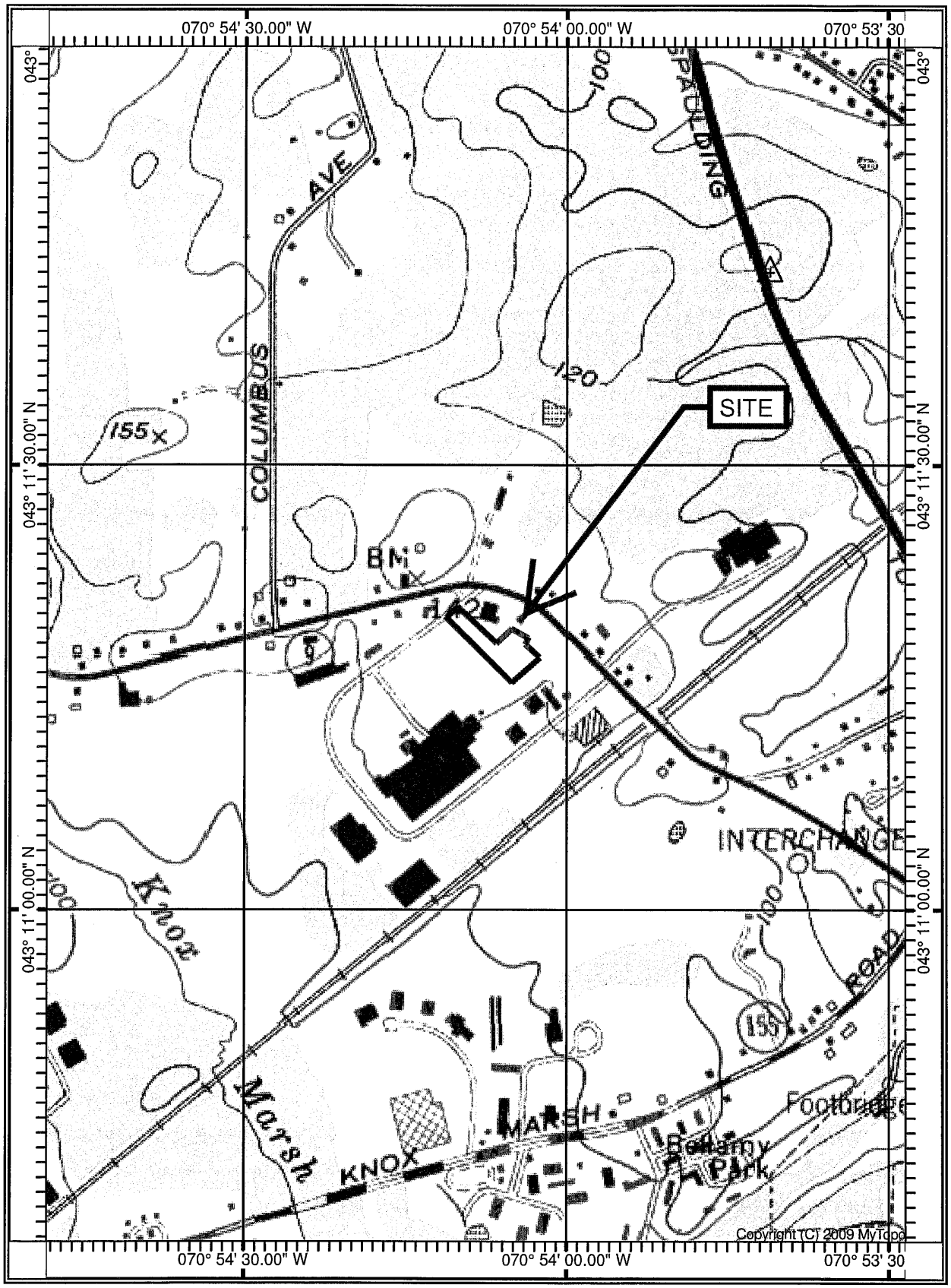
Property ID	G0004-G00001
Location	38 LITTLEWORTH RD
Owner	38 LITTLEWORTH ROAD CONDOMINIUM

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.

Parcels updated 6/13/2017
Properties updated 01/23/2018

USGS Map



SCALE 1:12000

0 1000 2000 3000

FEET

38 Littleworth Road
Dover, NH 03820
Tax Map G, Lot 4-G1

DEEDS

Doc # 0029668 Apr 14, 2008 10:45 AM
Book 3634 Page 0215 Page 1 of 2
Register of Deeds, Strafford County

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****9 Thousand 0 Hundred 00 Dollars
DATE 04/14/2008 ST812237 AMOUNT $ ****9000.00
VOID IF ALTERED

CONDOMINIUM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **38 Littleworth Road, LLC, a** New Hampshire Limited Liability Company, with an address of P.O. Box 2232, Dover, Strafford County, State of New Hampshire, for consideration paid, grant to Fish Lips Holding Co., LLC, a New Hampshire Limited Liability Company with a place of business at 140 Silver Street, Dover, County of Strafford, State of New Hampshire, with WARRANTY covenants, the following:

A certain Condominium Unit at 38 Littleworth Road Condominium, located at 38 Littleworth Road, Dover, County of Strafford, State of New Hampshire, more particularly bounded and described as follows:

Unit 2 in 38 Littleworth Road Condominium ("Condominium") as described and identified in the Declaration of Condominium for 38 Littleworth Road Condominium dated March 28, 2008, and recorded in the Strafford County Registry of Deeds at Book 3629, Page 535, and as shown on a certain site plan entitled "Condominium Site Plan 38 Littleworth Road Condominium Unit # 1 & Unit # 2 off Industrial Park Road, Dover, New Hampshire" dated March 20, 2008 prepared for TriTech Engineering Corporation and recorded at the Strafford County Registry of Deeds as Plan 93-93.

See floor plan recorded at Strafford County Registry of Deeds as Plan No.93-94.

Together with the "Limited Common Area-#2" as shown on the above referenced plan.

Together with the undivided interest in the Common Area appurtenant to said Unit as defined and described in said Declaration as said Declaration may be amended pursuant to its terms.

Subject to Declaration of Condominium for 38 Littleworth Road Condominium dated March 28, 2008, and recorded in the Strafford County Registry of Deeds at Book 3629, Page 535 and By-Laws of 38 Littleworth Road Condominium dated March 28, 2008, and recorded at Book 3629, Page 546.

Subject to and together with access, sewer, and drainage easements and Protective

Covenants of record and as depicted on the above referenced plan and as more particularly described in deed of Gerald M. Cupp and Lisa A. Cupp to 38 Littleworth Road, LLC dated October 22, 2007 and recorded at Book 3585, Page 102.

Meaning and intending to convey a portion of the premises conveyed to 38 Littleworth Road, LLC by Warranty Deed of Gerald M. Cupp and Lisa A. Cupp dated October 22, 2007 and recorded at the Strafford County Registry of Deeds Book 3585, Page 102.

Signed this 11th day of April, 2008.

38 Littleworth Road, LLC

Samantha Lesieur
Witness

By: Matt Williams Member
Matt R. Williams, III, Member

State of New Hampshire
County of Rockingham

On this the 11th day of April, 2008, before me, Douglas W. Macdonald, the undersigned officer, personally appeared Matt R. Williams, III, sole member of 38 Littleworth Road, LLC and acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of 38 Littleworth Road, LLC.

In witness whereof, I hereunto set my hand and official seal.

Douglas W. Macdonald
Notary Public
My commission expires:

DOUGLAS W. MACDONALD, Notary Public
My Commission Expires August 18, 2009

Doc # 0020208 Oct 23, 2007 10:56 AM
Book 3585 Page 0102 Page 1 of 3
Register of Deeds, Strafford County

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION — REAL ESTATE TRANSFER TAX
***16 Thousand 4 Hundred 25 Dollars
DATE 10/23/2007 ST811034 AMOUNT $ ***16425.00
VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Gerald M. Cupp and Lisa A. Cupp**, husband and wife, of 198 Shady Side Avenue, Concord, Middlesex County, Massachusetts 01742, for consideration paid, grants to **38 Littleworth Road, LLC**, a New Hampshire limited liability company, of PO Box 2232, Dover, Strafford County, New Hampshire, with Warranty Covenants:

A certain lot or parcel of land, with the buildings and improvements thereon, located on the easterly side of Industrial Park Road, Dover, County of Stafford, State of New Hampshire, shown as Lot G/4G-1 on a plan entitled "Standard Boundary Survey and Minor Subdivision Plan of Land, Lot 4G, Tax Assessor's Map "G" Littleworth Road (NH Route 9) & Industrial Park Road, Dover, New Hampshire, County of Stafford" by Civilworks dated March 29, 1999, recorded in the Stafford County Registry of Deeds as Plan 57-4, and according to said plan, bounded and described as follows:

Beginning at an iron rod on the easterly side of Industrial Park Road at land now or formerly of Davidson Rubber Company, Inc. and shown as Lot G/3B [erroneously described as "land now or formerly of Holgate Limited Partnership and shown as Lot G/4F" in prior deed at Book 2347, Page 715]; thence North 54° 21' 01" East along Industrial Park Road 121.53 feet to a point at land referenced as remaining portion of G/4G; thence South 40° 18' 08" East a distance of 334.19 feet to an iron rod set; thence North 49° 41' 50" East 122.04 feet to a granite bound found at land now or formerly of Tucker; thence South 65° 08' 08" East 150.67 feet to a granite bound found at land shown as Lot G/4G-2 on the above-referenced plan; thence South 29° 27' 46" West 56.87 feet to an iron rod; thence South 38° 55' 25" East 143.02 feet to an iron rod at land now or formerly of Pillar Investment Corp; thence South 51° 43' 30" West along land of said Pillar and land now or formerly of LaPointe 249.81 feet to a steel stake found; thence North 40° 18' 08" West along land now or formerly of Davidson Rubber Company, Inc. 634.59 feet to an iron rod at the point of beginning.

Access, Sewer and Drainage Easements

For purposes of describing the following easement benefits and burdens, intended to run with the above described lot, reference is made to a certain "As Built" (Record) Survey, Lot 4G-2, Tax Assessor's Map "G", Littleworth Road (N.H. Route 9) & Industrial Park Road, Dover, New Hampshire, County of Strafford, drawn by Civilworks, dated 1-17-01, not recorded with the Strafford County Registry of Deeds, but on file with the Dover Planning Office and/or the

Department of Community Services, hereinafter referred to the "As Built Survey Plan."

The above described Lot G/4G-1 is conveyed TOGETHER WITH the benefit of a fifty (50') foot wide Access Easement for vehicular and pedestrian access to and from the Littleworth Road (NH Route 9) over (and located along the 50 foot wide northerly portion of) Lot G/4G-2 as shown on both Plan 57-4 and the As Built Survey Plan. Use of said 50 foot wide Access Easement by the Grantees, their successors and/or assigns and successors in title, shall be in common with the current owners of Lot G/4G-2 (said lot is currently owned by the Grantor of this Deed) her successors, heirs and assigns and successors in title. Use of said easement is furthermore conditioned upon the Grantees' agreement, for themselves, their heirs and assigns and successors in title to Lot G/4G-1 benefited by said Access Easement, to jointly share, with the current and future owners of Lot G/4G-2, in the responsibility and costs of maintaining and keeping said access in good repair, including winter maintenance. Acceptance and recording of this deed shall evidence the Grantees agreement, for themselves, their heirs and assigns and successors in title, to said shared maintenance obligations.

The above described Lot G/4G-1 is also conveyed SUBJECT TO a twenty (20') foot wide Sewer Easement located every where twenty (20') feet wide and parallel to the second, third and fourth described courses to the above Lot G/4G-1 property description (i.e. along the Northerly boundary of said Lot G/4G-1), as more specifically shown on Plan 57-4 and the As Built Survey Plan. As declared by the Grantor's Declaration of Intent to Convey Cross Easements dated August 28, 2001, recorded at the Stratford County Registry of Deeds, Book 2375, Page 342, the purpose of said easement is to benefit the abutting Lot G/4G-2 and G/3 (land now or formerly of Douglas and Anne E. Tucker) with City sewer connection rights, specifically including the right of current and future owners of Lot G/4G-2 to construct and maintain a sewer connection to the sanitary sewer collection pipe constructed within said 20 foot wide Sewer Easement, and the right to drain water-carry putrescible sanitary sewage waste from both Lot G/4G-2 and said Tucker lot into said sanitary sewer collection pipe constructed within the 20 foot Sewer Easement. The location of said sewer is shown on the As Built Survey Plan. The rights of the current and future owners of Lot G/4G-2 to make future repairs shall be and are hereby declared to be subject to the conditions stated within the above referenced Grantors' Declaration (see specifically Strafford County Registry Book 2375, Page 343). The Grantees and/or future owners of Lot G/4G-1 (burdened by the above described 20 foot wide Sewer Easement) may also connect their lot into the sanitary sewer collection pipe constructed within said easement as allowed by the City of Dover.

The above described Lot G/4G-1 is also conveyed SUBJECT TO the drainage Detention Basin (located along the southerly portion of Lot G/4G-1) together with existing drain pipes, bringing drainage from the abutting Lot G/4G-2 and Lot G/4C-1 (now or formerly LaPointe property) into said Detention Basin, all as currently constructed, and as so constructed, shown on the As Built Survey Plan. The current and future owners of the abutting Lot G/4G-2 shall have the right, but not necessarily exclusive obligation, to maintain said Detention Basin, together with its related improvements as shown on the above referenced As Built Survey Plan.

Other Encumbrances

The above described Lot G/4G-1 is further conveyed SUBJECT TO Restrictive Covenant Agreement dated November 21, 1958, recorded in the Stafford County Registry of Deeds at Book 697, Page 325 and a certain Modification Agreement dated August 31, 1962 recorded in said

Registry at Book 759, Page 339, the provisions of which modifications are hereby specifically made applicable to the premises herein conveyed coming together with other conditions and restrictions of record in the Strafford County Registry of Deeds.

Further subject to utility and other easements of record.

Meaning and intending to describe and convey the same premises conveyed to Gerald M. Cupp and Lisa A. Cupp by Warranty Deed of Megan H. Martineau, Trustee of the Megan H. Martineau Revocable Trust, dated November 19, 2002 and recorded in the Strafford County Registry of Deeds at Book 2695, Page 571.

IN WITNESS WHEREOF, I have executed this deed on this 22 day of October, 2007.

Witness

Gerald M. Cupp

Witness

Lisa A. Cupp

State of New Hampshire
County of Rockingham

This instrument was acknowledged before me on October 22, 2007 by Gerald M. Cupp and Lisa A. Cupp.

Notary Public/Justice of the Peace

My commission expires: _____

DOUGLAS W. MACDONALD, Notary Public
My Commission Expires August 18, 2009

January 24, 2018

WETLAND REPORT

Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

17 November 2017

Steve Haight, P.E.
Civilworks of New England
P.O. Box 1166
Dover, NH 03820

Dear Mr. Haight;

This letter is in reference to the vacant 2.74 acre lot located behind Martineau Electric on Industrial Park Drive in Dover, NH. On this date I inspected the property for regulated wetlands.

Wetlands were identified as defined by the State of New Hampshire.
Env-Wt 101.113 "Wetland" means "wetlands", as defined by RSA 482-A:2, X, namely "an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands include swamps, marshes, bogs and similar areas.

Wetlands were delineated on site using the technical criteria in the *Corps of Engineers Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual*. These are the standards used by State and Federal regulators and conform with local requirements.

A single wetland was identified in the northwest of the property. The wetland-upland boundary was marked with 23

sequentially numbered blue flags.

This is a shrub wetland dominated by glossy buckthorn (*Rhamnus frangula*). The soils are the poorly drained Scitico silt loam. The wetland has been highly disturbed by historical agriculture, the development of abutting parcels, and is thick with a variety of non-native, invasive shrubs.

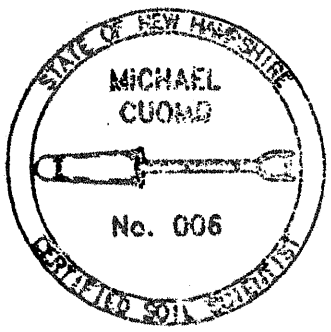
Please call if you have questions regarding this work.

Sincerely,

Michael Cuomo

Michael Cuomo
NH Wetland Scientist #004
NH Soil Scientist #006





January 24, 2018

Design Plans

Wetlands Permit Application

NHDES-W-06-012

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

Check the status of your application: www.des.nh.gov/onestop

RSA/Rule: RSA 482-A/ Env-Wt 100-900

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

1. REVIEW TIME: Indicate your Review Time below. To determine review time, refer to Guidance Document A for instructions.

☐ Standard Review (Minimum, Minor or Major Impact) ☒ Expedited Review (Minimum Impact only)

2. MITIGATION REQUIREMENT:

If mitigation is required a Mitigation-Pre Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if Mitigation is Required, please refer to the Determine if Mitigation is Required Frequently Asked Question.

Mitigation Pre-Application Meeting Date: Month: __ Day: __ Year: ____

☒ N/A - Mitigation is not required

3. PROJECT LOCATION:

Separate wetland permit applications must be submitted for each municipality that wetland impacts occur within.

ADDRESS: **38 Littleworth Road**			TOWN/CITY: **Dover**
TAX MAP: **G**	BLOCK:	LOT: **4G-1**	UNIT:
USGS TOPO MAP WATERBODY NAME: **N/A** ☐ NA		STREAM WATERSHED SIZE: ☒ NA	
LOCATION COORDINATES (If known): ☒ Latitude/Longitude ☐ UTM ☐ State Plane			

4. PROJECT DESCRIPTION:

Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

The project proposes the construction of a 24' wide paved driveway to the site from Industrial Park Drive, pavement removal of the connecting access drive from abutting lot, Tax Map G, Lot 4-G2, and minor removal of pavement around the parking lots. The proposed project will impact 606 square feet of the existing wetlands.

5. SHORELINE FRONTAGE:

☒ NA This does not have shoreline frontage. SHORELINE FRONTAGE:

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:

Please indicate if any of the following permit applications are required and, if required, the status of the application.

To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED
Individual Sewerage Disposal per RSA 485-A:2	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED
Subdivision Approval Per RSA 485-A	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED
Shoreland Permit Per RSA 483-B	☐ YES ☒ NO	____	☐ APPROVED ☐ PENDING ☐ DENIED

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:

See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB **17** - **3778** .

b. ☐ Designated River the project is in ¼ miles of: _____ ; and
date a copy of the application was sent to the Local River Management Advisory Committee: Month: __ Day: __ Year: ____
☒ N/A

8. APPLICANT INFORMATION (Desired permit holder)

LAST NAME, FIRST NAME, M.I.: **38 Littleworth Road Condominium**

TRUST / COMPANY NAME: | MAILING ADDRESS: **PO BOX 2232**

TOWN/CITY: **Dover** | STATE: **NH** | ZIP CODE: **03821**

EMAIL or FAX: | PHONE: **603-740-6060**

ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically

9. PROPERTY OWNER INFORMATION (If different than applicant)

LAST NAME, FIRST NAME, M.I.: **Matt R. Williams III (Manager)**

TRUST / COMPANY NAME: **Same** | MAILING ADDRESS: **Same**

TOWN/CITY: **Same** | STATE: | ZIP CODE:

EMAIL or FAX: **chip@cffloral.com** | PHONE: **603-781-7369**

ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically

10. AUTHORIZED AGENT INFORMATION

LAST NAME, FIRST NAME, M.I.: **Haight, Stephen, J.** | COMPANY NAME: **Civilworks New England**

MAILING ADDRESS: **P.O. Box 1166**

TOWN/CITY: **Dover** | STATE: **NH** | ZIP CODE: **03821**

EMAIL or FAX: **shaight@civilworksne.com** | PHONE: **(603) 749-0443**

ELECTRONIC COMMUNICATION: By initialing here **SJH**, I hereby authorize NHDES to communicate all matters relative to this application electronically

11. PROPERTY OWNER SIGNATURE:

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
12. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not

Property Owner Signature	Print name legibly	Date
38 Littleworth Rd, LLC Matt Williams Mgr	Matt R. Williams III	1/25/19

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

⇨	Print name legibly	Date

DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will reviewed in the standard review time frame.

13. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

⇨ Town/City Clerk Signature	Print name legibly	Town/City	Date

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

14. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

Permanent: impacts that will remain after the project is complete.

Temporary: impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.		TEMPORARY Sq. Ft. / Lin. Ft.	
Forested wetland	553	☐ ATF		☐ ATF
Scrub-shrub wetland		☐ ATF		☐ ATF
Emergent wetland		☐ ATF		☐ ATF
Wet meadow		☐ ATF		☐ ATF
Intermittent stream		☐ ATF		☐ ATF
Perennial Stream / River	/	☐ ATF	/	☐ ATF
Lake / Pond	/	☐ ATF	/	☐ ATF
Bank - Intermittent stream	/	☐ ATF	/	☐ ATF
Bank - Perennial stream / River	/	☐ ATF	/	☐ ATF
Bank - Lake / Pond	/	☐ ATF	/	☐ ATF
Tidal water	/	☐ ATF	/	☐ ATF
Salt marsh		☐ ATF		☐ ATF
Sand dune		☐ ATF		☐ ATF
Prime wetland		☐ ATF		☐ ATF
Prime wetland buffer		☐ ATF		☐ ATF
Undeveloped Tidal Buffer Zone (TBZ)		☐ ATF		☐ ATF
Previously-developed upland in TBZ		☐ ATF		☐ ATF
Docking - Lake / Pond		☐ ATF		☐ ATF
Docking - River		☐ ATF		☐ ATF
Docking - Tidal Water		☐ ATF		☐ ATF
TOTAL	553 /		/	

15. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

☒ Minimum Impact Fee: Flat fee of $ 200

☐ Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) _____ sq. ft. X $0.20 = $ _____

Temporary (seasonal) docking structure: _____ sq. ft. X $1.00 = $ _____

Permanent docking structure: _____ sq. ft. X $2.00 = $ _____

Projects proposing shoreline structures (including docks) add $200 = $ _____

Total = $ _____

The Application Fee is the above calculated Total or $200, whichever is greater = $ **200**

January 24, 2018

Project Narrative

PROJECT NARRATIVE
ACCOMPANYING WETLANDS PERMIT APPLICATION
for
38 Littleworth Road Condominium
38 Littleworth Road
PO Box 2232, Dover, NH 03821
Tax Map G, Lot 4G-1

PROJECT OVERVIEW

The project consists of the following general improvements:

- Construction of a 24' wide paved driveway to the site from Industrial Park Drive
- Removal of the connecting access drive from abutting lot, Tax Map G, Lot 4G-2.
- Removal of the pavement areas around the parking lots.
- Loam and seed disturbed areas

PROJECT LOCATION AND SITE CHARACTERISTICS

The project site consists of a single parcel of land shown on Tax Map G, Lot 4G-1. The site contains 2.73 acres, or 118,992 square feet, and is mostly developed with a single story steel frame building, parking lot, and parking drive connected to the abutting lot, Tax Map G, Lot 4G-2. There are some wetlands in the forested area on the site in the northwest corner. The project proposes to construct a paved drive into the site from Industrial Park Drive and remove pavement from the drive connecting to the abutting lot. The proposed drive will impact 553 square feet of the existing wetlands.

MINIMUM IMPACT TYPE

The project work meets the criteria under Minimum Impact Project Type. The project work involves the alteration of less than 3,000 square feet in swamps or wet meadows. The project does not impact bogs, marshes, sand dunes, tidal wetlands, cedar swamps, undisturbed tidal buffer zone, or involve any work within 50 feet of a salt marsh. The project is not located within 100 feet of prime wetlands. There are no known or suspected archaeological resources within the project area. The wetland is a shrub wetland dominated by glossy buckthorn. The wetland has been highly disturbed by historical agriculture, the development of abutting parcels, and is thick with a variety of non-native, invasive shrubs.

NEED, MINIMIZATION & AVOIDANCE

The project provides for a safer driveway access location for the existing building. Relocating the driveway access to Industrial Park Drive enhances the safety and sight distance for the existing truck and vehicular traffic. The location of the driveway was placed as far from the wetlands in order to minimize the wetland impact (+/- 553 sf) to the maximum extent possible. The driveway placement is located over an existing sewer and utility easement. The easement area had previously been disturbed for the utility installation. Grading has been utilized at 2:1 slopes where appropriate to avoid as much of the wetland and buffer areas as practical.

January 24, 2018

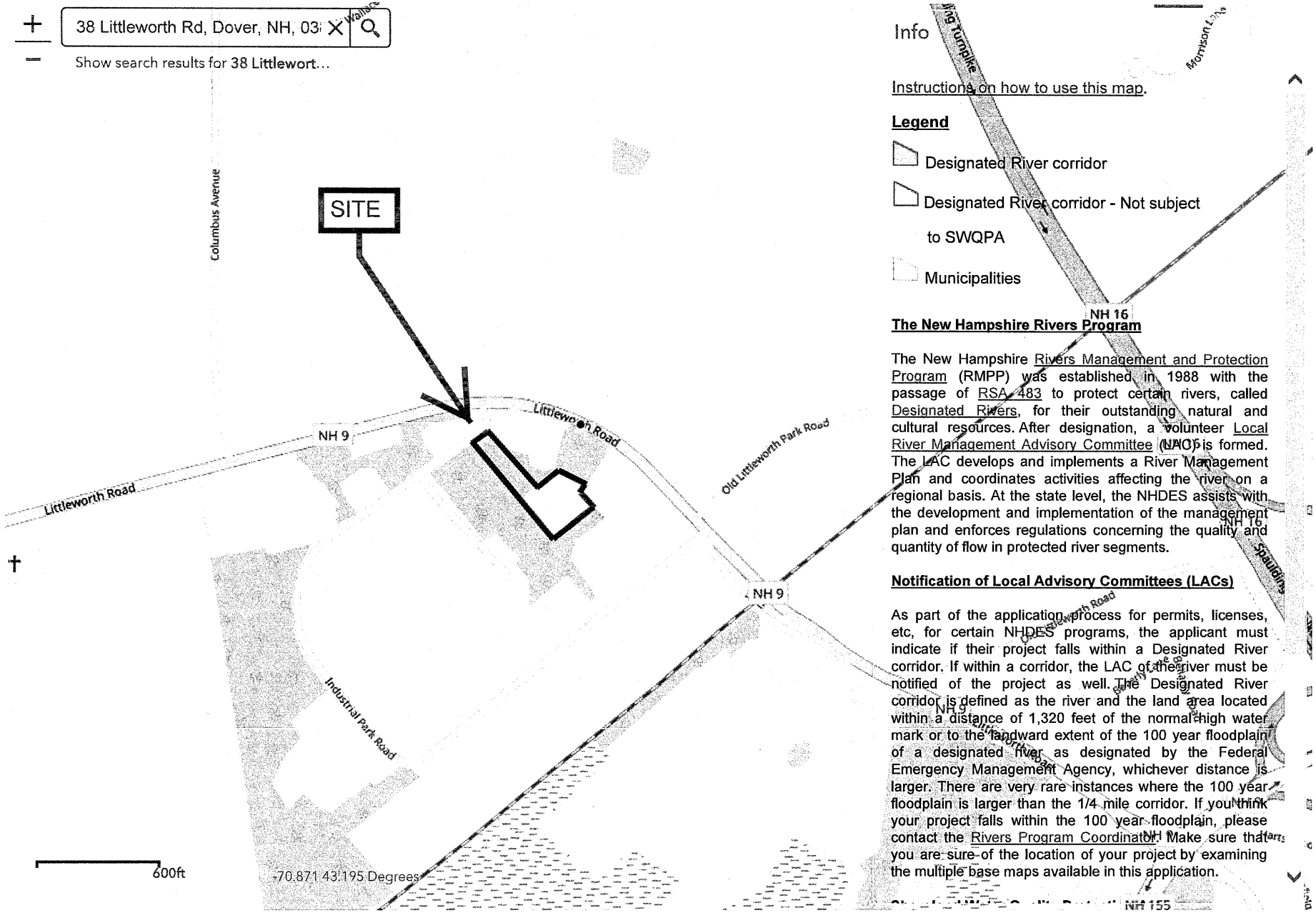
Designated River Corridor Map

NH Designated River Corridor Web Map

NH Rivers Managment and Protection Program

38 Littleworth Rd, Dover, NH, 03

Show search results for 38 Littlewort...



Info

Instructions on how to use this map.

Legend

- Designated River corridor
- Designated River corridor - Not subject to SWQPA
- Municipalities

The New Hampshire Rivers Program

The New Hampshire Rivers Management and Protection Program (RMPP) was established in 1988 with the passage of RSA 483 to protect certain rivers, called Designated Rivers, for their outstanding natural and cultural resources. After designation, a volunteer Local River Management Advisory Committee (LAC) is formed. The LAC develops and implements a River Management Plan and coordinates activities affecting the river on a regional basis. At the state level, the NHDES assists with the development and implementation of the management plan and enforces regulations concerning the quality and quantity of flow in protected river segments.

Notification of Local Advisory Committees (LACs)

As part of the application process for permits, licenses, etc, for certain NHDES programs, the applicant must indicate if their project falls within a Designated River corridor. If within a corridor, the LAC of the river must be notified of the project as well. The Designated River corridor is defined as the river and the land area located within a distance of 1,320 feet of the normal high water mark or to the landward extent of the 100 year floodplain of a designated river as designated by the Federal Emergency Management Agency, whichever distance is larger. There are very rare instances where the 100 year floodplain is larger than the 1/4 mile corridor. If you think your project falls within the 100 year floodplain, please contact the Rivers Program Coordinator. Make sure that you are sure of the location of your project by examining the multiple base maps available in this application.

January 24, 2018

Natural Heritage Bureau

January 24, 2018

Programmatic General Permit
Appendix B

US Army Corps of Engineers®
New England District

New Hampshire Programmatic General Permit (PGP)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See PGP, GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*		✓
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		✓
2.2 Are there proposed impacts to SAS, shellfish beds, special wetlands and vernal pools (see PGP, GC 26 and Appendix A)? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) website, www.nhnaturalheritage.org, specifically the book Natural Community Systems of New Hampshire.		✓
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	N/A	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		✓
2.5 The overall project site is more than 40 acres.		✓
2.6 What is the size of the existing impervious surface area?	41,936 s.f.	
2.7 What is the size of the proposed impervious surface area?	46,425 s.f.	
2.8 What is the % of the impervious area (new and existing) to the overall project site?	39%	
3. Wildlife	Yes	No
3.1 Has the NHB determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require a NHB determination.)	✓	
3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		✓

3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		✓
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		✓
3.5 Are stream crossings designed in accordance with the PGP, GC 21?	N/A	
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		✓
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	N/A	
5. Historic/Archaeological Resources		
For a minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) shall be sent to the NH Division of Historical Resources as required on Page 5 of the PGP**		✓

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

** If project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law..

US Army Corps
of Engineers®
New England District

Programmatic General Permit (PGP)
Appendix B - Required Information and Corps Secondary Impacts Checklist

In order for the Corps of Engineers to properly evaluate your application, applicants must submit the following information along with the DES Wetlands Bureau application or permit notification forms. Some projects may require more information. For a more comprehensive checklist, go to www.nae.usace.army.mil/regulatory, "Forms/Publications" and then "Application and Plan Guideline Checklist." Check with the Corps at (978) 318-8832 for project-specific requirements. For your convenience, this Appendix B is also attached to the State of New Hampshire DES Wetlands Bureau application and Permit by Notification forms.

All Projects:

- Corps application form (ENG Form 4345) as appropriate.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible black and white (no color) plans no larger than 11"x17" with bar scale. Provide locus map and plan views of the entire property.
- Typical cross-section views of all wetland and waterway fill areas and wetland replication areas.
- In navigable waters, show mean low water (MLW) and mean high water (MHW) elevations. Show the high tide line (HTL) elevations when fill is involved. In other waters, show ordinary high water (OHW) elevation.
- On each plan, show the following for the project:
- Vertical datum and the NAVD 1988 equivalent with the vertical units as U.S. feet. Don't use local datum. In coastal waters this may be mean higher high water (MHHW), mean high water (MHW), mean low water (MLW), mean low lower water (MLLW) or other tidal datum with the vertical units as U.S. feet. MLLW and MHHW are preferred. Provide the correction factor detailing how the vertical datum (e.g., MLLW) was derived using the latest National Tidal Datum Epoch for that area, typically 1983-2001.
- Horizontal state plane coordinates in U.S. survey feet based on the [insert state grid system] for the [insert state] [insert zone] NAD 83.
- Show project limits with existing and proposed conditions.
- Limits of any Federal Navigation Project in the vicinity of the project area and horizontal State Plane Coordinates in U.S. survey feet for the limits of the proposed work closest to the Federal Navigation Project;
- Volume, type, and source of fill material to be discharged into waters and wetlands, including the area(s) (in square feet or acres) of fill in wetlands, below the ordinary high water in inland waters and below the high tide line in coastal waters.
- Delineation of all waterways and wetlands on the project site, including vernal pools:
- Use Federal delineation methods and include Corps wetland delineation data sheets. See GC 2; Endnotes 1, 6, 7 and 15 in Appendix A; and www.nero.noaa.gov/hcd for eelgrass survey guidance.
- Appendix A, (e) Moorings, contains eelgrass survey requirements for the placement of moorings.
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.

January 24, 2018

FEMA Flood Map



SCALE

N

Map Projection:
New Hampshire State Plane Feet, FIPS Zone 2800, NAD1983.
Western Hemisphere; Vertical Datum: NAVD88 or NGVD29

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 255 510 1,020 Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

STRAFFORD COUNTY, NEW HAMPSHIRE

(ALL JURISDICTIONS)

PANEL 310 OF 405

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
DOVER, CITY OF (Vertical Datum: NAVD88)	330145	0310	E
MADBURY, TOWN OF (Vertical Datum: NAVD88)	330219	0310	E
ROCHESTER, CITY OF (Vertical Datum: NGVD29)	330150	0310	E
ROLLINSFORD, TOWN OF (Vertical Datum: NAVD88)	330190	0310	E
SOMERSWORTH, CITY OF (Vertical Datum: NGVD29)	330151	0310	E

VERSION NUMBER
2.2.2.1

MAP NUMBER
33017C0310E

MAP REVISED
September 30, 2015

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

January 24, 2018

New Hampshire Division of Historical Resources

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED
DEC 26 2017

DHR Use Only	
R&C #	9257
Log In Date	12/26/17
Response Date	1/2/18
Sent Date	1/3/18

Request for Project Review by the New Hampshire Division of Historical Resources

☒ This is a new submittal
☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title Littleworth Wetlands Permit

Project Location 38 Littleworth Road

City/Town Dover Tax Map G Lot # 4-G1

NH State Plane - Feet Geographic Coordinates: Easting 1188212 Northing 251816
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact *(if applicable)*
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference #

State Agency and Contact *(if applicable)* NHDES - Dave Price

Permit Type and Permit or Job Reference # Wetlands - # pending

APPLICANT INFORMATION

Applicant Name Civilworks New England

Mailing Address P.O. Box 1166 Phone Number (603) 749-0443

City Dover State NH Zip 03821 Email shaight@civilworksne.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Stephen J. Haight

Mailing Address P.O. Box 1166 Phone Number (603) 749-0443

City Dover State NH Zip 03821 Email shaight@civilworksne.com

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. *Please refer to the Request for Project Review Instructions for direction on completing this form.* Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at christina.st.louis@nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☒ Attach the relevant portion of a 7.5' USGS Map (photocopied or computer-generated) ***indicating the defined project boundary.*** *(See RPR Instructions and R&C FAQs for guidance.)*
- ☒ Attach a detailed narrative description of the proposed project.
- ☒ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☒ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- ☒ A DHR file review must be conducted to identify properties within or adjacent to the project area. Provide file review results in **Table 1**. *(Blank table forms are available on the DHR website.)* File review conducted on 12/21/17.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☐ Yes ☒ No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- ☐ Photographs of ***each*** resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☐ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No
If yes, submit all of the following information:

- ☒ Description of current and previous land use and disturbances.
- ☒ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

☐ Insufficient information to initiate review. ☐ Additional information is needed in order to complete review.

☐ No Potential to cause Effects ☑ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

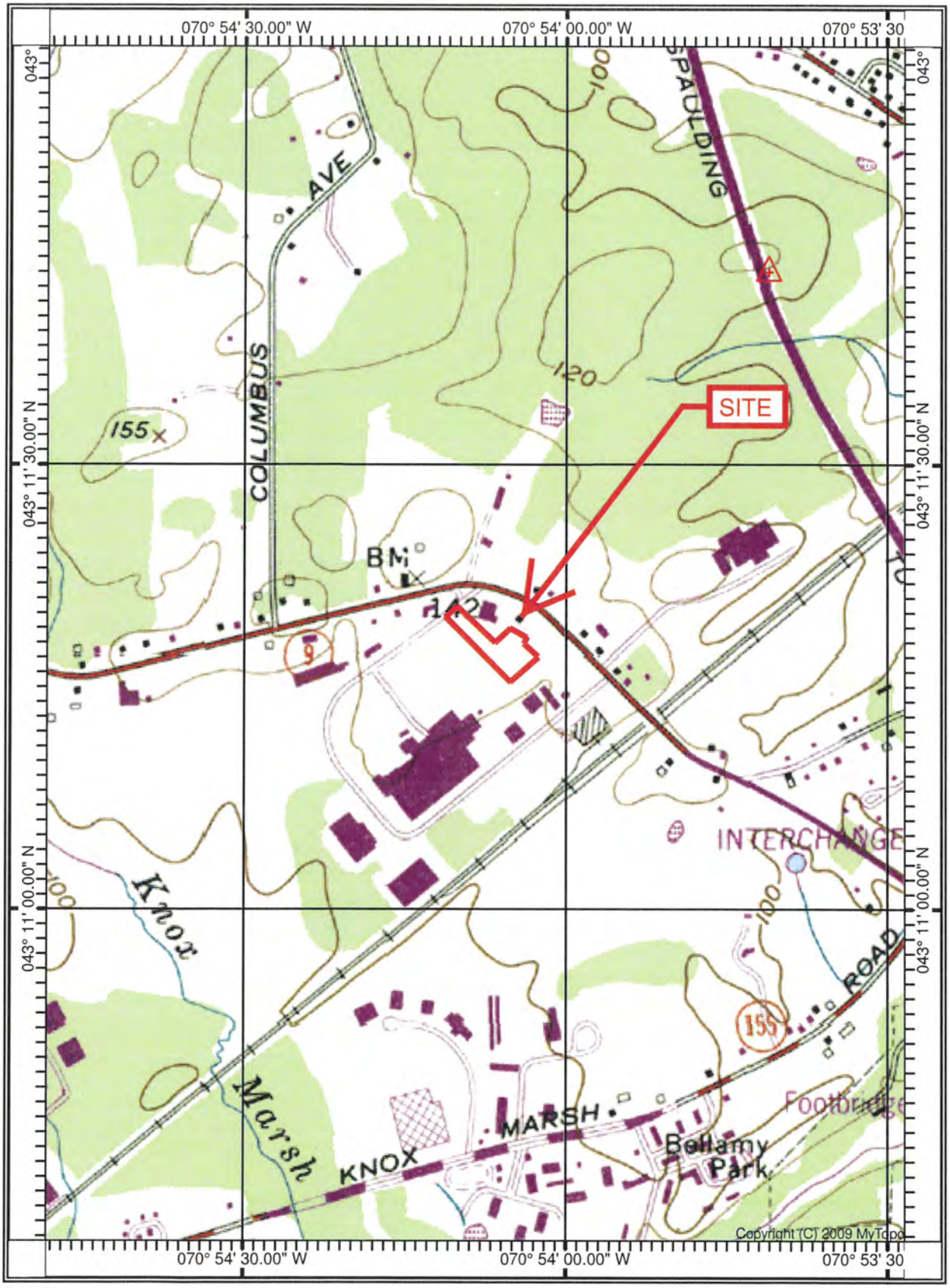
Comments:

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Richard Boisvert DSHPO Date: 1-2-18

January 24, 2018

USGS Map



SCALE 1:12000

0 1000 2000 3000

FEET

38 Littleworth Road
Dover, NH 03820
Tax Map G, Lot 4-G1

January 24, 2018

Site Photographs

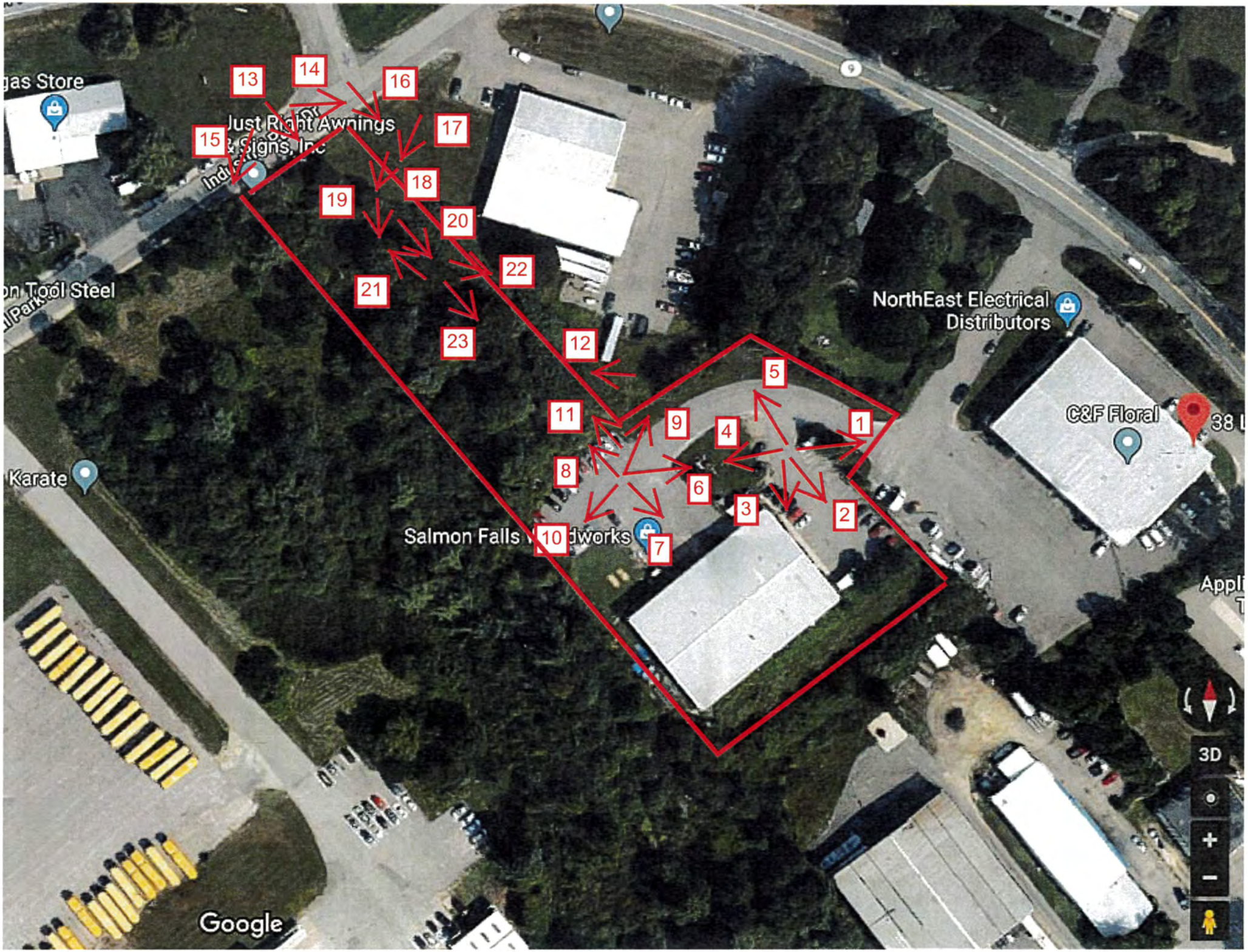

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NorthEast Electrical Distributors
C&F Floral
Karate
Google
3D

Photo Log

December 22, 2017



Photo 4



Photo 2



Photo 3



Photo 1



Photo 7



Photo 5



Photo 6



Photo 8



Photo 10



Photo 9



Photo 14



Photo 12



Photo 13



Photo 11



Photo 18



Photo 16



Photo 17



Photo 15



Photo 19



Photo 21



Photo 22



Photo 20



Photo 23

NH DOT Name and Number and/or Project Title: 38 Littleworth Road	DHR R&C #:

RPR Form RPR PHOTO LOG	
Photo #	NH DHR Inventory # and/or locational information; Include a brief description of the photograph if necessary.
1	Facing east at the shared driveway with the abutting lot.
2	Facing southeast at the existing parking lot next to the building.
3	Facing south at the corner of the existing building.
4	Facing west toward the other existing parking lot.
5	Facing northwest toward drive aisle and abutting lot.
6	Facing slightly northeast towards the drive aisle and abutting lot.
7	Facing southeast toward the existing building.
8	Facing northwest toward existing woods where the proposed driveway will go.
9	Facing northeast towards the abutting lot.
10	Facing southwest toward one of the existing parking lots.
11	Facing northwest towards existing woods where the proposed driveway will go.
12	Facing west towards existing woods where the proposed driveway will go and existing culvert.
13	Facing southeast towards existing woods and proposed culvert.
14	Facing east towards abutting lot.
15	Facing southwest down Industrial Park Drive.
16	Facing southeast towards abutting lot.
17	Facing southwest towards existing woods where the proposed driveway will go.
18	Facing southwest towards existing woods where the proposed driveway will go.
19	Facing southwest towards existing woods.
20	Facing southeast towards existing woods.
21	Facing northwest towards existing woods.
22	Facing southeast towards existing woods.
23	Facing southeast towards existing woods.
	**Add rows as necessary.
	Informative photo captions can be used in place of a photo log.

January 24, 2018

Tax Map



Property Information

Property ID	G0004-G00001
Location	38 LITTLEWORTH RD
Owner	38 LITTLEWORTH ROAD CONDOMINIUM

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.

Parcels updated 6/13/2017
Properties updated 01/03/2018

January 24, 2018

Abutter List

Abutters List – January 24, 2018
38 Littleworth Condominium
PO Box 2232,
38 Littleworth Road
Dover, NH 03821
Tax Map G, Lot 4G-1

Map/Lot	Owner Name & Address
G/4G-1	38 Littleworth Road Condominium C/O 38 Littleworth Road, LLC & Fish Lips Holding Co, LLC P.O. Box 2232 Dover, NH 03821
G/4G	Littleworth Industrial Park Properties, LLC 165 Industrial Park Drive Dover, NH 03820
G/3	Anne E Tucker Trustee Anne E Tucker Revocable Trust 16 The Garrison Dover, NH 03820
G/4G-2	Littleworth Industrial Park Properties, LLC 165 Industrial Park Drive Dover, NH 03820
G/4C	Justright Awnings LLC 7 Industrial Drive Dover, NH 03820
G/4C-1	29 Industrial Park Drive Dover NH, LLC 21 Deer Meadow Road Durham, NH 03824
G/3-B	85 Industrial Park II, LLC 273 Corporate Drive Ste 150 Portsmouth, NH 03801

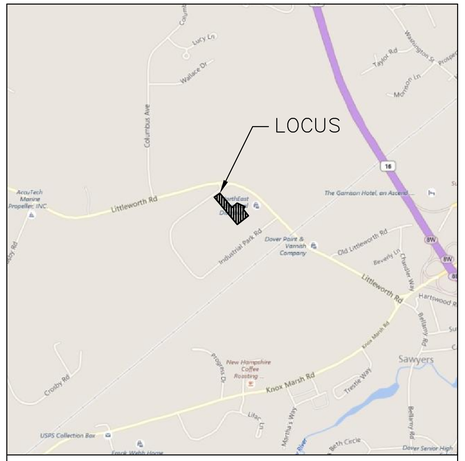
Engineer:	Civilworks New England P.O. Box 1166, 181 Watson Road Dover, NH 03821
Surveyor:	McEneaney Survey Associates, Inc. PO Box 681, 24 Chestnut Street Dover, NH 03820 Newington, NH 03801
Wetland Delineation:	Micheal Cuomo 6 York Pond Road York, Maine 03909

January 24, 2018

Design Plans

SITE PLAN
38 LITTLEWORTH ROAD

TAX MAP G, LOT 4G-1
DOVER, NH
JANUARY 29, 2018



LOCATION PLAN
(NO SCALE)

OWNERS/APPLICANTS

38 LITTLEWORTH ROAD, LLC
P.O. BOX 2232
DOVER, NH 03821

38 LITTLEWORTH ROAD, LLC _____ DATE

FISH LIPS HOLDINGS CO., LLC
140 SILVER STREET
DOVER, NH 03820

FISH LIPS HOLDINGS CO., LLC _____ DATE

SITE CIVIL ENGINEER

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

LAND SURVEYOR

MCENEANEY SURVEY ASSOCIATES, INC.
P.O. BOX 681
24 CHESTNUT STREET
DOVER, NH 03820
(603) 742-0911

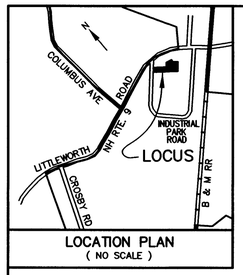
WETLAND SCIENTIST

MICHEAL CUOMO CWS#004
6 YORK POND ROAD
YORK, ME 03909

SHEET INDEXINDEX

	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	2
GRADING, DRAINAGE & EROSION CONTROL PLAN	3
EROSION CONTROL NOTES	4
DETAILS	5

PLANNING FILE NO.:



LOCATION PLAN
(NO SCALE)

REFERENCE PLANS:

1.) GENERAL SITE PLAN – MEGAN MARTINEAU – LIGHT INDUSTRIAL FACILITY, LITTLEWORTH ROAD (N.H. ROUTE 9) AND INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JULY 19, 2001, REVISED THROUGH 08/08/01; BY: TRITECH ENGINEERING CORPORATION.

2.) LIGHT INDUSTRIAL AND SELF STORAGE FACILITY EXISTING CONDITIONS PLAN, LOT 4G–1 & 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (N.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JULY 15, 1999, REVISED THROUGH 08/19/99; BY: CIVILWORKS.

3.) "AS–BUILT" (RECORD SURVEY, LOT 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (N.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JANUARY 17, 2001, REVISED THROUGH 01/17/01; BY: CIVILWORKS.

4.) CONDOMINIUM SITE PLAN 38 LITTLEWORTH ROAD CONDOMINIUM UNIT #1 & UNIT #2, OFF INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: MARCH 20, 2008; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 93–93.

5.) "ALTA–ACSM LAND TITLE SURVEY" MEGAN H. MARTINEAU REVOCABLE TRUST, INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JANUARY 10, 2003; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 68–58.

NH ROUTE 9 – LITTLEWORTH ROAD
1935 LAYOUT PUBLIC
8"C.I.W.

INDUSTRIAL PARK ROAD
{60' WIDE R.O.W.} PUBLIC – SEE SCRD 743/244
12"A.C.W.
8"A.C.S.

C / 4F
HOLGATE LIMITED PARTNERSHIP
130 CENTRAL AVENUE
DOVER, NH 03820
1689 / 29

C / 4C
LITTLEWORTH/INDUSTRIAL PARK PROPERTIES, LLC
165 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3561 / 976

C / 3
ANNE E. TUCKER, TRUSTEE
ANNE E. TUCKER REVOCABLE TRUST
16 THE GARRISON
DOVER, NH 03820
3598 / 983

C / 4G–2
LITTLEWORTH/INDUSTRIAL PARK PROPERTIES, LLC
165 INDUSTRIAL PARK ROAD
DOVER, NH 03820
3561 / 972

C / 4C
JUSTRIGHT AWNINGS, LLC
7 INDUSTRIAL DRIVE
DOVER, NH 03820
2245 / 619

C / 3B
85 INDUSTRIAL PARK II, LLC
273 CORPORATE DRIVE
SUITE 150
PORTSMOUTH, NH 03801
2390 / 453

C / 4C–1
29 INDUSTRIAL PARK DRIVE DOVER NH, LLC
21 DEER MEADOW ROAD
DURHAM, NH 03824
4329 / 856

G.BND (fnd)
N – 252,046.92
E – 703,948.13

I.R.(fnd)
N – 252,152.01
E – 703,540.14

SMH 1
SMH 2
SMH 3
SMH 4
SMH EXISTING

CB RIM = 127.5
CB RIM = 124.0 (BEEHIVE) INV.OUT = 120.6 SUMP = 118.0
CB RIM = 123.9 (VELO. REDUC.) INV. IN = 120.7 INV. OUT = 120.6 SUMP = 118.7
CB RIM = 124.61 INV. IN = 119.91 INV. OUT = 119.61 SUMP = 116.6
CB RIM = 124.87 INV. OUT = 120.62 SUMP = 117.6
CB RIM = 123.4 (BEEHIVE) INV. IN = 120.5 INV. OUT = 120.3 SUMP = 118.2

12" CMP
12" HDPE
8"S / P.V.C.
12" RCP
INV.OUT = 120.13
INV.OUT = 119.33
INV.OUT = 120.43
12" RCP INV.IN = 119.70 INV.OUT = 119.50

ASPHALT DRIVE
ASPHALT DRIVE & PARKING
ONE STORY METAL CLAD STEEL FRAME BUILDING
FLAG POLE
12' CMP CULVERT INV. IN = 121.1 INV. OUT = 121.0
20' SEWER EASEMENT
50' WETLAND BUFFER
BUILDING SETBACK LINE (TYP.)
50' WIDE ACCESS EASEMENT
CHAIN LINK FENCE ENCLOSURE
"UNIT #1" LIMITED COMMON AREA
"UNIT #2" LIMITED COMMON AREA
ACCESSIBLE RAMP
CONCRETE WALK
ROOF DRAIN
MAIN ENTRANCE
CONCRETE PAD FOR TRANSFORMER
SHED
GARAGE BAY
"UNIT #1" # 38B
ELEVATED TRUCK BAY
"UNIT #2" # 38A
STAIRS AND LANDING
DETENTION BASIN
I.R.(fnd)

334.19'
S40°18'08"E
150.67'
S65°08'08"E
122.04'
N49°41'50"E
143.02'
S38°55'25"E
56.87'
S29°27'46"W
249.81'
S51°43'30"W
121.53'
N54°21'01"E
634.59'
N40°18'08"W

PARCEL AREA
118,992 S.F.
2.73 Ac.

LEGEND

NHHD (fnd) – NEW HAMPSHIRE HIGHWAY DEPARTMENT
I.R.(fnd) – IRON ROD (FOUND)
G.BND – GRANITE BOUND
CB – CATCH BASIN
SMH – SEWER MANHOLE
-O- – UTILITY POLE
– EDGE OF WETLAND
WF1 – WETLAND I.D. FLAG No.
– WETLAND
12" A.C.W. – WATER MAIN SIZE & TYPE
8" C.I.W. – WATER MAIN SIZE & TYPE
8" S – SEWER MAIN SIZE
P.V.C. – POLYVINYL CHLORIDE
RCP – REINFORCED CONCRETE PIPE
HDPE – HIGH DENSITY POLYETHYLENE
CMP – CORRUGATED METAL PIPE
VELO. – VELOCITY
REDUC. – REDUCING
ELEV. – ELEVATION
INV. – INVERT
(TYP.) – TYPICAL
S.F. – SQUARE FEET
Ac. – ACRE
R.O.W. – RIGHT OF WAY
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
– RIP RAP SLOPE PROTECTION
– LIMITED COMMON AREA LINE

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		

17–2170	EXIST. COND.	17–07	47–50
PROJECT NO	TYPE	FIELDBOOK & PAGES	

NOTES:

1.) OWNERS OF RECORD:

38 LITTLEWORTH ROAD CONDOMINIUM

"UNIT #2" – 38A LITTLEWORTH ROAD:
FISH LIPS HOLDING CO., LLC
140 SILVER STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 3634, PAGE 215

"UNIT #1 – 38B LITTLEWORTH ROAD:
38 LITTLEWORTH RD, LLC
P.O. Box 2232
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL. 3585, PAGE 102

2.) C / 4C–1 – DENOTES TAX MAP, BLOCK, AND PARCEL NUMBER.

3.) ZONING DISTRICT: I–2.

MINIMUM LOT SIZE	= 20,000 S.F.
MAXIMUM LOT COVERAGE	= 50 PERCENT
MINIMUM FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT	= 35 FEET
SIDE	= 10 FEET
REAR	= 10 FEET
MAXIMUM STRUCTURE HEIGHT	= 50 FEET

4.) PLAN INTENT: TO DEPICT THE PARCEL BOUNDARIES AND IMPROVEMENTS AS OF DECEMBER 8, 2017.

5.) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.

6.) BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, BASED ON REFERENCE PLAN No. 2.

7.) VERTICAL DATUM IS NGVD 29 BASED (DOVER / GEOD CORP.).

8.) WETLAND FLAGS WF 1 THROUGH WF 23 DELINEATED BY MICHAEL CUOMO DURING NOVEMBER 2017 AND FIELD LOCATED BY MCENEANEY SURVEY ASSOCIATES, INC.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. ON JUNE 29, 1998 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

10.) LIMITED COMMON AREAS SHOWN ARE AS TRACED FROM REFERENCE PLAN #4, NO DIMENSIONAL BOUNDARIES OR VOLUMES ARE DEFINED.

SEWER MANHOLE SCHEDULE

MANHOLE #	RIM ELEV.	INV. IN ELEV.	INV. OUT ELEV.
EXISTING	126.15	118.48	118.48
#1	127.04	119.29	119.21
#2	125.57	120.62	120.60
#3	126.69	121.19	121.11
#4	125.73	122.33	122.28

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

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

1/22/18 Kevin M. McEneaney
DATE: / KEVIN M. McENEANEY LLS # 661

EXISTING CONDITIONS PLAN
PREPARED FOR THE
38 LITTLEWORTH ROAD CONDOMINIUM
TAX MAP G, LOT No. 4C–1
38 LITTLEWORTH ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18–___

DRAWN BY: RJM	FILE: W10 CP\2170\17–2170
SCALE: 1" = 30'	DATE: DECEMBER 13, 2017

30 15 0 15 30 60 90 120

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

McEneaney Survey Associates, inc.
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING

EXISTING SEWER MANHOLE SCHEDULE

MANHOLE #	RIM ELEV.	INV. IN ELEV.	INV. OUT ELEV.
EXISTING	126.15	118.48	118.48
#1	127.04	119.29	119.21
#2	125.57	120.62	120.60
#3	126.69	121.19	121.11
#4	125.73	122.33	122.28

WETLAND IMPACT CHART
WETLAND IMPACT = 606 S.F.
WETLAND BUFFER IMPACT–A = 2,626 S.F.
WETLAND BUFFER IMPACT–B = 8,396 S.F.

PARKING COUNT
EXISTING = 28
PROPOSED = 28

EXISTING CATCHBASIN SCHEDULE
CB1
RIM=124.87
INV.OUT=120.62
SUMP=117.6
12" RCP

CB2
RIM=124.61
INV.IN=119.91
INV.OUT=119.61
SUMP=116.6

CB3
RIM=123.4
(BEEHIVE)
INV.IN=120.5
INV.OUT=120.3
SUMP=118.2

CB4
RIM=123.9
(VELO. REDUC.)
INV.IN=120.7
INV.OUT=120.6
SUMP=118.7

CB5
RIM=124.0
(BEEHIVE)
INV.OUT=120.6
SUMP=118.0

NOTES
1. OWNERS OF RECORD:

38 LITTLEWORTH ROAD CONDOMINIUM
c/o 38 LITTLEWORTH ROAD, LLC
P.O. BOX 2232
DOVER, NH 03821
&
FISH LIPS HOLDINGS CO., LLC
140 SILVER STREET
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL. 3585, PAGE 102

2. C / 4G–1 – DENOTES TAX MAP, BLOCK, AND PARCEL NUMBER.

3. ZONING DISTRICT: I–2.

MINIMUM LOT SIZE	= 20,000 S.F.
MINIMUM FRONTAGE	= 100 FEET
BUILDING SETBACK REQUIREMENTS:	
FRONT	= 35 FEET
SIDE	= 10 FEET
REAR	= 10 FEET
MAXIMUM STRUCTURE HEIGHT	= 50 FEET
MAXIMUM OUTBUILDING HEIGHT	= 40 FEET
MAXIMUM BUILDING COVERAGE	= 50 PERCENT

4. THE PURPOSE OF THE PLAN IS TO SHOW THE FOLLOWING GENERAL IMPROVEMENTS: CONSTRUCTION OF A 24' WIDE PAVED DRIVEWAY TO THE SITE FROM INDUSTRIAL PARK DRIVE, PAVEMENT REMOVAL OF THE CONNECTING ACCESS DRIVE FROM ABUTTING LOT, TAX MAP G, LOT 4–G2, AND MINOR RE–ESTABLISHMENT OF THE PAVEMENT AROUND THE PARKING LOTS.

5. THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 33017C0310E; PANEL 310 OF 405; EFFECTIVE DATE SEPTEMBER 30, 2015.

6. BASIS OF BEARINGS IS THE CITY OF DOVER / GEOD CORP. GRID NORTH, BASED ON REFERENCE PLAN No. 2.

7. VERTICAL DATUM IS NGVD 29 BASED (DOVER / GEOD CORP.).

8. WETLAND FLAGS WF 1 THROUGH WF 23 DELINEATED BY MICHAEL CUOMO DURING NOVEMBER 2017 AND FIELD LOCATED BY MCENEANEY SURVEY ASSOCIATES, INC.

9. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).

10. EXISTING SEWER SHALL BE INSULATED WITH 4" (2–2"x48") RIGID INSULATION AT ALL CULVERT CROSSINGS.

DIG–SAFE
1–888–344–7233
CALL BEFORE YOU DIG !

NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.

REFERENCE PLANS
1.) GENERAL SITE PLAN – MEGAN MARTINEAU – LIGHT INDUSTRIAL FACILITY, LITTLEWORTH ROAD (N.H. ROUTE 9) AND INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: JULY 19, 2001, REVISED THROUGH 08/08/01; BY: TRITECH ENGINEERING CORPORATION.

2.) LIGHT INDUSTRIAL AND SELF STORAGE FACILITY EXISTING CONDITIONS PLAN, LOT 4G–1 & 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (H.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JULY 15, 1999, REVISED THROUGH 08/19/99; BY: CIVILWORKS.

3.) "AS–BUILT" (RECORD SURVEY, LOT 4G–2, TAX ASSESSOR'S MAP "G", LITTLEWORTH ROAD (N.H. ROUTE 9) & INDUSTRIAL PARK ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 40'; DATED: JANUARY 17, 2001, REVISED THROUGH 01/17/01; BY: CIVILWORKS.

LEGEND

- SMH – SEWER MANHOLE
- TBR – TO BE REMOVED
- CB – CATCH BASIN
- V.I.F. – VERIFY IN FIELD
- UP – UTILITY POLE
- S.F. – SQUARE FEET
- JURISDICTIONAL WETLAND
- FH – FIRE HYDRANT
- WSO – WATER SHUT–OFF
- R1–1 – STOP SIGN
- 3'R – CURB RADIUS
- LP – LIGHT POLE
- SILT SACK
- SILT SOCK
- W – EXISTING WATER LINE
- S – EXISTING SEWER LINE
- E – EXISTING ELETRICAL LINE
- 122 – EXISTING CONTOUR
- WETLAND SETBACK
- EDGE OF WETLAND
- WOOD FENCE
- CHAIN LINK FENCE
- OHU – OVERHEAD UTILITIES (ELEC., TEL.)
- 122 – PROPOSED FINISH GRADE
- EXISTING RIP–RAP
- WETLAND IMPACT
- WETLAND BUFFER IMPACT
- PAVEMENT TO BE REMOVED

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE NO.: P_____

NO.	REVISION	APP'D	DATE

DATE: 1–25–18
SCALE: 1"=40'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:S.H
PROJECT NO: 1680
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

OWNER /APPLICANT:
38 LITTLEWORTH ROAD, LLC &
FISH LIPS HOLDINGS CO., LCC
DOVER, NH 03820

PROJECT:
38 LITTLEWORTH ROAD
DOVER, NH 03820

SITE GRADING & DRAINAGE PLAN

3

DESCRIPTION

THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A DRIVEWAY ENTRANCE LOCATED IN THE RURAL RESTRICTED INDUSTRIAL DISTRICT (I–2) IN DOVER, NH.

PROJECT NAME AND LOCATION

38 LITTLEWORTH ROAD
LOT MAP – G, LOT – 4G–1
38 LITTLEWORTH ROAD
DOVER, NH 03820

LATITUDE – 43° 11' 18"
LONGITUDE – 70° 54' 09"

OWNER

38 LITTLEWORTH ROAD, LLC
P.O. BOX 2232
DOVER, NH 03821

FISH LIPS HOLDINGS CO., LLC
140 SILVER STREET
DOVER, NEW HAMPSHIRE 03821
S.C.R.D. VOL. 3585, PAGE 102

DISTURBED AREA

±25,809 square feet

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION (IF APPLICABLE).
5. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
6. REGRADE AS NECESSARY.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHED AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE
9. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/4" OF RAINFALL.
11. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF INITIAL DISTURBANCE.
12. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIP–RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL
- THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME.
- ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 1/4 INCH OR GREATER.
- ALL E&S MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR CHECK DAMS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR DAM.
- ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- A REPRESENTATIVE OF THE OWNER, WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE

B. SILTSOXX
1. "FILTREXX SILTSOXX" WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AND AS DIRECTED BY THE ENGINEER. "FILTREXX SILTSOXX" SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA, PERPENDICULAR TO SHEET FLOW. IN EXTREME CONDITIONS (I.E., 2:1 SLOPES), OR WHEN SHEET FLOW FLOWS TO THE AREA FROM A PARCEL ABOVE THE WORK ZONE, A SECOND SOCK SHALL BE CONSTRUCTED AT THE TOP OF THE SLOPE IN ORDER TO DISSIPATE FLOWS. (SEE SOCK SIZE INDICATIONS IN THE DRAINAGE CHART ATTACHED)
2. IF THE "FILTREXX SILTSOXX" IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION. THE ENGINEER SHALL SPECIFY SEED REQUIREMENTS.
3. "FILTREXX SILTSOXX" MAY BE USED IN DIRECT FLOW SITUATIONS WITHIN RUNOFF CHANNELS NOT EXCEEDING 3 FEET IN DEPTH. NORMALLY, 18" OR 24" "FILTREXX SILTSOXX" SHOULD BE USED. BE SURE TO FOLLOW STAKING DETAILS AS IDENTIFIED ABOVE.
4. SEE SCHEMATIC FOR "FILTREXX SILTSOXX" INSTALLATION.

MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN THE "FILTREXX SILTSOXX" IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE "FILTREXX SILTSOXX" REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE "FITREXX SILTSOXX" WHEN THEY REACH 1/2 OF THE EXPOSED HEIGHT OF THE", OR AS DIRECTED BY THE ENGINEER. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL "FILTERXX SILTSOXX" TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN "FILTREXX SILTSOXX".

C. MULCHING
1. TIMING
IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS.
   A. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE IN CONCORD, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD. THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
2. APPLICATION RATE:
MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 90 TO 100 POUNDS PER 1000 SQUARE FEET.
3. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.
4. MAINTENANCE ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
5. EXCELSIOR MATTING EXCELSIOR MATTING SHALL BE USED IN PLACE OF MULCH ON ALL SLOPES STEEPER THAN 3:1.

D. TEMPORARY GRASS COVER
1. SEEDBED PREPARATION
APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10–10–10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE.
2. SEEDING
   A. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
   B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   C. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
3. MAINTENANCE
TEMPORARY SEEDINGS SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).

E. PERMANENT SEEDING
1. BEDDING – STONES LARGER THAN 1 ½ ", TRASH, ROOTS, AND OTHER DEBRIS INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER – LIME AND FERTILIZER SHOULD BE APPLIED EVENLY OVER THE AREA PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
AGRICULTURAL LIMESTONE @ 100 LBS. PER 1,000 S.F.
10–20–20 FERTILIZER @ 12 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)

RATE TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SODDING – SODDING IS DONE WHERE IT IS DESIRABLE TO RAPIDLY ESTABLISH COVER ON A DISTURBED AREA. SODDING AN AREA MAY BE SUBSTITUTED FOR PERMANENT SEEDING PROCEDURES ANYWHERE ON SITE. BED PREPARATION, FERTILIZING, AND PLACEMENT OF SOD SHALL BE PERFORMED ACCORDING TO THE S.C.S. HANDBOOK. SODDING IS RECOMMENDED FOR STEEP SLOPED AREAS, AREAS IMMEDIATELY ADJACENT TO SENSITIVE WATER COURSES, EASILY ERODIBLE SOILS (FINE SAND/SILT) ETC.
5. PROVIDE A MINIMUM OF 4 INCHES (5 INCHES LOOSE) OF TOPSOIL TO ALL AREAS TO BE SEEDED.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST–DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL SLOPES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3–INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 403.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CULVERTS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

WASTE DISPOSAL

A. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

B. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

C. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

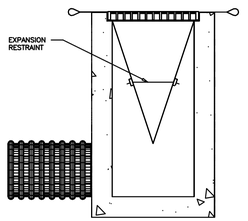
A. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
- AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE WORK.
- ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

HAZARDOUS PRODUCTS:
THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
- SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE: PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

C. SPILL CONTROL PRACTICES
IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY–TO–DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.



INSTALLATION DETAIL

DETAIL OF INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS. AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

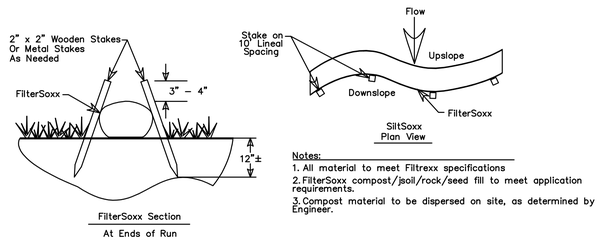
REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC –1

HI–FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN–OFF)

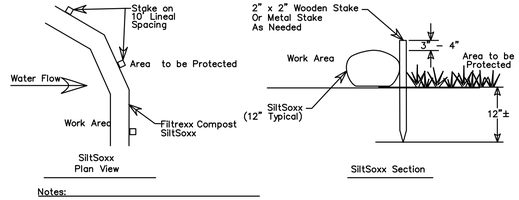
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

OIL–ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN–OFF OR SPILLS)
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL–ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL–ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.



Notes:
1. All material to meet Filtrexx specifications
2. FilterSoxx compost/jsoil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.

FilterSoxx Staking Details



Notes:
1. All material to meet Filtrexx specifications
2. SiltSoxx compost/jsoil/rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

SiltSoxx Details

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE NO.: P_____

NO.	REVISION	APP'D	DATE

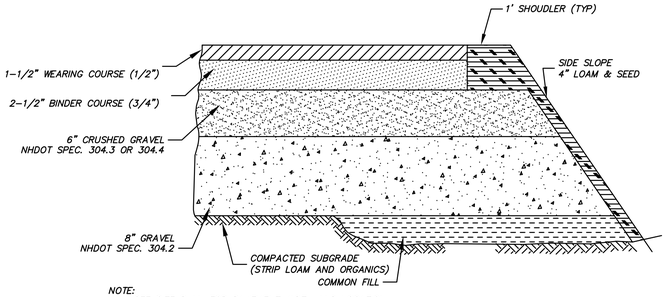
DATE: 1–25–18
SCALE: 1"=40'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: S.H
PROJECT NO.: 1680
FILE: SITE.DWG

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

EROSION CONTROL NOTES

OWNER /APPLICANT:
38 LITTLEWORTH ROAD, LLC &
FISH LIPS HOLDINGS CO., LCC
DOVER, NH 03820

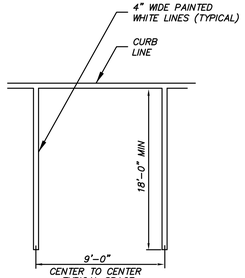
PROJECT:
38 LITTLEWORTH ROAD
DOVER, NH 03820



NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

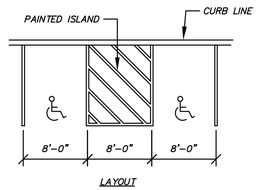
TYPICAL PAVEMENT SECTION

NOT TO SCALE



STANDARD PARKING STALL

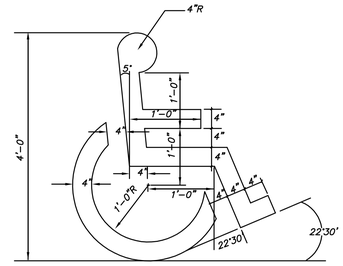
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LAYOUT

HANDICAP PARKING LAYOUT DETAILS

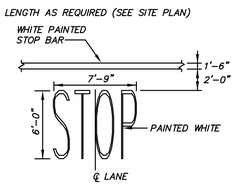
NOT TO SCALE



NOTE: SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES

PAINTED HANDICAP SYMBOL

NOT TO SCALE

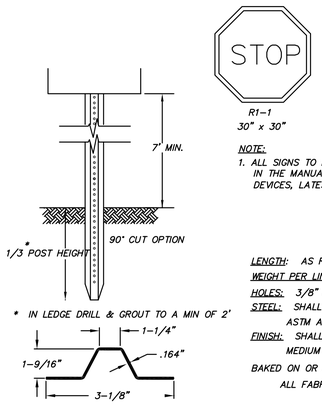


NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS. APPLY TWO COATS.

STOP BAR & LEGEND

PAVEMENT MARKINGS

NOT TO SCALE



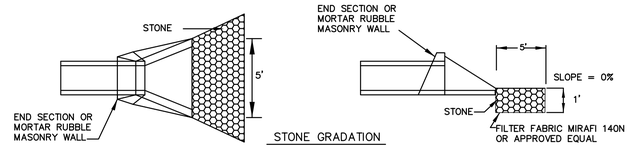
NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN

BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.
ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

SIGN LEGEND & SIGN POST

NOT TO SCALE



PLAN — SECTION

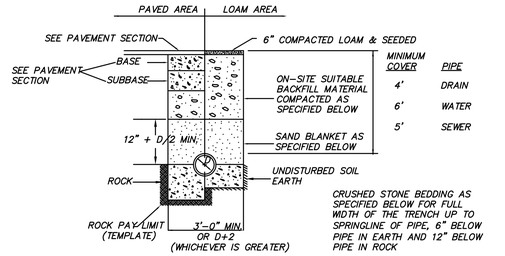
STONE GRADATION

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.3 TO 0.5 D50

NOTES:
1. RIP-RAP APPLICATIONS SHALL CONSIST OF d50 = 6" (MIN) STONE WITH A STONE LAYER THICKNESS OF 1' (MIN) ON FILTER FABRIC WITH A 6" THICK (MIN) GRAVEL BASE. SEE GRADING PLAN FOR APRON LOCATIONS.
2. THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP-RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

STONE APRON OUTLET PROTECTION DETAIL

NOT TO SCALE



MINIMUM COVER	PIPE
4'	DRAIN
6'	WATER
5'	SEWER

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET & BEDDING

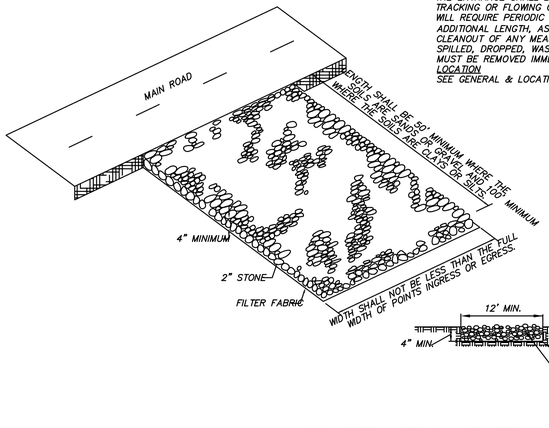
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

3/4" CRUSHED STONE BEDDING

SIEVE SIZE	% FINER BY WEIGHT
1"	100
3/4"	90 - 100
1/2"	20 - 50
3/8"	0 - 20
# 4	0 - 5

UTILITY TRENCH

NOT TO SCALE



INSTALLATION
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS, AS NOTED ABOVE.
MAINTENANCE
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHT- OF-WAYS THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH, AS CONDITIONS DEMAND, AND REPAIR, AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
LOCATION
SEE GENERAL & LOCATION PLAN FOR LOCATION OF CONSTRUCTION ENTRANCE.

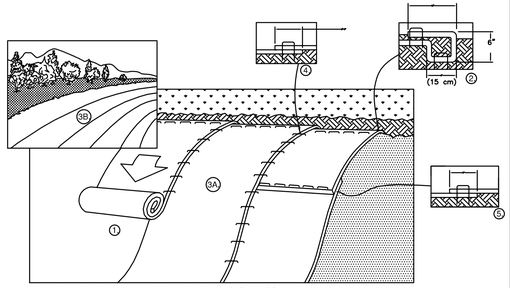
CONSTRUCTION ENTRANCE

NOT TO SCALE

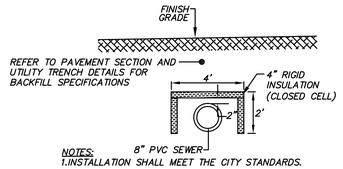
NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS

SLOPE INSTALLATION
NORTH AMERICAN GREEN - SC150

INSTALL ON ALL SLOPES 2:1 OR STEEPER



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.



NOTES:
1.INSTALLATION SHALL MEET THE CITY STANDARDS.

SEWER INSULATION DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY
PLANNING FILE NO.: P_____

CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

NO.	REVISION	APP'D	DATE

DATE: 1-25-18
SCALE: 1"=40'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO:1680
FILE: SITE.DWG

OWNER /APPLICANT:
38 LITTLEWORTH ROAD, LLC &
FISH LIPS HOLDINGS CO., LCC
DOVER, NH 03820

PROJECT:
38 LITTLEWORTH ROAD
DOVER, NH 03820

DETAILS

5

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-13

Application Type:	Conditional Use Permit
Applicant(s)	Eversource Energy
Owner(s):	Gerald & Cathy Avery and Heron Bay Partners
Location:	off Garrison Road and Shaw's Lane (Assessor's Map I, Lot 2-D) and off Cielo Drive (Assessor's Map H, Lot 4)
Meeting Date:	March 27, 2018

INTENT: To obtain a Conditional Use Permit to replace existing power line structures in utility easements in two locations. There are temporary wetlands impact of 1,969 square feet in one location and work within the Conservation District adjacent to tidal Bellamy River in a second location.

LOTS/UNITS PROPOSED: None

AGENDA ITEM: # 3-B

ACREAGE: N/A

ZONING DISTRICT: Suburban Density Multi-residential District (RM-SU) and Assembly and Office District (I-4)

EXISTING LAND USE: Utility easement with towers

PROPOSED LAND USE: Utility easement with towers

SURROUNDING LAND USE: Residential and commercial

ZBA ACTION: None

ATTACHMENTS:
CUP application and plans, 3/12/18 Conservation Commission minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting

PERMITS REQUIRED:
-Conditional Use Permit for Wetland Protection District and Conservation District
- NHDES Wetlands Permit
- NHDES Shoreland Permit

WAIVERS REQUESTED: None for this CUP

Summary of Request and Background
The applicant is requesting a Conditional Use Permit to replace existing power line structures in utility easements in two locations.

The applicant has already received a NH Wetlands Utility Maintenance Notification Permit (#2018-00304).

The Conservation Commission endorsed this CUP at their March 12, 2018 meeting.

Consistency with Land Use Regulations
The Wetlands Protection District ordinance and Conservation District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers and conservation areas along rivers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing, and vote to approve the Conditional Use Permit with the following conditions:

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

1. The applicant shall provide the Planning Department with a copy of the NHDES Shoreland Permit.

Cielo Drive



Property Information

Property ID	H0004-000000
Location	CIELO DR
Owner	HERON BAY PARTNERS LLC

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.

Parcels updated 02/16/2018
Properties updated 03/20/2018

Garrison Road



Property Information

Property ID	I0002-D00000
Location	GARRISON RD
Owner	AVERY GERALD N TRUSTEE

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.

Parcels updated 02/16/2018
Properties updated 03/20/2018

NORMANDEAU ASSOCIATES
Environmental Consultants

City of Dover Planning Board
Conditional Use Permit Application
Transmission Line 307 Structure Maintenance

Prepared For
Eversource Energy
13 Legends Drive
Hooksett, NH 03106

Submitted By
Normandeau Associates, Inc.
25 Nashua Road
Bedford, NH 03110-5500
603.472.5191
www.normandeau.com

February 8, 2018

NORMANDEAU ASSOCIATES
Environmental Consultants

February 8, 2018

City of Dover
Planning Board
288 Central Avenue
Dover, NH 03820

Re: Conditional Use Permit for Structure Maintenance on Eversource Transmission Line 307

Dear Sir/Madam:

On behalf of Eversource Energy (Eversource), Normandeau Associates, Inc. (Normandeau) is filing a Conditional Use Permit Application requesting approval to conduct structure maintenance on Eversource transmission Line 307 in the City of Dover.

Attached are the conditional use permit application and all required supplemental materials for review of this proposal. We anticipate attending the regularly scheduled meeting of the Dover Conservation Commission on February 12, 2018 and Planning Board meeting on February 27, 2018 to present the details of this project.

Sincerely,

Adele Fiorillo, NH CWS, PWS
Senior Project Manager

Attachment:

1. Conditional Use Permit Application
2. 24x34 in. (4) and 11x17 in. (11) plan sets

Cc: Matthew Cardin, Eversource, via email

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City of Dover Conditional Use Permit Application Form

1 Filing Fee

2 Project Description

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4 Abutter List

5 Property Easement Deeds

6 Proposed Plans

7 New Structure Details

DISCLOSURE STATEMENT

The data contained in all pages of this document have been submitted in confidence and contain trade secrets and/or privileged or confidential information, and such data shall be used or disclosed only for evaluation purposes, provided that if a contract is awarded to this proposer as a result of or in connection with the submission of this proposal, the client shall have the right to use or disclose the data herein to the extent provided in the contract. This document includes data that shall not be disclosed outside of the purposes of this submittal and shall not be duplicated, used, or disclosed--in whole or in part--for any purpose other than for evaluation purposes.

City of Dover Conditional Use Permit Application Form

City of Dover, New Hampshire
CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Eversource Energy Telephone # (603) 634-2992

Address of Applicant: 13 Legends Drive, Hooksett, NH 03106

E-Mail Address: matthew.cardin@eversource.com

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

Address of Property Owner: Multiple (see additional detail)

PROPERTY INFORMATION

Assessor's Map # H & I Lot(s) # Multiple (see additional detail)

Address of Property: Multiple (see additional detail)

Zoning District(s) I-4 & RM-SU Overlay District(s) Wetland Protection Dist. & Conservation Dist.

Existing Use of Property: C & R

CONDITIONAL USE PERMIT INFORMATION

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

☒ Conservation District ☐ RCM Use Overlay District ☐ I-1 District Uses

☐ Groundwater Protection ☐ Off-Street Parking and Loading ☐ Alternative Treatment Center

☒ Wetland Protection District ☐ Central Business District ☐ Heritage Residential District

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

Replace existing power line structures requiring work within wetlands and associated buffers defined as areas within both the Conservation District and Wetland Protection District, resulting in temporary impacts (see narrative for additional details).

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: A NHDES Shoreland Permit by Notification (PBN) will be applied for in conjunction with the proposed work located on Garrison Road, Parcel ID: I0002-D00000 (Map: I, Lot: 2-D) and a Utility Maintenance Notification (UMN) was submitted to NHDES on 2/2/2018 (the City of Dover received a hard copy via hand delivery).

Name of Professional That Prepared Plans: William C. McCloy, NH CWS

Address PO Box 205, Rutland, VT 05701 Telephone #: 802-861-7038

Professional License #: No. 268 E-mail address: wmccloy@normandeau.com

SIGNATURES

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

Signature of Property Owner: See Property Easement Deeds Date: _____

Signature of Applicant (if different from owner): _____ Date: 2/7/18
Matthew Cordin

Signature of Agent: _____ Date: 2/7/18

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: See Property Easement Deeds Date: _____

CITY OF DOVER CONDITIONAL USE
LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
H & I	Multiple	Multiple (see additional detail)	Multiple (see additional detail)

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Matthew Cardin	Eversource Energy	13 Legends Drive, Hooksett, NH 03106

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
William S. McCloy	Normandeau Associates, Inc.	PO Box 205, Rutland, VT 05701

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
N/A	N/A	N/A	N/A

P18-13 **GARRISION ROAD,SHAWS LANE & CIELO DRIVE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
H0002-000000	275 DURHAM RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
H0002-A00000	18 FRESHET RD	JOHNSON JOANNE		18 FRESHET ROAD	DOVER	NH	03820
H0004-000001	1 CIELO DR	HERON BAY PARTNERS LLC		242 CENTRAL AV	DOVER	NH	03820
H0004-003000	GRAPEVINE DR	DOVER FIELDS CONDOMINIUM	C/O VC DOVER INVESTMENTS LLC	48 CONSTITUTION DR	BEDFORD	NH	03110
H0005-B00000	330 MAST RD	TARANTO AGNES M		330 MAST RD	DOVER	NH	03820-5489
H0005-B00001	324 MAST RD	BROWNE DAVID D JR	BROWNE PAMELA R	324 MAST ROAD	DOVER	NH	03820
H0053-001000	15 STONEWALL RD	MAST ROAD DOVER LLC	C/O RAND-WHITNEY CONTAINER LLC	207 GREENWOOD ST	WORCESTER	MA	01607
H0058-000000	271 275 MAST RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
H0059-000000	325 MAST RD	CANDIA SOUTH BRANCH BROOK HOLDINGS LLC		PO BOX 410	CANDIA	NH	03034
I0001-A00000	9 MCKENNA ST	WHITE JACK M TRUSTEE	WHITE JACK M REVOCABLE TRUST	9 MCKENNA ST	DOVER	NH	03820
I0001-N00000	GARRISON RD	BELLAMY WOODS CONDOS		17 COMMERCE DR STE 3	BEDFORD	NH	03110-6981
I0002-F00000	10 SHAWS LN	AVERY GERALD N TRUSTEE	AVERY GERALD N REVOCABLE TRUST	10 SHAWS LN	DOVER	NH	03820
K0035-A00000	DOVER POINT RD	STATE OF NEW HAMPSHIRE		J.D. MORTON BLDG	CONCORD	NH	03301
		EVERSOURCE ENERGY	MATTHEW CARDIN	13 LEGENDS DRIVE	HOOKSETT	NH	03106
		NORMANDEAU ASSOCIATES, INC.	WILLIAM S. MCCLOY	P.O. BOX 205	RUTLAND	VT	05701
		HODGSON REVOC LIV TRUST	ROBERT & DIANNE HODGSON TTSS	11 FRESHET ROAD	MADBURY	NH	03823
		GERALD AND CATHY L. AVERY		10 SHAWS LANE	DOVER	NH	03820

Additional Detail for Owner Information and Property Information on Page One of the Conditional Use Permit Application Form

Property Owner Information

1. Heron Bay Partners, LLC (Parcel ID: H0004-000000)
   242 Central Avenue
   Dover, NH 03820
   Easement: EAA11003 (Book No. 927/Page No. 152)

   Map: H, Lot: 4
   Cielo Drive
   Dover, NH 03820
   Zone: I-4
   Existing Use: C
   Overlay District: Wetland Protection District

2. Gerald and Cathy L. Avery (Parcel ID: I0002-D00000)
   10 Shaws Lane
   Dover, NH 03820
   Easement: EAA10986 (Book No. 924/Page No. 008)

   Map: I, Lot: 2-D
   Garrison Road
   Dover, NH 03820
   Zone: RM-SU
   Existing Use: R
   Overlay District: Wetland Protection District & Conservation District

1 Filing Fee

A filling fee will be invoiced by the City of Dover after the CUP Application has been submitted. Once the invoice is received, the fee will be paid for by check via hand delivery, mail, or other preferred method to the City of Dover.

2 Project Description

On behalf of Eversource Energy (Eversource), Normandeau Associates, Inc. (Normandeau) has compiled a Conditional Use Permit for the City of Dover requesting approval to perform necessary maintenance on existing structures within Line 307, an existing utility transmission right-of-way (ROW). Maintenance of these structures are necessary in order to provide reliable electrical power to customers. Proposed structure maintenance includes Structures #66, 67, 70, and 80 (Section 6, Proposed Plans). Maintenance specifically on Structures #66 and 80 will involve proposed work within wetlands or associated buffers. Note that the attached plans only include pages for the City of Dover (pages 15-17). The maintenance work proposed in Nottingham, Barrington, Lee, and Madbury (pages 1-14) are not included.

Work will involve in-kind structure replacement where new structures will be installed five to eight feet to the west of existing structures. Wetlands do exist along the utility line ROW, however all wetland impacts (Wetland Protection District impacts) will be temporary (1,969 square feet). Work is also proposed within the City of Dover Conservation District which amounts to 17,915 square feet. This includes 50-foot buffers from the reference line of all freshwater wetlands or bodies of water and 100-foot buffers from all tidal wetlands or bodies of water.

Timber mats will be placed where work in wetlands or wetland crossings for access are necessary and the mats will be removed once the work is finished. Such equipment is used to prevent or minimize disturbance to hydrology, soils, and vegetation. Proposed work within the Conservation District includes work on Structure 66 that is within 100 feet of the highest observable tide line associated with the Bellamy River.

The Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies (NH Department of Resources and Economic Development, 2010) will be adhered to throughout the process. On the state level, a New Hampshire Department of Environmental Services (NHDES) Shoreland Permit by Notification (PBN) will be submitted for the proposed work within the Protected Shoreland. After conferring with NHDES staff, it was determined that timber matting within the 100-foot tidal buffer zone (TBZ) can be permitted through the Utility Maintenance Notification process. The City of Dover will receive copies of the state permit applications when filed.

A list of abutters has been generated for those properties which adjoin properties with proposed work within the Conservation District or Wetland Protection District (including those across streets or waterways) or those that lie directly within 200 linear feet of the proposed site under construction where temporary wetland impacts are expected to occur (Section 4, Abutter List). In lieu of property owner signatures, copies of easement documents for all properties located within the utility ROW where work will occur are included in Section 5.

The proposed maintenance for each structure located within transmission ROW Line 307 adheres to the criteria of Dover Code Zoning, Article VII, 170-27, 170-27.1.

Dover Code Zoning, Article VII, 170-27:

(1) To prevent the development of STRUCTURES and land uses on naturally occurring wetlands and flood- prone areas which would contribute to pollution of surface and ground water by sewage or other contaminants.

The proposed project replaces existing structures which currently do not contribute to pollution, therefore the new structures are not expected to contribute to pollution. Only clean material or native back fill will be used to install the new structures.

(2) To prevent the destruction of natural wetlands or aquifer areas which provide flood protection, recharge of groundwater supply and augmentation of stream flow during dry periods.

All impacts to wetlands and streams are temporary and are not expected to permanently destroy or alter wetlands or streams. No impervious areas are proposed so the project will not prevent groundwater recharge or cause a flood hazard.

(3) To prevent unnecessary or excessive expenses to the city to provide and maintain essential services and utilities which arise because of inharmonious use of wetlands and other environmentally sensitive areas.

The proposed project is a public utility which provides an essential service to the community and will not result in expenses to the city.

(4) To encourage those uses that can be most appropriately and safely located in wetland and other environmentally sensitive areas.

The access routes were chosen to utilize existing routes where possible to avoid or minimize work in wetlands and streams. Pole replacements are limited to within 8 feet of the existing pole. Where work within or nearby wetland or streams are necessary, temporary matting will be used to protect those areas and minimize impacts.

(5) To preserve existing natural drainage systems and the vegetation and wildlife habitats therein.

No changes to natural drainage systems are proposed. Vegetation and related habitats will be protected using BMPs including mats over wetlands and streams.

(6) To preserve wetlands and other environmentally sensitive areas for other ecological reasons inter alia, those cited in RSA 483-B.

RSA 483 – B criteria have been considered in the project design. Shoreland and Utility Maintenance Notification will be submitted to the Department of Environmental Services for their review of the proposed work. The City of Dover will be copied on these state applications.

(7) To preserve and enhance those aesthetic values associated with waterways and the natural shoreline.

Eversource believes there will be no change in aesthetics resulting from the proposed project since existing structures are being replaced. Existing wood poles will be re-placed with steel, wood-equivalent, poles. There will be no change in structure height. No new structures are proposed in this application. We have included a structure design sheet in this application. The structures to be replaced are "H" frame design similar to the existing structures.

(8) To protect public health and safety by minimizing hazards, including soil erosion, storm water runoff, SLOPE instability risks, and environmental degradation associated with development on steep and/or unstable slopes.

BMPs will be utilized throughout construction to ensure erosion hazards are controlled and minimized in accordance with The Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies (NH Department of Resources and Economic Development, 2010).

Dover Code Zoning, Article VII, 170-27.1:

(1) Prevent the development of STRUCTURES and land uses on wetlands, which will contribute to pollution of surface and ground water by sewerage, toxic substances or sedimentation.

The proposed project replaces existing structures which currently do not contribute to pollution, therefore the new structures are not expected to contribute to pollution. Only clean material or native back fill will be used to install the new structures.

(2) Prevent the destruction of, or Significant changes to, wetlands which provide flood protection, recharge the groundwater supply and augment stream flow during dry periods and filtration of water flowing into ponds and streams.

All impacts to wetlands and streams are temporary and are note expected to permanently destroy or alter wetlands or streams. No impervious areas are proposed so the project will not prevent groundwater recharge or cause a flood hazard.

(3) Protect unique and unusual natural areas and rare, threatened, and endangered species.

A project review was conducted by the New Hampshire Natural Heritage Bureau (NHB17-3325) for this project. No rare, threatened, or endangered plants or exemplary natural communities exist in the vicinity of this project however, one state endangered species, the New England Cottontail (*Sylvilagus transitionalis*), has potential to exist within 2.5 miles of the project. The New Hampshire Fish and Game Department was contacted regarding this species and measures will be taken to limit and/or completely avoid altering potential New England Cottontail habitat. In addition, work will be avoided during winter before vegetation regrowth (through March 31st) and all impacts will be temporary.

(4) Protect wildlife habitats, maintain ecological balances and enhance ecological values such as those cited in RSA 482-A:1.

No changes to natural drainage systems, streams, or wetlands are proposed. Vegetation and related habitats will be protected using BMPs including mats over wetlands and streams, however the cutting of a few select small trees may be necessary within the right-of-way for construction vehicle access near the base of a utility pole (Structure #66). All impacts will occur within the utility right-of-way and matted vegetation is expected to rebound by the following growing season.

(5) Protect potential water supplies and existing aquifers (water-bearing stratum) and aquifer recharge areas.

As previously stated, no changes to natural drainage systems, streams, or wetlands are proposed. All activities, including areas upland from wetlands will adhere to BMPs therefore potential water supplies and existing aquifers will not be affected.

(6) Prevent unnecessary or excessive expense to the city for the purpose of providing and/or maintaining essential services and utilities, which might be required as a result of misuse or abuse of wetlands.

The proposed project is a public utility which provides an essential service to the community and will not result in expenses to the city.

(7) Encourage those low-intensity uses that can be harmoniously, appropriately and safely located in wetlands.

All wetland impacts will be temporary. Work within wetlands or wetland buffers will require the use of timber mats and will be removed once the work is complete. BMPs in accordance with The Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies (NH Department of Resources and

Economic Development, 2010) will be adhered to throughout the process for the protection of wetlands and the surrounding environment.

(8) Preserve and enhance the aesthetic values associated with wetlands in the City of Dover.

Eversource believes there will be no change in aesthetic values associated with wetlands resulting from the proposed project since the proposal is to replace existing structures. Existing wood poles will be re-placed with steel, wood-equivalent, poles. There will be no change in structure height. No new structures are proposed in this application. We have included a structure design sheet in this application. The structures to be replaced are "H" frame design similar to the existing structures.

(9) Avoid the high costs of constructing heavy STRUCTURES and prevent damage to STRUCTURES and abutting properties caused by inappropriate development in wetland areas.

Structure maintenance includes structure replacement of current utility poles. No new impervious structures are proposed and existing access roads will be used where available along the existing utility right-of-way. Such structures will not be placed within the reference line of wetlands.

3 Tax Maps

Parcels with red stars (2 total) indicate lots where work is proposed and associated Easement Documentation is provided (Section 5).

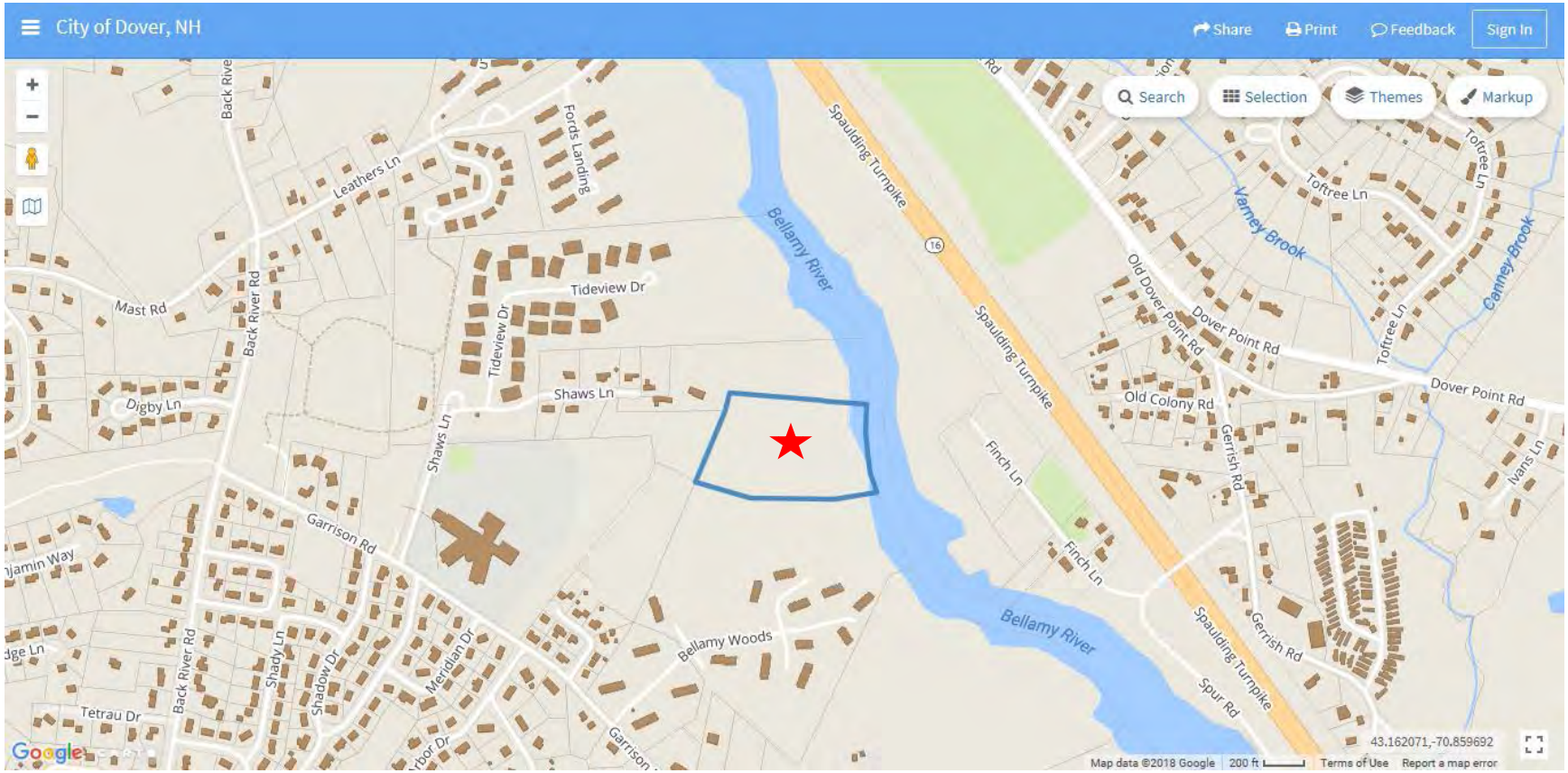
The City of Dover uses an online GIS mapping system for public records of parcel information. Property record cards, location, and other pertinent information were obtained via the City of Dover's online interactive MapGeo program, located at: https://dovernh.mapgeo.io.

Dover Tax Map 1 of 2:



Source: The City of Dover uses online GIS mapping systems for public records of parcel information. The above interactive tax map may be located at: https://dovernh.mapgeo.io

Dover Tax Map 2 of 2:



Source: The City of Dover uses online GIS mapping systems for public records of parcel information. The above interactive tax map may be located at: https://dovernh.mapgeo.io

4 Abutter List

The total number of abutters for the proposed maintenance amounts to 14 (not including the Certified Wetland Scientist whose name, signature, and stamp appear on the proposed plans).

Abutters include those properties which adjoin properties with proposed work within the Conservation District or Wetland Protection District (including those across streets or waterways) or those that lie directly within 200 linear feet of the proposed site under construction.

Abutter Information

Property Owner (1)

Heron Bay Partners, LLC (Parcel ID: H0004-000000)
242 Central Avenue
Dover, NH 03820

Map Block No. H-4-0-0
Cielo Drive
Dover, NH 03820
Zone: I-4*

Abutters of Property Owner (1) – Dover Abutters

1. City of Dover (Parcel ID: H0002-000000)
   288 Central Avenue
   Dover, NH 03820

   Parcel ID: H0002-000000
   275 Durham Road
   Dover, NH 03820

2. Joanne Johnson (Parcel ID: H0002-A00000)
   18 Freshet Road
   Dover, NH 03820

   Parcel ID: H0002-A00000
   18 Freshet Road
   Dover, NH 03820

3. Dover Fields Condominium (Parcel ID: H0004-003000)
   C/O VC Dover Investments, LLC
   48 Constitution Drive
   Bedford, NH 03110

   Parcel ID: H0004-003000
   Grapevine Drive
   Dover, NH 03820

4. David D. Browne, Jr. & Pamela R. Browne (Parcel ID: H0005-B00001)
   324 Mast Road

Dover, NH 03820

Parcel ID: H0005-B00001
324 Mast Road
Dover, NH 03820

5. City of Dover (Parcel ID: H0058-000000)
   288 Central Avenue
   Dover, NH 03820

   Parcel ID: H0058-000000
   271 275 Mast Road
   Dover, NH 03820

6. Candia South Branch Brook Holdings, LLC (Parcel ID: H0059-000000)
   PO Box 410
   Candia, NH 03034

   Parcel ID: H0059-000000
   325 Mast Road
   Dover, NH 03820

Abutters of Property Owner (1) – Madbury Abutters

7. Hodgson Revoc Liv Trust
   Robert & Dianne Hodgson TTSS (Property ID: 9:20)
   11 Freshet Road
   Madbury, NH 03823

   Map: 9, Lot: 20
   11 Freshet Road
   Madbury, NH 03823

8. Hodgson Revoc Liv Trust
   Robert & Dianne Hodgson TTSS (Property ID: 9:20:A)
   11 Freshet Road
   Madbury, NH 03823

   Map: 9, Lot: 20A
   13 Freshet Road
   Madbury, NH 03823

9. Daniel & Mihaiela C. Sabin (Property ID: 9:66:A)

8 Freshet Road
Madbury, NH 03823

Map: 9, Lot: 66A
8 Freshet Road
Madbury, NH 03823

10. Heron Bay Partners, LLC (Property ID: 9:74)
    242 Central Avenue
    Dover, NH 03820

    Map: 9, Lot: 74
    10 Freshet Road
    Madbury, NH 03823

Property Owner (2)

Gerald and Cathy L. Avery (Parcel ID: I0002-D00000)
10 Shaws Lane
Dover, NH 03820

Parcel ID: I0002-D00000
Garrison Road
Dover, NH 03820
Zone: RM-SU

Abutters of Property Owner (2)

11. Bellamy Woods Condos (Parcel ID: I0001-N00000)
    17 Commerce Drive
    Suite 3
    Bedford, NH 03110-6981

    Parcel ID: I0001-N00000
    Garrison Road
    Dover, NH 03820

12. Gerald Avery (Parcel ID: I0002-E00000)
    10 Shaws Lane
    Dover, NH 03820

    Parcel ID: I0002-E00000

Garrison Road
Dover, NH 03820

13. Gerald Avery (Parcel ID: I0002-F00000)
    10 Shaws Lane
    Dover, NH 03820

    Parcel ID: I0002-F00000
    10 Shaws Lane
    Dover, NH 03820

14. State of New Hampshire (Parcel ID: K0035-A00000)
    J.D. Morton Building
    Concord, NH 03301

    Parcel ID: K0035-A00000
    Dover Point Road
    Dover, NH 03820

Certified Wetland Scientist Information (whose professional seal and signature appear on the proposed plans)

William S. McCloy, NH CWS
Normandeau Associates, Inc.
PO Box 205
Rutland, VT 05701

5 Property Easement Deeds

PROPERTY EASEMENT DEED
FOR STRUCTURE MAINTENANCE ON STRUCTURE #80

Easement: EAA11003 (Book No. 927/Page No. 152)
Heron Bay Partners, LLC (Parcel ID: H0004-000000)
242 Central Avenue
Dover, NH 03820

Clr EAA-5718
EAA-3737

EAA 11003

KNOW ALL MEN BY THESE PRESENTS

That KEITH H. TORR, married and REGINALD F. TORR, single, of Dover, in the County of Strafford, in the State of New Hampshire (hereinafter called the Grantors), for consideration paid, grant to PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, a corporation having its principal place of business at 1000 Elm Street, in Manchester, in the County of Hillsborough, in the State of New Hampshire (hereinafter called the Grantee), with QUITCLAIM covenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove overhead and underground lines consisting of wires, cables, ducts, manholes, poles and towers together with foundations, crossarms, braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or intelligence over, under and across a strip of land in Dover and Madbury, in the County of Strafford, in the State of New Hampshire and bounded and described as follows:

Beginning at a point on the easterly side line of Freshet Road, said point being located 415.62 feet measuring North 44°-35'-25" West along said side line of Freshet Road from an iron pin indicating a corner between land of Grantors and land now or formerly of John Moore, Jr.; thence, South 88°-15' East, 310.53 feet to a point; thence, South 72°-36'-30" East, 103.93 feet to a point; thence, South 8°-30' West, 67.14 feet to a point; thence, North 72°-36'-30" West, 236.29 feet to a point; thence, North 85°-52'-50" West, 149.31 feet to a point on said easterly side line of Freshet Road; thence, North 44°-35'-25" West, 35.95 feet by said side line of Freshet Road to the point of beginning.

Also, over, under and across a strip of land in the town of Madbury, in said County and State, bounded and described as follows:

Beginning at a point on the said easterly side line of Freshet Road, said point being located 198.34 feet measuring North 44°-35'-25" West along said side line of Freshet Road from said iron pin indicating a corner between land of the Grantors and land now or formerly of John Moore, Jr.; thence, North 44°-35'-25" West, 29.78 feet by said line of Freshet Road to a point; thence, South 85°-52'-50" East, 28.51 feet to a point; thence, South 72°-36'-30" East, 67.96 feet to a point; thence, North 88°-15' West, 72.08 feet to the point of beginning.

The said strips of land herein described are intended to border areas of land presently under easement from the Grantors. Said previous easements are described in deed of the Grantors to J. Brodie Smith, Trustee, dated September 21, 1926, and recorded in the Strafford County Registry of Deeds, Book 423, Page 33; and also deed of the Grantors to the Grantee, dated May 12, 1958 and recorded in said Registry of Deeds, Book 692, Page 327.

This conveyance shall include the right for the Grantee at its sole discretion to leave some or all existing trees or underbrush and to plant and maintain trees and underbrush within a fringe strip area adjacent to any street or other public way, or elsewhere within the easement strip.

1973 JUN 14 PM 1:01

STRAFFORD COUNTY

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
R.S.A. 78-B
03.75
JUN - '73
P.D. 10666
E 2 2 5 1 0

BK- 927 PGE-152

There is reserved to the Grantors the right to erect and maintain, at their own expense, a gate or gates, with the express understanding that passage to the Grantee or its agents will be available at all times.

Said strips of land being part of the premises to which the Grantors obtained title under the will of John F. Torr. See Strafford County Registry of Probate, File No. X6676.

This conveyance shall include the right to clear and keep clear the strips of all trees and underbrush by such means as the Grantee may select, to remove all structures or obstructions which are now found within the limits of the strips, and the right to cut or trim such trees on the above-mentioned premises of the Grantors as in the judgment of the Grantee may interfere with or endanger said lines or their maintenance or operation.

The Grantors for themselves and their heirs, executors, administrators, successors and assigns, covenant and agree to and with the Grantee, its successors and assigns, that they will not erect or maintain any building or other structure, or permit the erection or maintenance of any building or other structure of any kind or nature upon the strips or change the existing grade or ground level of the strips by excavation or filling.

And I, Gertrude E. Torr, wife of Keith H. Torr, release to said Grantee all rights of dower and homestead and other interest therein.

WITNESS our hands and seals this 30th day of April, 1973.

In the presence of:

E. Edward Daley — Keith H. Torr

E. Edward Daley — Gertrude E. Torr

E. Edward Daley — Reginald F. Torr

State of New Hampshire
County of Strafford

BK- 927 PGE-153

The foregoing instrument was acknowledged before me this 30th day of April, 1973, by Keith H. Torr, Gertrude E. Torr ~~and Reginald F. Torr.~~

My commission expires:
7/26/77

E. Edward Daley
Notary Public

EDWARD DALEY NOTARY PUBLIC NEW HAMPSHIRE

State of New Hampshire
County of Strafford

The foregoing instrument was acknowledged before me this 24th day May, 1973, by Reginald F. Torr.

My commission expires:
7/26/77

E. Edward Daley
~~Justice of Peace~~ Notary Public

EDWARD DALEY NOTARY PUBLIC NEW HAMPSHIRE

BK- 927 PGE-154

7311-L-1

EAA - 11003

PUBLIC SERVICE
Company of New Hampshire

INTRA-COMPANY BUSINESS MEMO

Subject Real Estate

From E. T. Miller **District** **Date** April 16, 1973

To R. A. Winslow **Reference:**

We have prepared a check for payment of real estate item as follows:

Name Keith H. Torr and Amount $ 2,500.00

Address Reginald F. Torr Vo. No. 4-187

Dover, N. H.

Land in Fee _____

Right of Way XX

Town Dover, N. H.

Reason 345KV Newington-Deerfield trans. line

E. T. Miller
Treasurer

ETM:cm

EAA-11003

NOTED JAN 1 1 1973 F.D.C.

January 2, 1973
(2:55 P. M.)

REPORT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
ON TITLE TO PROPERTY OF
KEITH H. AND REGINALD F. TORR
NORTHEASTERLY SIDE OF FRESHET ROAD,
MADBURY AND DOVER, NEW HAMPSHIRE
(ON DOVER-MADBURY TOWN LINE).
(MORAN BLUE-LINE PRINT #307-27)

Search was made to date at Strafford County Registries of Deeds and Probate. Unless otherwise indicated, all deeds are of general warranty, and formally sufficient as recorded.

The Torrs were old settlers in the neighborhood in question, and the labor involved in pinpointing a deed source for the tract including the premises would be substantial, and it is not considered that it is required.

Simon J. Torr died testate some time prior to July 25, 1899 (Probate #9595). His will, dated July 1, 1897, essentially divided his properties between his sons, Andrew and John F. Torr. Under Clause Three there was devised "To son John F. Torr all the land and buildings...Dover [sic] westerly side of the highway leading from Dover to Durham, and southerly of the highway leading from my house to the Madbury Depot, containing field and wood land, being the premises on which my said son John F. Torr now resides." This clause also conveyed other tracts, and was made subject to the proviso that John F. pay his brother Charles $250.00.

John F. Torr died intestate September 5, 1926 (Probate #X6676), leaving no widow, and two sons, Reginald F. and Keith H. Torr, the latter was appointed Administrator November 3, 1926, and gave surety company bond in the sum of $7,000. Inheritance tax statement is on file. The inventory shows personalty $5,542.25, and real estate: "Farm on Durham Road, $4,000." Account, showing a balance of $4,754.88, was allowed November 1, 1927.

OK

Keith H. and Reginald F. Torr granted to J. Brodie Smith by instrument dated September 21, 1926, recorded Book 423, Page 33 a 100-foot wide electric pole line easement over their land, "bounded and described as follows:

> Northerly by the highway leading from Madbury to the Durham Road [Mast Road]. Easterly by land formerly of Narcisse Paul. Southerly by land formerly of Narcisse Paul. Westerly by the highway leading from the Durham Road past the residence of George Clark [Freshet Road]. The center line of said right-of-way being more particularly described as follows:
>
> Beginning at a stake in the easterly line of the highway leading from the Durham Road past the residence of George Clark; thence running South 72° 15' East 1050 feet, more or less, to a stake at land formerly

of Narcisse Paul. Containing 2.4 acres, more or less."

The Torr brothers gave to the Public Service Company a general release, in consideration of $250.00, the same being dated May 8, 1953, and recorded Book 616, Page 464, containing the following language:

"...and especially release...on account of the cutting of six trees on the right-of-way previously granted to said Public Service Company."

It is not known whether this related to a cutting upon the 100-foot easement referred to in the J. Brodie Smith deed, mentioned above, or to an easement which does not appear to be involved in the present transaction which they had given to the Public Service Company (and New England Telephone & Telegraph Company) by instrument dated March 27, 1953, and recorded Book 622, Page 285 ("Starting at Public Service Company distribution pole #38 on so-called Dover-Durham Road, and extending northwesterly and crossing Mast Road to a point on the northeasterly side of Mast Road, thence along the northeasterly side of Mast Road to land of Meader...").

Keith H. Torr (and wife, Gertrude E.), without any joinder or companion deed by Reginald F. Torr, purported to convey to Public Service Company by quitclaim deed dated May 12, 1958, recorded Book 692, Page 327, pole line easement rights as follows:

"One 65 foot right of way Strip of land lying northeasterly of and adjacent to the 100 foot right of way strip of land deeded to J. Brodie Smith, Trustee, by deed dated September 21, 1926 and recorded in the Strafford County Registry of Deeds, Book 423, Page 33, converted

Said 65 foot right of way Strip of land extends from land of Moore on the south a distance of 720 feet more or less to a point of termination.

"Also a 100 foot right of way Strip of land in Dover, County of Strafford and The State of New Hampshire. Said 100 foot Strip shall extend 50 feet northwesterly and 50 feet southeasterly of a line or extension of a line, described as follows:

Beginning at the above point of termination, thence north 9° 00' east a distance of 869 feet more or less to Grantors' northerly boundary line at the southerly side line of Mast Road, so-called.

"Also a triangular parcel of land in Dover, County of Strafford and The State of New Hampshire, bounded and described as follows:

> Beginning at Grantors' southeasterly corner at the northeasterly corner of land of Moore and at the northwesterly side line of road leading from Dover to Durham or Route 108; thence north 61° 00' west along land of Moore a distance of 220 feet to a point; thence south 72° 00' east a distance of 250 feet more or less to Grantors' southeasterly boundary line at the northwesterly side line of said road; thence southwesterly along said road to point of beginning."
>
> In the present transaction, which is to involve Reginald F. Torr, a supplemental conveyance should be sought from him to confirm this deed by Keith which omitted him.

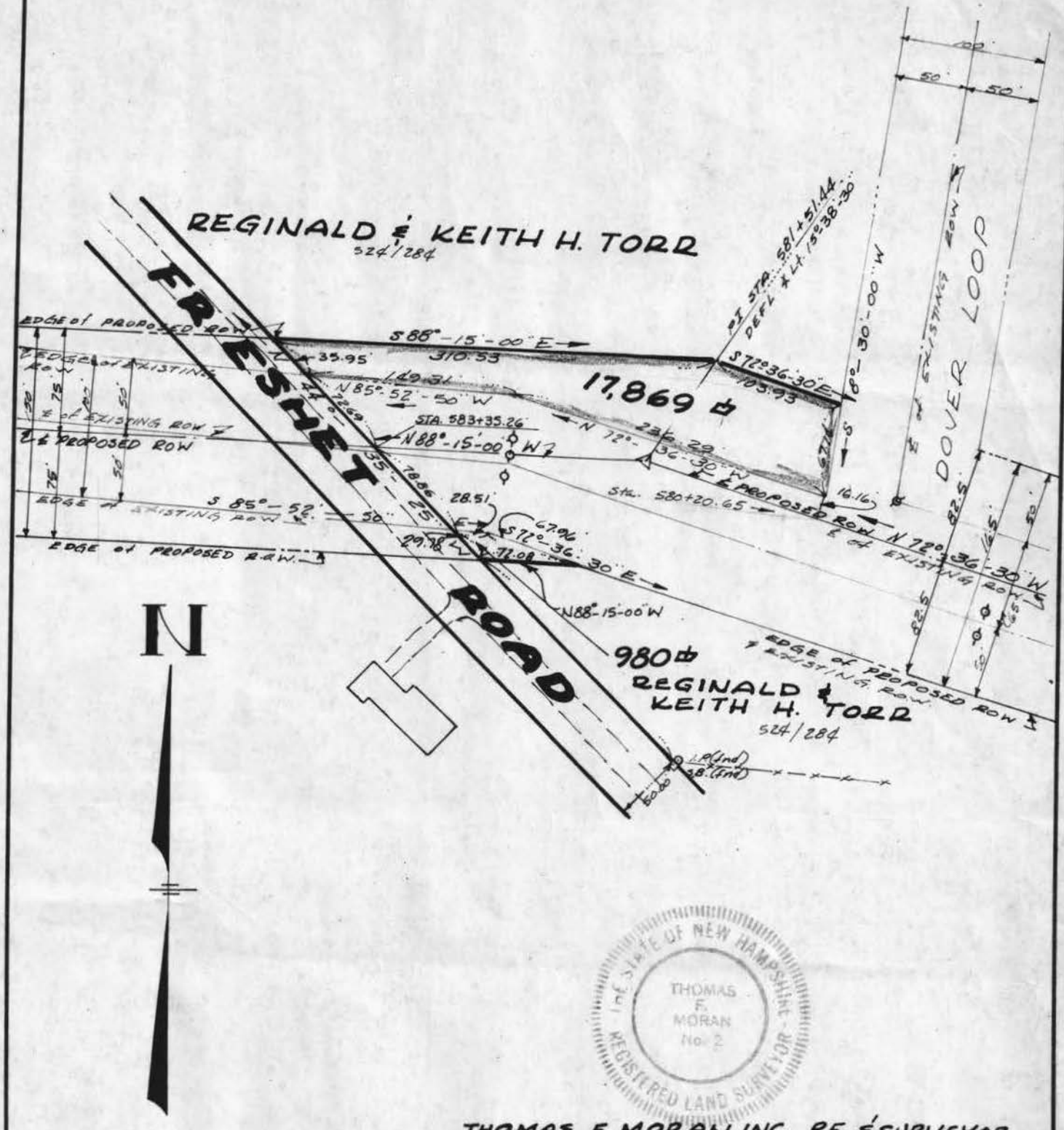
Although it apparently does not impinge upon the blue-line print parcel, there is mentioned, in the event that more specifics are to be required in connection with the Reginald F. Torr "back-up" deed, a Boundary Line Agreement and Deed between the Torr brothers and the John A. Moores, Senior and Junior, the same being dated January 30, 1964, and recorded Book 780, Page 91, referring to a survey plan which is recorded in Pocket 2, Folder 21, as Plan #55. This agreed boundary line zigzags across the power line, although not at the immediate point of the parcel in question.

No undischarged mortgages, unredeemed tax liens, unreleased attachments, or other liens or encumbrances, flaws or conflicting conveyances were found of record. Dover and Madbury taxes appear to have been paid through those for 1971, and no investigation has been made of whether 1972 taxes have been paid.

In accordance with our custom and practice, the foregoing does not constitute a guarantee of title, but represents my understanding of the purport and effect of the records indicated as having been searched.

F. W. Peyser

EAA-11003



THOMAS F. MORAN INC. P.E. & SURVEYOR
R.F.D.#5 BEDFORD, N.H. 03102

TOTAL AREA - 0.433 ACRES

DES.	NO.	REVISION	DATE	BY
DR.	1			
TR.	2			
CK.	3			
APPR.	4			
	5			
	6			

R.O.W. PURCHASED FROM
REGINALD & KEITH H. TORR
DOVER & MADBURY, N.H.

PUBLIC SERVICE CO. OF NEW HAMPSHIRE
ENGINEERING DEPARTMENT
SCALE 1"=100' DATE 6/12/72

307-27

DRAFTING MEDIA GRAPHIC CONTROLS CORPORATION Buffalo, New York Printed in U.S.A. STOCK NO. 650

Dove – Madbury

RECEIVED
Benjamin E. Rhodes
Register
Book No. 927 Page No. 152
SEE BACK OF DOCUMENT FOR DATE & TIME RECEIVED

THIS PAGE INTENTIONALLY LEFT BLANK

PROPERTY EASEMENT DEED
FOR STRUCTURE MAINTENANCE ON STRUCTURE #66

Easement: EAA10986 (Book No. 924/Page No. 008)
Gerald and Cathy L. Avery (Parcel ID: I0002-D00000)
10 Shaws Lane
Dover, NH 03820

Clr EAA-4038
EAA-5667

EAA-10986

KNOW ALL MEN BY THESE PRESENTS

That William K. Shaw, Jr., Lillian B. Fisher, Ruth D. Paine, all of Dover, County of Strafford and State of New Hampshire and Ruby E. Shaw of New Durham, County of Strafford in the State of New Hampshire (hereinafter called the Grantors) for consideration paid, grant(s) to Public Service Company of New Hampshire, a corporation having its principal place of business at 1000 Elm Street, in Manchester, in the County of Hillsborough, and the State of New Hampshire (hereinafter called the Grantee), with Quit-claim convenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove overhead and underground lines consisting of wires, cables, ducts, manholes, poles and towers together with foundations, crossarms, braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or intelligence over, under and across a Strip of land 150 feet in width in the city of Dover, County of Strafford in the State of New Hampshire.

Said 150 foot Strip shall extend 75 feet northerly and 75 feet southerly of a line or extension of a line, described as follows:

Beginning at a point in the easterly boundary of the Grantor's land at the Bellamy River, said point being 356.89 feet measured on a bearing of North 12° -57'-45" East from an axle found at the high water mark of said Bellamy River marking Grantors' southeast corner; thence, running on a bearing of North 75° -12'-45" West 1868 feet, more or less, to the easterly side line of a 50' roadway that leads from Garrison Road to residences of Grantors.

The 150 foot wide strip of land herein described is intended to include all or part of the same strips of land described in deed of Maycie H. Austin to J. Brodie Smith dated July 31, 1926, recorded in Strafford County Registry of Deeds, Book 423, Page 40 and in deed of Louis H. Steuerwald to J. Brodie Smith dated July 30, 1926, recorded in said Registry of Deeds, Book 423, Page 39.

This conveyance shall include the right for the Grantee at its sole discretion to leave some or all existing trees or underbrush and to plant and maintain trees and underbrush within fringe strip areas not more than 100 feet in depth adjacent to streets or other public ways, including water ways.

See Strafford County Probate #A-15819 for current title information.

1973 APR 26 AM 11:59

STRAFFORD COUNTY

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
R.S.A. 78-B
STATE TAX COMMISSION
01.50
APR - '73
P.R. 10966
52310

BK- 924 PGE-008

00-7289-3960 150

Said Strip of land being a part of the premises of the Grantors described in deed of Frank Austin to William K. Shaw dated March 26, 1966 and recorded in Strafford County Registry of Deeds, Book 809, Page 209; and also being a part of the premises of the Grantor(s) described in deed of William A. & Thelma L. Dionne to William K. Shaw dated March 5, 1957 and recorded in the Strafford County Registry of Deeds, Book 672, Page 454.

This conveyance shall, ~~subject to the right hereinafter reserved for a specified period~~ include the right to clear and keep clear the Strip of all trees and underbrush by such means as the Grantee may select, to remove all structures or obstructions which are now found within the limits of the Strip, and the right to cut or trim such trees on the above-mentioned premises of the Grantor(s) as in the judgment of the Grantee may interfere with or endanger said lines or their maintenance or operation.

The Grantor(s) for themselves and their heirs, executors, administrators, successors and assigns, covenant and agree to and with the Grantee, its successors and assigns, that they will not erect or maintain any building or other structure, or permit the erection or maintenance of any building or other structure of any kind or nature upon the Strip, or change the existing grade or ground level of the Strip by excavation or filling.

Ruby E. Shaw, a single woman, Lillian F. Shaw, wife of William K. Shaw, Jr., Paul E. Fisher, husband of Lillian B. Fisher, Edwin M. Paine, Jr., husband of Ruth D. Paine release to said Grantee all rights of dower, curtesy and homestead and other interest therein.

WITNESS Our hand and seal this 5th day of April, 1973.

In the presence of

H. Edward Daley	William K. Shaw
as to both	Lillian F. Shaw
H. Edward Daley	Lillian B. Fisher
as to both	Paul E. Fisher
H. Edward Daley	Ruth D. Paine
as to both	Edwin M. Paine, Jr.
H. Edward Daley	Ruby E. Shaw

The State of New Hampshire

Strafford SS.

April 5 1973

My Commission Expires:

7/26/77

William K. Shaw, Jr., Lillian F. Shaw, Ruby E. Shaw, Lillian B. Fisher, Paul E. Fisher, Ruth D. Paine and Edwin M. Paine, Jr. Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me.

D. Elwood Daley.

Notary Public ~~Justice of the Peace~~

BK- 924 PGE-010

BK- 924 PGE-010

7311-L-1

EAA-10486

PUBLIC SERVICE Company of New Hampshire INTRA-COMPANY BUSINESS MEMO

Subject Real Estate

From E. T. Miller **District** **Date** March 29, 1973

To R. A. Winslow **Reference:**

We have prepared a check for payment of real estate item as follows:

Name Ruby E. Shaw Amount $ 390.00

Address _____ Vo. No. 3-577

Dover, N. H.

Land in Fee _____

Right of Way XX

Town Dover, N. H.

Reason Newington - Deerfield 345KV line

E. T. Miller
Treasurer

ETM:cm

EAA-10986

7311-L-1

PUBLIC SERVICE
Company of New Hampshire INTRA-COMPANY BUSINESS MEMO

Subject Real Estate

From E. T. Miller **District** **Date** March 29, 1973

To R. A. Winslow **Reference:**

We have prepared a check for payment of real estate item as follows:

Name William K. Shaw, Jr. Amount $ 390.00

Address _____ Vo. No. 3-580

Dover, N. H.

Land in Fee _____

Right of Way XX

Town Dover, N. H.

Reason Newington-Deerfield 345KV line

_____

E. T. Miller
Treasurer

ETM:cm

7311-L-1

EAA-10986
EAA-10985

PUBLIC SERVICE Company of New Hampshire

INTRA-COMPANY BUSINESS MEMO

Subject Real Estate

From E. T. Miller District Date March 29, 1973

To R. A. Winslow Reference:

We have prepared a check for payment of real estate item as follows:

Name Ruth D. Paine Amount $ 1,990.00

Address _____ Vo. No. 3-579

Dover, N. H.

Land in Fee _____

Right of Way XX

Town Dover, N. H.

Reason Newington-Deerfield 345KV line

E. T. Miller
Treasurer

ETM:cm

7311-L-1

PUBLIC SERVICE Company of New Hampshire

INTRA-COMPANY BUSINESS MEMO

Subject Real Estate

From E. T. Miller District Date March 29, 1973

To R. A. Winslow Reference:

We have prepared a check for payment of real estate item as follows:

Name Lillian B. Fisher Amount $ 1,990.00

Address _____ Vo. No. 3-581

Dover, N. H.

Land in Fee _____

Right of Way XX

Town Dover, N. H.

Reason 345KV line Newington - Deerfield

_____

E. T. Miller
Treasurer

ETM:cm

EAA-10986

March 27, 1972
(3:37 P.M.)

REPORT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
ON TITLE TO PROPERTY OF
WILLIAM K. SHAW (ALSO OF THE CITY OF DOVER--
GARRISON ROAD SCHOOL--AND POSSIBLY AFFECTED HOUSE LOTS OR RIGHTS
OF FISHER AND PAINE),
OFF FROM THE NORTHEASTERLY SIDE OF GARRISON ROAD,
DOVER, NEW HAMPSHIRE.

Search was made to date at Strafford County Registries of Deeds and Probate. Unless otherwise indicated, all deeds are of general warranty, and formally sufficient as recorded.

Furnished herewith are photocopies of two sketches prepared by the undersigned, the more detailed being prepared from sundry descriptions taken from deeds of record, and the other being a composite prepared from two recorded plans, as indicated thereon. The more detailed plan shows Parcels A, B, C and D, all of which are crossed by the present 100-foot power line. Considerable early research was made necessary to justify the inclusion of Parcel B, and to justify the whole extent of Parcel A, because deed descriptions contained both distortions and omissions, as well as general language which needed elaboration. Titles to all four parcels ultimately came into either William K. and Ruby E. Shaw, or William K. Shaw alone. First there will be considered the titles to A and B, which apparently started in the title of one Daniel Drew, and later came together in Louis H. Steuerwald, and ultimately to Shaw; then the titles to Parcels C and D will be separately considered as they came into Shaw.

William T. Wingate conveyed to Daniel Drew, by deed dated March 9, 1833, recorded Book 157, Page 222, by a general description, which presumably included Parcel A and may have included Parcel B.

Daniel Drew is said in a later deed to have conveyed to Nathaniel Drew [Sr.], by a deed dated April 26, 1834, which apparently was never recorded.

David Steele, Administrator of the Estate of Nathaniel Drew [Sr.], acting under a Probate Court license, conveyed to Thomas Handford, by Administrator's deed dated December 16, 1857, recorded January 1, 1859, Book 225, Page 460, the portion of Parcel A indicated by dotted lines, together with Parcel B, as follows:

> "...land...being part of the homestead farm of said deceased...bounded ...beginning at a post on the southerly side of the Barnyard, and running North 59 1/2° West 2 rods 16 links, thence North 23° East 3 1/2 rods to the northwest corner of the barn, thence North 70 1/2° West 2 rods 14 links, thence North 15 1/2° East 24 rods 16 links to Jacob Ford's land, thence North 64 1/2° East 5 rods 15 links, thence North 21 1/2° East [West?] 11 rods 17 links, thence South 80 3/4° East by Jacob Ford's land 91 rods 18 links to a stake at the line of the widow's dower of wood land, thence by said dower South 50° West 9 rods 2 links, thence South 21° East 12 rods to an oak tree at the line of Aaron Pinkham's land [this is apparently Parcel C], thence North 72° West by said Pinkham's land 15 rods 5 links [250.80 feet], thence South 28° West

6 rods [99 feet], thence South 33 1/4° West 23 rods [379.50 feet] to Philip Cassily's land, thence by said Cassily's land North 52 1/2° West 13 1/2 rods [222.75 feet], thence by pasture fence North 50 1/2° West 10 rods [165 feet; note that only 96 feet of this 165-foot course is kept in Parcel B, the balance of it crossing the southeasterly line of Parcel A and over into the body thereof], thence North 41 1/2° West 6 rods 4 links, thence South 86° West 4 rods 23 links to the line of the widow's dower, thence North 34 3/4° East 22 rods 6 links to a stake at the northwesterly [northeasterly?] corner of the widow's dower, thence [North] 81 1/2° West by said dower 44 rods 14 links, thence South 19° West 36 rods 11 links to the place begun; containing 11 rods [acres] and 156 rods...[also a certain piece or tract of saltmarsh... containing...1 1/2 acres, more or less...]."

Nathaniel Drew [Jr.] conveyed to Micajah S. Hanscom, by deed dated May 12, 1879, recorded Book 266, Page 462, as follows:

"...with the buildings thereon...beginning at a large black cherry tree on the northerly side of the road leading from the main road by the house formerly owned by Daniel Drew, and 15 rods from the northwest corner of said Daniel's former homestead farm, thence by said road North 46 1/4° West 37 rods, North 49° West 11 rods, North 56 1/4°[West] 10 rods, North 50 1/2° West 16 rods and 23 links to the William Wingate land, North 62° East 58 rods 8 links, North 18° West 11 rods 14 links, South 83 3/4° East 112 1/2 rods [1856.25 feet] to Back River, South 3 1/4° East 16 rods [264 feet], South 17 1/2° West 6 1/2 rods [107.25 feet], North 74° West 44 rods [726 feet] to a small hornbeam tree marked DD, South 45 1/4° West to the first-mentioned bound...meaning to convey the same...to Nathaniel Drew [Sr.] by Daniel Drew, by deed dated April 26, 1834. Except what was deeded to Thomas Handiford by David Steele...and conveyed to me by Lydia W. Drew [et al] by...deed dated January 10, 1879...Book 266, Page 148, and deed of Thomas F. Drew [et al] dated April 4, 1874...[Book 266, Page 459]."

This deed from Nathaniel Drew [Jr.] to Micajah S. Hanscom probably furnishes the most accurate description of Parcel A. Note that it does not include Parcel B, but goes all the way around Parcel A and thence by C and B to the corner "hornbeam tree" and thence back to the highway.

Note that it also does not include the dotted line portion of Parcel A, which, with Parcel B, which must have come into Daniel Drew from some source, had been conveyed out by his Administrator, David Steele, to Thomas Handford.

The chain of title to what Micajah S. Hanscom got then proceeded as follows:

He conveyed to Sarah A. Banks, by deed dated August 5, 1886, recorded Book 283, Page 78; Banks conveyed (by a garbled description) to Ann Bennett, by deed dated May 13, 1902, recorded Book 329, Page 157; Mrs. Bennett conveyed to James Redden (by a corrected description) by deed dated July 3, 1905, recorded Book 341, Page 196; Redden conveyed to George Currier (or Carrier), by deed dated September 2, 1905, recorded Book 341, Page 200; Currier (or Carrier) conveyed to Delphis Gagnon by a deed dated August 25, 1906, recorded Book 344, Page 476, and in this deed occurred a vital omission of two courses, which was thereafter perpetuated until the deed from Dionne to Shaw in 1957, to be referred to below.

> The omission in question occurred after the course of "...South 83 3/4° East..." when, instead of inserting the following: "...112 1/2 rods to Back River, South 3 1/4° East...", the scrivener jumped all the way to the next dimention, so that the deed read:
> "...South 83 3/4° East 16 rods, thence South 17 1/2° West 6 1/2 rods...".

This error persisted, as stated, in the chain which followed, running from Delphis Gagnon to Charles H. Burdick, by deed dated May 19, 1908, recorded Book 350, Page 269; Burdick conveyed to John P. Graham, by deed dated September 19, 1908, recorded Book 351, Page 271; and Graham conveyed to Louis H. Steuerwald, by deed dated May 21, 1909, recorded Book 353, Page 395.

We now pass to the Thomas Handford 11 acres and 156 rods (plus the 1 1/2 acres of marsh, or thatchbed, which do not appear to be pertinent).

The deed from Frank H. Lord to Louis H. Steuerwald, dated February 21, 1912, recorded Book 363, Page 384, describes the 11 acre 156 rod parcel in general terms only, "Meaning all...by deed of David Steele, Administrator of the Estate of Nathaniel Drew...Book 225, Page 460, reference being had...which said description is made a part of this deed." This incorporation by reference thus made it clear that Lord intended to pass along all that Handford had acquired, and which, according to Steuerwald's later deed to Thyng, Lord had had "willed to him by Mrs. Thomas Hanaford...".

Louis H. Steuerwald (and wife, Emma N.) gave an "Option" to Twin State Gas & Electric Company, by instrument (not acknowledged) dated February 8, 1926, and recorded Book 419, Page 235, giving the Company the privilege within nine months, on payment of $150, of acquiring an easement over a 100-foot strip bounded:

> "On the North by other land of said grantor, on the East by land of Charles Austin, on the South by other land of said grantor, and on the West by land of Mrs. Frances Giera [with general title reference to Book 353, Page 395]."

Louis H. Steuerwald (and wife, Emma N.) conveyed to J. Brodie Smith and assigns a pole line easement, by deed dated July 30, 1926, recorded Book 423, Page 39, granting an easement 100 feet wide, 50 feet on each side of the center line (to be selected) over land described as "northerly by Frank Leather's farm, easterly by land of Mrs. Charles Austin, and by the Bellamy River, southerly by the Garrison Road, so-called, and westerly by land of Frances Giera."

Louis H. Steuerwald (and wife, Emma N.) conveyed to Walter I. and Thelma L. Thyng, joint tenants, by deed dated July 28, 1947, recorded Book 553, Page 118, as follows:

> "Beginning at a large black cherry tree, by the land formerly owned by Daniel Drew, and 15 rods from the northwest corner of said Daniel Drew's former homestead farm; thence North 46 1/4° West 37 rods; thence North 49° West 11 rods; thence North 56 1/4° [West] North 56 1/4° [West] 10 rods; thence West 50 1/2° [North 50 1/2° West] 16 rods and 23 links to William P. Wingate land; thence North 62° East 58 rods and 8 links; thence North 18° West 11 rods and 14 links; thence South 83 3/4° East 16 rods; thence South 17 1/2° West 6 1/2 rods; [note here the omission above referred to]; thence North 74° West 44 rods to a small Hornbeam Tree, marked DD; thence South 45 1/4° West to the first-mentioned bound.
>
> Meaning and intending all conveyed in the following deeds, viz: Deed of John B. Graham to Louis H. Steuerwald, dated May 21, 1909 ...Book 353, Page 395; deed of Frank H. Lord to Louis H. Steuerwald, dated February 21, 1912,...Book 363, Page 384."

> In spite of the garbling of the above description, the repetition therein of the omission above referred to, and the failure to include the Handford courses going around and thereby including Parcel B, it is my opinion that on familiar principles the entire Parcel A and Parcel B would be held to have been conveyed in view of the broad statement of intention by the grantor in his title references.

No probate record was found for Walter I. Thyng, but Dover City Clerk advises that he died April 23, 1949.

Thelma L. (Thyng) Dionne conveyed to William A. Dionne and Thelma L. Dionne as joint tenants, using the same description as in the Steuerwald to Thyng deed above quoted, this deed being dated March 22, 1951, recorded Book 591, Page 290. After the description there was the recitation: "See reservations on the above-described property, recorded...Book 419, Page 235, and Book 423, Page 39, which reservations are expressly reserved and exempted from this conveyance."

> The scrivener of this deed had picked up the pole line Option and easement above mentioned, no mention of which had been made in the Steuerwald to Thyng deed.

There is found in Pocket 6, Folder 5, as Plan #16, a "Plan of Land of William K. and Ruby Shaw, Dover, N. H., composit_ Plan by T. W. Chesley, Engr. and Const. Co...March 1957...Note this plan is made from research of land transactions of Daniel Drew, his heirs and assigns from 1833 to the present time. For reference see deeds recorded...[here follows a list of deeds and other references, most of which are accurate]." This plan describes Parcels A and B with reasonable accuracy, and it was the inclusion of Parcel B which could not be reconciled with the Steuerwald to Thyng description, and the omission which did not jibe with the northerly boundary shown on the plan, which required the early research required to reconcile these anomalies.

William A. and Thelma L. Dionne conveyed to William K. and Ruby E. Shaw, joint tenants, by deed dated March 5, 1957, recorded Book 672, Page 454, as follows:

> "...with the buildings thereon...northeasterly side of the Garrison Road, bounded...beginning on the northeasterly side of the Garrison Road at the southeasterly corner of land of James Wood, and running thence North 64° 30' East, by land of said Wood, land of Frank Grimes, and land of the grantees herein [note that this 'other land' is Parcel D, which had been acquired by the Shaws from Mary T. Leathers on January 20, 1956, as will appear below], a distance of 960.3 feet; thence running North 15° West, by said land of the grantees herein, a distance of 190.74 feet to land of Mary Leathers; thence running South 80° 45' East, by land of said Mary Leathers, a distance of 1856.25 feet to the Bellamy River; thence running South 1° 15' East, by said Bellamy River, a distance of 264 feet; thence running South 19° 30' West, by said Bellamy River, a distance of 107.25 feet to land of Charles Austin [Parcel C]; thence running North 72° West, by said Austin land, a distance of 510 feet; thence running South 28° West, by land of said Austin, a distance of 99 feet; thence running South 33° 15' West, by land of said Austin, a distance of 379.5 feet; thence running North 52° 30' West, by land now or formerly of said Austin a distance of 222.95 feet; thence running North 50° 30' West, by land now or formerly of said Austin, a distance of 96 feet; thence running South 47° 45' West, by land now or formerly of said Austin, and land of George McKenna, a distance of 1109.46 feet to the Garrison Road; thence running northwesterly by said Garrison Road a distance of 1230.24 feet to land of James Wood at the point of beginning.
>
> See reservations on the above property, recorded...Book 419, Page 235, and Book 423, Page 39, which reservations are expressly reserved and excepted from this conveyance.
>
> For reference, see deeds [same as listed on the Chesley Plan, above referred to]."

We digress at this point, and go back to bring down the title to Parcel D.

Ralph A. Towle (no dower released) conveyed to Frank A. Leathers a tract including the parcel in question, by deed dated August 28, 1923, recorded Book 407, Page 140.

Frank A. Leathers died intestate March 2, 1951 (Probate #A-5590), survived by a widow, Mary T., and three daughters, Jennie E., Bertha M., and Harriet L. (the latter being incompetent, as will appear). Jennie was appointed Administratrix on the petition of the widow, Jennie and Bertha, and gave bond in the sum of $25,000. Real estate report shows real estate on the easterly side of "Mast Road", in Dover, as passing to the widow and three children. The inventory shows personalty $8,062.84, and real estate $4,000, "Land and buildings, Mast Road, Dover." Inheritance tax statement is on file. First and final account, showing a balance of $7,516.78, was allowed May 20, 1952. Receipts are on file, all dated May 27, 1952 for $1,670.40 each, for Bertha, Jenniw, and for Jennie as Guardian of Harriet, and for $2,505.59 for the widow, Mary T. Leathers.

The Guardianship of Harriet L. Leathers appears under Probate #A-6064, she having been found mentally incompetent on April 8, 1952 by a committee. Jennie E., her sister, was appointed Guardian on the petition of her mother, Mary T., on May 6, 1952. Surety company bond in the sum of $2,500 was furnished. The inventory shows personalty $1,670.39, and real estate $1,000: "One-third interest in land and buildings, Mast Road, Dover, N. H., subject to dower and homestead of Mary T. Leathers." A petition for license real, dated October 7, 1952, was granted November 18, 1952, setting forth a one-third interest subject to dower and homestead in two tracts, the second of which is described as in the Towle to Leathers deed, above quoted. The license shows a return of sale on December --, 1952, to Mary T. Leathers, for $1,000, and this return was received and approved February 3, 1953. Accounts 1 through 6 are on file, the first having been allowed October 18, 1955, and including under Schedule C: "Cash received from sale of real estate $1,000, one-third interest in land and buildings, Mast Road, Dover, N. H. sold to Mary T. Leathers."

> Under Probate #A-12,927, it appears that Harriet was committed to the Laconia State School on April 6, 1967.

Jennie E. Leathers, Guardian of Harriet L. Leathers, under the license above mentioned, conveyed her ward's interest to Mary T. Leathers, by Guardian's deed dated December 20, 1952, recorded Book 612, Page 99.

Jennie and Bertha conveyed their interests in the same two tracts to their mother, Mary T. Leathers, by quitclaim deed dated December 20, 1952, recorded Book 612, Page 100.

Mary T. Leathers ("widow") conveyed to William K. and Ruby Shaw, joint tenants, by deed dated January 20, 1956, recorded Book 656, Page 382, as follows:

"...land...southerly side of Mast Road...bounded...beginning at a cement hub set in the ground at the southwesterly corner of the land herein described, at land of William Grimes and other land of William K. Shaw and Ruby Shaw; thence running northeasterly, along other land of William K. and Ruby Shaw, a distance of 475 feet, more or less, to the southerly end of an old stone wall; thence running northerly along said old stone wall a distance of 200 feet, more or less, to its intersection with another stone wall; thence turning and running westerly, along other land of the grantor, on a course which is an extension of the course of said stone wall last above mentioned, a distance of 400 feet, more or less, to a hub driven in the ground at land of William Grimes; thence running southerly, along land of said Grimes, a distance of 400 feet, more or less, to the point of beginning.

This conveyance is made subject to the rights of the Public Service Company of New Hampshire in the above-described premises.

Meaning and intending...a portion of the premises...by Jennie...and Bertha...by...Book 612, Page 100."

Note that this deed bore no seal; under R.S.A. 477:16, ten years having elapsed since the deed was recorded on January 24, 1956, this flaw may be disregarded.

Also note that no instruments were found on the grantor or grantee side with reference to any rights of the Public Service Company of New Hampshire [i.e., Twin State Gas & Electric Company or J. Brodie Smith, or others] in this parcel D, although the easement, as shown in the plans, appears to cross the southerly portion of the parcel.

Finally, note that there is no mention in this deed of the source deed into Mary T. Leathers from Jennie, as Guardian of Harriet, but upon familiar principles this failure to make reference may be ignored in the light of the apparent intention of the deed to convey all of grantor's interest in the parcel in question.

We now return to the whole Shaw title (to which Parcel C was not added until March 26, 1966).

William K. and Ruby E. Shaw conveyed a lot, shown on the composite sketch-photocopy, to Paul E. Fisher, Jr. and Lillian B. Fisher, as joint tenants, by deed dated May 13, 1957, recorded Book 675, Page 198. Since this parcel will apparently not be affected by the widening of the easement, the description will not be set forth in detail. However, the deed includes the following:

> "Together with the right to use a certain passageway or right of way in connection with others, leading from the Garrison Road to the above-described property."
>
> This right of way, or a new location of the same, apparently crosses the easement.

A corrective deed was given by the Shaws to the Fishers, dated February 17, 1959, recorded Book 699, Page 179, using a slightly different description, following the dimensions shown on the recorded plan, and similarly including the right to use the passageway to the Garrison Road.

Finally, the Shaws conveyed to the Fishers by quitclaim deed dated May 31, 1957, recorded Book 676, Page 163, "An easement running with the land conveyed [in Book 675, Page 198] to use, in common with others, the well situate on land of the said Shaws, for the purposes of drawing water therefrom, together with a right to maintain said well, pump, pipes, and all appurtenances thereto, as they now exist or may be necessary for providing water to the premises...[this easement] granted upon condition that in the event water is hereafter provided for ...the premises, either by a well provided thereon, or by City water, said easement will be extinguished."

> Note that, as shown on the composite sketch, two wells and a pump house appear to lie all or in part upon the present 100-foot easement.

The same sequence of instruments occurred between the Shaws and Edwin M. Paine, Jr. and Ruth D. Paine; the original deed was dated May 13, 1957, and recorded Book 675, Page 200. The corrective deed was dated February 28, 1958, and recorded Book 685, Page 285, and the well easement was dated February 21, 1958, and recorded Book 685, Page 290.

Under Strafford County Superior Court Equity #8049, which was a libel for divorce by W. Kenneth Shaw vs. Ruby Esther Shaw, the record shows that a divorce was granted to Mr. Shaw on the grounds of abandonment and refusal to cohabit, and that "real estate located in Dover standing in the name of the libelant and libelee, as joint tenants, is decreed the sole property of the libelant, free and clear of all claims of the libelee", judgment being rendered as of October 6, 1959.

William K. Shaw ("single person") conveyed to the City of Dover, by deed dated December 12, 1962, recorded Book 756, Page 488:

"...land...northeasterly side of the Garrison Road, as shown on a plan entitled: 'City of Dover, Plan of Land, Garrison Road School, Dover, N.H. G. L. Davis & Associates, December 1962, File No. 60-12' ...bounded...beginning at a stone bound in the northeasterly side of Garrison Road, so-called, also being at the junction of the western-most corner of the herein-described premises with the southernmost corner of land of James Wood; thence North 69° 21' East, by land of said Wood, a distance of 474.4 feet to an iron pipe at the southeasterly corner of land of Perley Cole and R. G. Sweatt; thence North 18° 50' East, by land of said Cole and Sweatt, a distance of 32.3 feet to a stone bound in the southerly side line of the Public Service Company of New Hampshire power line easement; thence South 75° 47' East, by the southerly side line of said easement, a distance of 275.6 feet to a stone bound; thence continuing South 75° 47' East, by the southerly side line of said easement, a distance of 1039.2 feet to a stone bound at other land of William K. Shaw; thence South 06° 26' West, by other land of said Shaw, a distance of 136.7 feet to an iron pipe at the northernmost corner of land of Wamaca, Inc.; thence the following courses and distances, by land of Wamaca [sundry courses adding up to a straight line distance of about 1110 feet are here omitted] to said Garrison Road; thence North 39° 44' West, by the northeasterly side line of Garrison Road, a distance of 672.9 feet to a stone bound; thence North 44° 12' West, by the northeasterly side line of said Garrison Road, a distance of 566.8 feet to the point of beginning. Containing 22.5 acres, more or less.

"Reserving, however, to William K. Shaw, Paul E. Jr., and Lillian B. Fisher, and Edwin M., Jr. and Ruth D. Paine, their heirs and assigns, a right of way having a width of 50 feet across the above-described premises, as more particularly shown on said plan, for street purposes; and reserving an easement for the power line and poles along the south-easterly part of the premises for power service to the homes of said Shaw, Fisher, and Paine.

"Meaning and intending...a portion of...Book 672, Page 454; the interest of said Ruby E. Shaw being decreed to be the sole property of William K. Shaw under Equity #8049 of Strafford County Superior Court.

"As part of the consideration...the City of Dover agrees to construct a gravel-surfaced road through said right of way, having a width of 50 feet, and extend the same northeasterly across the Public Service Company of New Hampshire easement, and other land of William K. Shaw, for a distance of about 200 feet, and thence southeasterly, on other

land of William K. Shaw for a distance of about 400 feet to connect to the existing road to the homes of [the Fishers] and [the Paines]; said gravel-surfaced road to be equivalent in width and construction to the existing road."

Note that no power line and pole residential easement along the southeasterly part of the premises was found of record, at least under any recorded grant of William K. Shaw. No search of the Fishers and Paines, as grantors, was made, since their lots do not appear to be affected by the widening of the easement. If further search is desired because of the well or right of way easements, or for other reasons, it will be made upon request therefor.

We now pass to the chain of title into William K. Shaw to Parcel C.

Thomas Cash (and wife, Margaret A.) conveyed an including tract to Maycie H. Austin, by deed dated April 5, 1922, recorded Book 401, Page 6, as follows:

"...with the buildings thereon...both sides of the log garrison road, bounded...East by the farm formerly owned by Samuel Greenaway and the Bellamy River; southerly by land of one Shaw, and land of the Estate of Albert Austin; westerly by land of said Shaw and land of Lewis Steuerwald; northerly by land of said Shaw; containing 60 acres, more or less.

This is the same property described in the deed of Mary Cassily to Thomas Cash, dated March 18, 1887...Book 284, Page 353, deed of Arron Pinkham to Thomas Cash, January 14, 1892...Book 297, Page 166, and deed of Edmund H. Kinney to Thomas Cash...October 8, 1914 ...Book 372, Page 227."

"Mrs. Charles A. Austin" (and husband, Charles A.) gave an option to Twin State Gas & Electric Company within nine months upon payment of $25.00 to acquire a 100-foot wide pole line easement, by instrument dated February 9, 1926, recorded Book 419, Page 287, the easement to be upon land bounded:

"On the North by other land of said Mrs. Charles A. Austin, on the East by the Bellamy River, on the South by other land of said Mrs. Charles A. Austin, on the West by land of Louis H. Steuerwald."

Maycie H. Austin (and husband, Charles A.) conveyed the easement in question to J. Brodie Smith and assigns, by deed dated July 31, 1926, recorded Book 423, Page 40, the easement being 50 feet on either side of a center line (to be selected) over a tract bounded:

"Northerly by land of Louis H. Steuerwald and by land of Frank A. Leathers, easterly by the Bellamy River, southerly by other land of said first party, westerly by land of Louis H. Steuerwald."

Neither of these descriptions of the option or of the deed sounds entirely accurate, i.e., neither the "North by other land of said Mrs. Charles A. Austin" of the option, nor the "Northerly by land of ...Frank A. Leathers" of the deed seems to fit.

Maycie H. Austin (and husband, Charles A.) conveyed to Leroy E. Allen, by deed dated April 28, 1947, recorded Book 547, Page 290, a four-year right to cut growth upon a tract which was generally described, and with confused compass directions, which may have included the parcel in question. This, of course, has long since expired.

Maycie H. Austin died testate January 4, 1954. Her son, Frank C. Austin qualified as executor January 19, 1954, giving surety company bond in the sum of $2,000. The real estate report shows land on "Garrison Road, containing 80 acres" as passing to Frank C. Austin. The will, dated April 12, 1946, included provisions for a son, Curtis L. Goodwin, and the latter's wife and children, and left the residue of the estate "including the Austin farm and the Thomas Cash farm, situate on the Garrison Road...together with any chattels thereon...to my son, Frank C. Austin...upon the express condition [that he] provide my husband, Charles A. Austin, with a suitable support and maintenance during his lifetime [etc.]." Inheritance tax statement, and notice to legatees, are on file. The inventory shows no personalty, and real estate: "Farm and buildings on Garrison Road...about 75 acres...$7,500." Account, showing no balance, and with an advance of $1,039.46 by the executor was allowed February 15, 1955. Receipts were duly filed.

No probate record for Charles A. Austin was found, but Dover City Clerk advises that he died May 14, 1961.

Frank Austin (and wife, Dorothy C.) conveyed to William K. Shaw, by deed dated March 26, 1966, recorded Book 809, Page 209:

"...land...lying off the Garrison Road...bounded...beginning at an iron hub set in the ground at land of Walter Fischer, and other land of the grantee herein, and running easterly 700 feet, more or less, to the West bank of the Bellamy River; thence northerly 460 feet, more or less, along said Bellamy River, to other land of the grantee herein; thence westerly, along said other land of the grantee herein, 484 feet, more or less, to a stake set in the ground; thence southeasterly a distance of 488 feet, more or less, to the point of beginning. Being a portion of...Book 401, Page 6."

Report to Public Service Company of New Hampshire March 27, 1972
Re: William K. Shaw, et al Property

It being noted that detailed search began only with Louis H. Steuerwald from May 21, 1909, it is reported that no mortgages, tax liens, unreleased attachments, other liens and encumbrances, other flaws or conflicting conveyances were found of record.

Taxes through 1970 appear to have been paid, and no investigation was made as to 1971 tax.

In accordance with our custom and practice, the foregoing does not constitute a guarantee of title, but represents my understanding of the purport and effect of the records indicated as having been searched.

F. W. Peyser

EAA - 10986

RAYMOND SWEATT

PT STA. 501+31.56
DEFL. ⊄ LT. 6°34'50"

i.p. fnd.

40.00

N 17° 53'45"E
56.76'

9.32'

86.59'
S 27° 57'30" E

i.p. fnd.

STA. 501+40.05

118.19'

75'
150'
50'
100'

TO GRAVEL PIT

50' R.O.W.

10 GARRISON ROAD

CONC POST
PROPERTY CORNER
RAYMOND SWEATT &
CITY OF DOVER

WILLIAM K. SHAW
672/454

PROPOSED EDGE OF R.O.W.

59,781 □'

S 75° 12'45"E
2109.38'
2113.77'
N 76° 45'00" W

EXISTING EDGE OF R.O.W.

S 75° 12'45" E

PROPOSED ℄ OF R.O.W.

2187.56

EXISTING ℄ OF R.O.W.

EXISTING EDGE OF R.O.W.

PROPOSED EDGE OF R.O.W.

CITY OF DOVER
756/488

EXIST. EDGE OF R.O.W.
1.37'
s.b. fnd.
28.67'
27.30'
PROP. EDGE OF R.O.W.

DETAIL
No Scale

LINE

BARN
MOBILE HOME
BARN

STA. 488+38.68
47.16'
s.b. fnd.
N 6° 22'25" E
28.67'

MATCH

LINE

BARN
BARN

S 75° 12'45"E
2109.38'
2113.77'
N 76° 45'00" W

PROPOSED EDGE OF R.O.W.

EXISTING EDGE OF R.O.W.

EXISTING ℄ OF R.O.W.
2187.56 S 75° 12'45" E
PROPOSED ℄ OF R.O.W.

S 76° 45'00" E
880'±

EXISTING EDGE OF R.O.W.

22,000 □'±

878'±
N 75° 12'45" W

PROPOSED EDGE OF R.O.W.

WILLIAM K. SHAW
672/454

BELLAMY RIVER

STA. 479+44±
27±
48'±
S 12° 57'45" W
356.80'

TIE ℄ TO PROP COR.
BEARING & DIST ON ℄

AXEL (FOUND)
AT HIGHWATER MARK
of land n/e WALTER FISCHER

MATCH

TOTAL AREA - 1.88 ± ACRES

DES.	NO.	REVISION	DATE	BY
DR.	1			
TR.	2			
CK.	3			
APPR.	4			
	5			
	6			

R. O. W., DOVER, N.H.
PURCHASED FROM
WILLIAM K. SHAW

PUBLIC SERVICE CO. OF NEW HAMPSHIRE
ENGINEERING DEPARTMENT
SCALE 1" = 100' DATE 6/5/72

307 - 16

DRAFTING MEDIA GRAPHIC CONTROLS CORPORATION Buffalo, New York Printed in U.S.A. STOCK NO. 650

11

RECEIVED

Marjorie E. Holmes

Register of Deeds Strafford County

Book No. 924 Page No. 8

SEE FACE OF DOCUMENT FOR DATE & TIME RECORDED

6 Proposed Plans

Note that the attached plans only include pages for the City of Dover (pages 15-17). Additional utility maintenance work proposed in Nottingham, Barrington, Lee, and Madbury (pages 1-14) along Line 307 are not included.



307 Structures Being Replaced
307 Structures Not Being Replaced
Structures on other lines
50' Waterfront Buffer
150' Woodland Buffer
250' Protected Shoreland
100' Tidal Buffer Zone
50 Foot Dover Wetland Buffer
75 Foot Lee Wetland Buffer

Proposed Access Routes
Proposed Alternate Access Routes
307 Centerline
Stream Centerline
2 Foot Contours
Roads NHDOT

Temporary Work Area
2018 Study Area
Temporary Construction Matting
Temporary Buffer Impact
Stream Top of Bank
Wetland
307 Right-of-way
Town Line
Parcels

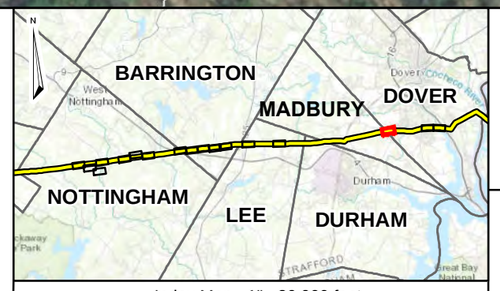
STATE OF NEW HAMPSHIRE
WILLIAM S. McCLOY
1/22/18
No. 268
CERTIFIED WETLAND SCIENTIST

Town: Madbury/Dover

N
W
E
S

1 inch = 150 feet

0 75 150 Feet



Index Map - 1" - 30,000 feet

Eversource - 307 Line
2018 Maintenance Project

Date: 1/23/2018

NORMANDEAU ASSOCIATES
Environmental Consultants

J:\Projects\Eversource_307\MXD\EV_307_DDP_010818.mxd



Data source: NHD, NH GRANIT, ESRI and Tighe & Bond

J:\Projects\Eversource_307\MXD\EV_307_DDP_010818.mxd

- 307 Structures Being Replaced
- 307 Structures Not Being Replaced
- Structures on other lines
- 50' Waterfront Buffer
- 150' Woodland Buffer
- 250' Protected Shoreland
- 100' Tidal Buffer Zone
- 50 Foot Dover Wetland Buffer
- 75 Foot Lee Wetland Buffer
- Proposed Access Routes
- Proposed Alternate Access Routes
- 307 Centerline
- Stream Centerline
- 2 Foot Contours
- Roads NHDOT
- Temporary Work Area
- 2018 Study Area
- Temporary Construction Matting
- Temporary Buffer Impact
- Stream Top of Bank
- Wetland
- 307 Right-of-way
- Town Line
- Parcels

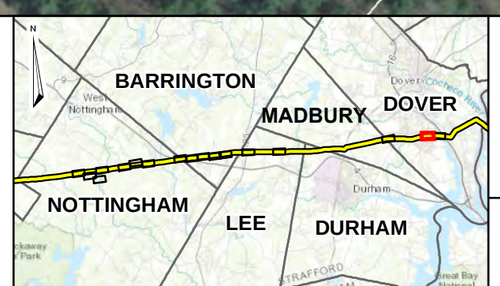
STATE OF NEW HAMPSHIRE
WILLIAM S. McCLOY
1/22/18
No. 268
CERTIFIED WETLAND SCIENTIST

Town: Dover

N
W E
S

1 inch = 150 feet

0 75 150 Feet



Index Map - 1" - 30,000 feet

Eversource - 307 Line

2018 Maintenance Project

Date: 1/23/2018

NORMANDEAU ASSOCIATES
Environmental Consultants

Line List: 13
TIDEVIEW ESTATES
CONDOMINIUM ASSOCIATION

Line List: 8
AVERY GERALD

Line List: 34
STATE OF NEW
HAMPSHIRE

DRIVEWAY A581

OLD COLONY RD

OLD COLONY RD

SPAULDING TPKE S

SPAULDING TPKE N

FINCH LN

8729

808

DVW2

66

DVW1

65

64

63

Line List: 7
AVERY
GERALD

Line List: 6
AVERY GERALD,
AVERY CATHY L

Line List: 19
WHITE JACK M
TRUSTEE WHTE JACK
M REVOCABLE TRUST

Data source: NHD, NH GRANIT, ESRI and Tighe & Bond

- 307 Structures Being Replaced
- 307 Structures Not Being Replaced
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- Town Line
- Parcels

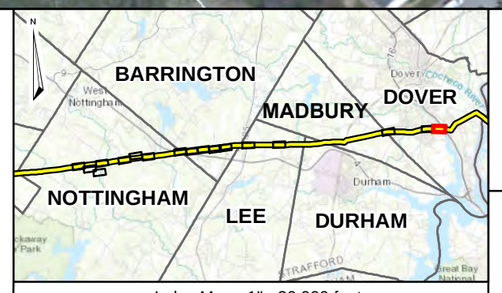
STATE OF NEW HAMPSHIRE
WILLIAM
S.
McCLOY
1/22/18
No. 268
CERTIFIED WETLAND SCIENTIST

Town: Dover

N
W
E
S

1 inch = 150 feet

0 75 150 Feet



Index Map - 1" - 30,000 feet

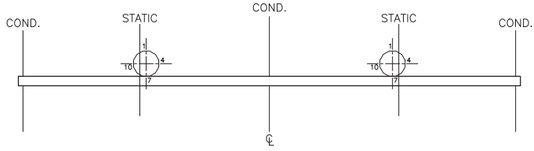
Eversource - 307 Line
2018 Maintenance Project
Page 17 of 17
Date: 1/23/2018

NORMANDEAU ASSOCIATES
Environmental Consultants

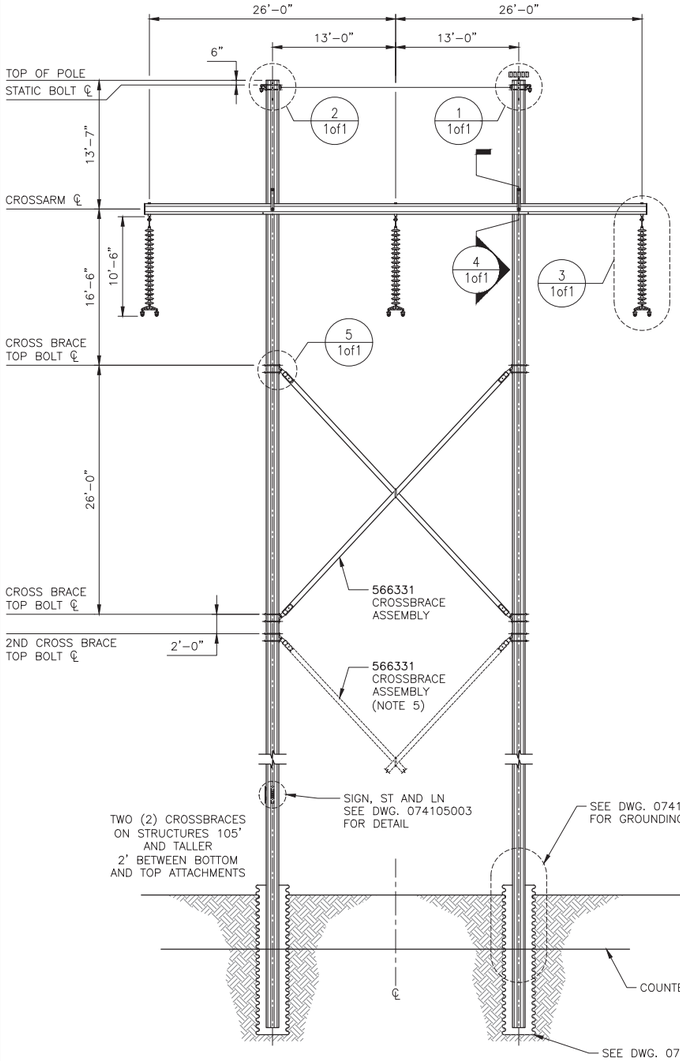
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7 New Structure Details

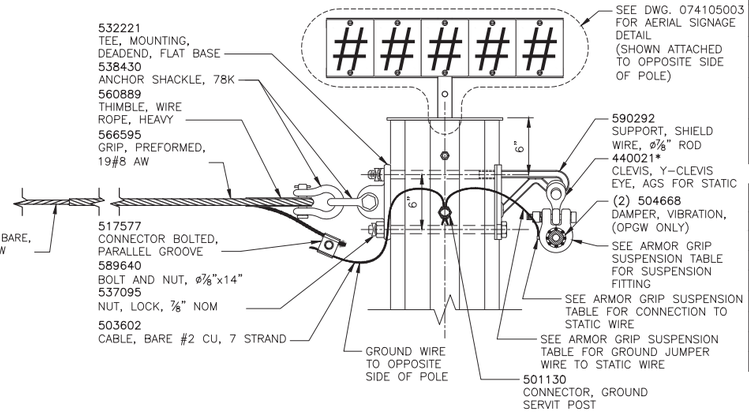
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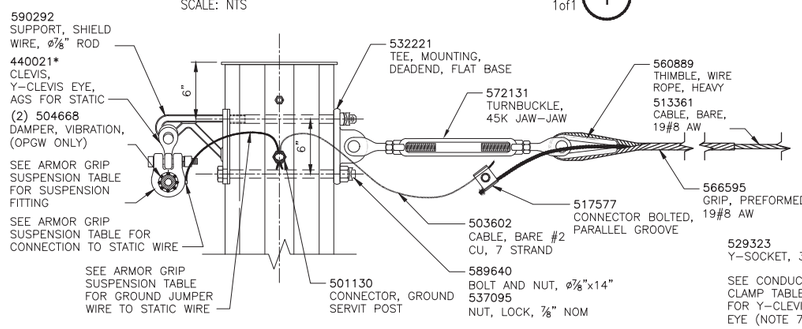
PLAN VIEW



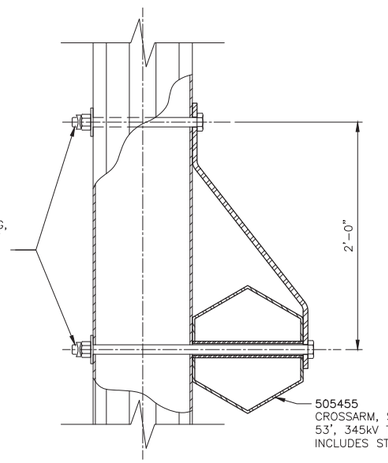
SEA-HF ELEVATION



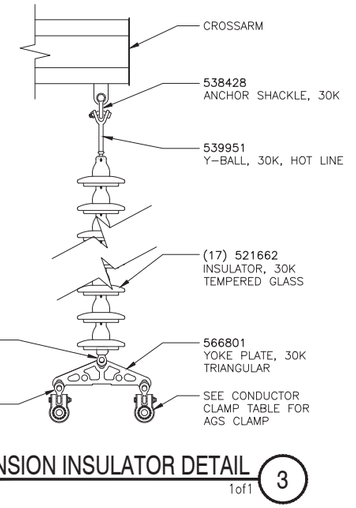
STATIC & BRIDLE ATTACHMENT DETAIL 1
SCALE: NTS 1of1



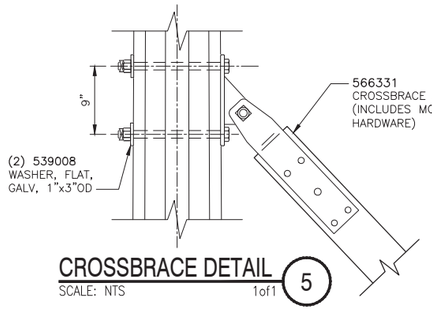
STATIC & BRIDLE ATTACHMENT DETAIL 2
SCALE: NTS 1of1



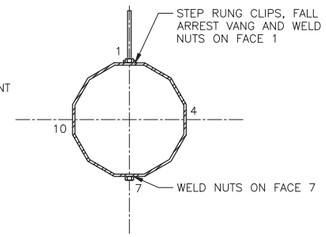
CROSSARM ATTACHMENT DETAIL 4
SCALE: NTS 1of1



SUSPENSION INSULATOR DETAIL 3
SCALE: NTS 1of1



CROSSBRACE DETAIL 5
SCALE: NTS 1of1



POLE FACE ALIGNMENT
SCALE: NTS

ARMOR GRIP SUSPENSION TABLE

STATIC / COMM WIRE	GRIP I/N	AGS DESCRIPTION	GROUND WIRE I/N	GROUND WIRE CONNECTOR I/N	CONNECTOR DESCRIPTION
WIRE, STATIC 7#8 ALUMOWELD	500649	AGS UNIT 7#8	503602	517576	CONNECTOR, BOLTED PARALLEL GROOVE
WIRE, STATIC 19#10 ALUMOWELD	569653	AGS UNIT 19#10	503602	517577	CONNECTOR, BOLTED PARALLEL GROOVE
OPGW	515171	AGS UNIT, OPGW, ø0.633" TO ø0.666" (SEE NOTE 6)	521762	N/A	BOLT ON LUG WITH GROUND WIRE

CONDUCTOR CLAMP TABLE

ITEM NUMBER	DESCRIPTION	CONDUCTOR TYPE	Y–CLEVIS EYE	EHV
505277	CLAMP, SUSPENSION AGS	795 ACSR OR ACSS 26/7	500094	Yes
505277	CLAMP, SUSPENSION AGS	850.8 ACSR 45/7	500094	Yes
503650	CLAMP SUSPENSION AGS	1272 ACSR OR ACSS 45/7	500094	Yes
569655	CLAMP, SUSPENSION AGS	1272 ACSR OR ACSS 54/19	500094	Yes
569650	CLAMP, SUSPENSION AGS	1590 SCSR OR ACSS 45/7	500094	Yes
514892	CLAMP SUSPENSION AGS	1590 ACSR OR ACSS 54/19	500094	Yes
569651	CLAMP SUSPENSION AGS	2156 ACSR OR ACSS 84/19	459641*	Yes

MATERIAL LIST

ITEM NUMBER	DESCRIPTION	QTY (EA UNLESS NOTED)
STATIC WIRE AND OPGW ATTACHMENT		
*	CLAMP, SUSPENSION AGS (SEE ARMOR GRIP SUSPENSION TABLE)	2
*	GROUND WIRE (SEE ARMOR GRIP SUSPENSION TABLE)	2
*	GROUND WIRE CONNECTOR (SEE ARMOR GRIP SUSPENSION TABLE)	AS REQUIRED
440021*	CLEVIS, Y–CLEVIS EYE, AGS FOR STATIC CONNECTION	2
504668	DAMPER, VIBRATION, SPIRAL, .564–.760", (FOR OPGW ONLY)	4
501130	CONNECTOR, GROUNDING, SERVIT POST, #2–2/0 STR. CU., (2–3/0 SOL.)	2
589640	BOLT, HEX, GALV, 7/8" X 14" WITH NUT	2
537095	NUT, LOCK, MF, FOR 7/8" BOLT	2
590292	SUPPORT, SHIELD WIRE, THREADED ROD, 7/8 X 14 IN, 7 IN THREADED, INCLUDES WASHER, NUT AND LOCKNUT	2
GROUNDING		
501130	CONNECTOR, GROUNDING, SERVIT POST, #2–2/0 STR. CU., (2–3/0 SOL.)	4
505109	CONNECTOR, C–TAP, 3#8 CW TO 3#8 CW	8
501131	CABLE, BARE, COPPERWELD, 3#8	100 FT
516585	CONNECTOR, GROUNDING, 3#8 CWLD TO FLAT	4
CONDUCTOR ATTACHMENT		
**	CONDUCTOR CLAMP (SEE CONDUCTOR CLAMP TABLE)	6
**	Y–CLEVIS EYE, 30K (SEE CONDUCTOR CLAMP TABLE)	6
566801	PLATE, YOKE, DELTA, 30K	3
529323	CLEVIS, Y–SOCKET, 3/4 IN PIN, 30K, GALV. STEEL	3
521662	INSULATOR, GLASS, M&E RATED, 53–5, 10 IN., 30,000 LBS	51
539951	BALL, Y–CLEVIS, HOTLINE EXTENSION LINK, GALVANIZED STEEL, 30,000 LBS.	3
538428	SHACKLE, ANCHOR, 5/8 IN., BOLT/NUT/KEY, GALV., SCREW PIN, 30,000 LBS	3
CROSSBRACE		
566331	BRACE, X ASSEMBLY W/ CENTER CLAMP, 40,000 LB TENSION CAP, 54,000 LB COMPRESSION CAP, WEATHERING STEEL, 26 FT 0 IN CENTER TO CENTER	1
539008	WASHER, FLAT, 3 IN DIA, GALV, FOR 1 IN BOLT	8
CROSSARM		
505455	CROSSARM, STEEL, 6–SIDED, 53', 345kV SEA–1, INCLUDES STRAP	1
536502	HARDWARE, MOUNTING, BOLTS AND WASHERS, FOR 345kV TANGENT STEEL ARM, CORTEN	2
BRIDLE GUY		
566595	GRIP, PREFORMED, 19#8 AW	2
572131	TURNBUCKLE, GALV. JAW–JAW CONNECTION, 1" BOLT, 12" TAKE–UP, 45K	1
513361	FT. CABLE, BARE, #8 ALUMOWELD, 19 STRAND, ALUMINUM	25
538430	SHACKLE, ANCHOR, GALV., 78K LBS, WITH1" BOLT	2
560889	THIMBLE, WIRE ROPE, HEAVY, 1/2 IN STRAND, GALV FOR 19#8	2
517577	CONNECTOR, BOLTED PARALLEL GROOVE 19#8 AW TO #2 CU	2
503602	FT. CABLE, BARE, #2 COPPER, 7 STRAND	10 FT
532221	TEE, MOUNTING, GALV, 4"X9", 15/16" MOUNTING HOLES, 1–1/8" STEM HOLE	2

* FOR CORRECT ITEM NUMBER SEE ARMOR GRIP SUSPENSION TABLE
** FOR CORRECT ITEM NUMBER SEE CONDUCTOR CLAMP TABLE

NOTES:
1. APPLY SILICONE SEALANT (I/N 501128) TO ALL FIELD DRILLED HOLES.
2. ERECT STEEL STRUCTURES PER OTRM 260.
3. FOR AERIAL MARKING SIGN DETAILS SEE SIGN, LINE & STRUCTURE AERIAL MARKER DRAWING.
4. REFER TO STRUCTURE STAKING SHEET AND PLAN AND PROFILE DRAWINGS FOR STRUCTURE HEIGHTS AND POLE CLASS.
5. QUANTITIES LISTED ASSUME STRUCTURE HEIGHT LESS THAN 105 FEET WITH ONE X–BRACE. MULTIPLY QUANTITIES BY NUMBER OF BRACES REQUIRED ACCORDING TO PLAN & PROFILE.
6. CONTACT TRANSMISSION ENGINEER FOR OPGW OR ADSS DIAMETERS OUTSIDE OF THE RANGES PROVIDED.
7. Y–CLEVIS EYE (I/N 500094) IS ACCEPTABLE FOR AGS UNIT CONNECTION CONDUCTOR RANGE OF 795 KCMIL TO 1590 KCMIL. USE I/N 459641* FOR CONDUCTORS LARGER THAN 1590 KCMIL.
8. ITEM NUMBERS SUFFIXED BY AN ASTERISK (*) HAVE NOT YET BEEN PROVIDED MAXIMO ITEM NUMBERS. ORIGINAL PSNH STOCK CODES NUMBERS ARE PROVIDED IN THEIR PLACE.

REV	DESCRIPTION	ENG/PE#	DATE	DRN	CHKD	APPR
1	ISSUED FOR USE	GEL	10/20/17	RDW	BAF	GEL
DWG REV	EPN/DESCRIPTION	CONT/PE#	DATE	DRN	CHKD	APPR

CONTRACT SERVICES

EVERSOURCE ENERGY

345kV TYPE SEA–HF STEEL POLE
ELEVATION AND DETAILS
STEEL TANGENT STRUCTURE

T 1
DRAWN RDW/TRC
ENGINEER GEL/TRC
CHECKED BAF/TRC
APPROVED GEL/TRC
DATE 07/18/17

SCALE N.T.S.
FILE: 074105120.DWG
IMAGE:
DRAWING NO. 074105120

10/17/2017 11:47 AM – nahlehouse – C:\pwworkingemp\pw1\nahlehouse\d2768288\074105120.dwg – SH.1

CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-04

Application Type:	Site Plan Review
Applicant(s):	Hellenic Realty Partners, LLC
Owner(s):	Hellenic Realty Partners, LLC
Location:	333 Central Avenue (Tax Map 2, Lot 19)
Meeting Date:	March 27, 2018

INTENT: Site plan to renovate an existing building and add two new floors, creating approximately 16,100 sq. ft. of commercial space, 18 residential units, and 47 parking spaces.

LOTS/UNITS PROPOSED: 18 units

AGENDA ITEM: # 3-C

ACREAGE: 1.05 acres

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

EXISTING LAND USE: Vacant former office and production facility for *Foster's Daily Democrat*

PROPOSED LAND USE: Commercial/Residential

SURROUNDING LAND USE:
Commercial/Residential

ZBA ACTION:
- None

ATTACHMENTS:
Site Plan application and materials, 1/25/18 TRC minutes, and plan

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting

PERMITS REQUIRED:
-None

WAIVERS REQUESTED:
-None

Summary of Request and Background
The applicant is requesting to renovate the former headquarters of *Foster's Daily Democrat* recreating 16,000 square feet of commercial space, and creating 18 residential units. Most of the renovation will be within the existing structure, with an extension of the third and fourth floor on the Henry Law Avenue side of the building. The design and layout calls for commercial uses on Henry Law Avenue and Central Avenue on the ground floor with residential on the upper floors. Part of the ground floor space, which is below grade, will be used for mechanical and parking uses. As this is an existing building, with no new structure, the minimum buildout of the property is not changing, nor is relief required. At this time no streetscape improvements are being made to Henry Law Avenue, though designs have been created. The City will collect a contribution towards the CIP project for the reconstruction of Henry Law Avenue.

The applicant came before the Technical Review Committee on January 25 (minutes attached).

Consistency with Land Use Regulations
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction or redevelopment of various types.

STAFF RECOMMENDATION:
The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and approve the site plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:
1. The applicant shall provide:
    a. A digital version of plan set
    b. A stormwater operations and maintenance plan
    c. A Landscape operations and maintenance plan
2. The applicant must revise final plan set to:
    a. Add the owner's signatures
    b. Include the Professional Engineer, Licensed Land Surveyor, Architect, and Licensed Landscape Architect stamp and signatures
    c. Include the architectural and neighborhood plans in the Civil set.
3. The applicant and the City shall enter into an agreement regarding:

a. the value of a contribution to be made towards the Henry Law Avenue improvements,
b. the need to adjust the Central Avenue northbound approach to Washington Street, and
c. the management of the surface parking lot.

Conditions to Be Met Prior to Any Construction Activity:

4. Formal notice shall be supplied to all vendors that construction vehicles shall be parked onsite. Proof shall be submitted to the Planning Department.

Conditions to Be Met Prior to Issuance of a Building Permit:

5. The new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for service.

Conditions to Be Met Prior to Occupancy:

6. Issuance of a certificate of occupancy.
7. Any new dwelling units and commercial space shall be assessed the current impact fees in place at the time of building permit application.
8. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
9. The applicant shall provide the value agreed to with the City towards the improvements at Henry Law Avenue.

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

March 19, 2018

Dover Planning Department
Central Ave.
Dover, NH 03820

Re: Site plan review P18-04 Hellenic Realty Partners, LLC 333 Central Ave., Map 2 Lot 19
Technical Review Committee response
REV #1 per staff meeting on 3-12-18

Dear Elaina,
Please find enclosed 15 full size copies of revised plans for the above-mentioned project. This submission is in response to the plan comments from the January 23, 2018 TRC meeting and additional review with staff on 3-12-18. I have copied the plan review comments from that meeting and included them herewith in italics. Our response follows each of the comments and identifies the plans that include the comments.

Planning Comments:

- *Impact fees (which will be increasing in 2018) and water/sewer investment fees will be assessed.*
  - The developers will comply with all current impact fees
- *Submit letters from utilities regarding ability to provide service to the development*
  - Please see the letters from Eversource and Unitil.
- *Where does the water in the garage go?*
  - The roof drains connect to the existing closed drainage system in the parking lot and tie into the closed drainage system on the south side of Henry Law Ave. The existing floor drain in Section C, ties into an oil-grit separator and then into the sewer system.
- *Revise traffic analysis to a realistic comparison and review making Central Ave intersection three lanes*
  - The traffic analysis has been revised and includes the review of Central Ave intersection and the discussion of the intersection at the 3-12-18 meeting.
- *Where is the transformer being moved to? How is it screened?*
  - The proposed location of the new transformer is shown on sheet C1. It is screened by the building and slope of the property and cannot be seen from the public way in this location.
- *Please revise plan to:*
  - *Attach landscape plan.* Included in full set sheet L1.
  - *Remove existing architectural renderings.* We believe that the existing architectural renderings should be included to see the comparison to the proposed views.
  - *Have plan sheets be the same size.* The plan sheets have all been changed to 24 x 36.
  - *Match floor plan to elevations especially in regard to the brick sidewalk and balconies.* Floor plan has been matched to elevations and balconies have been revised on architectural plans.
  - *Revise sidewalk along Williams.* A proposed plan has been prepared and a construction cost estimate has been included to establish a fund amount for the current owner to contribute to

the reconstruction of Henry Law Ave. instead of reconstructing Henry Law Ave. at this time since it is scheduled to be reconstructed within the next 2 years.

- *Sidewalk on Henry Law just past commercial entrance should all be brick.* The applicant is requesting this to be included in the future reconstruction work with Henry Law Ave, to which they will contribute funds.
- *Add wall return along Williams.* The proposed masonry wall has been extended and returned up Williams St. Sheet C1.
- *Increase width of sidewalk to allow room for street trees.* This cannot be completed given the current width of Henry Law Ave., but this has been included in the reconstruction proposal.
- *Add bumpout from Henry Law Park to narrow the curb cut.* This has been included in the reconstruction proposal.
- *Add commercial use on the Henry Law Ground level.* The proposal is to stay with the current parking configuration for this phase of the project, however all lower level parking areas are being design to be converted to commercial space for future use. A note stating this has been added to sheet C1
- *Have arborist comment on livelihood of existing street trees.* We met with an arborist on Friday 3-9-18 and a letter is included in the resubmission.
- *Confirm masonry walls are a minimum of 4' in height.* Based on the 3-12-18 staff meeting, we have revised the wall to be approximately 1' above grade with a 4' metal fence on the top. A detail has been added to detail sheet D3.
- *Add plantings in front of concrete wall.* This area is too narrow for plantings, but we have proposed a finish treatment on the existing concrete wall to provide a uniform finish and color.
- *Add planning file number (P18-04) to all sheets.* This planning number has been added to each sheet.
- *Revise neighborhood plan to include aerial and 2 missing abutters.* The neighborhood plan includes the aerial and I cannot see the two missing abutters.
- *Indicate waste bins and bike racks.* Additional waste bins have been added to the landscape plan, and two bike racks have been shown. One outside and one inside. Sheet C1
- *Add LLS, PE, and Landscape Architect signatures and stamps.* Stamps have been added to the plans.
- *Add widths of streets and egresses.* Widths of all streets and egresses have been added to the plan sheet C1.
- *Add zoning dimensional requirements in plan view.* Zoning setbacks have been added to plan sheet C1.
- *Show location of flood hazard zone.* The location of the flood hazard zone is shown on the Plan of Land, the Existing Conditions Plan by Norway Plains Associates.
- *Add more street trees.* The sidewalk along Henry Law Ave. is too narrow for street trees, but they have been included in the proposed future reconstruction plan.
- *Revise/indicate parking calculation and need for a CUP if applicable.* The parking calculations have been revised and noted on sheet C1. A proposal for City operated public parking will be discussed in lieu of a CUP application.
- *Add proposed fire lanes.* Fire lane signs have been added to the site plan sheet C1.
- *Add FFE to building.* Finished floor elevations have been added to clarify the grades and access points on sheet C1.
- *Indicate location and screening of dumpster.* The location of the dumpster, recycling and screening has been added to the site plan sheet C1.
- *Stormwater Management Plan and Operation and Maintenance Plan to the satisfaction of the City Engineer.* A stormwater management plan and O&M plan have been submitted.
- *On lighting plan:*
    - *Indicate mounting height.* Mounting heights are shown in the fixture table under the description of fixture.

    - *Add light so that all sides of building have security lighting.* Based on the revised lighting plan, there is adequate lighting around the building for security.
    - *Add north arrow.* A north arrow has been added.
- *Indicate steep slopes.* Steep slopes have been labeled on the site plan sheet C1.
- *Include turning radius including for parking garages.* A turning radius sheet has been included in the submission including the parking garages.
- *Show rendering for rear of building.* Two building perspectives of the rear of the building have been added looking from Henry Law Ave. and Williams Street.
- *Include materials and colors or architectural renderings.* New building siding materials and colors have been added to the elevations views.
- *Add windows on wall façade per regulations.* Windows have been added per the regulations.
- *Indicate snow storage areas and address snow removal.* Snow removal areas have been added to the site plan sheet C1. If snow storage is exceeded, then the owner will remove the snow at his expense.
- *Revise the vinyl fence.* The vinyl fence has been replaced with a black chain link fence with black privacy slats.
- *Add common site plan notes: 4 (in sq. ft), 9, 12, 15, 16, 24, 35, & 37.* Notes 4, 12, 16 & 35 have been added to the site plan sheet C1. Note 9 has been added to the plan of land. Notes 15 & 24 have been added to the grading plan sheet C3. Note 37 is not necessary.
- *If generator and/or transformer are added, screening is required.* A generator is not being proposed.

Police Department Comments:

- *Maintain width of Williams Street to 22' min.* The width is 24' near Henry Law Ave., 22' for the remainder until the upper section near Central Ave. where it is 21' existing.
- *Extend VGC from proposed sidewalk extension to westerly side of Williams.* Vertical granite curb and the sidewalk has been extended up along Williams Street to the new access into the parking lot.
- *Improve sidewalk and reset curb on westerly side of Henry Law to provide continuity with proposed sidewalk extension.* A proposed plan has been prepared and a construction cost estimate has been included to establish a fund amount for the current owner to contribute to the reconstruction of Henry Law Ave. instead of reconstructing Henry Law Ave. at this time since it is scheduled to be reconstructed within the next 2 years.
- *Can transformer can be removed completely? Or should this say "relocated"?.* The transformer has been replaced and relocated sheet C1.
- *ADA accessibility for courtyard/plaza area is unclear from plan.* ADA ramp is existing and will be remain and be improved. This has been added to the plans.
- *Clarify locations for Entry #6 and Entry #7 from courtyard. Direct to commercial space, or to circulation areas?* The entrance doors have been clarified on both the floor and site plan. Entry #6 goes directly into the commercial space and Entry #7 goes directly into a lobby/circulation area from under the new tower.
- *Which commercial spaces are contemplated as restaurant spaces?* At this point it is unknown, but the owner is hopping to have restaurant space in commercial space #1, fronting on Henry Law Ave. and commercial space #2 and or #4 fronting on the courtyard.
- *Does Stair #4 correspond with Entry #4? They do not appear to be congruent.* We have renumbered the entry's and re-lettered the stairs to help eliminate confusion. This has been coordinated and shown on the floor plans and site plan.
- *Does Stair #3 correspond with Entry #5?* See above clarification.
- *Indicate whether covered parking areas have garage doors.* The covered parking will not have doors. This has been added to the site plan sheet C1.

- *With the mixed use, how will circulation/egress common areas be secured? Buzzer access? Security code? Or will they be open 24/7? PD prefers key code.* The common accesses to the residential spaces will be secured with key code, including the elevator.
- *Ensure that exterior Entry #8 is clearly marked if primary means of access to residential units #3-18.* This is an accessible access and it will be clearly marked for residential access only.
- *Supports exploring Central Avenue lane improvements.* The revised traffic study has explored this improvement and it is included in the report and the plan.
- *Restrict use of public parking for construction/contractor vehicles.* Yes, this will be done. Parking will be provided on site as much as possible.

Fire/Inspections Comments:

- Please revise the plan to:
  - *Indicate the location of FDC connections on plan.* There are two existing FDC connections on the building on Henry Law Ave. They have been shown on sheet C1. The one near the intersection with Central Ave. will be removed and one additional FDC will be added on Central Ave. as discussed.
  - *Provide location of sprinkler room.* The sprinkler room has been added to sheet C1 and is located in the large covered parking area. The size of the sprinkler room will meet the requirements of IBC and NFPA.
  - *Provide T-1 turning template.* A turning template plan has been prepared.
  - *Indicate if the entrances/exits into the parking garages will be gated.* They are not gated, and a note stating this has been added to sheet C1.
  - *Indicate the types of proposed occupancies in addition to the residential.* As stated above, the occupancies are unknown but are being marketed as office, retail, and restaurant space.
  - *Provide location of all gas meters and methods of protection from physical damage.* The gas meter location has been added to sheet C1 at the southerly end of the building and is away from the parking area. Bollards have been added to the plan.
  - *Clearly label the entrances and exits on plans.* This has been updated and coordinated with the architectural plans.
  - *Ensure that all van accessible spaces have an 8' aisle.* This has been shown on sheet C1.
  - *Indicate how the accessible route will be maintained into all applicable building entrances.* This is shown on sheet C1 by adding finished floor grades and showing accessible routes. This has also been updated on the architectural plans.
  - *Clarify if there is an accessible ramp provided to courtyard.* There is an existing ramp, it has been noted on the existing conditions plan and site plan (sht. C1) and it will remain.
  - *Provide signage at non accessible entrances providing direction to accessible entrances.* This note has been added as note #30 on sheet C1.
  - *Plans shall include the applicable codes and accessible regulations (i.e. IBC, ANSI and RSA 155-5).* This has been noted on the plans.
  - *Provide location of electric meters.* The electrical meters have been shown in the large covered parking area on sheet C1 and bollards have been added for protection.
  - *Provide a van space at each parking area. Add where applicable.* As discussed, we provided two van accessible spaces in the large covered parking area which is closest to the accessible entrance and the two parking areas are connected by an assessible route. A third accessible van space is located outside.
- *The structure will require two FDC connections, one on the Henry Law side and one on the Central Avenue side as located by DFD.* The new location is shown on the site plan sheet C1.

- *FDC locations shall be in a clearly visible location with continuous unobstructed access.* They are in unobstructed locations.
- *All utilities shall be located sufficiently remote from one another.* Done.
- *Indicate location of any generator(s).* A generator is not being proposed at this time.

Engineering Comments:

- *Roadway excavation fees may be assessed.* With this proposal, there is minimal excavation within the City ROW however, the developer will comply with the fee as required.
- *Roof gutters and floor drain are tied to the sewer at Central and Henry Law Ave which needs to be addressed.* It has been determined that the gutters and, roof drains are not tied into the sewer system. This was determined in conjunction with Sturgeon Creek Enterprises on March 1, 2018 using a camera and die testing. The drains are tied into the catch basin system on the site and the closed drainage system flows off the easterly site of the site and ties into the City drainage system near the intersection of Henry Law and Williams St. the roof drains from the property tie into the drainage system on the south side of Henry Law.
- *Please revise the plan to:*
  - *Extend the curb on Williams street along property lines.* This has been extended to the new entrance. Shown on Sheet C1.
  - *Extend the sidewalk down along Henry Law to the corner.* This has been extended to the new entrance, shown on sheet C1
  - *Document stormwater treatment prior to closed system on Henry Law Ave.* The design has been revised as discussed and now catches the majority of the parking area and treats the runoff. See sheet C1, and drainage report.
  - *Indicate snow storage/removal.* Completed see above, has been added to sheet C1.
  - *Ensure all detectible warning panels are 12"x12" and four panels wide.* As noted at the staff meeting, the panels are 24"x24".
  - *Replace sidewalks on Central Ave with brick.* See above.
  - *Widen road to conform to downtown plan.* See above.
- *Inspect the clay sewer lines onsite to see if they are tight or need to be replaced.* Based on the camera work by SCE, on March 1, 2018 the sewer lines are in good shape. A note has been added to the demolition plan to further investigate the clay sewer line on Henry Law Ave, during construction and report the findings to the DWP.
- *Is there a need for a new pole for power?* It doesn't appear that way based on the information from Eversource, just a new transformer.
- *Contribute funds to the Henry Law Reconstruction project for the curb and sidewalk.* A plan and estimate is being proposed.

Economic Development Comments:

- *Concerned about overhead wires.* The OH wires to the building along Henry Law will be removed as they are no longer needed. All power will be underground to a new transformer as shown on the site plan and utility plans. Sheets C1 & C3.
- *Consider two-tier parking deck.* I have preliminarily developed a concept plan for a two or even three tier parking deck with access from Central Ave., Williams St. and even a lower deck access from Henry Law. The area available is too small and too irregular to be feasible. The layout is broken up into small areas, and the total number of spaces per tier would be less than 32. In addition, the difficulty in constructing a new structure so close to the existing structure would further reduce the number of

parking spaces in the lower levels making the proposal even less desirable. The cost would far exceed any reasonable cost per parking space to make the construction viable.

- *Supports additional commercial space.* The building owner is open to converting the covered parking area(s) to future commercial space based on future demand, and this note has been added to the plans.

Planning Board Comments:

- *Investigate parking deck with Central Avenue entrance.* See above explanation.
- *Revise vinyl fencing.* Completed and shown on the landscape plan.
- *Wall lighting seems to be missing some fixtures.* New lighting is being proposed on the lighting plan and the owner is proposing to add vertical wall lighting to some areas.
- *Review survey info for stair area between adjacent buildings.* Not sure what this means.
- *Where are mechanicals and how is screening provided if on roof?* Mechanicals will be placed on the roof, adequately setback from street view and screened with a roof mounted wall screen.
- *Indicate trash and snow removal methods.* This has been added to sheet C1.
- *Reduce overhead utilities.* The overhead wires are being removed.

If you require additional information or have any questions or comments, please call (603) 659-4979 x302.

Sincerely,



Michael J. Sievert PE
President

City of Dover, New Hampshire
SITE REVIEW APPLICATION

[Revision Date: August 02, 2017]

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

APPLICANT AND OWNER INFORMATION

603 652 1104

Name of Applicant: Hellenic Realty Partners, LLC Telephone # [redacted]

Address of Applicant: 263 Central Ave., Dover, NH 03820

E-Mail Address: nick@kostisenterprises.com

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

Address of Property Owner: Same

PROPERTY INFORMATION

Address of Property: 333 Central Ave.

Assessor's Map # 2 Lot(s) # 19

Zoning District(s) CBD General Overlay District(s) Sub-District

Size of Parcel: 45,738 sq. ft. 1.05 ac. Property Deed: Book 4523 Page: 235

Existing Use of Property: Vacant, previously Fosters Daily Democrat office

SITE PLAN INFORMATION

Describe Proposed Use: Mixed use commercial and residential

Area of Parcel to be Developed: 45,738 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 18 Units, 1 building

Number of Parking Spaces: Existing 31 +/- Proposed 47

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

Number of Employees Total: Unknown In Maximum Shift: Unknown

Disposition of Parcel:

Building Footprint 20,300 sq. ft.

Total Building Area 61,200 sq. ft.

Paved Area 18,971 sq. ft.

Building Setbacks:

Front Yard 0 ft.

Rear Yard 0 ft.

Side Yard: Right 58 ft. Left N/A ft.

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

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

BUILDING INFORMATION

Type of Building to be Built: Existing steel, concrete and brick, the 2-story addition will be the same

Height of Building: _____ Finished Floor Elevation: Varies

Number of Seats (where applicable) unknown

WAIVER REQUESTS

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

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Steve Ferguson Norway Plains Associates

Address 2 Continential Blvd. Rochester, NH 03867 Telephone #: 603-335-3948

Professional License #: _____ E-mail address: sferguson@norwayplains.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Michael J. Sievert MJS Engineering, PC

Address 5 Railroad Street Newmarket, NH 03857 Telephone #: 603-659-4979

Professional License #: 8397 E-mail address: mikesievert@mjs-engineering.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. 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: 1/3/18

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: 1/3/18

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: 1/3/18

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: 1/3/18

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	19	Hellenic Realty Partners, LLC	263 Central Ave. Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Same		

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Michael J. Sievert PE	MJS Engineering, PC	PO Box 359 Newmarket, NH 03857
Steve Ferguson LLS	Norway Plains Associates	2 Continential Blvd. Rochester, NH 03867
Shannon Alther	TMS Architects	1 Cate St. #400 Portsmouth, NH 03801

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD
ESTIMATED FEE SCHEDULE

This is only provided to give you an estimate of the application fees. After you submit an application, staff will invoice you a total. All fees must be paid two weeks before the Planning Board meeting. **If the Fee has not been paid, the item will not be placed upon the agenda.**

A. TOTAL FEE paid by cash or check made payable to "City of Dover"

1. Application fee for the following:
   - SUBDIVISION $150.00 x # _____new lots created = $ _____
   - LOT LINE ADJUSTMENT $200.00 (if more than two lots involved, add $100.00 per lot) = $ _____
   - SITE REVIEW - RESIDENTIAL $100.00 x # 18 per dwelling unit = $ 1800.00
   - SITE REVIEW – NON-RESIDENTIAL (not to exceed $10,000)
     New construction $.15 sq. ft. x # _____sq. ft. = $ _____
     Additions (new floor space) $.10 per sq. ft. x # 7600_sq. ft. = $ 760.00
   - IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed $10,000) $.07 sq. ft. x # _____= $ _____
   - MOTEL/HOTEL $35.00 x # ___per lodging unit = $ _____
   - CHANGE OF USE (not to exceed $5,000)
     Existing floor space $.10 per sq. ft. x # 11,900 sq. ft. = $ 1190.00
   - CONDITIONAL USE PERMIT $150.00 x # _____per application = $ _____
   - GRAVEL PIT/ EXCAVATIONS - Application fee $50.00 & Permit fee $75.00 = $ _____
   - EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN ($150.00 minimum) $50.00 x # ____ per hour of review $ _____
   - REQUEST FOR REZONING $150.00 = $ _____
   - DRIVEWAY WAIVER – $100.00 application fee =
     Letter of rejection from Engineering Department, diagram & letter from owner $ _____

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 need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
   Certified letters fee # 4 of x $8.00 =
2. Certified letters fee: # of abutters _____X $8.00 = $ 32.00
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____X $1.00 = $ _____
4. Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00 = $ _____

C. Foster's newspaper public notice fee **$ 80.00**

D. Digital Version of the Plan in PDF/A format or Archive Fee $1.00 x # _____ per sheet of plan set = $ _____

(Revised May 15, 2017) **TOTAL FEE $ _____**

City of Dover, New Hampshire
SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: May 15, 2017]

This site plan review checklist, as required by Chapter 149-6-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.

Fees will be invoiced and are due along with fifteen (15), folded, copies of the plan set and materials, including response to TRC comments, will be due 3 weeks 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: Hellenic Realty Trust File Number: _____

PROJECT TITLE: Redevelopment of Fosters Daily Democrat Building

PROPERTY LOCATION: 333 Central Ave Tax Map: 2 Lot: 19

	Explain How Provided	Reviewed
1. Completed and signed Application form	Hard copy	
2. Electronic copy of the engineered/surveyed plan layout	hard copy	
3. Electronic copy of supplementary materials and application	Submitted in PDF	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	Hard copy	
5. Fiscal Impact Analysis (For more than 10 units)	Hard copy	
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		
9. A colored architectural plan showing all sides of buildings	Hard copy	
10. List of all professional agents to be notified for Planning Board	On cover sheet	
11. Eight 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:	Hard copy	
Location map at appropriate scale	Plan Set (PS)	
Proposed Project name and title and Planning File #	(PS)	
Date, north arrow and scale	(PS)	
Names of all abutting property owners	(PS)	
Name and address of owners and/or applicants	(PS)	
Signature & stamp of NH licensed land surveyor and/or engineer	Provided on final set	
Zoning District boundaries, including any special or overlay districts	(PS)	
Location of Conservation District areas	(PS)	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	(PS)	
Location and widths of existing & proposed easements & right of ways	(PS)	
Depict pedestrian walkways and accessible access	(PS)	
Location and width of existing and proposed access/egress ways	(PS)	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	(PS)	
Existing and proposed topographic information at two foot intervals	(PS)	

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

REVIEWED BY: _____ DATE_____ TRC DATE_____

P18-04 **333 Central Avenue**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
02001-000000	288 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02011-000000	300 CENTRAL AV	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	192 DOVER POINT RD	DOVER	NH	03820-4632
02012-000000	314 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02013-000000	320 CENTRAL AV	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02014-000000	90 WASHINGTON ST	90 TEMPLE ASSOCIATES LIM PART	C/O CPM INC	80 NASHUA RD	LONDONDERRY	NH	03053
02015-000000	18 LOCUST ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
02016-000000	32 LOCUST ST	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02017-000000	38 LOCUST ST	TRI COUNTY REALTY INC	C/O ROBERT FOSTER	192 DOVER POINT RD	DOVER	NH	03820-4632
02020-000000	297 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02021-000000	295 CENTRAL AV	TRI COUNTY REALTY INC		192 DOVER POINT RD	DOVER	NH	03820-4632
02022-000000	291 CENTRAL AV	CUMBERLAND FARMS INC		165 FLANDERS RD	WESTBOROUGH	MA	01581-1000
02035-000000	353 CENTRAL AV	VARNEY BROOK LANDS LLC &	375 CENTRAL AVE DOVER LLC	340 CENTRAL AVE #202	DOVER	NH	03820
02040-000000	83 WASHINGTON ST	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
02040-A00000	85 WASHINGTON ST	MTI		85 WASHINGTON ST	DOVER	NH	03820
02041-000000	350 CENTRAL AV	340 CENTRAL LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
09113-000000	266 276 CENTRAL AV	WOODMAN BLOCK HOLDINGS LLC		P O BOX 643	HAMPTON FALLS	NH	03844
09114-000000	278 286 CENTRAL AV	THE WOODMAN CONDOMINIUMS	C/O WOODMAN BLOCK HOLDINGS LLC	P O BOX 643	HAMPTON FALLS	NH	03844
23015-000000	6 WASHINGTON ST	CITY OF DOVER	C/O C/S RECREATION/GYM AND POOL	61 LOCUST ST #124	DOVER	NH	03820-3753
23016-000000	279 CENTRAL AV	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
			HELLENIC REALTY PARTNERS, LLC	263 CENTRAL AVE	DOVER	NH	03820
		STEVE FERGUSON	NORWAY PLAINS ASSOCIATES	2 CONTINENTIAL BLVD.	ROCHESTER	NH	03867
		MICHAEL J. SIEVERT	MJS ENGINEERING, PC	5 RAILROAD STREET	NEWMARKET	NH	03857
		SHANNON ALTHER	TMS ARCHITECTS	1 CATE ST. # 400	PORTSMOUTH	NH	03801

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P. O.Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

Letter of Intent – Site Plan Review
For
Hellenic Realty Partners, LLC
Mixed Use Development
Tax Map 2 Lot 19

January 3, 2018

The Subject Property

The subject parcel is located within the General sub district of the Central Business District (CBD). The 1.05 acre parcel is bordered on the north and west by Central Avenue, Williams Street to the south and Henry Law Avenue to the east. The property is serviced by municipal water, sewer and a closed drainage system. Overhead utilities are also currently provided to the site from along Henry Law Avenue and a transformer located at the corner of Henry Law Avenue and Williams Street. Natural gas is provided through the rear parking lot off Henry Law Avenue.

The parcel is currently developed with a commercial building dating to c. 1900. The building, known as the Foster's Building, previously was the corporate office and production facility for the Foster's Daily Democrat newspaper. The building is currently vacant and has been for several years. All the equipment has been removed from the building with the exception of the existing utilities. Refer to exhibit #1 for plan and photos of existing site and surrounding properties.

Hellenic Realty Partners Development Proposal

The proposal by Hellenic Realty Partners is to renovate the existing building and add two new floors to one portion of the building. A building key plan is included as exhibit #2. Section A, is four stories, Section B & C are two stories, and Section D, is three stories. The courtyard has a basement under. The two new floors will be added to section B only and all other sections will undergo mostly interior renovations only. The ground floor of the building will be commercial and parking with sections C & D being converted to parking garages. The remainder of the parking will be exterior in the existing lot accessed from Williams Street. This lot will be reconfigured to maximize the parking, add landscaping, and drainage and provide for egress to the interior parking garages. This site redevelopment can accommodate most of the parking

requirements, minimizing the offsite parking impact by residential uses on municipal parking. The second floor is mostly commercial with only section B containing residential units and the rest of the floors in sections A, B & D are residential. There will be approximately 16,100 Sf of commercial space throughout and 18 residential units.

The uses in the commercial spaces are not currently defined at this time, but the developers are anticipating a mix of retail, restaurant, and office use. The design is set up for the higher use spaces to be adjacent to the at grade access both from Henry Law Avenue or the courtyard on Central Avenue. The courtyard will be developed into a well landscaped public space inviting the pedestrians onto the property and into the building.

The impact to the immediate area and the City is very positive. The apartments are one and two bedroom units, thereby minimizing the impact on schools. The project is fully compatible with the land uses throughout the surrounding area, and provides new commercial space and high quality apartments within the downtown core. The apartments will be centrally located and provide easy walkability to the downtown area and City services. Traffic impact from the development to the immediate area, as shown in the Pernaw traffic memorandum, table 1 is that the traffic impact to the local street from the development is significantly reduced during the weekday peak AM and PM peak hours, however, the Saturday or weekend peak hour trips to and from the development will be an increase from the previous use. There are adequate utilities provided at the site to support the proposed development, and this design will improve the water quality by incorporating best management practices for stormwater collection and treatment in an urban environment. Aesthetically, the new building will be a very nice change to the area especially given the newly constructed parking garage to the north.

A. *Request for Technical Review Committee and Site Plan Approval*

In accordance with the Dover Code chapter 149, Site Review Regulations, this submission package includes the Application for Site Review, Site Plan Review Checklist, Fees, and the following plans and supporting documentation are included:

1. Cover Sheet
2. Existing Conditions Plans
3. Site Plan
4. Demolition Plan
5. Grading, Drainage, Utility & Erosion Control Plan
6. Construction Details
7. Site Landscape Plan
8. Lighting Plan
9. Existing Building Floor Plans
10. Proposed Building Floor Plans
11. Existing Elevations

12. Proposed Elevations
13. Building Perspectives
14. Traffic memo
15. Drainage Summary
16. Fiscal Impact Report

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;



Michael J. Sievert PE
MJS Engineering

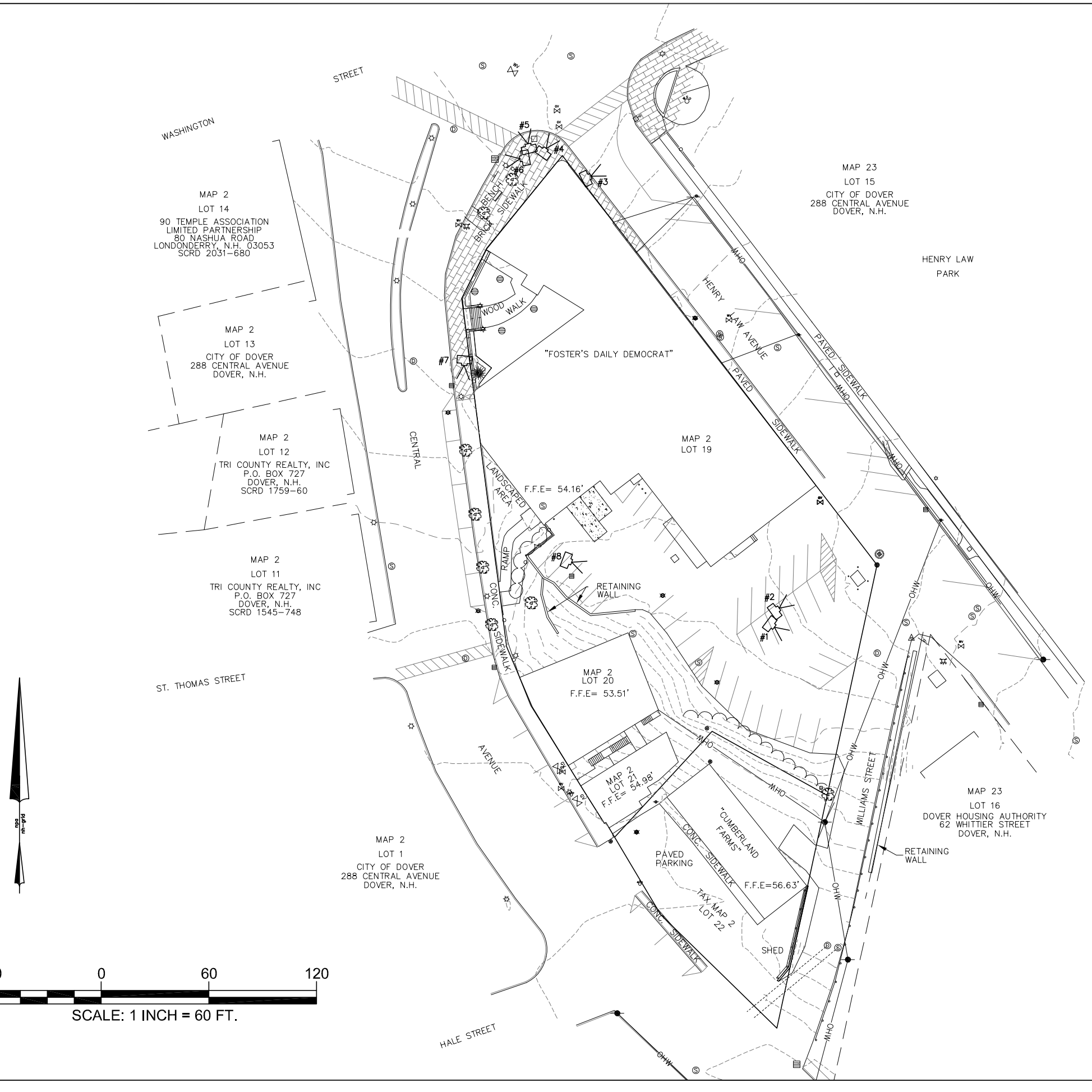


EXHIBIT #1

NEIGHBORHOOD PHOTOS PLAN

prepared for

HELLENIC REALTY PARTNERS, LLC

(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

DATE:	1/3/18
SCALE:	1"=60'
DESIGNER:	MS
DRAWN BY:	EHK
APPROVED BY:	MJS

SEAL:

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

PHOTO

Drawing Name: P:\17pro\17-041\Internal\Drawing Files\17-041 C1C Pre.dwg
Wed, 03 Jan 2018 - 1:53pm

NEIGHBORHOOD PHOTOS FOR THE FOSTERS BUILDING
CENTRAL AVE. DOVER, NH
1/02/18



PHOTO #1: LOOKING SOUTHEASTERLY ACROSS WILLIAMS STREET AT APARTMENT BUILDING.



PHOTO #2: LOOKING NORTHEASTERLY ACROSS HENRY LAW AVE. AT HENRY LAW PARK AND THE MILLS BEHIND IT.

NEIGHBORHOOD PHOTOS FOR THE FOSTERS BUILDING
CENTRAL AVE. DOVER, NH
1/02/18



PHOTO #3: LOOKING EASTERLY ACROSS HENRY LAW AVE. AT HENRY LAW PARK.



PHOTO #4: LOOKING NORTHEASTERLY ACROSS INTERSECTION OF WASHINGTON STREET AND HENRY LAW AVENUE.

NEIGHBORHOOD PHOTOS FOR THE FOSTERS BUILDING
CENTRAL AVE. DOVER, NH
1/02/18



PHOTO #5: LOOKING NORTHERLY ACROSS INTERSECTION AT A COMMERCIAL BUILDING.



PHOTO #6: LOOKING WESTERLY ACROSS CENTRAL AVENUE AT A COMMERCIAL BUILDING.

NEIGHBORHOOD PHOTOS FOR THE FOSTERS BUILDING
CENTRAL AVE. DOVER, NH
1/02/18



PHOTO #7: LOOKING SOUTHERLY DOWN CENTRAL AVENUE AT CITY HALL.



PHOTO #8: LOOKING SOUTHEASTERLY ACROSS BACK PARKING LOT TO FRONT PARKING LOT.

DRAWING NAME: P:\17pro\17-041\Internal\Drawing Files\17-041 CIC Pre.dwg Wed, 03 Jan 2018 - 1:51PM

HENRY LAW AVE.

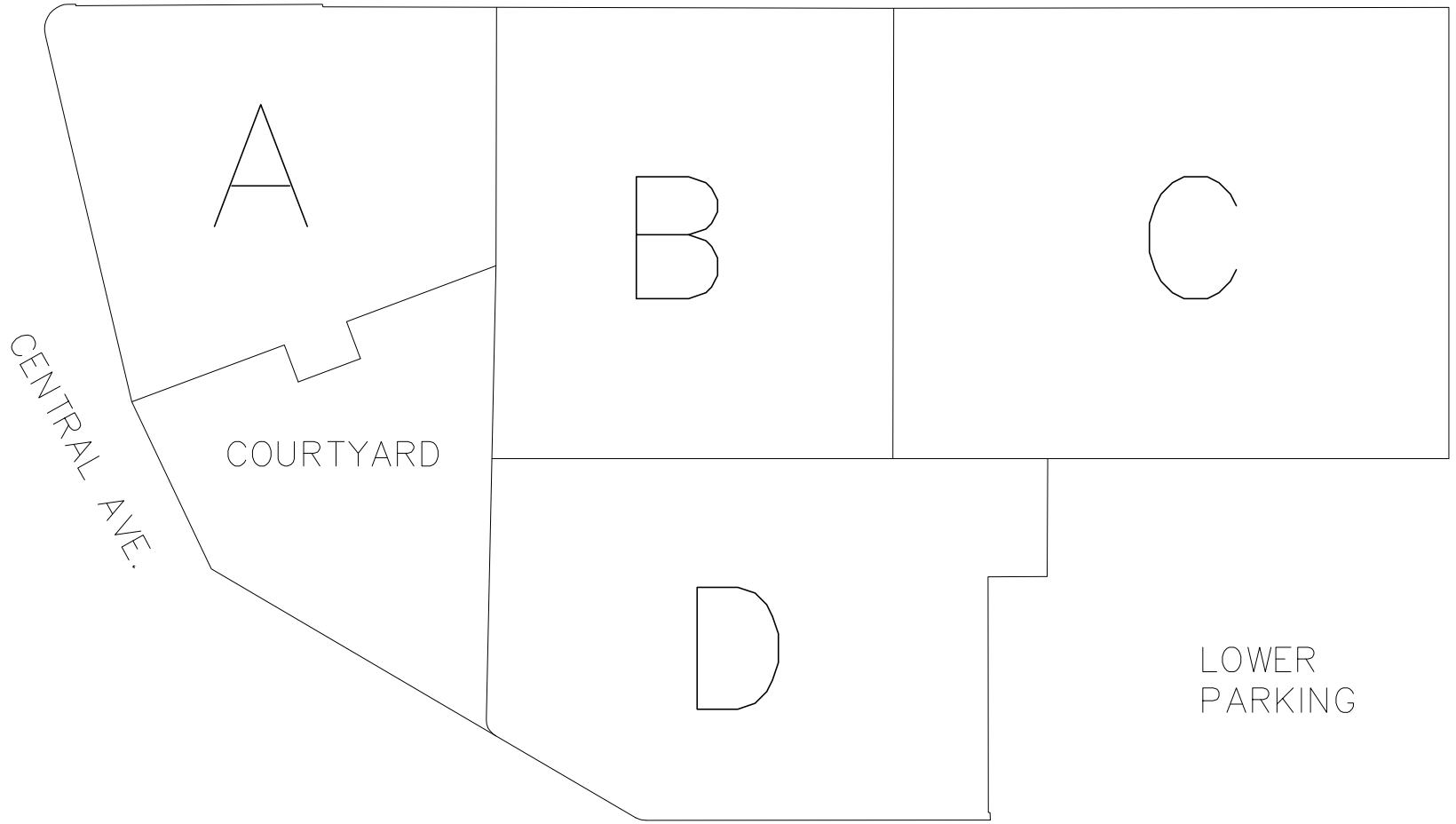


EXHIBIT #2

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

BUILDING KEY PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

DATE:	1/3/18
SCALE:	N.T.S.
DESIGNER:	MJS
DRAWN BY:	EHK
APPROVED BY:	MJS
DRAWING FILE:	

SEAL:

SHEET 1 OF 1
JOB: 17-041
BLD KEY

Unitil

February 28, 2018

Nick Kostis
Hellenic Realty Partners
333 Central Ave
Dover NH 03820

RE: Natural Gas Availability to 333 Central Ave Dover NH

Dear Nick,

Unitil's natural gas division has reviewed the requested site for natural gas service.

Unitil hereby confirms natural gas service will be available to Hellenic Realty Partners at 333 Central Ave Dover NH to serve 14 apartments and 6 small commercial spaces. Installation is pending an authorized installation agreement with Hellenic Realty Partners and street opening approval from the City of Dover DPW.

Let me know if you have any questions. You can email me at oliver@unitil.com. My phone number is 603-294-5174.

Sincerely,

Janet Oliver
Business Development Representative

CUSTOMER ENERGY SOLUTIONS
325 West Road
Portsmouth, NH 03801

T 888.486.4845 www.unitil.com

URBAN TREE SERVICE
A Tree Health Company, Inc.

EXCELLENCE IN TREE, SHRUB AND TURF CARE
LICENSED ARBORIST IN N.H. & MAINE
EMAIL INFO@URBANTREESERVICE.COM
WWW.URBANTREESERVICE.COM

MJS Engineering
Michael Sievert
5 Rail Road Street, PO Box 359
Newmarket, NH 03857
603-659-4979
mikesievert@mjs-engineering.com

March 13, 2018

Hi Michael,

In reference to our March 9, 2018, meeting at 333 Central Avenue Dover, NH, we performed a visual inspection of the city trees in front of the building. We observed three Columnar Red Maples and two Marshall Seedless Ash trees, all approximately 12-14" DBH, 20' tall and a small 3" DBH Little Leaf Linden growing in small pits between the road and sidewalk.

All trees growing along the roadside develop changes in their growth patterns adjusting to pressures from people, automobiles, road construction, buildings, light post, rain runoff, salt, etc. resulting in a disabling development of the plant.

Although all the trees have defects, they can be maintained with continued growth for the future. The boxelder trees on the other side of the tree should be removed. The tree has branches breaking and is problematic for this site.

Ed Hopkins
Urban Tree Service, A Tree Health Company, Inc.
603-332-1246

Mike Sievert

From: Nickolai E. Kosko <nickolai.kosko@eversource.com>
Sent: Monday, March 19, 2018 2:23 PM
To: Mike Sievert
Subject: RE: Architectural plan for Fosters Building Dover

Mike,

That is correct. I am ok with the transformer location and the size is actually smaller than the existing.

Thanks
Nick

From: Mike Sievert [mailto:mikesievert@mjs-engineering.com]
Sent: Monday, March 19, 2018 2:19 PM
To: Nickolai E. Kosko <nickolai.kosko@eversource.com>
Subject: RE: Architectural plan for Fosters Building Dover

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Sorry, I understand it was bad. So just to be clear, there is not a problem with service, It just may need some work off site leading to the building correct?
Mike

From: Nickolai E. Kosko <nickolai.kosko@eversource.com>
Sent: Monday, March 19, 2018 2:06 PM
To: Mike Sievert <mikesievert@mjs-engineering.com>
Subject: RE: Architectural plan for Fosters Building Dover

Hello Mike,

I apologize as this is really the first day of normal work I am back to. Those storms took their toll on us. That being said I did speak to our engineer about your job. I believe we have settled on a 300KVA transformer and I am still waiting for him to get back to me as we may need to do a conversion from River Street down the your building to get the correct amount of power for the project.

Thanks
Nick

From: Mike Sievert [mailto:mikesievert@mjs-engineering.com]
Sent: Monday, March 19, 2018 1:21 PM
To: Nickolai E. Kosko <nickolai.kosko@eversource.com>
Cc: nick@kostisenterprises.com
Subject: FW: Architectural plan for Fosters Building Dover

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Hi Nick,
I had sent you this attached information and an email that I have copied below with the latest information but I have not heard back from you. If you could update me on the transformer size, review the location on the plan attached and also I desperately need a letter or email just simply stating that Eversource can supply service to the property. This is a requirement of the planning process with Dover, and I have to submit everything by tomorrow Thanks and call if you have any question.
Mike

From: Mike Sievert
Sent: Tuesday, March 06, 2018 12:16 PM
To: 'Nickolai E. Kosko' <nickolai.kosko@eversource.com>
Subject: RE: Architectural plan for Fosters Building Dover

Hi Nick,
Here is a copy of the most up to date site plan with the transformer shown. We are orienting the transformer with the doors facing east, towards the larger covered parking. The building type to the side or NW is the stair tower and it is brick so it is non-combustible. I am also enclosing the electrical load calculations. If you could review this and give me any comments that would be great. Also, if you could provide a letter to me for the City stating that Eversource can supply provide service to the property, that would be great as they require that for their approval process. Thanks, and please call or email if you have any questions.
Mike

From: Nickolai E. Kosko [mailto:nickolai.kosko@eversource.com]
Sent: Tuesday, February 27, 2018 7:33 AM
To: Mike Sievert <mikesievert@mjs-engineering.com>
Subject: RE: Architectural plan for Fosters Building Dover

Mike,

This is great. Please let me see the plans and I will work on getting that approved right away. Once you get the electrical load calculations please let me know.

Thanks
Nick

From: Mike Sievert [mailto:mikesievert@mjs-engineering.com]
Sent: Monday, February 26, 2018 6:11 PM
To: Nickolai E. Kosko <nickolai.kosko@eversource.com>
Subject: RE: Architectural plan for Fosters Building Dover

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Hi Nick,

We are getting ready to put this project back into the City for final approval and I wanted to touch base with you about the utility service, etc. I will reach out again this week to see if we can talk about transformer locations, we are finalizing the plan so I will send over some of our options. Also, we did get a electrical engineer on the team to work with us on the preliminary load calculations so I will try to get that nailed down.
mike

From: Nickolai E. Kosko [mailto:nickolai.kosko@eversource.com]
Sent: Tuesday, January 02, 2018 7:49 AM
To: Mike Sievert <mikesievert@mjs-engineering.com>
Subject: RE: Architectural plan for Fosters Building Dover

Hi Mike,

Attached is two locations of where the transformer can go. I did see gas meters in the corner of the building and the transformer needs to be 10 feet from any gas meter.

Thanks
Nick

From: Mike Sievert [mailto:mikesievert@mjs-engineering.com]
Sent: Thursday, December 28, 2017 10:12 AM
To: Nickolai E. Kosko <nickolai.kosko@eversource.com>
Subject: Architectural plan for Fosters Building Dover

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---

Hi Nick,
Nick to speak with you and thanks for getting out there. Here are some plans that will help. Call with any questions.
mike

Michael J. Sievert, PE
MJS Engineering, PC
5 Railroad St.
PO Box 359
Newmarket, NH 03857
603-659-4979 x302

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FISCAL IMPACT ANALYSIS

MIXED USE REDEVELOPMENT
THE FOSTERS BUILDING
333 CENTRAL AVE - DOVER, NH
Rev. 1

March 2018

Per Chapter 149-13, Section 18: *Any project that creates more than ten (10) residential UNITS shall submit a fiscal impact analysis which details the probable effects of the SITE PLAN on the following aspects of concern to the City:*

a) *attendance at public schools:*

Per a 2008 study prepared for the City of Dover, NH Department of Planning and Community Development by Bruce C. Mayberry, Planning Consultant, Section C. "Adjusted Residential Enrollment Ratio per Housing Unit", Table 7, the number of students per apartment dwelling unit is 0.1112, resulting in an estimated total of 2 enrolled students for this proposed 18 residential unit apartment development.

(0.1112 enrolled students x 18 dwelling units = 2.0016)

b) *increase in vehicular traffic:*

Per the attached traffic evaluation prepared by Stephen G. Pernaw for this proposed development, there will be slightly more than a 2% increase in the weekday peak AM and PM traffic generation compared to the existing traffic at the intersection today. In addition, the level of service of the intersection remains the same. Given the existing roadway network and the improved site access to the parking area, this traffic generated from the proposed development will not have a negative impact on the overall traffic in the area. Refer to the traffic evaluation for additional details, as part of this application.

c) *changes in the number of legal residents:*

The size of the residential apartments range from 800 SF to 1400 SF. The smaller apartments will be 1 bedroom and the larger apartments will be 2 bedrooms. It can be reasonably assumed that the average occupancy of the apartments will be variable due to size, therefore assuming 1 adult in the 1 bedroom apartment and 2 adults in the 2 bedroom apartment the unit average would 1.67 adults plus the estimated number of school age children based on the study used for (1) above, resulting in an estimated increase of 32 legal residents for this proposed 18 residential units.

(1.667 adults + .1112 children = 1.7777 residents per dwelling unit x 18 = 32.0016 total legal residents)

d) *increases in municipal costs:*

There will be minimal to no municipal costs associated with this development. There will be no cost to the City for infrastructure improvements as all the utilities exist at the building. The developers'/user's payments in the form of utility fees, and the owners' payment of property taxes will offset any associated municipal costs. The owner/developer will complete new site improvements.

e) *load on public utilites or future demand for them:*

The developer will install/remove all utility connections at the site to upgrade any existing utilities as necessary

per Site Review Regulations and as approved by the City of Dover, at the sole cost of the developer. The infrastructure currently exists, and this is a redevelopment within the urban center. This property was formally used as a commercial development therefore, a future increase in water and wastewater will be less than a new development and will be paid for by the specific user based on their use.

f) *public safety:*

This mixed-use development will be similar to the other types of re-development in the downtown area. The impact to public safety, will be relative to the change of use, mainly the addition of residential units. The building has existed for many years and was use for active commercial use previously, therefore, the impact to public safety would be less than a fully new developed building. The site is easily accessible, and in close proximity of the public safety buildings. Additional lighting is being proposed surrounding the building and parking area, and the access to the parking lot will be reconstructed to provide better and more controlled egress.

g) *changes in tax revenue:*

Based on a calculation of assessed values of nearby similar mixed use redeveloped properties, taken from the City of Dover 2017 Assessed Values Report the average re-developed property value will range between $3,500,000 and $4,000,000. In 2017, the property tax rate for the City of Dover is $25.87 per $1000. Based on the higher value, this development would result in a tax revenue increase of $62,344 per year.

(($25.87 x 4000) = $103,480 – ($25.87 x 1590) = $41,135) = $ 62,344 annual tax revenue increase

h) *changes in surface drainag*e:

Per City of Dover Site Review Regulations, a Stormwater Drainage Report has been submitted to the City for approval which creates a pre-and post- construction plan to address surface drainage with design elements in place to minimize surface runoff. In this urban setting, the majority of the property is impervious, and this proposed development will reduce the existing impervious surface on the site and provide additional landscape areas to reduce runoff. In addition, new drainage collection and some minor treatment can be added.

i) *increased consumption of groundwater:*

The existing building is served by municipal water from the City's existing wells. There will be an increase in water usage from the original commercial use at the site, however it will be a less because of the re-development of the site, and it is similar to other downtown mixed-use developments.

j) *increased refuse disposal:*

Any cost associated with the refuse created by the proposed development will be paid for by the owner using commercial trash pick-up on a weekly basis, by a private hauler.

k) *pollution of water or air:*

The design of this proposed development does not contain any elements which would pose any significant pollution of water or air in the surrounding area. There are elements of the overall design in place to ensure that any negative impacts to water and air are minimized and/or avoided, in addition to working with the City DPW to insure that the stormwater is separated from the sewer leaving the site.

l) *land EROSION or loss of tree cover:*

The site is currently 90% impervious and this proposed development will reduce that slightly by reconfiguring the parking lot and adding additional landscaping and trees. Erosion control measures will be used during the construction of this development, as required and approved by the City of Dover Site Review Regulations.

m) *disturbance to other aspects of the natural ecology:*

This development does not disturb other aspects of the natural ecology, because it is a re-development of an existing commercial urban site.

n) *blocking of views:*

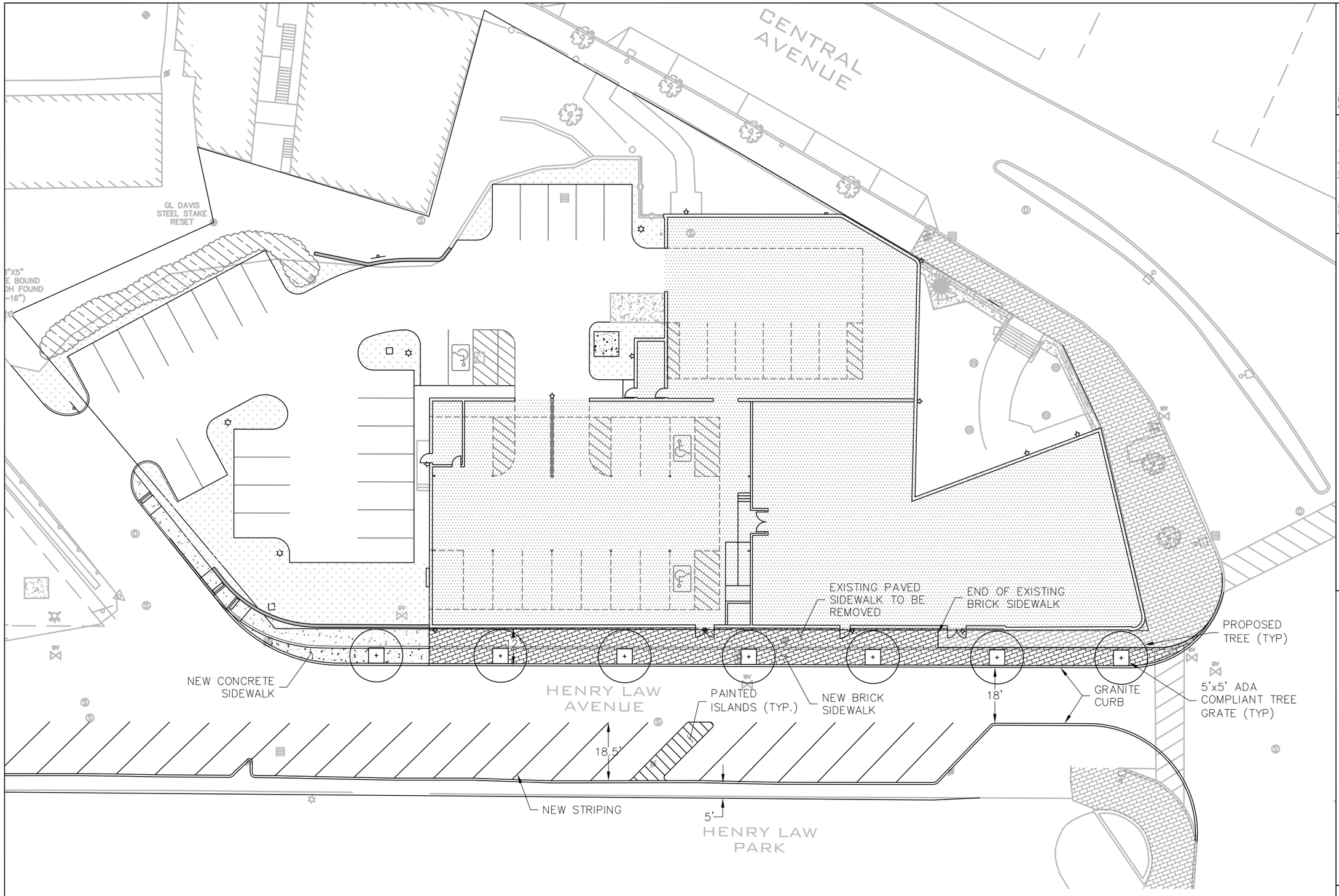
The building currently exists on the property and is variable in height ranging from about 22' to 55'. The topography drops approximately 16' from the high point along Central to the lowest point in the rear near the intersection of Williams St. and Henry Law Ave. The two-story addition to the center section along Henry Law Ave., will not block the view from any existing property along Central Ave to a greater extent than the existing building.

o) *harmony with the character of surrounding development:*

The building exists and has been a landmark for several years, the proposed addition will match the style of existing building and typical of other buildings throughout the City of Dover and more specifically of similar character and value of the immediate area.

p) *location of utilities:*

All utilities exist at the site and service the existing building. The existing utilities are of adequate size to accommodate the proposed development.



DOVER PROJECT NUMBER: P18-04

CONCEPTUAL FUTURE IMPROVEMENTS PLAN
HENRY LAW AVE.
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

DATE: 1/3/18	SEAL:
SCALE: 1"=30'	
DESIGNER: MJS	
DRAWN BY: EHK	
APPROVED BY: MJS	

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

JOB: 17-041
HLA

Drawing Name: P:\17pro\17-041\Internal\Drawing Files\17-041 C1J HENRY LAW B.dwg
Mon, 19 Mar 2018 - 4:19pm

Drawing Name: P:\17pro\17-041\Internal\Drawing Files\17-041 C1J TURNING RADIUS.dwg
Tue, 06 Mar 2018 - 4:06pm

CONCRETE SIDEWALK

LOCATION: 291 CENTRAL AVE
TM 2-22
CUMBERLAND FARMS INC,
165 FLANDERS RD WESTBOROUGH, MA
SCRD: 834/85

PAVED PARKING

SHED

CONCRETE SIDEWALK

CUMBERLAND FARMS

297 CENTRAL AVE
TAX MAP 2-20
TRI COUNTY REALTY INC,
192 DOVER POINT RD
DOVER, NH
SCRD: 891/185

192 DOVER POINT RD
DOVER, NH
SCRD:1759/60

CENTRAL AVENUE

CONCRETE SIDEWALK

RETAINING WALL

RAMP

LANDSCAPED AREA

GL DAVIS
STEEL STAKE
RESET

8"X5"
STONE BOUND
WITH DH FOUND
(-16")

WILLIAMS ST.

P-VEHICAL TURNING RADIUS (TYP.)

WOOD WALKWAY

RETAINING WALL

T-1 FIRE TRUCK TURNING RADIUS

279 CENTRAL AVE
TAX MAP 23-16
DOVER HOUSING AUTHORITY
62 WHITTIER STREET
DOVER, NH

T-1 FIRE TRUCK TURNING RADIUS

HENRY LAW AVENUE

T-1 FIRE TRUCK TURNING RADIUS

PAVED SIDEWALK

PAVED SIDEWALK

EXISTING CATCHBASIN (TYP.)

HENRY LAW PARK

SEAL:

DATE:	2/9/18
SCALE:	1"=30'
DESIGNER:	MS/EHK
DRAWN BY:	EHK
APPROVED BY:	MJS

T-1 FIRE TRUCK AND P-VEHICLE TURNING RADIUS PLAN

prepared for

HELLENIC REALTY PARTNERS, LLC

(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

TURNING 1

NEIGHBORHOOD PLAN

prepared for

HELLENIC REALTY PARTNERS, LLC

(TAX MAP 2, LOT 19)

333 CENTRAL AVE. DOVER, NH

DATE: 12/15/17	SEAL:
SCALE: 1"=100'	
DESIGNER: EHK	
DRAWN BY: EHK	
APPROVED BY: MJS	

MJS ENGINEERING, P.C.
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Newmarket, NH 03857
Phone: (603) 659-4979, Fax: (603) 659-4627
E-mail: MJS@MJS-ENGINEERING.COM

JOB: 17-041

NP

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Wed, 03 Jan 2018 - 2:46pm

Drawing Name: P:\17pro\17-041\Internal\Drawing Files\17-041 PARKING GARAGE LAYOUT.dwg
Mon, 19 Mar 2018 - 4:28pm

CENTRAL

ST. THOMAS

AVENUE

WILLIAMS STREET

HENRY LAW AVENUE

WASHINGTON

MAP 2
LOT 11

TRI COUNTY REALTY, INC
P.O. BOX 727
DOVER, N.H.
SCRD 1545-748

MAP 2
LOT 12

TRI COUNTY REALTY, INC
P.O. BOX 727
DOVER, N.H.
SCRD 1759-60

MAP 2
LOT 13

CITY OF DOVER
288 CENTRAL AVENUE
DOVER, N.H.

MAP 2
LOT 14

90 TEMPLE ASSOCIATION
LIMITED PARTNERSHIP
80 NASHUA ROAD
LONDONDERRY, N.H. 03053
SCRD 2031-680

TAX MAP 2
LOT 22

MAP 2
LOT 21

MAP 2
LOT 20

MAP 2
LOT 19

MAP 23
LOT 16

OVER HOUSING AUTHORITY
62 WHITTIER STREET
DOVER, N.H.

MHO

OHW

CONCEPTUAL PARKING GARAGE

prepared for

HELLENIC REALTY PARTNERS, LLC

(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

SEAL:

DATE:	3/19/18
SCALE:	1"=40'
DESIGNER:	MJS
DRAWN BY:	EHK
APPROVED BY:	MJS

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

JOB: 17-041

CPG

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Mon, 19 Mar 2018 - 2:31pm

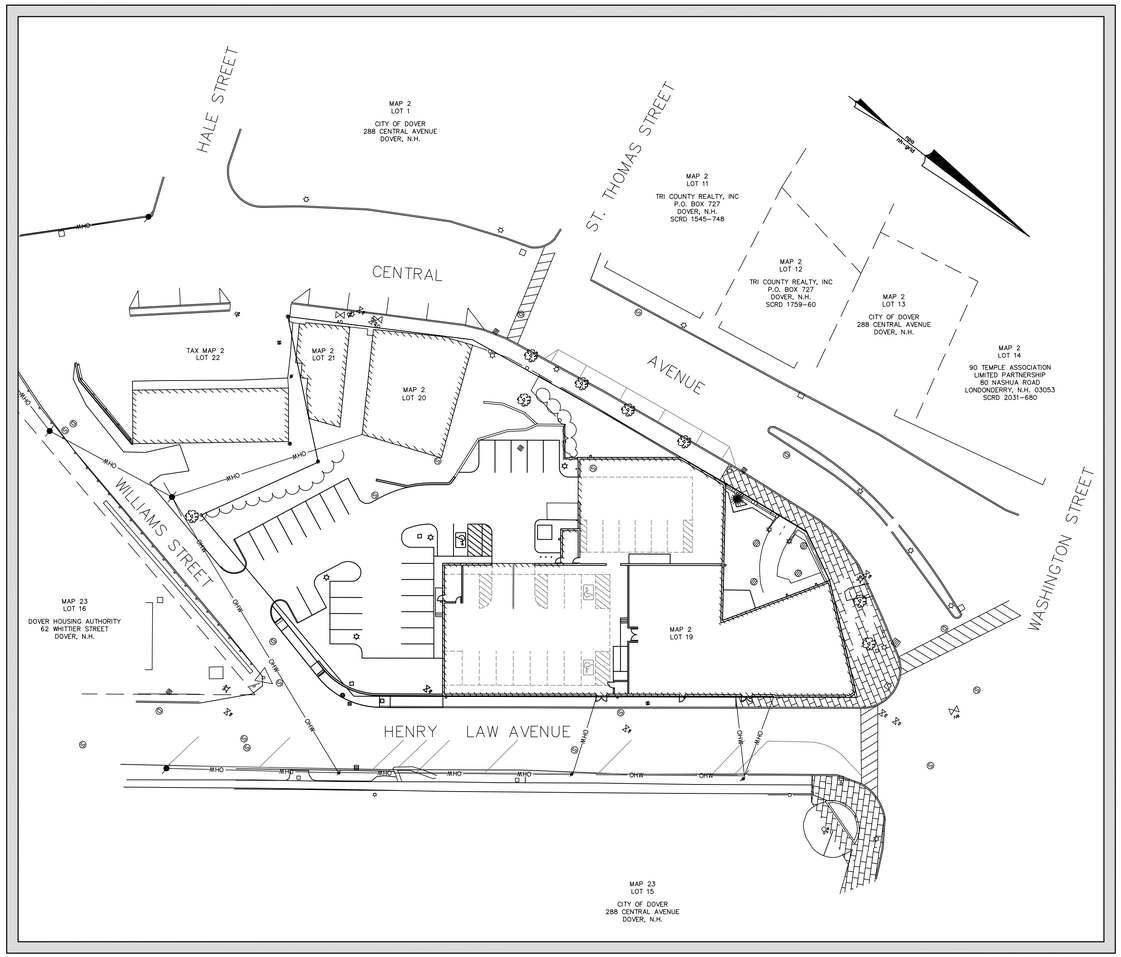
MIXED USE DEVELOPMENT PLAN

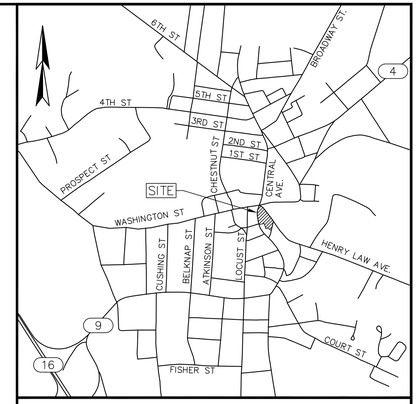
for

HELLENIC REALTY PARTNERS, LLC

333 CENTRAL AVENUE
DOVER, NH

JANUARY 3, 2018





Location Map

LEGEND

- EXISTING FENCE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED PAVEMENT SAWCUT
- PROPOSED SPOT GRADE
- PROPOSED SLOPE DOWN
- PROPOSED PARKING SPACES
- PROPOSED CATCH BASIN
- PROPOSED PAVEMENT RADIUS
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING LIGHT
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- TC — TOP OF CURB
- BC — BOTTOM OF CURB
- TYP. — TYPICAL
- SWL — SINGLE WHITE LINE
- TBR — TO BE REMOVED
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING
- PROPOSED VERTICAL GRANITE CURB
- EXISTING SHRUB
- EXISTING TREE
- PROPOSED LANE MARKINGS

ONLY

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DEMOLITION PLAN	C2
GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN	C3
LIGHTING PLAN	C4
CONSTRUCTION DETAILS	D1-D3
SITE LANDSCAPE PLAN	L1
PROPOSED FLOOR DIAGRAM	SHEET 1 OF 11
PROPOSED GROUND FLOOR PLAN	SHEET 2 OF 11
PROPOSED 2ND FLOOR PLAN	SHEET 3 OF 11
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CENTRAL AVE PERSPECTIVE	SHEET 9-11
HENRY LAW AVE PERSPECTIVE	SHEET 10-11
WILLIAMS STREET PERSPECTIVE	SHEET 11-11

OWNER

HELLENIC REALTY PARTNERS, LLC
263 CENTRAL AVENUE
DOVER, NH 03821
S.C.R.D. BOOK 4523, PAGE 235

CIVIL ENGINEER

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 359
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PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

SURVEYOR

NORWAY PLAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEVARD
ROCHESTER, NEW HAMPSHIRE
03867 (603) 335-3948

TRAFFIC ENGINEER

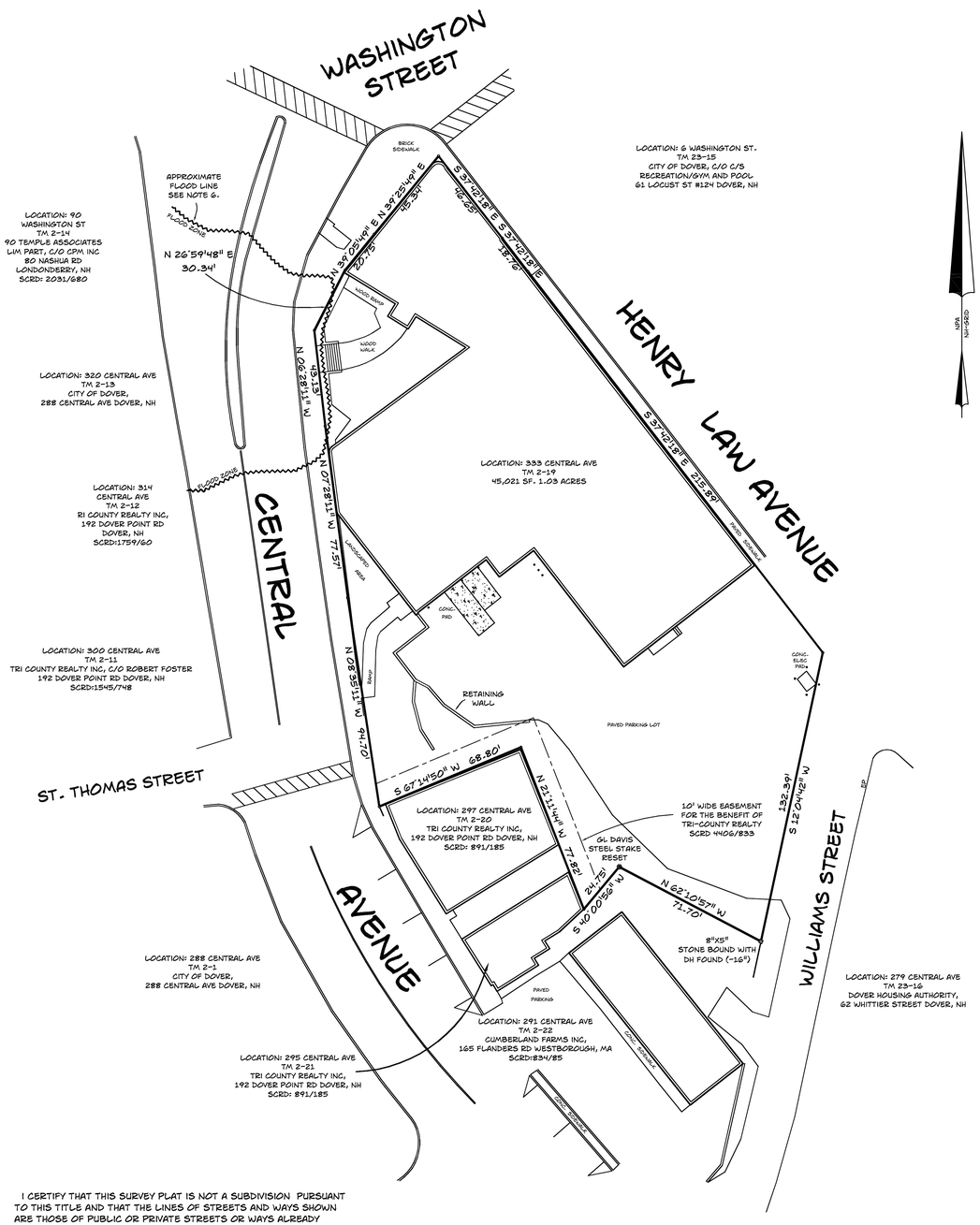
STEPHEN G. PERNAW & COMPANY, INC.
STEPHEN G. PERNAW, P.E., PTOE
P.O. BOX 1721
CONCORD, NH 03302
(603) 228-5750

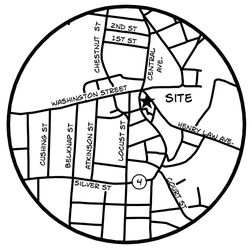
DOVER PROJECT NUMBER : P18-04

NO.	REVISIONS	DATE	INT.
2.	REVISED PER STAFF MEETING 3/12/18	3/19/18	MJS
1.	REVISIONS PER TRC MEETING 1-23-18	3/8/18	MJS
0.	INITIAL SUBMISSION TO CITY OF DOVER TRC	1/3/18	EHK

LEGEND

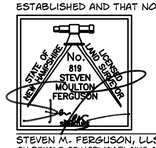
	EXISTING
◉	MONUMENT
⊡	BOUND
o	NO MONUMENT FOUND OR SET
N 89°56'30" E 425.61'	PROPERTY LINE
EP	EDGE OF PAVEMENT
~~	APPROXIMATE FLOOD LINE





LOCUS
N.T.S

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



STEVEN M. FERGUSON, LLS #819 DATE:3/7/08
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE BOUNDARIES OF TAX MAP 2, LOT 19
2. TOTAL PARCEL AREA: TAX MAP 2, LOT 19 1.03 ACRES
3. PARCEL IS ZONED CBD
4. BUILDING SETBACKS: FY- = EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS FIVE (5) FEET , SY- = 0' MIN. - 24' MAX., RY- = 10' MIN.
5. THE LOT IS SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
6. A PORTION OF THE LOT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/15 COMMUNITY PANEL 33017C0330E PANEL 330 OF 405.
7. THE PARCEL IS SUBJECT TO AN EASEMENT IN FAVOR OF PSNH FOR LINES FROM POLE 138/2X ON HENRY LAW AVE. AND EXTENDING OVER AND ACROSS THE PARCEL TO POLE AND ANCHOR SEE SCRD 726/158
8. HORIZONTAL DATUM IS BASED ON NH STATE PLANE COORDINATES NAD83

REFERENCE PLANS:

1. "EXISTING CONDITIONS PLAN, TRI-COUNTY REALTY, INC. CENTRAL AVENUE, WILLIAMS STREET AND HENRY LAW AVENUE, DOVER, NEW HAMPSHIRE"
   DATED: FEBRUARY 3, 2006 BY TRITECH ENGINEERING CORPORATION
   RECORDED: NOT RECORDED
2. "PLAN OF LAND, GEORGE J. FOSTER, CO., DOVER, NEW HAMPSHIRE"
   DATED: NOV. 1960 BY G.L. DAVIS & ASSOCIATES
   RECORDED: 726-394
3. "PLAN OF LAND MARY T. NORMAN , DOVER, NEW HAMPSHIRE"
   DATED: NOV. 27, 1959 BY G.L. DAVIS & ASSOCIATES
   RECORDED: 735-124
4. "PLAN OF LAND, GEORGE J. FOSTER, CO., TRI-COUNTY REALTY, INC. DOVER, NEW HAMPSHIRE"
   DATED: MAY 1972 BY G.L. DAVIS & ASSOCIATES
   RECORDED: NOT RECORDED

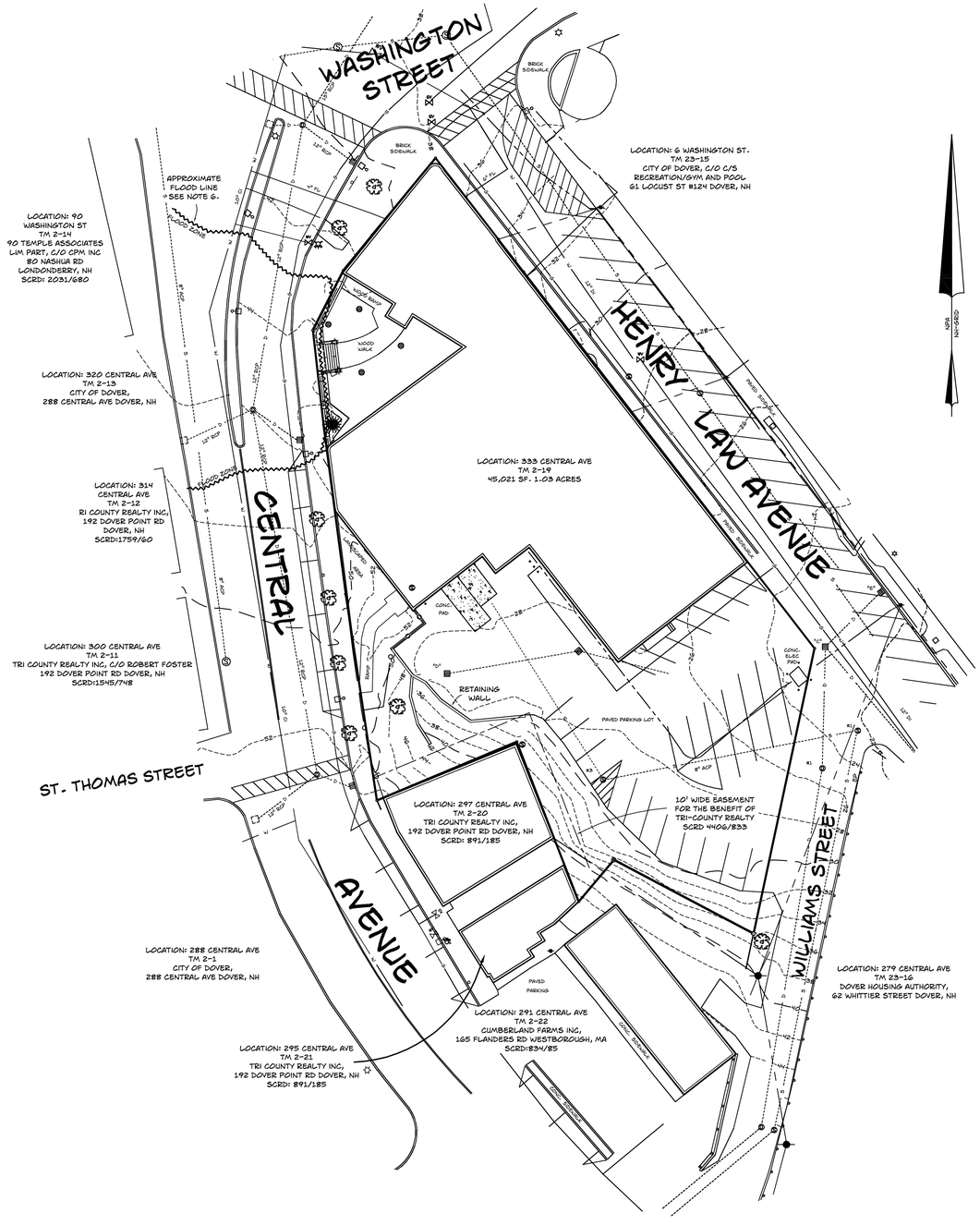
OWNER OF RECORD:
TM 2-19
HELLENIC REALTY PARTNERS LLC,
263 CENTRAL AVE DOVER, NH
SCRD 4523/235

PLAN OF LAND
333 CENTRAL AVE.
DOVER
STRAFFORD COUNTY, NH
FOR: HELLENIC REALTY PARTNERS LLC
1"=20' DECEMBER 2017

GRAPHIC SCALE
30 0 15 30 60 120

FILE NO.219
PLAN NO. C-2894-EF
DWG. NO.17284-LDD/EF-1
F.B. NO. TJR "819"

LEGEND	EXISTING
◉	MONUMENT
⊡	BOUND
○	NO MONUMENT FOUND OR SET
▤	CATCH BASIN
⊜	CATCH BASIN
Ⓓ	DRAIN MANHOLE
Ⓢ	SEWER MANHOLE
	FIREHYDRANT
	WATER SHUTOFF
WV	WATER GATE VALVE
GV	GAS GATE VALVE
	SIGN
	STREET LIGHT
	LAMP POST
	CONIFEROUS TREE
	DECIDUOUS TREE
EP	EDGE OF PAVEMENT
	APPROXIMATE FLOOD LINE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	CHAIN LINKED FENCE
	BASEMENT



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES OF TAX MAP 2, LOT 19
2. TOTAL PARCEL AREA: TAX MAP 2, LOT 19 1.03 ACRES
3. PARCEL IS ZONED CBD
4. BUILDING SETBACKS: FY. = EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS FIVE (5) FEET , SY. = 0' MIN. - 24' MAX., RY. = 10' MIN.
5. THE LOT IS SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
6. A PORTION OF THE LOT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/15 COMMUNITY PANEL 33017C0330E PANEL 330 OF 405.
7. THE PARCEL IS SUBJECT TO AN EASEMENT IN FAVOR OF PSNH FOR LINES FROM POLE 138/2X ON HENRY LAW AVE. AND EXTENDING OVER AND ACROSS THE PARCEL TO POLE AND ANCHOR SEE SCRD 726/158
8. VERTICAL DATUM IS BASED ON NAVD88
9. FLOOR DRAINS TIE INTO THE DRAINAGE SYSTEM AS DETERMINED BY DYE TESTING

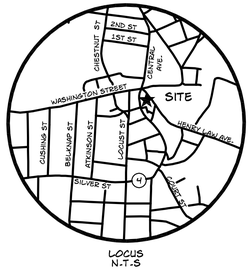
REFERENCE PLANS:

1. "EXISTING CONDITIONS PLAN, TRI-COUNTY REALTY, INC. CENTRAL AVENUE, WILLIAMS STREET AND HENRY LAW AVENUE, DOVER, NEW HAMPSHIRE" DATED: FEBRUARY 3, 2006 BY TRITECH ENGINEERING CORPORATION RECORDED: NOT RECORDED
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4. "PLAN OF LAND, GEORGE J. FOSTER, CO., TRI-COUNTY REALTY, INC. DOVER, NEW HAMPSHIRE" DATED: MAY 1972 BY G.L. DAVIS & ASSOCIATES RECORDED: NOT RECORDED

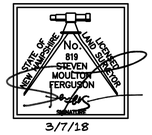
OWNER OF RECORD:
TM 2-19
HELLENIC REALTY PARTNERS LLC,
263 CENTRAL AVE DOVER, NH
SCRD 4523/235

EXISTING FEATURES PLAN
333 CENTRAL AVE.
DOVER
STRAFFORD COUNTY, NH
FOR: HELLENIC REALTY PARTNERS LLC
1"=20' DECEMBER 2017

GRAPHIC SCALE
30 0 15 30 60 120



LOCUS
N.T.S



3/7/18

FILE NO.219
PLAN NO. C-2894-B
DWG. NO.17284-LDD/EF-1
F.B. NO. TJR "819"

Drawing Name: P:\17prj\17-041\internal\Drawing Files\17041CTL.dwg
Mon, 19 Mar 2018 - 3:56pm

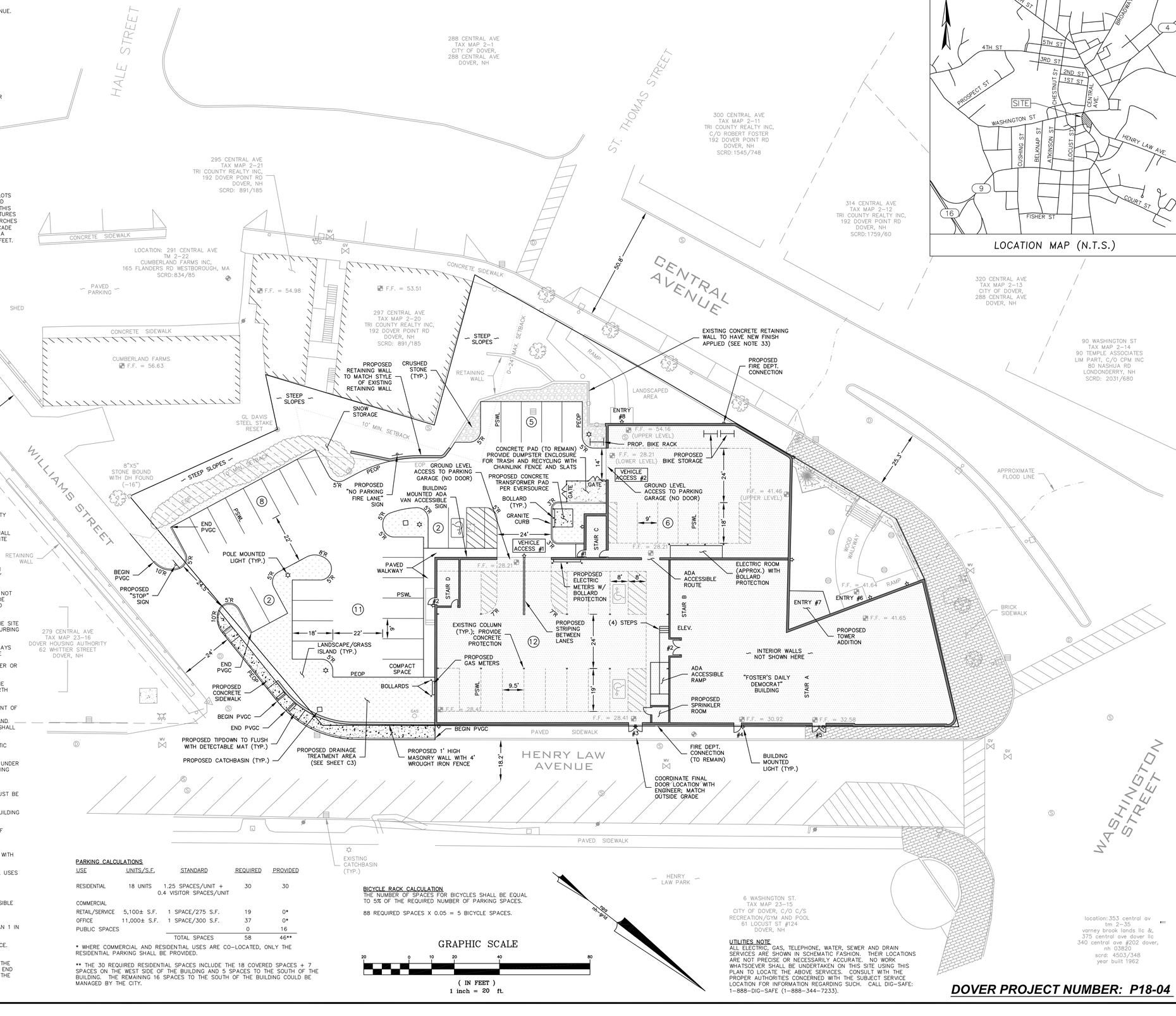
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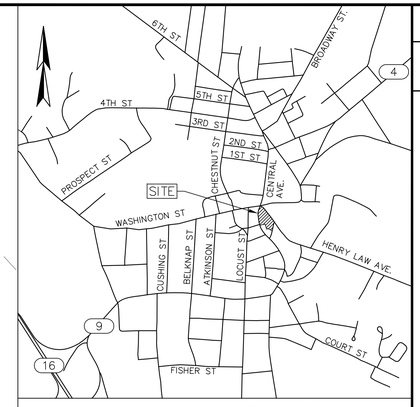
1. THE INTENT OF THIS PLAN IS TO DEPICT THE REDEVELOPMENT OF 333 CENTRAL AVENUE.
2. SUBJECT PARCEL: (TAX MAP 2, LOT 19)
   333 CENTRAL AVENUE
   DOVER, NH 03821
3. TOTAL PARCEL AREA OF LOT: 1.03 ACRES OR 45,021 SQUARE FEET.
4. OWNER OF RECORD: HELLENIC REALTY PARTNERS, LLC
   263 CENTRAL AVENUE
   DOVER, NH 03821
   S.C.R.D. BOOK 4523, PAGE 235
5. PLAN REFERENCE:
   1. "PLAN OF LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED JANUARY 2018.
6. ZONE: CBD GENERAL SUB-DISTRICT
   DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	NA
MIN. LOT COVERAGE	75%
MIN. FRONTAGE BUILD-OUT	70%
FRONT PRIMARY BUILD TO LINE	*SEE BELOW
FRONT SECONDARY BUILD TO LINE	*SEE BELOW
SIDE SETBACK	0' MIN - 24' MAX
REAR SETBACK	10' MIN.
BUILDING HEIGHT	2 STORY MIN./5 STORY MAX.

*THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME ZONE LOCATED ON THE SAME SIDE OF THE STREET, TWO HUNDRED FIFTY (250) FEET IN EACH DIRECTION FROM THE CENTER OF THE FRONT LOT LINE. THIS FRONT SETBACK DIMENSION SHALL BE CONSIDERED TO BE A BUILD TO LINE. STRUCTURES MAY BE CONSTRUCTED WITHIN FIVE (5) FEET PLUS OR MINUS OF THE AVERAGE. PORCHES OR STEPS MAY BE LOCATED AN ADDITIONAL FIVE (5) FEET BEYOND THE FRONT FAÇADE OF THE STRUCTURE. EXPANSIONS TO EXISTING STRUCTURES SHALL BE SUBJECT TO A MINIMUM SETBACK EQUAL TO THE CALCULATED AVERAGE SETBACK MINUS FIVE (5) FEET. CONDITIONAL USE PERMIT MAY BE USED TO ADJUST STANDARDS.

7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM "PLAN OF LAND 333 CENTRAL AVENUE DOVER, STRAFFORD COUNTY, NH", FOR HELLENIC REALTY PARTNERS, LLC BY NORWAY PLAINS ASSOCIATES, INC. DATED JANUARY 2018.
8. HORIZONTAL DATUM BASED ON STATE PLANE COORDINATES NAD83. VERTICAL DATUM BASED ON NAVD88.
9. A PORTION OF THE LOT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/15 COMMUNITY PANEL 33017C0330E PANEL 330 OF 405.
10. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LLS. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLAN COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
11. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
12. THE MAXIMUM PARKING SPACE CALCULATION IS 30 FOR RESIDENTIAL ONLY AND 46 SPACES ARE PROVIDED.
13. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
14. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICE DIRECTOR.
15. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
16. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
17. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS 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.
18. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SIGN SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
19. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDY-FRIDAY 7AM-6PM, SATURDAYS AND SUNDAY 9AM-4PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTAC INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
20. 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.
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. APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
23. THE EXISTING STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2015 STATE BUILDING CODES.
24. 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.
25. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
26. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
27. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED RENOVATION WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
28. THE PROPOSED USES FOR THE SITE ARE RESIDENTIAL APARTMENTS AND COMMERCIAL USES TO INCLUDE RETAIL, OFFICE SPACE, AND RESTAURANTS.
29. THE ENTRANCES AND EXITS TO BOTH PARKING GARAGES WILL BE OPEN.
30. PROVIDE SIGNAGE AT ALL NON-ACCESSIBLE ENTRANCES GIVING DIRECTION TO ACCESSIBLE ENTRANCES.
31. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY NORWAY PLAINS ASSOCIATES ON DECEMBER 2017 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
32. BOTH OF THE COVERED PARKING AREAS HAVE BEEN DESIGNED AS CONVERTIBLE SPACE. THE FUTURE USE IS ANTICIPATED TO BE COMMERCIAL.
33. THE EXISTING CONCRETE RETAINING WALL WILL HAVE A COATING APPLIED TO MATCH THE COLOR AND TEXTURE OF THE REAR OF THE BUILDING. THE EXISTING REBAR AT THE END WILL EITHER BE COVERED WITH A WOODEN LATTICE OR BE CUT AND REMOVED FROM THE WALL.





LOCATION MAP (N.T.S.)

PARKING CALCULATIONS

USE	UNITS/S.F.	STANDARD	REQUIRED	PROVIDED
RESIDENTIAL	18 UNITS	1.25 SPACES/UNIT + 0.4 VISITOR SPACES/UNIT	30	30
COMMERCIAL				
RETAIL/SERVICE	5,100± S.F.	1 SPACE/275 S.F.	19	0*
OFFICE	11,000± S.F.	1 SPACE/300 S.F.	37	0*
PUBLIC SPACES			0	16
		TOTAL SPACES	58	46**

* WHERE COMMERCIAL AND RESIDENTIAL USES ARE CO-LOCATED, ONLY THE RESIDENTIAL PARKING SHALL BE PROVIDED.

** THE 30 REQUIRED RESIDENTIAL SPACES INCLUDE THE 18 COVERED SPACES + 7 SPACES ON THE WEST SIDE OF THE BUILDING AND 5 SPACES TO THE SOUTH OF THE BUILDING. THE REMAINING 16 SPACES TO THE SOUTH OF THE BUILDING COULD BE MANAGED BY THE CITY.

BICYCLE RACK CALCULATION
THE NUMBER OF SPACES FOR BICYCLES SHALL BE EQUAL TO 5% OF THE REQUIRED NUMBER OF PARKING SPACES.

88 REQUIRED SPACES X 0.05 = 5 BICYCLE SPACES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

UTILITIES NOTE
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

location: 353 central av
tm 2-35
varney brook lands llc &,
375 central ave dover llc
340 central ave #202 dover,
nh 03820
scrd: 4503/348
year built 1962

DOVER PROJECT NUMBER: P18-04

NO.	DATE	INT.
0.	INITIAL SUBMISSION TO TRC	1/3/18	MS
1.	REVISIONS PER TRC MEETING 1/23/18	3/8/18	JLG
2.	REVISED PER STAFF MEETING 3/12/18	3/19/18	JLG

REVISIONS

SEAL

DATE: 1/3/18
SCALE: 1"=20'
DESIGNED BY: MS
DRAWN BY: MS/JLG
APPROVED BY: MJS
DWG FILE: 17041CTL.dwg

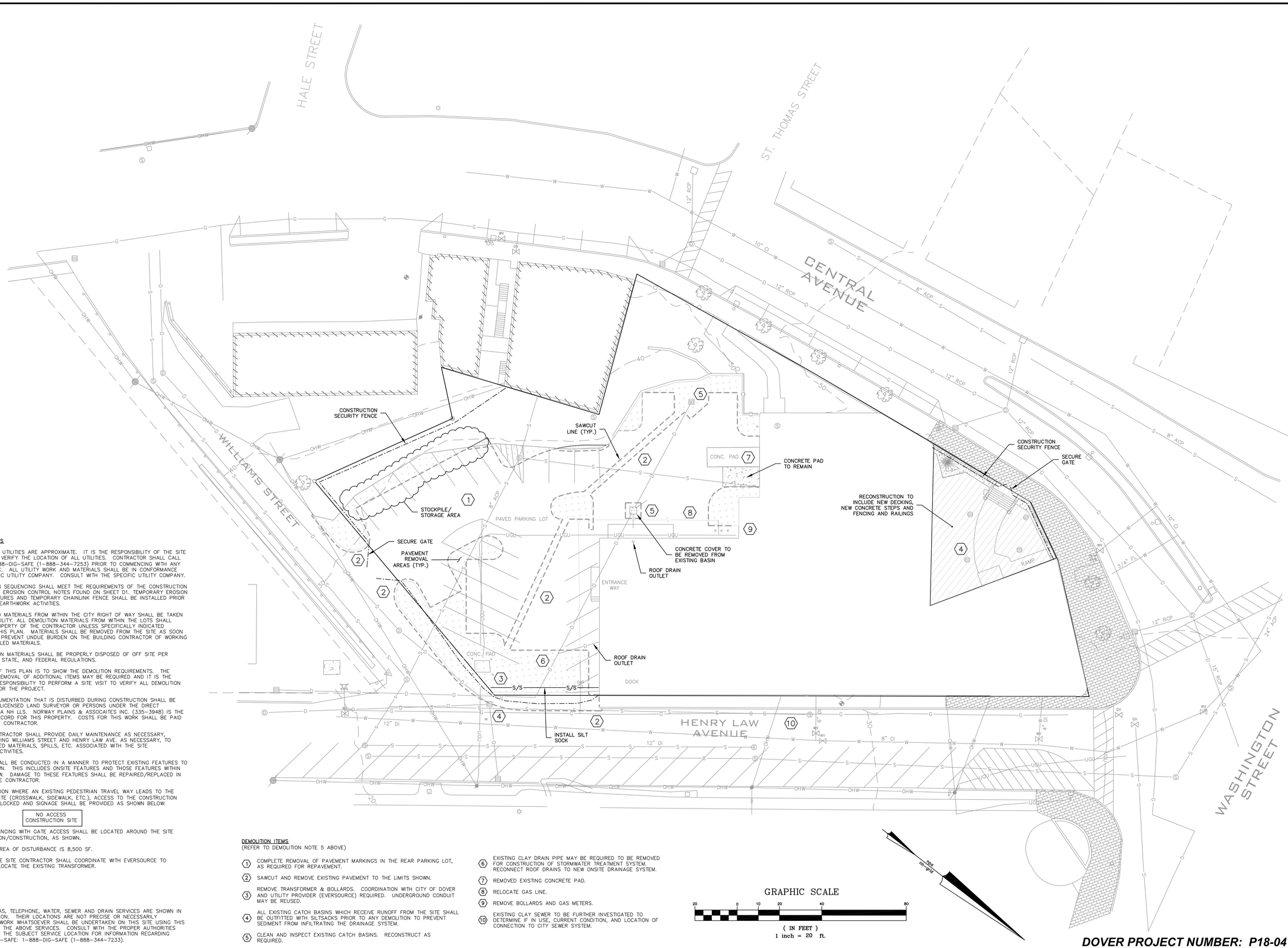
PROPOSED SITE PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659-6919, FAX: (603) 659-6927
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

C1

Drawing Name: P:\17pro\17-041\internal\Drawing Files\17041CIL.dwg
Mon, 19 Mar 2018 – 2:26pm



DEMOLITION NOTES

1. LOCATIONS OF UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL CALL DIGSAFE AT 1-888-DIG-SAFE (1-888-344-7253) PRIOR TO COMMENCING WITH ANY DEMOLITION WORK. ALL UTILITY WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE SPECIFIC UTILITY COMPANY. CONSULT WITH THE SPECIFIC UTILITY COMPANY.

2. CONSTRUCTION SEQUENCING SHALL MEET THE REQUIREMENTS OF THE CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES FOUND ON SHEET D1. TEMPORARY EROSION CONTROL STRUCTURES AND TEMPORARY CHAINLINK FENCE SHALL BE INSTALLED PRIOR TO CONDUCTING EARTHWORK ACTIVITIES.

3. ALL SALVAGED MATERIALS FROM WITHIN THE CITY RIGHT OF WAY SHALL BE TAKEN TO THE DPW FACILITY. ALL DEMOLITION MATERIALS FROM WITHIN THE LOTS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE ON THIS PLAN. MATERIALS SHALL BE REMOVED FROM THE SITE AS SOON AS POSSIBLE TO PREVENT UNDUE BURDEN ON THE BUILDING CONTRACTOR OF WORKING AROUND STOCKPILED MATERIALS.

4. ALL DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.

5. THE INTENT OF THIS PLAN IS TO SHOW THE DEMOLITION REQUIREMENTS. THE DEMOLITION OR REMOVAL OF ADDITIONAL ITEMS MAY BE REQUIRED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SITE VISIT TO VERIFY ALL DEMOLITION REQUIREMENTS FOR THE PROJECT.

6. EXISTING MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NH LICENSED LAND SURVEYOR OR PERSONS UNDER THE DIRECT SUPERVISION OF A NH LLS. NORWAY PLAINS & ASSOCAITES INC. (335-3948) IS THE SURVEYOR OF RECORD FOR THIS PROPERTY. COSTS FOR THIS WORK SHALL BE PAID FOR BY THE SITE CONTRACTOR.

7. THE SITE CONTRACTOR SHALL PROVIDE DAILY MAINTENANCE AS NECESSARY, INCLUDING SWEEPING WILLIAMS STREET AND HENRY LAW AVE. AS NECESSARY, TO REMOVE DEPOSITED MATERIALS, SPILLS, ETC. ASSOCIATED WITH THE SITE CONSTRUCTION ACTIVITIES.

8. ALL WORK SHALL BE CONDUCTED IN A MANNER TO PROTECT EXISTING FEATURES TO REMAIN AS SHOWN. THIS INCLUDES ONSITE FEATURES AND THOSE FEATURES WITHIN THE PUBLIC R.O.W. DAMAGE TO THESE FEATURES SHALL BE REPAIRED/REPLACED IN KIND BY THE SITE CONTRACTOR.

9. IN ANY LOCATION WHERE AN EXISTING PEDESTRIAN TRAVEL WAY LEADS TO THE CONSTRUCTION SITE (CROSSWALK, SIDEWALK, ETC.), ACCESS TO THE CONSTRUCTION SITE SHALL BE BLOCKED AND SIGNAGE SHALL BE PROVIDED AS SHOWN BELOW:

NO ACCESS
CONSTRUCTION SITE

10. CHAINLINK FENCING WITH GATE ACCESS SHALL BE LOCATED AROUND THE SITE DURING DEMOLITION/CONSTRUCTION, AS SHOWN.

11. THE TOTAL AREA OF DISTURBANCE IS 8,500 SF.

12. UTILITIES: THE SITE CONTRACTOR SHALL COORDINATE WITH EVERSOURCE TO REMOVE AND RELOCATE THE EXISTING TRANSFORMER.

UTILITIES NOTE

ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

DEMOLITION ITEMS
(REFER TO DEMOLITION NOTE 5 ABOVE)

1. COMPLETE REMOVAL OF PAVEMENT MARKINGS IN THE REAR PARKING LOT, AS REQUIRED FOR REPAVEMENT.
2. SAWCUT AND REMOVE EXISTING PAVEMENT TO THE LIMITS SHOWN.
3. REMOVE TRANSFORMER & BOLLARDS. COORDINATION WITH CITY OF DOVER AND UTILITY PROVIDER (EVERSOURCE) REQUIRED. UNDERGROUND CONDUIT MAY BE REUSED.
4. ALL EXISTING CATCH BASINS WHICH RECEIVE RUNOFF FROM THE SITE SHALL BE OUTFITTED WITH SILTSACKS PRIOR TO ANY DEMOLITION TO PREVENT SEDIMENT FROM INFILTRATING THE DRAINAGE SYSTEM.
5. CLEAN AND INSPECT EXISTING CATCH BASINS. RECONSTRUCT AS REQUIRED.
6. EXISTING CLAY DRAIN PIPE MAY BE REQUIRED TO BE REMOVED FOR CONSTRUCTION OF STORMWATER TREATMENT SYSTEM. RECONNECT ROOF DRAINS TO NEW ONSITE DRAINAGE SYSTEM.
7. REMOVED EXISTING CONCRETE PAD.
8. RELOCATE GAS LINE.
9. REMOVE BOLLARDS AND GAS METERS.
10. EXISTING CLAY SEWER TO BE FURTHER INVESTIGATED TO DETERMINE IF IN USE, CURRENT CONDITION, AND LOCATION OF CONNECTION TO CITY SEWER SYSTEM.

DOVER PROJECT NUMBER: P18-04

NO.	REVISIONS	DATE	INT.
2.	REVISED PER STAFF MEETING 3/12/18	3/19/18	JLG
1.	REVISIONS PER TRC MEETING 1/23/18	3/8/18	JLG
0.	INITIAL SUBMISSION TO TRC	1/3/18	MS

SEAL

DATE: 1/3/18
SCALE: 1"=20'
DESIGNED BY: MS
DRAWN BY: MS/JLG
APPROVED BY: MJS
DWG FILE: 17041CIL.dwg

DEMOLITION PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

C2

Drawing Name: P:\17pro\17-041\internal\Drawing Files\17041C1L.dwg
Mon, 19 Mar 2018 - 2:26pm

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

HALE STREET

PROPOSED CB#1 (REPLACE CB "D")
RIM=27.70 (MATCH EXISTING)
12" HDPE INV. OUT=23.56
L=71' S=0.03
PLUG EXISTING 6" LINE
TIE ROOF DRAINS TO EXISTING 6" PIPE

297 CENTRAL AVE
TAX MAP 2-20
TRI COUNTY REALTY INC,
192 DOVER POINT RD
DOVER, NH
SCRD: 891/185

CUMBERLAND FARMS
F.F. = 56.63

SHED

PAVED PARKING

CONCRETE SIDEWALK

F.F. = 54.98

F.F. = 53.51

SMH #3
RIM=28.95
6" CLAY INV. IN=20.75
6" CLAY INV. IN=20.63
8" CLAY INV. OUT=20.50

PROPOSED RETAINING WALL

RAMP

LANDSCAPED AREA

F.F. = 54.16
(UPPER LEVEL)

F.F. = 28.21
(LOWER LEVEL)

CB "D"
RIM=27.70
FILLED WITH DIRT

F.F. = 41.46
(UPPER LEVEL)

APPROXIMATE FLOOD LINE

CB "F"
COVERED WITH CONCRETE
RECONSRUCT

6" ROOF DRAIN

RECONFIGURE UNDERGROUND ELECTRIC LINES AS NEEDED

(2) 4" ROOF DRAINS

F.F. = 28.21

F.F. = 28.21

PROPOSED CB#2
RIM=27.55
12" HDPE INV. IN=21.43
12" HDPE INV. OUT=21.18
L=87' S=0.026

PROPOSED ELECTRIC METERS W/ BOLLARD PROTECTION

(4) STEPS

WOOD WALKWAY

F.F. = 41.64

RAMP

F.F. = 41.65

BRICK SIDEWALK

POLE MOUNTED LIGHT (TYP.)

RETAINING WALL

SWALE BOTTOM

4" ROOF DRAIN

PROPOSED GAS METERS

ADA ACCESSIBLE RAMP

F.F. = 28.41

F.F. = 28.41

F.F. = 30.92

F.F. = 32.58

PAVED SIDEWALK

NEW SIDEWALK

6" CLAY SEWER

BUILDING MOUNTED LIGHT (TYP.)

DMH #1
RIM=25.05
12" PVC INV. IN=19.27
12" PVC INV. OUT=19.13

DMH #2
RIM=17.78
12" PVC INV. IN=12.82
12" PVC INV. OUT=12.78

SMH #1
RIM=22.50
8" CLAY INV. IN=16.28
8" PVC INV. IN=16.26
8" PVC INV. OUT=16.25

CB "E"
RIM=22.50
12" PVC INV. OUT=18.75

PROPOSED CB#3
RIM=22.50
12" HDPE INV. IN=18.96
12" HDPE INV. OUT=18.71
L=8' S=0.01

STORMWATER TREATMENT AREA IF ROOF DRAINS INTERFERE, TIE INTO NEW BASIN

CB "C"
RIM=22.60
PROPOSED 12" HDPE INV. IN=18.63
12" PVC INV. IN=18.63 (CB #3)
12" PVC INV. IN=18.43 (CB "E")
12" PVC INV. OUT=18.38

HENRY LAW PARK

GRADING & EROSION CONTROL NOTES
1. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE VEGETATION IS ESTABLISHED AND/OR THE GROUND SURFACE IS STABILIZED. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MONITORED BY THE APPLICANT ON A PERIODIC BASIS DURING CONSTRUCTION AND ANY DEFICIENCIES SHALL BE CORRECTED AS SOON AS POSSIBLE.
2. REFER TO CONSTRUCTION AND SEQUENCING AND EROSION CONTROL NOTES ON SHEET D1.
3. ALL ROAD, PARKING AREA AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND THE CITY OF DOVER REGULATIONS.
4. ALL DISTURBED AREAS NOT PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM. SEED AND MULCH AS SPECIFIED IN THE NOTES ON SHEET D1.
5. COMPACTION REQUIREMENTS:

LOCATION:	MINIMUM COMPACTION*
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM PROCTOR DENSITY.
6. ADJUST ALL MANHOLES, CATCH BASINS ETC. WITHIN LIMITS OF WORK TO FINISHED GRADE.
7. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAIN STORM OF 0.25 INCHES OR GREATER. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED/MODIFIED AS NECESSARY.
8. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
9. ALL STORMWATER MANAGEMENT INFRASTRUCTURE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH DESIGN STANDARDS OF THE DOVER SITE PLAN REVIEW REGULATIONS.
10. ALL INSPECTION/OBSERVATION SERVICES FOR THE INSTALLATION OF WATER, SEWER, AND STORMWATER INFRASTRUCTURE SHALL BE PERFORMED BY AUTHORIZED REPRESENTATIVES OF THE CITY OF DOVER AS STIPULATED BY THE DOVER DEPARTMENT OF PUBLIC WORKS.

GENERAL NOTES
A. THERE ARE NO WETLANDS ON THIS PARCEL.
B. THERE ARE STEEP SLOPES IN EXCESS OF 25% ON THE SOUTH AND WEST SIDE OF THE PARCEL.
C. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY NORWAY PLAINS ASSOCIATES ON DECEMBER 2017.
D. THE TREATMENT SWALE SHOWN ON THIS PLAN SHALL HAVE A SOD BOTTOM.
E. THE EXISTING ROOF DRAIN SYSTEM MAY REQUIRE RECONSTRUCTION TO TIE INTO NEW ONSITE DRAINAGE SYSTEM.

UTILITIES NOTE
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

DOVER PROJECT NUMBER: P18-04

NO.	REVISIONS	DATE	INT.
2.	REVISED PER STAFF MEETING 3/12/18	3/19/18	JLG
1.	REVISIONS PER TRC MEETING 1/23/18	3/8/18	JLG
0.	INITIAL SUBMISSION TO TRC	1/3/18	MS

SEAL

DATE: 1/3/18
SCALE: 1"=20'
DESIGNED BY: MS
DRAWN BY: MS/JLG
APPROVED BY: MJS
DWG FILE: 17041C1L.dwg

UTILITY, GRADING, DRAINAGE & EROSION CONTROL PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

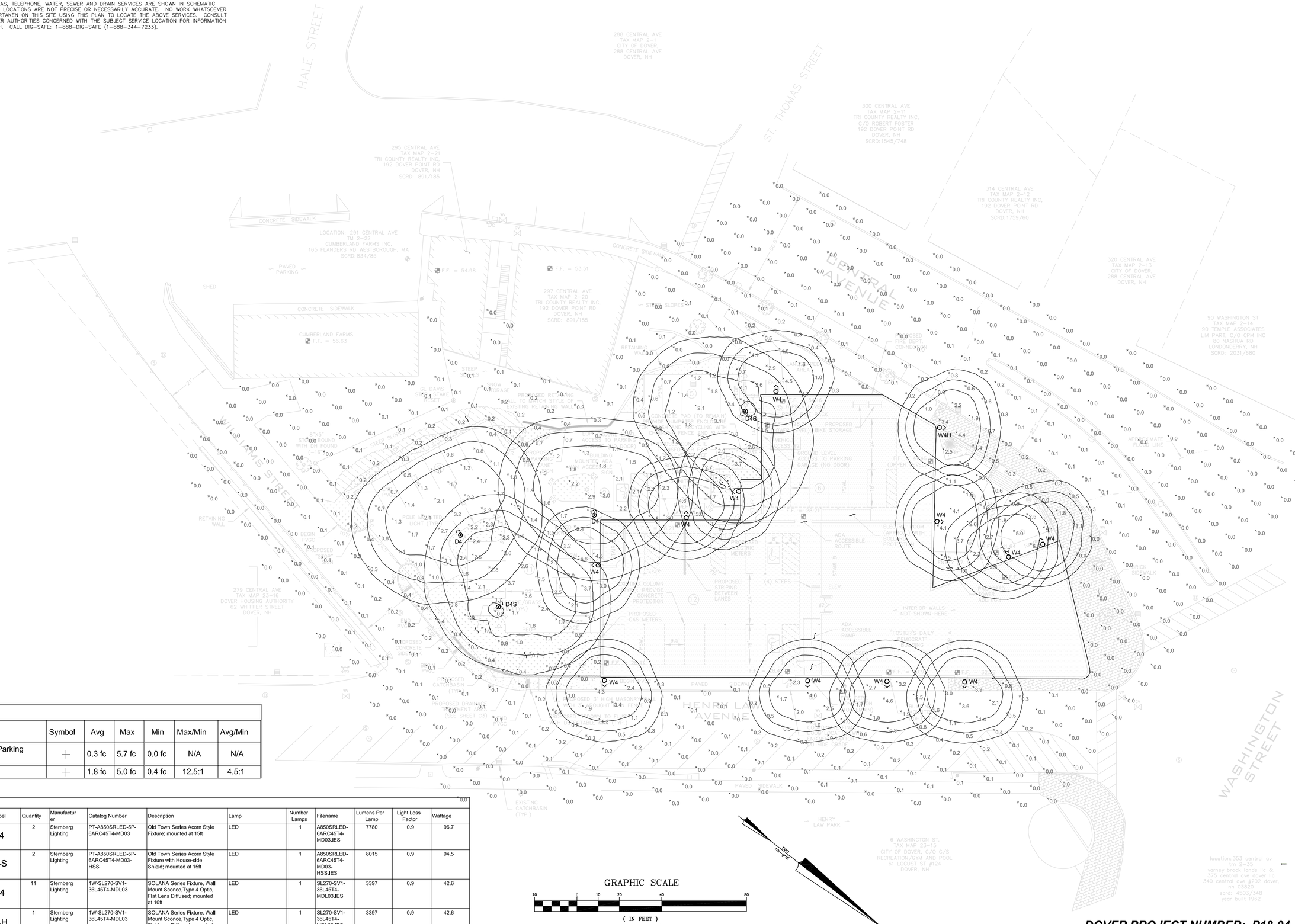
MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 359
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JOB: 17-041

C3

Document Name: P:\17-041\Internal\Drawing Files\17-041 C1K.dwg
Wed, 07 Mar 2018 - 4:40pm

UTILITIES NOTE
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.3 fc	5.7 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.8 fc	5.0 fc	0.4 fc	12.5:1	4.5:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
D	D4	2	Sternberg Lighting	PT-A850SRLED-5P-6ARC45T4-MD03	Old Town Series Acorn Style Fixture; mounted at 15ft	LED	1	A850SRLED-6ARC45T4-MD03.IES	7780	0.9	96.7
D	D4S	2	Sternberg Lighting	PT-A850SRLED-5P-6ARC45T4-MD03-HSS	Old Town Series Acorn Style Fixture with House-side Shield; mounted at 15ft	LED	1	A850SRLED-6ARC45T4-MD03-HSS.IES	8015	0.9	94.5
O	W4	11	Sternberg Lighting	1W-SL270-SV1-36L45T4-MDL03	SOLANA Series Fixture, Wall Mount Sconce,Type 4 Optic, Flat Lens Diffused; mounted at 10ft	LED	1	SL270-SV1-36L45T4-MDL03.IES	3397	0.9	42.6
O	W4H	1	Sternberg Lighting	1W-SL270-SV1-36L45T4-MDL03	SOLANA Series Fixture, Wall Mount Sconce,Type 4 Optic, Flat Lens Diffused; mounted at 14ft	LED	1	SL270-SV1-36L45T4-MDL03.IES	3397	0.9	42.6

DOVER PROJECT NUMBER: P18-04

NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER TRC MEETING 1/23/18	3/8/18	JLG
0.	INITIAL SUBMISSION TO TRC	1/3/18	MS

SEAL

DATE: 1/3/18
SCALE: 1"=20'
DESIGNED BY: MS
DRAWN BY: MS/JLG
APPROVED BY: MJS
DWG FILE: 17-041 C1K.dwg

LIGHTING PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

MJS ENGINEERING, P.C.
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location: 353 central av
tm 2-35
varney brook lands llc &,
375 central ave dover llc
340 central ave #202 dover,
nh 03820
scrd: 4503/348
year built 1962

JOB: 17-041

C4

Drawing Name: P:\17pro\17-041\Internal\Drawing Files\17-041 Details.dwg
Wed, 03 Jan 2018 - 1:17pm

AREA OF DISTURBANCE/STABILIZATION

A. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL THE AREA OF UNSTABILIZED SOIL EXCEED 5 ACRES AT ANY ONE TIME BEFORE THE AREA IS STABILIZED.
B. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 B.1. IN AREAS TO BE PAVED, BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2006, ITEM NO. 304.1 OR 304.2 HAVE BEEN INSTALLED;
 B.2. IN AREAS NOT TO BE PAVED
  B.2.1. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  B.2.2. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
  B.2.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03.
C. ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITHIN 45 DAYS AND PERMANENTLY STABILIZED NO LATER THAN 3 DAYS AFTER FINAL GRADING.

EROSION CONTROL PRACTICES

A. INSTALLATION
 A.1. INSTALL ALL EROSION CONTROLS AS SHOWN ON THE GRADING PLAN, TYPICAL DETAILS, AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES ON THIS PAGE. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.
B. INSPECTION
 B.1. INSPECT ALL EROSION CONTROLS WEEKLY AND AFTER EVERY RAIN EVENT OF 0.25 INCHES OR GREATER UNLESS OTHERWISE NOTED.
 B.2. TEMPORARY STABILIZATION PRACTICES SHALL BE INSPECTED ONCE PER WEEK DURING CONSTRUCTION UNTIL EXPOSED SURFACES ARE STABILIZED.
 B.3. ANY SIGNS OF RILL OR GULLY EROSION SHALL BE IMMEDIATELY REPAIRED.
C. MAINTENANCE
 C.1. MAINTAIN EROSION CONTROLS PER THE TYPICAL DETAILS AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES ON THIS PAGE.
D. REMOVAL
 D.1. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE 85% VEGETATIVE COVER HAS BEEN ESTABLISHED.
 D.2. AFTER REMOVAL, ALL DISTURBED AREAS SHALL BE REGRADED, FERTILIZED, AND RESEEDED. MONITOR TO ENSURE VEGETATIVE GROWTH IS ESTABLISHED AND REPAIR AS NEEDED UNTIL MINIMUM OF 85% VEGETATIVE COVER IS ESTABLISHED.

COLD WEATHER SITE STABILIZATION

A. SHALL BE UTILIZED BETWEEN NOVEMBER 30TH AND MAY 1ST. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO 1 ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE FOLLOWING METHODS PRIOR TO ANY THAW OR SPRING MELT EVENT.
B. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 30TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 30TH, SHALL BE SEEDED AND COVERED WITH 3-4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING OR TACKIFIER, OR 2" INCHES OF EROSION CONTROL MIX MEETING THE FOLLOWING CRITERIA;
 B.1. THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 25% AND 65%, DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS;
 B.2. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS THE ORGANIC MATERIAL;
 B.3. THE MIX SHALL NOT CONTAIN SILTS, CLAYS, OR FINE SANDS;
 B.4. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 100% PASSING A 3-INCH SCREEN, 90% TO 100% PASSING A 1-INCH SCREEN, 70% TO 100% PASSING A 0.75-INCH SCREEN, AND 30% TO 75% PASSING A 0.25 INCH SCREEN;
 B.5. THE MIX pH SHALL BE BETWEEN 5.0 AND 8.0;
C. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 30TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 30TH, SHALL BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM 4 INCH THICK NESS OF EROSION CONTROL MIX MEETING THE CRITERIA SPECIFIED ABOVE IN (B)(1-5);
D. INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX, MEETING THE CRITERIA SPECIFIED IN (B)(1-5) SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1-INCH IN DEPTH.
E. INSTALLATION OF EROSION CONTROL BLANKETS SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH OR ON FROZEN GROUND.
F. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH (A) OR (B) SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
G. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 30TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 30TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
H. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3-INCH LAYER OF BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2006, ITEM NO. 304.1 OR 304.2.

TEMPORARY VEGETATION

A. SITE PREPARATION
 A.1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS SPECIFIED ABOVE.
 A.2. ENSURE RUNOFF IS DIVERTED FROM SEEDED AREA.
 A.3. ON SLOPES OF 4:1 OR STEEPER, CREATE HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.
B. SEED BED PREPARATION
 B.1. REMOVE STONES AND TRASH FROM AREA TO BE SEEDED.
 B.2. COMPACTED SOIL SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED.
 B.3. LOW PHOSPHATE, SLOW RELEASE NITROGEN OR LIMESTONE SHALL BE USED. APPLY 10-0-10 LOW PHOSPHATE FERTILIZER AT A RATE OF 600 LBS PER ACRE. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE.
C. SEEDING
 C.1. SEED PER THE FOLLOWING RECOMMENDATIONS

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

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

PERMANENT VEGETATION

A. SITE PREPARATION
 A.1. REFER TO SITE PREPARATION FOR TEMPORARY SEEDING.
B. SEED BED PREPARATION
 B.1. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
 B.2. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS, TRASH OR OTHER UNSUITABLE MATERIAL.
 B.3. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.
 B.4. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
 B.5. LOW PHOSPHATE, SLOW RELEASE NITROGEN OR LIMESTONE SHALL BE USED. APPLY 10-0-10 LOW PHOSPHATE FERTILIZER AT A RATE OF 600 LBS PER ACRE. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE.
C. SEEDING
 C.3. UNLESS OTHERWISE NOTED, GRASS SEED MIXTURE 'C' SHALL BE APPLIED AT THE SPECIFIED RATE AS NOTED IN THE 'SEED MIXTURES FOR PERMANENT VEGETATION' TABLE.
 C.4. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM ¼ TO ½ INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.
 C.5. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
 C.6. WHEN HYDROSEEDING (HYDRAULIC APPLICATION), PREPARE THE SEEDBED AS SPECIFIED ABOVE OR BY HAND RAKING TO LOOSEN AND SMOOTH THE SOIL AND TO REMOVE SURFACE STONES LARGER THAN 2 INCHES IN DIAMETER.
 C.7. SLOPES MUST BE NO STEEPER THAN 2 TO 1.
 C.8. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED (UNLESS IT IS USED TO HOLD STRAW OR HAY). BETTER PROTECTION IS GAINED BY USING STRAW MULCH AND HOLDING IT WITH ADHESIVE MATERIALS OR 500 POUNDS PER ACRE OF WOOD FIBER MULCH.
 C.9. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
D. MAINTENANCE
 D.1. PERMANENTLY SEEDED AREAS SHOULD BE INSPECTED MONTHLY.
 D.2. MOW SEEDED AREAS AS NECESSARY.
 D.3. BASED ON INSPECTION, AREAS SHOULD BE REPAIRED AND/OR RESEEDED TO ENSURE 85% OF THE SOIL SURFACE IS COVERED BY VEGETATION.

MULCHING & EROSION CONTROL MATTING

A. GENERAL
 A.1. APPLY PRIOR TO A STORM EVENT. CLOSELY MONITOR THE WEATHER TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
 A.2. MULCHING WITHIN A SPECIFIED TIME PERIOD FROM ORIGINAL SOIL EXPOSURE
  A.2.1. WITHIN 100 FEET OF WETLANDS THE TIME PERIOD SHOULD BE NO GREATER THAN 7 DAYS.
  A.2.2. IN OTHER AREAS IT SHALL BE NO GREATER THAN 14 DAYS.
B. TEMPORARY MULCHING
 B.1. HAY OR STRAW MULCHES
  B.1.1. ORGANIC MULCHES INCLUDING HAY AND STRAW SHALL BE AIR-DRIED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS.
  B.1.2. APPLICATION RATE SHALL BE 2 BALES/1,000 SF (70-90 POUNDS) OR 1.5-2.0 TONS/ACRE TO COVER 75-90% OF THE GROUND.
  B.1.3. ANCHORING
   B.1.3.1. NETTING: NETTING SHALL BE JUTE, WOOD FIBER, OR BIODEGRADABLE PLASTIC NETTING INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
   B.1.3.2. TACKIFIER: APPLY POLYMER OR ORGANIC TACKIFIER TO ANCHOR HAY OR STRAW MULCH. APPLY PER MANUFACTURER'S SPECIFICATIONS. TYPICAL APPLICATION RATES ARE 40-60 LBS/ACRE FOR POLYMER MATERIAL AND 80-120 LBS/ACRE FOR ORGANIC LIQUID.
  B.1.4. WINTER APPLICATION: APPLY TO A DEPTH OF 4 INCHES OR DOUBLE THE ABOVE LISTED APPLICATION RATE. NOTE THAT IF SEEDING IS NECESSARY, MULCH WILL NEED TO BE REMOVED AND THE AREA SEEDED AND MULCHED IN THE SPRING.
  B.1.5. MAINTENANCE
   B.1.5.1. INSPECT PERIODICALLY AND AFTER RAIN STORMS FOR RILLS OR DISPLACEMENT OF MULCH. REPAIR AS NECESSARY. CONTINUE INSPECTIONS UNTIL 85% VEGETATIVE COVER IS ESTABLISHED.
 B.2. EROSION CONTROL BLANKET OR MATTING
  B.2.1. REFER TO PLANS FOR TYPICAL EROSION CONTROL MATTING DETAIL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  B.2.2. APPLICATION AND TIMING
   B.2.2.1. DURING THE GROWING SEASON (APRIL 15 - SEPTEMBER 15) USE ON THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER), ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS, AND WETLANDS.
   B.2.2.2. DURING THE LATE FALL AND WINTER (SEPTEMBER 15 - APRIL 15) IN ADDITION TO THOSE LISTED ABOVE USE ON SIDE SLOPES OF GRASSED WATERWAYS AND MODERATE SLOPES (GREATER THAN 8%).
  B.2.3. MAINTENANCE
   B.2.3.1. INSPECT PERIODICALLY AND BEFORE AND AFTER STORM EVENTS TO ENSURE CONTACT WITH THE SOIL UNTIL 85% VEGETATIVE COVER IS ESTABLISHED. REPAIR AND RESTAPLE AS NECESSARY.
C. PERMANENT MULCHING
 C.1. WOOD CHIPS OR GROUND BARK
  C.1.1. APPLY TO A THICKNESS OF 2 TO 6 INCHES. TYPICAL APPLICATION RATES ARE 10-20 TONS/ACRE OR 460-920 POUNDS/1,000 SF. REFER TO LANDSCAPE PLAN.
  C.1.2. MAINTENANCE:
   C.1.2.1. INSPECT ANNUALLY AND AFTER RAIN EVENTS OF 2.5 INCHES OR MORE IN A 24 HOUR PERIOD. REPAIR/REPLACE AS NECESSARY.
 C.2. EROSION CONTROL MIX
  C.2.1. COMPOSITION OF THE MIX SHALL BE AS FOLLOWS:
   C.2.1.1. ORGANIC MATTER CONTENT SHALL BE BETWEEN 25-65% DRY WEIGHT BASIS.
   C.2.1.2. PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING THE 3" SCREEN, 90-100% PASSING THE 1" SCREEN, 70-100% PASSING THE 0.75 INCH SCREEN, AND 30-75% PASSING THE 0.25 INCH SCREEN.
   C.2.1.3. THE ORGANIC PORTION SHALL BE ELONGATED AND FIBROUS. IT SHALL NOT CONTAIN WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS.
   C.2.1.4. THE MIX SHALL NOT CONTAIN SILTS, CLAYS, OR FINE SANDS.
   C.2.1.5. SOLUBLE SALTS CONTENT SHALL BE < 4.0MMHOS/CM AND A pH OF 5.0-8.0.
  C.2.2. PLACEMENT OF BERM
   C.2.2.1. PLACE BERM ALONG A LEVEL CONTOUR. BERM MUST BE A MINIMUM OF 12" HIGH ON THE UPHILL SIDE AND 2 FEET WIDE.
  C.2.3. MAINTENANCE
   C.2.3.1. INSPECT PERIODICALLY AND AUGMENT AS NEEDED TO MAINTAIN INITIAL THICKNESS. REPLACE IF NO LONGER FUNCTIONING AS INTENDED.

SOIL STOCKPILES

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

DUST CONTROL

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

SEED MIXTURE SELECTION BASED ON SOIL TYPE

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

SEED MIXTURES FOR PERMANENT VEGETATION

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

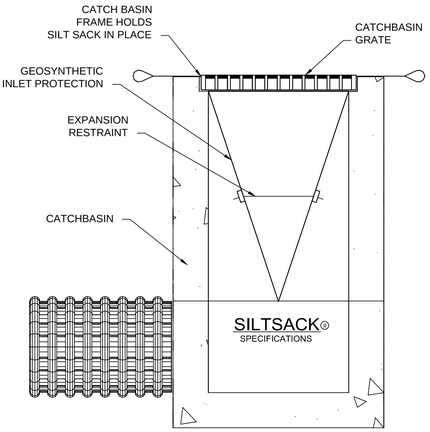
CONSTRUCTION SEQUENCING:

THE ESTIMATED START OF CONSTRUCTION IS SUMMER 2018 AND THE ESTIMATED END OF CONSTRUCTION IS SPRING 2019. THE FOLLOWING CONSTRUCTION SEQUENCING SHALL BE FOLLOWED;

1. COMPLETE PRE-CONSTRUCTION MEETING WITH ALL PARTIES AS REQUIRED BY CONDITIONS OF APPROVAL.
2. CONTACT DIG-SAFE, INDIVIDUAL UTILITIES, AND TOWN DEPARTMENTS TO GET ALL UTILITIES DISCONNECTED PRIOR TO START OF CONSTRUCTION. PROPERLY DISCONTINUE SERVICES OR TEMPORARILY CAP SERVICES AS NECESSARY AND IN ACCORDANCE WITH TOWN REQUIREMENTS.
3. CONTACT BUILDING DEMOLITION CONTRACTOR AND HAVE BUILDING CERTIFIED FROM ENVIRONMENTAL CONCERNS PRIOR TO DEMOLITION ANN RENOVATION.
4. SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
5. INSTALL TEMPORARY CONSTRUCTION SAFETY FENCE (CHAINK LINK) IN ACCORDANCE WITH PLANS, DPW AND ABUTTERS.
6. COMPLETE RENOVATION OF BUILDINGS AND DISPOSE OF ALL DEMOLITION MATERIAL AT OFFSITE APPROVED DEMOLITION FACILITY. INSTALL ALL TEMPORARY EROSION CONTROLS. INSTALL SILT SOXX AS NECESSARY TO PREVENT SEDIMENT FROM RUNNING OFF THE SITE AND PLACE SILT SACKS IN CATCHBASINS.
7. TOTAL SITE DISTURBANCE DEPICTED ON THESE PLANS IS 8,500 SQUARE FEET.
8. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITHIN 45 DAYS AND PERMANENTLY STABILIZED NO LATER THAN 3 DAYS AFTER FINAL GRADING. REFER TO SECTION 4.13 FOR STABILIZATION REQUIREMENTS.
9. SAWCUT PAVEMENT. PERFORM CUTS AND FILLS AS NECESSARY.
10. EXCAVATE FOR UTILITIES AND CONSTRUCT IN ACCORDANCE WITH SITE PLANS. COMPLETE ALL INSPECTIONS AND TESTING AS REQUIRED PRIOR TO BACKFILLING.
11. INSTALL DRAINAGE AND UTILITY STRUCTURES AND STABILIZE PRIOR TO RECEIVING RUNOFF. THIS WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DETAILED CONSTRUCTION PLANS. THIS WORK SHALL OCCUR IN CONJUNCTION WITH PARKING AREA, AND SIDEWALK CONSTRUCTION. ALL STORMWATER TO SEWER SYSTEM CONNECTIONS SHALL BE DISCONNECTED AND REROUTED TO A STORM DRAIN.
12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTINGS.
13. INSTALL REMAINING DRAINAGE AND UTILITY STRUCTURES AND STABILIZE PRIOR TO RECEIVING RUNOFF.
14. INSPECT, MAINTAIN, AND IF NECESSARY, REPAIR ALL EROSION AND SEDIMENT CONTROL MEASURES.
15. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND RESEED ANY AREAS DISTURBED BY REMOVAL.

ADDITIONAL NOTES:

1. NO FUEL SHALL BE STORED ON SITE DURING CONSTRUCTION.
2. DURING CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS WATERING.
3. ALL CONSTRUCTION MATERIALS THAT ARE SPILLED OR DEPOSITED ON THE PUBLIC ROADWAYS SHALL BE REMOVED BY THE CONTRACTOR.
4. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

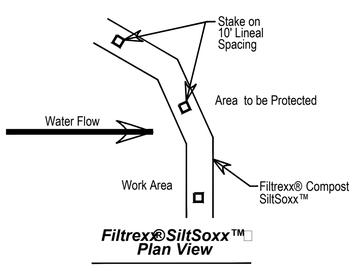


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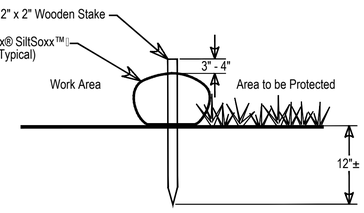
1. GEOSYNTHETIC SEDIMENT FILTER TRAP SHALL BE 'REGULAR FLOW SILTSACK©' OR APPROVED EQUAL. SPECIFICATIONS FOR SILTSACK© ARE DETAILED.
2. FILTER TRAPS SHALL BE INSPECTED AFTER EVERY RAIN EVENT OF 0.25" OR GREATER AND SEDIMENTS SHALL BE REMOVED FROM TRAP WHEN SEDIMENT HAS REACHED TWO THIRDS OF THE DEPTH OF THE TRAP, OR IF PONDING OF WATER AT SURFACE BEGINS TO OCCUR. DO NOT PUNCTURE FILTER TRAP TO MITIGATE PONDING.

CATCH BASIN GEOSYNTHETIC SEDIMENT TRAP

N.T.S.



Filtrexx®SiltSoxx™ Plan View



Filtrexx®SiltSoxx™Section

Notes:

1. All material to meet Filtrexx® specifications .
2. SiltSoxx™ compost/jsoil/rock/seed fill to meet application requirements.

SILT SOCK DETAIL

N.T.S.

DOVER PROJECT NUMBER : P16-08

NO.	DATE	INT.
0.	1/3/18	MS

REVISIONS

INITIAL SUBMISSION TO TRC

SEAL

DATE: 1/3/18
SCALE: AS SHOWN
DESIGNED BY: MS
DRAWN BY: MS
APPROVED BY: MJS
DWG FILE:

CONSTRUCTION DETAILS

prepared for

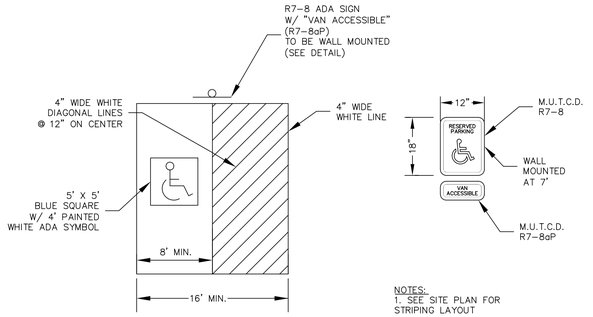
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
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NEWMARKET, NH 03857
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E-MAIL: MJS@MJSENGINEERING.COM

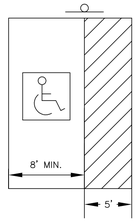
JOB: 17-041

D1

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Wed, 03 Jan 2018 - 3:13pm



NOTES:
1. SEE SITE PLAN FOR STRIPING LAYOUT

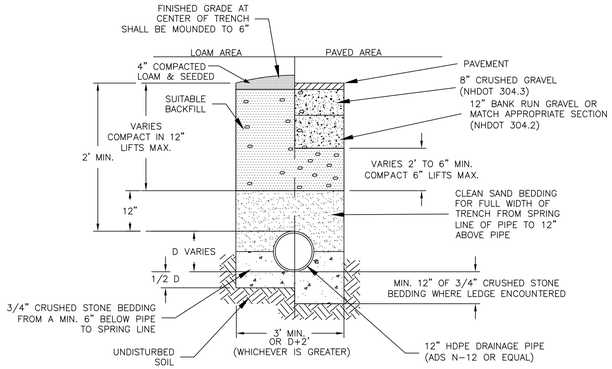


ADA STRIPING AND SIGN DETAIL

N.T.S

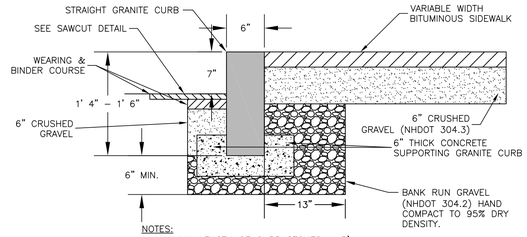
PAVEMENT MARKING NOTES:

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



STANDARD DRAINAGE PIPE TRENCH

N.T.S



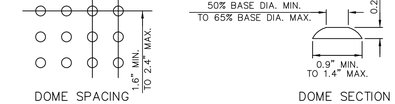
NOTES:
1. MINIMUM LENGTH OF CURB STONES = 3'
2. MAXIMUM LENGTH OF CURB STONES = 10'
3. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.

TYPICAL SECTION

N.T.S

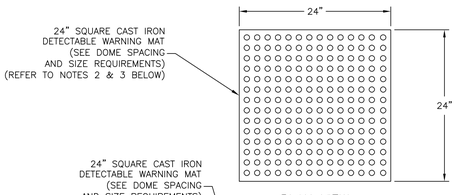
TYPICAL BITUMINOUS SIDEWALK SECTION WITH VERTICAL GRANITE CURB

N.T.S

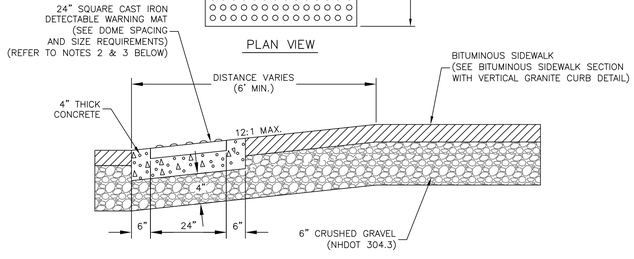


DOME SPACING

DOME SECTION



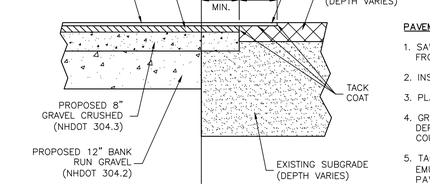
PLAN VIEW



DETECTABLE WARNING MAT DETAIL

N.T.S

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

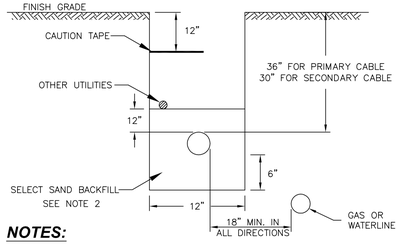


PAVEMENT SAWCUT NOTES

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

TYPICAL PAVEMENT SAWCUT DETAIL

SCALE: N.T.S.

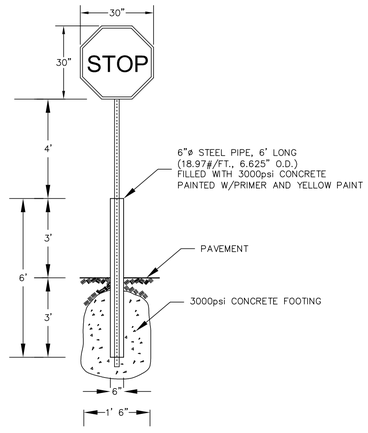


NOTES:

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

TELEPHONE & ELECTRIC TRENCH

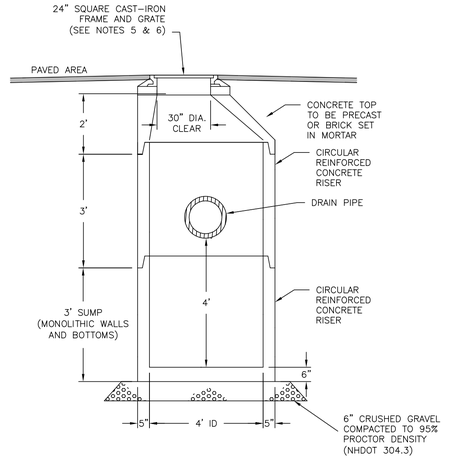
N.T.S



TYPICAL SIGN DETAIL

N.T.S.

NOTES:
1. SEE PLANS FOR SIGN PLACEMENT.



TYPICAL CATCH BASIN DETAIL

N.T.S

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

DOVER PROJECT NUMBER : P17-

NO.	DATE	INT.
0.	1/3/18	MS

REVISIONS

INITIAL SUBMISSION TO TRC

SEAL

DATE: 1/3/18
SCALE: AS SHOWN
DESIGNED BY: MS
DRAWN BY: MS
APPROVED BY: MJS
DWG FILE:

CONSTRUCTION DETAILS

prepared for

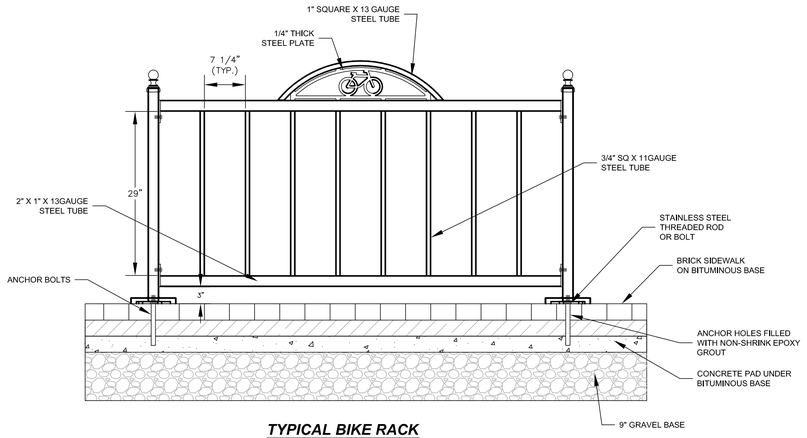
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

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JOB: 17-041

D2

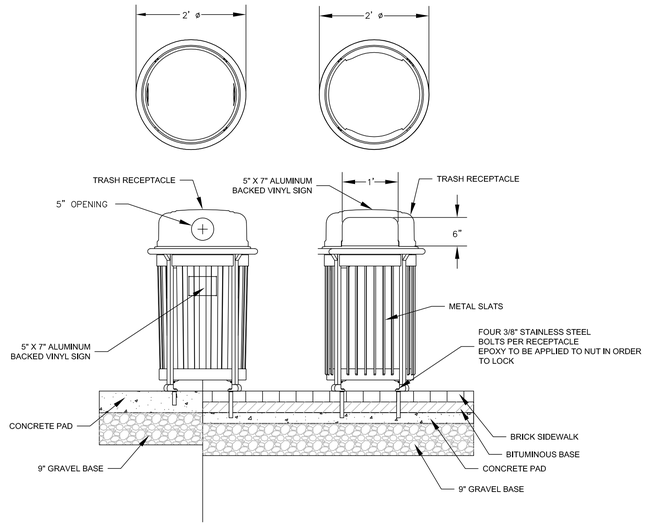
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Mon, 19 Mar 2018 - 3:36pm



TYPICAL BIKE RACK

N.T.S

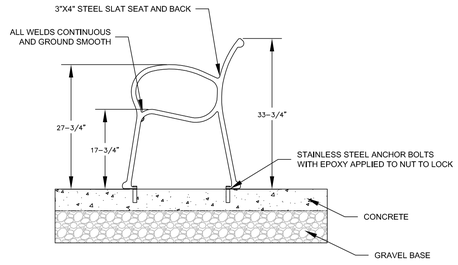
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL STEEL MEMBERS COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING.
3. 1/2" X 3-3/4" EXPANSION ANCHOR BOLTS PROVIDED.



TRASH AND RECYCLING RECEPTACLES
BRICK AND ASPHALT & CONCRETE SLAB LAYOUTS

N.T.S

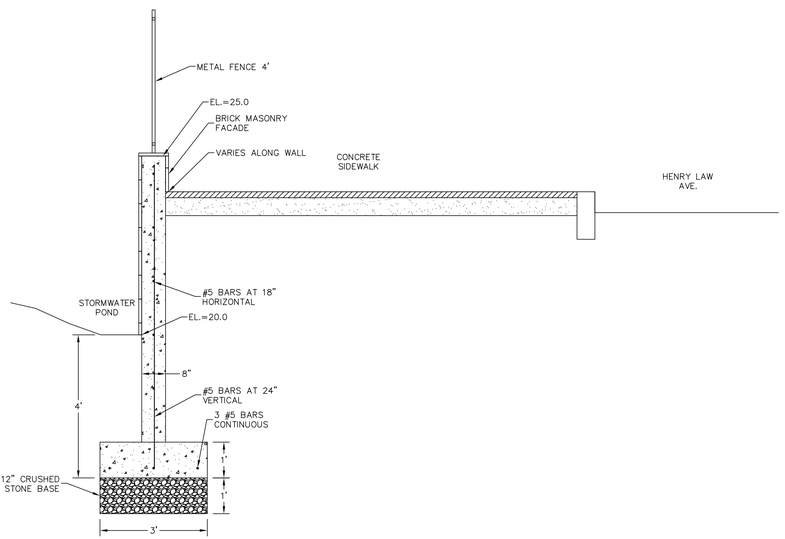
NOTES:
1. SCARBOROUGH TRASH & RECYCLING RECEPTACLES MANUFACTURED BY LANDSCAPE FORMS INC OR EQUAL.
2. ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT-BLACK.
3. ALL WELDS CONTINUOUS THEN GROUND SMOOTH.
4. CONCRETE CLAB TO EXTEND 6" ON ALL SIDES.



TYPICAL BENCH

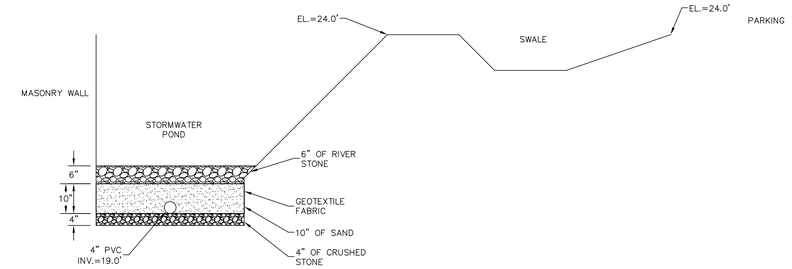
N.T.S

NOTES:
1. SCARBOROUGH TRASH & RECYCLING RECEPTACLES MANUFACTURED BY LANDSCAPE FORMS INC OR EQUAL.
2. ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT-BLACK.
3. ALL WELDS CONTINUOUS THEN GROUND SMOOTH.



MASONRY WALL SECTION

1/2" = 1'



POND CROSS SECTION

1/2" = 1'



POND SIDE VIEW

1/4" = 1'

DOVER PROJECT NUMBER: P18-04

NO.	REVISIONS	DATE	INIT.
2.	REVISION PER STAFF MEETING 3-12-18	3/19/18	MS
1.	REVISION PER TRC MEETING 1-23-18	3/8/18	MS
0.	INITIAL SUBMISSION TO TRC	1/3/18	MS

SEAL

DATE: 1/3/18
SCALE: 1"=30'
DESIGNED BY: MS
DRAWN BY: MS
APPROVED BY: MJS
DWG FILE: 17-041 DetailsC.dwg

LLC

CONSTRUCTION DETAILS
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

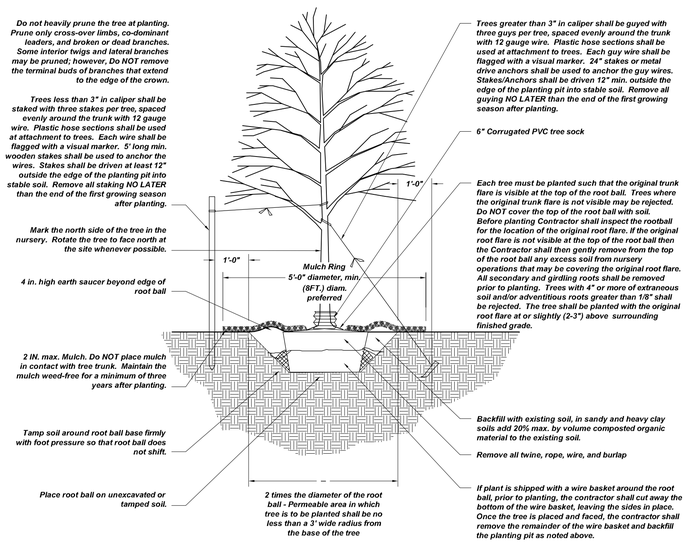
MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857
PHONE: (603) 659-4079 FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041

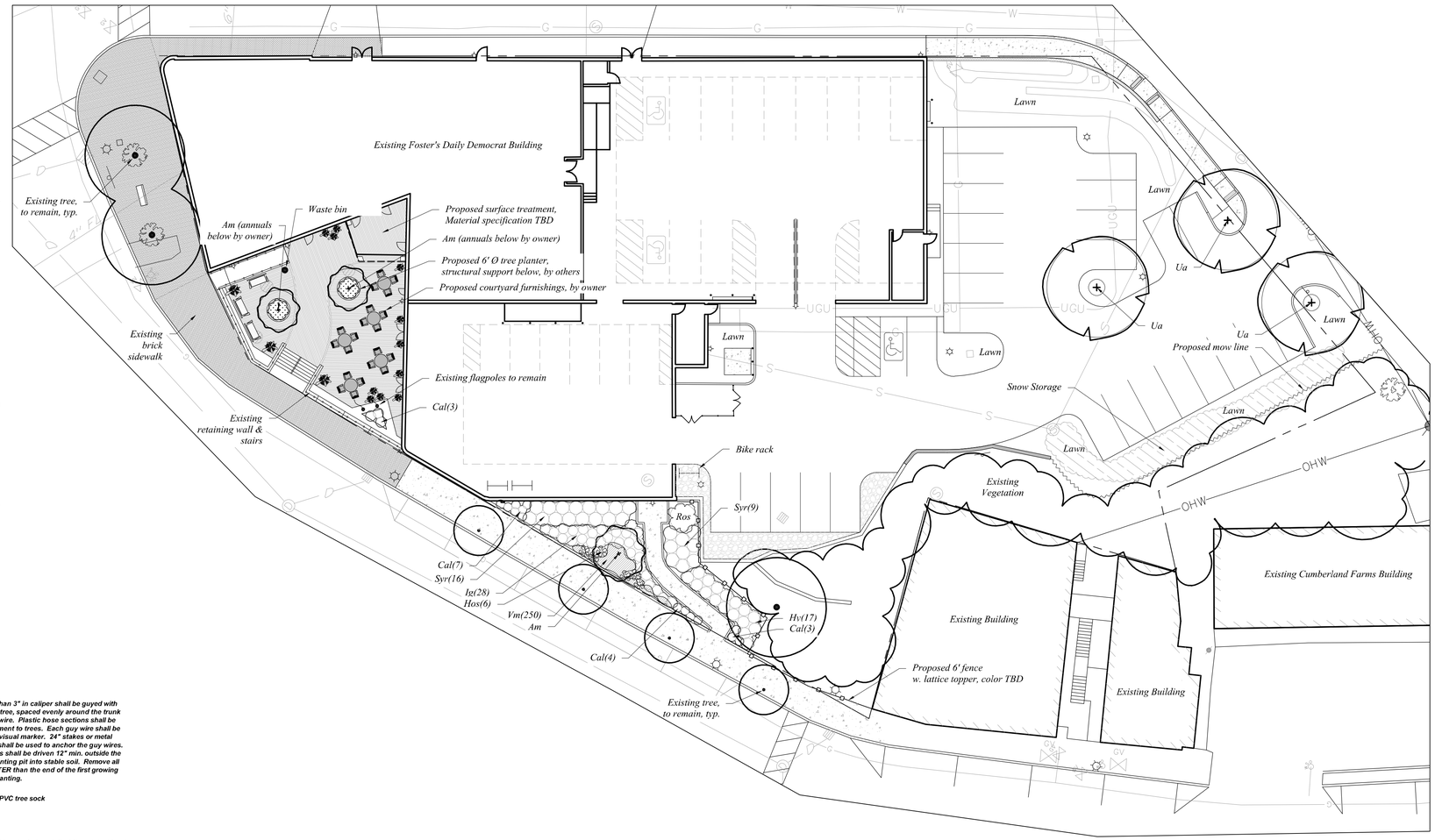
D3

LANDSCAPE NOTES

1. Design is based on drawings by MJS Engineering dated 3/19/2018 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous



TREE PLANTING DETAIL



Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	3	8-10' Ht	B&B
Ua	*Ulmus americana 'Princeton'*	Princeton American Elm	3	3-3.5" Cal	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Hy	*Hydrangea macrophylla 'Endless Summer'*	Endless Summer Hydrangea	17	5 gal	
Ig	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	28	5 gal	
Ros	*Hibiscus syriacus 'Diana'*	Diana Rose-of-Sharon	1	6-7' Ht	B&B Full
Syr	*Syringa 'Bloomerang'*	Bloomerang Lilac	25	3-4' Ht	

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cal	*Calamagrostis acutifolia 'Karl Foerster'*	Feather Reed Grass	17	1 gal	
Hos	*Hosta 'Frances Williams'*	Frances Williams Hosta	6	1 gal	
Vm	*Vinca minor 'Bowles'*	Bowles Periwinkle	250	2.5" pots	

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

NO.	REVISIONS	DATE	INT.
2.	PER SITE PLAN CHANGES	3/19/18	VM
1.	PER TRC COMMENTS	3/7/18	VM
0.	INITIAL SUBMISSION TO TRC	1/11/18	VM

SEAL

DATE: 1/11/18
SCALE: 1"=20'
DESIGNED BY: VM
DRAWN BY: VM
APPROVED BY: RW
DWG FILE:

PROPOSED LANDSCAPE PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

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

JOB: 17-041

L1

Fosters Daily Democrat Building

Planning Board Submission

P18-04

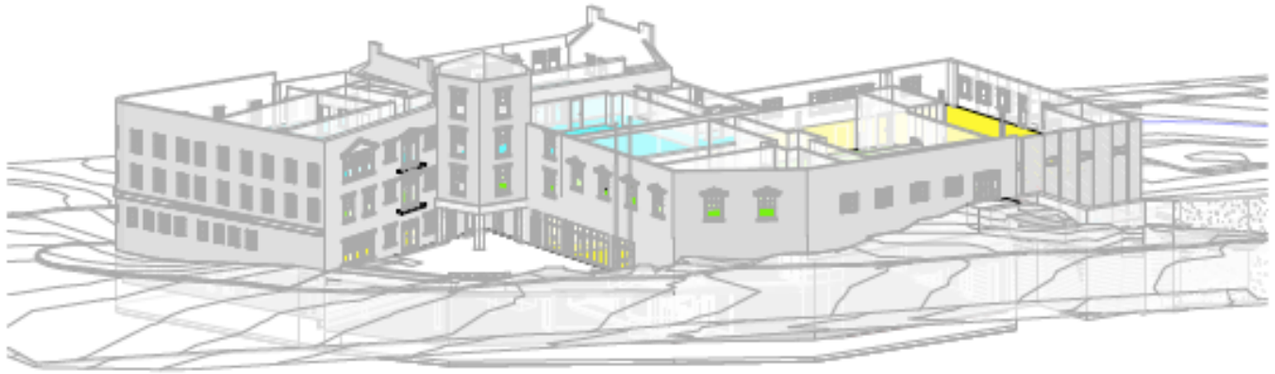
Notes:

- Exterior Egress Doors are labeled #1 thru #8 & wrap from the parking lot up to Central Avenue
- Doors #3 thru #8 are shown at these images
- Doors #1 and #2 are at the parking level (south side of the building and are not visible)

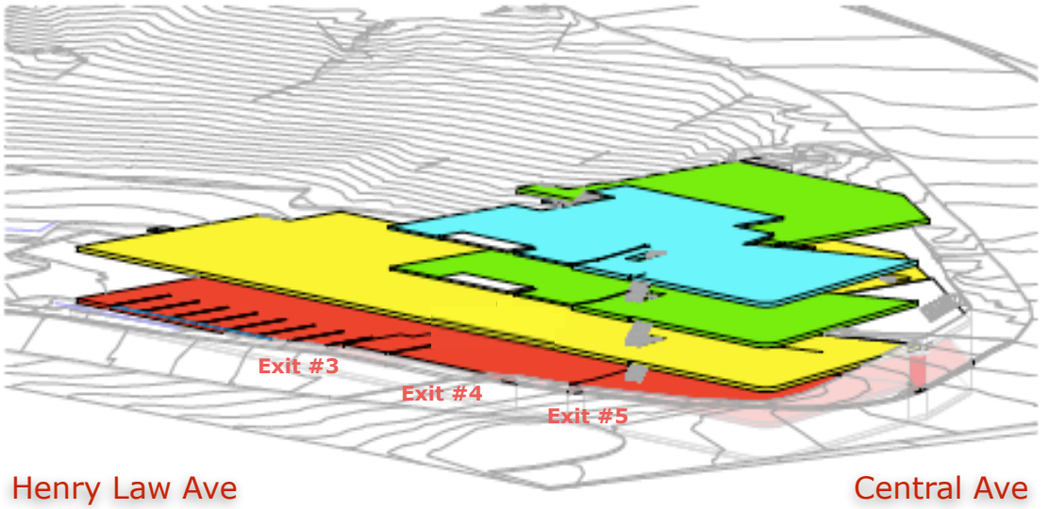


Henry Law Ave

Central Ave

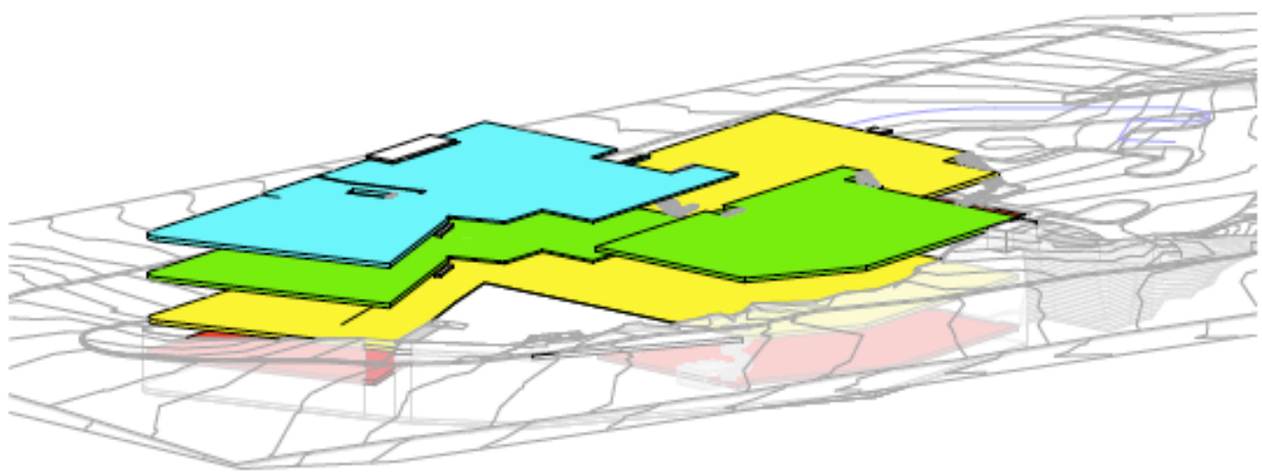


Central Ave



Henry Law Ave

Central Ave



1st Floor / Parking

2nd Floor

3rd Floor

4th Floor

Proposed Floor Diagram

3-6-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission

P18-04

Notes:

- Exterior Egress Doors are labeled #1 thru #8 & wrap from the parking lot up to Central Avenue
- Internal Egress Stairs are labeled A thru D
- ADA Accessible Routes will connect all egress doors to exterior Public Ways



Notes:

- Commercial Space Uses are not known at this time

20,300 SF +/-

3,700 SF +/-	Egress / Circulation
2,100 SF +/-	Commercial
0 SF +/-	Residential
4,500 SF +/-	Mechanical / Storage
10,000 SF +/-	Parking

Proposed Ground Floor Plan

Proposed Floor Plans will comply with IBC, ANSI and other applicable Building Codes.

3-6-2018

TMS architects

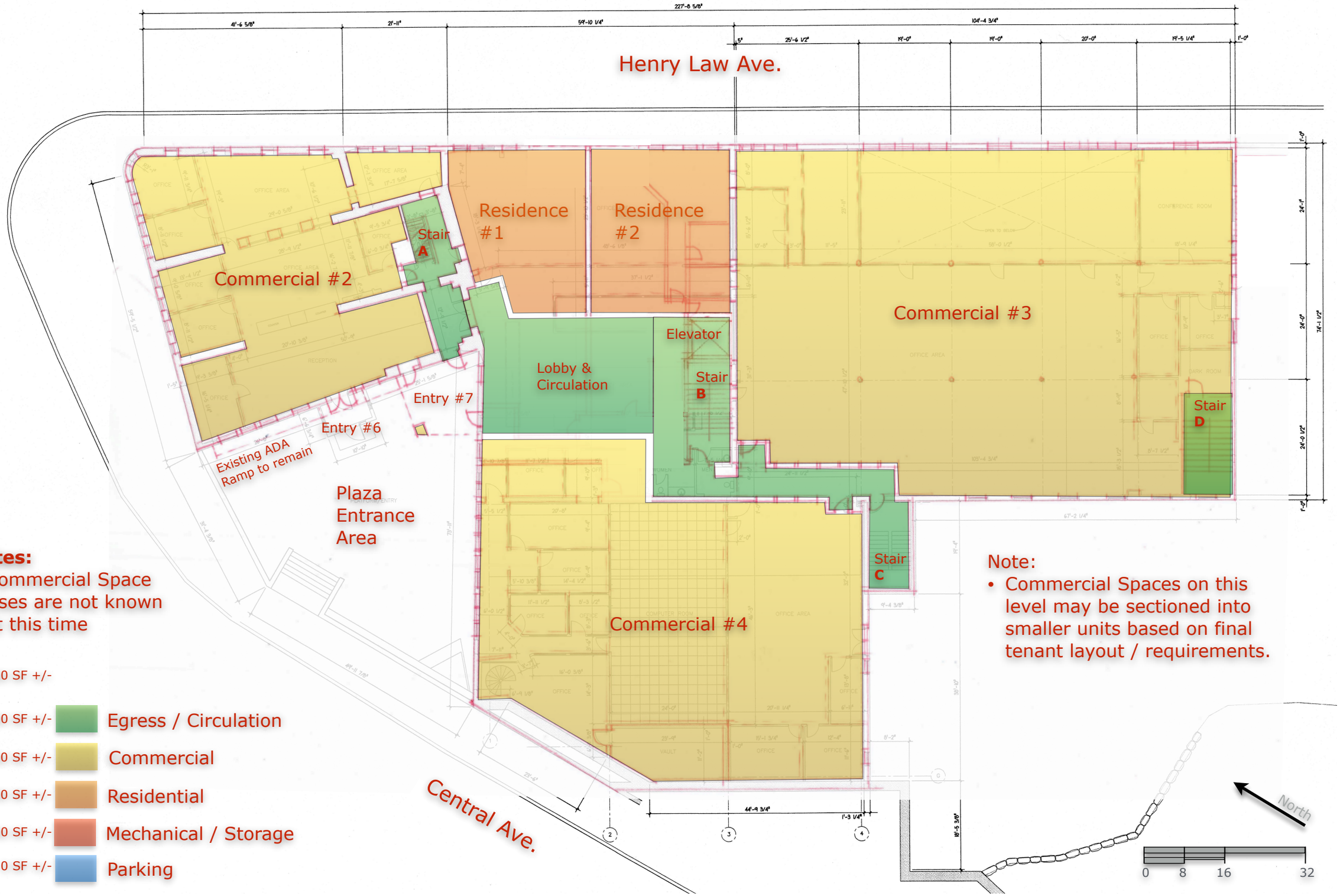
Fosters Daily Democrat Building

Planning Board Submission

P18-04

Notes:

- Exterior Egress Doors are labeled #1 thru #8 & wrap from the parking lot up to Central Avenue
- Internal Egress Stairs are labeled A thru D
- ADA Accessible Routes will connect all egress doors to exterior Public Ways



Notes:

- Commercial Space Uses are not known at this time

20,300 SF +/-		
1,500 SF +/-		Egress / Circulation
14,000 SF +/-		Commercial
2,800 SF +/-		Residential
2,000 SF +/-		Mechanical / Storage
0 SF +/-		Parking

Note:

- Commercial Spaces on this level may be sectioned into smaller units based on final tenant layout / requirements.

Proposed Second Floor Plan

Proposed Floor Plans will comply with IBC, ANSI and other applicable Building Codes.

3-6-2018

TMS architects

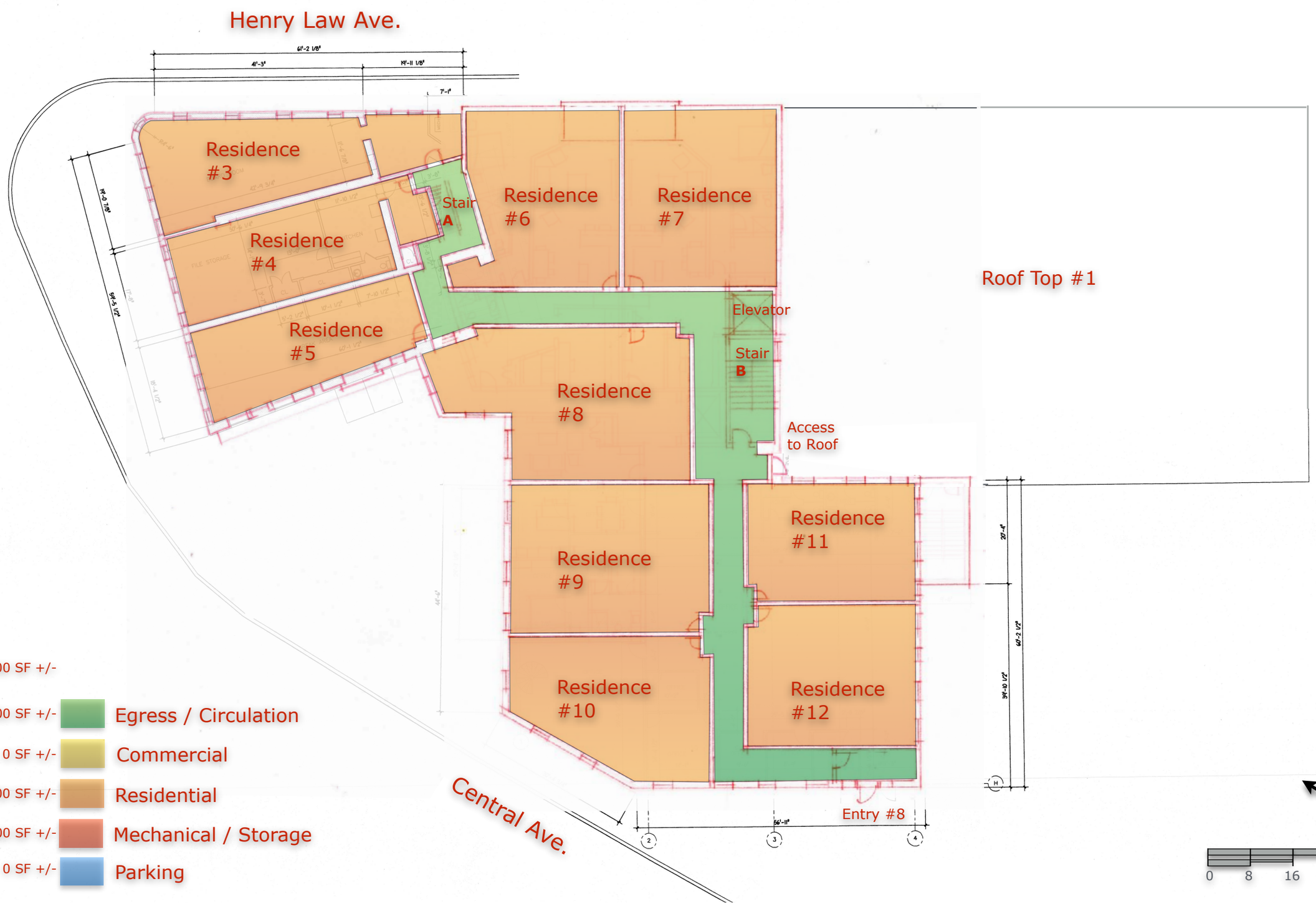
Fosters Daily Democrat Building

Planning Board Submission

P18-04

Notes:

- Exterior Egress Doors are labeled #1 thru #8 & wrap from the parking lot up to Central Avenue
- Internal Egress Stairs are labeled A thru D
- ADA Accessible Routes will connect all egress doors to exterior Public Ways



13,100 SF +/-

1,400 SF +/-	Egress / Circulation
0 SF +/-	Commercial
10,200 SF +/-	Residential
1,500 SF +/-	Mechanical / Storage
0 SF +/-	Parking

Proposed Third Floor Plan

Proposed Floor Plans will comply with IBC, ANSI and other applicable Building Codes.

3-6-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission P18-04



7,500 SF +/-

1,000 SF +/-		Egress / Circulation
0 SF +/-		Commercial
5,500 SF +/-		Residential
1,000 SF +/-		Mechanical / Storage
0 SF +/-		Parking

Proposed Fourth Floor Plan

Proposed Floor Plans will comply with IBC, ANSI and other applicable Building Codes.

3-6-2018

TMS architects

Fosters Daily Democrat Building

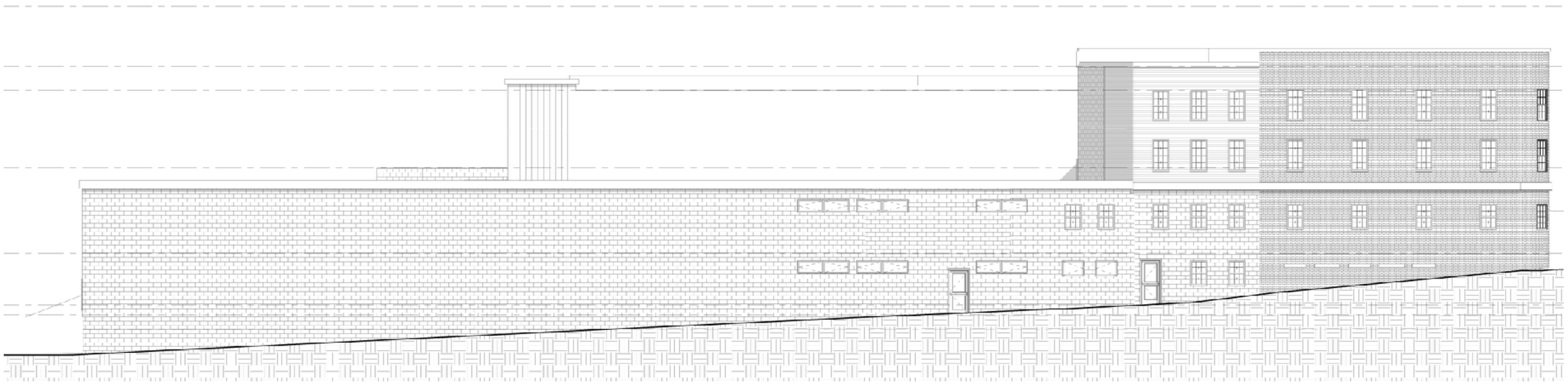
Planning Board Submission P18-04

Notes:

- Existing Elevations shown for reference of new elements seen in following sheet



Central Avenue Elevation



Henry Law Avenue Elevation

Existing Elevations

3-6-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission

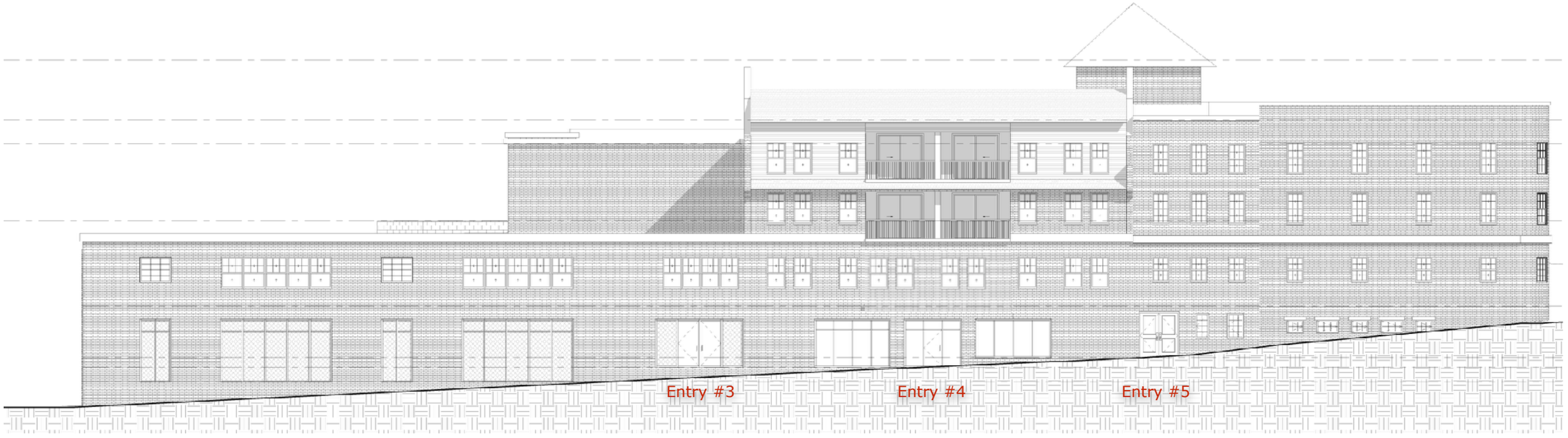
P18-04

Notes:

- Exterior Materials are intended to match existing wherever possible
- New Materials will be sensitive to the existing building style and color
- New colors to match as close as possible to existing colors
- New Balconies will have metal railings
- HVAC equipment located on roof tops to be screened from view



Central Avenue Elevation



Henry Law Avenue Elevation

Proposed Elevations

3-6-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission P18-04

Notes:

- New Brick Material to match existing
- New Clapboard material to be white or off-white to match with existing and proposed trim color



Henry Law Ave. Perspective

3-6-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission P18-04

Notes:

- New Brick Material to match existing
- New Clapboard material to be white or off-white to match with existing and proposed trim color



Central Ave. Perspective

3-6-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission P18-04

Notes:

- New Brick Material to match existing
- New Siding material to be white or off-white to match with existing and proposed trim color



Henry Law Ave. Perspective

3-6-2018

TMS architects

Fosters Daily Democrat Building

Planning Board Submission P18-04

Notes:

- New Brick Material to match existing
- New Siding material to be white or off-white to match with existing and proposed trim color



Williams Street Perspective

3-6-2018

TMS architects

CITY OF DOVER – ORDINANCE

CITY OF DOVER

Posted:

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by updating the Code to reflect changes in the community and in land use regulations.

2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-6 "Definitions", revising section B as follows:

"B. Words and terms appearing in CAPITAL LETTERS throughout this Chapter shall have the meanings indicated~~:~~ below. Common words and terms not defined in this Chapter shall use the definition provided in the Merriam-Webster Dictionary. Land Use/Planning words and terms not defined in this Chapter shall rely on the definition contained within A Planners Dictionary published and updated by the American Planning Association."

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-6 "Definitions", to delete the definition of Building Floor Area as follows:

BUILD TO LINE means a line parallel to the STREET RIGHT-OF-WAY LINE representing the distance that ~~which~~ part of the BUILDING ~~is~~ must be located. Front porches, stairs and handicap ramps may extend beyond the BUILD TO LINE up to half their depth. If locating the BUILDING at the BUILD TO LINE is not possible due to SETBACK or buffer requirements of Chapter 170-27 or Chapter 170-27.1, the BUILDING shall be located as close to the BUILD TO LINE as feasible. For parcels with no frontage, the BUILD TO LINE shall be calculated from the boundary parallel to the nearest STREET RIGHT-OF-WAY LINE. For parcels with frontage on a tidal waterway, the BUILD TO LINE may be one hundred feet from the waterway, no matter the distance to the STREET RIGHT-OF-WAY LINE.

BUILDING means any STRUCTURE built for the support, shelter or enclosure of persons, animals, chattels or property of any kind and which is constructed and permanently affixed on the land. Such "BUILDING" includes open ~~porches~~ decks, open breezeways and any roofed areas. This in no way is to be construed to include a trailer, MANUFACTURED HOUSE or any other like product. For the purposes of measuring SETBACKs, eaves and uncovered ~~decks,~~ porches ~~and~~ handicap ramps or steps may encroach into the side, REAR

and front SETBACKs for a distance of up to three (3) feet. Patios are not required to meet SETBACKS.

"~~**BUSINESS FLOOR AREA** means that area, leased or occupied by a business, excluding hallway(s) or shared BUILDING/tenant facilities~~."

3. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-7 "Establishment of Districts" to revise the name of the "Gateway District" as follows:

"B-5 ~~Gateway~~ Highway Business District

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by revising the Dimensional Regulations Tables in the Gateway District (B-5) to rename it to the Highway Business District.

4. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-11 "Use Regulations" section D "Planning Board site Review Approval" as follows:

"D. PLANNING BOARD Site Review Approval. Any ~~The following~~ development/redevelopment meeting the criteria laid out in the Applicability section of the Site Review Regulations of the City of Dover shall be subject to the rules and regulations contained in said chapter. ~~the Site Review Regulations of the City of Dover[1]:~~

~~(1) All non-residential development or redevelopment.~~

~~(2) All multi-family residential uses wherein more than five (5) units are proposed for development.~~

~~(3) All MANUFACTURED HOUSING PARKS.~~

[1] See Ch. 149, Site Review.

~~(4) Any chance of use as defined in Chapter 149, Site Review Regulations.~~

5. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by revising the Dimensional Regulations Tables in the Thoroughfare Business District (B-3), HOTEL/Retail District (B-4), Gateway District (B-5) District to adjust the add Principle Building Setbacks as follows:

B-3

FRONT SETBACK	**~~50~~30 FT**
ABUT A STREET SETBACK	**~~50~~30 FT**

B-4

FRONT SETBACK	**~~50~~30 FT**
ABUT A STREET SETBACK	**~~50~~30 FT**

B-5

FRONT SETBACK	**~~50~~30 FT**
ABUT A STREET SETBACK	**~~50~~30 FT**

6. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District" by revising the Dimensional Regulations Table in the Heritage Residential District (HR) footnote [*]: "Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable."

7. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-14 "Nonconforming LOTS" by revising the reference to former Article X, now Article XI of this ordinance as follows:

B. "Refer to Article X**I** of this chapter for provisions regulating nonconforming LOTS that are adjacent or of continuous FRONTAGE and NONCONFORMING USES and STRUCTURES"

8. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-15 "OPEN SPACE Requirements", by revising the title and adding new subsection D and E and revising the current D to F as follows:

"170-15. ~~OPEN SPACE~~ Recreation Space and Separation between Use Requirements. **[Amended on 08-01-90 by Ord. No. 8-90, Amended on 12-09-2009 by Ord. No. 2009.09.09-15.]**

A. For each bedroom of a multifamily [greater than four (4) DWELLING UNITs] residential STRUCTURE, there shall be provided at least one hundred (100) square feet of usable ~~OPEN SPACE~~ recreation space. Half of this required ~~OPEN SPACE~~ recreation space shall be provided in such a manner so as to afford active recreational opportunities for children, to include such facilities as swings, sandboxes, slides, play areas, etc. The remainder of the required ~~OPEN SPACE~~ recreation space shall be provided in such a manner so as to afford passive recreational opportunities for adults, such as sitting areas, outdoor cooking facilities, walkways, etc. The active and passive recreational facilities may be combined or separated as appropriate to the site and to the anticipated occupancy needs of the development. ~~Efficiency apartments shall be counted on the basis of fifty (50) square feet per unit. Projects which are designed not to contain children (i.e., housing for the elderly) may eliminate the active recreational component of this requirement.~~

   a. Efficiency apartments shall be counted on the basis of fifty (50) square feet per unit.

   b. A payment in lieu of providing the recreation space on site, for an existing recreation area, may be agreed to by the Planning Board.

B. The minimum distance between any main BUILDING and any accessory BUILDING not structurally attached to such main BUILDING shall be not less than the HEIGHT of the REAR wall of the accessory BUILDING.

C. No part of a yard or other ~~OPEN SPACE~~ recreation space required about any BUILDING for the purpose of complying with the provisions of this Chapter shall be included as part of a yard or other ~~OPEN SPACE~~ recreation space similarly required for another BUILDING.

D. ~~All OPEN SPACE requirements pursuant to this section shall not be binding in the CBD, and CWD Zoning Districts.~~ Non-Residential uses requiring site plan review shall be at least one hundred fifty (150) feet from all existing residential STRUCTUREs, located within residential zones.

E. A continuous and year round visual buffer of either vegetation or fencing shall separate STRUCTURES and parking areas from existing residential STRUCTUREs located to the rear and side of any proposal.

F. All screening requirements pursuant to this section shall not be binding in the ETP or any Mixed Use Zoning District.

G. All recreation space requirements pursuant to this section shall not be binding in the CBD – General, TOD and CWD districts.

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by revising the Dimensional Regulations table in the B-4 District revising footnote 4 as follows:

"[4] ~~Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enaction of the B-4 Zoning District. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18-88]~~ See Section 170-15"

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by revising the Dimensional Regulations table in the B-5 District revising footnote 4 as follows:

"[4] ~~A continuous visual buffer of either vegetation or fencing shall separate buildings and parking areas from existing residential structures located to the rear and side of any proposal.~~ See Section 170-15"

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District", by revising the Dimensional Regulations table in the I-4 District revising footnote 4 as follows:

"[4] ~~Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enaction of the I-4 Zoning District. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18-88]~~ See Section 170-15"

9. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-17 "Dimensional Regulations for Handicapped Accessible Additions" by revising as follows:

"Upon the discretion of the Building Inspector, with consultation of the Zoning Administrator, in all zoning districts a STRUCTURE constructed for the express purpose of improving and/or providing accessibility to an existing BUILDING for physical and/or mentally challenged individuals may be erected within the BUILDING SETBACKS (front, side and/or REAR) as specified in the Table of Dimension Regulations provided:

A. The STRUCTURE cannot feasibly and practicably be constructed on the LOT in compliance with the Table of Dimensional Regulations;

~~B. ABUTTERS to the property on which the proposed STRUCTURE will be erected shall be notified by the Building Inspector prior to the issuance of the building permit; and~~

C. The STRUCTURE must not create a hazard or detrimental impact to surrounding properties."

10. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-20 "Central Business District Regulations", by revising section D – "Standards and regulations", to read as follows

"D. Standards and regulations

(1) The standards for use and dimensions to be utilized within the CBD are shown on the tables at the end of the section. Included in each table are the following areas:

(a) District Purpose

(b) LOT Occupation Regulations

(c) Diagram of BUILDING HEIGHT

(d) Diagram of BUILD TO LINEs

(e) Special Regulations

(f) Permitted Uses

~~(2) Where BUILDINGs exist on LOTs adjacent to a proposed BUILDING, the proposed BUILDING may match the more conforming of the adjacent BUILDINGs' SETBACKs and HEIGHTs rather than match the provisions of this code, through the issuance of a conditional use permit.~~ BUILDING HEIGHT may be increased by one (1) story for each subgrade story of parking provided on the site. Any additional stories shall be setback from the allowed height to create a terrace.

(3) General Guiding Principles for BUILDING Placement

(a) The goal of the BUILDING HEIGHT and BUILD TO LINE standards is the creation of a healthy and vital public realm through good STREET space.

(b) BUILDINGs are aligned and close to the STREET.

(c) The STREET is a coherent space, with consistent BUILDING forms on both sides of the STREET, creating a clear PUBLIC SPACE and community identity.

(d) BUILDINGs oversee the STREET (and SQUARE) with active fronts contributing to a vital and safe PUBLIC SPACE.

(e) Property lines are physically defined by BUILDINGs or STREET WALLs.

(f) BUILDINGs are designed for an urban feel and situation. Views are directed to the STREET and the garden/courtyard, not toward the neighbors. However within the STREET wall alcoves or small courtyards are permitted to allow for seating and public access

(g) Vehicle storage, garbage and mechanical equipment are kept away from the STREET.

(h) Within the General, Mixed Use, and TOD sub-districts, new retail and commercial activities are located on the GROUND FLOOR. Residential activity is not.

a. Where a BUILDING does not front directly onto a STREET or municipal parking lot residential activity may be located on the GROUND FLOOR. When retail and commercial activities are located on the GROUND FLOOR of BUILDINGs not fronting directly onto a STREET or municipal parking lot, the HEIGHT of the BUILDING may be increased by one (1) story.

b. Where a BUILDING fronts more than one (1) STREET, residential activity may be located on the GROUND FLOOR, of the portion fronting on the secondary STREET. If retail and commercial activities are located on the GROUND FLOOR of BUILDING along all STREETs, the HEIGHT of the BUILDING maybe increased by one (1) story.

i. The determination of a secondary STREET shall be made during the Site Plan Review process by vote of the Technical Review Committee.

ii. Any additional stories shall be setback from the allowed height to create a terrace.

(i) In the Downtown Gateway residential may be located on the GROUND FLOOR, however new retail and commercial activities are encouraged to be developed.

(j) Parking (not including on-street parking) should be away from the STREETs and shared by multiple owners/users.

(k) Historic character should be preserved and enhanced by context sensitive construction.

11. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-23 “Impact Fees” as follows:

"170-23. IMPACT FEE Ordinance. **[Amended on 01-22-2003 by Ord. No. 35-02; Amended on 12-09-2009 by Ord. No. 2009.09.09-15; Amended on 11-28-2012 by Ord. No. 2012.11.14-24.]**

A. Purpose: This ordinance is enacted pursuant to RSA 674:16 and 674:21, and in order to:

- ~~Promote public health, safety, convenience, welfare, and prosperity;~~
- ~~Insure that adequate and appropriate public facilities are available; and~~
- ~~Provide for the harmonious development of the City and its environs.~~

~~For consideration in lieu of above:~~

(1) Assist in the implementation of the Master Plan and Capital Improvements Program;

(2) Provide adequate public capital facilities necessitated by NEW DEVELOPMENT;

(3) Assess an equitable share of the cost of public capital facilities to NEW DEVELOPMENT.

B. Authority

(1) IMPACT FEEs may be assessed to NEW DEVELOPMENT to compensate the City of Dover and the School District for the proportional share of capital facilities generated by NEW DEVELOPMENT in the City of Dover. Any person who seeks approval for NEW DEVELOPMENT may be required to pay an IMPACT FEE in the manner set forth herein.

(2) The PLANNING BOARD may, as a condition of approval of any subdivision, site plan, or change of use, and when consistent with applicable Board regulations, require an APPLICANT to pay exaction for off site improvements necessitated by the development.

(3) Nothing in this section shall be construed to limit the existing authority of the PLANNING BOARD to disapprove proposed development which is scattered or premature, or which would require an excessive expenditure of public funds, or which would otherwise violate applicable ordinances and regulations. Nothing in this section shall be construed to limit the PLANNING BOARD's authority to require off-site work to be performed by the APPLICANT, in lieu of paying an exaction for OFF-SITE IMPROVEMENTS, or the board's authority to impose other types of conditions of approval. Nothing in this section shall be construed to affect types of fees governed by other statutes, ordinances or regulations.

C. ASSESSMENT Methodology

(1) Proportionality: The amount of the IMPACT FEE shall be calculated by the PLANNING BOARD to be a proportional share of municipal capital improvement costs which is reasonably related to the capital needs created by the development, and to the benefits accruing to the development from the capital improvements financed by the fee. The PLANNING BOARD may prepare, adopt, or amend studies or reports that are consistent with the above standards, and which define a methodology for IMPACT FEE ASSESSMENT for public capital facilities and IMPACT FEE ASSESSMENT schedules therefore.

(2) Existing Deficiencies: Upgrading of existing facilities and STRUCTUREs, the need for which is not created by NEW DEVELOPMENT, shall not be paid for by IMPACT FEEs.

(3) In the case of NEW DEVELOPMENT created by conversion or modification of an existing use, the impact fee shall be based upon the net positive increase in the impact fee assessed for the new use as compared to the highest impact fee that was or would have been assessed for the previous use in existence on or after the effective date of this Ordinance.

D. Administration

(1) Accounting: In accord with RSA 673:16, II and RSA 674:21, V(c), IMPACT FEEs shall be accounted for separately, shall be segregated from the City's general fund, may be spent upon order of the City Council, and shall be used solely for the capital improvements for which it was collected, or to recoup the cost of capital improvements made in anticipation of the needs which the fee was collected to meet. In the event that bonds or similar debt instruments have been or will be issued by the City of Dover or the Dover School District for the funding of capital improvements that are the subject of IMPACT FEE ASSESSMENT, IMPACT FEEs from the appropriate related capital facility IMPACT FEE accounts may be applied to pay debt service on such bonds or similar debt instruments.

(2) ASSESSMENT and COLLECTION:

(a) Where subdivision or site plan approval is required for NEW DEVELOPMENT, IMPACT FEEs shall be assessed at the time of PLANNING BOARD approval of a subdivision PLAT or site plan. The amount of such ASSESSMENT shall be applicable to subsequent BUILDING construction within the approved subdivision or site plan for a period of ~~four (4)~~ five (5) years from the date of PLANNING BOARD approval. Once this ~~four (4)~~ five (5)year period has expired, remaining construction for which no BUILDING permit has been obtained shall be subject to the adopted fee schedule in force at the time the BUILDING permit application is made.

(b) With the exception of those PLATS and site plans meeting the conditions in A) above, and when no other PLANNING BOARD approval is required, or has been made prior to the adoption or amendment of the IMPACT FEE ordinance, IMPACT FEEs shall be assessed upon the issuance of a BUILDING permit. In such cases, the IMPACT FEE schedule in force at the time of the BUILDING permit application shall apply.

(c) IMPACT FEEs will be collected prior to or at the time of issuance of a Certificate of Occupancy ~~BUILDING permit~~, unless the PLANNING BOARD establishes an alternate , mutually acceptable schedule of payment of IMPACT FEEs imposed on an ASSESSED PROPERTY. If an alternate schedule of payment is established, the PLANNING BOARD may require security, in the form of a cash bond, letter of credit, or performance bond so as to guarantee future payment of IMPACT FEEs. In no case will an IMPACT FEE payment be allowed to be made after the issuance of a CERTIFICATE OF OCCUPANCY.

(3) Security: In the interim between ASSESSMENT and COLLECTION, the Building Inspector may require developers to post bonds, issue letters of credit, accept liens, or otherwise provide suitable measures of security so as to guarantee future payment of assessed IMPACT FEEs.

(4) Refund of Fees Paid: The current owner of record of property for which an IMPACT FEE has been paid shall be entitled to a refund of that fee, plus accrued interest under the following circumstances:

(a) When either the full or partial portion of the IMPACT FEE, whichever is applicable, has not been encumbered or legally bound to be spent for the purpose for which it was collected within a period of six (6) years from the date of the full and final payment of the fee; or

(b) When the City of Dover, or in the case of school IMPACT FEEs, the Dover School District, has failed, within the period of six (6) years from the date of the full and final payment of such fee, to appropriate their proportionate non-IMPACT FEE share of related capital improvement costs.

E. Appeals

(1) A party aggrieved by a decision made by the Building Inspector regarding the ASSESSMENT or COLLECTION of IMPACT FEEs authorized by this Section may appeal such decision to the PLANNING BOARD.

(2) In accord with RSA 676:5, III, appeals of the decision of the PLANNING BOARD in administering this ordinance may be made to Superior Court, as provided in RSA 676:5, III and RSA 677:15.

F. Waivers

(1) The PLANNING BOARD may grant full or partial waivers of IMPACT FEEs where the PLANNING BOARD finds that one (1) or more of the following criteria are met with respect to the particular public capital facilities for which IMPACT FEEs are normally assessed:

~~(a) An APPLICANT may request a full or partial waiver of school IMPACT FEEs for those residential units that are lawfully restricted to occupancy by senior citizens age sixty two (62) or over in a development that is also maintained in compliance with the provisions of RSA 354-A: 15, Housing For Older Persons. The PLANNING BOARD may waive school IMPACT FEE ASSESSMENTS on such age-restricted units where it finds that the property will be bound by lawful deeded restrictions on occupancy by senior citizens age sixty two (62) or over for a period of at least twenty (20) years.~~

~~(b) A person may request a full or partial waiver of IMPACT FEEs for construction within a subdivision or site plan approved by the PLANNING BOARD prior to the effective date of this ordinance. Prior to granting such a waiver, the PLANNING BOARD must find that the proposed construction is entitled to the four (4) year exemption provided by RSA 674:39, pursuant to that statute. This waiver shall not be applicable to phases of a phased development project where active and substantial development, BUILDING and construction has not yet occurred in the phase in which construction is proposed.~~

(c) The PLANNING BOARD may agree to waive all or part of an IMPACT FEE ASSESSMENT and accept in lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public. Prior to acting on a request for a waiver of IMPACT FEEs under this provision that would involve a contribution of real property or the construction of capital facilities; the PLANNING BOARD shall submit a copy of the waiver request to the City Council for its review and consent prior to its acceptance of the proposed contribution. The value of contributions or improvements shall be credited only toward facilities of like kind, and may not be credited to other categories of IMPACT FEE ASSESSMENT. The APPLICANT shall pay all costs incurred by the City for the review of such proposal, including consultant and counsel fees.

12. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-25 "Floodplain Development", by revising section D – "Standards and regulations", to read as follows

"(c) Certification by a registered engineer or architect that the FLOOD PROOFING methods for any nonresidential STRUCTURE meet the FLOOD PROOFING criteria in subsection K~~L~~(2)."

13. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-27 "Conservation District", by revising section D – "Procedures for Subdivision", to read as follows

"D. Procedures for subdivision. No subdivision of land shall be permitted which would create a LOT or parcel or leave as a remainder a LOT or parcel is solely made up of an area defined as ~~which does not have, outside the~~ Conservation District, ~~an area equal to the minimum LOT size or one (1) acre, whichever is less~~. ~~The~~ ~~ZONING BOARD OF ADJUSTMENT~~ ~~may grant an exception to this rule if~~ unless such a LOT or parcel is to be permanently dedicated to OPEN SPACE or natural uses and is to be dedicated to a public or private agency having as a purpose the holding of such land in a natural state in perpetuity."

14. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-27.2 "Transfer of Development Rights" to read as follows

"170-27.2. TRANSFER OF DEVELOPMENT RIGHTS. **[Amended on 10-31-90 by Ord. No. 16-90; Amended on 01-22-2003 by Ord.35-02; Amended on 12-09-2009 by Ord. No. 2009.09.09-15; Amended on 02-22-2012 by Ord. No. 2012.01.25.]**

A. Authority. By the authority granted under RSA 674:21, this section creates overlay district(s) for the purpose of transferring DEVELOPMENT RIGHTS (TDR) within said districts.

B. Purpose and Intent. Within the City of Dover there are certain lands that possess significant conservation features, including but not limited to wetlands, groundwater recharge zones, forested areas, wildlife habitat, farmland, scenic viewsheds, historic landmarks, and linkages to other such areas. Because of their unique assemblages of flora and fauna and their significant contribution to the ecological system and/or the cultural identity of our community, these lands are worthy of special protection. The City of

Dover furthermore, has a limited supply of land suitable for development. The purpose of this overriding district is to promote intensive development on the developable land possessing the least conservation value and to permanently protect lands possessing significant conservation features that provide unique values in their undisturbed condition.

Additionally, it is recognized that the City of Dover has an Open Lands Committee and Conservation Commission who are active in protecting and preserving OPEN SPACE.

C. Applicability. Upon request by an APPLICANT for development approval and at the discretion of the PLANNING BOARD, the provisions of this subsection may apply to the district(s) defined in this subsection E below.

D. Districts Defined.

(1) The Industrial TDR DISTRICT is hereby determined to be any I-4 or B-4 zoning district as shown on the Zoning Map for the City of Dover, New Hampshire, adopted December 9, 2009. The SENDING AREA is defined to be OPEN SPACE and related SETBACKs as defined by the City of Dover Wetland Protection District, Chapter 170-27.1, which are located in any I-4 or B-4 zoning district. The RECEIVING AREA is defined to be all remaining land in be any I-4 or B-4 zoning district.

(2) The Residential TDR DISTRICT is hereby determined to be Residential districts noted or displayed on the Zoning Map for the City of Dover, New Hampshire, adopted December 9, 2009. The SENDING AREA is defined to be any land preserved by the City of Dover through conservation programs in the R-40 or R-20 residential zoning districts. The RECEIVING AREA is defined to be all non-R-40 or R-20 zoning districts east of the Spaulding Turnpike which allow residential development.

a. If the units created meet the requirements of Section G 3) (a) below, the receiving area may be any zoning district that allows residential development.

E. Procedural Requirements.

(1) At the discretion of the PLANNING BOARD, an APPLICANT for development approval within the RECEIVING AREA of the defined Industrial TDR DISTRICT may apply the performance standards specified in Subsection F below in return for the acquisition of land or DEVELOPMENT RIGHTS from the SENDING AREA within the same TDR DISTRICT. The performance standards for the Residential TDR DISTRICT are outlined in Subsection G below.

(2) A certified boundary survey of the associated land in the SENDING AREA shall be submitted as a supplement to the site plan or subdivision plan for development within the RECEIVING AREA. ~~For residential application, proof of previous preservation by the City of Dover is required.~~

(3) The owner of the subject OPEN SPACE within the SENDING AREA of the TDR DISTRICT shall SIGN all application materials as a co- APPLICANT of the development application. For residential application, proof of an agreement to sell DEVELOPMENT RIGHTS must be provided by the Conservation Commission.

(4) A sketch plan estimating layout of the development site and identifying the OPEN SPACE associated with the plan shall be submitted to the PLANNING BOARD for review at a regularly scheduled meeting. The PLANNING BOARD, within thirty (30) days of its review of the sketch plan, shall determine if waivers will be granted as allowed in Subsections ~~G~~ F and ~~H~~ G below. Following this decision, a final application is prepared. The final application for development approval shall be reviewed in accordance with the standard plan review process and subjected to all applicable development regulations, except as provided in this section.

(5) A perpetual easement or restrictive covenant shall be recorded at the Strafford County Registry of Deeds that preserves the designated OPEN SPACE within the SENDING AREA. Said easement or covenant may allow for the continuance of existing residential and agricultural activities, and may allow for utility and access crossings in accordance with subsection I below. The designation of the land protection agency to hold the easement shall be approved by the PLANNING BOARD.

F. Industrial Performance Standards.

(1) Land within a SENDING AREA, when surveyed, approved by the PLANNING BOARD and preserved by easement or covenant as specified in Subsection E above, may be counted for the OPEN SPACE requirement for a development site in a RECEIVING AREA. The amount of land preserved in a SENDING AREA shall equal or exceed the OPEN SPACE requirement for the development site, but in no case be less than one (1) acre. Notwithstanding, development sites within the I-4 and B-4 zoning districts shall maintain OPEN SPACE or landscaped area on at least ten percent (10%) of the site. The design of the development site shall locate the OPEN SPACE or landscaped area to maximize the aesthetic value of the site.

(2) The minimum LOT size requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS.

(3) The minimum FRONTAGE requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS provided that

paved access to all developed areas suitable for emergency vehicles is approved by the PLANNING BOARD.

(4) SETBACKs for parking, paved areas, and BUILDINGs may be waived by the PLANNING BOARD, and be consistent with the intent to promote intensive development of suitable development sites. Notwithstanding, BUILDINGs shall be at least one hundred fifty (150) feet from residential STRUCTUREs that exist on the date of enactment of the I-4 and B-4 Zoning districts, and seventy five (75) feet from the LOT LINE of a disagreeing residential ABUTTER.

(5) The developer shall record covenants that address architectural considerations for STRUCTUREs, SIGNAGE and lighting that are designed to promote the highest possible aesthetic quality of the development site.

(6) A landscaping plan shall be submitted with a development application that depicts landscaping or OPEN SPACE around the perimeter of the site, near the proposed BUILDINGs, and within the parking LOT that promotes the highest possible aesthetic quality of the development.

G. Residential Performance Standards.

(1) ~~A residential TRANSFER OF DEVELOPMENT RIGHTS APPLICANT may pursue one of the following methods for TRANSFERING DEVELOPMENT RIGHTS.~~ Annually, the City shall update a document identifying the cumulative cost per acre spent to preserve OPEN SPACE within the City of Dover. This list shall be kept on file in the Department of Planning and Community Development, and coordinated with the Conservation Commission.

(2) Proceeds from the purchase of DEVELOPMENT RIGHTS, shall be placed into the Conservation Fund to be used to purchase future property or easements, and not into the general fund.

(3) A residential TRANSFER OF DEVELOPMENT RIGHTS APPLICANT may pursue one of the following methods for TRANSFERING DEVELOPMENT RIGHTS.
(a) ~~Private land transfer~~ Single Family method

i. An applicant shall develop a baseline yield for a lot, through the following formula
1. The square footage of the parent lot minus environmental constraints (wetlands, conservation areas etc) is the base lot size.
2. The base lot size is then reduced by fifteen (15) percent for roadway, this creates the net area.

3. The net area is then multiplied by a factor, determined by the amount of wetlands over the full lot. This is the developable area.

Percentage of Parcel that is wetlands	Factor
0<10%	0.85
11<20%	0.8
21<30%	0.75
31%<	.7

4. The developable area is the divided by the minimum lot size, and the whole number value is the base number, with no rounding.
    a. This base number is not required to be restricted by the requirements in subsection iii.

ii. The transfer shall equate to one and a half (1.5) dwelling units per acre preserved. The unit count shall be the whole number value and not rounded up.
    1. If the math to devise the base number ends in more than half a unit but less than a whole, and a transfer is purchased, the result would be two (2) dwelling units.

iii. The units created, through the transfer must be:
    1. Sold, and are not for rental purposes
    2. No larger than fourteen hundred (1,400) square feet of living area
        a. Future additions or conversion of space shall result in a total living area of no more than seventeen hundred (1,700) square feet.

iv. A note shall be placed on the approved plan and any Building Permit shall note the adherence to this section of the Code.

~~(i) For land in the sending district to be eligible for a TRANSFER OF DEVELOPMENT RIGHTS, it must be a parcel of at least five (5) acres, and developable under the existing land use regulations.~~

~~(ii) Land within a SENDING AREA, when surveyed, endorsed by the Conservation Commission/Open Lands Committee, approved by the PLANNING BOARD and preserved by easement or covenant as specified in subsection E above, may be counted for the minimum lot size requirement for~~

~~a development site in a RECEIVING AREA. The criteria used by Open Lands Committee to rank parcels shall be listed on the application.~~

(b) ~~Land bank~~ Two family, three family and 4 or more method

(i) The transfer may be through the purchase of development rights, as described in G) (1) and (2), or through the protection of land via a permanent conservation easement as per section E) (5). ~~For land in the sending district to be eligible for a TRANSFER OF DEVELOPMENT RIGHTS, it must be a parcel or easement purchased by the City through the use of Conservation funds allocated and approved by the City Council.~~

(ii) The transfer shall equate to one (1) unit per acre preserved. If the end result is a village themed residential/commercial project, the transfer shall equate to one (1) unit per tenth (10th) of an acre preserved. ~~Annually, the City shall update a document identifying the cumulative cost per acre spent to preserve OPEN SPACE within the City of Dover. This list shall be kept on file in the Department of Planning and Community Development, and coordinated with the Conservation Commission.~~

~~(iii) Proceeds from the purchase of DEVELOPMENT RIGHTS, shall be placed into the Conservation Fund to be used to purchase future property or easements, and not into the general fund.~~

(4) ~~Regardless of the method utilized, the transfer shall equate to one (1) unit per acre preserved. If the end result is a village themed residential/commercial project, the transfer shall equate to one (1) unit per tenth (10th) of an acre preserved. A minimum of three (3) acres shall be purchased.~~ Regardless of the method utilized, the minimum LOT size requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS.

(5) Regardless of the method utilized, the setbacks shall be:

MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS		**MINIMUM BUILDING SETBACKS FOR SUBDIVISION LOTS**	
STREET Sides of Units	Between Units	Abutting A STREET	Abutting A LOT LINE
20 feet	20 feet	20 feet	10 feet

(6) Regardless of the method utilized, the minimum ~~LOT size requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS.~~ FRONTAGE requirement may be waived by the PLANNING BOARD, for land subjected to the TRANSFER OF DEVELOPMENT

RIGHTS provided that paved access to all developed areas suitable for emergency vehicles is approved by the PLANNING BOARD.

a. If lots are proposed, the minimum frontage allowed shall be forty (40) feet per unit

(7) ~~Regardless of the method utilized, the minimum FRONTAGE requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS provided that paved access to all developed areas suitable for emergency vehicles is approved by the PLANNING BOARD.~~ A continuous visual buffer shall be created along the perimeter of the parent parcel.

(8) Regardless of the method utilized, any other provision in this Chapter to the contrary, the density or intensity of development of a receiving parcel may be increased by the TRANSFER OF DEVELOPMENT RIGHTS so long as the increase in density or intensity:

(a) Is consistent with the Master Plan

(b) Is not incompatible with the land uses on neighboring LOTs (eg a multifamily building in a single family neighborhood)

~~H. Conditional Uses.~~

~~(1) The PLANNING BOARD may grant conditional use permits to allow STREETs, roads, utilities, or other infrastructure improvements to cross wetlands within the RECEIVING AREA of the TDR DISTRICT, provided said infrastructure is essential to the productive use of land within the RECEIVING AREA of a TDR DISTRICT, and further provided that no possible location exists for said infrastructure in non-wetland areas.~~

15. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-41 "Nonconforming STRUCTUREs", by revising section B to read as follows

"B. A BUILDING or STRUCTURE nonconforming either in terms of use or BULK may be restored to its former BULK if destroyed by fire, ~~or~~ other hazard or is determined by the BUILDING OFFICIAL to be a hazard to persons or BUILDINGS abutting it, provided that restoration of the STRUCTURE is begun within twelve (12) months after the act of destruction. All such STRUCTUREs in use at the time of destruction for agricultural purposes shall be exempt from the provisions of this subsection, provided that such

reconstruction, ALTERATIONs or repairs are in compliance with the provisions of subsection A."

16. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-42 "Repairs and Maintenance" to read as follows:

"On any nonconforming STRUCTURE or portion of a STRUCTURE containing a NONCONFORMING USE, ordinary repairs may be made, subject to the following provisions: if a nonconforming STRUCTURE or portion of a STRUCTURE containing a NONCONFORMING USE becomes physically unsafe or unlawful due to lack of repairs and maintenance and is so declared by ~~any duly authorized official~~ the Housing Standards Board, to be unsafe or unlawful by reason of physical condition, an owner shall be able to restore, repair or rebuld it within six (6) months of said determination, in its existing location. Otherwise, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located. Any duly authorized official charged with protecting the public safety may rightfully order a STRUCTURE to be secured to a safe condition."

17. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

AUTHORIZATION

Approved as to Funding:	Daniel R. Lynch Finance Director	Sponsored by:	Councilor Dennis Ciotti City Council Planning Board Representative
Approved as to Legal Form and Compliance:	Anthony Blenkinsop City Attorney		
Recorded by:	Karen Lavertu City Clerk		

DOCUMENT HISTORY:

CITY OF DOVER

CITY OF DOVER – ORDINANCE

Posted:

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Updating the Dover Zoning Ordinance
Chapter: 170

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD Date of Vote:	YES	NO
Mayor, Karen Weston		
Deputy Mayor, Robert Carrier		
Councilor John O'Connor, Ward 1		
Councilor Dennis Ciotti, Ward 2		
Councilor Deborah Thibodeaux, Ward 3		
Councilor Joseph Nicolella, Jr, Ward 4		
Councilor Dennis Shanahan, Ward 5		
Councilor Jason Gagnon, Ward 6		
Councilor Sarah Greenshields, At Large		
Total Votes:		
Resolution does | does not pass.		

ORDINANCE BACKGROUND MATERIAL:

CITY OF DOVER

CITY OF DOVER - ORDINANCE

Posted: TBD

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Site Review Regulation Amendments
Chapter: 149

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-4 "Applicability", by revising Section A and B as follows:

   A. New DEVELOPMENT or REDEVELOPMENT. Site Review and Planning Board approval will be required for:

      (1) Non-residential USES;

      (2) Multi-family dwellings of five (5) or more units; and;

      (3) Construction of IMPERVIOUS surfaces ~~parking areas~~ larger than 4,000 contiguous square feet. A single family home, two or three to four family home shall not be regulated by provisions of this chapter.

      (4) Construction activities that result in a land disturbance of greater than or equal to one acre or less than one acre if part of a larger common PLAN of development that would disturb one acre or more.

   B. Expansions and/or additions. Technical Review Committee review will be required for the following expansion and/or additions to existing development:

      (1) Any increase of NONRESIDENTIAL development resulting in an expansion of gross floor area exceeding twenty-five hundred (2,500) square feet.

      (2) Any addition to a residential structure resulting in the creation of five (5) or more additional units.

      (3) Any accessory structures with floor areas exceeding fifteen hundred (1,500) square feet.

      (4) Any expansion of an IMPERVIOUS surface ~~parking areas or paving of a gravel parking~~ area larger than one thousand (1,000) square feet. A single family home, two or three to four family home shall not be regulated by provisions of this chapter.

      (5) Any construction activities that result in a CONTIGUOUS LAND DISTURBANCE of greater than or equal to twenty thousand (20,000) square feet.

(6) Any construction activities that result in a CONTIGUOUS LAND DISTURBANCE of greater than or equal to one thousand (1,000) square feet if the activity is located in or within fifty (50) feet of a wetland or Conservation District.

2. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-11 "Performance Guaranties", adding a new Section C, to read as follows:

"C. A separate PERFORMANCE BOND for landscaping shall be submitted to the City Engineer to be used in the event landscaping installed is removed, dies or is otherwise damaged the three years succeeding the issuance of the Certificate of Occupancy."

3. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 "SITE DEVELOPMENT PLAN", Section A by revising subsection 18 to read as follows:

"(18) Any project that creates units for more than ten (10) residential ~~units~~ occupants shall submit a fiscal impact analysis which details the probable effects of the site plan on the following aspects of concern to the City:

(a) attendance at public schools;

(b) increase in vehicular traffic;

(c) changes in the number of legal residents;

(d) increases in municipal costs;

(e) load on public utilities or future demand for them;

(f) public safety;

(g) changes in tax revenue (if mixed use, include commercial and residential);

(h) changes in surface drainage;

(i) increased consumption of groundwater;

(j) increased refuse disposal;

(k) pollution of water or air;

(l) land EROSION or loss of tree cover;

(m) disturbance to other aspects of the natural ecology;

(n) blocking of views;

(o) harmony with the character of surrounding development; and

(p) location of utilities.

(q) <u>If the project is mixed use, economic impact of non-residential space</u>

4. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 "SITE DEVELOPMENT PLAN", Section A, by adding new sections 21 to read as follows:

<u>"(21) A detailed Landscape Operations and Maintenance plan, developed in accordance with the requirements of Chapter 149-14-G. 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.</u>

AND

Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 "SITE DEVELOPMENT PLAN", adding a new Section B(1), to read as follows:

"B. The information required by A 1) through A ~~20~~ <u>21</u>) of this section must be supplied. The SITE DEVELOPMENT PLAN may be modified to eliminate items outlined under Article II that are not subject to change or are impertinent to the proposed USE, however the Planning Board or its staff may require that the information be supplied. In addition, the Planning Board may require the area and USES outside the building to be upgraded to meet existing standards.

<u>"(1) A pre-application meeting with staff shall be held to determine what elements of Section A, may be modified. All modifications will be noted by staff, in writing."</u>

5. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 "Site Development Design Criteria", Section C to read as follows:

C. Driveways, ACCESSWAYS and Internal Roads

(1) All driveways, ACCESSWAYS, internal roads, loading and service areas shall be graded, paved and improved with curbs, gutters, sidewalks and stormwater drainage facilities. The curbing along or at intersections with public street rights-of- way shall be granite. Internal walkways shall be constructed of a pervious material, such as pervious asphalt or concrete, open or pervious paving blocks, or similar technologies.

(2) Private driveways and internal roads shall be designed and constructed pursuant to the following criteria:

	0-4 RESIDENTIAL UNITS	5-24 RESIDENTIAL UNITS	OVER 25 RESIDENTIAL UNITS
RIGHT-OF-WAY	30 Feet	30 Feet	50 Feet
ROAD WIDTH	16 Feet	24 Feet	24-32 Feet *
BASE COURSE	12” bank run gravel	18” bank run gravel	18” bank run gravel
	4” crushed gravel	4” crushed gravel	6” crushed gravel
	2” asphalt tight binder	2” asphalt tight binder	2 1/2” asphalt tight binder
	3’ gravel shoulder	3’ gravel shoulder	3’ gravel shoulder

*The width of the roadway shall be determined by the site's physical characteristics and the layout and density of the proposed development.

(3) A road PLAN and profile shall be submitted with the site review application. Said plans shall be prepared by a professional engineer licensed to practice in the State of New Hampshire. <u>If a roundabout is proposed for inclusion, it must be designed in conformance with “Roundabouts: An Informational Guide” as adopted by the Federal Highway Administration.</u>

(4) When a non-residential zoned parcel straddles or abuts a residential zone, non-residential traffic shall be prohibited from exiting or entering through the residential zone, unless there is no other viable option. Infill and redevelopment projects shall include sidewalk improvements via installation of sidewalks back to closest improved sidewalk.

(5) <u>For access to a proposed non-residential or to a multifamily dwelling containing more than four (4) dwelling units, DRIVEWAY entrances and exits for shall be as follows:</u>

a. Where one (1) entrance/exit is designed to service a parcel, the width shall not exceed thirty-two (32) feet.

b. Where two (2) entrances/exits are designed to service a parcel, the width shall not exceed twenty-four (24) feet.

6. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 "Site Development Design Criteria", Section E subsection (1) (e) to read as follows:

" (e) All outdoor light fixtures shall be designed, oriented or shielded to prevent light or glare onto adjacent property or streets. In the Central Business District General and TOD sub-districts light may overflow onto streets, but not adjacent property."

7. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-15 "Physical Arrangements", Section C, to read as follows:

"C. All paving and/or storage shall not be permitted within five (5) feet of any side or rear property line, except for a shared driveway or parking lot that straddles a common property line, and no parking or paving, except for entrances/exits, shall be permitted within ten (10) feet of any front property line. These spaces shall be maintained as landscaped area. This section shall not apply within the Central Business District General and TOD sub-districts."

8. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-21 "Definitions" clarifying a defined term as follows:

"IMPERVIOUS means those surfaces that cannot effectively infiltrate rainfall consisting of surfaces such as building rooftops, pavement, sidewalks, driveways, recreational areas and compacted gravel."

CITY OF DOVER - ORDINANCE

Posted: TBD

Ordinance Number: **O – yyyy.mm.dd -**
Ordinance Title: Subdivision of Land Regulation Amendments
Chapter: 155

CITY OF DOVER

1. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-2 "Legislative Authority", to read as follows:

   "These regulations are adopted by the Dover PLANNING BOARD pursuant to the authority granted by the RSAs 674:35 and 236:13, and by Chapter 41 Planning Board of the City of Dover ORDINANCES."

2. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-3 "Purpose", to read as follows:

   "For the purpose of providing for the orderly growth and development of the City of Dover and affording adequate facilities for the housing, transportation, distribution, comfort, health, safety and welfare of persons living within the jurisdiction of the municipality, this chapter prescribes guidelines for the SUBDIVISION or RESUBDIVISION of land within the jurisdiction of the City of Dover and sets forth the procedures, requirements, standards and specifications with respect thereto. Furthermore, it establishes an administrative procedure by which the location, method and materials used to provide vehicular access to and from city streets onto private property are subject to the review and approval of the Community Services Director."

3. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-26 "Maintenance Guaranties", to read as follows:

"An IRREVOCABLE LETTER OF CREDIT to guaranty that all SITE work was properly done shall be posted by the APPLICANT with the Community Services Department, which shall place the letter of credit with the City Treasurer. Such MAINTENANCE GUARANTY shall be in an amount of two percent of the estimated project cost prepared by the City Engineer, plus the full cost of replacement for all street trees and other landscaping required, for three (3) years after SITE IMPROVEMENTS are completed. If such repairs are needed and are not satisfactorily installed by the DEVELOPER, then such guaranty shall be used to complete and/or install such IMPROVEMENTS in accordance with the requirements specified herein.

4. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-28 "PRELIMINARY PLAT Layout", Section O to read as follows:

   "(O) Reserved A detailed Landscape Operations and Maintenance plan, developed in accordance with the requirements of Chapter 155-36-E and Chapter 155-36-F. Plats shall provide for the proper management of landscaping, ensuring that landscaping is not unintentionally damaged as a result of snow removal or general traffic, pedestrian or otherwise, flow."

5. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-33 "Street Design", Section J to read as follows:

"J. Dead-end STREETS (CUL-DE-SAC). Unless topography indicates a need for an alternative ~~greater~~ length, ~~said~~ public STREETS shall not be less than five hundred (500) feet nor exceed one thousand (1,000) feet in length and shall terminate in a CUL-DE-SAC. The exact form of the CUL-DE-SAC shall be aesthetically pleasing as well as functional. The RIGHT-OF-WAY limits at the CUL-DE-SAC shall be as necessary to ensure adequate property within which to properly maintain the area. The exact configuration and dimension of the CUL-DE-SAC shall be approved by the PLANNING BOARD. Temporary dead-end STREETS, such as in phased construction, may require temporary turnaround facilities. Hammer head designed dead end STREETS are not acceptable for public roadways.

6. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-33 "Street Design", by adding new Section M to read as follows:

"M. If a roundabout is proposed for inclusion, it must be designed in conformance with "Roundabouts: An Informational Guide" as adopted by the Federal Highway Administration."

7. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-48 "Private Roads", by adding new Section E to read as follows:

E) "A DRIVEWAY is a private way. Accordingly, no DRIVEWAY may subsequently be dedicated to the city as a public STREET until and unless the owner(s) of the property served by such DRIVEWAY make, at their expense, any improvements necessary to bring such roadway into conformance with the construction standards and specifications as set forth in Chapter 152 Streets and Sidewalks or this Chapter, for a public STREET."

8. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-51 "Waivers", to section 155-52, and renumbering all subsequent sections.

And

Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by adding a new number 155-51 "Driveways", within Article VIII, to read as follows:

"155-51 Driveways

A) The provisions of this Section apply to the construction, reconstruction, alteration, surfacing or resurfacing of any DRIVEWAY which intersects with the right-of-way of any city-owned, city maintained way and/or other private way. Section 152-8 of the City Code, referring to licensing requirements, applies to all paving contractors or related

construction enterprises engaged in the retailing of DRIVEWAY paving services to the general public within Dover's city limits.

B) It shall be unlawful to construct, reconstruct, alter, surface or resurface any DRIVEWAY in a manner which affects the size, elevation or grade of such DRIVEWAY until the Community Services Director has reviewed and approved of such construction or alteration and has issued a written permit for such work. No permit shall be required for any existing DRIVEWAY, entrance or approach unless the grade, elevation, location or width of said DRIVEWAY is changed. For purposes of this section, any DRIVEWAY so constructed, reconstructed, altered, surfaced or resurfaced as indicated above which abuts or is clearly designed to provide access to a public way as defined by RSA 259:125 shall be presumed to be situated within the right-of-way.

(1) Pursuant to this section, a written construction permit application must be obtained from and filed with the Public Works office by any landowner or by his paving contractor, if he is employing one, affected by the provisions of this Chapter (see section 92-5.A above).

(2) Before any construction or alteration work is commenced, said permit application shall have been reviewed and approved and a construction permit issued by the Community Services Director. Said permit shall:

(i) Describe the location of the DRIVEWAY, entrance, exit or approach. The location shall be selected to most adequately protect the safety of the traveling public.

(ii) Describe any drainage structures, traffic control devices and channelization islands to be installed by the applicant.

(iii) Establish grades that adequately protect and promote street drainage and permit a safe and controlled approach to the street in all seasons of the year.

(iv) Include any other terms and specifications necessary for the safety of the traveling public.

C) The following Construction Standards must be adhered to for DRIVEWAYS:

(1) Unless an ALL SEASON SIGHT DISTANCE of four hundred (400) feet in both directions along the street can be obtained, the Community Services Director shall not permit more than one (1) access to a single parcel of land, and this access shall be at that location he determines to be safest. The Community Services Director shall not give final approval for use of any additional access until it has been demonstrated that the four-hundred-foot ALL SEASON SIGHT DISTANCE has been approved.

(2) Within twenty (20) feet of the point where the DRIVEWAY intersects the public right-of-way, the maximum slope of a DRIVEWAY to four (4) or fewer dwelling units shall

not exceed twelve percent (12%) and the maximum slope for other DRIVEWAYs shall not exceed eight percent (8%).

(3) With the exception of shared DRIVEWAYs, no DRIVEWAY, including any flare, shall be within five (5) feet of a side property line.

(4) The angle of the DRIVEWAY with respect to the pavement edge shall not be less than sixty (60) degrees to ninety (90) degrees, except that a smaller angle may be used for entrance DRIVEWAYs along a divided street, permitting only one-way operation of the DRIVEWAY.

(5) At rural intersections, the minimum distance between the nearest edge of the DRIVEWAY and the crossroad edge of pavement, measured along the edge of pavement, shall be one hundred (100) feet. At urban intersections, this minimum distance may be reduced to twenty-five (25) feet. DRIVEWAYs to be located on the opposite side of T-intersections shall generally conform to the urban- intersection standard. The Community Services Director shall have the authority to increase these distances if, in his opinion, such action is necessary for the protection of traffic. He may also modify these requirements, if justifiable on the basis of specific site conditions, including Lot size.

(6) The type of construction where the DRIVEWAY meets the edge of the traveled way shall be commensurate with existing conditions with respect to drainage and curb configuration and shall be subject to the approval of the Community Services Director. The property owner shall be responsible for the proper installation and maintenance of all drainage facilities (DRIVEWAY culvert, swale, etc.) and the DRIVEWAY bed that lies between the edge of the traveled way and the parcel's property line

(7) In no case shall the permitted DRIVEWAY construction cause water to stand on the pavement, shoulders or within the street right-of-way limits. In those cases where property development increases drainage runoff such that existing street drainage structures are insufficient to adequately dispose of all drainage, the applicant will be required to provide additional or larger drainage facilities to prevent any ponding within the street right-of-way or adjacent lands thereto.

(8) No construction permit shall allow a residential DRIVEWAY entrance, exit or approach to be constructed more than twenty-two (22) feet in width.

(9) Where the Community Services Director finds that an unnecessary hardship may result from the strict compliance with these regulations, a modification of the above regulations so that substantial justice may be achieved and the public interest secured, provided that such modifications shall not have the effect of nullifying the intent and purpose of this Chapter may be allowed."

9. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-54 "Definitions", by adding new Section D to read as follows:

"***155-53. Fees*** **[Amended per Planning Board on 11-15-91, 01-14-2003, 08-26-2008, 03-23-2010 and 01-24-2012]**

A. Application Fees. Any application for approval of a SUBDIVISION shall be accompanied by a non-refundable fee per new LOT as set forth in the City of Dover Adopted Schedule of Fees, as amended annually, to cover the cost of reviewing the application. An application for a MINOR LOT LINE ADJUSTMENT or boundary change shall be accompanied with a non-refundable fee as set forth in the City of Dover Schedule of Fees, as amended annually. In addition, the APPLICANT shall be responsible for paying the cost of mailing certified notices to ABUTTERS as well as paying the cost of advertising or posting the application.

B. Additional Fees. Any APPLICANT may be required to pay additional reasonable fees, as well as the fees for notice under 155-53 .A, as imposed by the BOARD to cover costs of special investigative studies, review of documents and other matters which may be required by a particular application (RSA 676:4-I (g)). A fee as set forth in the City of Dover Adopted Schedule of Fees, as amended annually, shall be charged the APPLICANT for staff time spent reviewing requests for time extensions to approved SUBDIVISIONs, per Chapter 155-24.

C. Inspection Fees. All fees and costs connected with inspections and engineering review of plans and specifications for IMPROVEMENTS shall be paid for by the APPLICANT, at a rate determined by the City Engineer and the Community Services Director. Where the APPLICANT/owner fails to comply with the payment of fees, inspections will not be conducted nor will CERTIFICATE OF OCCUPANCY awarded until full payment has been made.

D. Driveway Violation/Penalties/Cost of Restoration. Any action taken which violates provisions of 155-51 shall be fined, as per the Schedule of Fees. The landowner shall be liable for the cost of restoration of the affected public street to a condition which conforms to the provisions of this chapter to the satisfaction of the Community Services Director. If a landowner fails to ensure that the above said conformance is accomplished within thirty (30) days of receiving written notification from the Community Services Director, the restoration shall be accomplished by the city and charged to the landowner."

10. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-59 "Appeals", by adding new terms to read as follows:

"155-59. Appeals.

A. Any person aggrieved by a decision of the Community Services Director, regarding DRIVEWAYS may request a hearing before the Planning Board on the merits of their case. After a properly noticed public hearing, the Planning Board shall hear the facts in the case and vote to confirm, reject or modify the decision of the Community Services Director. The decision of the Planning Board shall be final.

B. As provided for in RSA 677:15, any persons aggrieved by any decision of the PLANNING BOARD concerning a PLAT or SUBDIVISION may present to the Superior Court a petition, duly verified, setting forth that such decision is illegal or unreasonable in whole or in part, specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the Court within thirty (30) days after the filing of the decision in the office of the PLANNING BOARD."

11. Chapter 155 of the Code of the City of Dover, entitled Subdivision of Land, is hereby amended by revising 155-61 "Definitions", by adding new terms to read as follows:

ALL SEASON SIGHT DISTANCE – A line which encounters no visual obstruction between two (2) points, each at a height of three (3) feet nine (9) inches above the pavement and so located as to represent the critical line of sight between the operator of a vehicle using the access and the operator of a vehicle approaching from either direction.

DRIVEWAY – A private road which is intended to provide vehicular access from a public way or private way to a single primary building which is located on a single lot. A "driveway" may service up to four (4) lots only if it complies with the terms and conditions of the Subdivision Ordinance, 155-51.