

CITY OF DOVER

HERITAGE COMMISSION – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Second Floor- Council Chambers, City Hall
Meeting Date: June 18, 2018
Meeting Time: 5:30 p.m. – 6:30 p.m.

1. CALL TO ORDER

2. APPROVAL OF THE PRIOR MINUTES

March 6, 2018 Regular Meeting Minutes

3. OLD BUSINESS

None

4. CITIZEN FORUM

5. NEW BUSINESS

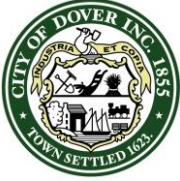
Request by the Dover Zoning Board of Adjustment for comments related to a proposed telecommunications tower on property located at 200 Henry Law Avenue (Tax Map K, Lot 1).

6. REPORT FROM THE PLANNING DEPARTMENT

7. MATTERS OF CONCERN TO MEMBERS

8. OTHER BUSINESS

9. ADJOURN



CITY OF DOVER

HERITAGE COMMISSION MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **Second Floor Conference Room, City Hall**
Meeting Date: **February 6, 2018**
Meeting Time: **6:00 pm**

Present: Otis Perry, Jeff Spires, Councilor Matthew Keene, David Emery

Absent: Anthony McManus

Staff: Community Development Planner, Dave Carpenter

1. CALL TO ORDER

Meeting called to order at 5:55.

2. INTRODUCTION OF MEMBERS

Members introduced themselves.

3. APPROVAL OF THE PRIOR MINUTES

A. September 6, 2017 Regular Meeting Minutes

Spires made a motion to approve the minutes. Seconded by Emery. Approved 3-0; Emery abstained

4. OLD BUSINESS

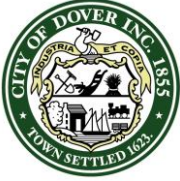
A. Adopt Operating Rules

Carpenter summarized the changes to the rules. The commission discussed the nature of information desired in the application as referenced in Article V. B.

Emery made a motion to approve the Operating Rules. Seconded by Spires. Approved 4-0.

5. NEW BUSINESS

A. Discussion: Action #17 of the Stewardship of Resources Chapter of the Master Plan



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HERITAGE COMMISSION MINUTES

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Carpenter provided an overview of Action #17 of the Stewardship of Resources Chapter of the Master Plan. Perry gave an overview of the windshield survey that was performed in 1984 and the Woodman Neighborhood study.

Spires explained that the Dover Historical Society was disbanded in 2006 and that items associated with that organization were provided to the Woodman Museum. He also explained that information generated by Dover Main Street were provided to the Dover Library.

The Commission discussed the nature of what a list or inventory of historic properties might contain and the format that could be used.

6. CITIZEN FORUM

No one spoke during the Citizen Forum.

7. REPORT FROM THE PLANNING DEPARTMENT

None

8. MATTERS OF CONCERN TO MEMBERS

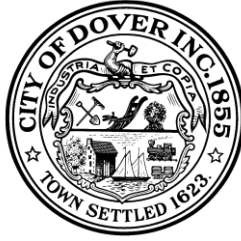
None

9. OTHER BUSINESS

None

10. ADJOURN

Spires made a motion to adjourn. Seconded by Emery. Approved 4-0.



HERITAGE COMMISSION OPERATING RULES

Article I. Name

The name of the commission is the Heritage Commission.

Article II. Authority and Duties

The Heritage Commission shall have the following duties and functions consistent with RSA 674:

Survey and inventory all cultural resources.

Conduct research and publish findings.

Assist the Planning Board, as requested, in the development and review of those sections of the master plan which address cultural and historic resources.

Advise, upon request, local agencies and local boards in their review of requests on matters affecting or potentially affecting cultural and historic resources, including advising the City Council on the Historic Value of potentially "replaced qualifying structures" pursuant to RSA 79-E:4.

Coordinate activities with appropriate service organizations and nonprofit groups.

Hold and disburse any appropriation established by the City Council for use by the Heritage Commission in a Heritage Commission Fund in accordance with RSA 674:44-b subject to the requirements of the City's purchasing procedures and accounting requirements as administered by the City Manager.

Article III. Membership

- A. **Membership.** The Heritage Commission shall consist of five (5) voting members, including: one (1) City Councilor; one (1) Citizen recommended by the Woodman Institute Museum; and three (3) Citizens, one of which may be a Planning Board member and one of which may be a Downtown Dover Tax Increment Finance Advisory Board member. Term of service shall be for three (3) years, except the City Council member whose term shall coincide with his/her term of office. Original appointments may be staggered so that all Commissioner's terms do not expire at the same time.
- B. **Attendance, Vacancies and Removal.** All appointments to the Commission shall serve for the terms appointed and until a successor shall have been appointed and qualified, unless any Commission member is absent for four (4) consecutive meetings or four (4) regular meetings in a calendar year, whereby a vacancy shall be created in the position, and said vacancy shall be filled by the appointing authority. Appointments made to fill any vacancies shall be for the remainder of the unfulfilled term. Conditions for removal of any Commission member shall be those defined by statute, ordinance or the City Charter.

Article IV. Officers and Staffing

Officers. The officers consist of a Chair, Vice Chair and Secretary who shall be elected by the membership and who shall serve at the pleasure of the membership for one-year terms. Officers may be re-elected.

Chair. The Chair shall have general supervisory and directional powers over the Commission. The Chair shall preside at all Commission meetings and set the Commission's agenda. The Chair shall also be an ex-officio member of all sub-Commissions and shall be the sole spokesperson for the Commission, unless this responsibility is delegated in writing.

Vice Chair. The Vice Chair shall execute all powers of the chair in the absence of the Chair.

Secretary. The Secretary shall review the meeting minutes before authorizing their distribution in draft.

Article V. Procedures

A. **Meetings.** The Commission shall hold meetings at a place and time designated by the Chair. The business of the public shall be conducted in public session unless otherwise permitted by state law. Notice of all meetings of the Commission and Sub Commissions shall be posted in compliance with state law.

B. **Applications.** Each application for review by the Commission shall be made on forms approved by the Commission and provided by the Planning Department. At least 3 days prior to each meeting of the Commission, staff shall provide the Commission with all applications received by the Planning Department. Applications must be received by the Planning Department no less than twenty-one (21) days before the date of the Heritage Commission meeting at which it will be presented.

All application forms for the Heritage Commission, and any revisions thereto, shall be adopted by resolution of the Board and shall become part of these Rules of Procedure.

C. **Quorum.** Fifty-one percent of the voting membership of the Commission shall constitute a quorum.

D. **Parliamentary Authority.** The parliamentary guidance for the Commission is Robert's Rules of Order Revised, 11th ed, or duly published successor editions, except as provided by these rules or local, state or federal law.

E. **Minutes.** Minutes shall be kept for all meetings of the Commission. The minutes shall include the names of the members in attendance, all actions, motions and resolutions coming before the public body including the votes of the members, and a summary of all discussions. Draft minutes shall be provided to the City Clerk consistent with the requirements of RSA 91-A. Draft minutes shall be clearly marked "DRAFT". Draft minutes with or without revisions, shall be approved by the Commission at the next meeting of the Commission, or as soon as possible. Final approved minutes shall be provided to the City Clerk for posting on the city website.

F. **Recording of Meetings.** The Commission staff shall arrange for video recording of all meetings, if available. If video is not available, meetings shall be recorded using audio equipment. All recordings shall be provided to the City Clerk within five (5) business days of the meeting.

G. **E-mail accounts.** Commission members may obtain a City of Dover e-mail address to facilitate communications regarding meetings, agendas and the dissemination of information. Commission members shall not use e-mail to discuss issues with other members where the e-mail discussion directly or indirectly involves a quorum of the Commission. Commission members shall refrain from conducting the official business of the Commission outside the view of the public and the press unless permitted by state law.

H. **Nonpublic meetings.** The Commission shall conduct nonpublic meetings pursuant to the laws of the State of New Hampshire. The Chair shall use the Checklist prepared by the City Attorney for conduct of nonpublic meetings.

I. Heritage Commission procedures for considering and making a decision about the Historical, Cultural and Architectural value of a building or set of Buildings applying for Tax relief under RSA 79E.

1. Applicants should submit a completed application showing location, ownership and a complete description of the known history of the building (site) including construction date, architect, if known, alterations with the time of the alteration, any existent photographs showing the original look and alterations. The description should also include a list of known uses of the structure and any notable events associated with the building. The application should also include a description of the plans for renovation and/or reconstruction/reuse of the building (site), including floor plans and architect rendering of the reconstructed or renovated structure. The Heritage Commission may waive submissions, in part or in whole, at the request of the applicant.

The application shall also include a list of names and address of property owners within two hundred (200) feet of the site.

2. The Heritage Commission will notify property owners within two hundred (200) feet of the site to give them an opportunity to comment on the planned changes and attend the meeting at which the project will be presented to the Commission. The notice shall be mailed at least ten days prior to the meeting at which the presentation will be made. The applicant will be required to place a public service ad in a paper of local distribution giving the time and place of the Heritage Commission meeting and a short description of the proposal at least ten days prior to the meeting at which the presentation will be made.
3. After the presentation by the applicant, the Heritage Commission will hold a public forum at which any member of the public present at the meeting may comment on the proposed changes. The heritage Commission is not a quasi-judicial board and the forum is not an evidentiary hearing, but merely an opportunity for those affected to comment on the proposal and give pertinent information to the Commission. Persons eligible to speak at the forum are residents of Dover and property or business owners in the effected neighborhood or their representatives. Commission members may ask questions of any person speaking at the forum.
4. After the public forum is completed, the Heritage Commission will have time to discuss the proposal and make a decision about the Historical Value of the structure (site) concerned. If the Commission thinks it is necessary, they may defer a decision on the application for purposes such as, but not limited to, a site visit or seeking advice from staff or experts. If the Commission feels it is necessary, the applicant may be required to hire an expert to advise the Commission at the applicant's expense.

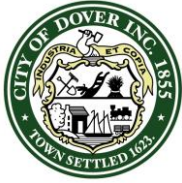
The Heritage Commission's finding as to the Historical, Cultural and/or architectural values of the structure or structures will be communicated to the City Council and other interested bodies as soon as it is available.

5. An application fee, as set by the City Council in the annual City Fee Schedule, shall accompany the application.

J. **Amendment of Rules.** These rules may be repealed or amended by a vote of the Dover City Council based upon the recommendation of the Commission.

Adopted: March 6, 2018

Approved by City Council March 28, 2018



CITY OF DOVER

HERITAGE COMMISSION - STAFF MEMO: TELECOMMUNICATIONS TOWER

Request: Request by the Dover ZBA for comments related to a proposed telecommunications tower

Site: 200 Henry Law Avenue (Tax Map K, Lot 1)

Meeting Date/Time: June 18, 2018 @ 5:30 p.m.

Meeting Location: Second Floor- Council Chambers, City Hall

ISSUE

Request by the Zoning Board of Appeals for comments from the Heritage Commission related to a proposed telecommunications tower.

INTENT

This memo will provide an overview of the Commissions responsibilities.

LOCATION

200 Henry Law Avenue and identified at Tax Map K, Lot 1.

ATTACHED

- *Cover Letter* to the Chair of the Heritage Commission from Public Archaeology Laboratory dated March 20, 2018
- *Historic Architectural Survey and Effects Assessment* prepared by Public Archaeology Laboratory dated March 19, 2018
- *Plans* prepared by Industrial Communications and submitted as part of the request before the ZBA
- New Hampshire Division of Historical Resources *Request for Project Review Form*
- *FCC Informational Notice of Section 106 Filings*
- *Minutes from May, 2018 Zoning Board of Adjustment meeting* that includes the request to the Heritage Commission

BACKGROUND

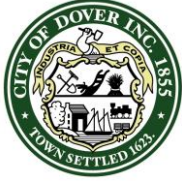
The Dover Zoning Board of Adjustment (ZBA) is in the process of reviewing a variance request for the placement of a telecommunications tower on property located at 200 Henry Law Avenue (Tax Map K, Lot 1). At its May meeting, the ZBA approved the following: "Motion to request that the Heritage Commission advise the Zoning Board on this matter." Pursuant to RSA 674 and Article II of the Heritage Commission Operating Rules, the Heritage Commission can "Advise, upon request, local agencies and local boards in their review of requests on matters affecting or potentially affecting cultural and historic resources, including advising the City Council on the Historic Value of potentially "replaced qualifying structures" pursuant to RSA 79-E:4."

Related to the proposal, the City has been informed that the New Hampshire Division of Historical Resources (NHDHR) has responded to a "Request for Project Review" (RPR) submitted by Industrial Tower and Wireless for the placement of the proposed tower. The NHDHR has asked Industrial Tower and Wireless to "Please check in with the Dover Heritage Commission and forward any comments they have to the DHR."

RESPONSIBILITY OF THE HERITAGE COMMISSION

The role of the Heritage Commission is advisory and related only to issues of potential historical/cultural concerns. For example, the Heritage Commission does not have the authority to review the proposal against the applicable variance criteria. An example to help the Heritage Commission members frame their role/responsibility is to consider the following hypothetical example: If the ZBA had questions about traffic volumes on Henry Law Avenue, they could ask the Transportation Advisory Commission (TAC) for feedback on traffic patterns or traffic counts. The TAC would then provide a response. The TAC would not be provide guidance to the ZBA on how to determine if certain Variance criteria have or have not been met.

Any comments, or a decision not to provided comments, will be forwarded by staff to the ZBA and will also be made available to the Applicant to then provide to the NHDHR if they so choose. Also, any comments or recommendations provided by the Heritage Commission, as well as the minutes of the meeting, are public record.



CITY OF DOVER

HERITAGE COMMISSION - STAFF MEMO: TELECOMMUNICATIONS TOWER

Request: Request by the Dover ZBA for comments related to a proposed telecommunications tower
Site: 200 Henry Law Avenue (Tax Map K, Lot 1)
Meeting Date/Time: June 18, 2018 @ 5:30 p.m.
Meeting Location: Second Floor- Council Chambers, City Hall

HERITAGE COMMISSION REVIEW

The Heritage Commission's role can generally be viewed as:

1. Review what, if any, known or potential historical/cultural resources are in the vicinity of the proposed project.
2. Review what, if any, historical/cultural resources are not in the vicinity, but could potentially be effected by the proposal.
3. Discuss the nature and elements of the historical/cultural resource(s) and the significance of the historical/cultural resource(s).
4. Discuss the nature and type of impact, if any, the proposal will have on the historical/cultural resource and upon the factors that cause the historic/cultural resource to be identified.
5. If there will be, or will potentially be an impact, on a historical/cultural resource, discuss the extent/level of impact upon the resource and upon the factors that cause the resource to be significant.

The steps listed above are intended to help the Commission members frame an approach to considering the proposal. The Commission is not obligated to use this framework and can discuss whether to use such an approach or develop a different approach.

STAFF RECOMMENDATION

Using the steps outlined above, or a similar approach, staff recommends that the Heritage Commission determine what, if any, comments the Commission chooses to provide as feedback to the Zoning Board of Adjustment.



Public Archaeology Laboratory

March 20, 2018

Otis Perry
Chairperson
City of Dover Heritage Commission
91 Court Street
Dover, New Hampshire 03820

Re: Industrial Tower & Wireless Telecommunications Facility
Dover, New Hampshire
PAL #1943.76

Dear Mr. Perry:

Industrial Tower & Wireless, LLC (ITW) is proposing to construct a new tower facility off Henry Law Avenue in Dover, New Hampshire. The proposed project consists of the construction of a new 180-foot (ft) lattice communications tower within a 100-x-100-ft lease area. An approximately 600-ft-long, 35-ft-wide access and utility easement will run from McKone Lane to the proposed fenced compound. The access and utility easement will contain a 12 ft-wide gravel drive paralleling proposed below ground utilities. The compound will include areas for future wireless equipment shelters and concrete equipment pads that may be developed in the future by wireless providers.

The Public Archaeology Laboratory, Inc. (PAL) is assisting ITW to comply with the Nationwide Programmatic Agreement (NPA) for review of effects to historic properties for undertakings approved by the Federal Communications Commission (FCC). Per the programmatic agreement, the project is being conducted in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. On behalf of ITW, PAL has submitted a New Hampshire Division of Historical Resources (NHDHR) Request for Review Form and an FCC Form 620 and all attachments for review by the New Hampshire State Historic Preservation Office.

A file inventory review completed at the NHDHR indicated that no National Register listed, eligible, or previously inventoried historic properties are located within the proposed project's Area of Potential Effect (APE) for direct effects. PAL conducted a Phase IA archaeological sensitivity assessment of the project's APE for direct effects and did not identify any archaeological resources or archaeologically sensitive areas, and therefore PAL recommends that the project will not affect any significant archaeological resources. The file review completed at NHDHR indicated there are no properties within the APE for visual effects that are listed or determined eligible for listing in the National Register. There are four properties that were previously identified in a town survey report and included in the NHDHR inventory that appear to be potentially eligible for listing in the National Register. One new area containing 12 properties was identified as a potential National Register-eligible historic district during a historic architectural properties reconnaissance survey and effects assessment conducted by PAL for the project. The effects assessment recommends a finding that the project will not alter the qualities of significance or aspects of integrity of any of the properties evaluated as potentially eligible for listing in the National Register. (see attached)

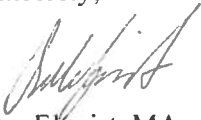
Perry, City of Dover Heritage Commission
March 20, 2018
Page 2

Based on the results of the archaeological and historic architectural property investigations, PAL recommends that the proposed undertaking will have "No Adverse Effect" on Historic Properties.

With this letter and submission of the RPR and FCC Form 620 and attachments, PAL is requesting your comments on these recommendations.

If you have any questions or require additional information, please contact Steve Olausen, Senior Architectural Historian, Holly Herbster, Senior Archaeologist, or me, at your convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ora Elquist', is written over a light blue horizontal line.

Ora Elquist, MA
Principal Investigator

Enclosure

cc: Kevin Delaney, ITW (w/o encl.)
Elizabeth H. Muzzey, NH SHPO (w/o encl.)



RECEIVED
Planning Office

APR 11 2018

ITW Telecommunications Facility
Dover, New Hampshire
200 Henry Law Avenue,
Dover, New Hampshire

*Historic Architectural Survey and
Effects Assessment*

March 19, 2018
PAL No. 1943.76

Submitted to:
Industrial Tower & Wireless, LLC
40 Lone Street
Marshfield, Massachusetts 02050

Introduction

This report presents the findings of a historic architectural reconnaissance survey and effects assessment conducted for the proposed Industrial Tower & Wireless, LLC (ITW) telecommunications facility at 200 Henry Law Avenue, Dover, New Hampshire ("Project," Figure 1). The survey was conducted in accordance with the New Hampshire Division of Historical Resources' (NHDHR) guidelines entitled "Identification of Historic Properties for Telecommunication Projects – Section 106" (Muzzey 2007, rev. 2015) and the Nationwide Programmatic Agreement (Nationwide PA) for the review of effects to historic properties for undertakings approved by the Federal Communications Commission (FCC).

Project Description

The Project consists of the construction of a new 180-foot-tall lattice-type telecommunications tower within a 80-foot square fenced compound (Figure 2). An existing approximately 600-foot-long, 9-foot-wide gravel drive will be widened to 12-foot wide and a 12-foot-wide gravel turnaround will be constructed from an existing gravel turnaround. Other facilities will include an enclosed equipment shelter and pads and an ice bridge cable support.

Survey Methodology

The purpose of the survey was to locate and identify architectural properties within the Area of Potential Effect (APE) for the Project that are listed or eligible for listing in the National Register of Historic Places (National Register). The Nationwide PA specifies that the APE for telecommunication facilities less than 200 feet in height is a one-half mile radius round the Project site. In accordance with the NHDHR guidelines for telecommunication projects, areas outside the one-half mile APE were included if historic properties are present and they have potential views of the Project.

A review of the historic property inventory files maintained by the NHDHR was conducted on March 5, 2018. Four previously inventoried resources within the Dover Town-wide Area Form were identified within or near the Project APE. Historical maps and secondary histories of the city of Dover

were consulted to provide information about the area's history of development and the development of individual properties.

A field survey to identify potentially significant historic properties within the Project APE was completed on March 6, 2018. Using topographic, aerial, and historical maps, a PAL architectural historian looked at all developed properties along publicly accessible roads within the APE. Properties that appeared to be at least 50 years of age were photographed with a high-resolution digital camera and located on a base map and notes about their setting, physical appearance, and approximate date of construction were recorded. The architectural historian noted topographical features, vegetation, and existing development within the Project APE and took photographs showing representative views to and from the Project site at multiple vantage points.

The information collected in the field was used to make a preliminary evaluation of the significance based on the National Register Criteria for Evaluation. Effects were assessed for all Properties that appear to have at least some potential for listing in the National Register.

Project APE Description

The Project APE is in the northeastern part of the city of Dover, south of Gulf Road and west of downtown Dover and separated north of the Project site by the Cochecho River. The topography of the APE is characterized by undulating hills that produce a gradual rise from a low of 20 feet above sea level (asl) at the shores of the Cochecho River to a high of 140 feet asl at Mount Pleasant, which is approximately 800 feet southeast of the Project site (see Figure 1). The dominant features of the landscape are the Cochecho River, Mount Pleasant, agricultural fields and forested lands with interspersed suburban development.

The Project site is on a 26.4-acre parcel that is owned by Peter and Susan Rousseau and is an active cattle farm and bounded to the south by McKone Lane and to the west by Henry Law Avenue (Figure 3, Photos 1–4). A 135-foot wide electrical easement and 35-foot wide gas easement with two active electrical transmission lines and an underground gas line extend north–south through the property, approximately 145 feet southwest of the proposed Project site, bisecting the APE. The transmission lines consist of approximately 40-foot tall wood poles. Three WTSN Radio lattice towers are approximately 0.4-miles southeast of and within view of the proposed Project site and within the APE. Henry Law Avenue is a narrow, two lane road that extends south/southeast from the intersection with Washington Street and Central Avenue in downtown Dover to the intersection with Back Road and Mulligan Drive (Photo 5). The road is developed with moderately dense residential properties and several active agricultural properties. The area was once cleared farm land as evidenced by several historic period farmhouses and a handful of field lots. Much of the land has been reclaimed by successional growth forest or subdivided and developed with houses. Other roads within the APE consist of Gulf Road, which runs north-south to the north of the Cochecho River and Project site; McKone Lane, which runs east from the intersection with Henry Law Avenue to the Cochecho River; Back, Court, and Middle roads, which run east-west in the south extent of the APE; and Browning Drive, Beacon Circle, Tennyson Avenue, Penny Lane, Mulligan Drive, Samuel Hanson Avenue, and Elmview Circle, which are secondary roads and cul-de-sacs off of Henry Law Avenue, Back Road, and Court Street and developed with modern houses.

Survey Results

There are no properties within the APE that are listed or determined eligible for listing in the National Register. Four properties were previously inventoried as part of the Dover Town-wide Area Form. In addition, one new potentially significant area containing 12 properties, was identified during the field survey. The previously inventoried and newly identified area are described below. Photographs of other properties within the APE that are least 50 years of age are included in Appendix A.

Dover Town-wide Area Form

In 1999, a town-wide area form was prepared for the Dover-Rochester: Exit 10 Highway Project between 1995 and 2000. The form documented representative buildings and property types throughout the city (Laprey and Hill 1999). The Cochecho Country Club, 145 Gulf Road; Samuel Hanson II – Rousseau Farm, 200 Henry Law Avenue; J. Hanson Property, 33 Back Road; and the Samuel H. Hanson Property, 13 Back Road were included in the survey as representative properties in the rural and suburban northeast portion of Dover.

Cochecho Country Club, 145 Gulf Road

The Cochecho Country Club at 145 Gulf Road (Photos 6–8), located on a 165.30-acre parcel on the north and south sides of Gulf Road, is approximately 0.5-miles northeast of the proposed Project site. The Cochecho Country Club is a traditional 18-hole course with an associated clubhouse and outbuildings. The property has a rolling topography and is surrounded by thick stands of trees to the south along the Cochecho River. The main driveway extends south from Gulf Road to the clubhouse and is lined with large coniferous trees and random-laid rubblestone walls dot the property. The clubhouse is set centrally between Gulf Road and the Cochecho River on the south side of Gulf Road. Large utility outbuildings are at the street edge of the property and a swimming pool and its associated outbuilding are southwest of the clubhouse.

The clubhouse is a two-and-one-half-story, wood-frame, Colonial-Revival-style building. It has an asphalt-shingle-clad, front-gable roof with brick chimneys and three shed-roof dormers on both the north and south roof slopes. Exterior walls are clad in vinyl siding and the building sits on a concrete foundation. The original three-bay-by-three-bay main block of the building is rectangular in form, with large shed-roof and front-gable-roof, one-story ells on the north and south elevations, and a large, two-story addition on the rear (west) elevation. The facade (east) elevation of the main block consists of a central entry flanked by a window. The entrance is sheltered by a Colonial-Revival-style entry porch with a pedimented gable that is supported by simple, Doric columns. The entrance is a modern wood door with an original door surround, consisting of fluted pilasters and a multi-light, leaded-glass, semi-elliptical fanlight. A tripartite window is above the door in the second story and a multi-light, semi-circular fanlight is set in the gable peak. Windows consist primarily of replacement eight-over-eight and ten-over-ten, double-hung, vinyl sash windows with wood surrounds.

The golf course was established in 1921 originally as the Middle Brook Golf Club, on the former Labbe Farm in Dover along the Cochecho River. Prior to the acquisition of the Labbe Farm, the Middle Brook Golf Club was a six-hole golf course, located on Stark Avenue in Dover. The Cochecho Country Club was formally established in 1923. The farmhouse of the property was used as a restaurant, until it was demolished soon after the opening of the golf club. The barn was converted into a clubhouse and used as such until 1929, when it was destroyed by a fire. In 1932, the extant

clubhouse was constructed and remains in use as the clubhouse today. The original Cochecho Country Club golf course was designed by Wayne Earl Stiles. Stiles (1884–1953) was a notable golf course landscape architect in New England, designing and remodeling many of the leading golf courses in the region. He was born in Brighton, Massachusetts and trained as a landscape architect. By the early 1900s, Stiles was a leading Massachusetts amateur golfer and played professionally until 1915. In 1916, Stiles opened his own landscape design firm in Boston and he began designing golf courses. By the 1920s, he was a notable golf course designer and his courses were known for their top-level quality. The Cochecho Country Club course was designed during the peak of Stiles' professional career (Labbanse and Mendik 2009). In 1966, Phil Wogan redesigned the course. Wogan (1919–2010) was a golf-course architect, who began his career in golf as the superintendent and tournament director at Essex Country Club in Manchester-by-the-sea, Massachusetts. By the end of his career, Wogan designed over 40 courses in New England (McCabe 2010).

Preliminary Evaluation and Effects Assessment

The Cochecho Country Club appears to meet Criterion A in the area of Entertainment/Recreation as a 1920s golf course and Criterion C in the area of Landscape Architecture as an example of the work of golf course designers Stiles and Wogan. Further examination and research would be needed to evaluate the integrity of the properties and their eligibility under Criteria A and C.

The country club is approximately 0.5-miles northeast of the proposed Project site (Photo 8). There may be some limited, intermittent views of the uppermost part of the tower from the highest elevations of the golf course. The view in the direction of the Project is not a significant characteristic of the golf course's significance and its minor alteration will not adversely impact its setting or other quality that makes the property potentially eligible for listing in the National Register.

Samuel Hanson II – Rousseau House and Barn, 200 Henry Law Avenue

The Samuel Hanson II – Rousseau Farm at 200 Henry Law Avenue is located on a 26.4-acre parcel on the north side of the road, approximately 635 feet from the proposed Project site, which is on the farm's property (see Photo 3, Photos 9–10). The Hanson – Rousseau House is a transitional Federal – Greek Revival style building built about 1830. The house is a wood frame, two-and-one-half-story, five-bay-by-four-bay, center-hall-plan, brick-ender house. The building faces south with vinyl-sided, wood-frame walls on the south and north elevations and brick walls on the east and west elevations and it rests on a granite-block foundation. Brick became a popular building material in Dover in the early nineteenth century, following major fires in Newburyport and Portsmouth and Dover had numerous brickyards that supported the widespread use of the material (Laprey and Hill 1999:7). The house is topped with a side-gable roof that is surfaced in asphalt shingle and twin interior-end, brick chimneys pierce the north and south roof slop along both brick walls. The facade elevation has a central entry flanked by two windows with five windows set above the first story openings. The entrance is a wood panel door, set in a Greek-Revival-style door surround, with pilasters, a multi-light transom, and a wide denticulated entablature. Secondary entrances are in both side elevations, the western one in the basement level and the eastern one in the first story. Windows consist primarily of historic, two-over-two, double-hung, wood sash windows with simple surrounds on the facade and granite sills and brick lintels on the brick ends. A one-story, two-bay-by-one-bay English-type barn is attached to the northeast corner of the house by an ell. The barn likely dates to the early twentieth century and was used as a ground level cattle barn. It has a metal-clad, side-gable roof and vertical board walls with a large, sliding, vertical-board door.

Five, mid-to-late-twentieth-century, rectangular, one-story agricultural outbuildings and barns are to the east of the house. They are primarily wood-frame buildings, with metal-clad front-gable and shed roofs and vertical board-clad walls. The buildings are used for equipment storage and as stables for the cattle. A ca. 1950, concrete stave silo, which was one of the most popular silo types for dairy and cattle farms, is southeast of the outbuildings (Visser 1997:137–138). Open fields surround the buildings on the property and are used either as pasture for the cows and draft horses or as hay fields.

The house was constructed by 1834 (Whitehouse 1834). Samuel Hanson II (1815–1865) likely acquired the property at 200 Henry Law Avenue around 1839, following his marriage to Malinda Jane Hurd (1818–1901). The Hanson family was one of the earlier settling families in Dover and the various extensions of the family owned properties throughout the northeast part of Dover in the vicinity of Mount Pleasant throughout the nineteenth century (Wadleigh 1913; Walling 1851, Sanford & Everts 1871). The farm was acquired by Hanson II's son, Samuel I. Hanson (1846–1941), presumably following his father's death in 1865 (US Census 1870; Sanford & Everts 1871). In the 1870 Census, Hanson is listed as a farmer with \$10,000 in real estate and \$8,000 in personal estate (US Census 1870). The property remained in the Hanson family until at least 1892 (Sanford & Everts 1871; Hurd 1892). In the 1920s, the property was acquired the Rousseau family. They resided in the house and operated a dairy farm on the property. Around the 1950s, the farm transitioned into a beef cattle farm, specializing in Belted Galloway cattle (Rousseau 2018). The farm is still operated as a cattle farm by the Rousseau family.

Preliminary Evaluation and Effects Assessment

The Samuel Hanson II – Rousseau House and Barn may be eligible for listing in the National Register under Criterion C in the area of Architecture as example of the Federal style with and attached English Barn. Further examination and research would be needed to evaluate the integrity of the properties and their eligibility.

The Project site is on the Samuel Hanson II – Rousseau property and the house and barn will have full views of the constructed tower. The property's appearance and setting as a historic farmstead has already been compromised by the existing of two active electrical transmission lines and a gas transmission that run through property (see Photos 3–4, 10). The one of the electrical transmission lines separates the buildings from the Project site and three radio towers are also within view of the property to the southeast. The project will have no direct effect on the property because the property owners have voluntarily granted an easement for the use of the land.

J. Hanson House and Barn, 33 Back Road

The J. Hanson House at 33 Back Road is located on an 11.24-acre parcel on the south side of Back Road, approximately 0.44 miles south of the proposed Project site (Photos 11–12). The house is a two-and-one-half-story, side-hall-plan, wood-frame, Greek Revival-style building. It has a pedimented, front-gable roof that is surfaced in asphalt shingle and two prominent, brick chimneys rise from the east roof slope of the house. The walls are clad in vinyl siding and the house sits on a granite foundation. The original three-bay-by-four-bay block of the house is set closest to the street with two additions on the rear. The facade (north) elevation of the main block has the primary entrance to the house in the west bay with two windows to the east. The entrance is a modern storm door with a wood panel door behind and is set beneath a large bracketed door hood and flanked by

four-light sidelights. A one-story, full-width, flat-roof porch extends from the east elevation of the house, where a secondary entrance is located. Windows consist of a mix of replacement six-over-six, double-hung, vinyl sash and six-over-six, double-hung, wood sash set in wood surrounds with crown lintels.

Located southeast of the house is a large, New England-type, front-gable, high-drive bank barn that appears to date from the mid-to-late nineteenth century. The main level of the barn is accessed from the north via a slightly built-up paved ramp. The facade (north) elevation has a central, sliding door with a 15-light transom above. A small, pedestrian entrance is to the east and a single double-hung window is above the main door. The front-gable roof is surfaced with asphalt shingles and topped with a large, square, louvered ventilator with a conical-roof cap and weathervane. The exterior walls are sided with vinyl siding. The house and barn are set back from the road on a hill. The farmland that once surrounded the house and barn, remains somewhat intact, however the property does not appear to be actively used for agricultural pursuits.

The house was likely constructed by 1834 (Whitehouse 1834). By at least 1851, the property was owned by J. Hanson (Walling 1851). The property remained in the Hanson family until at least the 1870s (Sanford & Everts 1871). The Greek Revival style became popular in Dover for residential architecture by the 1820s and 1830s. Multiple large farmsteads in the city are of the Greek Revival style and include architectural elements, such as pedimented gables, recessed entries, paneled pilasters, and entries with sidelights and transoms. Detached, New England-type barns, also became popular during this time period, and include cupolas and multi-light transoms, such as the barn on this property (Laprey and Hill 1999:9–10).

Preliminary Evaluation and Effects Assessment

The J. Hanson House and Barn may be eligible for listing in the National Register under Criterion C in the area of Architecture as examples of early and mid- nineteenth century residences in the Greek Revival-style with an associated agricultural outbuilding. Further examination and research would be needed to evaluate the integrity of the properties and evaluate with the property has additional significance under Criterion A in the area of architecture.

The J. Hanson Property is approximately 0.44 miles south of the proposed Project site with intervening residential development and forested land. The pre-existing transmission lines and radio towers within the APE are in view of the property across open fields approximately 0.2 miles to the east. The uppermost part of the proposed telecommunications tower may be visible above the intervening tree line of the hill (see Photo 12). The view will not alter or otherwise affect the architectural characteristics from which the property derives its significance and its immediate setting has already been compromised by the installation of the radio towers and transmission lines.

Samuel H. Hanson House and Barn, 13 Back Road

The Samuel H. Hanson House is located on a 3.29-acre parcel on the south side of Back Road, near the intersection with Samuel Hanson Avenue, approximately 0.45 acres southwest of the proposed Project site (Photos 13–15). The house is a two-and-one-half-story, center-hall-plan, wood-frame, Federal-style building. It has a side-gable roof that is surfaced in asphalt shingle with a center-ridgeline brick chimney. The exterior walls are sided in clapboard and the house rests on a granite block foundation. The original five-bay-by-two-bay main block is set back from the street on a slight

hill. The facade (north) elevation has a central entrance with an enclosed entry porch that is topped with a hip roof and flanked with simple wood pilasters. The entrance is flanked by two windows and five windows are set above the first story openings. A one-and-one-half-story, three-bay-by-three-bay, L-shaped ell extends from the east elevation of the house. Windows consist primarily of replacement six-over-six, double-hung, vinyl sash and original, six-over-six and two-over-two, single-hung, wood sash. All windows have simple molded wood surrounds.

Located east of the house is an early to mid-nineteenth century, English-type, side-gable barn that appears to date to the mid-nineteenth century. The facade (west) elevation has two central, double-leaf, swinging, vertical-board, barn doors with pedestrian entrances to the north and south. A central hayloft door is set in the upper portion of the facade. The roof is surfaced in asphalt shingle and the walls are sided in vinyl siding on the facade and asbestos shingle on the side elevations. Windows consist primarily of original, fixed, six-light, wood sash with simple wood surrounds.

The house was constructed by 1834, and by at least 1851, the property was owned by Samuel H. Hanson, who resided and farmed the property until at least 1871 (Whitehouse 1834; Walling 1851; Sanford & Everts 1871). Samuel H. Hanson (1809–1877) was married to Marie Deland Hanson (Findagrave 2015b). Samuel H. Hanson is listed in the 1860 Census as a farmer with \$3,000 in real estate and \$800 in personal estate (US Census 1860). This house is an example of the Federal style in Dover, prior to the popularity of brick as a residential building material (Laprey and Hill 1999:6–7).

Preliminary Evaluation and Effects Assessment

The Samuel H. Hanson House and Barn may be eligible for listing in the National Register under Criterion C in the area of Architecture as an example of a Federal-style house with an associated English barn. Further examination and research would be needed to evaluate the integrity of the two buildings.

Samuel H. Hanson Property is approximately 0.45 acres southwest of the proposed Project site with intervening residential development and forested land. The pre-existing transmission lines and radio towers within the APE are in view of the property across open fields approximately 0.3 miles to the east. The uppermost part of the proposed telecommunications tower may be visible above the intervening tree line of the hill (see Photo 15). The view will not alter or otherwise affect the architectural characteristics from which the property derives its significance and its immediate setting has already been compromised by the installation of the radio towers and transmission lines.

Newly Identified Area

Samuel Hanson Avenue – Court Street Area

The Samuel Hanson Avenue – Court Street area is located in the southern end of the APE, approximately 0.35 miles southwest of the proposed Project site. The area consists of 12 houses on the northwest side of Samuel Hanson Avenue and the northeast side of Court Street (Photos 16–20). The houses within the area were constructed primarily between 1871 and 1892. They are small-scale, single-family houses and examples of vernacular interpretations of the Italianate and Second Empire styles (Walling 1851; Sanford & Everts 1871; Hurd 1892). Buildings within the area are uniformly set close to the road edge on small-scale rectangular lots that are approximately 0.5 acres or smaller.

The buildings are all one-and-one-half-story, wood-frame, side hall plan houses. They have primarily asphalt-shingle-clad roof, exterior walls clad in either wood clapboard or cement board siding, and brick foundations. The six Second Empire-style houses have mansard roofs and most have two evenly-spaced dormers on each roof slope and either one or two, small, brick chimneys. The four Italianate-style and one Queen Anne-style houses have front-gable roofs with gable returns, some with dormers and small brick chimneys. Majority of the houses incorporate one-story bay windows on the facade and side elevations and decorative, bracketed door hoods over the primary entrances on the facades. Many of the houses have small, enclosed secondary entrances on at least one side elevation and small, one-story rear or side ells. Windows consist primarily of original two-over-two and two-over-one, double-hung, wood sash windows. Approximately six of the houses have attached or detached carriage houses, most likely contemporary to the houses and approximately four of the houses have early-to-mid-twentieth-century garages at the rear of the houses and parcels.

The Italianate and Second Empire styles peaked in popularity in the 1870s in Dover. These styles were commonly used on vernacular single family houses from the time period that were typically one-and-one-half to two-and-one-half stories tall and side hall plan buildings. They were primarily constructed on infill lots and in newly subdivided land and can be found in small clusters. Houses of these styles most commonly had brick foundations with clapboard siding, narrow corner boards and frieze, and projecting gable returns. Many houses of this type also have bay windows and side porches. Two-over-one-sash wood windows were most commonly used and entries were overwhelmingly sheltered by bracketed door hoods and porches (Laprey and Hill 1999:12–13). In the 1890s, the owners and residents of these houses worked primarily in Dover mills, specifically the Sawyer Woolen Mills (NR Listed 1989), which was the largest manufacturer of woolen material in the state by the 1880s (Closs et al. 1989). George M. Walker, who lived at 20 Samuel Hanson Avenue (originally named Hanson Avenue) was a spinner at the Sawyer Woolen Mill and John Swallow, who lived at 144 Court Street, was a loom fixer at the Sawyer Woolen Mill (Hurd 1892; Littlefield 1892).

Preliminary Evaluation and Effects Assessment

The Samuel Hanson Avenue – Court Street area is a relatively intact collection of Italianate and Second Empire-style homes constructed in the late nineteenth century that may be eligible for the National Register under Criterion C in the area of Architecture. Further examination and research would be needed to evaluate the integrity of the properties.

The Samuel Hanson Avenue – Court Street Area is 0.35 miles southwest of the proposed Project site with Mount Pleasant (140 ft. elevation) in between the area and Project site. The uppermost part of the proposed telecommunications tower may be visible above the intervening tree line of the hill (see Photo 17). The view will not alter or otherwise affect the architectural characteristics the properties from which the area derives its significance.

Conclusion

Based on the results of the effects assessment, PAL concludes that the Project will not cause any adverse effects on historic properties.

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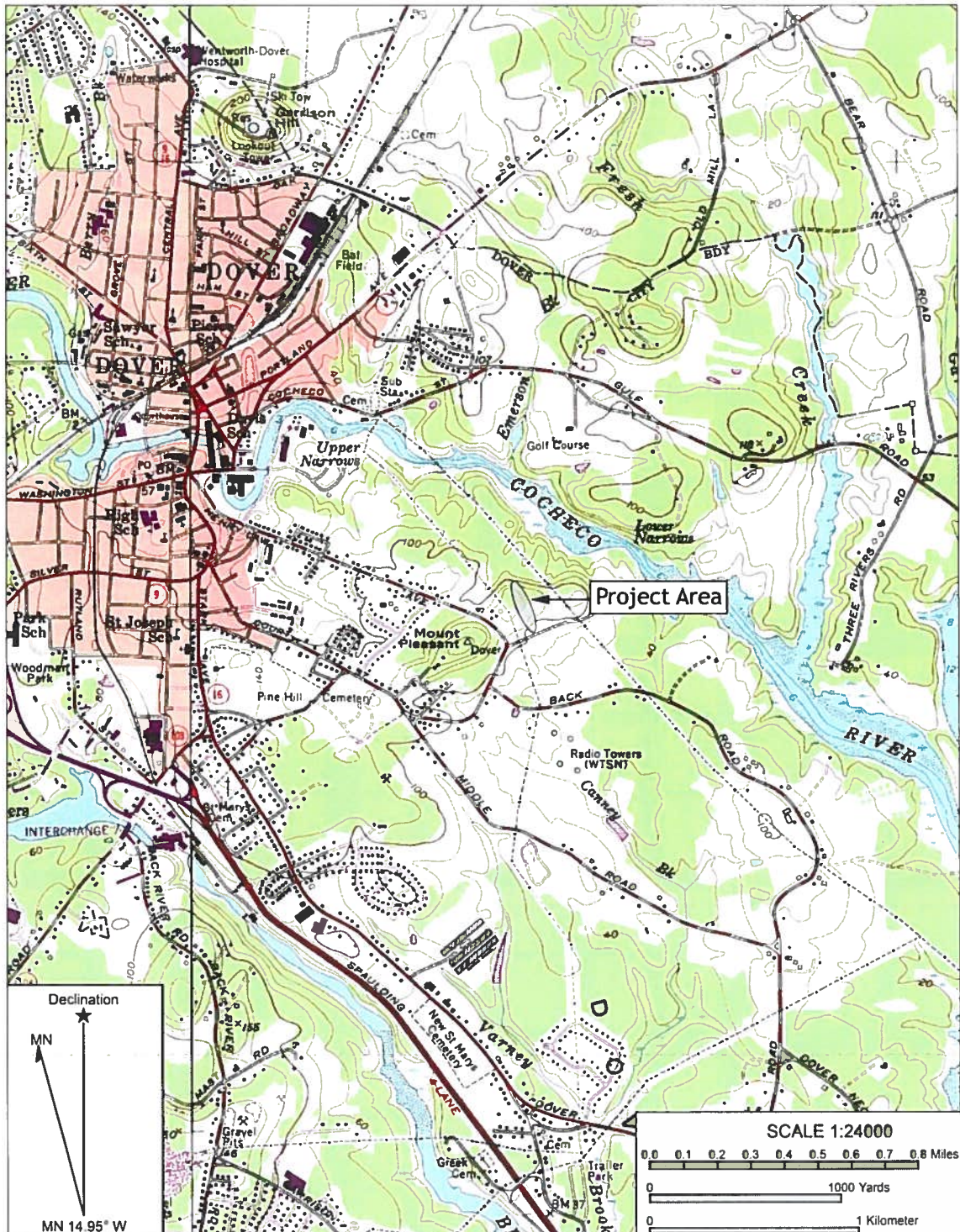


Figure 1. Location of the proposed Industrial Tower & Wireless Dover, New Hampshire Tower Site on the Dover East NH USGS topographic quadrangle, 7.5-minute series.

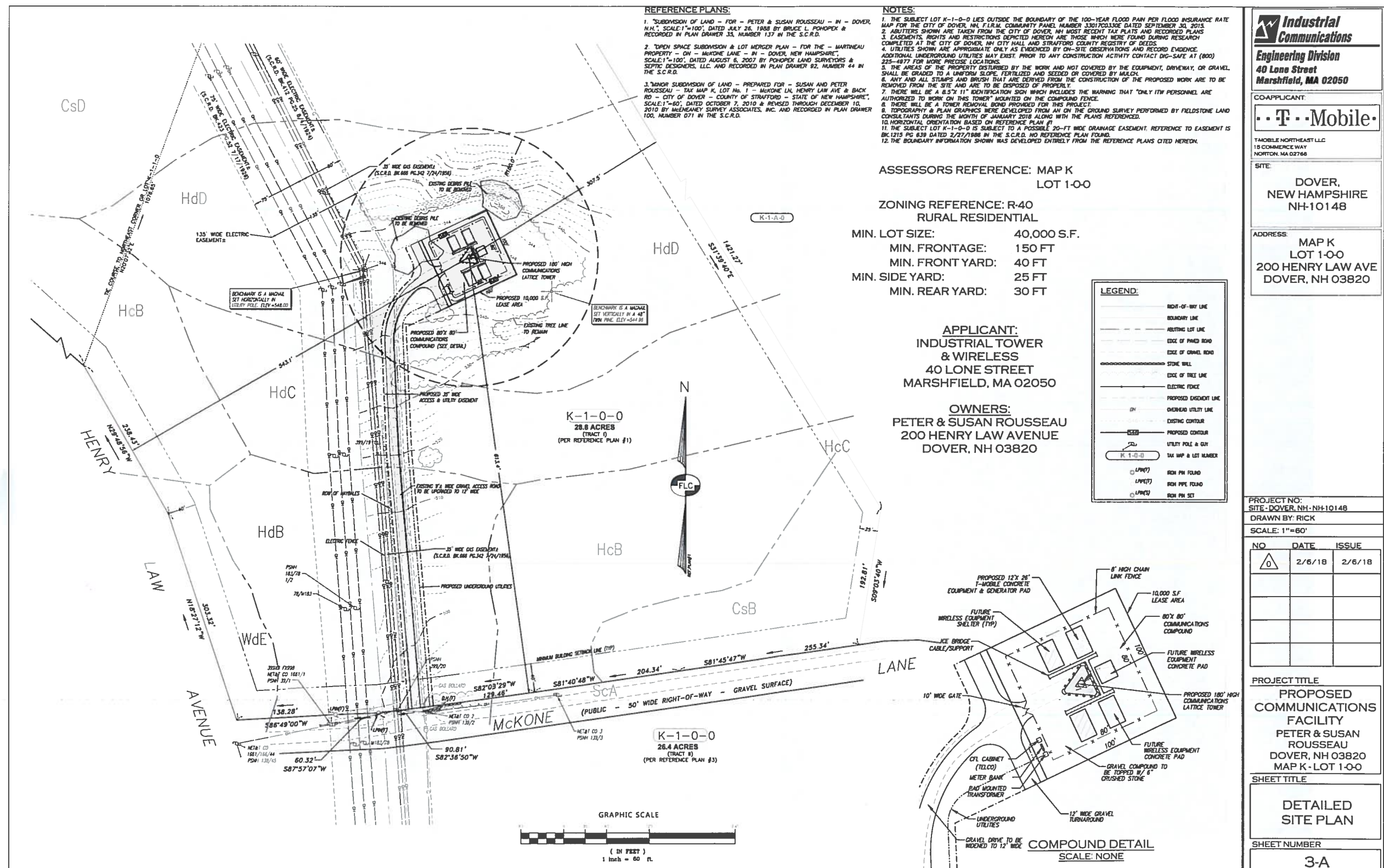


Figure 2. Plan of the proposed Industrial Tower & Wireless Dover, New Hampshire Tower Site showing existing conditions and proposed construction.

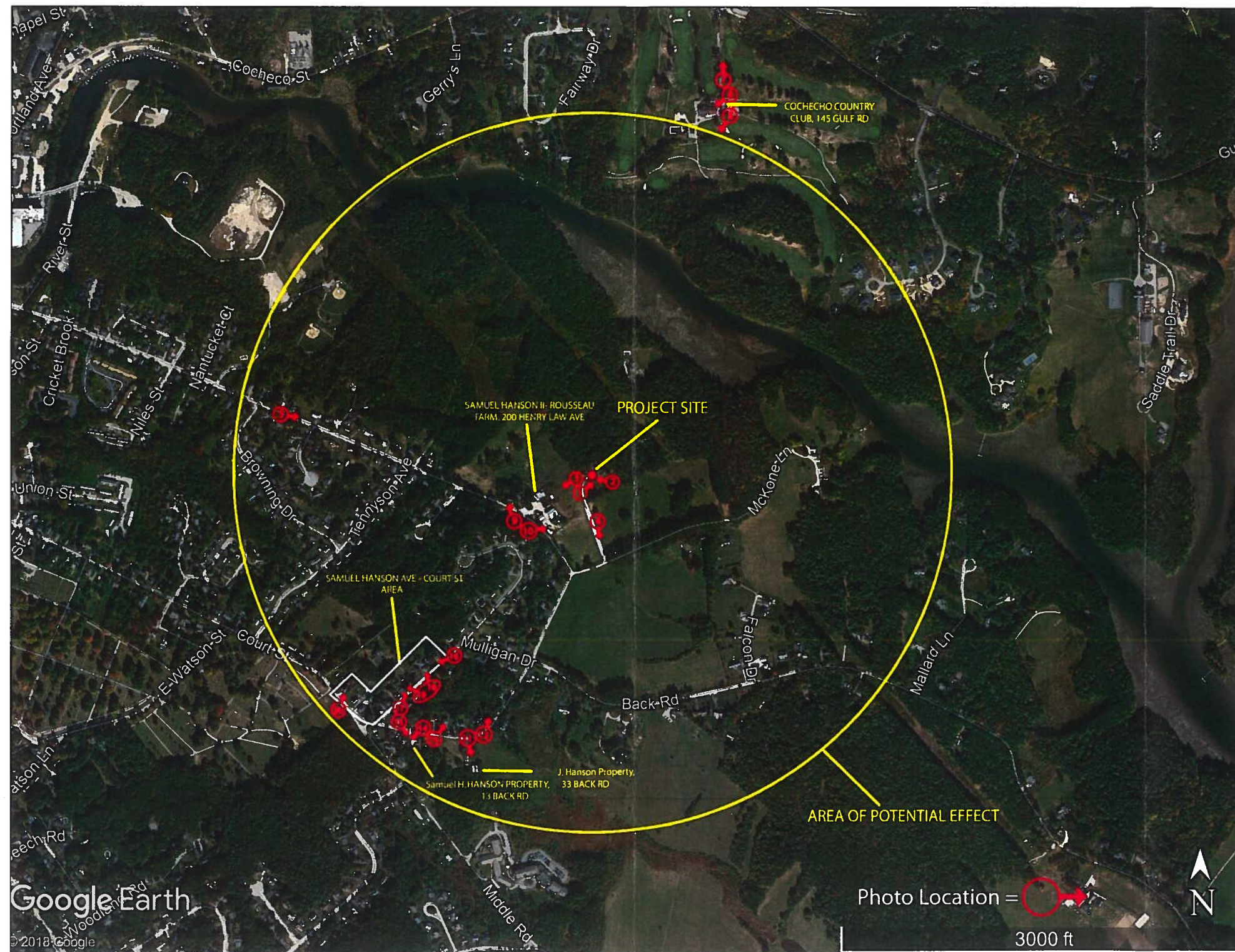


Figure 3. Area of Potential Effect for the proposed ITW Telecommunications Facility at 200 Henry Law Avenue, Dover, New Hampshire showing location of photographs.



Photo 1. View looking northeast towards Project site.



Photo 2. View looking southwest toward Project site.



Photo 3. View looking west toward 200 Henry Law Avenue.



Photo 4. View south along access road from Samuel Hanson II – Rousseau Farm, showing location of transmission and gas lines and radio towers.



Photo 5. View east along Henry Law Avenue from western limit of the APE, showing modern infill.



Photo 6. Cochecho County Club – Club House, 145 Gulf Road, view southwest.



Photo 7. View north along Cochecho Country Club's driveway.



Photo 8. View southwest toward Project site from Cochecho Country Club.



Photo 9. Samuel Hanson II Property – Rousseau Farm, 200 Henry Law Avenue.



Photo 10. View northeast toward Project site and outbuildings on the Samuel Hanson II-Rousseau Farm property.



Photo 11. J. Hanson Property, 33 Back Road.



Photo 12. View north toward Project site from J. Hanson Property, 33 Back Road.



Photo 13. Samuel H. Hanson Property – house and barn, 13 Back Road.



Photo 14. Samuel H. Hanson Property, 13 Back Road.



Photo 15. View northeast from the Samuel H. Hanson Property, 13 Back Road toward the Project site.



Photo 16. Samuel Hanson Avenue – Court Street Historic Area, view southwest on Samuel Hanson Avenue.



Photo 17. Samuel Hanson Avenue – Court Street Historic Area, view northeast on Samuel Hanson Avenue toward the Project site.



Photo 18. 14 Samuel Hanson Avenue, example of a Second-Empire-style house in the Samuel Hanson Avenue – Court Street Historic Area.



Photo 19. 12 Samuel Hanson Avenue, example of an Italianate-style house in the Samuel Hanson Avenue – Court Street Historic Area.



Photo 20. 138 Court Street, example of a Queen Anne-style house in the Samuel Hanson Avenue – Court Street Historic Area.

Appendix A

Properties within the APE that are 50-years of age or older and are not eligible for listing in the National Register



Figure 1. Properties within the APE that are 50-years of age or older and are not eligible for listing in the National Register.



Photo 1. 160 Henry Law Avenue (Map No. 1).



Photo 2. 162 Henry Law Avenue (Map No. 2).



Photo 3. 100 McKone Lane (Map No. 3).



Photo 4. 160 Back Road (Map No. 4).



Photo 5. 43 Back Road (Map No. 5).



Photo 6. 6 Back Road (Map No. 6).



Photo 7. 3 Back Road (Map No. 7).



Photo 8. 136 Court Street (Map No. 8).



Photo 9. 134 Court Street (Map No. 9).



Photo 10. 30 Middle Road (Map No. 10).



Industrial Communications

DOVER, NH



APPROVALS

CITY OF DOVER, NH ZONING BOARD	
CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

SHEET INDEX

SHT NO.	TITLE	REV. NO.
T	TITLE SHEET	0
1	EXISTING CONDITIONS PLAN	0
2	AERIAL OVERLAY	0
3	SITE LOCUS PLAN	0
3A	DETAILED SITE PLAN	0
4	TOWER ELEVATION & DETAILS	0
5	SITE CONSTRUCTION DETAILS	0

NO	DATE	ISSUE
0	2/6/18	2/6/18

SHEET TITLE

TITLE
SHEET

SHEET NUMBER

T



Engineering Division
40 Lone Street
Marshallfield, MA 02050

COAPPLICANT

Mobile

TMOBILE NORTHEAST, LLC
15 COMMERCE WAY
NORTON, MA 02766

SITE

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS

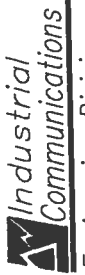
MAP K
LOT 1-00
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO.

SITE: DOVER, NH-NH10148

DRAWN BY: RICK

SCALE: NONE



Engineering Division
40 Lone Street
Marshfield, MA 02050

CO-APPLICANT:

Mobile

THOMAS NORTHEAST LLC
15 COMMERCIAL WAY
NORTON, MA 02766

SITE:

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS:

MAP K
LOT 1-00
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO:
SITE: DOVER, NH-NH-10148

DRAWN BY: RICK

SCALE: 1"=60'

NO	DATE	ISSUE
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2		
3		
4		
5		

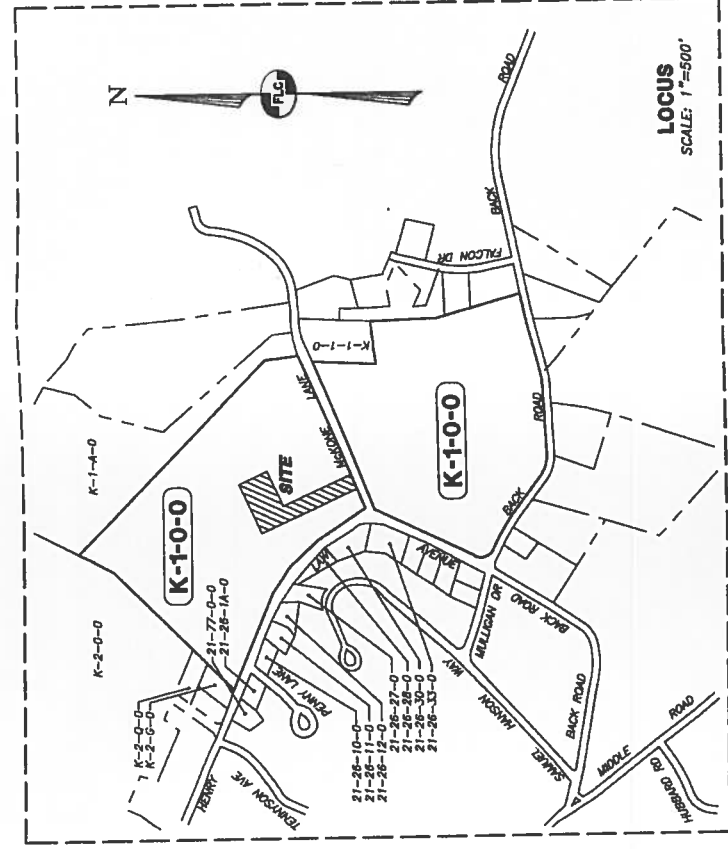
PROJECT TITLE:
**PROPOSED
COMMUNICATIONS
FACILITY**

PETER & SUSAN
ROUSSEAU
DOVER, NH 03820
MAP K-LOT 1-00

SHEET TITLE:
**PARTIAL EXISTING
CONDITIONS
PLAN**

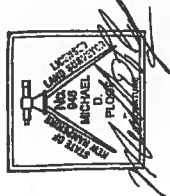
SHEET NUMBER

1



LEGEND:

--- RIGHT-OF-WAY LINE
--- BOUNDARY LINE
--- ABUTTING LOT LINE
--- EDGE OF PAVED ROAD
--- EDGE OF GRAVEL ROAD
--- STONE WALL
--- ELECTRIC FENCE
--- PROPOSED EXISTENT LINE
--- OVERHEAD UTILITY LINE
--- UTILITY POLE & GUY
--- TAX MAP & LOT NUMBER
--- K-1-0-0
--- R-1-0-0
--- R-2-0-0
--- R-3-0-0
--- R-4-0-0
--- R-5-0-0
--- R-6-0-0
--- R-7-0-0
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PREPARED FOR:
**INDUSTRIAL TOWER
& WIRELESS**
40 LONE STREET
MARSHFIELD, MA 02050

OWNERS:
PETER & SUSAN ROUSSEAU
200 HENRY LAW AVENUE
DOVER, NH 03820

ASSESSOR'S
REFERENCE:
MAP K LOT 1-00

CERTIFICATION:
I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBSERVED AND SURVEYED BY FELISTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF JANUARY, 2018.
DATE: 2/6/18

- NOTES:
- THE OWNERS OF RECORD FOR TAX MAP PARCEL K-1-0-0 ARE PETER & SUSAN ROUSSEAU - 200 HENRY LAW AVENUE, DOVER, NH 03820. DEED REFERENCE TO PARCEL IS BK1139 PG.787 DATED 7/27/1984 IN THE S.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE TOPOGRAPHY AND EXISTING CONDITIONS ON A PORTION OF TAX MAP PARCEL K-1-0-0.
 - THE TOTAL AREA OF THE SITE (TRACT 1) IS 28.8 ACRES, PER REFERENCE PLAN #1.
 - ZONING FOR THE ENTIRE SITE IS R-40, RURAL RESIDENTIAL. MINIMUM LOT SIZE: 40,000 SQ.FT. MINIMUM SETBACKS: 40FT. FRONT, 30FT. REAR, & 25FT. SIDE.
 - THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREIN.
 - TOPOGRAPHY & PLAN GRAPHICS WERE DEVELOPED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JANUARY, 2018.
 - HORIZONTAL ORIENTATION BASED ON REFERENCE PLAN #1.
 - THE SUBJECT LOT K-1-0-0 LIES OUTSIDE THE BOUNDARY OF THE 100-YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD HAZARD MAP OF THE TOWN OF DOVER, NH, F.F.A.M. COMMUNITY PANEL NUMBER 330170333E DATED SEPTEMBER 30, 2015.
 - THE SUBJECT LOT K-1-0-0 IS SUBJECT TO A POSSIBLE 20-FT WIDE DRAINAGE EASEMENT TO BE DEVELOPED BY BK1215 PG.639 DATED 2/27/1988 IN THE S.C.R.D. NO REFERENCE PLAN FOUND.

- ABUTTERS:
- K-1-0-0 & K-1-0-0
RAYMOND J. MARTINEAU JR., TRUSTEE
OF THE RAYMOND J. MARTINEAU JR.
REVOCABLE TRUST
DOVER, NH 03820
VOL.1986 PG.528 11/10/1987
- K-2-0-0
JAMES A. DEMARAY
187 HENRY LAW AVE
DOVER, NH 03820
VOL.1746 PG.307 9/30/1989
- K-3-0-0
CAROL E. WADSWORTH
182 HENRY LAW AVE
DOVER, NH 03820
VOL.1588 PG.89 12/27/1988
- K-4-0-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-5-0-0
21-26-27-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-6-0-0
21-26-28-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-7-0-0
21-26-29-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-8-0-0
21-26-30-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-9-0-0
21-26-31-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-10-0-0
21-26-32-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-11-0-0
21-26-33-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-12-0-0
21-26-34-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-13-0-0
21-26-35-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-14-0-0
21-26-36-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-15-0-0
21-26-37-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-16-0-0
21-26-38-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-17-0-0
21-26-39-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-18-0-0
21-26-40-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-19-0-0
21-26-41-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-20-0-0
21-26-42-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-21-0-0
21-26-43-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-22-0-0
21-26-44-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-23-0-0
21-26-45-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-24-0-0
21-26-46-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-25-0-0
21-26-47-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-26-0-0
21-26-48-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-27-0-0
21-26-49-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-28-0-0
21-26-50-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-29-0-0
21-26-51-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-30-0-0
21-26-52-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-31-0-0
21-26-53-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-32-0-0
21-26-54-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-33-0-0
21-26-55-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-34-0-0
21-26-56-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-35-0-0
21-26-57-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-36-0-0
21-26-58-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-37-0-0
21-26-59-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-38-0-0
21-26-60-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-39-0-0
21-26-61-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-40-0-0
21-26-62-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-41-0-0
21-26-63-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-42-0-0
21-26-64-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-43-0-0
21-26-65-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-44-0-0
21-26-66-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-45-0-0
21-26-67-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-46-0-0
21-26-68-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-47-0-0
21-26-69-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-48-0-0
21-26-70-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-49-0-0
21-26-71-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-50-0-0
21-26-72-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-51-0-0
21-26-73-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-52-0-0
21-26-74-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-53-0-0
21-26-75-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-54-0-0
21-26-76-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-55-0-0
21-26-77-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-56-0-0
21-26-78-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-57-0-0
21-26-79-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-58-0-0
21-26-80-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-59-0-0
21-26-81-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-60-0-0
21-26-82-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-61-0-0
21-26-83-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-62-0-0
21-26-84-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-63-0-0
21-26-85-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-64-0-0
21-26-86-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-65-0-0
21-26-87-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-66-0-0
21-26-88-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-67-0-0
21-26-89-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-68-0-0
21-26-90-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-69-0-0
21-26-91-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-70-0-0
21-26-92-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-71-0-0
21-26-93-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-72-0-0
21-26-94-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-73-0-0
21-26-95-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-74-0-0
21-26-96-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-75-0-0
21-26-97-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-76-0-0
21-26-98-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-77-0-0
21-26-99-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-78-0-0
21-26-100-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-79-0-0
21-26-101-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-80-0-0
21-26-102-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-81-0-0
21-26-103-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-82-0-0
21-26-104-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-83-0-0
21-26-105-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-84-0-0
21-26-106-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-85-0-0
21-26-107-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-86-0-0
21-26-108-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-87-0-0
21-26-109-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-88-0-0
21-26-110-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-89-0-0
21-26-111-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-90-0-0
21-26-112-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-91-0-0
21-26-113-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-92-0-0
21-26-114-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-93-0-0
21-26-115-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-94-0-0
21-26-116-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-95-0-0
21-26-117-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-96-0-0
21-26-118-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-97-0-0
21-26-119-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-98-0-0
21-26-120-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-99-0-0
21-26-121-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982
- K-100-0-0
21-26-122-0
THOMAS A. & ANN MARIE HACKETT
43 SAMUEL JAMISON AVE
DOVER, NH 03820
VOL.1613 PG.653 8/1/1982

Industrial Communications
Engineering Division
40 Lone Street
Marshfield, MA 02050

CO-APPLICANT:

T-Mobile

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

SITE:

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS: MAP K
LOT 1-00
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO:
SITE: DOVER, NH: NH10148
DRAWN BY: RICK

SCALE: NONE

NO	DATE	ISSUE
1	2/6/18	2/6/18

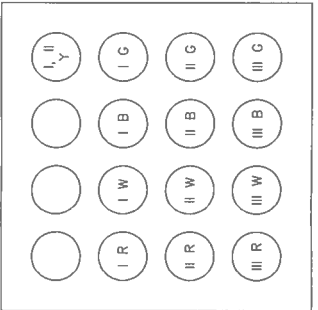
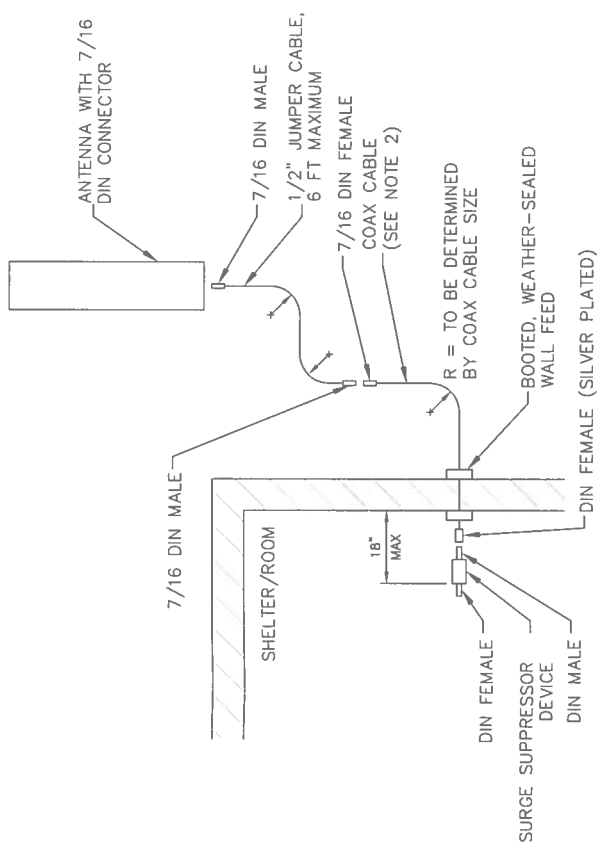
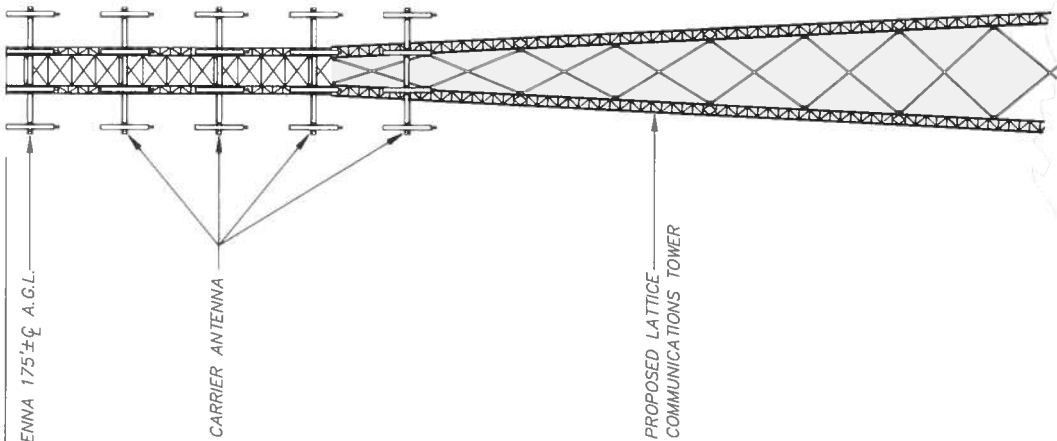
PROJECT TITLE
PROPOSED
COMMUNICATIONS
FACILITY
PETER & SUSAN
ROUSSEAU
DOVER, NH 03820
MAP K - LOT 1-00

SHEET TITLE

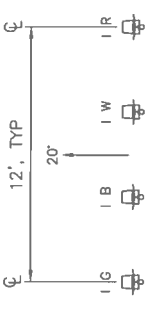
AERIAL
OVERLAY

SHEET NUMBER
2





COLOR KEY	
R - RED	B - BLUE
W - WHITE	G - GREEN
Y - YELLOW (GFS)	



COAX PORT ASSIGNMENTS

(VIEWED FROM INSIDE EQUIPMENT ROOM/SHELTER)

2

4

TYPICAL ANTENNA SCHEMATIC

NOT TO SCALE

5

4

Industrial Communications
Engineering Division
40 Lone Street
Marshfield, MA 02050

CO-APPLICANT:
T-Mobile
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766
SITE:

DOVER,
NEW HAMPSHIRE
NH-10148

ADDRESS:
MAP K
LOT 1-O-O
200 HENRY LAW AVE
DOVER, NH 03820

PROJECT NO.
SITE-DOVER, NH-NH-10148
DRAWN BY: RICK
SCALE: 1"=60'

NO	DATE	ISSUE
0	2/6/18	2/6/18

SHEET TITLE
**TOWER
ELEVATION
& DETAILS**
SHEET NUMBER
4

- NOTES
- COAX CABLE SIZE WILL BE DETERMINED BY RF ENGINEER. REFER TO RF SCHEDULE FOR CABLE SIZE, MANUFACTURER, AND COLOR-CODING.
 - COLOR-CODE COAXIAL CABLE:
 - AT TOP, JUST ABOVE GROUND KIT, 2" WIDE TO BE VISIBLE FROM THE GROUND
 - AT BOTTOM, JUST OUTSIDE COAX PORT
 - INSIDE EQUIPMENT ROOM/ENCLOSURE
 - AT ALL WALL/FLOOR PENETRATIONS
 - RADIUS 'R' SHALL BE EQUAL TO OR GREATER THAN MANUFACTURER'S RECOMMENDATION.

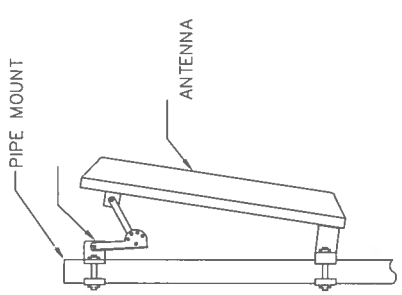
ANTENNA W/ DOWN-TILT

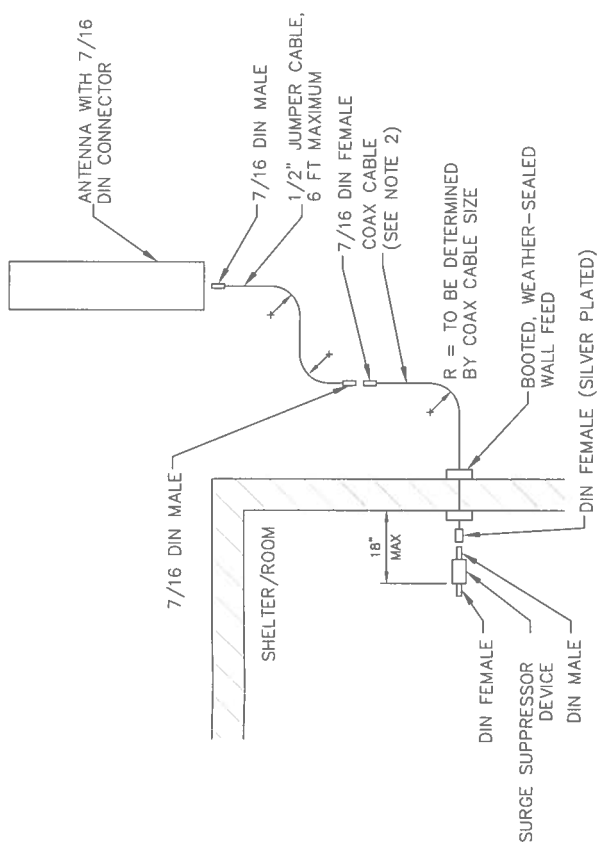
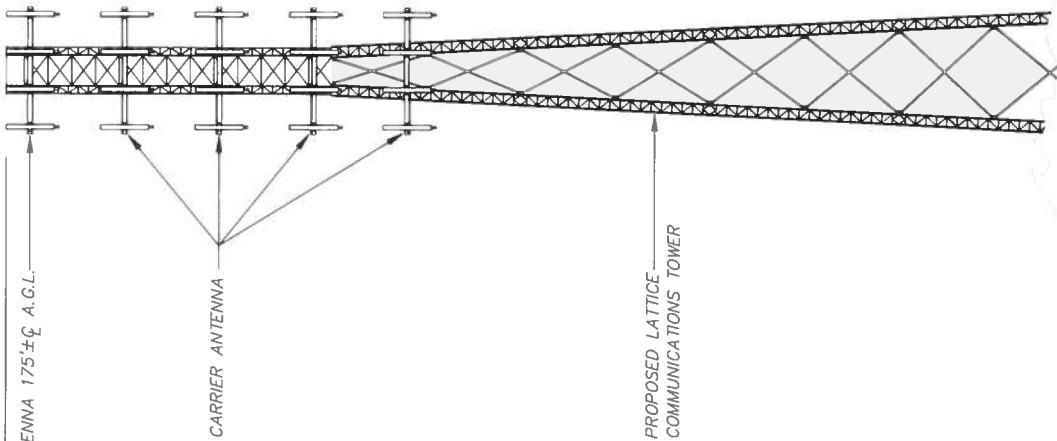
NOT TO SCALE

3

4

MOUNT ANTENNA IN ACCORDANCE WITH
MANUFACTURER'S RECOMMENDED PROCEDURE

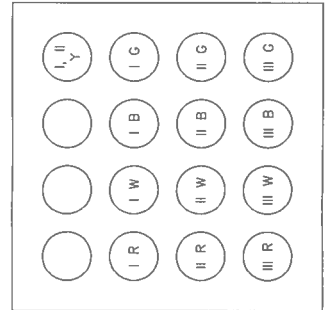




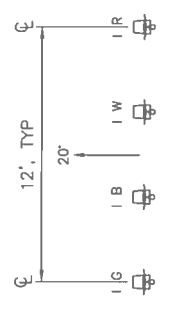
TYPICAL ANTENNA SCHEMATIC
NOT TO SCALE

54

COAX PORT ASSIGNMENTS
(VIEWED FROM INSIDE EQUIPMENT ROOM/SHELTER)

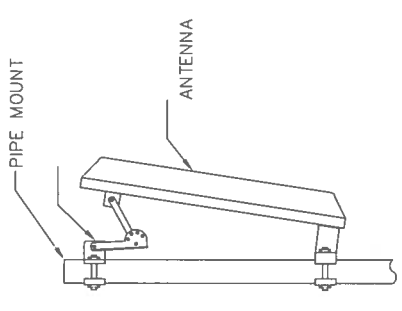


COLOR KEY	
R - RED	B - BLUE
W - WHITE	G - GREEN
Y - YELLOW (GPS)	



COAX PORT ASSIGNMENTS
(VIEWED FROM INSIDE EQUIPMENT ROOM/SHELTER)

24



MOUNT ANTENNA IN ACCORDANCE WITH
MANUFACTURER'S RECOMMENDED PROCEDURE

ANTENNA W/ DOWN-TILT
NOT TO SCALE

34

NOTES

1. COAX CABLE SIZE WILL BE DETERMINED BY RF ENGINEER. REFER TO RF SCHEDULE FOR CABLE SIZE, MANUFACTURER, AND COLOR-CODING.
2. COLOR-CODE COAXIAL CABLE:
 - AT TOP, JUST ABOVE GROUND KIT, 2" WIDE TO BE VISIBLE FROM THE GROUND
 - AT BOTTOM, JUST OUTSIDE COAX PORT
 - INSIDE EQUIPMENT ROOM/ENCLOSURE
 - AT ALL WALL/FLOOR PENETRATIONS
3. RADIUS 'R' SHALL BE EQUAL TO OR GREATER THAN MANUFACTURER'S RECOMMENDATION.

TOWER ELEVATION
NOT TO SCALE

14

NO	DATE	ISSUE
0	2/6/18	2/6/18

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

MAR 22 2018

DHR Use Only	
R&C #	9556 9562
Log In Date	___ / ___ / ___
Response Date	___ / ___ / ___
Sent Date	___ / ___ / ___

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 ITW Telecommunications Facility, Dover

Project Location 200 Henry Law Avenue

City/Town Dover Tax Map K Lot # 1-0-0

✓ NH State Plane - Feet Geographic Coordinates: Easting 1200573 Northing 252363
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable) FCC
(Agency providing funds, licenses, or permits)

Permit Type and Permit or Job Reference #

State Agency and Contact (if applicable) n/a

Permit Type and Permit or Job Reference #

APPLICANT INFORMATION

Applicant Name Industrial Tower & Wireless

Mailing Address 40 Lone Street Phone Number 781-319-1011

City Marshfield State MA Zip 02050 Email kevin.delaney@induscom.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Ora Elquist (PAL)

Mailing Address 26 Main Street Phone Number 401728-8780

City Pawtucket State RI Zip 02860 Email oelquist@palinc.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 03/05/2018.

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): ranging from 1830's to 1920'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: CONCUR WITH RESULTS OF PHASE I-A ARCHAEOLOGICAL SURVEY +
RECOMMENDATION OF NO FURTHER STUDY.

Please check in with the Dover Heritage
Commission and forward any comments they have
to the DHR

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: _____

Nichelle Mellick

Date: _____

4/12/18



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 03/28/2018
Reference Number: 983812

Otis Perry, Chairperson
City of Dover Heritage Commission
91 Court Street
Dover, NH 03820

The following new Section 106 filing has been submitted:

FILE NUMBER: 0008140408
TCNS Number: 164584
Purpose: New Tower Submission Packet
Notification Date: 7AM EST 03/21/2018
Applicant: Industrial Tower and Wireless, LLC
Consultant: The Public Archaeology Laboratory, Inc.
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: ITW Dover, NH
Site Address: off Henry Law Avenue
Detailed Description of Project: Applicant proposes to construct a 180' tower for wireless communications housed within an 80'x80' compound.
Site Coordinates: 43-11-22.5 N, 070-51-18.9 W
City: Dover
County: STRAFFORD
State: NH
Lead SHPO/THPO: New Hampshire Division of Historical Resources

Consultant Contact Information:

Name: Ora Elquist
Title:
PO Box:
Address: 26 Main Street
City: Pawtucket
State: RI
Zip: 02860
Phone: (401) 728-8780
Fax:
Email: oelquist@palinc.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, May 17, 2018**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Bob Hall (Vice Chair), Otis Perry, George Reagan, Nick Couturier (joined 7:15 p.m.) (Alternate), Rich Onufry (Alternate), Anthony Sillitta (Alternate)

Members Absent: Frank Landford

Staff Present: Elena Piekut (Assistant City Planner, Zoning Administrator)

The Chair called the meeting to order at 7:03 p.m. He introduced the Board and staff present to the audience and explained the process used to hear cases.

2. APPROVAL OF MEETING MINUTES OF APRIL 19, 2018

Motion: Otis Perry moved to approve the meeting minutes of April 19, 2018 as written. Bob Hall seconded. Chris Prior asked for minor amendments to which Otis Perry and Bob Hall assented. Vote: 4-0-1 with George Reagan abstaining.

Otis Perry moved to reorder the agenda, hearing case Z18-10 first. Bob Hall seconded. Chair Chris Prior asked Anthony Sillitta to vote. Vote: U/A

3. HEARINGS

- A. Z18-10 Applicant Kirt Schuman and Owner Schuman Family Revocable Trust of 2013, 136 County Farm Road (Tax Map C, Lot 3-B1), located in the Rural Residential (R-40) Zoning District, requests a variance from Section 170-12.B to permit a side setback of 20 feet, where a minimum of 25 feet is required.

Kirt Schuman provided an overview of his request, the constraints present on his lot, and how the request meets the five variance criteria.

Public hearing opened.

STAFF RECOMMENDATION:

Assistant City Planner Elena Piekut stated that the Planning Department supports the variance request as the impact is very minor at 96 square feet and the addition would be impeded by wetland buffer, well, and/or septic system infrastructure if placed elsewhere.

Public hearing closed.

Motion: Bob Hall moved to grant the variance, finding that all variance criteria had been met. George Reagan seconded. Chair Chris Prior asked Rich Onufry to vote on the case. Vote: U/A.

- A. Z18-07 Applicant Industrial Tower and Wireless, LLC and Owners Peter and Susan Rousseau, 200 Henry Law Avenue (Tax Map K, Lot 1), located in the Rural Residential (R-40) Zoning District, request a variance from Section 170-22.C(1) of the Zoning Ordinance to permit the construction of a new, 180-foot tall



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ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
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Meeting Time: **7:00 pm**

telecommunications tower on the above referenced property, where the construction of new telecommunications towers is only permitted on 15 parcels specified by the Zoning Ordinance.

Chair Chris Prior recused himself from hearing the case and left the table.

Vice Chair Bob Hall explained the process used to review the case and invited the Applicant to present additional information.

Attorney Steve Grill represented the applicant. He stated that he wants to address three things: the drive test, the coverage plots, and responses to concerns raised at last hearing. He commented on the petition that abutters have submitted and noted that this type of response can happen wherever a tower is proposed. He argued against the submission from Andrew Nanaa and said that he believes it is “usurping the board’s function” because it is the Board’s job to weigh all concerns and rights and the submission is Mr. Nanaa’s opinion. He said state and federal reviews should not overlap with Zoning Board review. He stated that the new T-Mobile antenna placed on the Cocheco Mill smokestack improved over the 2016 drive test conditions but did not close the gap. He said that they have documented that alternative locations do not suffice and that it is not possible to close the gap without a variance. He said they submitted a real estate market study that shows there will not be an impact and that their appraiser also conferred with other professionals. He stated that the potential environmental effects of the radiofrequency are regulated by the FCC and cannot be regulated by local government. He said the Applicant would also like to set a date for a balloon test and site walk.

Rich Onufry noted that a petition from abutters and its relevance to variance criteria would not come into play if the proposal met zoning requirements, but a variance is required so the petition should not be dismissed.

Ryan Monte de Ramos, a radiofrequency engineer representing T-Mobile, said he has been in the industry for 18 years working for various carriers and provided an overview of the coverage plots submitted. He explained that green represents in-building, or ideal, coverage, while yellow shows in-vehicle coverage. He showed the existing coverage plot.

Vice Chair Bob Hall asked what counts as in-building coverage and Mr. Monte de Ramos said it is when coverage is available 95% of the time but it can depend on type of construction. Mr. Hall asked what acceptable coverage is. Mr. Monte de Ramos said it is a good signal-to-noise ratio, perhaps four to five signal bars, and that the user can get data. Mr. Hall asked for an explanation in layman’s terms and Mr. Monte de Ramos said that you could have a few bars and still be able to use data, but you could also have more bars but not be able to use data because too many people are using the service. Rich Onufry asked how inadequate coverage is determined and Mr. Monte de Ramos said the carrier performs a drive test, testing signal level and number of dropped calls, and takes into account the need stated by subscribers, which is not public information. He then verifies coverage with sample data to demonstrate need.

Anthony Sillitta noted that too many people using their phones during a drive test can represent a gap in coverage, and he wants to know if market share has increased or decreased since 2016. He thinks the drive test does not tell the whole story. Mr. Monte de Ramos said they have a type of study that determines the need for capacity and they make the decision based on the heavily congested sites, and that the criteria is that 60% of the users are having issues. He said they can have coverage but need more capacity. Mr. Sillitta asked if the time of day affects a drive test. Mr. Monte de Ramos said the drive test was focused on signal level, not capacity. Mr. Sillitta said he thinks the Board has to determine if the Applicant’s need is the same as the need for a variance. Mr. Monte de Ramos said there is a need for coverage to close the gap for signal level but capacity is secondary. He said that some people use their phones to



CITY OF DOVER

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replace other services. George Reagan asked whether analysis factors in the use of Wi-Fi at home. Mr. Monte de Ramos said it does not, and they look at macro-level coverage.

Bob Hall asked whether there are other technologies available to boost signal strength or repeat signals. Mr. Monte de Ramos said that there are other ways but in this area a macro site is best. He said that a distributed antenna system (DAS) is used for other needs like in big cities or stadiums but doesn't fit this geographical area as it has a small footprint, trees affect it, and it would lead to coverage gaps between DAS units.

Bob Hall noted that the application is for a 180-foot tower and asked what minimum tower height would provide coverage. Mr. Monte de Ramos said coverage was modeled at 177 feet and that they can probably provide coverage above tree line. He said they will have to change the model and they can consider a lower tower, maybe 10 feet lower would be adequate.

Rich Onufry asked whether existing sites were adequate in 2016. Mr. Monte de Ramos said that the smokestack site was built at 150 feet in 2016 and there is still a deficiency in coverage and he can look at the results of that project. Mr. Onufry asked for clarification and Mr. Monte de Ramos said coverage was still inadequate in 2016. Mr. Onufry asked if the proposed tower will be adequate in two years and Mr. Monte de Ramos said antennas are replaced year after year as equipment improves to meet demand. Mr. Onufry asked how the growth of 5G service will affect T-Mobile. Mr. Monte de Ramos said that is mostly the path forward, that some sites use 5G and that networks are becoming self-optimizing networks with AI coming into play. Bob Hall asked if any studies were done on alternate sites where T-Mobile is not already located and Mr. Monte de Ramos said he did prediction plots for 15 sites that wouldn't work. George Reagan asked whether all other sites have been optimized and Mr. Monte de Ramos said they have been. Nick Couturier asked whether signal could be boosted at existing towers to fill the gap. Mr. Monte de Ramos said all improvements with the technology they have has been done, the demand for capacity is high, and that they can't boost the signal too high as it will interfere with other sites and could make the network worse.

Bob Hall asked if there are subscriber complaints. Attorney Steve Grill answered that there might be, they don't know how the corporation decided to look to fill this gap or why this is their priority in 2018. Rich Onufry asked for clarification that they do not have the reason for pursuing this site and Atty. Grill said that it is not available to the Applicant. Mr. Onufry asked if the data they have is the drive test and Atty. Grill said they also have the predictive models, but they don't have data such as number of dropped calls. Mr. Onufry wants to know what data there is. Mr. Monte de Ramos said that the drive test is a real time measurement and it shows disconnections. Bob Hall noted that something must have driven this site to be a high priority, not just driving around checking signal strengths, and Atty. Grill said that he doesn't know that it's a high priority compared to something else but the decision was made to close this gap because people who live or drive through or work in this area don't have adequate service. He said that they don't have granular data but can try to get more information. He said there is no doubt that signal strength is lacking.

Ryan Monte de Ramos reviewed each of his coverage plots for alternative, permitted sites to illustrate how they did not appear to close the gap. He explained the process by which potential sites are considered and preferred.

Public hearing re-opened.

Andrew Nanaa, 5 Industrial Park Drive, on behalf of 3 Mulligan Drive, referred to his written submission to the Board. He said that there are no standards for coverage and that it is based on opinion. He said that outdoor DAS is a practical solution and that even the proposed solution leaves some gaps. He said a DAS solution can target a specific spot, and that there are working outdoor DAS systems through the country and that T-Mobile uses them. He said the



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antennas are placed about one-quarter to one-half mile apart and provide seamless coverage. He said technology has changed and triangulation is no longer necessary. He stated his opinion is that the application should be denied, that the Applicant should be allowed to build a DAS system, with telephone and utility poles available everywhere, and that the Applicant could solve all its issues. He said it would be a viable alternative and the Board would not be dismissing their need out of hand.

Tom Hackett, 43 Samuel Hanson Avenue, referred to the drop zone and asked whether there is written correspondence from the utility that it's okay for the drop zone to overlap the power line easement. He said he now has 55 people on a petition opposing the tower, and only one person thought their service might improve. He believes this demonstrates that granting the variance is not in the public interest. He asked whether the property is conservation land or in current use. He asked about provisions for avoiding conflict with species of concern such as the bald eagles in the area. He said in regards to property values, he has read that a tower can be used to negotiate a lower purchase price in a buyer's market. He asked for a balloon test to be a minimum of eight hours long and that this is more important than a site walk and ample time should be provided to view it from anywhere in the City. He asked whether the antenna on the smokestack was added after the 2016 drive test and if so that there should be updated data. He said he believes that the spirit of the ordinance is not upheld by the proposal and the variance should be denied.

Doug Easton, 2 Penny Lane, disputed the claim that property values will not be negatively affected and discussed the difference between an appraiser and a competitive market analysis. He said value should be based on comparable properties with and without towers. He said that the National Association of Realtors has said that towers do have a detrimental impact on value up to 20%.

Eric Borrin, 117 Back Road, said that the Applicant has not addressed adverse impacts. He is concerned about the meaning of "adequate service" and whether the site is a high priority. He noted that the Applicant needs to demonstrate need but that abutters don't see a need. He said that the Engineer said he didn't look at any sites that weren't given to him but the Board identified sites he did not look at. He noted that the engineer already gave up five percent of the proposed height. He said all evidence was limited to 177-foot-high antennas and allowable height difference for existing towers were not considered. He said that the FCC has not said the facility will be safe but that the Applicant says they will be to a safe standard.

Norm Fracassa, 1 Penny Lane, said he does not see many more facts than at the previous meeting, and instead there are opinions and repetitive graphics. He thought the first graphic was telling in that there is not 100 percent coverage where towers exist. He does not understand how the proposed tower meets the Applicant's objective. He stated that he was aware of what is allowed and prohibited in the neighborhood when he purchased his home. He said he surveyed people with T-Mobile service, asked them to do their own drive tests, and no one complained. He wants to see more facts than graphics. He wants to see proof of what is and isn't financially feasible. He noted that only one example in the real estate market study was from Dover. He believes granting the variance will set a precedent. He thinks the proposal will not solve the problem or meet the objective but will create new leasable space.

Donna Capern, 1 Mulligan Drive, said that she is a T-Mobile customer and a heavy user, but does not have any problem with service at home. She said that T-Mobile is a business and she believes this is more of an economic decision than a technical decision. She said there may be other options to fill the coverage gap, but they may be less economically convenient. She doesn't want to set a precedent with a variance. She objects to the statement that the neighborhood's opinions don't matter.



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Meeting Date: **Thursday, May 17, 2018**
Meeting Time: **7:00 pm**

Vice Chair Bob Hall asked the Applicant to address the concerns expressed during the public hearing. Atty. Grill explained that even with a 205-foot tower at Middle Road the coverage problem is not solved. He explained that Industrial Tower and Wireless will own the tower and T-Mobile will be the first tenant, but T-Mobile will not benefit from co-locators. He said there is a clear gap between the smoke stack and the site to the south east and he is confident it will be closed adequately with the proposed tower. He said it is illogical that this site would be pursued if there were not some urgency to do so. He stated that the facts are that there is a gap and it can't be closed without the variance for the proposed tower. He said the market study was done by an appraiser and speaks for itself. He stated that the AM radio tower landlord wanted a lease cancellable at will with short notice.

STAFF RECOMMENDATION.

Vice Chair Bob Hall asked Assistant City Planner Elena Piekut to provide the staff recommendation and address the effort to set a site walk and hire a consultant. She explained why a site walk was not scheduled outside of the public meeting and recommended the date for the walk and balloon test be set that evening. She said quotes were requested from three radiofrequency professionals but the scope of work has been better defined and they will be asked for revised quotes. She explained that the Heritage Commission was separately asked by the state to comment on the proposal, but that the state law enabling the creation of heritage commissions also allows the Zoning Board of Adjustment to request their comment on matters affecting or potentially affecting cultural and historic resources. She said if the Board feels those comments might have bearing on any of the variance criteria then they can make that request. She explained that after the staff memo was prepared the Board met with its legal counsel, which provided suggestions of additional information to request and that those should be read into the record if desired by the Board. She said the public hearing should be recessed to be reopened on June 21st and the case should be continued to June 21st.

Motion: George Reagan made a motion to request that the Heritage Commission advise the Zoning Board on this matter. Rich Onufry seconded. Vote: 4-0-1 with Otis Perry abstaining.

Vice Chair Bob Hall noted that the Board is proceeding in hiring a third party review and requested additional information:

- Cost of permitting and construction of the proposed telecommunication facility (relevant under Section 170-22(D)(2)(d)(v)).
- Communications concerning the negotiation(s) referenced in the Application for placing a T-Mobile antenna on the existing towers owned, operated, or used by WTSN and WOKQ (relevant under Section 170-22(D)(2)(d)(v) and 170-22(B)(4)).
- Radio frequency analysis expressing expected frequency propagation and strength from the towers currently servicing WTSN and WOKQ.
- Propagation analysis of existing Sprint 4G coverage within the subject area.
- An explanation, including radio frequency propagation studies where appropriate, of why existing facilities may not be used if expanded pursuant to RSA 12-K, *et seq* and/or the Federal Middle Class Tax Relief and Job Creation Act of 2012, Section 6409.
- Balloon test, with reasonable notice to the public, sufficient to support photo simulation survey.
- Engage a competent photosimulation expert (Caron & Associates Designs) to furnish reasonable photosimulations of proposed tower at nearby locations:
 - Which experience reasonable pedestrian and vehicular traffic,
 - With residential housing developments,
 - Considered in connection with the Historical Architectural Survey and Effects Assessment, and



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- The nearest New Hampshire municipal border, from an unobstructed vantage point.

Vice Chair Bob Hall also noted the importance of an independent appraiser in evaluating effect on real estate values.

The Board discussed scheduling a site walk. Kevin Delaney, Industrial Tower and Wireless, proposed Saturday, June 9th at 8:00 a.m. with Saturday, June 16th at 8:00 a.m. as a rain date. He said four hours should be sufficient and the earlier in the day the better. Discussion ensued regarding the balloon test.

Vice Chair Bob Hall reminded the Board and public that the site walk is an information gathering effort, a public meeting but not a public hearing, at which no deliberations will occur.

George Reagan asked for more information on distributed antenna systems.

Motion: Otis Perry moved to table the application and recess the public hearing to the June 21, 2018 meeting. Anthony Sillitta seconded. Vote: U/A

Public hearing recessed.

4. OTHER BUSINESS

None.

5. ADJOURN

Motion: Otis Perry moved to adjourn. Anthony Sillitta seconded. Vote: U/A. Adjourned: 9:00 p.m.