



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 306, 61 Locust Street, Dover NH 03820
Meeting Date: **Tuesday, July 24, 2018**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 26, 2018 Regular Meeting Minutes

3. OLD BUSINESS

- A. Public Hearing and consideration of amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include definitions, Site Plan applicability, dimensional regulations, open space standards, building heights and first floor use, impact fees, transfer of development rights, repairing and nonconforming structures. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located at <https://bit.ly/2JyZFUE>.*
- B. Subdivision with Transfer of Development Rights for TDAK & Company LLC, Assessor's Map M, Lot 61, zoned R-20, located at 146 Dover Point Road. (Proposal is to construct a private roadway approximately 475 ft. long, 24 ft. wide with a turnaround for emergency vehicles). (11 lots plus open space) (P18-14)

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Richard P. & Katherine C. Towle Revocable Trusts of 1997, Assessor's Map I, Lot 54, zoned R-12, and located at 67 Back River Road. (1 new lot) *(P18-29)
- B. City of Dover Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 22, (Owner: Jensen's Residential Communities, LLC) located off Brookmoor Road; Assessor's Map I, Lot 29, (Owners: David & Laurie Landry), located at 17 Spruce Lane; Assessor's Map M, Lot 83-9, (Owner: Eric Ferrell) located at 47 Overlook Drive; Assessor's Map M, Lot 83-1, (Owners Marc & Christine Bessette), located at 39 Overlook Drive; and Assessor's Map M, Lot 91-A, (Owner: Townsquare Media Portsmouth, LLC) located at 292 Middle Road. All subject lots zoned R-40. (Proposal is to install grounding rings on existing utility poles in utility easements in five locations. Temporary wetland impacts are 11,351 square feet.) *(P18-33)

5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter [@DoverNHPlanning](https://twitter.com/DoverNHPlanning) and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Rm 306 – 61 Locust Street
Meeting Date: **Tuesday, June 26, 2018**
Meeting Time: **7:00 pm**

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

Members Not Present: Sarah Wheeler (Alternate), Hayley Harmon (Alternate)

Staff Present: Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 p.m

1. CITIZENS' FORUM

Citizens Forum Open. No One Spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- June 12, 2018 Regular Meeting Minutes

Motion: F.Torr made a motion to approve the minutes as presented. Seconded by T.Clark. Vote U/A

3. OLD BUSINESS

- A. Public Comment to consider amendments to Chapter 170, entitled “Zoning Ordinance” of the code of the City of Dover. Amendments include definitions, Site Plan applicability, dimensional regulations, open space standards, building heights and first floor use, impact fees, transfer of development rights, repairing and nonconforming structures. The full text of the amendments is available in the Planning Department and at www.dover.nh.gov located at <https://bit.ly/2jZFUE>.

Motion: G.Cruikshank made a motion to remove the items from the table. Seconded by F.Torr. Vote U/A

C.Parker reviewed the amendments. PowerPoint is online and in the folder.

Public comment opened.

FX Bruton, 37 Fieldstone Drive asked a question about the reference line in the build to line definition, supports the impact fee correction and supports the TDR, but believes the clause regarding the locations you can buy credits vs conserve land is inconsistent with the spirit and intent. Finally, he cautioned the Board regarding legal limitations on zoning for architectural control without an Historic District.

Public Comment Closed.

Motion: T.Clark made a motion to table the amendments to chapter 170. Seconded by L.Skinner. Vote U/A

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Bean Family Trust, (Owners: Daniel P. Irish and Kristopher & Elizabeth M. Reischer), Assessor's Map A, Lots 45-2, 45A-2-1 & 45A-2-3, zoned R-40, and located at 12, 22, & 32 Olive Meadow Lane. *(P18-18)



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C.Parker explained the applicant is requesting to adjust the property boundaries between Map A, Lot 45-2 and 45A-2-1 and between Map A, Lot 45-2 and 45A-2-3. Lot 45-2 will decrease from 2.7 ac (117,546 sq. ft.) to 2.36 ac (102,753 sq. ft.). Lot 45A-2-1 will increase from 0.467 ac (20,335 sq. ft.) to 0.56 ac (24,239 sq. ft.) and Lot 45A-2-3 will increase from 0.528 ac (22,999 sq. ft.) to 0.78 ac (33,884 sq. ft.).

Steve Haight, Civilworks, NE, represented the applicant and discussed the project.

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

Public hearing opened. No One Spoke Public Hearing Closed.

STAFF RECOMMENDATION

Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations. Staff recommends approval the amendment with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor and Certified Wetland Scientist signatures and stamps
 - b. Include the Planning File # P18-18
3. Provide proof of compliance with requirements of prior subdivisions for these parcels.
4. Provide the Planning Department with drafts of deed language for Parcel A and Parcel B that that will be transferred from Parcel 45-2 to 45A-2-1 and 45A-2-3 respectively. The deeds shall include language that states there are wetlands on these parcels that are protected pursuant to Chapter 170-27.1
5. Provide easement document for the shared driveway shown on plan between lots 45-2 and lot 45.

Conditions to Be Met After Recording of the Plans:

6. The applicant will record the deeds referenced in #4 & #5 above and provide the Planning Department with the Book and Page numbers of the recorded deeds.

C.Parker clarified for D.Ciotti the driveway easement is for access only, maintenance is a private matter.

Motion: J.Buridin made a motion to approve the lot line adjustment subject to the staff recommended condition. Seconded by D.Ciotti. Vote U/A

- B. Consideration and acceptance of a Conditional Use Permit for 103 Silver Pidegon LLC, Assessor's Map 10, Lot 117, zoned HR, and located at 103 Silver Street. (Proposal is to add a deck with stairs 6' into the setback) *(P18-24)

C.Parker explained that the applicant proposes to construct a staircase exit from the second floor. The proposed staircase will be 3'3" from the back property line and 2'1" from the side property line instead of the 10' that is required for outbuildings, and requires a conditional use permit, due to the zone it is in.

Heather Rivera, represented the application reviewed the details of the plan.

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



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Public hearing opened. No One Spoke Public Hearing closed.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board approve the Conditional Use Permit with the following conditions:

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

1. The owner's signature shall be added to the final plan.
2. The applicant shall provide a digital version of the final plan to the Planning Department.
3. The applicant shall be subject to a formal agreement between the Planning Board and the applicant. Said agreement shall be recorded at the Strafford County Registry of Deeds per Chapter 170-20-B(3).

Motion: F.Torr made a motion to table the application. Seconded by T.Clark Vote U/A

- C. Discussion with Steve Whitman of Resilience Planning & Design LLC regarding the Architectural Design Guidelines.

C.Parker explained that the City applied for a grant through PlanNH which agreed to fund this project. The goals of the project are to enhance the Central Business District regulations in place, by educating the Board and public relative to housing opportunities and architectural phrasing and knowledge. To that end the City has retained two consultant teams. Resilience Planning will oversee the outreach and engagement as well as preparing the guidelines. Market Square Architects will provide input on architectural styles and language.

Steve Whitman, Resilience Planning, introduced the project and the expected timeline for engagement.

Rob Harberson, Market Square Architects, reviewed architectural language and elements.

Karen Fitzgerald, reviewed urban design elements for the project and outlined goals for the project.

K.Schuman appointed Himself, Norm Fracassa, Jim Verchsuren, Peggy Carter to a steering committee

C.Parker noted the PowerPoint will be placed online and in the project folder.

5. STAFF COMMENTS

- Review TRC projects: Locust Street project and 100 First St phase II
- Updated the Board on Central/Glenwood, Third Street
- One Meeting a month in July and August.
- Update on Waterfront Committee
- Update on two Fellows
- Spoke about Recycling

6. MEMBER COMMENTS

7. ADJOURNMENT

Motion: G.Cruikshank made a motion to adjourn at 8:55 p.m. Seconded by D.Ciotti. Vote U/A

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The City of Dover Ordains:

1. PURPOSE

The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by updating the Code to reflect changes in the community and in land use regulations.

2. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-6 “Definitions”, revising section B as follows:

“B. Words and terms appearing in CAPITAL LETTERS throughout this Chapter shall have the meanings indicated: below. Other Land Use/Planning related words and terms not defined in this Chapter shall rely on the definition(s) contained within A Planners Dictionary published and updated by the American Planning Association.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-6 “Definitions”, ~~to delete the definition of Building Floor Area~~ as follows:

BUILD TO LINE means a line parallel to the STREET RIGHT-OF-WAY LINE representing the distance ~~that which~~ part of the BUILDING is must be located. Front porches, stairs and handicap ramps may extend beyond the BUILD TO LINE up to half their depth. If locating the BUILDING at the BUILD TO LINE is not possible due to SETBACK or buffer requirements of Chapter 170-27 or Chapter 170-27.1, the BUILDING shall be located as close to the BUILD TO LINE as feasible. For parcels with no FRONTAGE, the BUILD TO LINE shall be calculated from the boundary parallel to the nearest STREET RIGHT-OF-WAY LINE. For parcels with FRONTAGE on a tidal waterway, the BUILD TO LINE may be a one hundred foot SETBACK, unless reduced via a Conditional Use Permit feet from the reference line, no matter the distance to the STREET RIGHT-OF-WAY LINE.

BUILDING means any STRUCTURE built for the support, shelter or enclosure of persons, animals, chattels or property of any kind and which is constructed and permanently affixed on the land. Such "BUILDING" includes open ~~porches~~ decks, open breezeways and any roofed areas. This in no way is to be construed to include a trailer, MANUFACTURED HOUSE or any other like product. For the purposes of measuring SETBACKs, eaves and uncovered ~~decks~~, porches ~~and~~ accessible ramps or steps may encroach into the side, REAR

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and front SETBACKS for a distance of up to three (3) feet. Improvements made at ground level (patio, pads, deck) are not required to meet SETBACKS.

~~“**BUSINESS FLOOR AREA** means that area, leased or occupied by a business, excluding hallway(s) or shared BUILDING/tenant facilities.”~~

3. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-7 “Establishment of Districts” to revise the name of the “Gateway District” in Section A and in Section B as follows:

~~“B-5 Gateway Highway Business District~~

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations Tables in the Gateway District (B-5) to rename it to the Highway Business District.

4. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-11 “Use Regulations” section D “PLANNING BOARD site Review Approval” as follows:

~~“D. PLANNING BOARD Site Review Approval. Any The following~~
~~development/redevelopment meeting the criteria laid out in the Applicability section of the~~
~~Site Review Regulations of the City of Dover shall be subject to the rules and regulations~~
~~contained in said chapter. the Site Review Regulations of the City of Dover¹:~~

~~(1) All non-residential development or redevelopment.~~

~~(2) All multi-family residential uses wherein more than five (5) units are proposed for development.~~

~~(3) All MANUFACTURED HOUSING PARKS.~~

¹ See Ch. 149, Site Review.

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~~(4) Any change of use as defined in Chapter 149, Site Review Regulations.~~

5. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations Tables in the Thoroughfare Business District (B-3), HOTEL/Retail District (B-4), Highway Business District (B-5) District to revise the Principal Building Setbacks as follows:

B-3

FRONT SETBACK	<u>5030</u> FT
ABUT A STREET SETBACK	<u>5030</u> FT

B-4

FRONT SETBACK	<u>5030</u> FT
ABUT A STREET SETBACK	<u>5030</u> FT

B-5

FRONT SETBACK	<u>5030</u> FT
ABUT A STREET SETBACK	<u>5030</u> FT

6. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District” by revising the Dimensional Regulations Table in the Heritage Residential District (HR) footnote [*]: “Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable.”

7. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-14 “Nonconforming LOTS” by revising the reference to former Article X, now Article XI of this ordinance as follows:

B. “Refer to Article XI of this chapter for provisions regulating nonconforming LOTS that are adjacent or of continuous FRONTAGE and NONCONFORMING USES and STRUCTURES”

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8. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-15 “OPEN SPACE Requirements”, by revising the title and adding new subsection D and E and revising the current D to F as follows:

“170-15. ~~OPEN SPACE~~ Recreation Space and Separation between Use Requirements. [Amended on 08-01-90 by Ord. No. 8-90, Amended on 12-09-2009 by Ord. No. 2009.09-09-15.]

- A. For each bedroom of a multifamily [greater than four (4) DWELLING UNITS] residential STRUCTURE, there shall be provided at least one hundred (100) square feet of usable ~~OPEN SPACE recreation space~~. Half of this required ~~OPEN SPACE recreation space~~ shall be provided in such a manner so as to afford active recreational opportunities for children, to include such facilities as swings, sandboxes, slides, play areas, etc. The remainder of the required ~~OPEN SPACE recreation space~~ shall be provided in such a manner so as to afford passive recreational opportunities for adults, such as sitting areas, outdoor cooking facilities, walkways, etc. The active and passive recreational facilities may be combined or separated as appropriate to the site and to the anticipated occupancy needs of the development. ~~Efficiency apartments shall be counted on the basis of fifty (50) square feet per unit. Projects which are designed not to contain children (i.e., housing for the elderly) may eliminate the active recreational component of this requirement.~~
 1. Efficiency apartments shall be counted on the basis of fifty (50) square feet per unit.
 2. A payment in lieu of providing the recreation space on site, for an identified recreation area, may be agreed to by the Planning Board.
- B. The minimum distance between any main BUILDING and any accessory BUILDING not structurally attached to such main BUILDING shall be not less than the HEIGHT of the REAR wall of the accessory BUILDING.
- C. No part of a yard or other ~~OPEN SPACE recreation space~~ required ~~about~~ for any BUILDING for the purpose of complying with the provisions of this Chapter shall be included as part of a yard or other ~~OPEN SPACE recreation space~~ similarly required for another BUILDING.

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- D. ~~All OPEN SPACE requirements pursuant to this section shall not be binding in the CBD, and CWD Zoning Districts.~~ Non-Residential uses requiring site plan review shall be at least one hundred fifty (150) feet from all existing residential STRUCTURES, located within residential zones.
- E. A continuous and year round visual buffer of either vegetation or fencing shall separate non-residential STRUCTURES and or parking areas from existing residential STRUCTURES located to the rear and side of any proposal, STRUCTURES or parking area.
- F. All screening requirements pursuant to this section shall not be binding in the ETP or any Mixed Use Zoning District.
- G. All recreation space requirements pursuant to this section shall not be binding in the CBD – General, TOD and CWD districts.

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations table in the B-4 District, footnote 4 as follows:

~~“[4] Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enactment of the B-4 Zoning District. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18-88] See Section 170-15”~~

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations table in the B-5 District, footnote 4 as follows:

~~“[4] A continuous visual buffer of either vegetation or fencing shall separate buildings and parking areas from existing residential structures located to the rear and side of any proposal. See Section 170-15”~~

AND

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Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 “Applicability of Tables of Use and Dimensional Regulations By District”, by revising the Dimensional Regulations table in the I-4 District, footnote 4 as follows:

~~“[4] Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enactment of the I-4 Zoning District. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18-88] See Section 170-15”~~

9. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-17 “Dimensional Regulations for Handicap Accessible Additions” by revising as follows:

~~“170-17 Dimensional Regulations for Handicap Accessible Additions~~ Removal of Barriers to Access

Upon the discretion of the Building Inspector, with consultation of the Zoning Administrator, in all zoning districts a STRUCTURE constructed for the express purpose of improving and/or providing accessibility to an existing BUILDING for physically and/or mentally ~~challenged disabled~~ individuals may be erected within the BUILDING SETBACKS (front, side and/or REAR) as specified in the Table of Dimension Regulations provided:

- A. The STRUCTURE cannot feasibly and practicably be constructed on the LOT in compliance with the Table of Dimensional Regulations;
- ~~B. ABUTTERS to the property on which the proposed STRUCTURE will be erected shall be notified by the Building Inspector prior to the issuance of the building permit; and The~~ STRUCTURE must not create a hazard or detrimental impact to surrounding properties.”

10. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-20 “Central Business District Regulations”, by revising section D – “Standards and regulations”, to read as follows:

“D. Standards and regulations



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- (1) The standards for use and dimensions to be utilized within the CBD are shown on the tables at the end of the section. Included in each table are the following areas:
 - (a) District Purpose
 - (b) LOT Occupation Regulations
 - (c) Diagram of BUILDING HEIGHT
 - (d) Diagram of BUILD TO LINEs
 - (e) Special Regulations
 - (f) Permitted Uses
- ~~(2) Where BUILDINGS exist on LOTS adjacent to a proposed BUILDING, the proposed BUILDING may match the more conforming of the adjacent BUILDINGS' SETBACKS and HEIGHTS rather than match the provisions of this code.~~ Through the issuance of a conditional use permit, BUILDING HEIGHT may be increased by one (1) story, which shall be setback from the allowed height to create a terrace, for either:
 - (a) Each subgrade story of parking provided on the site; or.
 - (b) Additional units resulting from this CUP are restricted so that the rent of said units conforms to the HUD Fair Market Rent rates, for Dover, published annually by the New Hampshire Housing Finance Authority.
- (3) General Guiding Principles for BUILDING Placement
 - (a) The goal of the BUILDING HEIGHT and BUILD TO LINE standards is the creation of a healthy and vital public realm through good STREET space.
 - (b) BUILDINGS are aligned and close to the STREET.
 - (c) The STREET is a coherent space, with consistent BUILDING forms on both sides of the STREET, creating a clear PUBLIC SPACE and community identity.
 - (d) BUILDINGS oversee the STREET (and SQUARE) with active fronts contributing to a vital and safe PUBLIC SPACE.



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- (e) Property lines are physically defined by BUILDINGs or STREET WALLs.
- (f) BUILDINGs are designed for an urban feel and situation. Views are directed to the STREET and the garden/courtyard, not toward the neighbors. However within the STREET wall alcoves or small courtyards are permitted to allow for seating and public access
- (g) Vehicle storage, garbage and mechanical equipment are kept away from the STREET.
- (h) Within the General, Mixed Use, and TOD sub-districts, new retail and commercial activities are located on the GROUND FLOOR. Residential activity is not permitted, except as follows:
 - 1. Where a BUILDING does not front directly onto a STREET or municipal parking lot, residential activity may be located on the GROUND FLOOR.
 - 2. Where a BUILDING fronts more than one (1) STREET, residential activity may be located on the GROUND FLOOR, of the portion fronting on the secondary STREET.
 - i. The determination of a secondary STREET shall be made during the Site Plan Review process by vote of the Technical Review Committee.
 - 3. If retail and commercial activities are located on the GROUND FLOOR of BUILDINGs not fronting directly onto a STREET or municipal parking lot or on secondary STREETs, the HEIGHT of the BUILDING may be increased by one (1) story.
 - i. Any additional stories shall be setback to create a terrace, and approved via a Conditional Use Permit.
- (i) In the Downtown Gateway residential may be located on the GROUND FLOOR, however new retail and commercial activities are encouraged to be developed.
- (j) Parking (not including on-street parking) should be away from the STREETs and shared by multiple owners/users.
- (k) Historic character should be preserved and enhanced by context sensitive construction.

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11. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-23 “Impact Fees” as follows:

“170-23. *IMPACT FEE Ordinance.* [Amended on 01-22-2003 by Ord. No. 35-02; Amended on 12-09-2009 by Ord. No. 2009.09.09-15; Amended on 11-28-2012 by Ord. No. 2012.11.14-24.]

A. Purpose: This ordinance is enacted pursuant to RSA 674:16 and 674:21, and in order to:

- ~~Promote public health, safety, convenience, welfare, and prosperity;~~
- ~~Insure that adequate and appropriate public facilities are available; and~~
- ~~Provide for the harmonious development of the City and its environs.~~

~~For consideration in lieu of above:~~

- (1) Assist in the implementation of the Master Plan and Capital Improvements Program;
- (2) Provide adequate public capital facilities necessitated by NEW DEVELOPMENT;
- (3) Assess an equitable share of the cost of public capital facilities to NEW DEVELOPMENT.

B. Authority

- (1) IMPACT FEES may be assessed to NEW DEVELOPMENT to compensate the City of Dover and the School District for the proportional share of capital facilities generated by NEW DEVELOPMENT in the City of Dover. Any person who seeks approval for NEW DEVELOPMENT may be required to pay an IMPACT FEE in the manner set forth herein.
- (2) The PLANNING BOARD may, as a condition of approval of any subdivision, site plan, or change of use, and when consistent with applicable Board regulations, require an APPLICANT to pay exaction for off site improvements necessitated by the development.
- (3) Nothing in this section shall be construed to limit the existing authority of the PLANNING BOARD to disapprove proposed development which is scattered or premature, or which would require an excessive expenditure of public funds, or which would otherwise violate applicable ordinances and regulations. Nothing in this section shall be construed to limit the PLANNING BOARD’s authority to require off-site work to be performed by the APPLICANT, in lieu of paying an exaction for OFF-SITE IMPROVEMENTS, or the board’s authority to impose other types of

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conditions of approval. Nothing in this section shall be construed to affect types of fees governed by other statutes, ordinances or regulations.

C. ASSESSMENT Methodology

- (1) Proportionality: The amount of the IMPACT FEE shall be calculated by the PLANNING BOARD to be a proportional share of municipal capital improvement costs which is reasonably related to the capital needs created by the development, and to the benefits accruing to the development from the capital improvements financed by the fee. The PLANNING BOARD may prepare, adopt, or amend studies or reports that are consistent with the above standards, and which define a methodology for IMPACT FEE ASSESSMENT for public capital facilities and IMPACT FEE ASSESSMENT schedules therefore.
- (2) Existing Deficiencies: Upgrading of existing facilities and STRUCTURES, the need for which is not created by NEW DEVELOPMENT, shall not be paid for by IMPACT FEES.
- (3) In the case of NEW DEVELOPMENT created by conversion or modification of an existing use, the impact fee shall be based upon the net positive increase in the impact fee assessed for the new use as compared to the highest impact fee that was or would have been assessed for the previous use in existence on or after the effective date of this Ordinance.

D. Administration

- (1) Accounting: In accord with RSA 673:16, II and RSA 674:21, V(c), IMPACT FEES shall be accounted for separately, shall be segregated from the City's general fund, may be spent upon order of the City Council, and shall be used solely for the capital improvements for which it was collected, or to recoup the cost of capital improvements made in anticipation of the needs which the fee was collected to meet. In the event that bonds or similar debt instruments have been or will be issued by the City of Dover or the Dover School District for the funding of capital improvements that are the subject of IMPACT FEE ASSESSMENT, IMPACT FEES from the appropriate related capital facility IMPACT FEE accounts may be applied to pay debt service on such bonds or similar debt instruments.
- (2) ASSESSMENT and COLLECTION:
 - (a) Where subdivision or site plan approval is required for NEW DEVELOPMENT, IMPACT FEES shall be assessed at the time of PLANNING BOARD approval of a subdivision PLAT or site plan. The amount of such ASSESSMENT shall be applicable to subsequent BUILDING construction within the approved

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subdivision or site plan for a period of ~~four (4)~~ five (5) years from the date of PLANNING BOARD approval. Once this ~~four (4)~~ five (5) year period has expired, remaining construction for which no BUILDING permit has been obtained shall be subject to the adopted fee schedule in force at the time the BUILDING permit application is made.

- (b) With the exception of those PLATS and site plans meeting the conditions in A) above, and when no other PLANNING BOARD approval is required, or has been made prior to the adoption or amendment of the IMPACT FEE ordinance, IMPACT FEES shall be assessed upon the issuance of a BUILDING permit. In such cases, the IMPACT FEE schedule in force at the time of the BUILDING permit application shall apply.
- (c) IMPACT FEES will be collected prior to or at the time of issuance of a Certificate of Occupancy ~~BUILDING permit~~, unless the PLANNING BOARD establishes an alternate , mutually acceptable schedule of payment of IMPACT FEES imposed on an ASSESSED PROPERTY. If an alternate schedule of payment is established, the PLANNING BOARD may require security, in the form of a cash bond, letter of credit, or performance bond so as to guarantee future payment of IMPACT FEES. In no case will an IMPACT FEE payment be allowed to be made after the issuance of a CERTIFICATE OF OCCUPANCY.
- (3) Security: In the interim between ASSESSMENT and COLLECTION, the Building Inspector may require developers to post bonds, issue letters of credit, accept liens, or otherwise provide suitable measures of security so as to guarantee future payment of assessed IMPACT FEES.
- (4) Refund of Fees Paid: The current owner of record of property for which an IMPACT FEE has been paid shall be entitled to a refund of that fee, plus accrued interest under the following circumstances:
 - (a) When either the full or partial portion of the IMPACT FEE, whichever is applicable, has not been encumbered or legally bound to be spent for the purpose for which it was collected within a period of six (6) years from the date of the full and final payment of the fee; or
 - (b) When the City of Dover, or in the case of school IMPACT FEES, the Dover School District, has failed, within the period of six (6) years from the date of the full and final payment of such fee, to appropriate their proportionate non-IMPACT FEE share of related capital improvement costs.

E. Appeals



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- (1) A party aggrieved by a decision made by the Building Inspector regarding the ASSESSMENT or COLLECTION of IMPACT FEES authorized by this Section may appeal such decision to the PLANNING BOARD.
- (2) In accord with RSA 676:5, III, appeals of the decision of the PLANNING BOARD in administering this ordinance may be made to Superior Court, as provided in RSA 676:5, III and RSA 677:15.

F. Waivers

- (1) The PLANNING BOARD may grant full or partial waivers of IMPACT FEES where the PLANNING BOARD finds that one (1) or more of the following criteria are met with respect to the particular public capital facilities for which IMPACT FEES are normally assessed:
 - (a) ~~An APPLICANT may request a full or partial waiver of school IMPACT FEES for those residential units that are lawfully restricted to occupancy by senior citizens age sixty two (62) or over in a development that is also maintained in compliance with the provisions of RSA 354-A: 15, Housing For Older Persons. The PLANNING BOARD may waive school IMPACT FEE ASSESSMENTS on such age-restricted units where it finds that the property will be bound by lawful deeded restrictions on occupancy by senior citizens age sixty two (62) or over for a period of at least twenty (20) years. The PLANNING BOARD may agree to waive all or part of an IMPACT FEE ASSESSMENT and accept in lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public. Prior to acting on a request for a waiver of IMPACT FEES under this provision that would involve a contribution of real property or the construction of capital facilities; the PLANNING BOARD shall submit a copy of the waiver request to the City Council for its review and consent prior to its acceptance of the proposed contribution. The value of contributions or improvements shall be credited only toward facilities of like kind, and may not be credited to other categories of IMPACT FEE ASSESSMENT. The APPLICANT shall pay all costs incurred by the City for the review of such proposal, including consultant and counsel fees.~~
 - (b) ~~A person may request a full or partial waiver of IMPACT FEES for construction within a subdivision or site plan approved by the PLANNING BOARD prior to the effective date of this ordinance. Prior to granting such a waiver, the PLANNING BOARD must find that the proposed construction is entitled to the four (4) year exemption provided by RSA 674:39, pursuant to that statute. This waiver shall not be applicable to phases of a phased development project where active and substantial development, BUILDING and construction has not yet occurred in the phase in which construction is proposed."~~

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12. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-25 “Floodplain Development”, by revising section D – “Standards and regulations”, to read as follows:

“(c) Certification by a registered engineer or architect that the FLOOD PROOFING methods for any nonresidential STRUCTURE meet the FLOOD PROOFING criteria in subsection KL(2).”

13. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-27 “Conservation District”, by revising section D – “Procedures for Subdivision”, to read as follows

“D. Procedures for subdivision. No subdivision of land shall be permitted which would create a LOT or parcel or leave as a remainder a LOT or parcel which does not have, outside the Conservation District, an area equal to the minimum LOT size required for the underlying zoning district, or one (1) acre, whichever is less. The ZONING BOARD OF ADJUSTMENT may grant an exception to this rule if unless such a LOT or parcel is to be permanently dedicated to OPEN SPACE or natural uses and is to be dedicated to a public or private agency having as a purpose the holding of such land in a natural state in perpetuity. The lot area outside of the Conservation District may be non-contiguous.”

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-27 “Conservation District”, section E – “Other provisions”, by deleting section (9) as follows and renumbering the subsequent sections:

~~“Land area contained within the Conservation District can be counted in determining the gross land area of a tract, LOT or parcel.”~~

14. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-27.2 “Transfer of Development Rights” to read as follows

“170-27.2. TRANSFER OF DEVELOPMENT RIGHTS. [Amended on 10-31-90 by Ord. No. 16-90; Amended on 01-22-2003 by Ord.35-02; Amended on 12-09-2009 by Ord. No. 2009.09.09-15; Amended on 02-22-2012 by Ord. No. 2012.01.25.]

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- A. Authority. By the authority granted under RSA 674:21, this section creates overlay district(s) for the purpose of transferring DEVELOPMENT RIGHTS (TDR) within said districts.
- B. Purpose and Intent. Within the City of Dover there are certain lands that possess significant conservation features, including but not limited to wetlands, groundwater recharge zones, forested areas, wildlife habitat, farmland, scenic viewsheds, historic landmarks, and linkages to other such areas. Because of their unique assemblages of flora and fauna and their significant contribution to the ecological system and/or the cultural identity of our community, these lands are worthy of special protection. The City of Dover furthermore, has a limited supply of land suitable for development. The purpose of this overriding district is to promote intensive development on the developable land possessing the least conservation value and to permanently protect lands possessing significant conservation features that provide unique values in their undisturbed condition.

Additionally, it is recognized that the City of Dover has an Open Lands Committee and Conservation Commission who are active in protecting and preserving OPEN SPACE.

- C. Applicability. Upon request by an APPLICANT for development approval and at the discretion of the PLANNING BOARD, the provisions of this subsection may apply to the district(s) defined in this subsection E below.

D. Districts Defined.

- (1) The Industrial TDR DISTRICT is hereby determined to be any I-4 or B-4 zoning district as shown on the Zoning Map for the City of Dover, New Hampshire, adopted December 9, 2009. The SENDING AREA is defined to be OPEN SPACE and related SETBACKS as defined by the City of Dover Wetland Protection District, Chapter 170-27.1, which are located in any I-4 or B-4 zoning district. The RECEIVING AREA is defined to be all remaining land in be any I-4 or B-4 zoning district.
- (2) The Residential TDR DISTRICT is hereby determined to be Residential districts noted or displayed on the Zoning Map for the City of Dover, New Hampshire, adopted December 9, 2009. The SENDING AREA is defined to be any land preserved by the City of Dover through conservation programs in the R-40 or R-20 residential zoning districts. The RECEIVING AREA is defined to be all non-R-40 or R-20 zoning districts east of the Spaulding Turnpike which allow residential development.
 - a. If the units created meet the requirements of Section G 3) (a) below, the receiving area may be any zoning district that allows residential development.

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E. Procedural Requirements.

- (1) At the discretion of the PLANNING BOARD, an APPLICANT for development approval within the RECEIVING AREA of the defined Industrial TDR DISTRICT may apply the performance standards specified in Subsection F below in return for the acquisition of land or DEVELOPMENT RIGHTS from the SENDING AREA within the same TDR DISTRICT. The performance standards for the Residential TDR DISTRICT are outlined in Subsection G below.
- (2) A certified boundary survey of the associated land in the SENDING AREA shall be submitted as a supplement to the site plan or subdivision plan for development within the RECEIVING AREA. ~~For residential application, proof of previous preservation by the City of Dover is required.~~
- (3) The owner of the subject OPEN SPACE within the SENDING AREA of the TDR DISTRICT shall SIGN all application materials as a co- APPLICANT of the development application. For residential application, proof of an agreement to sell DEVELOPMENT RIGHTS must be provided by the Conservation Commission.
- (4) A sketch plan estimating layout of the development site and identifying the OPEN SPACE associated with the plan shall be submitted to the PLANNING BOARD for review at a regularly scheduled meeting. The PLANNING BOARD, within thirty (30) days of its review of the sketch plan, shall determine if waivers will be granted as allowed in Subsections ~~G~~ F and ~~H~~ G below. Following this decision, a final application is prepared. The final application for development approval shall be reviewed in accordance with the standard plan review process and subjected to all applicable development regulations, except as provided in this section.
- (5) A perpetual easement or restrictive covenant shall be recorded at the Strafford County Registry of Deeds that preserves the designated OPEN SPACE within the SENDING AREA. Said easement or covenant may allow for the continuance of existing residential and agricultural activities, and may allow for utility and access crossings in accordance with subsection I below. The designation of the land protection agency to hold the easement shall be approved by the PLANNING BOARD.

F. Industrial Performance Standards.

- (1) Land within a SENDING AREA, when surveyed, approved by the PLANNING BOARD and preserved by easement or covenant as specified in Subsection E above, may be counted for the OPEN SPACE requirement for a development site in a RECEIVING AREA. The amount of land preserved in a SENDING AREA shall equal or exceed the OPEN SPACE requirement for the development site, but in no case be less than one (1) acre. Notwithstanding, development sites within the I-4 and



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B-4 zoning districts shall maintain OPEN SPACE or landscaped area on at least ten percent (10%) of the site. The design of the development site shall locate the OPEN SPACE or landscaped area to maximize the aesthetic value of the site.

- (2) The minimum LOT size requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS.
- (3) The minimum FRONTAGE requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS provided that paved access to all developed areas suitable for emergency vehicles is approved by the PLANNING BOARD.
- (4) SETBACKS for parking, paved areas, and BUILDINGS may be waived by the PLANNING BOARD, and be consistent with the intent to promote intensive development of suitable development sites. Notwithstanding, BUILDINGS shall be at least one hundred fifty (150) feet from residential STRUCTURES that exist on the date of enactment of the I-4 and B-4 Zoning districts, and seventy five (75) feet from the LOT LINE of a disagreeing residential ABUTTER.
- (5) The developer shall record covenants that address architectural considerations for STRUCTURES, SIGNAGE and lighting that are designed to promote the highest possible aesthetic quality of the development site.
- (6) A landscaping plan shall be submitted with a development application that depicts landscaping or OPEN SPACE around the perimeter of the site, near the proposed BUILDINGS, and within the parking LOT that promotes the highest possible aesthetic quality of the development.

G. Residential Performance Standards.

- (1) ~~A residential TRANSFER OF DEVELOPMENT RIGHTS APPLICANT may pursue one of the following methods for TRANSFERING DEVELOPMENT RIGHTS.~~
Annually, the City shall update a document identifying the cumulative cost per acre spent to preserve OPEN SPACE within the City of Dover. This list shall be kept on file in the Department of Planning and Community Development, and coordinated with the Conservation Commission. This cost shall become the value at which DEVELOPMENT RIGHTS may be purchased.
- (2) Proceeds from the purchase of DEVELOPMENT RIGHTS, shall be placed into the Conservation Fund to be used to purchase future property or easements, or monitor easements, and not into the general fund.



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(3) A residential TRANSFER OF DEVELOPMENT RIGHTS APPLICANT may pursue one of the following methods for TRANSFERING DEVELOPMENT RIGHTS.

(a) Private land transfer Single Family Detached method.

i. An applicant shall develop a baseline yield for the lot to be developed, through the following formula

1. The square footage of the parent lot minus environmental constraints (wetlands, conservation areas etc) is the base lot size.
2. The base lot size is then reduced by fifteen (15) percent to account for roadway, this creates the net area.
3. The net area is then multiplied by a factor determined by the amount of wetlands over the parent lot. This is the developable area.

<u>Percentage of Parcel that is wetlands</u>	<u>Factor</u>
<u>0<10%</u>	<u>0.85</u>
<u>10<20%</u>	<u>0.8</u>
<u>20<30%</u>	<u>0.75</u>
<u>30%<</u>	<u>.7</u>

4. The developable area is the divided by the minimum lot size, and the whole number value is the base number, with no rounding.

a. This base number is not required to be restricted by the requirements in subsection iii.

ii. The transfer shall equate to one of the following calculations:

1. For construction of units no larger than one thousand (1,000) square feet, of total living area, two (2) units per DEVELOPMENT RIGHT purchased shall be allowed.
2. For construction of units no larger than fourteen hundred (1,400) square feet, of total living area, one and a half (1.5) units per DEVELOPMENT RIGHT purchased shall be allowed. The unit count shall be the whole number value and not rounded up.

a. If the math to devise the base number ends in more than half a unit but less than a whole, and a transfer is purchased, the result would be two (2) dwelling units.

iii. The units created, through the transfer must be:

1. Sold, and are not for rental purposes
2. Limited to the square footage originally constructed.

iv. A note shall be placed on the approved plan and any Building Permit shall note the adherence to this section of the Code.

v. A note shall be placed in the property/unit deed citing the restrictions listed above.



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- (i) ~~For land in the sending district to be eligible for a TRANSFER OF DEVELOPMENT RIGHTS, it must be a parcel of at least five (5) acres, and developable under the existing land use regulations.~~
- (ii) ~~Land within a SENDING AREA, when surveyed, endorsed by the Conservation Commission/Open Lands Committee, approved by the PLANNING BOARD and preserved by easement or covenant as specified in subsection E above, may be counted for the minimum lot size requirement for a development site in a RECEIVING AREA. The criteria used by Open Lands Committee to rank parcels shall be listed on the application.~~
- (b) ~~Land bank~~ Attached Single Family, Two family, three family and 4 or more method

 - (i) The transfer may be through the purchase of development rights, as described in G) (1) and (2), or through the protection of land via a permanent conservation easement as per section E) (5). For land in the sending district to be eligible for a TRANSFER OF DEVELOPMENT RIGHTS, it must be a parcel or easement purchased by the City through the use of Conservation funds allocated and approved by the City Council.
 - (ii) The transfer shall equate to one (1) unit per acre preserved. If the end result is a village themed residential/commercial project, the transfer shall equate to one (1) unit per tenth (10th) of an acre preserved. Annually, the City shall update a document identifying the cumulative cost per acre spent to preserve OPEN SPACE within the City of Dover. This list shall be kept on file in the Department of Planning and Community Development, and coordinated with the Conservation Commission.
 - (iii) Proceeds from the purchase of DEVELOPMENT RIGHTS, shall be placed into the Conservation Fund to be used to purchase future property or easements, and not into the general fund.
- (4) Regardless of the method utilized, the transfer shall equate to one (1) unit per acre preserved. If the end result is a village themed residential/commercial project, the transfer shall equate to one (1) unit per tenth (10th) of an acre preserved. A minimum of three (3) acres shall be purchased. Regardless of the method utilized, the minimum LOT size requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS.
- (5) Regardless of the method utilized, the setbacks shall be:

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MINIMUM DISTANCE AROUND INDIVIDUAL UNITS IN CLUSTERS		MINIMUM BUILDING SETBACKS FOR SUBDIVISION LOTS	
STREET Sides of Units	Between Units	Abutting A STREET	Abutting A LOT LINE
20 feet	20 feet	20 feet	10 feet

- (6) Regardless of the method utilized, the minimum ~~LOT size requirement may be waived by the PLANNING BOARD~~ for land subjected to the ~~TRANSFER OF DEVELOPMENT RIGHTS~~. FRONTAGE requirement may be waived by the PLANNING BOARD, for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS provided that paved access to all developed areas suitable for emergency vehicles is approved by the PLANNING BOARD.
- a. If lots are proposed, the minimum frontage allowed shall be forty (40) feet per unit
- (7) ~~Regardless of the method utilized, the minimum FRONTAGE requirement may be waived by the PLANNING BOARD for land subjected to the TRANSFER OF DEVELOPMENT RIGHTS provided that paved access to all developed areas suitable for emergency vehicles is approved by the PLANNING BOARD.~~ A continuous visual buffer shall be created along the perimeter of the parent parcel.
- (8) Regardless of the method utilized, any other provision in this Chapter to the contrary, the density or intensity of development of a receiving parcel may be increased by the TRANSFER OF DEVELOPMENT RIGHTS so long as the increase in density or intensity:
- (a) Is consistent with the Master Plan
- (b) Is not incompatible with the land uses on neighboring LOTs (eg a multifamily building in a single family neighborhood)

H. Conditional Uses.

- (1) ~~The PLANNING BOARD may grant conditional use permits to allow STREETS, roads, utilities, or other infrastructure improvements to cross wetlands within the RECEIVING AREA of the TDR DISTRICT, provided said infrastructure is essential to the productive use of land within the RECEIVING AREA of a TDR DISTRICT, and further provided that no possible location exists for said infrastructure in non-wetland areas."~~

15. AMENDMENT



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Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-41 “Nonconforming STRUCTURES”, by revising section B to read as follows:

“B. A BUILDING or STRUCTURE nonconforming either in terms of use or BULK may be restored to its former BULK if destroyed by fire, ~~or other hazard~~ or if it is determined by the BUILDING OFFICIAL to be a hazard to persons or BUILDINGS abutting it, provided that restoration of the STRUCTURE is begun within twelve (12) months after the act of destruction. All such STRUCTURES in use at the time of destruction for agricultural purposes shall be exempt from the provisions of this subsection, provided that such reconstruction, ALTERATIONS or repairs are in compliance with the provisions of subsection A.”

16. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-42 “Repairs and Maintenance” to read as follows:

“On any nonconforming STRUCTURE or portion of a STRUCTURE containing a NONCONFORMING USE, ordinary repairs may be made, subject to the following provisions: if a nonconforming STRUCTURE or portion of a STRUCTURE containing a NONCONFORMING USE becomes physically unsafe or unlawful due to lack of repairs and maintenance and is so declared by ~~any duly authorized official~~ the Housing Standards Board, to be unsafe or unlawful by reason of physical condition, an owner shall be able to restore, repair or rebuild it within six (6) months of said determination, in its existing location, unless an extension is granted by the Housing Standards Board. ~~Otherwise,~~ it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located. Any duly authorized official charged with protecting the public safety may rightfully order a STRUCTURE to be secured to a safe condition.”

17. TAKES EFFECT

This ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

AUTHORIZATION

Approved as to
Funding:

Daniel R. Lynch

Finance Director

Sponsored
by:

Councilor Dennis Ciotti

City Council Planning Board
Representative



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Approved as to Legal Form and Compliance: Anthony Blenkinsop
City Attorney

Benton, Donna

From: Christopher Berry <crberry@metrocast.net>
Sent: Wednesday, July 18, 2018 2:11 PM
To: Benton, Donna; Glidden, Jean; 'Troy Thibodeau'
Cc: Parker, Christopher G.
Subject: 146 Dover Point Road Extension

Good Afternoon Mrs. Benton,

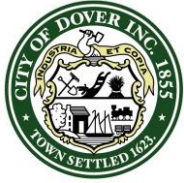
Please accept this email request to continue the 146 Dover Point Road Application until the August Planning Board Meeting. After meeting with the applicant we are finalizing the road design with an 8% grade, modifying the sewer design to match and updating the required drainage calculations. We were not able to conduct this work with enough time for planning or engineering staff to review.

Please let us know if you need anything further.

Christopher R. Berry
Principal, President



This email has been checked for viruses by AVG antivirus software.
www.avg.com



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-29

Application Type: Minor Subdivision
Applicant(s): Richard & Katherine Towle Revocable Trusts of 1997
Owner(s): Richard & Katherine Towle Revocable Trusts of 1997
Location: 67 Back River Road (Assessor's Map I, Lot 54)
Meeting Date: July 24, 2018

INTENT: Subdivision to create 1 new lot that would be 3.09 acres with 100 feet of frontage on Mast Road, serviced by on-site septic system and well and an access easement from Back River Road on lots I/54D and I/54.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM: # 4-A

ACREAGE: 20.93 acres

ZONING DISTRICT: Medium Density Residential District (R-12)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Subdivision to create new lot

SURROUNDING LAND USE: Residential and Maple Suites

ZBA ACTION: Special Exception granted (H87-34) on July 16, 1987 to construct a private ROW within the Conservation District.

ATTACHMENTS: Application and materials, Subdivision Plan

APPLICATION IS COMPLETE: Yes

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

PERMIT(S) REQUIRED:
- NHDES Subdivision Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a plan to subdivide one lot on Back River Road/Mast Road into 2 lots. This parent lot had a previous one lot subdivision approved by the Planning Board on March 24, 2014.

The current request is for lot 1 to have the 100' of frontage on Mast Road thus separating the house and barn from the parent lot. Both lots will be serviced by individual septic systems and wells. The new lot will be accessed by a shared drive.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots.

Staff Recommendation:

The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the minor subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Provide copies of NHDES Subdivision Permit to staff and amend Plan Note #15 to add those permit numbers.
2. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor signature and stamps
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. An additional access easement for the driveway crossing lot I/54 will need to be recorded at the Strafford County Registry of Deeds
 - d. Revise note 3 to indicate the build-to-line maximum and minimum.
 - e. Add common minor subdivision notes 10 & 16
 - f. Add Planning File #P18-29

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

3. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application. Impact fees shall be paid prior to issuance of a Certificate of Occupancy.

67 Back River Road

**Property Information**

Property ID I0054-000000
Location 67 BACK RIVER RD
Owner TOWLE K & R TRUSTEES

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Parcels updated 03/29/2018
Properties updated 07/08/2018



City of Dover, New Hampshire
MINOR SUBDIVISION APPLICATION

[Revision Date: August 02, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: RICHARD P. & KATHERINE C. TOWLE Telephone # 978-0088
REVOCABLE TRUSTS OF 1997

Address of Applicant: 67 BACK RIVER ROAD DOVER, NH 03820

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

Address of Property Owner: _____

E-Mail Address: mtowle.9116@yahoo.com

PROPERTY INFORMATION

Address of Property: 67 BACK RIVER ROAD

Assessor's Map # I Lot(s) # 54

Zoning District(s) R-12 Overlay District(s) NONE

Size of Parcel: 20.93 AC. Property Deed: Book 1934 Page: 404

Existing Use of Property: SINGLE FAMILY RESIDENTIAL

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 1

City Water? Yes ☒ No ☐ How far is city water from the property? N/A

City Sewer? Yes ☒ No ☐ How far is city sewer from the property? N/A

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

Estimated Length of Proposed Roads: N/A feet Public or Private Road? N/A

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATES, INC.
Address 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911
Professional License #: KEVIN MCENEANEY E-mail address: kevin@surveynh.com
NH LLS 661

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) N/A
Address _____ Telephone #: _____
Professional License #: _____ E-mail address: _____

SIGNATURES

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

* Signature of Property Owner: Katherine J. Deane Date: 6/27/18
Trustee
Signature of Applicant (if different from owner): _____ Date: _____
Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

* Signature of Property Owner: Katherine J. Deane, Trustee Date: 6/27/18

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: N/A Date: _____
Signature of Applicant (if different from owner): _____ Date: _____

CERTIFICATION OF FEES

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

* Signature of Property Owner: Katharine J. Deane, trustee Date: 6/27/18

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

CERTIFICATION OF PUBLIC ROADWAY ACCEPTANCE

I, and my successors, hereby certify that I understand that the acceptance of a roadway as a public road is an action of the City Council in its sole and complete discretion. In order for the City Council to consider accepting a road as public, it must be free of encumbrances. No roadway with private utility easements shall be accepted as a public road by the City unless the easements are expunged prior to the transfer of land to the City. License agreements for any and all private utilities within the right of way may be granted by the City upon acceptance of the unencumbered roadway consistent with applicable state law.

Signature of Property Owner: N/A Date: _____

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

CITY OF DOVER SUBDIVISION LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
I	54	Richard P. & Katherine C. Towle Revocable Trust	

Applicant (if different from owner): 67 Back River Road Dover NH 03820

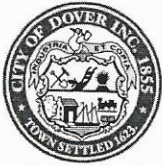
APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney	McEneaney Survey Associates	24 Chestnut St. Dover NH 03820
Michael Mariano	Highland Soil Services	75 Prospect St. Somersworth NH 03878

Conservation Easement Holder: _____

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



City of Dover, New Hampshire MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: December 15, 2017]

This review checklist is intended to assist the applicant in the planning process of preparing a Subdivision application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Fees will be invoiced and are due along with fifteen (15), folded, copies of the plan set and materials will be due 3 weeks prior to the Planning Board meeting.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision requirements. Please refer to the Subdivision Regulations for full details.

APPLICANT: RICHARD P. & KATHERINE C. TOOLE File Number: _____
REVOCABLE TRUSTS OF 1997

PROJECT TITLE: MINOR SUBDIVISION OF LAND

PROPERTY LOCATION: BACK RIVER ROAD Tax Map: I Lot: 54

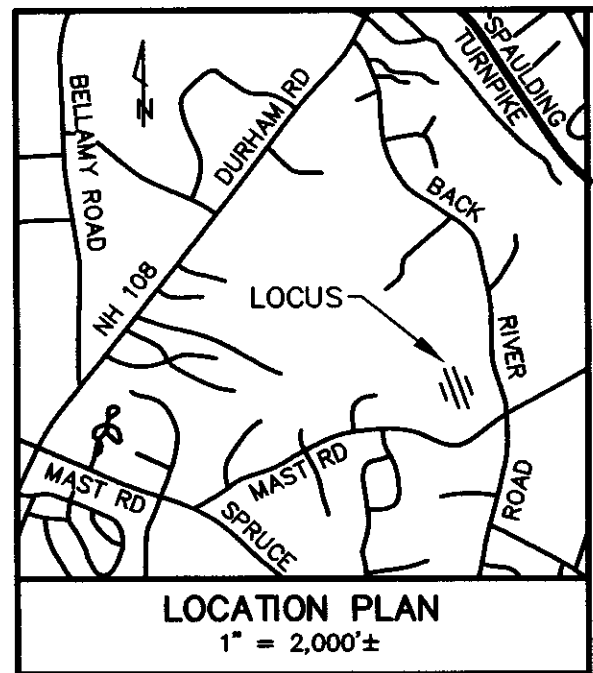
	Explain How Provided	Reviewed
1. Completed and signed Application form	SUBMITTED	
2. Electronic copy of the surveyed plat layout	EMAILED	
3. Electronic copy of supplementary materials and application	EMAILED	
4. Waiver requests to the Subdivision Regulations, with written justification		
5. Conditional Use Permit applications	NONE	
6. List of all professional agents to be notified for Planning Board	SUBMITTED	
7. Letter to Serve from Public and Private Utilities	N/A	
8. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	SUBMITTED	
Location map at appropriate scale	ON PLAN	
Proposed subdivision name and title and Planning File # <u>TBD</u>	ON PLAN	
Date, north arrow and scale	ON PLAN	
Names of all abutting property owners	ON PLAN	
Name and address of owners and/or applicants	ON PLAN, NOTE 1	
Signature & stamp of NH licensed land surveyor and/or engineer	ON PLAN	
Zoning District boundaries, including any special or overlay districts	PLAN NOTES 3+4	
Location of Conservation District areas		
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	ON PLAN	
Location and widths of existing & proposed easements & right of ways	ON PLAN	
Location and widths of existing and proposed sidewalks	N/A	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	ON PLAN	
Existing and proposed lot areas in square feet	ON PLAN	
Existing and proposed topographic information at two foot intervals	ON PLAN (TOPO)	
Existing and proposed buildings and structure locations	ON PLAN	
Minimum building setbacks or build to lines on all lots	ON PLAN, NOTE 4	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	ON PLAN	

	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	N/A	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	N/A	
Existing and proposed septic system, including test pit locations and results and NHDES subdivision permit number	DES PENDING ON PLAN (TOPO)	
Existing and proposed stormwater lines and facilities	N/A	
Location of Flood Hazard Zone	PLAN NOTE 7	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	ON PLAN	
Existing natural features and/or significant vegetation on property	N/A	
Soil types	ON PLAN	
Map and lot numbers for existing and proposed lots as assigned by Tax Assessor	ON PLAN	
Location of all land offered for dedication for public use or land to be held in common by property owners of the subdivision	N/A	
Location, material and size of existing and proposed permanent monuments	ON PLAN	
Existing railroad lines	N/A	
Note regarding solid waste disposal		
All applicable Dover Common Subdivision notes	ON PLAN	
9. Additional Information if appropriate		
Stormwater Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis		
Stormwater Management System Operation and Maintenance Plan		
Erosion and Sedimentation Control Plan		
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		
8a. Construction Detail Sheets shall contain the following information (if appropriate):		
Profiles showing existing & proposed elevations along the center lines of proposed streets & within 100' of intersections with existing streets		
Profiles showing the locations & a typical cross-section detail of streets		
Location of street trees, street lighting poles and street signs		
Location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants		
Location and size of all water, gas and other underground utilities		

REVIEWED BY: _____ DATE _____

P18-29 67 Back River Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0004-000000	10 LEATHERS LN	WELSH HANNAH K &	WELSH THOMAS H	10 LEATHERS LN	DOVER	NH	03820
I0004-001000	4 LEATHERS LN	CHINBURG DEVELOPMENT LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
I0004-002000	BACK RIVER RD	CHINBURG DEVELOPMENT LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
I0005-000000	BACK RIVER RD	CAMPBELL WAYNE P TRUSTEE	CAMPBELL REALTY TRUST	64C HORNETOWN RD	FARMINGTON	NH	03835
I0048-000000	MAST RD	CORMIER MICHAEL A		24 TALL TIMBERS DR	BERWICK	ME	03901-2356
I0048-E00000	12 MAST RD	CHALUE PAUL		12 MAST ROAD	DOVER	NH	03820
I0048-G00000	99 BACK RIVER RD	PERRY JAKE F &	FRANK MEGAN E	99 BACK RIVER RD	DOVER	NH	03820
I0048-I00000	97 BACK RIVER RD	HILBURN JAMES A &	HILBURN SHERRY L	97 BACK RIVER RD	DOVER	NH	03820
I0048-J00000	95 BACK RIVER RD	LAMOTHE GRETCHEN ENGLE &	LAMOTHE ANDRE JULES	95 BACK RIVER RD	DOVER	NH	03820
I0048-K00000	20 MAST RD	CORMIER TODD A		20 MAST RD	DOVER	NH	03820
I0048-L00000	38 MAST RD	ROSENGARD MARC N &	BOWDOIN LEATHA J	38 MAST ROAD	DOVER	NH	03820
I0049-007000	44 MAST RD	LAPIERRE ERIC	LAPIERRE DIANA	44 MAST RD	DOVER	NH	03820
I0052-000000	19 GRADYS LN	SAKTHIVEL KARTIK &	SAKTHIVEL YUKIKO	19 GRADYS LN	DOVER	NH	03820-4487
I0053-000000	47 MAST RD	JANELLE RAYMOND	JANELLE ELLEN	47 MAST ROAD	DOVER	NH	03820
I0053-001000	45 MAST RD	ACKERSON ERIC F & WILLIAMS LINDSEY C TRU	WILLIAMS-ACKERSON 2018 REVOCABLE TRUST	45 MAST RD	DOVER	NH	03820-4427
I0053-A00001	53 MAST RD	VOREL TRACY A		53 MAST RD	DOVER	NH	03820
I0054-A00000	5 MAST RD	TOWLE MARY ANN	TOWLE BRADFORD	5 MAST ROAD	DOVER	NH	03820
I0054-B00000	65 BACK RIVER RD	TOWLE AIMEE M &	TOWLE BRYAN L	65 BACK RIVER ROAD	DOVER	NH	03820
I0054-C00000	69 BACK RIVER RD	DEAME DOUGLAS	DEAME KATHERINE	69 BACK RIVER ROAD	DOVER	NH	03820
I0054-D00000	71 BACK RIVER RD	TOWLE MICHAEL R &	CRABTREE BURRELL JULIE	67 BACK RIVER ROAD	DOVER	NH	03820
I0056-001000	30 HOLIDAY DR	DOVER RETIREMENT RESIDENCE LLC	C/O GRANT THORNTON LLP	700 MILAN ST STE 300	HOUSTON	TX	77002-2848
I0059-000000	53 BACK RIVER RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
I0061-000000	57 BACK RIVER RD	SMITH MATTHEW J &	FLEISCHMANN AMANDA A	57 BACK RIVER ROAD	DOVER	NH	03820
I0066-000000	72 BACK RIVER RD	HANSON PETER D		72 BACK RIVER RD	DOVER	NH	03820
I0067-A00000	74 BACK RIVER RD	TOWLE LYDIA M		PO BOX 1392	DOVER	NH	03821-1392
I0067-B00000	62 BACK RIVER RD	TOWLE JONATHAN P TRUSTEE	TOWLE JONATHAN P 2008 TRUST	62 BACK RIVER RD	DOVER	NH	03820
I0068-000000	78 BACK RIVER RD	DUTKOWSKI HENRY S		78 BACK RIVER RD	DOVER	NH	03820
		RICHARD & KATHERINE TOWLE REV TRUSTS OF 1997		67 BACK RIVER ROAD	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820
		HIGHLAND SOIL SERVICES	MICHAEL MARIANO	75 PROSPECT STREET	SOMERSWORTH NH		03878



LEGEND

I.P.(fnd) - IRON PIPE (FOUND)
I.R.(fnd) - IRON ROD (FOUND)
D.H.(fnd) - DRILL HOLE (FOUND)
I.R.(tbs) - IRON ROD W/ I.D. CAP (TO BE SET)
--- EDGE OF WETLAND
--- WETLAND
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
+ - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
UP 410/5 - UTILITY POLE W/ I.D. Nos.
TPIT #1 - TEST PIT (SEE NOTE 12)

HOLGATE LIMITED PARTNERSHIP
103 CENTRAL AVENUE
DOVER, NH 03820
4336 / 544

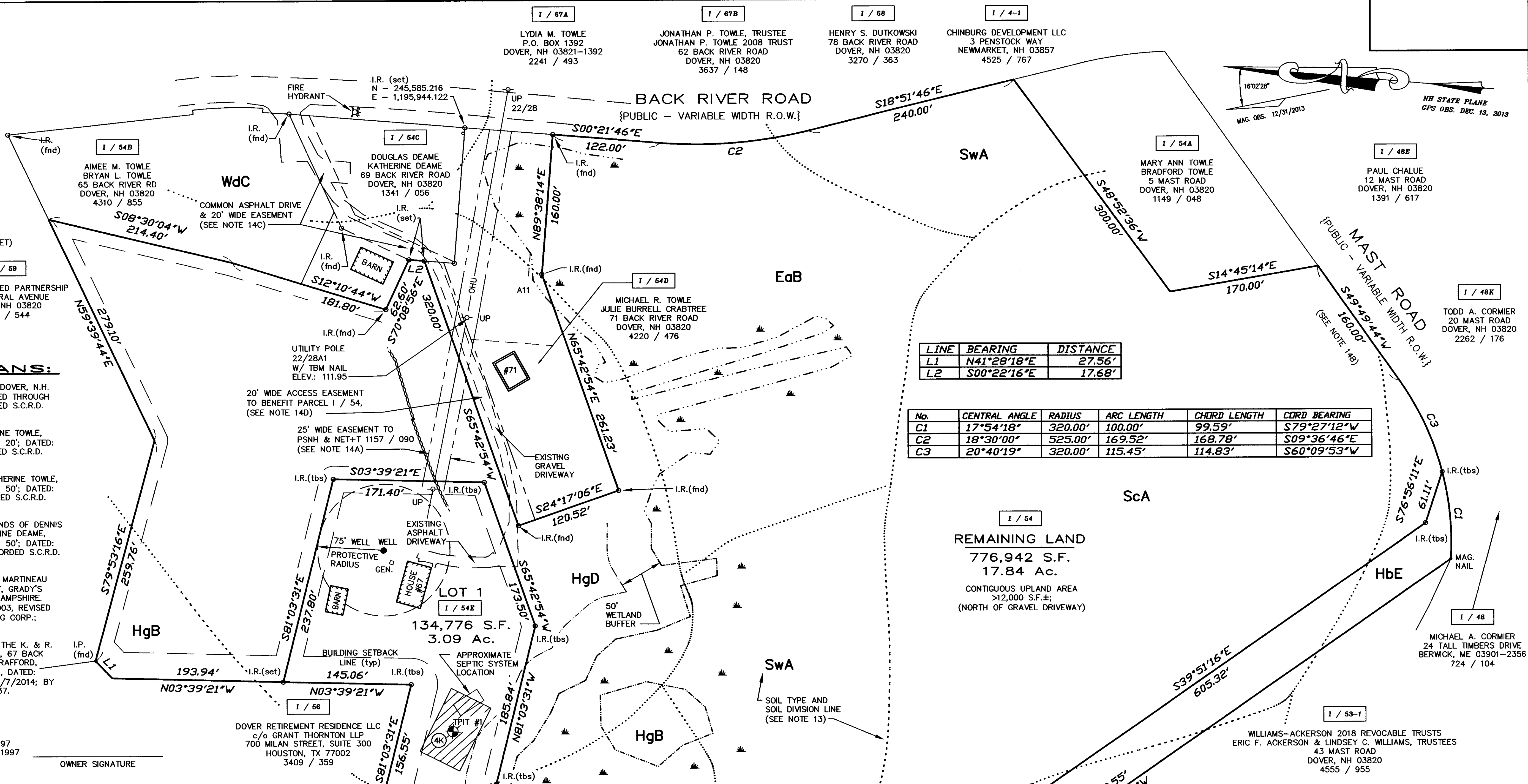
REFERENCE PLANS:

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- PROPOSED SUBDIVISION OF LAND OF KATHERINE TOWLE, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 20'; DATED: JULY 1984; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 24A-115.
- REVISED PLAN SUBDIVISION OF LAND OF KATHERINE TOWLE, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 50'; DATED: SEPT. 1984; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 24A-100.
- PLAN OF LOT LINE ADJUSTMENT BETWEEN LANDS OF DENNIS & DEBORAH TOWLE AND DOUGLAS & KATHERINE DEAME, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 50'; DATED: NOV. 25, 1996; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 41A-90.
- BOUNDARY LINE ADJUSTMENT - RAYMOND J. MARTINEAU JR. AND RAYMOND J. MARTINEAU REV. TRUST, GRADY'S LANE AND BACK RIVER ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: SEPTEMBER 9, 2003, REVISED THROUGH 9/30/03; BY: TRITECH ENGINEERING CORP.; RECORDED S.C.R.D. PLAN 73-11.
- MINOR SUBDIVISION OF LAND PREPARED FOR THE K. & R. TOWLE REVOCABLE TRUST TAX MAP I LOT 54, 67 BACK RIVER ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 60'; DATED: FEBRUARY 6, 2014 AND REVISED THROUGH 5/7/2014; BY THIS OFFICE; RECORDED S.C.R.D. PLAN 107-37.

NOTES:

- OWNER OF RECORD:
RICHARD P. TOWLE REVOCABLE TRUST OF 1997
KATHERINE C. TOWLE REVOCABLE TRUST OF 1997
67 BACK RIVER ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 1934, PAGE 404
- I / 54** - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MINIMUM FRONTAGE = 100 FEET
MAXIMUM LOT COVERAGE = 30 PERCENT
MINIMUM BUILDING SETBACKS, PRINCIPAL:
FRONT / ABUT A STREET = "BUILD TO"
SIDE = 15 FEET
REAR = 30 FEET
MINIMUM BUILDING SETBACKS, ACCESSORY:
FRONT / ABUT A STREET = "BUILD TO"
SIDE = 10 FEET
REAR = 10 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) SINGLE FAMILY RESIDENTIAL LOTS AS SHOWN. LOT 1 HAS AN EXISTING DWELLING WITH A WELL AND SUBSURFACE DISPOSAL SYSTEM PRESENTLY CONSTRUCTED.
ALL PROPOSED LOTS CONTAIN A MINIMUM OF 12,000 S.F. OF CONTIGUOUS UPLANDS, OF WHICH 60 PERCENT ARE OUTSIDE OF THE 50 FOOT WETLAND BUFFER. PARCELS ARE ACCESSED FROM BACK RIVER ROAD THROUGH EASEMENT LOCATED ON PARCEL I / 54C VIA A SHARED DRIVEWAY.
- TOTAL PARCEL AREA = 991,717 S.F. / 20.93 ACRES.
- PER FLOOD INSURANCE RATE MAP 33017C0320E AND 33017C0340E, EFFECTIVE DATE: SEPTEMBER 30, 2015; ZONE "X": AREAS DETERMINED TO BE MINIMAL FLOOD HAZARD.
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON DECEMBER 13, 2013. VERTICAL DATUM IS NAVD88.
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- WETLANDS SHOWN WERE DELINEATED BY MICHAEL MARIANO, C.W.S. No. 183 DURING DECEMBER 2013 AND MAY 2018 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE. WETLANDS BOUNDARIES ARE JURISDICTIONAL POORLY DRAINED SOILS.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. EXISTING HOUSE ADDRESS IS 67 BACK RIVER ROAD.
- TEST PITS WERE EVALUATED BY KENNETH J. FAUCHER, NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS No. 851, ON MAY 9, 2018 AND LOCATED BY THIS OFFICE.
- THE SOIL TYPES ON THE SITE ARE:
B2B - BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
EAB - ELMWOOD FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
HBE - HINCKLEY GRAVELLY LOAMY SAND, 15 TO 60 PERCENT SLOPES
HGB - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
HGD - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
SCA - SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
SWA - SWANTON FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
WDC - WINDSOR LOAMY SAND, 8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- THE PARCEL IS SUBJECT TO:
A. - A TWENTY-FIVE (25) WIDE EASEMENT TO PSNH AND NET+T AS DESCRIBED IN S.C.R.D. VOL. 1157, PAGE 090.
B. - A TWENTY (20) FOOT WIDE EASEMENT FOR A WATERLINE ALONG MAST ROAD TO JANELLE AND BROWN AS DESCRIBED IN S.C.R.D. VOL. 680, PAGE 090.
C. - A TWENTY (20) FOOT WIDE RIGHT OF WAY OVER PARCEL I / 54C AS DESCRIBED IN S.C.R.D. VOL. 1341, PAGE 56.
D. - A TWENTY (20) FOOT ACCESS EASEMENT OVER PARCEL I / 54D AS DESCRIBED IN S.C.R.D. 4220 / 476.
- NH DES SUBDIVISION APPROVAL NUMBER: PENDING
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
18-2050	SUBDIVISION	13-07	67-68	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



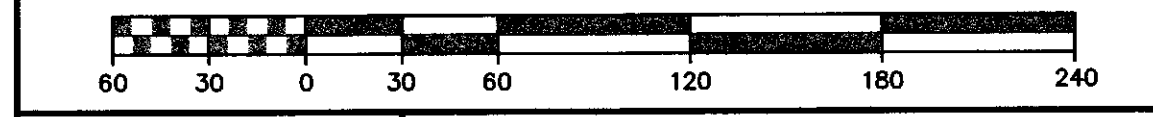
LINE	BEARING	DISTANCE
L1	N41°28'18"E	27.56'
L2	S00°22'16"E	17.68'

No.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CORD BEARING
C1	17°54'18"	320.00'	100.00'	99.59'	S79°27'12"W
C2	18°30'00"	525.00'	169.52'	168.78'	S09°36'46"E
C3	20°40'19"	320.00'	115.45'	114.83'	S60°09'53"W

REMAINING LAND
776,942 S.F.
17.84 Ac.
CONTIGUOUS UPLAND AREA
>12,000 S.F.±;
(NORTH OF GRAVEL DRIVEWAY)

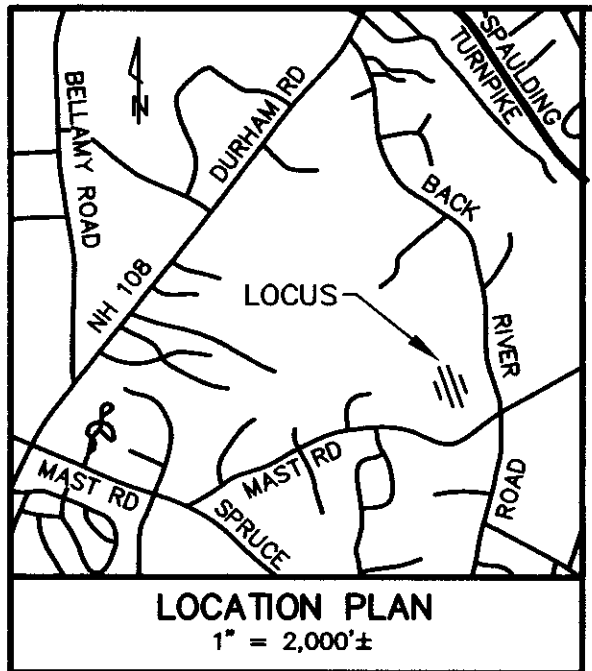
MINOR SUBDIVISION OF LAND
PREPARED FOR THE
RICHARD P. TOWLE REVOCABLE TRUST OF 1997
KATHERINE C. TOWLE REVOCABLE TRUST OF 1997
TAX MAP I, LOT No. 54
67 BACK RIVER ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No.	P 18-
DRAWN BY: KJP	FILE: VR CP\2050\18-2050
SCALE: 1" = 60'	DATE: MAY 18, 2018



McNeaney Survey Associates, inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

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



- LEGEND**
- I.P.(fnd) - IRON PIPE (FOUND)
 - I.R.(fnd) - IRON ROD (FOUND)
 - D.H.(fnd) - DRILL HOLE (FOUND)
 - I.R.(set) - IRON ROD W/ I.D. CAP (SET)
 - - EDGE OF WETLAND
 - ▲ - WETLAND
 - A1 - WETLAND I.D. FLAG
 - S.F. - SQUARE FEET
 - Ac - ACRE
 - (TYP.) - TYPICAL
 - ± - MORE OR LESS
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - UP 410/5 - UTILITY POLE W/ I.D. NOS.
 - ⬢ TPIT #1 - TEST PIT (SEE NOTE 12)

REFERENCE PLANS:

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NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
18-2050		SUBDIVISION	13-07	67-68
PROJECT NO		TYPE	FIELDBOOK	& PAGES

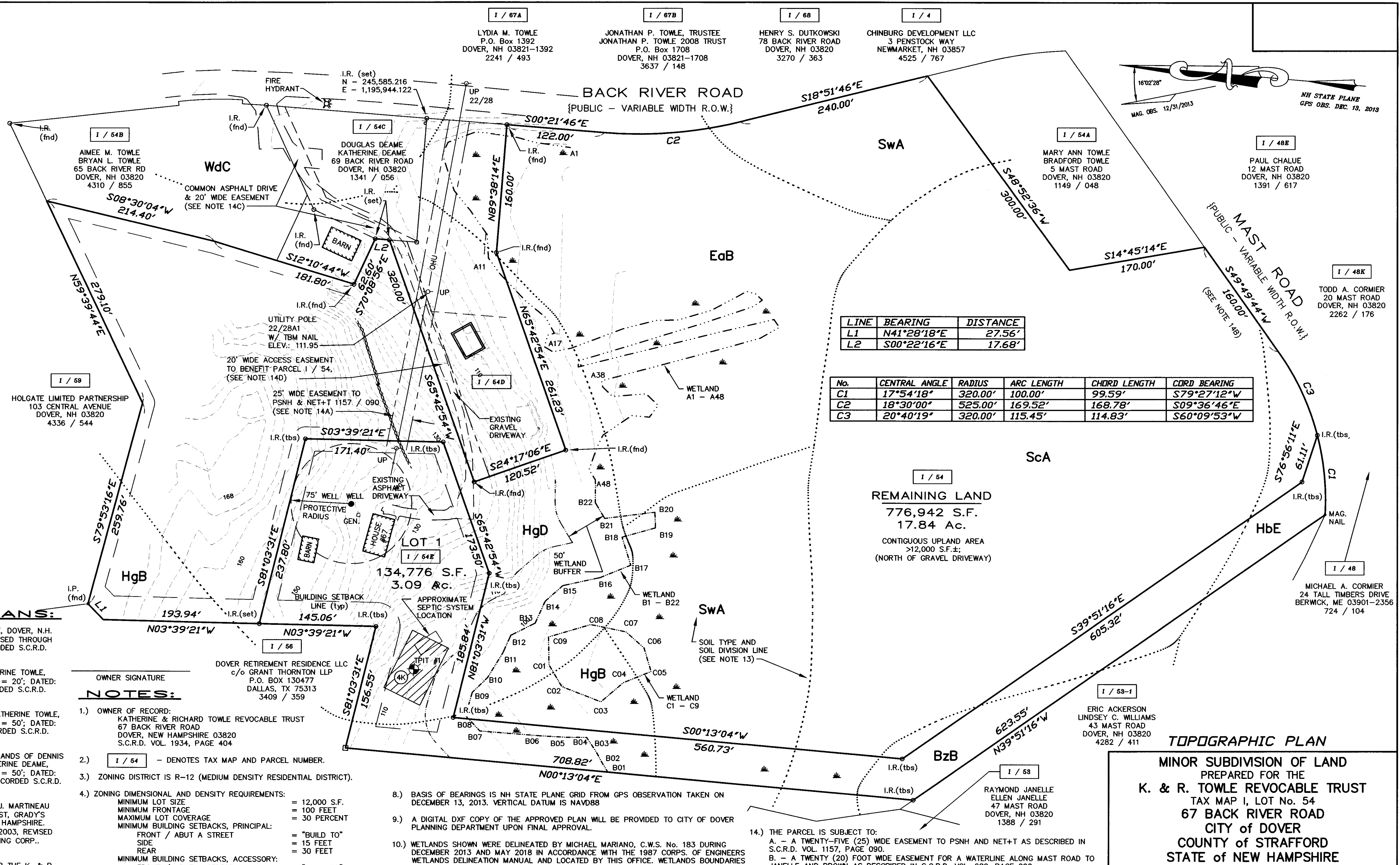
NOTES:

- OWNER OF RECORD: KATHERINE & RICHARD TOWLE REVOCABLE TRUST 67 BACK RIVER ROAD DOVER, NEW HAMPSHIRE 03820 S.C.R.D. VOL. 1934, PAGE 404
- I / 54 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
 - MINIMUM LOT SIZE = 12,000 S.F.
 - MINIMUM FRONTAGE = 100 FEET
 - MAXIMUM LOT COVERAGE = 30 PERCENT
 - MINIMUM BUILDING SETBACKS, PRINCIPAL:
 - FRONT / ABUT A STREET = "BUILD TO"
 - SIDE = 15 FEET
 - REAR = 30 FEET
 - MINIMUM BUILDING SETBACKS, ACCESSORY:
 - FRONT / ABUT A STREET = "BUILD TO"
 - SIDE = 10 FEET
 - REAR = 10 FEET
 - MAXIMUM BUILDING HEIGHT = 35 FEET
- PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) SINGLE FAMILY RESIDENTIAL LOTS AS SHOWN. LOT 1 HAS AN EXISTING DWELLING WITH A WELL AND SUBSURFACE DISPOSAL SYSTEM PRESENTLY CONSTRUCTED.
ALL PROPOSED LOTS CONTAIN A MINIMUM OF 12,000 S.F. OF CONTIGUOUS UPLANDS, OF WHICH 60 PERCENT ARE OUTSIDE OF THE 50 FOOT WETLAND BUFFER. PARCELS ARE ACCESSED FROM BACK RIVER ROAD THROUGH EASEMENT LOCATED ON PARCEL I / 54C VIA A SHARED DRIVEWAY.
- TOTAL PARCEL AREA = 991,717 S.F. / 20.93 ACRES.
- PER FLOOD INSURANCE RATE MAP 33017C0320D AND 33017C0340D, EFFECTIVE DATE: MAY 17, 2005. ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.

- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON DECEMBER 13, 2013. VERTICAL DATUM IS NAVD83.
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- WETLANDS SHOWN WERE DELINEATED BY MICHAEL MARIANO, C.W.S. No. 183 DURING DECEMBER 2013 AND MAY 2018 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE. WETLANDS BOUNDARIES ARE JURISDICTIONAL POORLY DRAINED SOILS.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. EXISTING HOUSE ADDRESS IS 67 BACK RIVER ROAD.
- TEST PITS WERE EVALUATED BY KENNETH J. FAUCHER, NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS No. 851, ON MAY 9, 2018 AND LOCATED BY THIS OFFICE.
- THE SOIL TYPES ON THE SITE ARE:
 - B2B - BUXTON SILT LOAM, 0 TO 3 PERCENT SLOPES
 - EAB - ELMWOOD FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 - HBE - HINCKLEY GRAVELLY LOAMY SAND, 15 TO 60 PERCENT SLOPES
 - HGB - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
 - HGD - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
 - SCA - SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
 - SWA - SWANTON FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
 - WDC - WINDSOR LOAMY SAND, 8 TO 15 PERCENT SLOPESTHE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

- THE PARCEL IS SUBJECT TO:
 - A - A TWENTY-FIVE (25) WIDE EASEMENT TO PSNH AND NET+T AS DESCRIBED IN S.C.R.D. VOL. 1157, PAGE 090.
 - B - A TWENTY (20) FOOT WIDE EASEMENT FOR A WATERLINE ALONG MAST ROAD TO JANELLE AND BROWN AS DESCRIBED IN S.C.R.D. VOL. 680, PAGE 090.
 - C - A TWENTY (20) FOOT WIDE RIGHT OF WAY OVER PARCEL I / 54C.
- NH DES SUBDIVISION APPROVAL NUMBER: PENDING
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.

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



LINE	BEARING	DISTANCE
L1	N41°28'18"E	27.56'
L2	S00°22'16"E	17.68'

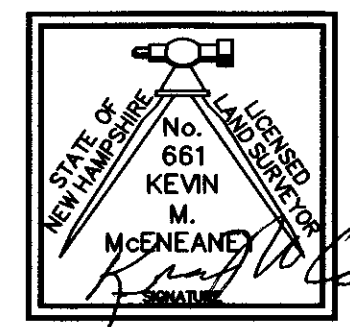
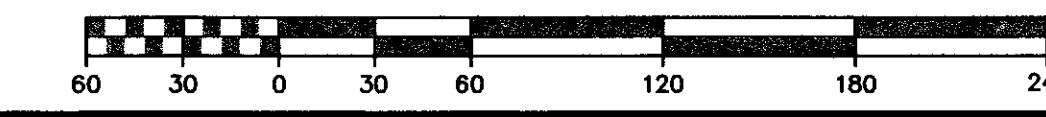
No.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CORD BEARING
C1	17°54'18"	320.00'	100.00'	99.59'	S79°27'12"W
C2	18°30'00"	525.00'	169.52'	168.78'	S09°36'46"E
C3	20°40'19"	320.00'	115.45'	114.83'	S60°09'53"W

REMAINING LAND
776,942 S.F.
17.84 Ac.
CONTIGUOUS UPLAND AREA
>12,000 S.F.±
(NORTH OF GRAVEL DRIVEWAY)

TOPOGRAPHIC PLAN

MINOR SUBDIVISION OF LAND
PREPARED FOR THE
K. & R. TOWLE REVOCABLE TRUST
TAX MAP I, LOT No. 54
67 BACK RIVER ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

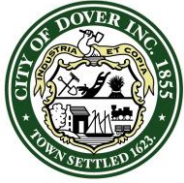
DOVER PLANNING FILE No. **P 18-**
DRAWN BY: **KJP** FILE: **VR CP\2050\18-2050**
SCALE: **1" = 60'** DATE: **MAY 18, 2018**



McNeaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-33

Application Type: Conditional Use Permit
Applicant(s): Eversource Energy
Owner(s): Multiple
Location: Lots I/22, I/29, M/83-9, M/83-1, M/91-A
Meeting Date: July 24, 2018

INTENT: To obtain a Conditional Use Permit to install grounding wire rings around the base of the utility pole structures within the Eversource transmission line. There are temporary wetlands impacts of 11,351 square feet.

LOTS/UNITS PROPOSED: None

AGENDA ITEM: # 4-B

ACREAGE: N/A

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE: Utility easement

PROPOSED LAND USE: Utility easement

SURROUNDING LAND USE: Residential and commercial

ZBA ACTION: N/A

ATTACHMENTS:
CUP application and materials, 7/9/18 Conservation Commission minutes

APPLICATION IS COMPLETE: Yes

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

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

WAIVERS REQUESTED: None for this CUP

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to install grounding wire rings around the base of the utility pole structures within the Eversource transmission line. There are temporary wetlands impacts of 11,351 sq. ft.

The locations include:

- Assessor's Map I, Lot 22, (Owner: Jensen's Residential Communities, LLC) located off Brookmoor Road;
- Assessor's Map I, Lot 29, (Owners: David & Laurie Landry), located at 17 Spruce Lane;
- Assessor's Map M, Lot 83-9, (Owner: Eric Ferrell) located at 47 Overlook Drive;
- Assessor's Map M, Lot 83-1, (Owners Marc & Christine Bessette), located at 39 Overlook Drive;
- Assessor's Map M, Lot 91-A, (Owner: Townsquare Media Portsmouth, LLC) located at 292 Middle Road.

The Conservation Commission endorsed this CUP at their July 9, 2018 meeting.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

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

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



City of Dover Planning Board Conditional Use Permit Application Transmission Line 307 Ground Ring Installation

Prepared For
Eversource Energy
13 Legends Drive
Hooksett, NH 03106

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

July 2, 2018

July 2, 2018

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

Re: Conditional Use Permit for Grounding Ring Installation on Eversource Transmission Line 307

Dear Sir/Madam:

On behalf of Eversource Energy (Eversource), Normandeau Associates, Inc. (Normandeau) is filing a Conditional Use Permit Application requesting approval to install necessary grounding wire rings around the base of utility pole structures within Eversource transmission Line 307 in the City of Dover. Eversource is upgrading the 307 345KV line that starts in Eliot, Maine, extending into New Hampshire and ending in Nottingham, New Hampshire.

Attached are the conditional use permit application and all required supplemental materials for review of this proposal. We anticipate attending the regularly scheduled meeting of the Dover Conservation Commission on July 9, 2018 and Planning Board meeting on July 24, 2018 to present the details of this project.

Sincerely,



Adele Fiorillo, NH CWS, PWS
Senior Project Manager

Attachment:

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

Cc: Matthew Cardin, Eversource, via email

TABLE OF CONTENTS

City of Dover Conditional Use Permit Application Form

- 1 Filing Fee
- 2 Project Description
- 3 Tax Maps
- 4 Abutter List
- 5 Property Easement Deeds
- 6 Proposed Plans

DISCLOSURE STATEMENT

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

City of Dover Conditional Use Permit Application Form



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

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

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

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

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

Address of Property Owner: Multiple (see additional detail)

PROPERTY INFORMATION

Assessor's Map # _____ Lot(s) # Multiple (see additional detail)

Address of Property: Multiple (see additional detail)

Zoning District(s) _____ Overlay District(s) Wetland Protection Dist. & Conservation Dist

Existing Use of Property: _____

CONDITIONAL USE PERMIT INFORMATION

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

- | | | |
|---|---|--|
| ☒ Conservation District | ☐ RCM Use Overlay District | ☐ I-1 District Uses |
| ☐ Groundwater Protection | ☐ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☒ Wetland Protection District | ☐ Central Business District | ☐ Heritage Residential District |

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

Installation of grounding rings on existing utility poles, requiring work within wetlands and associated buffers

defined as areas both within the Conservation District and the Wetland Protection District, resulting in temporary

impacts (see narrative for additional details).

Applied State

City of Dover, New Hampshire Conditional Use Permit Application

Page 2

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: A Utility Maintenance Notification (UMN) will be submitted to NHDES (the City of Dover will receive a hard copy).

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

Address PO Box 205, Rutland, VT 05701

Telephone #: 802-861-7038

Professional License #: No. 268

E-mail address: wmcloy@normandeau.com

SIGNATURES

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

Signature of Property Owner: See Property Easement Deeds Date:

Signature of Applicant (if different from owner):  Date: 07/02/18

Signature of Agent: Date:

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: See Property Easement Deeds Date:

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

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

Applicant (if different from owner):

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

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

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

PLANNING BOARD ESTIMATED FEE SCHEDULE

This is only provided to give you an estimate of the application fees. *After you submit an application, staff will invoice you a total.* All fees must be paid two weeks before the Planning Board meeting. **If the Fee has not been paid, the item will not be placed upon the agenda.**

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

1. Application fee for the following:

• SUBDIVISION \$150.00 x # _____ new lots created =	\$ 0.00
• LOT LINE ADJUSTMENT \$200.00 (if more than two lots involved, add \$100.00 per lot) =	\$ 0.00
• SITE REVIEW - RESIDENTIAL \$100.00 x # _____ per dwelling unit =	\$ 0.00
• SITE REVIEW - NON-RESIDENTIAL (not to exceed \$10,000) New construction \$.15 sq. ft. x # _____ sq. ft. =	\$ 0.00
Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. =	\$ 0.00
• IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed \$10,000) \$.07 sq. ft. x # _____ =	\$ 0.00
• MOTEL/HOTEL \$35.00 x # _____ per lodging unit =	\$ 0.00
• CHANGE OF USE (not to exceed \$5,000) Existing floor space \$.10 per sq. ft. x # _____ sq. ft. =	\$ 0.00
• CONDITIONAL USE PERMIT \$150.00 x # _____ ¹ per application =	\$ 150.00
• GRAVEL PIT/ EXCAVATIONS - Application fee \$50.00 & Permit fee \$75.00 =	\$ 0.00
• EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN (\$150.00 minimum) \$50.00 x # _____ per hour of review	\$ 0.00
• REQUEST FOR REZONING \$150.00 =	\$ 0.00
• DRIVEWAY WAIVER - \$100.00 application fee =	
Letter of rejection from Engineering Department, diagram & letter from owner	\$ 0.00

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist Certified letters fee # <u>8</u> of x \$8.00 =	\$64.00
2. Certified letters fee: # of abutters <u>71</u> X \$8.00 =	\$ 568.00
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters <u>4</u> X \$1.00 =	\$ 4.00
4. Creating/Printing Abutter Labels in triplicate per sheet <u>9</u> x \$10.00 =	\$ 90.00

C. Foster's newspaper public notice fee

\$ 80.00

D. Digital Version of the Plan in PDF/A format or Archive Fee \$1.00 x # 3
per sheet of plan set =

\$ 3.00

(Revised May 15, 2017)

TOTAL FEE \$ 809.00

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

Property Owner Information

1. Jensens Residential Communities LLC (Parcel ID: I0022-000000)
13 Brookmoor Road
Dover, NH 03802
(Book No. 1991/Page No. 800); Date: 19980323

Map: I, Lot: 22
PO Box 608
Southington, CT 06489
Zone: R-40
Existing Use: C
Overlay District: Wetland Protection District & Conservation District

2. David P. & Laurie R Landry (Parcel ID: I0029-000000)
17 Spruce Lane
Dover, NH 03802
(Book No. 2004/Page No. 347); Date: 19980507

Map: I, Lot: 29
17 Spruce Lane
Dover, NH 03802
Zone: R-40
Existing Use: R
Overlay District: Wetland Protection District & Conservation District

3. Eric N. Ferrell (Parcel ID: M0083-009000)
47 Overlook Drive
Dover, NH 03802
(Book No. 4089/Page No. 887); Date: 20130115

Map: M, Lot: 83, Sub: 009000
47 Overlook Drive
Dover, NH 03802
Zone: R-40
Existing Use: R
Overlay District: Wetland Protection District

4. Marc & Christine Bessette (Parcel ID: M0083-010000)
75 Childs Drive
Dover, NH 03802
(Book No. 2790/Page No. 724); Date: 20030702

Map: M, Lot: 83, Sub: 010000
75 Childs Drive
Dover, NH 03802-5121
Zone: R-40
Existing Use: R
Overlay District: Wetland Protection District & Conservation District

5. Townsquare Media Portsmouth LLC (Parcel ID: M0091-A00000)
292 Middle Road
Dover, NH 03802
(Book No. 4236/Page No. 706); Date: 20140821

Map: M, Lot: 91, Sub: A00000
PO Box 576
Dover, NH 03821-0576
Zone: R-40
Existing Use: I
Overlay District: Wetland Protection District & Conservation District

1 Filing Fee

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

2 Project Description

On behalf of Eversource Energy (Eversource), Normandeau Associates, Inc. (Normandeau) has compiled a Conditional Use Permit for the City of Dover requesting approval to install necessary grounding-wire rings around the base of utility pole structures within an existing utility transmission right-of-way (ROW) along Line 307 in the City of Dover. Eversource proposes to install grounding rings on pole structures for the 307 345KV line in order to protect the structures and provide reliable electrical power to customers. Proposed installations are designed for identified utility poles along Line 307 traversing through Eliot, Maine, Dover, Madbury, Durham, Lee, Barrington, and Nottingham, New Hampshire.

Proposed grounding ring installation in the City of Dover includes Structures #51, 53, 54, 55, 57, 58, 69, 71, 75, 76, 77, and 78 (Section 6, Proposed Plans). Specifically grounding ring installation on Structures #51, 53, 54, 55, 58, 75 and 78 will require work within wetlands or associated buffers for access to the poles and ring installation.

Work will involve the installation of grounding wire rings at the base of existing poles within the temporary work area footprints and will not be installed on structures located well within wetland areas. The grounding rings are approximately three feet in diameter and will be installed via the use of a small excavator. Each installation will excavate approximately 113 square feet around the poles which will be backfilled with native material. Wetlands do exist along the utility line ROW, however all wetland impacts (11,351 square feet) are within existing access routes and will be temporary. Work is also proposed within the City of Dover Conservation District which amounts to 25,457 square feet of temporary impacts for access and grounding ring installation. This includes 50-foot buffers from the reference line of all freshwater wetlands or bodies of water.

The only expected soil disturbance will occur at the base of identified utility poles. Construction techniques will require traversing tracked equipment (small excavator) capable of digging around the poles located in upland areas to install the grounding rings. Where necessary, light-weight (composite) wetland matting will be temporarily placed over wetlands to allow a small excavator to traverse through wetlands to minimize impacts. Upland traversing will require minimal disturbance as it will simply be a tracked small excavator. Existing access trails/roads within the right-of-way will be used to the practical extent possible. Mats will be removed once the work is finished and the area will be restored. Such equipment is used to prevent or minimize disturbance to hydrology, soils, and vegetation. Road building, grading, graveling, will not be required. The expected timeframe for this work is mid to late summer (July – October). A Utility Maintenance Notification permit application will be filed with the NHDES with a copy to the City of Dover.

The Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies (NH Department of Resources and Economic Development, 2010) will be adhered to throughout the process.

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

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

Dover Code Zoning, Article VII, 170-27:

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

The proposed project will install grounding rings at the base of existing utility poles which currently do not contribute to pollution, therefore the proposed installations are not expected to contribute to pollution. Only clean material or native back fill will be used to install the new grounding rings.

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

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

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

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

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

The access routes were chosen to utilize existing routes where possible to avoid or minimize work in wetlands and streams. Grounding ring installations are limited to

extending hardware at the base of the existing pole. Where work within or nearby wetland or streams are necessary, temporary matting will be used to protect those areas and minimize impacts.

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

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

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

The proposed grounding ring installation work does not occur or fall within criteria of RSA 483 – B. The City of Dover will be copied on other state applications if/when applicable.

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

Eversource believes there will be no changes in aesthetics resulting from the proposed project since only the base of existing wooden structures have proposed grounding ring installations. Proposed grounding wire rings will require excavation of approximately 113 square feet at the base of identified structures. There will be no change in structure height. No new structures are proposed in this application.

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

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

Dover Code Zoning, Article VII, 170-27.1:

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

The proposed project will install grounding rings at the base of existing utility poles which currently do not contribute to pollution, therefore the proposed installations are

not expected to contribute to pollution. Only clean material or native back fill will be used to install the new grounding rings

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

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

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

A project review was conducted by the New Hampshire Natural Heritage Bureau for this project. No rare, threatened, or endangered species or exemplary natural communities exist in the vicinity of where grounding ring installation will occur in Dover for this project however, one state endangered vertebrate species, the New England Cottontail (*Sylvilagus transitionalis*), has potential to exist within or around Structures #53-55, and one state endangered plant species, rufous bulrush (*Scirpus pendulus*), may exist near Structures #53 and 54. The New Hampshire Fish and Game Department and the Natural Heritage Bureau were contacted regarding these species and measures will be taken to limit and/or completely avoid altering potential New England Cottontail habitat. With respect to the bulrush, areas will be delineated with orange construction fencing to prevent work in the vicinity of any of these plants.

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

No changes to natural drainage systems, streams, or wetlands are proposed. Vegetation and related habitats will be protected using BMPs including mats over wetlands and streams. All impacts will occur within the utility right-of-way and matted vegetation is expected to rebound shortly within the current growing season, post proposed work.

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

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

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

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

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

All wetland impacts will be temporary. Work within wetlands or wetland buffers will require the use of timber mats and will be removed once the work is complete. BMPs in accordance with The Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies (NH Department of Resources and Economic Development, 2010) will be adhered to throughout the process for the protection of wetlands and the surrounding environment.

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

Eversource believes there will be no changes in aesthetics resulting from the proposed project since only the base of existing wooden structures have proposed grounding ring installations. Proposed grounding wire rings will require approximately 113 square feet of excavation at the base of identified structures. There will be no change in structure height. No new structures are proposed in this application.

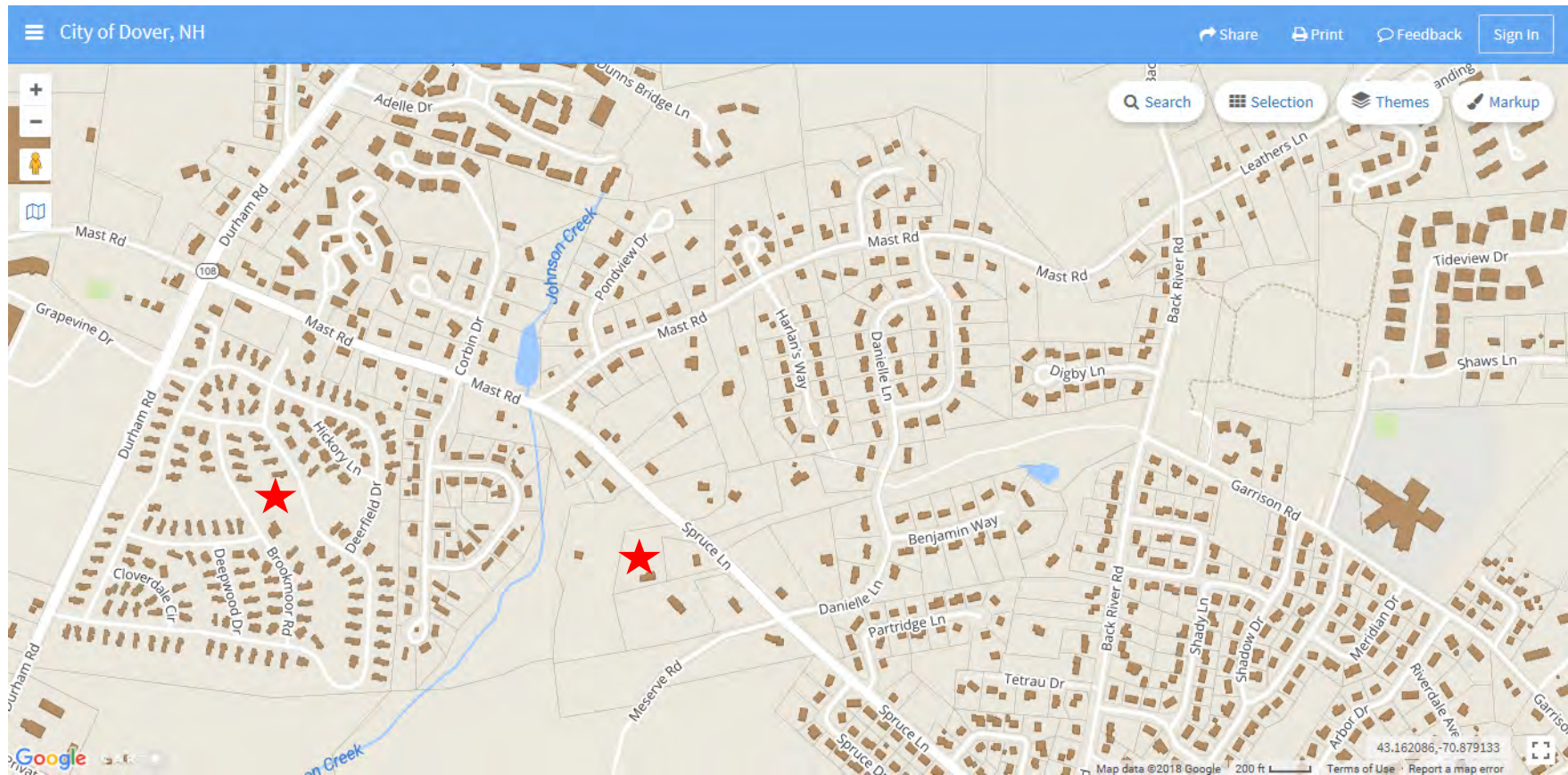
(9) Avoid the high costs of constructing heavy STRUCTURES and prevent damage to STRUCTURES and abutting properties caused by inappropriate development in wetland areas.

This project includes grounding ring installations at the base of existing utility poles. No new impervious areas are proposed and existing access roads will

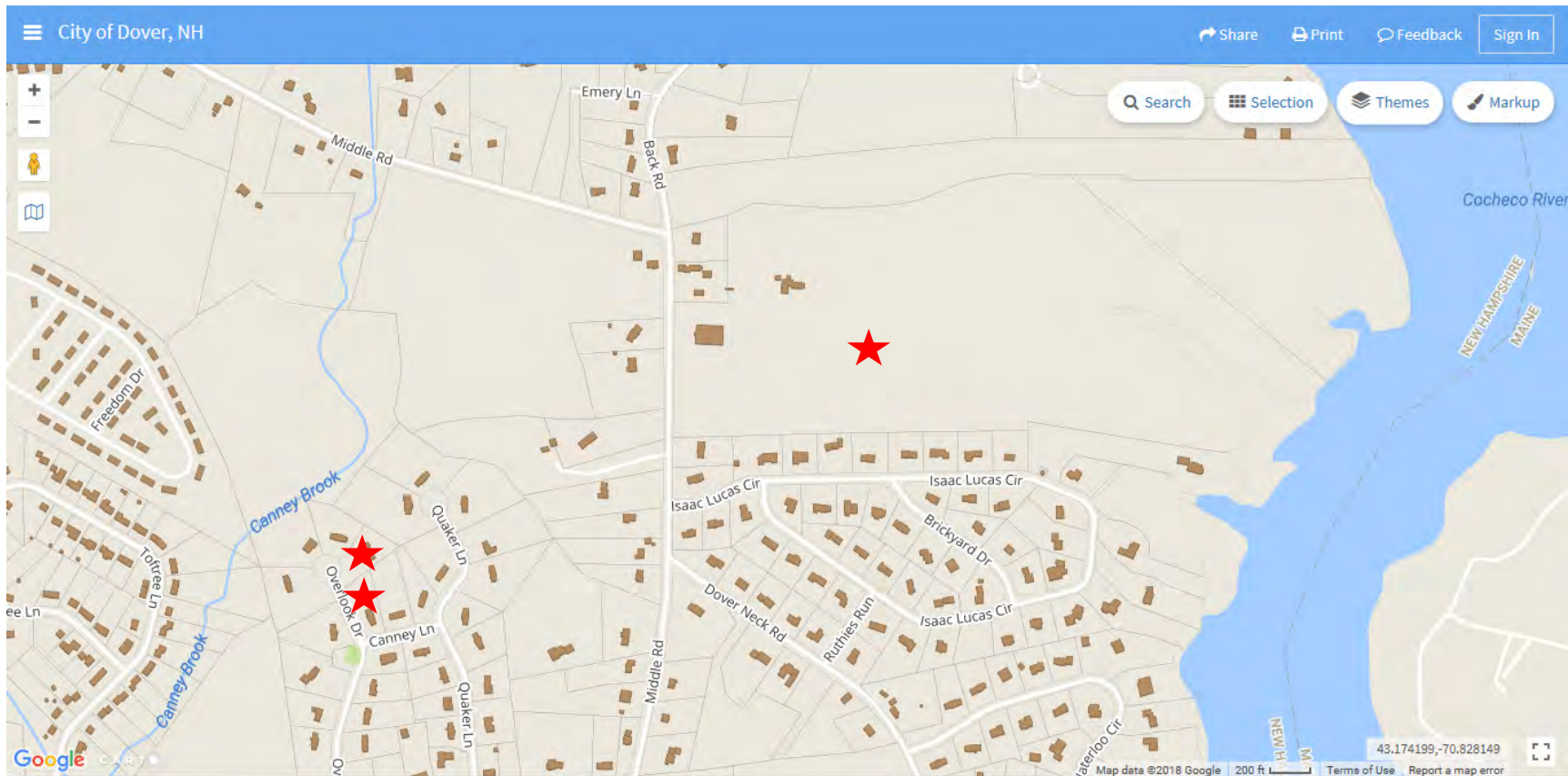
3 Tax Maps

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

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

Dover Tax Map 1 of 2:

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

Dover Tax Map 2 of 2:

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

4 Abutter List

The total number of abutters for the proposed maintenance amounts to 71 (not including the Certified Wetland Scientist whose name, signature, and stamp appear on the proposed plans).

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

Property Owner Information

Property ID	Location	Owner 1	Owner 2	Owner Address	City	State	Zip Code
I0022-000000	13 BROOKMOOR RD	CJENSENS RESIDENTIAL COMMUNITIES LLC		PO BOX 608	SOUTHINGTON	CT	06489
I0029-000000	17 SPRUCE LN	LANDRY DAVID P &	LANDRY LAURIE R (Deeded from Nealley)	17 SPRUCE LN	DOVER	NH	03820
M0083-009000	47 OVERLOOK DR	FERRELL ERIC N	(Deeded from Tuttle)	47 OVERLOOK DR	DOVER	NH	03820
M0083-010000	39 OVERLOOK DR	BESSETTE MARC &	BESSETTE CHRISTINE (Deeded From Tuttle)	75 CHILDS DR	DOVER	NH	03820-5121
M0091-A00000	292 MIDDLE RD	TOWNSQUARE MEDIA PORTSMOUTH LLC	(Deeded from French)	PO BOX 576	DOVER	NH	03821-0576

Abutter Information

Property ID	Location	Owner 1	Owner 2	Owner Address	City	State	Zip Code
H0002-000000	275 DURHAM RD	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH	03820
H0002-B00000	291 DURHAM RD	LEMIEUX PAUL L & CATHERINE E & DAVID P T	LEMIEUX FAMILY TRUST	291 DURHAM ROAD	DOVER	NH	03820
H0003-000000	283 DURHAM RD	MOORE ANDREW T	MOORE EMILY J	283 DURHAM RD	DOVER	NH	03820-5300
H0004-001000	217 DURHAM RD	TORR SCOTT A &	TORR RENEE L	217 DURHAM RD	DOVER	NH	03820-5300

H0004-003000	GRAPEVINE DR	DOVER FIELDS CONDOMINIUM	C/O VC DOVER INVESTMENTS LLC	48 CONSTITUTION DR	BEDFORD	NH	03110
H0004-B00000	207 DURHAM RD	TORR ROBERT H		215 MAST RD	DOVER	NH	03820
H0004-N00000	211 DURHAM RD	VERGE AGENCY INC		2204 WOODBURY AVENUE	PORTSMOUTH	NH	03801
I0020-000000	177 MAST RD	GOODWIN ANN R		177 MAST RD	DOVER	NH	03820
I0020-I00000	DURHAM RD	PADDOCKS CONDOS MASTER CARD	C/O VIRGINIA AND DAVID STUART	29 SURREY RUN	DOVER	NH	03820
I0020-J00000	199 MAST RD	HUML RONALD J &	HUML WILLIAM J	199 MAST RD	DOVER	NH	03820
I0021-000000	192 DURHAM RD	SCHULTEN STEPHEN & C REV TRUSTS	SCHULTEN STEPHEN B AND CAROLYN H TRUSTEE	18 COTE DRIVE	DOVER	NH	03820
I0022-A00000	196 MAST RD	GOODWIN DALE RALPH & JEANNIE FROST TRUST	GOODWIN FAMILY REVOCABLE TRUST	196 MAST ROAD	DOVER	NH	03820
I0022-B00000	174 MAST RD	CLARK ALISSA E &	CLARK DANIEL	174 MAST ROAD	DOVER	NH	03820
I0022-C00000	168 MAST RD	RAND DENISE		396 FIRST AVE	WEST HAVEN	CT	06516
I0022-E00000	178 MAST RD	LITTLEFIELD ERIC P &	LITTLEFIELD LAUREN H	178 MAST RD	DOVER	NH	03820
I0027-000000	33 MESERVE RD	COLPRIT STEPHEN W & PHEBE C TRUSTEES	COLPRIT STEPHEN W AND PHEBE C REV LIV TR	33 MESERVE RD	DOVER	NH	03820
I0028-000000	SPRUCE LN	COLPRIT STEPHEN W & PHEBE C TRUSTEES	COLPRIT STEPHEN W AND PHEBE C REV LIV TR	33 MESERVE RD	DOVER	NH	03820
I0029-B00000	27 SPRUCE LN	LAAKSO ERIK W		27 SPRUCE LANE	DOVER	NH	03820

I0029-C00000	21 SPRUCE LN	BARRY BRIAN E		21 SPRUCE LN	DOVER	NH	03820
I0029-D00000	19 SPRUCE LN	LACASSE CHRSTOPHER M		12 TREEHOUSE WAY	BARRINGTON	NH	03825-7471
I0030-B00000	SUNNYBROOKE DR	WHITE ENTERPRISES INC		ROUTE 108	DURHAM	NH	03824
I0030-B00002	5 SUNNYBROOKE DR	IOVANNE LINDSAY C	IOVANNE LINDA J	5 SUNNYBROOKE DRIVE	DOVER	NH	03820
I0030-B00003	7 SUNNYBROOKE DR	PERKINS DEBORAH A		7 SUNNYBROOKE DR	DOVER	NH	03820
I0030-B00004	9 SUNNYBROOKE DR	MOLLOY ROBERT F		10 SUMNER DR	DOVER	NH	03820
I0030-B00005	11 SUNNYBROOKE DR	DEBOIS FRANCIS R &	DEBOIS LAURETTE S	11 SUNNYBROOKE DR	DOVER	NH	03820
I0030-B00006	13 SUNNYBROOKE DR	LEE JEFFREY W		13 SUNNYBROOKE DR	DOVER	NH	03820
I0030-B00007	SUNNYBROOKE DR	SUNNYBROOKE CONDOMINIUM ASSC		PO BOX 1367	DOVER	NH	03820
I0030-B00008	15 SUNNYBROOKE DR	FISHBEIN DANIEL E &	WOLFF BELINDA J	15 SUNNYBROOKE DR	DOVER	NH	03820-4448
I0030-B00009	17 SUNNYBROOKE DR	KOSKI STEVEN F	KOSKI JUDY M	17 SUNNYBROOKE DR	DOVER	NH	03820
I0030-B00010	19 SUNNYBROOKE DR	MICHAUD JENNIFER		19 SUNNYBROOKE DR	DOVER	NH	03820
I0030-B00011	21 SUNNYBROOKE DR	TOLWOOD REALTY LLC		242 CENTRAL AVE	DOVER	NH	03820

I0030-B00012	23 SUNNYBROOKE DR	BUCKSON LESLIE	C/O BRIAN BLAIR	PO BOX 9	SOMERSWORTH	NH	03878-0009
I0030-B00038	1 SUNNYBROOKE DR	MAHAN ROBERT J &	MAHAN SANDRA L	1 SUNNYBROOKE DRIVE	DOVER	NH	03820
I0030-C00000	9 SPRUCE LN	CUSSINS FAMILY REVOCABLE TRUST	CUSSINS ROGER L AND MARIANNE J TRUSTEES	269 LONG PONS RD	NORTHWOOD	NH	03261
I0033-C00000	26 SPRUCE LN	CARUSO JOHN A JR &	CARUSO MERCEDES R	26 SPRUCE LN	DOVER	NH	03820-4410
I0034-000000	28 SPRUCE LN	POKRZYWINSKI MARJORIE A &	POKRZYWINSKI JOHN M	28 SPRUCE LANE	DOVER	NH	03820
I0122-000000	282 DURHAM RD	ELKS ORDER OF		282 DURHAM RD	DOVER	NH	03820
M0083-005000	38 OVERLOOK DR	MCGARY DANIEL A &	MCGARY KERIANNE M	38 OVERLOOK DR	DOVER	NH	03820
M0083-006000	48 OVERLOOK DR	LESLIE BRIAN &	LESLIE SUSAN	48 OVERLOOK DR	DOVER	NH	03820
M0083-007000	52 OVERLOOK DR	SCIRE WILLIAM E &	SCIRE PENNY E	52 OVERLOOK DR	DOVER	NH	03820
M0083-008000	51 OVERLOOK DR	ERNSTING SUSAN M		51 OVERLOOK DR	DOVER	NH	03820
M0083-009000	47 OVERLOOK DR	FERRELL ERIC N		47 OVERLOOK DR	DOVER	NH	03820
M0083-010000	39 OVERLOOK DR	BESSETTE MARC &	BESSETTE CHRISTINE	75 CHILDS DR	DOVER	NH	03820-5121
M0083-011000	8 CANNEY LN	BLOMSTROM MICHAEL T &	COTTON-BLOMSTROM KATHLEEN E	8 CANNEY LN	DOVER	NH	03820
M0083-012000	34 QUAKER LN	KERNANDER ADAM J &	KERNANDER ERIKA	34 QUAKER LN	DOVER	NH	03820

M00083-01300	44 QUAKER LN	TREADWELL GARY A. &	TREADWELL KIM O.	44 QUAKER LN	DOVER	NH	03820
M0083-014000	60 QUAKER LN	COSTELLO MARK M &	COSTELLO MARIA C	60 QUAKER LN	DOVER	NH	03820
M0083-016000	59 QUAKER LN	MORE ASHISH &	MORE SARAH	59 QUAKER LN	DOVER	NH	03820
M0083-017000	49 QUAKER LN	SNYDER PAUL H JR &	SNYDER SUZANNE M	2 BEACH STREET	YORK	ME	03909
M0083-018000	45 QUAKER LN	BUTT R PETER II &	BUTT RUTH ANNE M	45 QUAKER LN	DOVER	NH	03820
M0083-019000	33 QUAKER LN	SPINNEY DAVID A &	SPINNEY ROSEMARIE	33 QUAKER LANE	DOVER	NH	03820
M0083-025000	3 CANNEY LN	KULA STEPHEN G &	KULA JOAN M	3 CANNEY LANE	DOVER	NH	03820
M0089-000000	315 MIDDLE RD	GAGNON SCOTT C TRUSTEE	GAGNON SCOTT REVOCABLE TRUST	315 MIDDLE RD	DOVER	NH	03820
M0089-C00000	291 MIDDLE RD	SPALDING MELISSA		291 MIDDLE RD	DOVER	NH	03820
M0089-D00000	309 MIDDLE RD	HACKETT THEODORE S &	HACKETT CYNTHIA A	309 MIDDLE ROAD	DOVER	NH	03820
M0089-E00000	297 MIDDLE RD	MAMIGONIAN CARL H & SHARON J TRUSTEES	MAMIGONIAN CARL AND SHARON REVOCABLE LIV	297 MIDDLE RD	DOVER	NH	03820
M0090-A00003	20 ISAAC LUCAS CR	DICKSON DAVID K	DICKSON DIANE N	20 ISAAC LUCAS CR	DOVER	NH	03820
M0090-A00005	16 ISAAC LUCAS CR	SPURLING ERIC A & LISA G TRUSTEES	SPURLING ERIC A AND LISA G LIVING TRUSTS	16 ISAAC LUCAS CR	DOVER	NH	03820
M0090-	10 ISAAC LUCAS CR	THOMAS BERNADETTE K	IRWIN KEVIN S	10 ISAAC LUCAS CR	DOVER	NH	03820-4910

A00006		&					
M0090-A00008	6 ISAAC LUCAS CR	COVERT WILLIAM D &	COVERT PAIGE C	6 ISAAC LUCAS CR	DOVER	NH	03820
M0090-A00010	8 ISAAC LUCAS CR	HOLDEN KEVIN F &	HOLDEN DEBORAH E	8 ISAAC LUCAS CIRCLE	DOVER	NH	03820
M0090-D00010	22 ISAAC LUCAS CR	COOK N MILES III &	COOK AMANDA	22 ISAAC LUCAS CR	DOVER	NH	03820-4910
M0090-E00000	18 ISAAC LUCAS CR	DUGAS JANE M TRUSTEE	DUGAS JANE 2011 REVOCABLE TRUST	18 ISAAC LUCAS CR	DOVER	NH	03820
M0090-K00000	12 ISAAC LUCAS CR	GABARRO SETH RAFAEL &	GABARRO ANTHONY PHILIP	12 ISAAC LUCAS CR	DOVER	NH	03820-4910
M0090-N00000	14 ISAAC LUCAS CR	STEVENS CHRISTOPHER L		14 ISAAC LUCAS CR	DOVER	NH	03820
M0090-X00000	320 MIDDLE RD	ROCHEFORT JEFFREY R		320 MIDDLE ROAD	DOVER	NH	03820
M0091-000000	286 MIDDLE RD	STRANGE EDWARD S		286 MIDDLE RD	DOVER	NH	03820
M0091-B00000	278 MIDDLE RD	MCKENNA JAMES F & JOANNE E TRUSTEES	MCKENNA JAMES AND JOANNE REVOCABLE LIVIN	278 MIDDLE ROAD	DOVER	NH	03820
M0092-A00000	BACK RD	LANGS PATRICIA		10 HAWTHORN ROAD	DOVER	NH	03820
M0102-000000	277 MIDDLE RD	CHENEVERT VALERIE A IRREVOCABLE TRUST	CHENEVERT JAMES P TRUSTEE	PO BOX 262	BERWICK	ME	03901
M0104-000000	BACK RD	DEXTER ALAN G TRUSTEE &	NICHOLS WILLIAM O JR	4217 BLACK SYCAMORE DR	CHARLOTTE	NC	28226

5 Property Easement Deeds

**PROPERTY EASEMENT DEED
FOR STRUCTURE MAINTENANCE ON STRUCTURE #78**

CIR EAA-4795

EAA-11030

FEB-90 PM 1:44

JENSEN'S, INC., a corporation having its principal place
of business at
of Southington, County of Hartford
in The State of ~~New Hampshire~~ Connecticut
(hereinafter called the Grantor) for consideration paid, grant(s) to Public Service Company of New Hampshire,
a corporation having its principal place of business at 1087 Elm Street, in Manchester, in the County of Hillsborough,
and The State of New Hampshire (hereinafter called the Grantee), with Quitclaim
covenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove overhead and
underground lines consisting of wires, cables, ducts, manholes, poles and towers together with foundations, crossarms,
braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or intelligence over, under
and across a Strip of land. 165 feet in width in the town/city of Dover,
county of Strafford in The State of New Hampshire.

Said 165 foot Strip shall extend 82.5 feet northerly
and 82.5 feet southerly of a line or extension of a line, described as follows:
Beginning at a point on Grantor's easterly boundary at land of C. I. White, said
point being located 700.96 feet measuring South 29°-16' West, 202.4 feet, South 24°-
32' West, 97.4 feet, South 19°-16'-05" West, 326.14 feet and South 19°-24' West,
75.02 feet along said easterly boundary from Grantor's northeast corner at Mast
Road and land of said White; thence, running North 71°-40'-40" West, 350.9 feet to
a point at Grantor's land presently under easement to Grantee.

The 165 foot wide strip of land herein described is intended to include all or
part of the same strip of land described in deed of Edith M. Hayes to Grantee,
dated October 16, 1926 and recorded in the Strafford County Registry of Deeds,
Book 423, Page 20.

Also, over, under and across a small triangular shaped parcel of land situated at
the southeasterly corner of the above described strip; said parcel beginning at the
southeasterly corner of above described strip; thence, North 72°-36'-30" West,
83.07 feet by said strip to a point; thence, South 40°-42'-30" East, 101.14 feet
by other land of Grantor to a point on Grantor's easterly boundary at land of said
White; thence, North 10°-34' East, 30.38 feet and North 19°-24' East, 23.3 feet
by land of said White to point of beginning.

This conveyance shall include the right for the Grantee at its sole discretion to
leave some or all existing trees or underbrush and to plant and maintain trees
and underbrush within a fringe strip area or elsewhere within the right of way.

The Grantor also grants to the Grantee the right and easement to install, maintain
and replace anchors and guy wires on the land adjacent to and lying outside of the
easement herein conveyed as needed to strengthen or support the Grantee's line or
lines at angle points. This conveyance shall include the right to do the necessary
cutting and trimming of trees and brush and to remove all structures or obstructions
that interfere with said guys and anchors, and shall restrict any excavation by
the Grantor or its successors or assigns, that interferes with said guys or anchors.

Said Strip of land being a part of the premises of the Grantor(s) described in deed of Doris E.
Preston to Jensen's, Inc. dated December 12, 1972 and
recorded in the Strafford County Registry of Deeds, Book 917, Page 030.

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

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

~~This is reserved to the Grantor(s) for a period of xxxxxxxxxxxx from the date hereof the right to
cut and remove all standing wood and underbrush upon the Strip, but at the termination of said period, the
Grantor's right to cut and remove said timber, and all wood and underbrush that become the property of the Grantee~~

6019 3/68

BK-941 PAGE-24

release to said Grantor all rights of dower, co-tenancy and homestead and other interest therein.

WITNESS.....its.....hand and seal this.....13th.....day of.....December.....1973.

JENSEN'S, INC.

In the presence of

James P. Bishop
Edith Jensen

BY: *Kristen Jensen & Pres*

Connecticut
The State of ~~New Hampshire~~
Hartford SS.
1973

Kristen Jensen & Pres
Personally appeared and acknowledged the foregoing instrument
Before me. *H/N* voluntary act and deed.

My commission expires:

Henry C. Smith
Notary Public Justice of the Peace

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
FEB - 74
03.15

Personally appeared and acknowledged the foregoing instrument to be
voluntary act and deed.
cc-me.

Notary Public Justice of the Peace

PARTIAL RELEASE OF MORTGAGE

For value received, Doris E. (Preston) Mailhot of Barrington, N. H.
mortgagee under and holder of a certain mortgage from Jensen's, Inc.
dated December 12, 1972 and recorded in the Strafford County Registry
of Deeds, Book 917, Page 032, does hereby release and discharge from said mortgage the rights and
easements herein described. Said mortgage shall remain in full force and effect as to the remainder of the premises
described therein.

Dated this fourth day of January, 1974.

Witness: *[Signature]* Doris E. (Preston) Mailhot

The State of New Hampshire
Strafford SS.
January 4, 1974 1973

Doris E. (Preston) Mailhot
Personally appeared and acknowledged the foregoing instrument to be
her voluntary act and deed.
Before me.

My commission expires:

April 27 1977

[Signature]
Notary Public Justice of the Peace

Partial Release
BK-941 PGF-25
941 25

RECEIVED
941 24

Book 941
Page 25
1250



EAA - 11030

7311-L-1



INTRA-COMPANY BUSINESS MEMO

Subject Real Estate

From E. T. Miller

District

Date January 29, 1973

To R. A. Winslow

Reference:

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

Name Jensen's Inc. Amount \$50.00
Address Route 10 Vo. No. 076656
Southington, Conn.

Land in Fee _____

Right of Way X

Town Dover, N. H.

Reason To be used for 345 KV Newington to
Deerfield transmission line.

E. T. Miller
Treasurer

ETM:cm

7311-L-1

EAA-11030



INTRA-COMPANY BUSINESS MEMO

Subject Real Estate

From E. T. Miller

District

Date January 24, 1973

To R. A. Winslow

Reference:

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

Name	<u>Jensen's Inc.</u>	Amount	<u>\$ 2,000.00</u>
Address	<u>Route 10</u>	Vo. No.	<u>1-454</u>
	<u>Southington, Conn.</u>		

Land in Fee

Right of Way X

Town Dover, N.H.

Reason To be used for 345 KV Newington to Deerfield
transmission line.

E. T. Miller
Treasurer

ETM:cm

100 - 1125

August 31, 1972
(3:17 P. M.)

REPORT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
ON TITLE TO PROPERTY OF DORIS E. PRESTON,
BETWEEN THE EASTERLY SIDE OF ROUTE 108, OR DURHAM ROAD,
AND LAND OF WHITE, DOVER, NEW HAMPSHIRE.

(MORAN BLUE LINE PRINT #307-26.)

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

Search was begun with the date of the deed from Edith M. Hayes (and husband, Fred F.) to Public Service Company, dated October 16, 1926, and recorded Book 423, Page 20, conveying an electric power line easement 100 feet wide, 50 feet either side of the center line, ^{over} ~~at~~ her property, described as bounded "northerly by the Mast Road, easterly by land of Freeman and Everett Thompson, southerly by the Madbury-Dover town line, and westerly by the Durham Road; the center line of said right-of-way being more particularly described as follows:

"Beginning at a stake in the wire fence beside the Durham Road about 200 feet from the residence of Narcisse Paul, and extending South 72° 15' East 1483 feet, through field, pasture, and wood land, to a stake in the fence between this property and that belonging to Freeman and Everett Thompson; permission is given the first party [i.e., the grantor Mrs. Hayes] to install a private telephone line, but it is understood that this right-of-way is not to be used by any commercial telephone company."

This was the basic 100-foot Gregg-Dover line which is now being widened by 50 feet along its northerly side between the point where the "Dover Loop" takes off southeasterly, and the property line of Charles I. White next to the east (who is also to add 50 feet). The "Gregg-Dover" line was widened by 65 feet from the point where the "Dover Loop" takes off, westerly to the Durham Road, by deed from Doris E. Preston, as will appear, but not to the east of the take-off point.

The including tract was advertised and sold for 1932 property tax, the sale having occurred on July 24, 1933 for \$114.71 to Keith H. Torr; this record is found in Book 455, Page 145, and Book 454, Page 468. No discharge is recorded, and tax deed was later given, as will appear. From an attachment (non-locus) #611, it appears that Edith M. Hayes had been a Torr.

The premises were also advertised and sold for 1933 property tax, the sale having occurred on September 29, 1934 for \$112.63-plus to Keith H. Torr, the record being found in Book 461, Pages 281 and 284.

Report to Public Service Company of New Hampshire
Re: Doris E. Preston Title

August 31, 1972

John D. McCooey, Tax Collector for 1935, gave a Collector's deed to Keith H. Torr, dated July 29, 1935, recorded Book 468, Page 158, describing:

"Land taxed by the assessors in 1932 to 1935, and described in the Invoice Book as sixty (60) acres land and buildings, Durham Road...sixty (60) acres land and buildings, Durham Road, as described in Collector's Cash Record Page 116, Line 8, of the year 1932; and Page 119, Line 27, of ...1933... being that assessed against Edith M. Hayes, whose last known address is 199 Middle Road, Portsmouth...the whole bought by Keith Torr at Collector's sale at City Hall steps...on July 24, 1933."

Between this date of July 29, 1935 and April 5, 1940, Keith Torr and Frank S. Torr shuffled the property back and forth, mortgaged it, and had it advertised and sold for sundry taxes; the deeds back and forth will be set forth below, but the various tax sales and mortgages will not, since all appear to have been properly discharged or released of record. It is noted only that the 1940 tax was advertised against Keith Torr and sold on September 27, 1941 for \$144.06, but the record shows redemption by the Prestons on March 13, 1944; this record appears in Tax Book 1, at Pages 35 and 37.

Keith Torr (and wife, Gertrude E.) conveyed to Frank S. Torr, by deed dated August 8, 1935, recorded August 7 [sic], 1935, Book 465, Page 1.

Frank S. Torr (no dower released, the clause being cancelled) conveyed back to Keith Torr by deed dated September 10, 1938, recorded Book 484, Page 191.

Keith Torr (and wife, Gertrude E.) conveyed to Harold V. and Doris E. Preston, joint tenants, by deed dated April 5, 1940, recorded Book 495, Page 149.

Harold V. Preston, "land owner", gave to the Public Service Company, by instrument dated November 27, 1944, recorded Book 523, Page 477, electric pole line rights "upon my land in Dover...limited to a strip not over 30 feet in width."

As indicated, there is no definition of where this line ran, or what property it related to, but my guess is that it was a line running from the highway to the Preston homestead.

Harold V. Preston was a man who was frequently sued and attached, and did not pay his federal taxes on time. As indicated in the conclusion of this report, all such liens appear to have been released of record, but that situation apparently led to the following transactions.

Harold V. and Doris E. Preston quitclaimed to Eileen R. Carr (a straw) by deed dated April 18, 1952, recorded Book 602, Page 267, conveying all right, title, and interest in "Land with the buildings thereon...easterly side of the Durham Road, and south of the Mast Road, so-called, bounded...westerly by the Durham Road,

Report to Public Service Company of New Hampshire
Re: Doris E. Preston Title

August 31, 1972

southerly by land of E. Prescott Campbell, and Ernest S. Colpritt, easterly by land of Frank Meserve and Freeman Thompson, and northerly by the Mast Road; said tract...containing sixty (60) acres, more or less. Being the same to Harold[and Doris] by Keith Torr, by deed dated April 5, 1940...Book 495, Page 149. Subject to pole line easement given by Edith M. Hayes to the Public Service Company of New Hampshire October 16, 1926...Book 423, Page 20. Subject to timber rights conveyed by Harold V. Preston to John A. Moore, by deed dated April 19, 1951...Book 592, Page 391."

Eileen R. Carr ("single person") conveyed the property by quitclaim deed to Doris E. Preston and Ada E. Preston, dated April 18, 1952, and recorded also in Book 602, Page 268.

Ada E. Preston died May 14, 1954 at Rochester, leaving Doris E. Preston as sole surviving joint tenant.

Doris E. Preston (and husband, Harold V.) conveyed to Public Service Company of New Hampshire by deed dated March 13, 1958, recorded Book 686, Page 245, a pole line easement over:

"One 65-foot right-of-way strip of land lying northeasterly of and adjacent to the 100-foot right-of-way strip of land deeded to J. Brodie Smith [sic--it was actually to Public Service Company] by Edith M. Hayes by deed dated October 16, 1926, and recorded...Book 423, Page 20. Said 65-foot right-of-way strip of land extends from the southeasterly side line of road leading from Dover to Durham, or Route 108, a distance of 1076 feet, more or less, to a point of termination [this was where the 'Dover Loop' took off to the south-east, beginning with the second parcel covered by the deed].

Also a 100-foot strip of land...said 100-foot right-of-way strip of land extends 50 feet northeasterly and 50 feet southwesterly of a line, or extension of a line, described as follows:

Beginning at the above-described point of termination; thence, S 40° 00' E a distance of 436 feet, more or less, to grantor's northeasterly boundary line at land of Shaw. The last described 100-foot right-of-way strip of land includes a part of the 100-foot right-of-way strip presently occupied by a certain electric transmission line owned by the grantee."

Harold V. and Doris E. Preston, husband and wife, conveyed to Public Service Company and New England Telephone & Telegraph Company by instrument dated July 11, 1961, recorded Book 736, Page 79, pole line rights over "Land, southerly side of Mast Road...for our title see Book 495, Page 149 [deed from Keith Torr]...the line starting...on Mast Road and extending over and across the above-mentioned premises

Report to Public Service Company of New Hampshire
Re: Doris E. Preston Title

August 31, 1972

to Poles and Anchors known as the Preston Development."

This apparently is non-locus so far as the present widening is concerned, but is mentioned for completeness.

All attachments, State and Federal property and other tax liens, water extension liens, and other instruments, by the various Prestons, were carefully noted and checked out, and, except as reported below, all appear to have been duly released, discharged, or expired, upon the record.

Taxes through 1971 appear to have been paid, and it is understood that taxes for 1972 have not as yet been billed and/or paid.

The exceptions, so far as attachments, etc. are concerned are:

Attachments #12114 through 12117 and 12668 through 12671

These related to a fatality allegedly caused by Harold V. Preston (now deceased). The first mentioned one was brought by George Demers, Administrator of the Estate of Alfred Goodwin against Harold V. and Doris E. Preston; the other three of the first series of writs were brought in favor of minor children, for injuries. The last-mentioned series were writs in aid of a Bill in Equity (same parties as above) brought to reach and apply assets in the hands of Doris E. Preston; in this Bill in Equity, particular mention was made of the locus property. The two sets of real estate attachments were made, respectively, on March 20, 1969 and November 19, 1970. The writs were returnable to Strafford County Superior Court, and the basic actions were disposed of by settlement on or about March 7, 1972. The basic action for the fatality (#12,114 bearing Civil No. 7678), shows a docket marking of the latter date: "Neither party...", and the actions in favor of the minor children show decrees regarding disposition of their net shares of the settlement proceeds under Civil Nos. 7686 through 7687. The writs in aid of the Bill in Equity were also entered in Superior Court, but although the Clerk states that he has requested counsel to file proper markings in the three minor children actions, and in the Bills in Equity, this has not been done, nor have any releases been filed in the Registry of Deeds. Attorneys for the plaintiff Administrator, George Demers, were Burns, Bryant, Hinchey & Cox, Esqrs. of Dover, and Anthony McManus, Esq., represented the minor children.

Since there had been a report that Doris E. Preston had sold all or part of her remaining property, but no deed to that effect was found of record, investigation was made and revealed that she has optioned it, or most of it, to Jensen's, Inc., of Southington, Connecticut, which is represented by Attorney Raymond R. Ouellette of the firm of Calderwood & Ouellette, Esqrs., of Dover. This company intends to develop the area for a mobile home park; a special exception for this purpose has been successfully sought from the Board of Adjustment under the option, and now approval must be sought from the Planning Board.

Report to Public Service Company of New Hampshire
Re: Doris E. Preston Title

August 31, 1972

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


F. W. Peyser

**PROPERTY EASEMENT DEED
FOR STRUCTURE MAINTENANCE ON STRUCTURE #75**

EAA-4747

EAA-10961

MARJORIE H. NEALLEY

ofDover....., County ofStrafford.....

in The State of New Hampshire
 (hereinafter called the Grantor) for consideration paid, grant(s) to Public Service Company of New Hampshire,
 a corporation having its principal place of business at 1087 Elm Street, in Manchester, in the County of Hillsborough,
 and The State of New Hampshire (hereinafter called the Grantee), with.....Quitclaim.....
 covenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove overhead and
 underground lines consisting of wires, cables, ducts, manholes, poles and towers together with foundations, crossarms,
 braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or intelligence over, under
 and across a Strip of land.....150.....feet in width in the ~~XXX~~/city of...Dover.....,
 county ofStrafford..... in The State of New Hampshire.

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

Beginning at a point on the westerly side line of Spruce Lane, said point
 being located 221.3 feet measuring Southeasterly along the westerly side of
 said Spruce Lane from an iron pin located at the northeast corner of the
 Grantor's land; thence, running North 71°-40'-40" West, 507.63 feet to the
 westerly boundary line of Grantor's land at land of Charles I. White.

The 150 foot wide strip of land herein described is intended to include
 all or part of the same strip of land described in deed of Frank H. Hall and
 Clare J. Hall to J. Brodie Smith dated July 21, 1926, and recorded in Strafford
 County Registry of Deeds, Book 423, Page 35.

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

For a chain of title see the following Probate records: Frank H. Hall
 (Probate #X9525); Carroll E. Hall (Probate #A7592); Ella B. Hall (Probate
 #A15269).

1973 JAN 26 PM 12:57

STATE OF NEW HAMPSHIRE
 TAX ON TRANSFER
 OF REAL PROPERTY
 JAN - 73
 PB
 1966
 03.00

Said Strip of land being a part of the premises of the Grantor(s) described in deed of John T. Peaslee
 to Frank H. Hall dated November 17, 1915 and
 recorded in the Strafford County Registry of Deeds, Book 375, Page 529.

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

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

~~There is reserved to the Grantor(s) for a period of years from the date hereof the right to~~
~~cut and remove all existing wood and underbrush located upon the Strip, but the maintenance of said property the~~
~~Grantor(s) shall retain and remove all wood and underbrush that become the property of the Grantor.~~

6019 3/68 300 BK- 919 PGE 155

And I, Lawrence R. Nealley, husband of Marjorie H. Nealley,
release to said Grantee all rights of ~~owner~~, curtesy and homestead and other interest therein.

WITNESS.....Their.....hands and seals this.....26th.....day of.....December....., 19..72..

In the presence of

H. Edward Daley
as to both

Marjorie H. Nealley
Lawrence R. Nealley



The State of New Hampshire
Struffed SS.
December 1972

Lawrence R. Nealley
Marjorie H. Nealley
Personally appeared and acknowledged the foregoing instrument to be
their voluntary act and deed.
Before me.

My commission expires:
7/26/77

Notary Public

Justice of the Peace



Personally appeared and acknowledged the foregoing instrument to be
voluntary act and deed.
Before me.

Notary Public

Justice of the Peace

BK- 919 PGE 156



21

October 17, 1972

(3:12 P. M.)

REPORT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
ON TITLE TO PROPERTY OF MARJORIE H. NEALLEY,
SOUTHWESTERLY SIDE OF SPRUCE LANE, DOVER, NEW HAMPSHIRE,
(MORAN BLUE LINE PRINT #307-24)

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

John T. Peaslee (no dower released) conveyed to Frank H. Hall, by deed dated November 17, 1915, recorded Book 375, Page 529, as follows:

"...land...southerly side of the New or Garrison Road, so-called... beginning on the West side of Spruce Lane [sic as to naming of highways] at the corner of a road running to land of John Kelley, thence running by an old wall South 89° 30' West 400 feet, thence N 86° W 300 feet, thence N 87° W 100 feet, thence N 88° W 200 feet, thence N 86° 45' W 153 feet to land of heirs of Andrew Meserve, thence N 10° 45' E by land of Meserve to Freeman Thompson 100 feet, thence N 20° 15' E by land of Freeman Thompson 100 feet, thence N 29° E 149 feet to an iron pipe; from now on there is an iron pipe at each angle point, thence N 24° 30' E 48 feet, thence N 5° W 108 feet, thence N 31° 30' E 62 feet, thence N 28° E 68 feet, thence N 27° 45' E 111 feet, thence same course 91 feet, thence S 43° 10' E 42.6 feet, thence N 89° 45' E 28 feet, thence same course 40.5 feet, thence S 76° 15' E 91.2 feet, thence S 83° 30' E 56 feet, thence N 51° 45' E 61.5 feet, thence N 74° E 55 feet to an iron pipe at the West side of Spruce Lane, thence S 36° E by Spruce Lane 300 feet, thence S 40° 45' E 100 feet, thence S 29° 20' E 549 feet to the point begun at; containing 11.5 acres."

Frank H. Hall (and wife, Clara J.) gave a nine-months' option to Twin State Gas & Electric Company for a power line, dated February 8, 1926, and recorded Book 419, Page 286; the easement under this option was granted by Hall and wife to J. Brodie Smith by deed dated July 21, 1926, recorded Book 423, Page 35.

Frank H. Hall died intestate February 20, 1935 (Probate #X 9525), leaving a widow, Clara J., and a son, Carroll E. Hall. Upon petition of the widow, the son was appointed Administrator on March 5, 1935, and gave bond in the sum of \$12,000. The inventory shows personalty \$15,083.55 and real estate \$6,125 including: "Wood Land, Spruce Lane...13 acres, \$300." Inheritance tax statement is on file. Account (first and final) showing a balance of \$14,949.20, was allowed September 1, 1936. No receipt was filed.

Clara E. Hall, the widow, who apparently never perfected any interest in her husband's property, died intestate March 16, 1937, leaving the son, Carroll E. Hall, as her sole heir, and showing no real estate in her inventory (Probate #A 345).

Report to Public Service Company of New Hampshire
Re: Marjorie H. Nealley Property

October 17, 1972

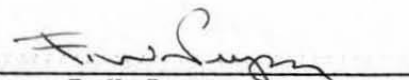
Carroll [E.] Hall died intestate October 24, 1955, leaving a widow, Ella B. Hall, and a daughter, Marjorie H. Nealley (Probate #A 7592). Upon petition of the widow, the son-in-law Lawrence Nealley was appointed Administrator on November 1, 1955, and gave surety company bond in the sum of \$3,000. Real estate report is on file (without description of any property) indicating that real estate passed to the widow and daughter. Inheritance tax statement is on file. The inventory shows personalty \$48,649.90, and real estate \$9,500 including: "Land on Spruce Lane... \$2,000." Account ("final") showing no balance was allowed June 2, 1961; Schedule 7. thereof indicates that the widow was paid \$14,754.46, and the daughter \$29,508.01, a total of \$44,263.37. Receipts are on file, dated April, 1961, and a consent to the account was signed by the widow and daughter.

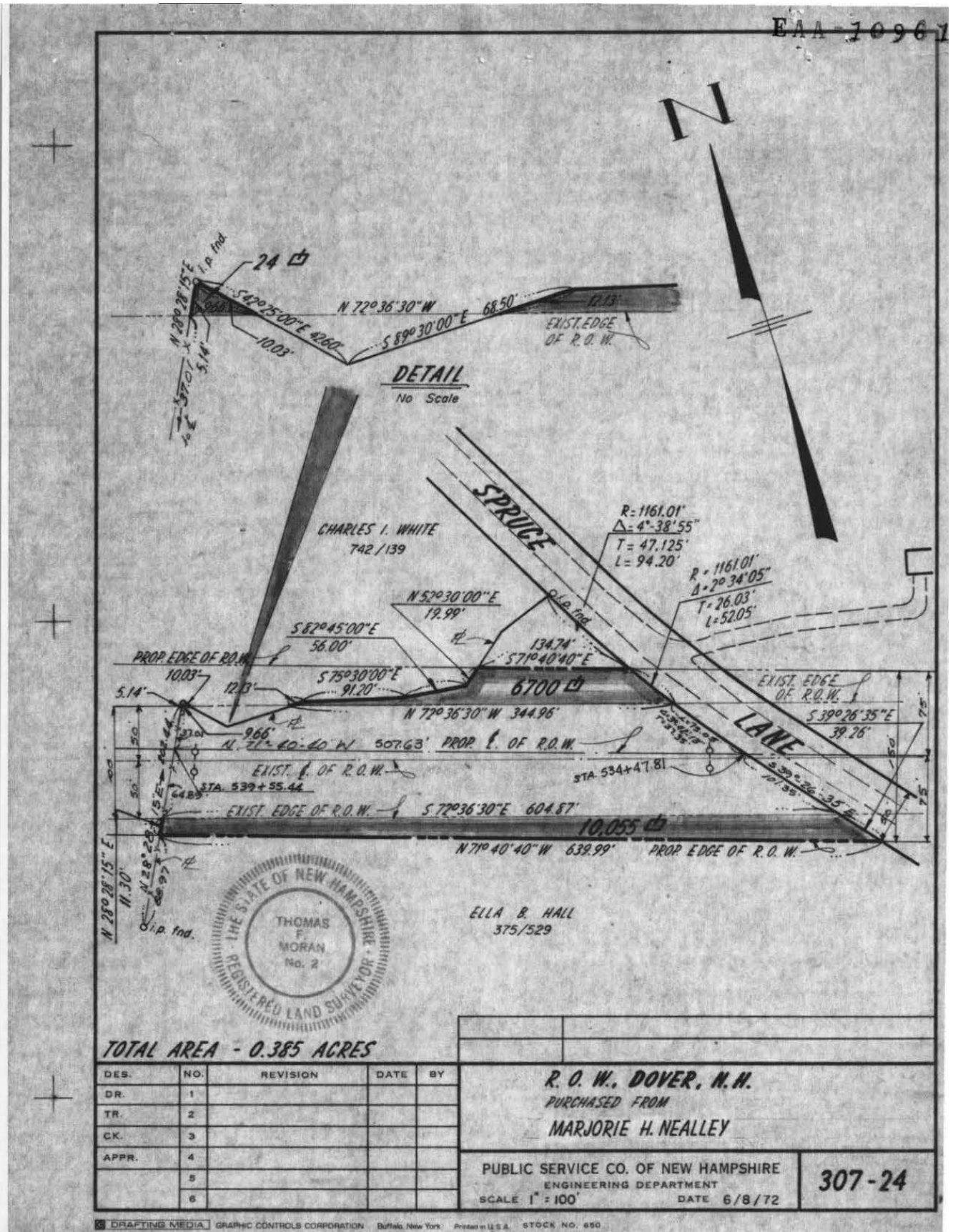
Note that although the widow is indicated in the real estate report as having inherited an interest in the real estate, and although she was paid one-third of the personal estate, she never perfected any interest in the real estate in the manner required by statute. However, she was continued on the tax rolls, and apparently in the family understanding, as a co-owner with her daughter, and the property is still taxed to "Marjorie H. Nealley and the heirs of Ella B. Hall" although complete legal title would appear to be in Marjorie H. Nealley alone.

Ella B. Hall, after coming under the guardianship of her daughter (Probate #A 14,315), died intestate on June 10, 1971 (Probate #A 15269), leaving her daughter as her only heir, and only non-locus real estate in the inventory.

No mortgages, tax, attachment or other liens or encumbrances, flaws or conflicting conveyances, were found of record. Taxes through 1971 appear to have been paid, and it is not known whether taxes for 1972 have been billed and/or paid.

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


F. W. Peyser



EAA-70961

7311-L-1

PUBLIC SERVICE

Company of New Hampshire

INTRA-COMPANY BUSINESS MEMO

Subject Real Estate

From E. T. Miller

District

Date December 6, 1972

To R. A. Winslow

Reference:

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

Name Marjorie H. Nealley Amount \$ 2,000.00
Address 16 Fisher Street Vo. No. 12-44
Dover, New Hampshire

Land in Fee _____
Right of Way X
Town Dover

Reason To be used for Newington to Deerfield 345 KV
transmission line

E. T. Miller
Treasurer

ETM:cm

**PROPERTY EASEMENT DEED
FOR STRUCTURE MAINTENANCE ON STRUCTURE #58**

EAA - 2686

KNOW ALL MEN BY THESE PRESENTS

That I, William Penn Tuttle

of Dover County of Strafford

in The State of New Hampshire (hereinafter called the Grantor) in consideration of one dollar and other valuable considerations paid by the Public Service Company of New Hampshire, a corporation having a principal place of business at Manchester, in the County of Hillsborough, and The State of New Hampshire (hereinafter called the Grantee), the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the Grantee and its successors and assigns forever, the RIGHT and EASEMENT to erect, repair, maintain, rebuild, operate, patrol and remove electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms, braces, anchors, wires, guys and other equipment over and across a strip^s of land 150 feet in width in the town/city of Dover county of Strafford State of New Hampshire.

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

1st parcel

Beginning at a point, said point being South 65° 00' East, along Dover Point Road, a distance of 94 feet from land of George Purpura, thence South 52° 00' West, a distance of 127 feet to land of George E. Fleming.

2nd parcel

Beginning at a point, said point being North 9° West, a distance of 1050 feet from the southwest corner of land of grantor; thence North 78° 00' East, a distance of 1380 feet to land of Ralph Chamberlain.

Being a part of the same premises described in deed of Arthur W. Brown and Arthur M. Hussey to William Penn Tuttle dated Feb. 28, 1944 & May 11, 1922 and recorded in the Strafford County County Registry of Deeds, Book 519 and 401 Page 209 and 198 respectively

This conveyance shall include (1) the right to clear and keep clear the strip of all trees and underbrush by such means as the Grantee may select; and to remove all structures or obstructions which are now or may hereafter be found within the limits of the above described strip and (2) the right to remove from the premises of the Grantor above referred to such trees as in the judgment of the Grantee may interfere with or endanger said lines or their maintenance or operation.

All wood and timber on said strip which is cut by the Grantee shall remain the property of the Grantor but the Grantee shall have the right to cut, fit and leave such wood and timber in such manner as it may determine.

And the parties hereto, by delivering and accepting this conveyance, agree that all agreements, understandings and negotiations, written or verbal, heretofore made or entered into by the parties hereto or their representatives with respect to this conveyance are hereby waived and cancelled, and that there are no agreements, promises, representations or understandings with respect to this conveyance not herein mentioned.

To have and to hold to the Grantee and its successors and assigns forever.

The Grantor covenants and agrees that he has full right, title and authority to convey the foregoing rights and easements and will defend same to said Grantee against the lawful claims or demands of all persons.

And We, William Penn Tuttle and Barbara C. Tuttle, husband and wife,

do hereby release to the said Grantee our respective

right of curtesy and dower in the before-mentioned premises.

WITNESS our hand and seal this 27th day of August 19 53

In the presence of

David Deans Jr. William Penn Tuttle

To Bath Barbara C. Tuttle

WITNESS hand and seal this day of 19

DOCUMENTARY

The State of New Hampshire

Strafford SS.

August 27, 19 53

William Penn Tuttle

Barbara C. Tuttle

personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed

Before me.

David Deans Jr. Justice of the Peace

Notary Public My commission expires August 1, 1955

SS.

19

personally appeared and acknowledged the foregoing instrument to be voluntary act and deed

Before me.

Notary Public Justice of the Peace

DAVID DEANS, JR.

AUGUST 24, 1953

J. A. ELMGREN

PURCHASE OF RIGHTS OF WAY

We are enclosing checks covering purchase of easements in Dover on the Schiller-Garvins Line as follows:

00-146.116-12

Fabrizio Bitetti	
Dover, N. H.	
and	
Granite State Building & Loan Asso.	
Dover, N. H.	\$350.00
William Penn Tuttle	
Dover, N. H.	\$500.00

EAA-2687
EAA-2686

Please obtain easements on the above and forward them to B. H. Moxon for recording purposes.

JAE:P

J. A. Elmgren

Wm P Tuttle - Dover

Eaa - 2686

TITLE REPORT

CAPTION PREMISES

Arthur W. Brown
(Ethel L. Brown, wife)
to
William Penn Tuttle
of Dover, Strafford Co.,
State of New Hampshire.

Warranty Deed
Dated Feb. 29, 1944
Rec'd Feb. 29, 1944
Book 519, Page 209

A certain tract of land situated in said Dover, bounded and described as follows; viz, Beginning on the Northerly side of Tuttle Lane, so called, at the Southwesterly corner of land of Philip Calcutt and running thence in a Westerly direction by said lane to land of Anna Hussey; thence running Westerly by said Hussey land and land of Mabel Varney; thence running Northerly by said land of Mabel Varney, land of Hicks estate and land of Helen Spencer; thence running Easterly by land of Moses Young, land of the George Wentworth Estate and land of Frank L. Wentworth; thence running Southerly by land of Frank L. Wentworth; thence running Easterly by land of Frank L. Wentworth and land of Arabella Mason; thence Southerly by land of Philip Calcutt to the point begun at. The above tract contains about ninety (90) acres.

STATUS OF TITLE

Record Owner: William Penn Tuttle

Encumbrances: None

Elmer S. Davis

Attorney

September 1, 1953

Wm P. Tuttle - Dover

TITLE REPORT

CAPTION PREMISES

Arthur M. Hussey
to
William Penn Tuttle
of Dover, Strafford Co.,
State of New Hampshire.

Warranty Deed
Dated May 11, 1922
Rec'd May 12, 1922
Book 401, Page 198

A certain tract of land with the buildings thereon situate in said Dover on the Westerly side of the Dover Point Road, bounded and described as follows; viz; beginning on the Westerly side of the Dover Point Road at a stone post two rods Northerly from the Northeasterly corner of land of William Penn Tuttle and thence running Westerly a distance of four hundred and eighteen (418) feet to a stone post set in the ground; thence running Northerly a distance of one hundred eighty-two (182) feet to a stone post set in the ground; thence running Westerly a distance of eight hundred (800) feet to a stone post set in the ground; thence continuing the same direction through the marsh to Little John's Creek, so-called; thence Northeasterly by said Sunderland land; thence running Northeasterly by said Sunderland land to the Dover Point road; thence running Southeasterly and Southerly by the Dover Point road to the point of beginning.

STATUS OF TITLE

Record Owner: William Penn Tuttle

Encumbrances: Possible right of way in Twin State Gas & Electric Company, dated August 7, 1924 and recorded in Book No. 412, Page 21.

Glenn S. Davis
Attorney

September 1, 1953.

TITLE REPORT

CAPTION PREMISES

Arthur M. Hussey
to
William Penn Tuttle
of Dover, Strafford Co.,
State of New Hampshire.

Warranty Deed
Dated May 11, 1922
Rec'd May 12, 1922
Book 401, Page 198

A certain tract of land with the buildings thereon situate in said Dover on the Westerly side of the Dover Point Road, bounded and described as follows; viz; beginning on the Westerly side of the Dover Point Road at a stone post two rods Northerly from the Northeasterly corner of land of William Penn Tuttle and thence running Westerly a distance of four hundred and eighteen (418) feet to a stone post set in the ground; thence running Northerly a distance of one hundred eighty-two (182) feet to a stone post set in the ground; thence running Westerly a distance of eight hundred (800) feet to a stone post set in the ground; thence continuing the same direction through the marsh to Little John's Creek, so-called; thence Northeasterly by said Sunderland land; thence running Northeasterly by said Sunderland land to the Dover Point road; thence running Southeasterly and Southerly by the Dover Point road to the point of beginning.

STATUS OF TITLE

Record Owner: William Penn Tuttle

Encumbrances: Possible right of way in Twin State Gas & Electric Company, dated August 7, 1924 and recorded in Book No. 412, Page 21.

Glenn S. Davis
Attorney

September 1, 1953.

**PROPERTY EASEMENT DEED
FOR STRUCTURE MAINTENANCE ON STRUCTURES #51, 53-55**

EAA-2673

KNOW ALL MEN BY THESE PRESENTS

That We, George W. and Grace E. Frenchof Dover County of Strafford

in The State of New Hampshire.

(hereinafter called the Grantor) in consideration of one dollar and other valuable considerations paid by the Public Service Company of New Hampshire, a corporation having a principal place of business at Manchester, in the County of Hillsborough, and The State of New Hampshire (hereinafter called the Grantee), the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the Grantee and its successors and assigns forever, the RIGHT and EASEMENT to erect, repair, maintain, rebuild, operate, patrol and remove electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms,

braces, anchors, wires, guys and other equipment over and across a strip of land 150 feetin width in the town/city of Dover county of Strafford State of New Hampshire.

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

Beginning at a point on the westerly boundary line of grantors' land on the easterly side of Dover Paint Middle (or back) Road, so called, said point of beginning being 83 feet northerly along said boundary line from the southwesterly corner of grantors' land; thence North $78^{\circ}00'$ East, a distance of 2264 feet more or less to an angle point; thence South $44^{\circ}00'$ East, a distance of 300 feet more or less to the easterly boundary of grantors' land at land of heirs of Marrietta Seavey.

Being a part of the same premises described in deed of John R. Mason, Administrator to George W. and Grace E. French dated May 20, 1944 and recorded in the Strafford County Registry of Deeds, Book 520 Page 454

This conveyance shall include (1) the right to clear and keep clear the strip of all trees and underbrush by such means as the Grantee may select, and to remove all structures or obstructions which are now or may hereafter be found within the limits of the above described strip and (2) the right to remove from the premises of the Grantor above referred to such trees as in the judgment of the Grantee may interfere with or endanger said lines or their maintenance or operation.

All wood and timber on said strip which is cut by the Grantee shall remain the property of the Grantor but the Grantee shall have the right to cut, fit and leave such wood and timber in such manner as it may determine.

And the parties hereto, by delivering and accepting this conveyance, agree that all agreements, understandings and negotiations, written or verbal, heretofore made or entered into by the parties hereto or their representatives with respect to this conveyance are hereby waived and cancelled, and that there are no agreements, promises, representations or understandings with respect to this conveyance not herein mentioned.

To have and to hold to the Grantee and its successors and assigns forever.

The Grantor covenants and agrees that they have full right, title and authority to convey the foregoing rights and easements and will defend same to said Grantee against the lawful claims or demands of all persons.

And We, George W. French and Grace E. French,

for the consideration aforesaid, do hereby release to the said Grantee, our respective

right of curtesy and dower in the before-mentioned premises.

WITNESS our hand and seal this 28th day of July 1953.

In the presence of David Deans Jr. George W. French Grace E. French

WITNESS our hand and seal this 28th day of July 1953.

In the presence of David Deans Jr. George W. French Grace E. French

WITNESS our hand and seal this 28th day of July 1953.

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WITNESS our hand and seal this 28th day of July 1953.

WITNESS our hand and seal this 28th day of July 1953.

STAFFORD COUNTY RECORDS
Recorded 8:30 a.m. July 1953
Page 392
Examined by Anna Maria Hale
Registrar
619-392

The State of New Hampshire

Stafford SS.

July 28 1953

personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me.

David Deans Jr.

Notary Public

My commission expires August 1, 1953

George W. French

Grace E. French

personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me.

David Deans Jr.

Notary Public

My commission expires August 1, 1953

George W. French

Grace E. French

personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me.

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George W. French

Grace E. French

personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me.

David Deans Jr.

Notary Public

My commission expires August 1, 1953

MORTGAGE RELEASE

DATE July 23, 1953

For value received the Dover Cooperative Bank of Dover, New Hampshire, holder of two mortgages given by George W. French and Grace E. French, dated May 29, 1944 and November 4, 1949 and recorded in the Strafford County Registry of Deeds, Book 520, Page 315, and Book 576, Page 81, respectively, releases its interest in the premises herein described; reserving, however, its interest in other premises described in these mortgage deeds.

DOVER COOPERATIVE BANK

BY: Joseph A. Deans
Secretary

D. DEANS, JR.

JULY 22, 1953

J. A. ELMGREN

PURCHASE OF RIGHT OF WAY

We are enclosing check in the amount of \$1,200.00 payable to George W. French and Dover Cooperative Bank, Dover, N. H., covering purchase of right of way easement for land on Schiller-Garvins Line.

Please obtain the easement and forward it to B. H. Moxon for recording purposes, in accordance with Mr. Schiller's letter of September 28, 1948.

JAE/W
Enc.

J. A. Elmgren

146-116

EAA 2673
to file
8/28/53

Geo W & Grace E. French - Dover. 544-3673

TITLE REPORT

CAPTION PREMISES

John R. Mason, Administrator
of the estate of Arabella (Ara)
R. Mason
to
George W. French and
Grace E. French
(joint tenants)

Administrator's Deed
Dated May 20, 1944
Rec'd. June 1, 1944
Book 520, Page 454

Two certain tracts of land situated in said Dover and bounded and described as follows: Two adjoining parcels of land, sold as one unit, to wit: One Parcel: with the buildings thereon on Dover Point Middle Road, so called, bounded Northerly by land now or formerly of John Gage; Southerly by land of Ara R. Mason; Easterly by the Piscataqua River and land now or formerly of Albert Seavey; Westerly by said Middle Road.

And One Parcel: bounded and described as follows: Beginning on the Easterly side of the Dover Point Middle (or back) Road, so called, thence running Easterly along the Northerly line of land now or formerly of Isaac Lucas to the Piscataqua River; thence Northerly by said River to land of Ara R. Mason; thence North $48^{\circ} 56'$ West 500 feet; thence North $67^{\circ} 22'$ West 520 feet; thence North $77^{\circ} 44'$ West 1869 feet to said back or Middle Road; thence Southerly by said Road 311 feet to point of beginning. Said lot containing 20 acres, more or less.

STATUS OF TITLE

Record Owners: George W. French and Grace E. French

Encumbrances: Right of way in Public Service Co. dated November 6, 1930, over land of Arabella R. Mason. Book 442, Page 418.
--Mortgage to Dover Cooperative Bank dated May 29, 1944, rec'd. June 1, 1944, in the amount of \$4300.00. Book 520, Page 315.
--Second mortgage to Dover Cooperative Bank dated November 4, 1949, rec'd. November 16, 1949, in the amount of \$600.00. Book 576, Page 81.

May 21, 1953

Glenn B. David
Attorney

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Glenn S. Davis
Attorney

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STATUS OF TITLE

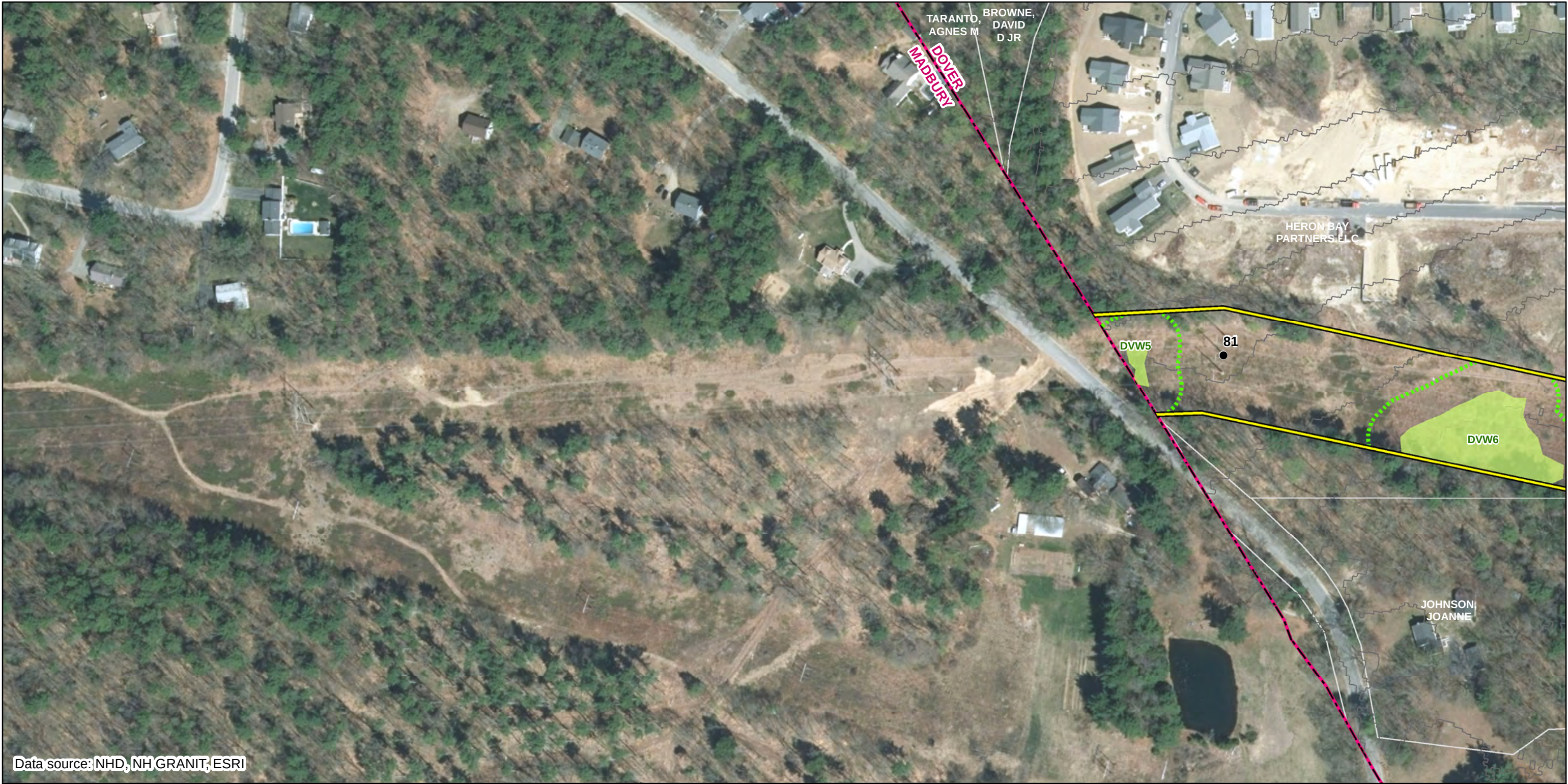
Record Owners: George W. French and Grace E. French

Encumbrances: Right of way in Public Service Co. dated November 6, 1930, over land of Arabella R. Mason. Book 442, Page 418.
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May 21, 1953

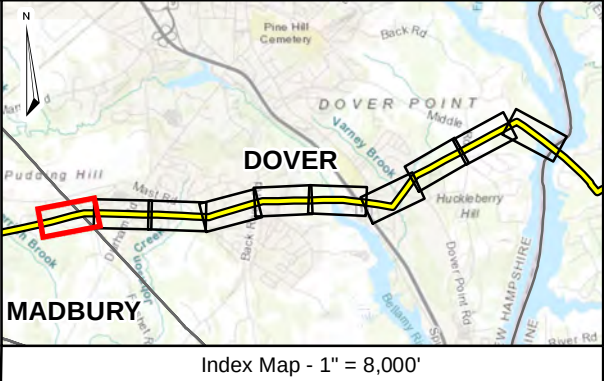
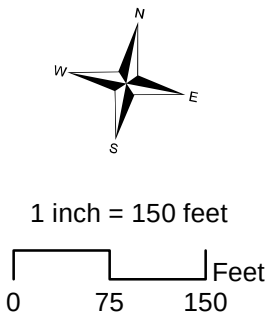
Glenn S. Davis
Attorney

6 Proposed Plans



Data source: NHD, NH GRANIT, ESRI

- | | |
|----------------------------------|--------------------------------|
| 307 Line Structures | EV_307_Estimated_Extent |
| ● No - Ground Ring | Wetlands |
| ● Yes - Ground Ring | 50' Waterfront Buffer |
| Access Road | 150' Woodland Buffer |
| Temporary Wetland Buffer Impacts | 250' Protected Shoreland |
| Temporary Wetland Impacts | 100' Tidal Buffer Zone |
| 307 Right-of-way | Dover 50' Wetland Buffer |
| Stream Centerline | 2 Foot Contours |
| Stream Top of Bank | Town Line |
| Vernal Pools | Parcels |



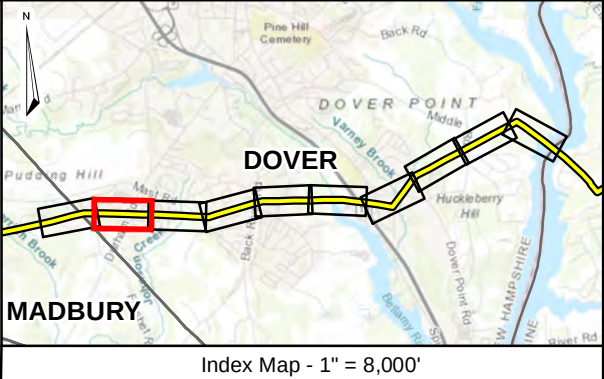
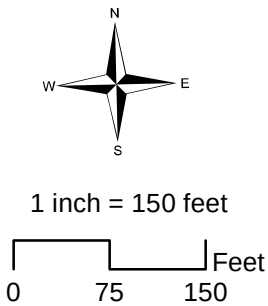
Eversource - 307 Line
2018 Maintenance Project
Dover, NH
Page 1 of 10
Date: 7/2/2018





Data source: NHD, NH GRANIT, ESRI

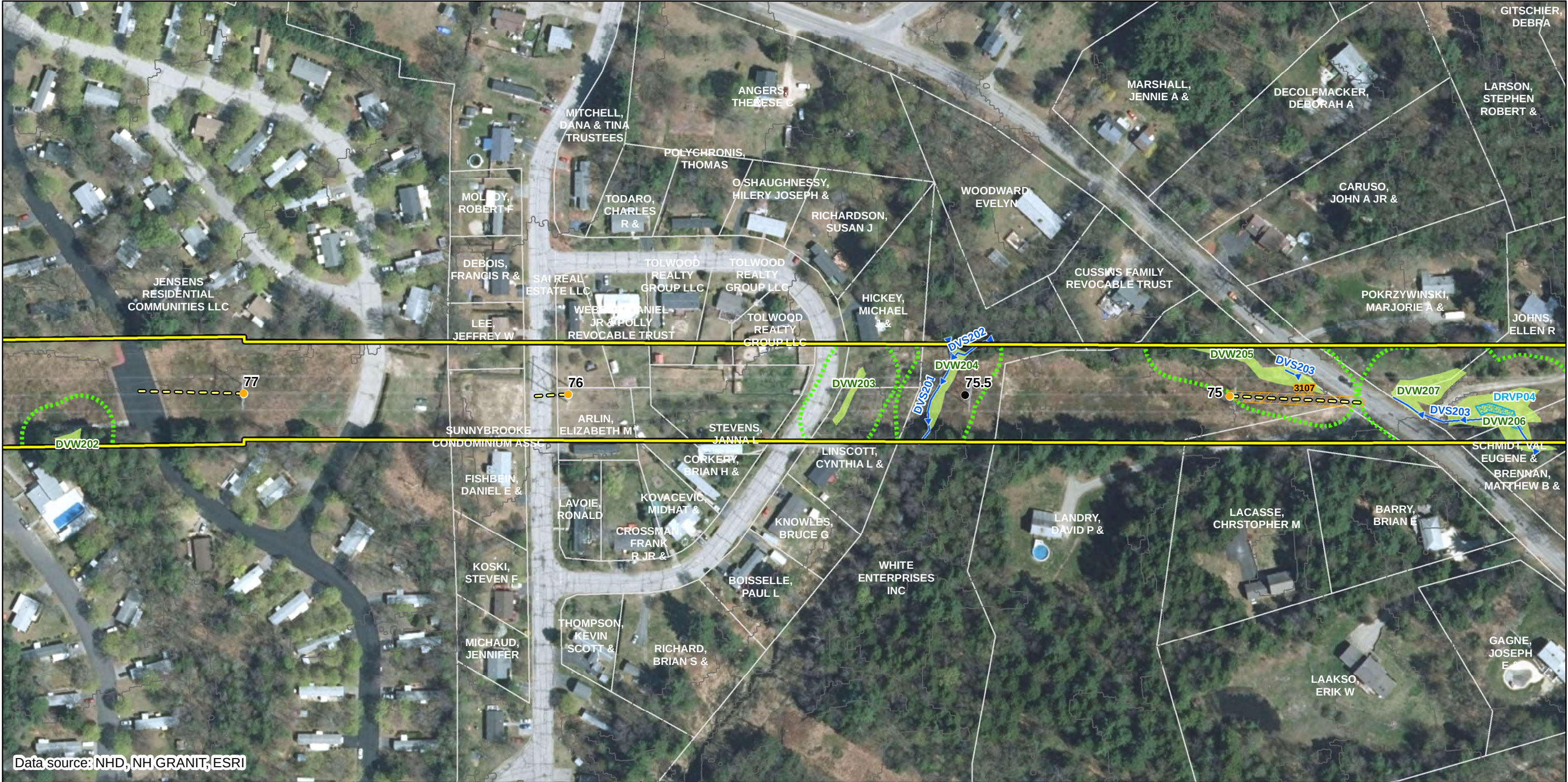
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|----------------------------------|--------------------------|
| 307 Line Structures | EV_307_Estimated_Extent |
| ● No - Ground Ring | Wetlands |
| ● Yes - Ground Ring | 50' Waterfront Buffer |
| Access Road | 150' Woodland Buffer |
| Temporary Wetland Buffer Impacts | 250' Protected Shoreland |
| Temporary Wetland Impacts | 100' Tidal Buffer Zone |
| 307 Right-of-way | Dover 50' Wetland Buffer |
| Stream Centerline | 2 Foot Contours |
| Stream Top of Bank | Town Line |
| Vernal Pools | Parcels |



Eversource - 307 Line
2018 Maintenance Project
Dover, NH
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Date: 7/2/2018

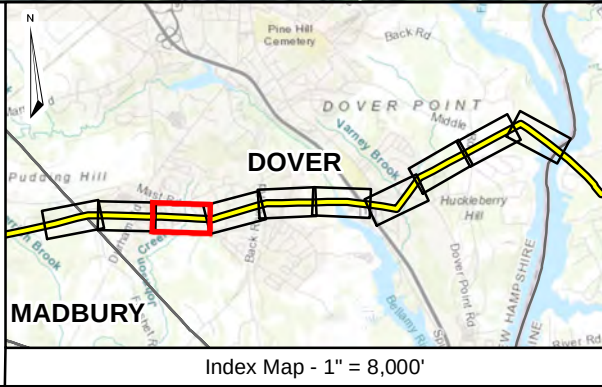
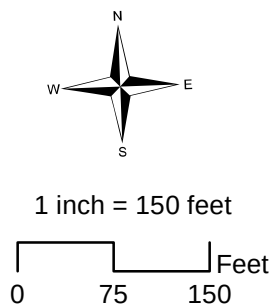


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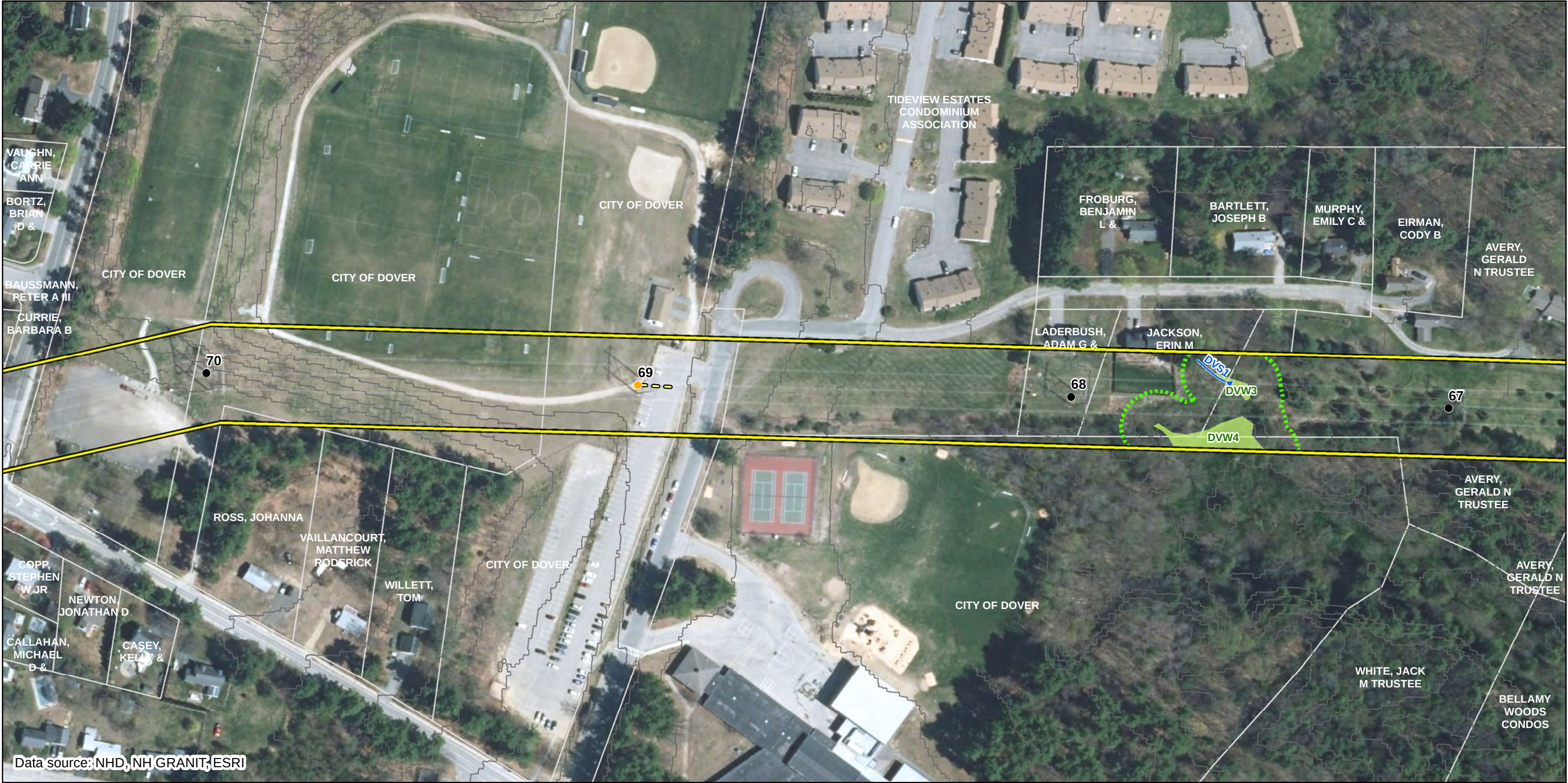
- 307 Line Structures**
- No - Ground Ring
 - Yes - Ground Ring
 - Access Road
 - Temporary Wetland Buffer Impacts
 - Temporary Wetland Impacts
 - 307 Right-of-way
 - Stream Centerline
 - Stream Top of Bank
 - Vernal Pools
- EV_307_Estimated_Extent**
- Wetlands
 - 50' Waterfront Buffer
 - 150' Woodland Buffer
 - 250' Protected Shoreland
 - 100' Tidal Buffer Zone
 - Dover 50' Wetland Buffer
 - 2 Foot Contours
 - Town Line
 - Parcels



Eversource - 307 Line
2018 Maintenance Project
Dover, NH
Page 3 of 10
Date: 7/2/2018



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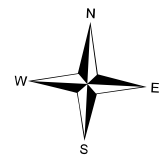
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307 Line Structures

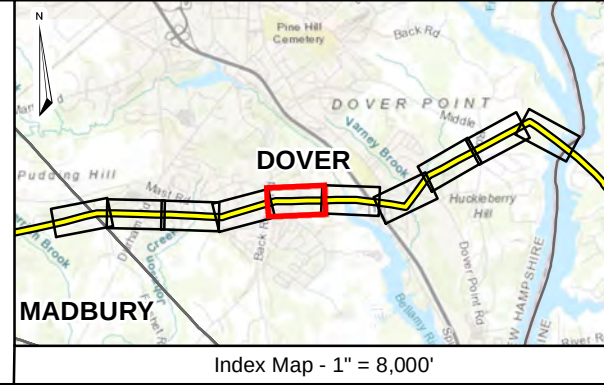
- No - Ground Ring
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- Temporary Wetland Buffer Impacts
- Temporary Wetland Impacts
- 307 Right-of-way
- Stream Centerline
- Stream Top of Bank
- Vernal Pools

EV_307_Estimated_Extent

- Wetlands
- 50' Waterfront Buffer
- 150' Woodland Buffer
- 250' Protected Shoreland
- 100' Tidal Buffer Zone
- Dover 50' Wetland Buffer
- 2 Foot Contours
- Town Line
- Parcels



1 inch = 150 feet
0 75 150 Feet



Eversource - 307 Line
2018 Maintenance Project
Dover, NH
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Date: 7/2/2018



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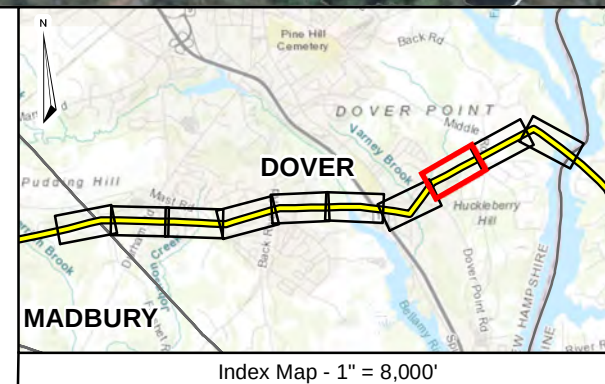
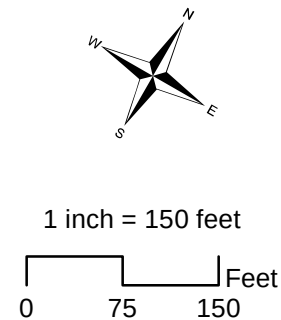
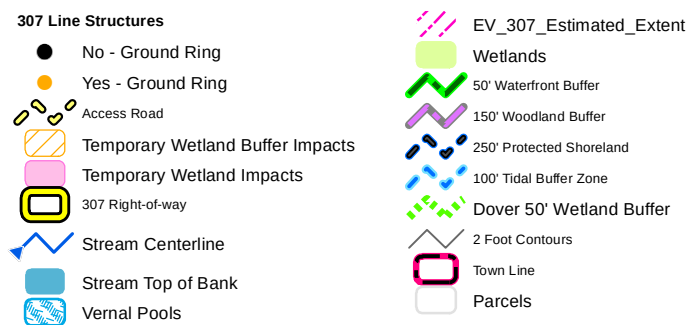
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307 Line Structures - No - Ground Ring - Yes - Ground Ring - Access Road - Temporary Wetland Buffer Impacts - Temporary Wetland Impacts 307 Right-of-way - Stream Centerline - Stream Top of Bank - Vernal Pools	- EV_307_Estimated_Extent - Wetlands 50' Waterfront Buffer 150' Woodland Buffer 250' Protected Shoreland 100' Tidal Buffer Zone - Dover 50' Wetland Buffer 2 Foot Contours - Town Line - Parcels				Eversource - 307 Line 2018 Maintenance Project Dover, NH Page 6 of 10 Date: 7/2/2018
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307 Line Structures - No - Ground Ring - Yes - Ground Ring - Access Road - Temporary Wetland Buffer Impacts - Temporary Wetland Impacts 307 Right-of-way - Stream Centerline - Stream Top of Bank - Vernal Pools	- EV_307_Estimated_Extent - Wetlands 50' Waterfront Buffer 150' Woodland Buffer 250' Protected Shoreland 100' Tidal Buffer Zone - Dover 50' Wetland Buffer 2 Foot Contours - Town Line - Parcels		 1 inch = 150 feet 0 75 150 Feet		Eversource - 307 Line 2018 Maintenance Project Dover, NH Page 7 of 10 Date: 7/2/2018



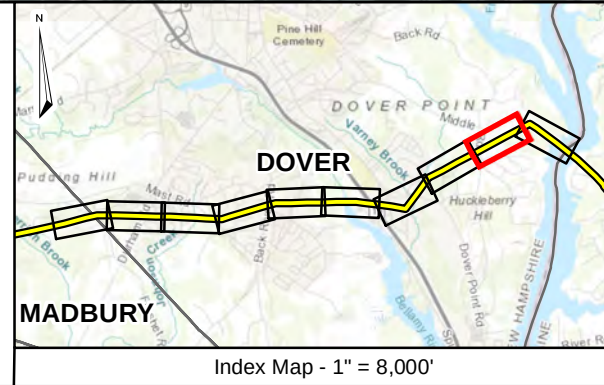
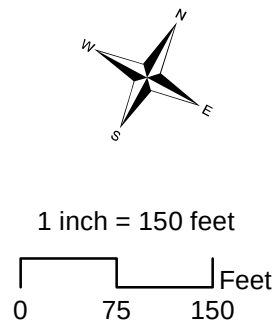
Eversource - 307 Line
2018 Maintenance Project
Dover, NH
Page 8 of 10
Date: 7/2/2018



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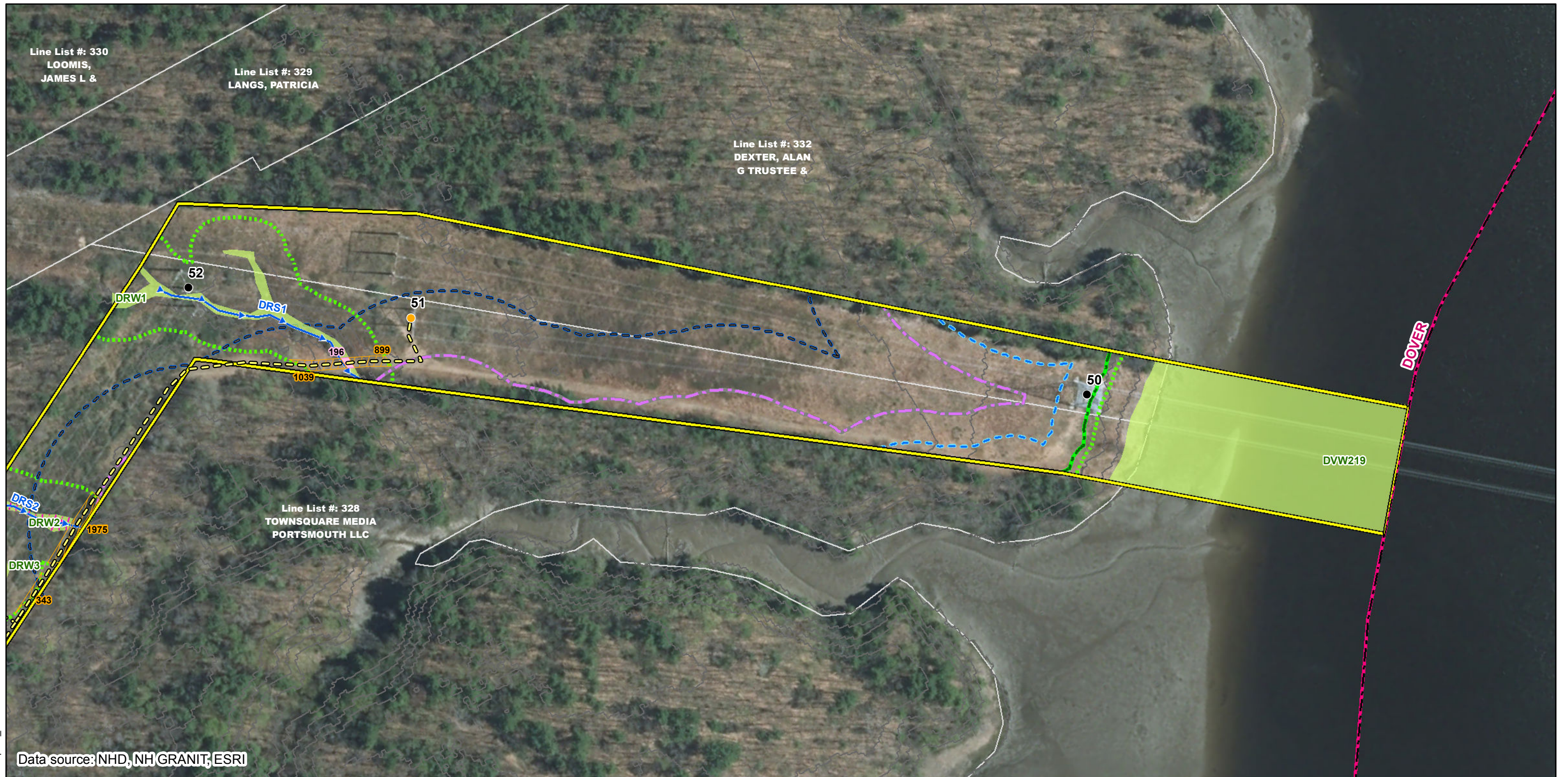
- 307 Line Structures**
- No - Ground Ring
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 - Stream Centerline
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 - Dover 50' Wetland Buffer
 - 2 Foot Contours
 - Town Line
 - Parcels



Eversource - 307 Line
2018 Maintenance Project
Dover, NH
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Date: 7/2/2018



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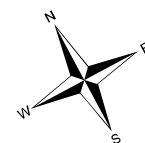
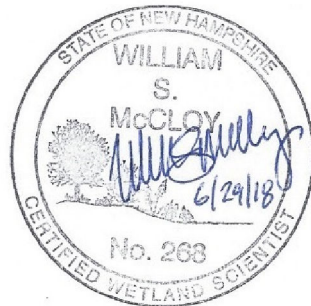


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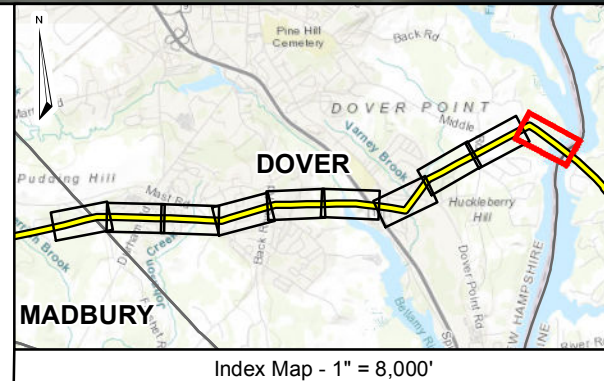
307 Line Structures

- No - Ground Ring
- Yes - Ground Ring
- Access Road
- Temporary Wetland Buffer Impacts
- Temporary Wetland Impacts
- 307 Right-of-way
- Stream Centerline
- Stream Top of Bank
- Vernal Pools

- EV_307_Estimated_Extent
- Wetlands
- 50' Waterfront Buffer
- 150' Woodland Buffer
- 250' Protected Shoreland
- 100' Tidal Buffer Zone
- Dover 50' Wetland Buffer
- 2 Foot Contours
- Town Line
- Parcels



1 inch = 150 feet
0 75 150 Feet



Eversource - 307 Line
2018 Maintenance Project
Dover, NH
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Date: 7/13/2018

NORMANDEAU ASSOCIATES
Environmental Consultants

Eversource Utility Transmission Line 307; access road toward Structure #51 from access point off of Middle Road, Dover, NH.

Photos taken: July 13, 2018



Figure 1. Access road toward Structure #55, facing northeast.



Figure 2. Access road toward Structure #54 at wetland DRW4 edge, facing northeast.



Figure 3. Access road toward Structure #51, at wetland DRW1 and ephemeral stream DRS1 crossing, facing east. Stream was dry with no flow.



Figure 4. Structure #51; photo taken from access road, facing north.

P18-33 BrookMoor Rd, 17 Spruce Ln, 47 Overlook Dr, 39 Overlook Dr, & 292 Middle Rd

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0022-000085	20 PLEASANT VALLEY RD	ROLLINS JOHN M &	ROLLINS DIANNA P	20 PLEASANT VALLEY RD	DOVER	NH	03820
I0022-000086	11 BROOKMOOR RD	LEROY ROBERT C		11 BROOKMOOR RD	DOVER	NH	03820
I0022-000087	9 BROOKMOOR RD	MARTIN WILLIAM G &	MARTIN PAIGE	9 BROOKMOOR RD	DOVER	NH	03820
I0022-000103	8 BROOKMOOR RD	HALEY JEANNE E		8 BROOKMOOR RD	DOVER	NH	03820
I0022-000104	10 BROOKMOOR RD	CHEESEMAN DOROTHY L		10 BROOKMOOR ROAD	DOVER	NH	03820
I0022-000105	15 CHARTERGRANT RD	NAVEDO MARTINEZ ERIK &	LIU ANQI	15 CHARTERGRANT RD	DOVER	NH	03820
I0022-000106	2 DEEPWOOD DR	SANTOS NANCY & WILLIAM TRUSTEES	SANTOS NANCY REVOCABLE LIVING TRUST	2 DEEPWOOD DRIVE	DOVER	NH	03820
I0022-000107	4 DEEPWOOD DR	BOUCHER PHYLLIS &	STEVENS JENNIFER	4 DEEPWOOD DRIVE	DOVER	NH	03820
I0022-000120	14 BROOKMOOR RD	BADO DONNA R		14 BROOKMOOR RD	DOVER	NH	03820-5339
I0022-000121	14 CHARTERGRANT RD	DREHOBEL MICHELLE		14 CHARTERGRANT RD	DOVER	NH	03820
I0027-000000	33 MESERVE RD	COLPRIT STEPHEN W & PHEBE C TRUSTEES	COLPRIT STEPHEN W AND PHEBE C REV LIV TR	33 MESERVE RD	DOVER	NH	03820
I0028-000000	SPRUCE LN	COLPRIT STEPHEN W & PHEBE C TRUSTEES	COLPRIT STEPHEN W AND PHEBE C REV LIV TR	33 MESERVE RD	DOVER	NH	03820
I0029-000000	27 SPRUCE LN	LAAKSO ERIK W		27 SPRUCE LANE	DOVER	NH	03820
I0029-000000	21 SPRUCE LN	BARRY BRIAN E		21 SPRUCE LN	DOVER	NH	03820
I0029-000000	19 SPRUCE LN	LACASSE CHRSTOPHER M		12 TREEHOUSE WAY	BARRINGTON	NH	03825-7471
I0030-000000	7 SPRUCE LN	WOODWARD EVELYN		7 SPRUCE LANE	DOVER	NH	03820
I0030-000000	SUNNYBROOKE DR	WHITE ENTERPRISES INC		ROUTE 108	DURHAM	NH	3824
I0030-000019	14 MORGAN WY	KNOWLES BRUCE G		14 MORGAN WAY	DOVER	NH	03820
I0030-000020	12 MORGAN WY	LINSCOTT CYNTHIA L &	LINSCOTT ARTHUR R JR	12 MORGAN WAY	DOVER	NH	03820
I0030-000021	10 MORGAN WY	HICKEY MICHAEL J &	HICKEY BETSY L	10 MORGAN WY	DOVER	NH	03820
I0030-000000	9 SPRUCE LN	CUSSINS FAMILY REVOCABLE TRUST	CUSSINS ROGER L AND MARIANNE J TRUSTEES	269 LONG PONS RD	NORTHWOOD	NH	03261
I0033-000000	6 SPRUCE LN	MARSHALL JENNIE A &	LOUCKS FREDERICK S	140 SILVER ST	DOVER	NH	03820-3953
I0033-000000	10 SPRUCE LN	DECOLFMACKER DEBORAH A	DECOLFMACKER GARY J	10 SPRUCE LANE	DOVER	NH	03820
I0033-000000	26 SPRUCE LN	CARUSO JOHN A JR &	CARUSO MERCEDES R	26 SPRUCE LN	DOVER	NH	03820-4410
I0034-000000	28 SPRUCE LN	POKRZYWINSKI MARJORIE A &	POKRZYWINSKI JOHN M	28 SPRUCE LANE	DOVER	NH	03820
I0034-000000	30 SPRUCE LN	JOHNS ELLEN R		30 SPRUCE LN	DOVER	NH	03820
I0034-000000	49 DANIELLE LN	SCHMIDT VAL EUGENE &	SNEARY ALICE R	49 DANIELLE LANE	DOVER	NH	03820
M0083-005000	38 OVERLOOK DR	MCGARY DANIEL A &	MCGARY KERIANNE M	38 OVERLOOK DR	DOVER	NH	03820
M0083-006000	48 OVERLOOK DR	LESLIE BRIAN &	LESLIE SUSAN	48 OVERLOOK DR	DOVER	NH	03820
M0083-007000	52 OVERLOOK DR	SCIRE WILLIAM E &	SCIRE PENNY E	52 OVERLOOK DR	DOVER	NH	03820
M0083-008000	51 OVERLOOK DR	ERNSTING SUSAN M		51 OVERLOOK DR	DOVER	NH	03820
M0083-010000	39 OVERLOOK DR	BESSETTE MARC &	BESSETTE CHRISTINE	75 CHILDS DR	DOVER	NH	03820-5121
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M0083-012000	34 QUAKER LN	KERNANDER ADAM J &	KERNANDER ERIKA	34 QUAKER LN	DOVER	NH	03820
M0083-013000	44 QUAKER LN	TREADWELL GARY A &	TREADWELL KIM O	44 QUAKER LANE	DOVER	NH	03820
M0083-014000	60 QUAKER LN	COSTELLO MARK M &	COSTELLO MARIA C	60 QUAKER LN	DOVER	NH	03820
M0083-004000	26 OVERLOOK DR	GREENBERG RONNY R &	GREENBERG LINDA A	26 OVERLOOK DR	DOVER	NH	03820
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M0083-006000	48 OVERLOOK DR	LESLIE BRIAN &	LESLIE SUSAN	48 OVERLOOK DR	DOVER	NH	03820
M0083-007000	52 OVERLOOK DR	SCIRE WILLIAM E &	SCIRE PENNY E	52 OVERLOOK DR	DOVER	NH	03820
M0083-008000	51 OVERLOOK DR	ERNSTING SUSAN M		51 OVERLOOK DR	DOVER	NH	03820
M0083-009000	47 OVERLOOK DR	FERRELL ERIC N		47 OVERLOOK DR	DOVER	NH	03820
M0083-011000	8 CANNEY LN	BLOMSTROM MICHAEL T &	COTTON-BLOMSTROM KATHLEEN E	8 CANNEY LN	DOVER	NH	03820
M0083-012000	34 QUAKER LN	KERNANDER ADAM J &	KERNANDER ERIKA	34 QUAKER LN	DOVER	NH	03820
M0083-014000	60 QUAKER LN	COSTELLO MARK M &	COSTELLO MARIA C	60 QUAKER LN	DOVER	NH	03820
M0083-024000	9 CANNEY LN	STRONG NICHOLAS E &	STRONG MELANIE A	9 CANNEY LN	DOVER	NH	03820
M0083-025000	3 CANNEY LN	KULA STEPHEN G &	KULA JOAN M	3 CANNEY LANE	DOVER	NH	03820
M0083-026000	27 OVERLOOK DR	HAYWOOD PATRICK &	HAYWOOD ROBIN	27 OVERLOOK DR	DOVER	NH	03820
M0083-030000	OVERLOOK DR	CITY OF DOVER		228 CENTRAL AVE	DOVER	NH	03820
M0089-000000	315 MIDDLE RD	GAGNON SCOTT C TRUSTEE	GAGNON SCOTT REVOCABLE TRUST	315 MIDDLE RD	DOVER	NH	03820
M0089-000000	291 MIDDLE RD	SPALDING MELISSA		291 MIDDLE RD	DOVER	NH	03820
M0089-000000	309 MIDDLE RD	HACKETT THEODORE S &	HACKETT CYNTHIA A	309 MIDDLE ROAD	DOVER	NH	03820
M0089-000000	297 MIDDLE RD	MAMIGONIAN CARL H & SHARON J TRUSTEES	MAMIGONIAN CARL AND SHARON REVOCABLE LIV	297 MIDDLE RD	DOVER	NH	03820
M0089-000000	319 MIDDLE RD	GITSCHER HELEN C		319 MIDDLE RD	DOVER	NH	03820
M0090-000000	20 ISAAC LUCAS CR	DICKSON DAVID K	DICKSON DIANE N	20 ISAAC LUCAS CR	DOVER	NH	03820
M0090-000000	16 ISAAC LUCAS CR	SPURLING ERIC A & LISA G TRUSTEES	SPURLING ERIC A AND LISA G LIVING TRUSTS	16 ISAAC LUCAS CR	DOVER	NH	03820
M0090-000000	10 ISAAC LUCAS CR	THOMAS BERNADETTE K &	IRWIN KEVIN S	10 ISAAC LUCAS CR	DOVER	NH	03820-4910
M0090-000000	6 ISAAC LUCAS CR	COVERT WILLIAM D &	COVERT PAIGE C	6 ISAAC LUCAS CR	DOVER	NH	03820
M0090-000000	8 ISAAC LUCAS CR	HOLDEN KEVIN F &	HOLDEN DEBORAH E	8 ISAAC LUCAS CIRCLE	DOVER	NH	03820
M0090-000000	ISAAC LUCAS CR	BRICKYARD ESTATES/DOCK OWNERS	C/O REGINALD FITZGERALD	10 BRICKYARD DR	DOVER	NH	03820
M0090-000000	22 ISAAC LUCAS CR	COOK N MILES III &	COOK AMANDA	22 ISAAC LUCAS CR	DOVER	NH	03820-4910
M0090-000000	22 A ISAAC LUCAS CR	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820
M0090-000000	18 ISAAC LUCAS CR	DUGAS JANE M TRUSTEE	DUGAS JANE 2011 REVOCABLE TRUST	18 ISAAC LUCAS CR	DOVER	NH	03820
M0090-000000	24 ISAAC LUCAS CR	EVERETT DONNA MARIE &	KIMBALL JOHN W JR	24 ISAAC LUCAS CIR	DOVER	NH	03820
M0090-000000	12 ISAAC LUCAS CR	GABARRO SETH RAFAEL &	GABARRO ANTHONY PHILIP	12 ISAAC LUCAS CR	DOVER	NH	03820-4910
M0090-000000	14 ISAAC LUCAS CR	STEVENS CHRISTOPHER L		14 ISAAC LUCAS CR	DOVER	NH	03820
M0090-000000	2 ISAAC LUCAS CR	BURLAGE KENNETH &	BURLAGE JACQUELYN KC	2 ISAAC LUCAS CR	DOVER	NH	03820-4910
M0090-000000	320 MIDDLE RD	ROCHEFORT JEFFREY R		320 MIDDLE ROAD	DOVER	NH	03820
M0091-000000	286 MIDDLE RD	STRANGE EDWARD S		286 MIDDLE RD	DOVER	NH	03820
M0091-000000	278 MIDDLE RD	MCKENNA JAMES F & JOANNE E TRUSTEES	MCKENNA JAMES AND JOANNE REVOCABLE LIVIN	278 MIDDLE ROAD	DOVER	NH	03820
M0092-000000	BACK RD	LANGS PATRICIA		10 HAWTHORN ROAD	DOVER	NH	03820
M0092-000000	CULLEN BAY RD	CULLEN BAY HOMEOWNERS ASSC	C/O LORI LANDER-TREASURER	6081 SILVER KING BLVD UNIT 306	CAPE CORAL	FL	33914-8033
M0092-000000	CULLEN BAY RD	LOOMIS JAMES L &	LOOMIS ANNE Y	6 CULLEN BAY RD	DOVER	NH	03820
M0102-000000	277 MIDDLE RD	CHENEVERT VALERIE A IRREVOCABLE TRUST	CHENEVERT JAMES P TRUSTEE	PO BOX 262	BERWICK	ME	03901
M0104-000000	BACK RD	DEXTER ALAN G TRUSTEE &	NICHOLS WILLIAM O JR	4217 BLACK SYCAMORE DR	CHARLOTTE	NC	28226
		JENSSENS RESIDENTIAL COMMUNITIES LLC		13 BROOKMOOR ROAD	DOVER	NH	03820
		ERIC N FERRELL		47 OVERLOOK DRIVE	DOVER	NH	03820
		DAVID P & LAURIE R LANDRY		17 SPRUCE LANE	DOVER	NH	03820
		MARC & CHRISTINE BESSETTE		75 CHILDS DRIVE	DOVER	NH	03820
		TOWNSQUARE MEDIA PORTSMOUTH LLC		292 MIDDLE ROAD	DOVER	NH	03820
		EVERSOURCE ENERGY		13 LEGENDS DRIVE	HOOKSETT	NH	03106
		NORMANDEAU ASSOCIATES, INC		25 NASHUA ROAD	BEDFORD	NH	03110-5500